QUARTERLY GROUNDWATER MONITORING
AND SAMPLING AT THE PROPERTY
LOCATED AT 2351 SHORELINE DRIVE
ALAMEDA, CALIFORNIA
NOVEMBER 17, 1995

PREPARED FOR:

MR. MURRAY STEVENS

KAMUR INDUSTRIES, INC.

2351 SHORELINE DRIVE

ALAMEDA, CALIFORNIA 94501

BY:

SOIL TECH ENGINEERING, INC.

298 BROKAW ROAD

SANTA CLARA, CALIFORNIA 95050

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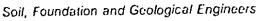
SOIL TECH ENGINEERING, INC.

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PRIORITY ENVIRONMENTAL LABS ANALYTICAL REPORT AND CHAIN-OF-CUSTODY





298 BROKAW ROAD, SANTA CLARA, CA 95050 \$ (408) 496-0265 OR (408) 496-0266

November 17, 1995

File No. 8-90-418-SI

Mr. Murray Stevens Kamur Industries, Inc. 2351 Shoreline Drive Alameda, California 94501

SUBJECT: QUARTERLY GROUNDWATER MONITORING AND SAMPLING AT THE PROPERTY Located at 2351 Shoreline Drive, in Alameda, California

Dear Mr. Stevens:

This report presents the results of quarterly groundwater monitoring and sampling conducted by Soil Tech Engineering, Inc. (STE), on November 10, 1995, at the subject site (Figure 1).

Five monitoring wells (STMW-1, STMW-2, STMW-3, STMW-5 and STMW-6) are located on-site. The location of the wells are shown on Figure 2. This quarterly monitoring and sampling were conducted in accordance with STE's recommendations made in "Preliminary Subsurface Environmental Assessment", dated July 2, 1991, and "Installation of Two Additional Monitoring Wells for Southshore Car Wash Property", dated March 15, 1993.

BACKGROUND:

The site is located at 2351 Shoreline Drive, Alameda, California (Figure 1). The site was formerly used as a gasoline service station and a car wash. In July 1990, three underground gasoline tanks (10,000 gallons each) were removed by Zacor Corporation. Soil sampling was conducted by Environmental Bio-Systems, Inc. (EBS). The soil sample analytical results taken beneath the underground tank showed high concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) which ranged from 360 parts per million (ppm) to a maximum of 9,500 ppm.

In addition to tank removal, EBS Consultants used a hand auger to conduct additional shallow soil sampling from the undisturbed area surrounding the former tank excavation. The depth of the soil sampling ranged from 5.1 to 7.1 feet below ground surface. The undisturbed soil analytical results showed moderate levels of TPHg and BTEX. No groundwater investigation was conducted by EBS.

Alameda County Health Care Services Agency--Department of Environmental Health (ACHCSA--DEH) requested a preliminary soil/groundwater investigation including the removal of contaminated soil and the further delineation of the extent of petroleum hydrocarbons in the soil and groundwater.

In August 1990, Kamur Industries, Inc., retained STE to conduct further investigations as requested by the ACHCSA--DEH. STE prepared a work plan (dated August 30, 1990) to conduct further

investigation for local agency approval. STE performed a preliminary subsurface investigation in February and March 1991 which were as follows:

Task 1: Removed contaminated Soil to the depth feasible and arranged for its proper disposal.

Task 2: Drilled ten exploratory borings.

Task 3: Installed four monitoring wells.

The preliminary subsurface investigation is described in STE's report, dated July 2, 1991, entitled "Preliminary Subsurface Environmental Assessment at Kamur Industries, Inc., Car Wash..." The report recommended quarterly monitoring and sampling of the four on-site wells.

In July 1991, quarterly groundwater monitoring and sampling of the four wells (STMW-1 to STMW-4) were initiated. The results of the first quarterly sampling are summarized in STE's report, dated July 30, 1991. The second quarterly sampling was conducted in-October 1991, and the results are summarized in STE's report dated November 12, 1991. The third quarterly sampling was conducted in January 17, 1992, and the results are summarized in STE's report dated February 5, 1992. The fourth quarterly sampling was conducted in April 27, 1992, and the results are summarized STE's report dated May 8, 1992.

In January 26, 1993, STE installed two additional monitoring wells (STMW-5 and STMW-6). The details of newly installed wells are described in STE's report entitled "Installation of Two Additional Monitoring Wells for Southshore Car Wash Property" dated March 15, 1993.

The site is currently used as car washing facility surrounded by a paved parking lot.

SCOPE OF PRESENT WORK:

- Measured depth-to-water table in on-site wells STMW-1 (MW-10) and STMW-6 (MW-24) and monitored for presence of any floating product.
- Purged each monitoring well prior to sampling.
- Sampled monitoring wells STMW-1 (MW-10) and STMW-6 (MW-24) for laboratory analyses.
- Submitted water samples to a State-Certified laboratory for analyses of Total Petroleum Hydrocarbons as gasoline (TPHg), Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX).
- Reviewed results and prepared a report of the investigation.

Based on the newly monitoring and sampling program approved by the Alameda County Health Care Services Agency (ACHCSA), only two monitoring wells STMW-1 (MW-10) and STMW-6 (MW-24) were monitored and sampled.

FIELD ACTIVITIES:

GROUNDWATER MONITORING:

On November 10, 1995, the STE staff monitored two on-site wells to measure water depth and check for the presence of sheen and/or odor. During monitoring of the wells, no sheen was noted in wells STMW-1 (MW-10) and STMW-6 (MW-24); however, light sewerage odor was detected in wells STMW-1 and STMW-6.

GROUNDWATER SAMPLING:

Following groundwater monitoring, the on-site wells were purged at least five well volumes and sampled in accordance with STE's Standard Operation Procedures (see Appendix "C"), which contain State and Local guidelines for sampling monitoring wells. The samples were submitted to a California State-Certified laboratory for analyses, accompanied by chain-of-custody. The water samples from wells STMW-1 (MW-10) and STMW-6 (MW-24) were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX).

ANALYTICAL RESULTS:

Monitoring well STMW-1 (MW-10) detected TPHg at 18 milligram per liter (mg/L); Benzene at 0.082 mg/L; Toluene at 0.022 mg/L; Ethylbenzene at 0.037 mg/L; Total Xylenes at 0.047 mg/L. Monitoring well STMW-6 (MW-24) detected TPHg 6.0 mg/L; Benzene at 0.026 mg/L; Toluene at 0.0017 mg/L; Ethylbenzene at 0.011 mg/L and Total Xylenes at 0.0047 mg/L. The laboratory results are summarized in Table 2, and the laboratory report is attached in Appendix "D".

SUMMARY:

No sheen was noted in wells STMW-1 (MW-10) and STMW-6 (MW-24), but light sewerage odor was detected in these wells. Monitoring wells STMW-1 (MW-10) and STMW-6 (MW-24) detected low concentrations of TPHg and BTEX.

LIMITATIONS:

This report and the associated work has been provided in accordance with the general principles and practices currently employed in the environmental consulting profession. The contents of this report reflect the conditions of the site at this particular time. The findings of this reports are based on:

- 1) The observations of field personnel.
- 2) The results of laboratory analyses performed by a statecertified laboratory.

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It is possible that variations in the soil and groundwater could exist beyond the points explored in this investigation. Also, changes in groundwater conditions of a property can occur with the passage of time due to variations in rainfall, temperature, regional water usage and other natural processes or the works of man on this property or adjacent properties.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are called to the attention of the Local Environmental Agency.

Services performed by STE have been in accordance with generally accepted environmental professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made.

If you have any questions or require additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.

NOORI AMELI

PROJECT ENGINEER

LAWRENCE KOO, P. E.

C. E. #34928

FRANK HAMEDI-FARI GENERAL MANAGER File No. 8-90-418-SI

A P P E N D I X "A"

SOIL TECH ENGINEERING, INC.

TABLE 1
GROUNDWATER MONITORING DATA
(Measured in Feet)

Date	Well #	Well Head Elevation	Depth-to Water	Water Elevation	Petroleum Thickness	Odor
7/08/91	STMW-1	99.46	7.54	91.92	Sheen	Strong Petroleum
	STMW-2	98.12	6.23	91.89	None	None
	STMW-3	99.90	7.96	91.94	None	Mild Petroleum
	STMW-4	98.78	6.90	91.88	None	None
10/21/91	STMW-1	99.46	7.63	91.83	L. Sheen	Strong Petroleum
	STMW-2	98.12	6.33	91.79	None	None
	STMW-3	99.90	7.83	92.07	Sheen	Strong Petroleum
	STMW-4	98.78	6.54	92.24	None	None
1/17/92*	STMW-1	8.10	6.96	1.14	Sheen	Strong Petroleum
	STMW-2	7.01	5.69	1.32	None	None
	STMW-3	8.33	6.71	1.62	Sheen	Strong Petroleum
	STMW-4	7.45	6.00	1.45	None	None

^{*} Well casing elevation surveyed by the other consultant.

TABLE 1 CONT'D GROUNDWATER MONITORING DATA (Measured in Feet)

Date	Well No.	Well Head Elevation	Depth-to- Water	Water Elevation	Petroleum Thickness	Odor
4/27/92	STMW-1	8.10	6.69	1.41	Sheen	Mild Petroleum
	STMW-2	7.01	5.52	1.49	None	None
	STMW-3	8.33	6.86	1.47	Sheen	Strong Petroleum
	STMW-4	7.45	5.84	1.61	None	None
7/30/92	STMW-1	8.10	7.40	0.70	Sheen	Mild Petroleum
	STMW-2	7.01	6.20	0.81	None	None
	STMW-3	8.33	7.71	0.62	Sheen	Strong Petroleum
	STMW-4	7.45	6.64	0.81	None	None
	-					
2/08/93	STMW-1	8.10	6.23	1.87	Rainbow Sheen	Strong Petroleum
	STMW-2	7.01	4.90	2.11	None	None

TABLE 1 CONT'D GROUNDWATER MONITORING DATA (Measured in Feet)

Date	Well No.	Well Head Elevation	Depth-to- Water	Water Elevation	Petroleum Thickness	Odor
2/08/93	STMW-3	8.33	5.96	2.37	Brown Non- Measurable	Strong Petroleum
	STMW-4	7.45	4.93	2.52	None	None
	STMW-5	NA	8.67	NA	None	None
	STMW-6	AK	7.88	AN	None	Light Sewage
			ı			
4/27/94	STMW-1	8.10	6.55	1.55	None	Strong Petroleum
	STMW-2	7.01	5.52	1.49	None	None
	STMW-3	8.33	6.96	1.37	Sheen	Strong Petroleum
	STMW-4	AN	NA	NA	NA	NA
	STMW-5	NA	8.88	NA	None	None
	STMW-6	NA	8.13	NA	None	Moderate Petroleum

TABLE 1 CONT'D GROUNDWATER MONITORING DATA (Measured in Feet)

Date	Well No.	Well Head Elevation	Depth-to- Water	Water Elevation	Petroleum Thickness	Odor
10/18/94	STMW-3	8.33	8.00	0.33	Brown Oily Sheen	Strong Petroleum
	STMW-5	NA	9.51	NA	None	None
2/14/95	STMW-3	8.33	5.64	2.69	Brown Non Measurable	Strong Petroleum
	STMW-6	NA	7.87	NA	None	Light Sewerage
				•		
5/09/95	STMW-3	8.33	6:48	1.85	Brown Non Measurable	Strong Petroleum
	STMW-6	AK	8.15	AK	None	Mild Sewerage
11/10/95	STMW-1	8.10	7.59	0.51	None	Light Sewerage
	STMW-6	NA	8.97	NA .	None	Light Sewerage

NA - Not Applicable

Date	Well #	TPHd	TPHg	В	T	E	x	TOG
4/05/91	STMW-1	NA	180	11	20	3.2	18	NA
	STMW-2	NA	ND	ND	ND	ND _	ND	NA
	STMW-3	NA	260	20	34	3.6	19	NA
	STMW-4	NA	ND	0.3	0.3	ND	0.7	NA
7/04/91	STMW-1	NA NA	58	14	7	2.7	8.3	NA
	STMW-2	NA	ND	ND	ND	ND	ND	NA
	STMW-3	11	66	11	17	1.9	8.9	ND
	STMW-4	NA	ND	ND	ND	ND	ND	NA
10/21/91	STMW-1	NA	112.6	19.6	19	ND	16.4	NA
	STMW-2	NA	ND	0.004	ND	ND	ND .	NA
	STMW-3	ND	165	48.5	19	ND	46	20
	STMW-4	NA	0.186	0.011	0.005	ND	0.037	NA

Date	Well #	TPHd	TPHg	В	т	E	x	TOG
1/17/91	STMW-1	NA	160	16	6.8	2.6	16	NA
	STMW-2	NA	ND	ND	ND	ND	ND	NA
	STMW-3	ND	390	21	41	6.4	4.7	7.9
	STMW-4	NA	0.06	0.0008	0.0024	0.0005	0.004	NA
4/27/92	STMW-1	NA	54	0.72	0.2	0.5	1.3	NA
	STMW-2	NA	ND	ND	ND	ND	ND	NA
	STMW-3	3	120	0.66	0.9	0.48	1.8	4.7
	STMW-4	NA	ND	ND	ND	ND	ND	NA
7/30/92	STMW-1	NA	73	1.2	0.77	1.1	2.74	NA
	STMW-2	NA	0.05	ND	0.0025	0.0009	0.011	NA
	STMW-3	1.5	340	1.2	2.2	1.4	9.3	6
	STMW-4	NA	ND	ND	ND	ND	ND	NA

Date	Well #	TPHd	ТРНд	В	Т	E	X	TOG
2/08/93	STMW-1	AN	66	0.21	0.48	0.51	1.2	NA
	STMW-2	NA .	NA	NA	NA	NA	NA	NA
	STMW-3	ND	330	0.62	1.9	2.2	6.0	3.9
	STMW-4	NA	NA	NA	NA	NA	NA	NA
	STMW-5	NA	ND	ND	ND	ND	ND	NA
	STMW-6	NA	33	0.1	0.23	0.27	0.5	NA
4/27/94	STMW-1	NA	90	3.6	3.2	1.2	5.3	NA
	STMW-2	NA	ND	ND	ND	ND	ND	NA
· · · · · · · · · · · · · · · · · · ·	STMW-3	NA	160	1.3	6.3	1.4	12	NA
	STMW-4	NA	NA	NA	NA.	NA	NA	NA
	STMW-5	NA	ND	ND	ND	ND	ND	NA
	STMW-6	NA	38 ,	3.0	1.2	0.71	2.0	NA

Date	Well #	TPHd	TPHg	В	T	E	x	TOG
10/18/94	STMW-1	NA	NA	NA	NA	NA	NA	NA
	STMW-2	NA	NA	NA	NA	NA	NA	NA
	STMW-3	NA	77	5.2	6.2	2.2	13	ND
	STMW-4	NA	NA	NA	NA	NA	NA	NA
	STMW-5	NA	ND	ND	ND	ND	ND	NA
	STMW-6	NA	NA	NA	NA	NA	NA	NA
`								
2/14/95	STMW-1	NA	NA	NA	NA	NA	NA	AK
	STMW-2	NA	NA	NA	NA	NA	NA	NA
	STMW-3	NA	68	0.12	0.2	0.18	0.71	2.3
	STMW-4	NA	NA	NA .	NA	NA	NA	NA
	STMW-5	NA	NA	NA	NA	NA	NA	NA
	STMW-6	NA	4.1	0.053	0.021	0.02	0.046	NA

I. TPHd, TPHg, BTEX and TOG Analytical Results

Date	Well #	TPHd	TPHg	В	т	E	x	TOG
5/09/95	STMW-1	NA	NA	NA	NA	NA	NA	NA
	STMW-2	NA	NA	NA	NA	NA	NA	NA
	STMW-3	NA	16.0	0.071	0.13	0.11	0.2	ND
	STMW-4	NA	NA	NA	NA	NA	NA	NA
	STMW-5	NA	NA	NA	NA	NA	NA	NA
	STMW-6	NA_	8.9	0.18	0.048	0.061	0.15	NA
11/10/95	STMW-1	NA	18.0	0.082	0.022	0.037	0.047	NA
/	STMW-2	NA	NA	NA	NA	NA	NA	NA
	STMW-3	NA	NA	NA	NA	NA	NA	AN
	STMW-4	NA -	NA	NA	NA ·	NA -	NA	NA
	STMW-5	NA	NA	NA	NA	NA	NA .	NA
	STMW-6	NA	6.0	0.026	0.0017	0.011	0.0047	NA

TPHd - Total Petroleum Hydrocarbons as diesel

TPHg - Total Petroleum Hydrocarbons as gasoline

BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes

TOG - Total Oil and Grease

ND - Not Detected (Below Laboratory Detection Limit)

NA - Not Analyzed

TABLE 2 CONT'D GROUNDWATER ANALYTICAL RESULTS

II. VOLATILE ORGANIC COMPOUNDS (VOC's) RESULTS

Date	Monitoring Well No.	VOC Compounds Detected Per EPA Metho Results in Parts Per Billion (ppb)	od 601	DHS-DWS (ppb)
4/05/91	STMW-1	1,2-Dichloroethane Trichloroethylene 1,1,2-Trichloroethane (PEC) Tetrachloroethene cis-1,2-Dichloroethene	350 4 0.5 0.9	0.5 5 32 5 6
	STMW-2	1,2-Dichloroethane Trichloroethylene Tetrachloroethene	8 4 27	0.5 5 5
	STMW-3	1,2-Dichloroethane	450	0.5
	STMW-4	None Detected		
7/04/91	STMW-1	1,2-Dichloroethane	290	
	STMW-2	Trichloroethene (Trichloroethylene) Tetrachloroethene	1.3	,
	STMW-3	Methylene Chloride Trichloroethene	9 230	
î	STMW-4	None Detected	,	
10/21/91	STMW-1	Carbon Tetrachloride	48	
	STMW-2	None Detected		
	STMW-3	Carbon Tetrachloride	40	
	STMW-4	None Detected		

TABLE 2 CONT'D GROUNDWATER ANALYTICAL RESULTS

II. VOLATILE ORGANIC COMPOUNDS (VOC's) RESULTS

Date	Monitoring Well No.	VOC Compounds Detected Per EP Results in Parts Per Billion		DHS-DWS (ppb)
1/17/92	STMW-1	None Detected	·	
	STMW-2	Trichloroethene Tretrachloroethene	0.0028 0.011	
	STMW-3	None Detected		
	STMW-4	None Detected		
4/27/92	STMW-1	None Detected		
	STMW-2	None Detected	·	
	STMW-3	None Detected		
	STMW-4	None Detected		
7/30/92	STMW-1	Trichloroethene Tetrachloroethene	1.7	-
	STMW-2	None Detected		
	STMW-3	Trichloroethene Tetrachloroethene	9.8 24	
	STMW-4	None Detected	-	

DHS-DWS - Department of Health Services--Drinking Water Standards

TABLE 2 CONT'D GROUNDWATER ANALYTICAL RESULTS

II. VOLATILE ORGANIC COMPOUNDS (VOC's) RESULTS

Date	Monitoring Well No.	VOC Compounds Detected Per EPA Method 601 Results in Parts Per Billion (ppb)	DHS-DWS (ppb)
2/08/93	STMW-1	Trichloroethene 0.0095	
	STMW-2	Not Analyzed	
	STMW-3	Trichloroethene 0.0024	
	STMW-4	Not Analyzed	
i,	STMW-5	None Detected	
	STMW-6	Trichloroethene 0.011	

III. TOTAL DISSOLVED SOLIDS (TDS) RESULTS

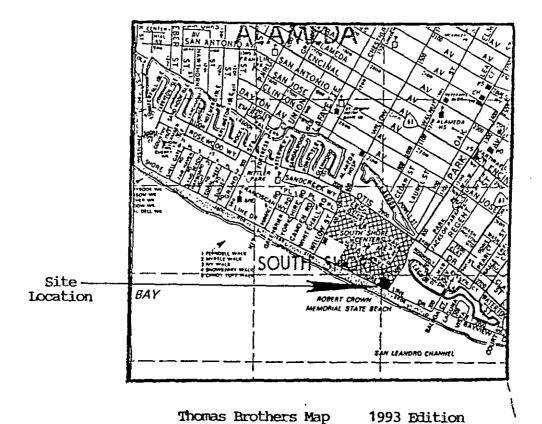
Date	Well Number	Total Dissolved Solids
4/27/94	STMW-1	2,570
	STMW-2	1,230
	STMW-3	510
	STMW-5	560
	STMW-6	2,550

DHS-DWS - Department of Health Services--Drinking Water Standards

File No. 8-90-418-SI

A P P E N D I X "B"

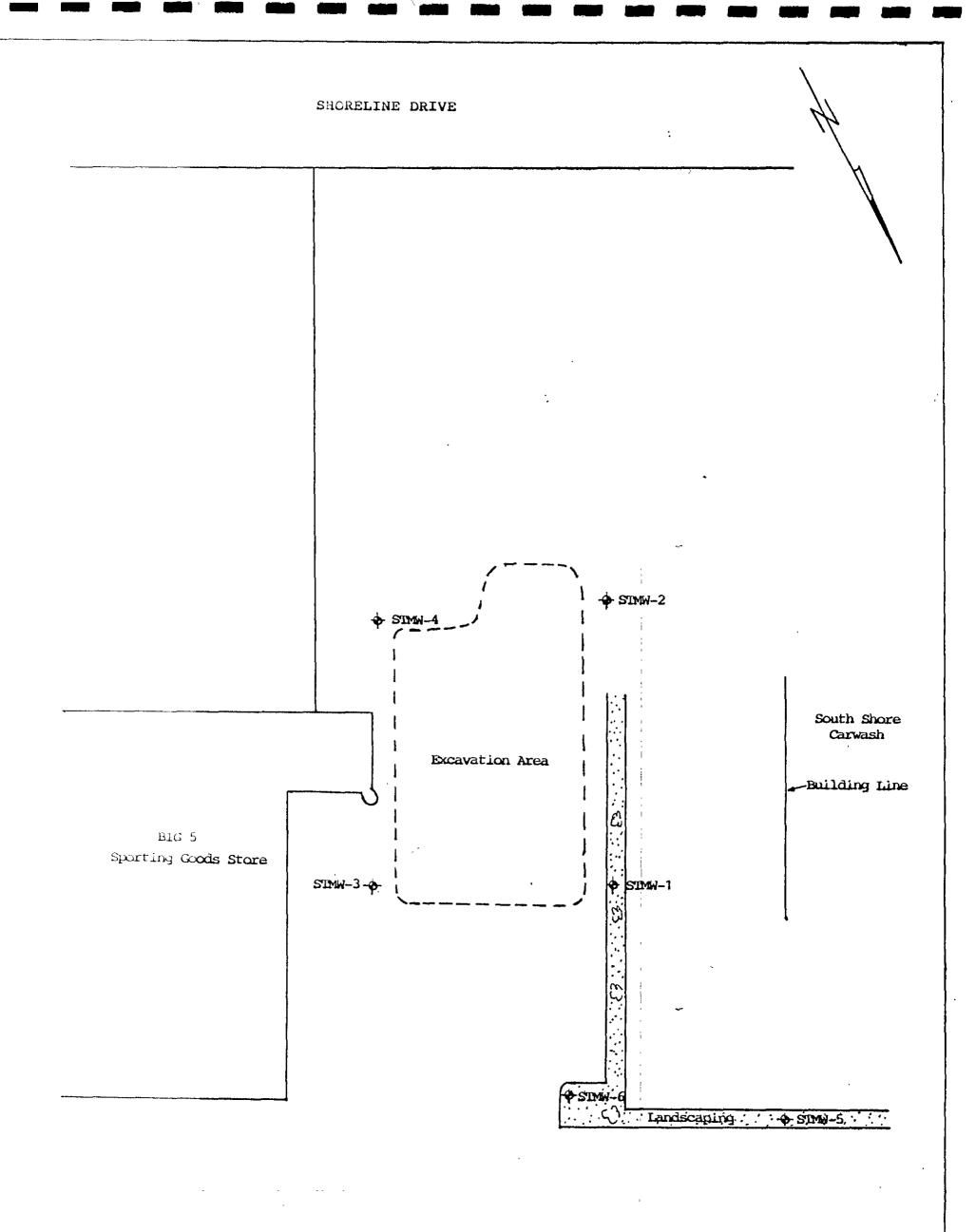
SOIL TECH ENGINEERING, INC.





Thomas Brothers Map 1993 Edition San Francisco, Alameda and Contra Costa Counties

Page 11 D7



→ Monitoring Well
Well STMW-4 was abandoned on 2/17/95

DRAWN BY: N.A.		FIGURE 2		
SCALE: 1"=30'	PROJECT NO. 8-90-418-SI	11/10/95		

File No. 8-90-418-SI

A P P E N D I X "C"

SOIL TECH ENGINEERING, INC.

GROUNDWATER SAMPLING

Prior to collection of groundwater samples, all of the sampling equipment (i.e. bailer, cables, bladder pump, discharge lines and etc...) was cleaned by pumping TSP water solution followed by distilled water.

The groundwater sample was collected when the first groundwater level was encountered in the boring.

Forty milliliter (ml.), glass volatile organic analysis (VOA) vials with Teflon septa were used as sample containers. The groundwater sample was decanted into each VOA vial in such a manner that there was a meniscus at the top. The cap was quickly placed over the top of the vial and securely tightened. The VOA vial was then inverted and tapped to see if air bubbles were present. If none were present, the sample was labeled and refrigerated for delivery under chain-of-custody to the laboratory. The label information would include a sample identification number, job identification number, date, time, type of analysis requested, and the sampler's name.

File No. 8-90-418-SI

A P P E N D I X "D"

SOIL TECH ENGINEERING, INC.



PRIORITY ENVIRONMENTAL LABS

to the theoretal Avalged laborating

November 14, 1995

PEL # 9511041

SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: Two water samples for Gasoline/BTEX analysis.

Project name: 2351 Shoreline Dr., - Alameda

Project number: 6-90-418-SI

Date sampled: Nov 10, 1995

Date extracted: Nov 13-14, 1995

Date submitted: Nov 13, 1995

Date analyzed: Nov 13-14, 1995

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Benzene (ug/L)	Toluene	Ethyl Benzene (ug/L)	Total Xylene (ug/L)
STMW-1 (MW-10 STMW-6 (MW-24		82 26	22 1.7	37 11	47 4.7
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	89.8%	92.9%	102.3%	90.0%	92.7%
Detection limit	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	602	602	602	602

___ David Duong Laboratory Director

1764 Houret Court Milpitas, CA 95035 Tel: 403-946-9636 Fax: 408-946-9663

							CHAI	N OF CUS	100	Y H	COF	(D								PEL
5-90-419-51 2351 Shoreline Dr. ALAMBDA									\$ \$\int \text{2} \tex											
SAMPLERS: (Signature)						CON-	PEL # 95 INV # 26						# 95110	511041						
NO.	DATE	TIME	So!L.	WATER		TAINER	1					/				‡ 26533	26533			
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2	W10/35			/		STMU	V-6 (MW-24)	2_												
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Soil, Foundation and Geological Engineers