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(510)	521-3773 FAX	K: (510) 865-	2594			16550 Ashland Avenue
						San Lorenzo, California
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			Spring 2003			
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LETTER OF TRANSMI

John Kawahara

DATE July 7, 2003

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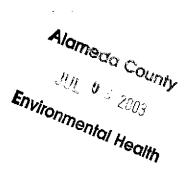
BEI Job No. 94015

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Ms. Eva Chu, Alameda County Health Care Services Agency

SIGNED: Mark Detterman



Semiannual Groundwater Monitoring Report Spring 2003

Kawahara Nursery 16550 Ashland Avenue San Lorenzo, California Site # 4403

June 10, 2003 BEI Job No. 94015

Prepared by:

H MARKERSON LIKAWASON Sprendosts.-pd

Blymyer Engineers, Inc. 1829 Clement Avenue Alameda, CA 94501

Client:

Kawahara Nursery, Inc. 16550 Ashland Avenue San Lorenzo, CA 94508

Limitations

Services performed by Blymyer Engineers, Inc. have been provided in accordance with generally accepted professional practices for the nature and conditions of similar work completed in the same or similar localities, at the time the work was performed. The scope of work for the project was conducted within the limitations prescribed by the client. This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made. This report was prepared for the sole use of Kawahara Nursery, Inc.

Blymyer Engineers, Inc.

Mark E. Detterman C.E.G.

Senior Geologist

And: Michael S. Lewis

Vice President, Technical Services

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1.0 Introduction

1.1 Previous Work

1.1.1 Underground Storage Tank Removal

On December 1, 1992, one steel 5,000-gailon underground storage tank (UST) was removed from the property owned by Kawahara Nursery, located at 16550 Ashland Avenue, San Lorenzo, California, (Figure 1). The UST, used to store diesel, was reported to be in good condition at the time of removal with no visible evidence of holes. However, soil samples collected from the UST excavation contained Total Petroleum Hydrocarbons (TPH) as diesel, suggesting that a release had occurred. The results of the UST closure were described in the *Underground Storage Tank Closure Report*, prepared by Tank Protect Engineering.

According to information obtained from Kawahara Nursery, a 1,000-gallon gasoline UST was previously located in the vicinity of the lath house on the north side of the property (Figure 2). The UST was reportedly removed from the site shortly after Kawahara Nursery occupied the property in 1954.

1.1.2 Phase I Site Investigation

In a letter dated January 27, 1993, the Alameda County Health Care Services Agency (ACHCSA) requested that a preliminary subsurface investigation be completed to ascertain the extent of soil and groundwater contamination at the site. On June 10, 1993, Blymyer Engineers supervised the installation of three groundwater monitoring wells (MW-1, MW-2, and MW-3) and one soil bore (SB-1). Minor concentrations of petroleum hydrocarbons were detected in the soil samples collected from soil bores MW-1 and MW-2, and higher concentrations were detected in the samples collected near the water-bearing zone in soil bore MW-3. The groundwater sample collected from monitoring well MW-3, located adjacent to an on-site irrigation well, contained TPH as gasoline and benzene, toluene, ethylbenzene, and xylenes (BTEX).

1.1.3 Phase II Site Investigation

In response to Blymyer Engineers' Preliminary Site Assessment, Phase I Subsurface Investigation report and Subsurface Investigation Status Report, the ACHCSA requested full delineation of the extent of petroleum hydrocarbons in groundwater at the site and in the soil adjacent to the diesel UST excavation. In 1994, Blymyer Engineers conducted a second phase of investigation at the site consisting of:

- A review of records at the ACHCSA and the Regional Water Quality Control Board to determine if any toxic chemical or fuel leaks reported within a ¼-mile radius may have impacted the site
- A review of historical aerial photographs
- Field tests to assess whether pumping of the on-site irrigation well would influence the shallow water-bearing zone
- A 16-point soil gas survey
- Installation of two additional groundwater monitoring wells (MW-4 and MW-5)
- Collection of groundwater samples from all five monitoring wells during the first three quarters of 1995

Results of the second phase of investigation were presented in Blymyer Engineers' *Subsurface Investigation Letter Report*, dated December 16, 1994, and in quarterly groundwater monitoring reports submitted in 1995.

No potential upgradient sources of contamination were identified during the review of the local regulatory agency records and aerial photographs. On the basis of the limited field tests, pumping of the irrigation well did not have a significant influence on shallow groundwater beneath the site. Furthermore, petroleum hydrocarbons were not detected in the groundwater samples collected from the irrigation well, which is apparently screened from 45 to 60 feet below ground surface (bgs).

Slightly elevated concentrations of petroleum hydrocarbons were detected in the soil gas samples collected from the northeastern corner of the barn and near the northernmost lath house. Groundwater samples from MW-3, located between the lath house and the barn, contained up to 120,000 micrograms per liter (μ g/L) TPH as gasoline, 4,800 μ g/L of benzene, 8,400 μ g/L of toluene, 3,000 μ g/L of ethylbenzene, and 27,000 μ g/L of total xylenes. The presence of TPH as gasoline in groundwater samples from MW-3 suggested that there was another source of petroleum hydrocarbons at the site, in addition to the diesel UST that was removed in 1992.

TPH as diesel was detected in the MW-5 groundwater sample only during the March 1995 sampling event. TPH as gasoline, TPH as diesel, and BTEX were not detected in groundwater samples collected from monitoring wells MW-1, MW-2, or MW-4. The direction of groundwater flow in September 1995 was estimated to be northwest with an average gradient of 0.004 feet/foot.

On the basis of the Subsurface Investigation Letter Report and quarterly groundwater monitoring reports, the ACHCSA requested (in a letter dated May 31, 1995) that Kawahara Nursery conduct additional work at the site. Specifically, they requested submittal of a workplan to identify the source and extent of contamination in soil and groundwater in the vicinity of monitoring well MW-3.

On June 3, 1997, Blymyer Engineers submitted the Workplan for Additional Site Characterization and Site Risk Classification (Workplan) to the ACHCSA. In a letter dated June 6, 1997, the ACHCSA requested that several additional tasks be included in the Workplan. On June 12, 1997, Blymyer Engineers submitted the Revised Workplan for Additional Site Characterization (Revised Workplan), which addressed the additional ACHCSA requirements.

The Revised Workplan included the following tasks:

- Resume quarterly groundwater monitoring and sampling of MW-3, MW-4, and MW-5
- Generate a geophysical survey in an attempt to locate the gasoline UST or its former basin in the vicinity of the lath house on the north side of the site
- Perform an additional investigation in the vicinity of the former gasoline UST by advancing approximately 6 direct-push soil bores
- Decommission monitoring wells MW-1 and MW-2, as approved by the ACHCSA
- Analyze soil and groundwater samples to evaluate the potential for natural attenuation (aerobic and anaerobic biodegradation)
- Determine if the site can be classified in the "low risk groundwater" category as defined by
 the San Francisco Bay Regional Water Quality Control Board (SFRWQCB)
- If appropriate, evaluate the risk to human health and the environment

On March 4, 1999, Blymyer Engineers resumed quarterly groundwater monitoring and sampling of MW-3, MW-4, and MW-5, and submitted the *Quarterly Groundwater Monitoring Report*, First Quarter 1999 (January through March), dated April 13, 1999.

In June 1999, prior to implementation of the Revised Workplan, Mr. Amir Gholami of the ACHCSA requested (June 2, 1999) the addition of the following tasks to the above scope of work (see Blymyer Engineers' *Proposed Soil Bore Locations*, dated June 21, 1999):

Drill two additional soil bores on the west side and east side of monitoring well MW-3

- Drill additional soil bores around the perimeter of the former diesel UST and in the vicinity
 of geophysical anomalies
- Collect soil samples at 5-foot intervals and collect one grab groundwater sample from each soil bore

1.1.4 Additional Subsurface Investigation

On September 2, 1999, Blymyer Engineers submitted the Results of Additional Subsurface Investigation and Quarterly Groundwater Monitoring, Second Quarter 1999. This report presented the results the geophysical survey, additional soil bore sampling, well decommissioning, and groundwater monitoring for the second quarter, 1999. In addition to decommissioning monitoring wells MW-1 and MW-2, as approved by the ACHCSA, the following conclusions were made:

- The direction of groundwater flow is toward the northwest
- On the basis of the geophysical survey, buried metal objects appear to be present in two
 locations near the west end of the lath house
- Soil and grab groundwater samples collected from SB-4 and SB-5, located downgradient of one magnetic anomaly, contained very high concentrations of petroleum hydrocarbons
- A petroleum sheen was observed on SB-4 and SB-5 water samples, and free product was observed in the soil samples
- Groundwater samples from MW-3, located between the barn and the northernmost lath house, contained significant concentrations of TPH as gasoline and benzene

The soil samples and grab groundwater sample collected downgradient of the former diesel
 UST (removed in 1992) indicated that this area is not a significant source of groundwater
 contamination

On the basis of the investigation, it appears that there may be free product present in soil and groundwater in the vicinity of the lath house (downgradient of one magnetic anomaly). The site could not, therefore, be classified as "low risk groundwater".

Furthermore, the concentrations of benzene were compared to the Tier 1 table of Risk-Based Screening Levels (RBSLs) as described in the ASTM E 1739-95 Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites (RBCA). A California-modified toxicity and exposure table was used. Benzene concentrations in groundwater samples from SB-4, SB-5, and MW-3 exceed the target levels for an exposure pathway of groundwater volatilization to indoor residential air. Because there is a residence immediately downgradient of the apparent gasoline source, closure of this site could not be recommended on the basis of a low risk to human health.

Blymyer Engineers recommended that a Tier 2 RBCA evaluation be generated to evaluate site-specific target levels (SSTLs) for both soil and groundwater. When the SSTLs are generated, it was recommended that the remaining petroleum hydrocarbon sources be removed from the site, using the SSTLs as cleanup goals. Blymyer Engineers submitted the *Health Risk Assessment Workplan*, dated January 20, 2000, to the ACHCSA. The workplan was approved by the ACHCSA in a December 14, 2000 letter.

Due to the relative stability of the groundwater analytical data over an extended period of time, Blymyer Engineers recommended, and the ACHCSA approved, that the site move to semi-annual groundwater monitoring. This is the third semi-annual sampling event at the site.

A Remedial Action Plan, dated September 10, 2001, was forwarded to the ACHCSA. In a letter dated September 18, 2001, the ACHCSA accepted the proposed remedial actions.

In October 2002, the ASTM RBCA Health Risk Assessment report (Blymyer Engineers, October 11, 2002) was completed and forwarded to the ACHCSA. A response to the report has not been received to date. The analysis indicated that, from a health risk perspective, only benzene in soil was of concern (the SSTL exceeded the Calculated Representative Concentration [CRC] present at the site). The CRCs for all other chemical components of petroleum hydrocarbons (TPH, toluene, ethylbenzene, and total xylenes) were found not to exceed the SSTL in both soil and groundwater. However, from a nuisance perspective (odor and color), the SFRWQCB has set a lower threshold for TPH in soil than either the SSTL or the CRC. A similar situation was encountered for TPH in groundwater. The report recommended that the SFRWQCB nuisance threshold for soil and groundwater be followed for TPH, and that the SSTL for benzene in soil be used to guide remedial actions. The ACHCSA accepted the risk assessment, in conjunction with the previously submitted Remedial Action Plan, in a letter entitled Workplan Approval, dated March 25, 2003.

In the Fall 2002 Groundwater Monitoring Report, Blymyer Engineers recommended that monitoring for Natural Attenuation parameters be stopped. The reasoning was based on the accumulation of data from 11 quarterly or semiannual groundwater monitoring events. It was judged that adequate data already existed to document microbial activity is present and contributing to the degradation of contaminants present in groundwater beneath the site. It was reasoned that the generation of additional data would not significantly increase our knowledge of degradation processes at the site.

2.0 Data

On May 23, 2003, Blaine Tech Services, Inc. (Blaine) conducted groundwater gauging and sampling at the Kawahara Nursery under contract to Blymyer Engineers. The Blaine *Standard Operating Procedures* for groundwater gauging and sampling are included in Appendix A.

2.1 Groundwater Gauging

Blaine personnel measured the depth to groundwater in wells MW-3, MW-4, and MW-5 (Figure 3). The groundwater was gauged with an accuracy of 0.01 feet from the top of casing using an oil-water interface probe. Groundwater measurements are presented in Table I and Figure 3, and are included on the Well Gauging and Well Monitoring Data Sheets presented in Appendix B.

2.2 Groundwater Sampling and Analysis

Blaine collected groundwater samples from wells MW-3, MW-4, and MW-5. Prior to purging the wells, the dissolved oxygen content was measured using a field instrument. Each well was then purged by removing a minimum of three well casing volumes of groundwater. The temperature, pH, turbidity, and conductivity of the purge water were measured after each well volume had been removed. The amount of groundwater purged from each well was considered sufficient when the parameters appeared to be stable.

Groundwater samples were collected from each monitoring well, then decanted into the appropriate containers. The samples were labeled and placed in a cooler with ice for transport to Curtis & Tompkins, Ltd., of Berkeley, California, under chain-of-custody documentation. All purged groundwater was placed in labeled, 55-gallon capacity, Department of Transportation-approved steel drums. The samples were analyzed for the following compounds:

- TPH as gasoline (EPA Method 8015M)
- TPH as diesel (EPA Method 8015M)
- BTEX (EPA Method 8021B)
- Methyl tert-butyl ether (MTBE; EPA Method 8021B)

Based on an accumulation of data from 11 quarterly or semiannual groundwater monitoring events, Blymyer Engineers ceased monitoring for Natural Attenuation parameters. Ample data currently exist to document the presence of microbial activity beneath the site and their contribution to the degradation of hydrocarbon contaminants present in groundwater beneath the site. It was judged that the generation of additional analytical data would not significantly increase the level of knowledge or understanding of the degradation processes at the site.

3.0 Results

3.1 Groundwater Elevations and Gradient

Table I and Figure 3 present groundwater gauging data collected on May 23, 2003. The depth to groundwater ranged from 7.90 feet below the top of casing (BTOC) in monitoring well MW-5 to 9.10 feet BTOC in MW-4. The depth to groundwater has decreased an average of 1.48 feet since the previous monitoring event. The average groundwater gradient was 0.006 feet/foot. The direction of groundwater flow could not be conclusively determined based on the linear configuration of the wells. However, the gradient is likely to be directed toward the northwest based on the consistent historic flow direction documented at the site.

3.2 Groundwater Sample Analytical Results

The results of groundwater analyses are found in Appendix C, and are summarized in Table II, Table III, and Table IV.

During the August 2000 monitoring event, MTBE and all other fuel oxygenates (*tert*-Butyl Alcohol [TBE], Isopropyl Ether [DIPE], Ethyl *tert*-Butyl Ether [ETBE], and Methyl *tert*-Amyl Ether [TAME]) were not detected in well MW-3 at the site using EPA Method 8260 (run on a one-time basis). EPA Methods 8020 or 8021B can give false MTBE positives as MTBE will coelute with 3-methyl-pentane, another gasoline compound. EPA Method 8260 is a GC/MS method and is capable of distinguishing between 3-methyl-pentane and MTBE. As a consequence of the results of the analytical testing with EPA Method 8260, all previous, and current, detections of MTBE at the site are considered to be 3-methyl-pentane and not MTBE. During this sampling event, MTBE (3-methyl-pentane) was detected only in well MW-5 at a concentration of 2.4 μ g/L (Table II).

For the seventh consecutive monitoring event downgradient monitoring well MW-5 and upgradient well MW-4 contained no detectable concentrations of the petroleum hydrocarbon analytes (excluding the sporadic trace detections of MTBE / 3-methyl-pentane in wells MW-4 and MW-5 in several events, including the current event; Table II).

Groundwater from MW-3 contained 760 μ g/L TPH as gasoline, 360 μ g/L TPH as diesel, 3.0 μ g/L benzene, 1.0 μ g/L toluene, 5.2 μ g/L ethylbenzene, and 30 μ g/L total xylenes. For each compound these concentrations represent significant decreases over the previous (November 2002) sampling event, which was the first sampling event to document an increase in contaminant trends in two years (since the November 2000 sampling event). In fact, excluding the previous sampling event, the concentrations from the current event show a consistent and continuing downward trend in analyte concentrations.

The laboratory again included copies of the diesel and gasoline chromatograms for the TPH analysis for well MW-3. Notes included for the second time with the analysis for TPH as gasoline, indicate that a heavier hydrocarbon, contributed to the analysis. In the past, the notes have indicated that the laboratory was of the opinion that the detected compound was composed predominantly of gasoline.

The laboratory has also again noted that the chromatographic pattern for TPH as diesel was not typical for diesel fuel in well MW-3. When this occurred previously, Blymyer Engineers requested the laboratory to review the TPH as diesel chromatogram. At the time, the laboratory verbally confirmed that the TPH as diesel detected was overlap from the TPH as gasoline chromatogram, that the chromatogram suggested that a single hydrocarbon pattern was present, and that the set of data likely indicated aged gasoline was present, and that a second source of diesel was not present. Because TPH as diesel is not present as a separate release in the northern portion of the site, Blymyer Engineers has previously recommended that TPH as diesel be dropped from the analytical suite for future monitoring events. However, the ACHCSA has requested continued analysis for TPH as diesel.

Table III presents the analytical results of all previously collected remediation by natural attenuation (RNA) indicator parameters. In general microbial use of petroleum hydrocarbons as a food source is affected by the concentration of a number of chemical compounds dissolved in groundwater at a site. RNA monitoring parameters were established by research conducted by the Air Force Center for Environmental Excellence. The research results were used to develop a technical protocol for

documenting RNA in groundwater at petroleum hydrocarbon release sites (Wiedemeier, Patrick Haas, 1995, Technical Protocol for Implementing the Intrinsic Remediation with Long Term Monitoring for Natural Attenuation of Fuel Contamination Dissolved in Groundwater, Volumes I and II, U.S. Air Force Center for Environmental Excellence, Brooks Air Force Base, Texas). The protocol focuses on documenting both aerobic and anaerobic degradation processes whereby indigenous subsurface bacteria use various dissolved electron acceptors to degrade dissolved petroleum hydrocarbons.

In the order of preference, the following electron acceptors and metabolic by-products are used and generated, respectively, by the subsurface microbes to degrade petroleum hydrocarbons: oxygen to carbon dioxide, nitrate to nitrogen and carbon dioxide, manganese (Mn⁴⁺ to Mn²⁺), ferric iron (Fe³⁺) to ferrous iron (Fe²⁺), sulfate to hydrogen sulfide, and carbon dioxide to methane. With the exception of oxygen, use of all other electron acceptor pathways indicate anaerobic degradation.

Investigation of each of these electron acceptor pathways, with the exception of the manganese and carbon dioxide to methane pathways, has previously been conducted at the site as part of the evaluation of RNA chemical parameters. RNA parameters were not collected during this event due to the ample documentation of microbial activity beneath the site, as well as their contribution to the hydrocarbon degradation process at the site. For further information on these data at the site, please consult previous groundwater sampling reports for the site.

4.0 Conclusions and Recommendations

The following conclusions can be made from the on-going groundwater monitoring events:

- Except for the detection of trace concentrations of 3-methyl-pentane (quantified as MTBE by EPA Method 8020 or 8021B) in downgradient well MW-5, only groundwater from well MW-3 contained detectable concentrations of petroleum hydrocarbons during the current sampling event.
- The analytical laboratory has continued to indicate with the use of chromatograms that TPH as diesel is not present in any of the groundwater samples. This has not varied in eight consecutive monitoring events. Blymyer continues to recommend elimination of the laboratory analysis for TPH as diesel at the site.
- During several previous monitoring events, upgradient monitoring well MW-4 has contained trace concentrations of petroleum hydrocarbons at the limit of reporting, suggestive of a possible upgradient source. This was again not the case during this event.
- During a previous monitoring event, a one-time analysis for fuel oxygenates by EPA Method 8260 found that there are no fuel oxygenates in the groundwater sample collected from well MW-3. Specifically, MTBE was not detected by this method. Thus, all reported concentrations of MTBE are considered to be 3-methyl-pentane.
- Excluding the previous groundwater sampling event, decreasing contaminant concentrations
 have been present at this site since the November 2000 sampling event. Groundwater
 concentrations rose significantly during the previous sampling event, and decreased
 significantly during the current sampling event, to concentrations consistent with continuing
 overall decreases in groundwater concentrations.

- The direction of groundwater flow is likely to the northwest based on previously generated data.
- Previous evaluations of RNA chemical parameters present at the site appear to indicate that
 the site is largely under aerobic conditions; however, anaerobic conditions are present in the
 core of the contaminant plume, and are seasonally present over a larger area at the site. In
 general, aerobic conditions appear to be undergoing reestablishment prior to flow of the
 groundwater beneath the onsite residential dwelling.
- As approved by the ACHCSA, the site will continue with semiannual (twice a year)
 monitoring and sampling. The next monitoring event is scheduled for November 2003.
- A copy of this report has been forwarded to:

Ms. Eva Chu Alameda County Health Care Services Agency Environmental Protection Division 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502-6577

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California

Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-1	6/16/93	100	10.7	89.3
	3/24/94		11.11	88.89
	3/28/94		11.26	88.74
	11/22/94		12.04	87.96
	3/29/95		7.26	92.74
	6/7/95		8.67	91.33
	9/7/95		10.56	89.44
	3/4/99		Not Measured	Not Measured
	6/29/99		8.81	91.19
	11/15/99		Destroyed	Destroyed
	5/22/00		Destroyed	Destroyed
	8/16/00		Destroyed	Destroyed
	11/16/00		Destroyed	Destroyed
	2/21/01		Destroyed	Destroyed
	5/31/01		Destroyed	Destroyed
	11/28/01		Destroyed	Destroyed
	5/28/02		Destroyed	Destroyed
	11/14/02		Destroyed	Destroyed
	5/23/03		Destroyed	Destroyed

Table I, Summary of Groundwater Elevation Measurements: BEI Job No. 94615, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California

Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-2	6/16/93	99.27	10.24	89.03
	3/24/94		10.65	88.62
	3/28/94		10.79	88.48
	11/22/94		11.58	87.69
	3/29/95		6.93	92.34
	6/7/95		8.36	90.91
	9/7/95		10.18	89.09
	3/4/99		6.95	92.32
	6/29/99		8.52	90.75
	11/15/99		Destroyed	Destroyed
	5/22/00		Destroyed	Destroyed
,	8/16/00		Destroyed	Destroyed
	11/16/00		Destroyed	Destroyed
	2/21/01		Destroyed	Destroyed
	5/31/01		Destroyed	Destroyed
	11/28/01		Destroyed	Destroyed
	5/28/02		Destroyed	Destroyed
	11/14/02		Destroyed	Destroyed
	5/23/03		Destroyed	Destroyed

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California

Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-3	6/16/93	99.52	10.46	89.06
	3/24/94		10.81	88.71
	3/28/94		10.96	88.56
	11/22/94		11.68	87.84
	3/29/95		6.95	92.57
	6/7/95		8.48	91.04
	9/7/95		10.30	89.22
	3/4/99		7.98	91.54
	6/29/99		8.49	91.03
	11/15/99		10.35	89.17
	5/22/00		7.65	91.87
	8/16/00		9.44	90.08
	11/16/00		9.86	89.66
	2/21/01		8.65	90.87
	5/31/01		9.56	89.96
	11/28/01		11.04	88.48
	5/28/02		9.17	90.35
	11/14/02		10.23	89.29
	5/23/03		8.73	90.79

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California

Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-4	11/22/94	100.46	12.34	88.12
	3/29/95		7.49	92.97
	6/7/95		8.95	91.51
	9/7/95		10.88	89.58
	3/4/99		8.03	92.43
	6/29/99		9.04	91.42
	11/15/99		11.00	89.46
	5/22/00		8.28	92.18
	8/16/00		10.04	90.42
	11/16/00		10.50	89.96
	2/21/01		9.42	91.04
	5/31/01		10.20	90.26
	11/28/01		11.67	88.79
	5/28/02	,	9.68	90.78
	11/14/02		10.92	89.54
	5/23/03		9.10	91.36

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Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)			
MW-5	3/29/95	98.14	5.76	92.38			
	6/7/95		7.33	90.81			
	9/7/95		9.11	89.03			
	3/4/99		6.63	91.51			
	6/29/99		7.41	90.73			
	11/15/99		9.18	88.96			
	5/22/00		6.68	91.46			
	8/16/00		8.27	89.87			
	11/16/00		8.68	89.46			
	2/21/01	_	7.51	90.63			
	5/31/01	·	8.40	89.74			
	11/28/01		9.79	88.35			
	5/28/02		8.05	90.09			
:	11/14/02	·	9.03	89.11			
	5/23/03		7.90	90.24			

Notes:

TOC = Top of casing Elevations in feet above mean sea level

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified Method (μg/	EPA Method 8020 or 8021B (μg/L)					EPA Method 8260 (μg/L)	
		TPH as Gasoline	TPH as Diesel	В	Т	E	X	МТВЕ	MTBE
MW-1	6/16/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/28/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	11/8/94	NS	NS	NS	NS	NS	NS	NS	NS
	3/29/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	NS	NS	NS	NS	NS	NS	NS	NS
	6/29/99	NS	NS	NS	NS	NS	NS	NS	NS
	11/15/99	NS	NS	NS	NS	NS	NS	NS	NS
	5/22/00	NS	NS	NS	NS	NS	NS_	NS_	NS
	8/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	2/21/01	NS	NS	NS	NS	NS	NS_	NS	NS
	5/31/01	NS	NS	NS	· NS	NS	NS	NS	NS
	11/28/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/28/02	NS	NS	NS	NS	NS	NS_	NS	NS
	11/14/02	NS	NS	NS	NS	NS	NS	NS	NS
	5/23/03	NS	NS	NS	NS	NS	NS	NS	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results BEI Job No. 94015, Kawahara Nursery

16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified EPA Method 8015 (μg/L)			EPA Method 8260 (μg/L)				
		TPH as Gasoline	TPH as Diesel	В	T	E	X	MTBE	МТВЕ
MW-2	6/16/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/28/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	11/8/94	NS	NS	NS	NS	NS	NS	NS _	NS
	3/29/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	5/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	NS	NS	NS	NS	NS	NS_	NS	NS
	6/29/99	NS	NS	NS	NS	NS	NS	NS	NS_
	11/15/99	NS	NS	NS	NS_	NS	NS	NS	NS
	5/22/00	NS	NS	NS	NS	NS	NS	NS	NS
	8/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	2/21/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/31/01	NS	NS	NS	NS	NS	NS	NS	NS
	11/28/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/28/02	NS	NS	NS	NS	NS	NS	NS	NS
	11/14/02	NS	NS	NS	NS	NS	NS	NS	NS
	5/23/03	NS '	NS	NS	NS	NS	NS	NS	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California

Jane Crest #44 Action **EPA** EPA Method 8020 or 8021B Modified EPA Sample ID Date Method Method 8015 $(\mu g/L)$ 8260 $(\mu g/L)$ $(\mu g/L)$ X **MTBE MTBE** TPH as T E TPH as В Diesel Gasoline NS 2,100 27,000 NS 6/16/93 120,000 170,000 4,600 8,400 MW-3 NS 94,000 4,800 6,500 3,000 15,000 NS 3/28/94 23,000 NS NS 35,000 27,000 3,600 4,100 2,700 18,000 11/8/94 NS NS <50* 1,600 1,400 **780** 6,200 3/29/95 18,000 NS **750** 6,800 NS 20,000 < 50 1,700 1,400 6/7/95 570 4,800 NS NS <50 1,100 800 9/7/95 17,000 5.3 ° NS 17 3/4/99 1,300 <50 33 < 0.5 1.2 NS 37 e 1,200 <1,000 98 34 3.7 6/29/99 8,000 33 e NS **590** 65 2.000 a 63 25 4,200 11/15/99 NS 4.9 ° 490 53 29 58 5,800 1,480 5/22/00 5.8 b 12 b, e ND ° 530 °,* 182 18 18 8/16/00 2,400 NS 3,700 °,* 88 719 <10 ° 35 27 11/16/00 9,000 NS 880 c,* 276 <2.0 2,400 28 12 46 2/21/01 NS 680 c,* 33 b 144 <2.0 2,900 5.3 17 5/31/01 4.2 ° NS 430 °,* 1,700 23 3.0 **37** 184 11/28/01 570 c,* 2.2 12 70 2.3 ° NS 6.3 5/28/02 870 206 <2.0 ° NS 3,300 f,g 52 910 c, g 3.6 27 11/14/02 <2.0 ° NS 760 f 360 c, g 3.0 1.0 5.2 30 5/23/03

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results: Analytical Res

Sample ID	Date	Modified Method (μg/	8015	EPA Method 8020 or 8021B (μg/L)					EPA Method 8260 (μg/L)
		TPH as Gasoline	TPH as Diesel	В	Т	Е	Х	MTBE	МТВЕ
MW-4	6/16/93	NS	NS	NS	NS	NS	NS	NS	NS
	3/28/94	NS	NS	NS	NS	NS	NS	NS	NS
	11/8/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/29/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	<50	<50_	<0.5	<0.5	<0.5	<0.5	<5.0 °	NS
	6/29/99	130	<50	<0.5	<0.5	<0.5	<0.5	≤5.0 °	NS
	11/15/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 °	NS
	5/22/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 e	NS
	8/16/00	<50	56 *, d	<0.5	<0.5	<0.5	0.51	2.3 °	NS
	11/16/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	2/21/01	<50	<50	<0.5	<0.5	<0.5	<0.5	2.6 e	NS
	5/31/01	<50	<50_	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	11/28/01	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	5/28/02	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	11/14/02	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 e	NS
	5/23/03	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Respils

BEI Job No. 94015; Kawahara Nursery

16550 Ashland Avenue: San Lorenzo. California

16550 Ashland Avenue, San Lorenzo, California									
Sample ID	Date	Modifie Method (μg/	8015		EPA Method 8020 or 8021B (µg/L)			В	EPA Method 8260 (μg/L)
		TPH as Gasoline	TPH as Diesel	В	Т	Е	X	MTBE	МТВЕ
MW-5	6/16/93	NS	NS	NS	NS	NS	NS	NS	NS
	3/28/94	NS	NS	NS	NS	NS	NS	NS_	NS
	11/8/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/29/95	<50	64	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 °	NS
	6/29/99	160	<50	<0.5	<0.5	<0.5	<0.5	<5.0 °	NS
	11/15/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 °	NS
	5/22/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	8/16/00	<50	<50	<0.5	<0.5	<0.5	<0.5	3.5 °	NS
	11/16/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	2/21/01	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 e	NS
	5/31/01	<50	<50	<0.5	<0.5	<0.5	<0.5	2.8 e	NS
	11/28/01	<50	<50	<0.5	<0.5	<0.5	<0.5	4.2 °	NS
	5/28/02	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 °	NS
	11/14/02	<50	<50	<0.5	<0.5	<0.5	<0.5	3.1 °	NS
	5/23/03	<50	<50	<0.5	<0.5	<0.5	<0.5	2.4 °	NS

Table II continued, Summary of Groundwater Sample Hydrocarbon Analytical Results

_			
Notes:	μ g/L	=	Micrograms per liter
•	TPH	=	Total Petroleum Hydrocarbons
_	В	=	Benzene
	T	=	Toluene
•	E	=	Ethylbenzene
	X	=	Total Xylenes
	MTBE	E =	Methyl tert-butyl ether
•	NS	=	Not Sampled
	<x< td=""><td>=</td><td>Less than the analytical detection limit (x)</td></x<>	=	Less than the analytical detection limit (x)
	EPA	=	Environmental Protection Agency
	*	=	Laboratory reported the presence of petroleum hydrocarbons with a chromatograph pattern
			uncharacteristic of diesel fuel
J	a	=	Laboratory note indicates the result is within the quantitation range, but that the chromatographic
			pattern is not typical of fuel
Ì	b	=	Laboratory note indicates that confirmation of the result differed by more than a factor of two
•	c	=	Laboratory note indicates lighter hydrocarbons contributed to the quantification
	d	=	Laboratory note indicates the sample has an unknown single peak or peaks
	e	=	Detection of MTBE by EPA Method 8021B is regarded as erroneous; likely chemical detected
•			is 3-methyl-pentane. See text and Table IV.
_	f	=	Laboratory notes that heavier hydrocarbons contributed to the quantitation
	g	=	Laboratory notes that the sample exhibits a fuel pattern that does not resemble the standard

Table III, Summary of Groundwater Sample Natural Attenuation Analytical Results. (2)

7	 . 94015, Ka venue, Sai	The second second	200	Studyon Asia	
				_	

16550 Ashland Avenue, San Lorenzo, California									
Sample ID	Date	Field	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	Standard Method 3500	EPA Method 310.1	EPA Method 375.4	
		Dissolved Oxygen	Carbon Dioxide	Nitrate/ Nitrogen	Methane	Ferrous Iron	Alkalinity	Sulfate	
		(mg/L)	(mg/L)	(mg/L)	(μg/L)	(mg/L)	(mg/L)	(mg/L)	
MW-1	3/4/99	NS	NS	NS	NS	NS	NS	NS	
	6/29/99	NS	NS	NS	NS	NS	NS	NS	
	11/15/99	NS	NS	NS	NS	NS	NS	NS	
	5/22/00	NS	NS	NS	NS	NS	NS	NS	
	8/16/00	NS	NS	NS	NS	NS	NS	NS	
	11/16/00	NS	NS	NS	NS	NS	NS	NS	
	2/21/01	NS	NS	NS	NS	NS	NS	NS	
	5/31/01	NS	NS	NS	NS	NS	NS	NS	
	11/28/01	NS	NS	NS	NS	NS	NS	NS	
	5/28/02	NS	NS	NS	NS	NS	NS	NS	
<u>:</u>	11/14/02	NS	NS	NS	NS	NS	NS	NS	
	5/23/03	NS	NS	NS	NS	NS	NS	NS	
MW-2	3/4/99	NS	NS	NS	NS	NS	NS	NS	
	6/29/99	NS	NS	NS	NS	NS	NS	NS	
	11/15/99	NS	NS	NS	NS	NS	NS	NS	
:	5/22/00	NS	NS	NS	NS	NS	NS	NS	
	8/16/00	NS	NS	NS	NS	NS	NS	NS	
	11/16/00	NS	NS	NS	NS	NS	NS	NS	
	2/21/01	NS	NS	NS	NS	NS	NS	NS	
	5/31/01	NS	NS	NS	NS	NS	NS	NS	
	11/28/01	NS	NS	NS	NS	NS	NS	NS	
	5/28/02	NS	NS	NS	NS	NS	NS	NS	
	11/14/02	NS	NS	NS	NS	NS	NS	NS	
	5/23/03	NS	NS	NS	NS	NS	NS	NS	

Table III, Summary of Groundwater Sample Natural Action and Action BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California									
Sample ID	Date	Field	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	Standard Method 3500	EPA Method 310.1	EPA Method 375.4	
		Dissolved Oxygen (mg/L)	Carbon Dioxide (mg/L)	Nitrate/ Nitrogen (mg/L)	Methane (μg/L)	Ferrous Iron (mg/L)	Alkalinity (mg/L)	Sulfate (mg/L)	
MW-3	3/4/99 3/8/99	1.2	4.4	26	NS	<0.01	520	1,000	
	6/29/99	0.4	3.5	10	NS	<0.10	500	73	
	11/15/99	0.5	48	5.7	NS	<0.01	530	110	
	5/22/00	0.04	63.3	18	NS	<0.10	460	63	
	8/16/00	1.0	59.8	13	NS_	0.54	450	62	
	11/16/00	1.2	63.5	8.9	NS	2.2	470	52	
	2/21/01	1.2	63	12	NS	0.41	430	50	
	5/31/01	1.8	50	14	NS	0.49	410	49	
	11/28/01	0.8	47	7.7	2.9	0.54	450	43	
	5/28/02	0.7	63	11	NS	<0.10	440	50	
	11/14/02	0.6	75	4.1	NS	1.2	540	41	
`.	5/23/03	NS	NS	NS	NS	NS	NS	NS	
MW-4	3/4/99 3/8/99	2.1	2.3	13	NS	<0.01	320	390	
	6/29/99	1.2	21	12	NS	<0.10	360	46	
	11/15/99	1.4	22	8.9	NS	<0.01	370	140	
	5/22/00	1.6	35.6	19	NS	<0.10	340	49	
	8/16/00	2.9	42.2	14	NS	0.10	350	51	
	11/16/00	3.7	34.4	12	NS	<0.10	390	53	
	2/21/01	1.9	40	13	NS	0.16	310	55	
	5/31/01	1.4	32	14	NS	<0.10	350	56	
	11/28/01	4.2	36	13	2.0	<0.10	370	60	
	5/28/02	0.8	34	12	NS	<0.10	380	70	
	11/14/02	0.7	51	15	NS	<0.10	370	66	
	5/23/03	NS	NS	NS	NS	NS	NS	NS	

Pable III, Summary of Groundwater Saing to Nament Attenuation Anal. BEI Job No. 94015. Kawahara Nursery 16550 Ashland Avenue, San-Lorenzo, California **EPA EPA** Method Standard **EPA EPA** Field Sample Date Method AM20GAX Method Method Method Method ID 3500 310.1 375.4 310.1 353.3 Sulfate Dissolved Carbon Nitrate/ Methane **Ferrous** Alkalinity Dioxide Nitrogen Iron Oxygen (mg/L) (mg/L)(mg/L) $(\mu g/L)$ (mg/L) (mg/L) (mg/L)370 500 MW-5 3/4/99 1.8 2.1 140 NS < 0.01 3/8/99 360 46 NS < 0.10 7.0 6/29/99 0.914 150 < 0.01 370 0.9 6.0 11 NS 11/15/99 NS 360 50 < 0.10 35.1* 11 5/22/00 0.4 47 360 NS 0.13 8/16/00 8.0 38.25* 12 < 0.10 380 48 12 NS 11/16/00 2.4 34.3 350 49 0.23 38 11 NS 2/21/01 2.7 360 48 NS < 0.10 5/31/01 2.1 30 11 360 47 < 0.10 32 12 2.0 11/28/01 3.5 47 < 0.10 370 12 NS 5/28/02 0.8 30 NS < 0.10 340 45 11/14/02 0.7 42 14 NS NS NS NS NS NS NS 5/23/03

Notes: NS = Not sampled

Field = Field instruments used for measurement of parameter

mg/L = Milligrams per liter

* = Average value

Table IV, Summary of Groundwater Sample Fuel Oxygenate Analytical Results

BEI Job No. 94015; Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California

1	10330 1	ismanu a	venue, sa	T.LUI CHEO,	-Curronaine	E Part Land		
Sample	Date	EPA Method 8260						
ID		TBE	МТВЕ	DIPE	ETBE	TAME		
		(μg/L)	(μ g/L)	(μg/L)	(μg/L)	(μg/L)		
MW-3	8/16/00	<20	<0.50	<0.50	<0.50	<0.50		
	*							

Notes: TBE = tert-Butyl Alcohol

MTBE = Methyl *tert*-butyl ether

DIPE = Isopropyl Ether

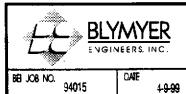
ETBE = Ethyl *tert*-Butyl Ether TAME = Methyl *tert*-Amyl Ether

 $(\mu g/L)$ = Milligrams per liter



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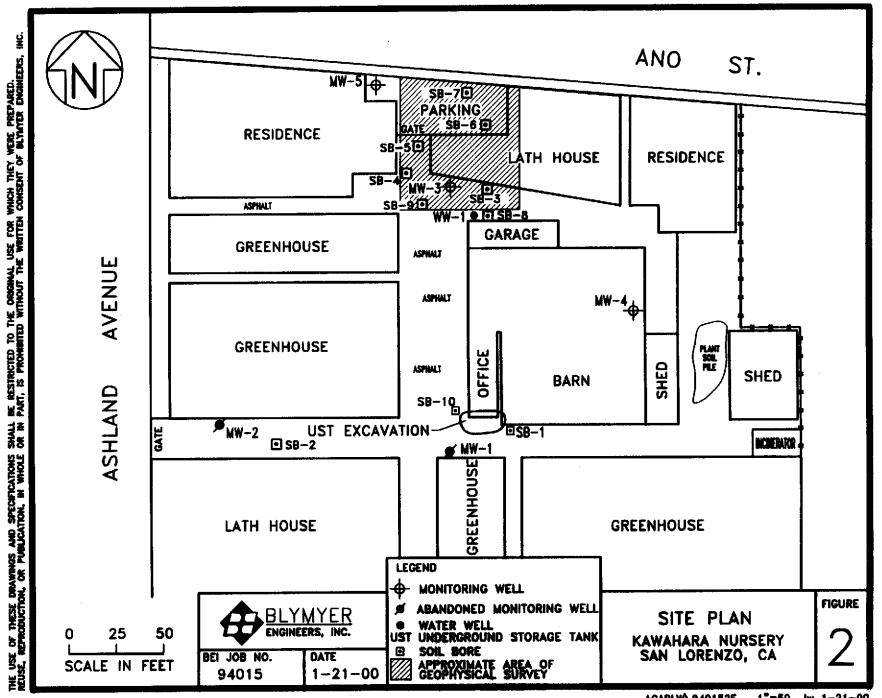
SCALE IN FEET



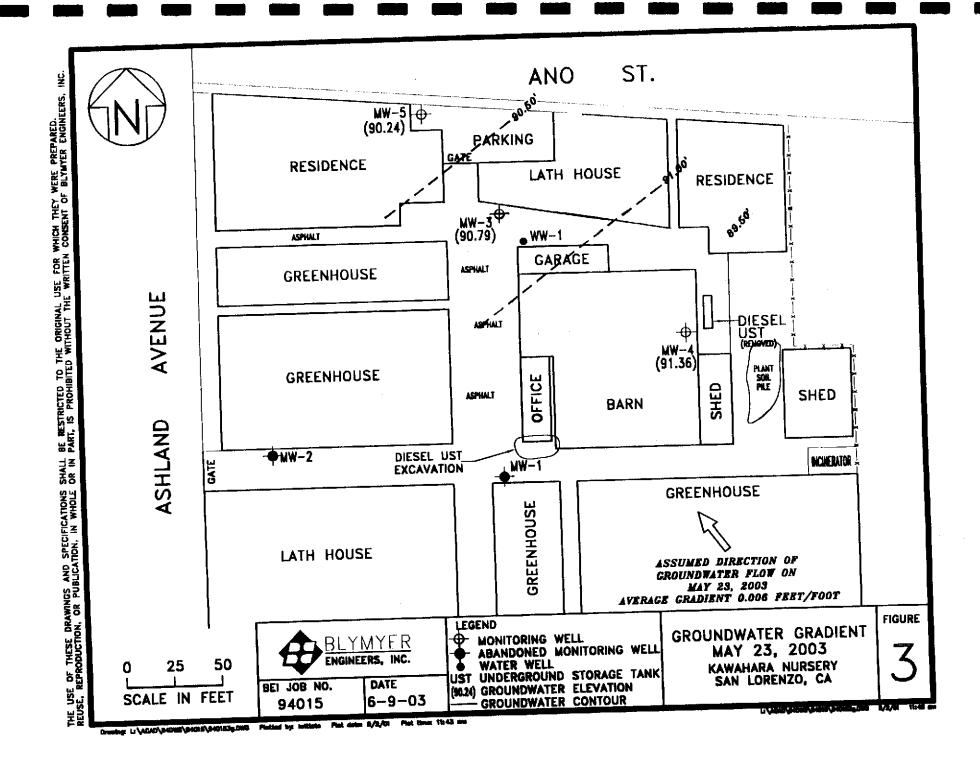
SITE LOCATION MAP

KAWAHARA NURSERY 16550 ASHLAND AVE. SAN LORENZO, CA FIGURE

1



ACADLW\940152E 1"=50 lw 1-21-00



Appendix A

Standard Operating Procedures
Blaine Tech Services, Inc.

Gauging SOP

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Blaine Tech Services, Inc. Standard Operating Procedure

WATER LEVEL AND TOTAL WELL DEPTH MEASUREMENTS (GAUGING)

Routine Water Level Measurements

- 1. Establish that water or debris will not enter the well box upon removal of the cover.
- 2. Remove the cover using the appropriate tools.
- 3. Inspect the wellhead (see Wellhead Inspections).
- 4. Establish that water or debris will not enter the well upon removal of the well cap.
- 5. Unlock and remove the well cap lock (if applicable). If lock is not functional out it off.
- 6. Loosen and remove the well cap. CAUTION: DO NOT PLACE YOUR FACE OR HEAD DIRECTLY OVER WELLHEAD WHEN REMOVING THE WELL CAP. WELL CAP MAY BE UNDER PRESSURE AND/OR MAY RELEASE ACCUMULATED AND POTENTIALLY HARMFULL VAPORS.
- Verify and identify survey point as written on S.O.W.
 - TOC: If survey point is listed as Top of Casing (TOC), look for the exact survey point in the form of a notch or mark on the top of the casing. If no mark is present, use the north side of the casing as the measuring point.
 - TOB: If survey point is listed as Top of Box (TOB), the measuring point will be established manually. Place the inverted wellbox lid halfway across the wellbox opening and directly over the casing. The lower edge of the inverted cover directly over the casing will be the measuring point.
- Put new Latex or Nitrile gloves on your hands.
- 9. Slowly lower the Water Level Meter probe into the well until it signals contact with water with a tone and/or flashing a light.
- 10. Gently raise the probe tip slightly above the water and hold it there. Wait momentarily to see if the meter emits a tone, signaling rising water in the casing. Gently lower the probe tip slightly below the water. Walt momentarily to see if the meter stops emitting a tone, signaling dropping water in the casing. Continue process until water level stabilizes indicating that the well has equilibrated.
- 11. While holding the probe at first contact with water and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Water column.
- 12. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable)

Routine Total Well Depth Measurements

- 1. Lower the Water Level Meter probe into the well until it lightens in your hands, indicating that the probe is resting at the bottom of well.
- 2. Gently raise the tape until the weight of the probe increases, indicating that the probe has lifted off the well bottom.

P. 04

Mar 27 2003 13:33

Gauging SOP

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While holding the probe at first contact with the well bottom and the tape against the
well measuring point, note depth. Repeat twice to verify accuracy. Write down
measurement on Well Gauging Sheet under Total Well Depth column.

4. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well

box cover and tighten hardware (if applicable).

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Blaine Tech Services, Inc. Standard Operating Procedure

WELL WATER EVACUATION (PURGING) WITH BTS 1.75" BLADDERLESS STAINLESS STEEL POSITIVE DISPLACEMENT PUMP

The BTS 1.75" Bladderless Stainless Steel Positive Displacement Purge Pump is modeled after the EPA approved USGS/Middleburg Positive Displacement Sampling Pump. It is suitable for purging wells with diameters greater than 2" at depths up to several hundred feet.

The pump is accusted with compressed air from an electric, oil-less air compressor mounted on the Sampling Vehicle. The air travels to the pump via a single hose. Water is pushed out of the pump and up a second hose to the surface. The rate of water removal is relatively slow and loss of volatiles is almost non-existent. There is only positive pressure on the water being purged. There is no impeller cavitation or suction acting on the water. The pump can be placed at any location in the well and can draw water from the very bottom of the well. The pump is virtually immune to the erosive effects of silt or lack of water that can destroy other types of pumps.

Purging with the BTS 1.75" Stainless Steel Positive Displacement Pump

- 1. Position pump hase real over the top of the well.
- 2. Start the air compressor so that it can build pressure.
- 3. Connect the influent air hose and effluent water hose of the reel to the pump.
- 4. Gently unreel and lower the pump into the well to the desired depth, typically several feet off the well bottom. Use caution when contacting the well bottom.
- Secure the hose reel.
- Connect the effluent water line extension to the hose reel. Attach the extension to a graduated 5-gallon bucket or other receptacle.
- 7. Connect the control box air-line to the hose reci.
- 8. Turn the switch on the control box to the "on" position to commence purging.
- Adjust water recharge duration and air pulse duration for maximum efficiency.
 Expect not more than 1.0 GPM when pumping from 0 -- 100 feet below grade and not more than 0.5 GPM when pumping from depths greater than 100 feet below grade.
- 10. Upon removal of first casing volume, fill clean parameter cup with water.
- 11. Use the water in the cup to collect and record the required parameter measurements.
- 12. Continue purging until second casing volume is removed.
- 13. Collect parameter measurements.
- 14. Continue purging until third casing volume is removed.

Purging - 1.75" Middleburg Pump SOP

BLAINE TECH SERVICES

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Mar 27 2003 13:34

15. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.

16. Upon completion of purging, disconnect the control box air-line and effluent water line extension from the hose reel, gently recover the pump and secure the reel.

Sample the well as required.

Sampling SOP

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Blaine Tech Services, Inc. Standard Operating Procedure

SAMPLE COLLECTION FROM GROUNDWATER WELLS USING BAILERS

Sampling with a Bailer (Stainless Steel, Teflon or Disposable)

- 1. Put new Latex or Nitrile gloves on your hands.
- Determine required bottle set.
- 3. Fill out sample labels completely and attach to bottles.
- 4. Arrange bottles in filling order and loosen caps (see Determine Collection Order below).
- 5. Attach baller cord or string to baller. Leave other end attached to spool.
- 6. Gently lower empty bailer into well until water is reached.
- As bailer fills, cut cord from spool and tie end of cord to hand.
- 8. Gently raise full bailer out of well and clear of well head. Do not let the baller or cord touch the ground. If a set of parameter measurements is required, go to step 9. If no additional measurements are required, go to step 11.
- 9. Fill a clean parameter cup, empty the remainder contained in the bailer into the sink, lower the bailer back into the well and secure the cord on the Sampling Vehicle. Use the water in the cup to collect and record parameter measurements.
- 10. Fill baller again and carefully remove it from the well.
- 11. Slowly fill and cap sample bottles. Fill and cap volatile compounds first, then semivolatile, then inorganic. Return to the well as needed for additional sample material.

Fill 40-milliliter visis for volatile compounds as follows: Slowly pour water down the inside on the visi. Carefully pour the last drops creating a convex or positive meniacue on the surface. Gently screw the cap on eliminating any air space in the vial. Turn the vial over, tap several times and check for trapped bubbles. If bubbles are present, repeat process.

Fill 1 liter amber bottles for semi-volatile compounds as follows: Slowly pour water into the bottle. Leave approximately 1 inch of headspace in the bottle. Cap bottle.

Field filtering of inorganic samples using a stainless steel bailer is performed as follows: Attach filter connector to top of full stainless steel bailer. Attach 0.45 micron fifter to connector. Flip bailer over and let water gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

Field filtering of inorganic samples using a disposable baller is performed as follows: Attach 0.45 micron filter to connector plug. Attach connector plug to bottom of full disposable bailer. Water will gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

- 12. Bag samples and place in ice chest.
- 13. Note sample collection details on well data sheet and Chain of Custody.

Appendix B

Well Monitoring Data Sheet and Well Gauging Data Blaine Tech Services, Inc., dated May 23, 2003

WELL GAUGING DATA

Project #	Date <u>5-23-03</u>	Client Blymper ENG
Site 110550 Ashland Ave.	San Lovenzo A	

Well ID	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)			Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB	
						8.73	19.00	1	
MW-4	2					9.10	19.41		
MW-3 MW-4 MW-5	2					7.90	19.41	工	
of the second									
					Management of the Parket of th				
HEREN TO A CONTRACT OF THE PARTY OF THE PART					Parameter State St			The state of the s	
Company of the Compan					-	To the state of th			
				The state of the s		The state of the s			
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And the state of t		and the same of th	And the second s				Annual residence of the second		
The state of the s		Para Language and America Control		Arrest III Beaters		dinamental services	as one and of the control of the con	And the state of t	

Blaine Tech Services, Inc. 1680 Rogers Ave., San Jose, CA 95112 (408) 573-0555

WELL MONITORING DATA SHEET

Project #: 030523-MT2				Client: Bligpi	ier ENG. C	Kawahara Nurz	
	M. TOIL			Start Date: 2	5-23-03		
	: Mw-3			Well Diameter:	2 3 4	6 8	
	ا التعالی التع		.0b	Depth to Water	: 8.73		
Before:		After:		Before:		After:	
Depth to	Free Produc	ct:		Thickness of F	ree Product (fee	t):	
Reference		PVC	Grade	D.O. Meter (if	req'd):	YSI HACH	
Purge Metho	od: Bailer Disposable Bai Middleburg Electric Subme		Waterra Peristaltic Extraction Pump Other	Sampling Method: Other:	Disposable Bailer Extraction Port Dedicated Tubing	Diameter <u>Multiplier</u> 0.65	
1.60 Gals.	7 _(Gals.) X	3	= 4.9		0.16 6" 0.37 Other	1.47 radius ² * 0.163	
Time 1310	Temp. (°F or °C)	рН 7.7	Conductivity (mS or µS)	Turbidity (NTU)	1.75	Observations	
1314	65.4	76	1333	599	3.5		
1311/	U5.3	7.0	321	680	4.3		
Did well	dewater?	Yes	<u></u>	<u> </u>	y evacuated: 4		
Sampling	Time: 13	20		Sampling Date: 05-23-03			
Sample I.D.: $\mu w - 3$				Laboratory: Curtis of Tomptins			
Analyzed	for: TPH-G	RTEX (Other:			
Equipme	nt Blank I.D).:	(a) Time	Duplicate I.D.:			
Analyzed	l for: TPH-G	BTEX	MTBE TPH-D	Other:			
D.O. (if r	eq'd):		Pre-purge:	ing/	Post-purge:	mg/ /L	
ORP (if r	req'd):		Pre-purge:	mV	Post-purge:	mV	
Blaine 1	ech Servi	ces, Inc.	1680 Rogei	s Ave., San J	ose, CA 95112	2 (408) 573-0555	

				CHENTS
WELL.	MONIT	ORING	DAIA	SHEET

		W ELL MONIT	ORGING DIFFI			
Project#: 030	523-M7	2	Client: Blighter ENG. @ Kawahara Nurse			
Sampler: M.			Start Date: 05-23-03			
Well I.D.: Mu			Well Diameter:	2 3 4	6 8	
Total Well Dept			Depth to Water	: 9.LD		
Before:	After:		Before:		After:	
Depth to Free Pr	roduct:		Thickness of Fr	ee Product (fee	t):	
Referenced to:	PVC	Grade	D.O. Meter (if a	:eq'd):	YSI HACH	
Middleb	ble Bailer ourg Submersible	Waterra Peristaltic Extraction Pump Other	Sampling Method: Other:		iameter Multiplier	
Gals.	x	3 = 4.8	- 1" 2" 3"	0.04 4" 0.16 6" 0.37 Other	0.65 1.47 radius ² * 0.163	
Time (°F or	-	Conductivity (mS or μS)	Turbidity (NTU)	Gals. Removed	Observations	
1330 b3	3.9 7.	6 1100	100	1.75		
	4.0 7.	1000	226	35		
	4.2 7.	6 999	252	4.8		
Did well dewate	er? Yes	<u> </u>	Gallons actuall	y evacuated: 4	3	
Sampling Time	: 1340		Sampling Date: 05-23-03			
Sample I.D.: ν	IW-4		Laboratory: Curtis & Tomptins			
Analyzed for:	TPH-G BTEX	MTBE (PH-D)	Other:			
Equipment Blan	nk I.D.:	@ Time	Duplicate I.D.:			
Analyzed for:	TPH-G BTEX	K MTBE TPH-D	Other:		· · · · · · · · · · · · · · · · · · ·	
D.O. (if req'd):		Pre-purge	: " ¹¹¹ /L	Post-purge:	mg,	
ORP (if req'd):		Pre-purge	: mV	Post-purge:	mV	

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WELL MONITORING DATA SHEET

			ETT MOME	OKING DATA	COTTENET		
Project #: 030523-MT2				Client: Blippi	ier ENG. C	Kawahara Nurs	
Sampler: M. TOII				Start Date: 05-23-03			
Well I.D.	: Mw-5			Well Diameter	2 3 4	6 8	
	ll Depth:	19.50		Depth to Water	: 7.90		
Before:		After:		Before:		After:	
Depth to	Free Produc	et:		Thickness of F	ree Product (fee	et):	
Reference	ed to:	PVC	Grade	D.O. Meter (if	req'd):	YSI HACH	
	Bailer Disposable Bai Middleburg Electric Subme	rsible	Waterra Peristaltic Extraction Pump Other	Well Diamete	Extraction Port Dedicated Tubing r Multiplier Well I 0.04 4"	Diameter <u>Multiplier</u> 0.65	
Gals.	_(Gals.) X	3	= 5.7		0.16 6" 0.37 Other	1.47 r radius ² * 0.163	
Time	Temp. (°F or °C)	рН	Conductivity (mS or µS)	Turbidity (NTU)	Gals. Removed	Observations	
1350	106.5	7.5	880	196	2		
1353	10.9	7.3	900	320	4		
1356	67.1	7.3	952	482	5.7		
Did well	dewater?	Yes	©	Gallons actuall	y evacuated: 5.	. 7	
Sampling	Time: A	15		Sampling Date: 05-23-03			
Sample I.	D.: MW - 5	5		Laboratory: Cartin & Tomptins			
Analyzed	for: TPH-G	BTEX (MTBE (PH-D	Other:			
Equipmen	nt Blank I.D).:	@ Time	Duplicate I.D.:			
Analyzed	for: TPH-G	BTEX (мтве трн-D	Other:	· · · · · · · · · · · · · · · · · · ·		
D.O. (if r	eq'd):		Pre-purge:	ing/ _l _	Post-purge:	^{mg} /L	
ORP (if r	eq'd):		Pre-purge:	mV	Post-purge:	mV	

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Appendix C

Certified Laboratory Analytical Report Curtis & Tompkins, dated June 10, 2003



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

ANALYTICAL REPORT

Prepared for:

Blymyer Engineers, Inc. 1829 Clement Avenue Alameda, CA 94501

Date: 10-JUN-03 Lab Job Number: 165453 Project ID: STANDARD

Location: Kawahara Nursery

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signatures. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis.

Reviewed by:

Project Manager

Reviewed by:

Operations Manager

This package may be reproduced only in its entirety.

NELAP # 01107CA

Page 1 of ______



Laboratory Numbers: 165453
Client: Blymyer Engineers
Location: Kawahara Nursery

Sampled Date: 05/23/03 Received Date: 05/27/03

CASE NARRATIVE

This hardcopy data package contains samples and QC results for three water samples, which were received from the site referenced above on May 27, 2003. The samples were received cold and intact.

TVH/BTXE: No analytical problems were encountered.

TEH (EPA 8015M): High hexacosane surrogate recovery was observed for sample MW-5 (CT# 165453-003). This high bias should not affect the quality of the results because the sample was not detected (ND) for hydrocarbons. No other analytical problems were encountered.

165457	Γ	CONI	DUCT ANALYSIS	S TO DETEC	T 7	LAB Curtis & Tompkins DHS #
BLAINE SAN JOSE, CALIFORNIA 95112-1105 FAX (408) 573-7771 PHONE (408) 573-0555		CONL	JOUT ANALTON		`	ALL ANALYSES MUST MEET SPECIFICATIONS AND DETECTION LIMITS SET BY CALIFORNIA DHS AND PEPA RWQCB REGION LIA
BTS # 030523 - MT2 CLIENT Blymyer Engineers, Inc. Kawahara Nursery 16550 Ashland Ave	EX/MTBE					SPECIAL INSTRUCTIONS Invoice and Report to: Blymyer Engineers, Inc. Attn: Mark Detterman
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	C = COMPOSITE ALL CONIN	XXX TPH-D				ADD'L INFORMATION STATUS CONDITION LAB SAMPLE
SAMPLING DATE TIME SAMPLING PERFORMED BY WICH	ae DATE /	1	TIME	RECE	WED BY	RESULTS NEEDED NO LATER THAN As Contracted DATE TIME TO THE
RELEASED BY	DATE	7/8	TIME		WED BY	DATE TIME
•	DATE S	ÈNT	TIME SENT	COOL		Pintart from refugerator cold.



	Curtis & Tompkins Lab	oratories Anal	ytical Report
Jab #:	165453	Location:	Kawahara Nursery
Plient:	Blymyer Engineers, Inc.	Prep:	EPA 5030B
Project#:	STANDARD	Sampled:	05/23/03
Matrix:	Water	Received:	05/27/03
Jnits:	ug/L	Analyzed:	05/28/03
iln Fac: at <u>ch#: </u>	1.000 81724	Alary 200.	

Field ID:

MW-3 SAMPLE

Lab ID:

165453-001

pe: SAMPLE		14. EA	8015B
asoline C7-C12	760 H ND	2.0	EPA 8021B
ľBE enzene	3.0	0.50 0.50	EPA 8021B EPA 8021B
oluene	1.0 C 5.2	0.50	EPA 8021B EPA 8021B
thylbenzene ,p-Xylenes	30	0.50 0.50	EPA 8021B
o-Xylene	5.7		

	%REC	Limits	<u> </u>
Surrogate Trifluorotoluene (FID) Bromofluorobenzene (FID) Trifluorotoluene (PID)	117 116 122	68-145 66-143 53-143	8015B 8015B EPA 8021B EPA 8021B
Bromofluorobenzene (PID)	<u> 122 </u>	52-142	EPA 6021B

Field ID:

MW - 4 SAMPLE Lab ID:

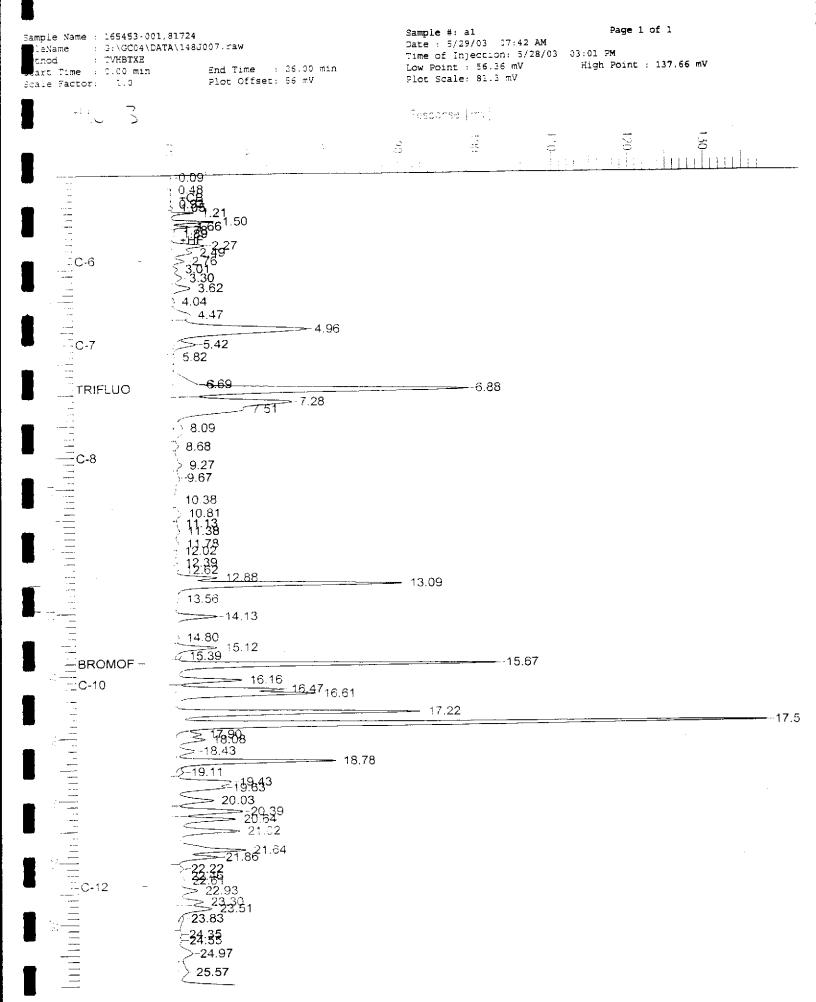
165453-002

Analyte Result	RI.	
Gasoline C7-C12 ND MTBE ND Benzene ND Toluene ND Ethylbenzene ND m,p-Kylenes ND o-Xylene ND	50 2.0 0.50 0.50 0.50 0.50	8015B EPA 8021B EPA 8021B EPA 8021B EPA 8021B EPA 8021B EPA 8021B

0-Aylene	- CDPA		Ana ve: s
Surrogate Trifluorotoluene (FID) Bromofluorobenzene (FID) Trifluorotoluene (PID) Bromofluorobenzene (PID)	111	68-145	8015B
	110	66-143	8015B
	112	53-143	EPA 8021B
	115	52-142	EPA 8021B

C= Presence confirmed, but RPD between columns exceeds 40% H= Heavier hydrocarbons contributed to the quantitation ND= Not Detected RL= Reporting Limit Page 1 Of 2

GC04 TVH 'J' Data File FID





	Curtis & Tompkins Lab	oratories Anal	ytical Report
Lab #:	165453	Location:	Kawahara Nursery
Client:	Blymyer Engineers, Inc.	Prep:	EPA 5030B
Project#:	STANDARD	Sampled:	05/23/03
Matrix:	Water	Received:	05/27/03
Units:	ug/L	Analyzed:	05/28/03
Diln Fac: Batch#:	1.000 81724		

Field ID:

MW-5 SAMPLE Lab ID:

165453-003

/pe: SAMFIE		Ri/	
Analyte Gasoline C7-C12 MTBE Benzene Toluene Ethylbenzene m,p-Xylenes o-Xvlene	Result ND 2.4 C ND ND ND ND ND ND	50 2.0 0.50 0.50 0.50 0.50 0.50	8015B EPA 8021B EPA 8021B EPA 8021B EPA 8021B EPA 8021B EPA 8021B

Surrogate	%REC_	Limits	Analysis
Trifluorotoluene (FID) Bromofluorobenzene (FID) Trifluorotoluene (PID) Bromofluorobenzene (PID)	110	68-145	8015B
	110	66-143	8015B
	109	53-143	EPA 8021B
	114	52-142	EPA 8021B

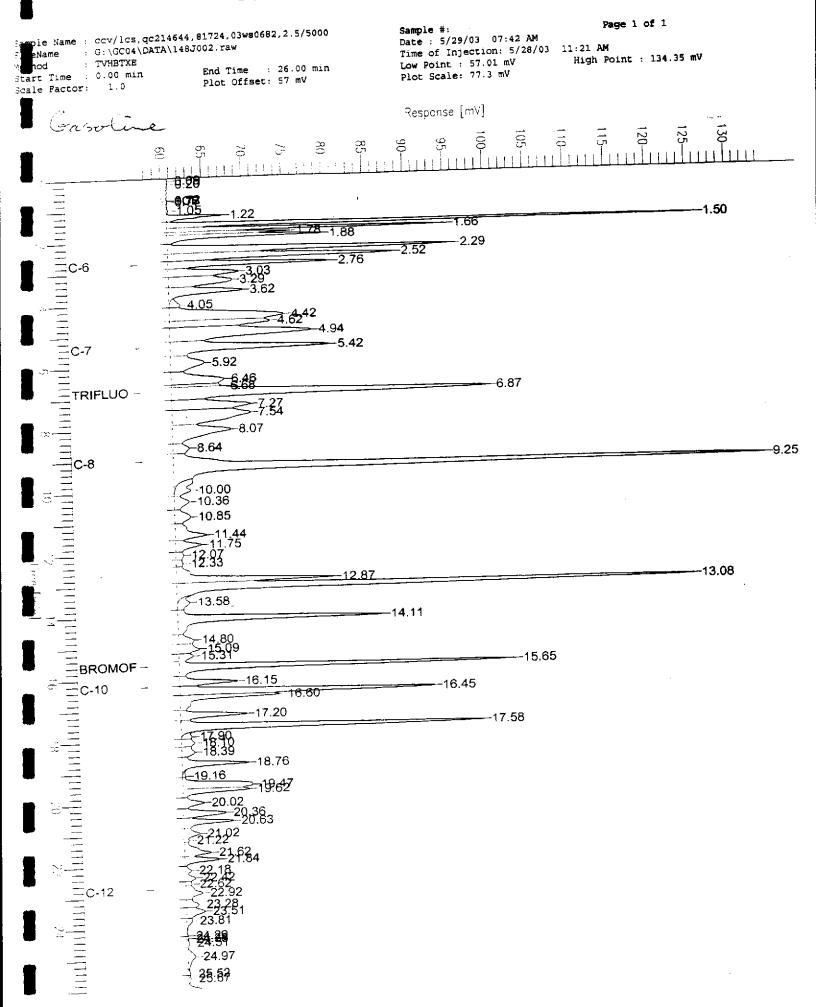
	BLANK	Lab	ID:	QC214642
γpe:	DIAM		tin Kabi	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
	Analyte	Kesuut		50 8015B

Analyte			\mathbf{R}	ADAWERS	
	Gasoline C7-C12 MTBE Benzene Toluene Ethylbenzene	ND ND ND ND ND	50 2.0 0.50 0.50 0.50 0.50	EPA 8021B EPA 8021B EPA 8021B EPA 8021B EPA 8021B	

m,p-Xylenes o-Xylene	ND	0.50 EPA 8021B
o-Xylene		
Surregate Trifluorotoluene (FID) Bromofluorobenzene (FID)	111 68-145 108 66-143 115 53-143	Analysis 8015B 8015B EPA 8021B
Trifluorotoluene (PID) Bromofluorobenzene (PID)	116 52-142	EPA 8021B

C= Presence confirmed, but RPD between columns exceeds 40% H= Heavier hydrocarbons contributed to the quantitation ND= Not Detected RL= Reporting Limit Page 2 of 2

GC04 TVH 'J' Data File FID





Total Volatile Hydrocarbons

165453 Lab #: Blymyer Engineers, Inc. Client: Project#:

ug/L

STANDARD LCS

QC214644

Type: Lab ID: Water Matrix: Units:

Location: Prep:

Kawahara Nursery EPA 5030B

8015B Analysis: 1.000 Diln Fac:

Batch#: Analyzed: 81724

05/28/03

Analyte	Spiked	Result	REC		
	1,000	1,081	108	79-120	
Gasoline C7-C12	1,000				

Surrogate	%REC	Limits	
Trifluorotoluene (FID)	125	68-145	
Bromofluorobenzene (FID)	117	66-143	



	Benzene, Toluene,	Ethylbenzene,	Xylenes
Lab #:	165453	Location:	Kawahara Nursery
Client:	Blymyer Engineers, Inc.	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8021B
Type:	LCS	Diln Fac:	1.000
	OC214643	Batch#:	81724
ab ID:	- ·	Analyzed:	05/28/03
Matrix:	Water	raid2 / 200	,

Analyte	Spiked	Result	923C	E.G. E.
MTBE	10.00	10.17	102	59-135
1	10.00	10.15	102	65-122
Benzene	10.00	10.86	109	67-121
Toluene	10.00	9.925	99	70-121
Ethylbenzene	20.00	21.28	106	72-125
m,p-Xylenes	10.00	10.37	104	73-122
o-Xylene	10.00			

Surrogate	*RBC	frim:k/20	
Trifluorotoluene (PID)	113	53-143	
Bromofluorobenzene (PID)	111	52-142	



	Total Volat	ile Hydrocarbo	ons
			Kawahara Nursery
Lab #:	165453	Location:	EPA 5030B
Client:	Blymyer Engineers, Inc.	Prep:	
Project#:	STANDARD	Analysis:	8015B
Field ID:	ZZZZZZZZZZ	Batch#:	81724
MSS Lab ID:	165454-006	Sampled:	05/27/03
	Water	Received:	05/28/03
Matrix:		Analyzed:	05/28/03
Jnits:	ug/L	mary sea.	,
oiln Fac:	1.000		

ype:

MS

Lab ID:

QC214666

Analyte	MCC T	esult	Spiked	Result		
Gasoline C7-C12		35.72	2,000	2,045	100	67-120
Surrogate	SREC	Limits				
Trifluorotoluene (FID)	129	68-145				
Bromofluorobenzene (FID)	115	66-143	<u> </u>			

vpe:

MSD

Lab ID:

QC214667

Analyte	**************************************	Spiked	Result	EREC	10.000.20	* (17)	Lim
Gasoline C7-C12		2,000	2,034	100	67-120	1	20
Surrogate	*RRC	an and the contract of the con					<u> </u>
Trifluorotoluene (FID)	137	68-145					

Total Extractable Hydrocarbons Kawahara Nursery Location: 165453 EPA 3520C EPA 8015B ab #: Blymyer Engineers, Inc. STANDARD Prep: Client: <u> Analysis:</u> <u>Project#:</u> 05/23/03 05/27/03 Sampled: Water atrix: Received: ug/L nits: 05/28/03 Prepared: 1.000 iln Fac: 81749 Batch#: 165453-001 Lab ID: Field ID: MW - 305/29/03 Analyzed: SAMPLE pe: Kelsty te 50 360 L iesel C10-C24 65 m 349 Surrogate 39-137 119 exacosane 165453-002 Lab ID: MW-4 eld ID: 05/29/03 Analyzed: SAMPLE pe: Result Analyte iesel ClO-C24 *REC Limits 37 39-137 Surrogate 137 Hexacosane 165453-003 Lab ID: MW - 5rield ID: 05/29/03 Analyzed: SAMPLE Type: Analyte Diesel C10-C24 Result 50 ND REC Limits Surrogate 148 * 39-137 iexacosane 05/30/03 Analyzed: BLANK Cleanup Method: EPA 3630C pe: QC214735 ab ID: Result Analyte 50 ND Diesel C10-C24 %REC Limits Surrogate 39-137 122 Hexacosane

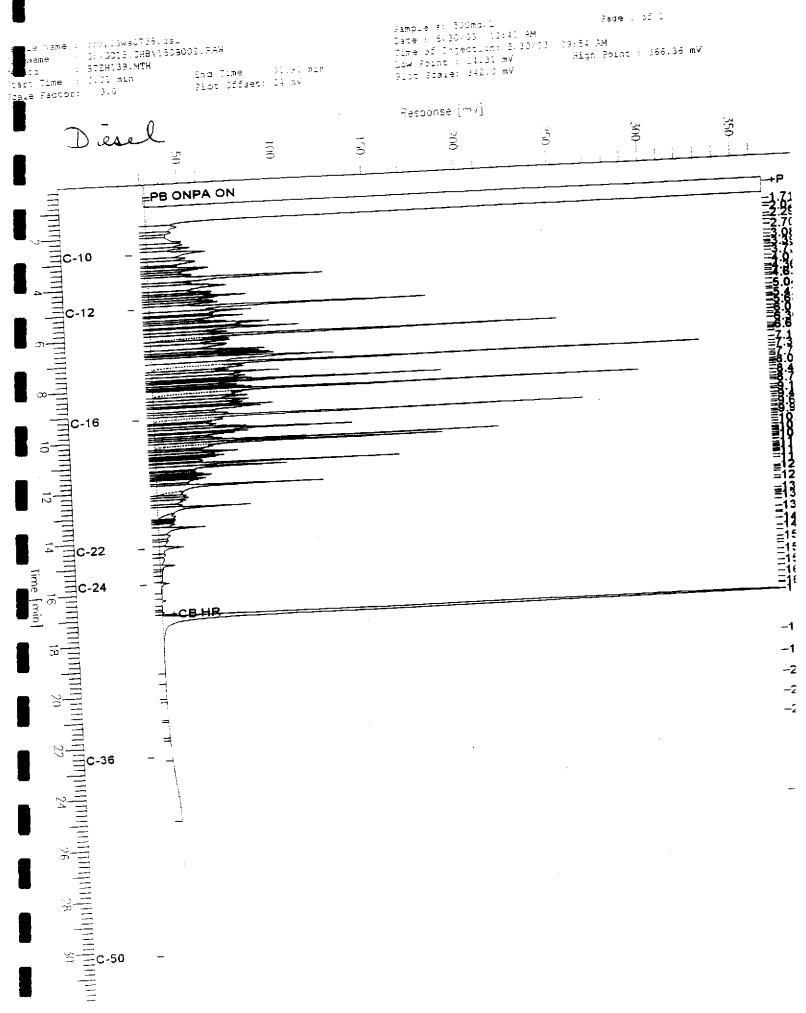
*= Value outside of QC limits; see narrative L= Lighter hydrocarbons contributed to the quantitation Y= Sample exhibits chromatographic pattern which does not resemble standard

D= Not Detected

L= Reporting Limit Page 1 of 1

Chromatogram

Page 1 of 1 Sample #: 81749 Sample Name : 165453-061,81749 Date: 5/30/03 09:30 AM Time of Injection: 5/29/03 03:52 PM ; G:\GC13\CHB\148B038.RAW High Point : 239.35 mV : BTEH133.MTH Low Point : 25.31 mV hod End Time : 31.91 min Plot Scale: 214.0 mV tart Time : 0.01 min Plot Offset: 25 mV 0.0 Scale Factor: Pespanse [mV] MW-3 50 C-10 C-12 -6.56 -6.92 -7.38 -7.34 -8.19 -8.90 C-16 9.44 9.95 -10.2 -10.6 **=12.1** 12.7 13.4 C-20 14.0 14.4 = 15.0 = 15.8 <u></u>C-22 C-24 18.C 18.4 C-28 =19.1 -19.9 C-32 +CB HR 20.5 21.£ 21.£ 21.£ 22.4 C-36 22.9 23. <u>=</u>C-40 = 24.1 -24.₹ 25.: 26. -27 27. 28. 29. C-50





Total Extractable Hydrocarbons Kawahara Nursery Location: 165453 Lab #: **EPA 3520C** Blymyer Engineers, Inc. Prep: Client: EPA 8015B Analysis: STANDARD Project#: 81749 Batch#: Matrix: Water 05/28/03 Prepared: ug/L Units: 05/29/03 Analyzed: 1.000 Diln Fac:

Lab ID:

BS

QC214736

Cleanup Method: EPA 3630C

	Saltai	Regulic	9,087		
Analyte		AGBUAL	103	37-120	************
Diesel Clo-C24	2,500	2,569	103	37-120	

4REC Limits Surrogate 108 39-137 Hexacosane

Type:

BSD

Lab ID:

QC214737

Cleanup Method: EPA 3630C

2 430 97 37-120 6 26		Spiked	Result	HREC	15 (11) (10)		7/.lm
	Analyte Diesel C10-C24		2,430	97	37-120	6	26

%REC Limits Surrogate 39-137 Hexacosane