#### QUARTERLY GROUNDWATER REPORT

#### 5800 CHRISTIE AVENUE, EMERYVILLE, CALIFORNIA

FEBRUARY 7, 1994

#### SUBMITTED TO:

MR. BRIAN OLIVA ALAMEDA COUNTY HEALTH CARE SERVICES HAZARDOUS MATERIALS DIVISION 80 SWAN WAY, ROOM 200 OAKLAND, CALIFORNIA 94621

#### PREPARED FOR:

CROLEY & HERRING INVESTMENT COMPANY 448 THARP DRIVE, MORAGA, CALIFORNIA 94556

#### PREPARED BY:

ETS ENVIRONMENT & TECHNOLOGY SERVICES
2081 15TH STREET,
SAN FRANCISCO, CALIFORNIA 94114
TELEPHONE: 415-861-0810
FACIMILE: 415-861-3269

## ETS ENVIRONMENT & TECHNOLOGY SERVICES

2081 15TH STREET, SAN FRANCISCO, CALIFORNIA 94114 PHONE 415-861-0810 FAX 415-861-3269

February 7, 1994

Mr. Dick Herring
President
Croley & Herring Investment Company
448 Tharp Avenue,
Moraga, California 94556

Subject:

**Quarterly Groundwater Report** 

5800 Christie Avenue, Emeryville, California

Dear Mr. Herring:

Enclosed please find a copy of the quarterly groundwater report for the January, 1994 water sampling period at the subject facility.

Please note that the chlorinated solvents in both EW1 and MW4 were non-detect. This is a significant improvement since we started the project. I strongly recommend that you should explore the possibility of a full closure of the groundwater without any deed restriction with Alameda County Health and the Bay Area Regional Water Quality Control Board.

Please contact me if you have any question about this report.

Sincerely,

Walter W. Loo, RG CEG

President

No. 1207

Expires: 6/3

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#### 1.0 INTRODUCTION

Environment & Technology Services(ETS) was retained by Croley & Herring Investment Company to perform the 17th quarterly groundwater monitoring for the facility located at 5800 Christie Street in Emeryville, California. The subject facility is currently leased to an electronic merchandise retailer. Prior to leasing, soil contamination was identified at the subject facility. The contaminated soil was removed with the exception of that which was underlying the building because of safety concerns. The removed soil was remediated on-site and properly disposed of with the approval of the regulatory agencies.

A vapor extraction system(VES) was installed immediately adjacent to the northeastern side of the building to mitigate the residual volatile hydrocarbons contained in the soil. The residual volatile organic chemicals(VOCs) were remediated from an average VOCs concentration of about 660 ppm to a satisfactory level at an average of 0.82 ppm in soil. A soil closure plan was submitted(11/15/91) and approval of closure was received on 1/21/92 after submittal of confirmation soil sampling results. The soil vapor extraction system was decommissioned and the Bay Area Air Quality Management District was notified on 12/16/91. The final VES closure report was completed on August 29, 1992. An indoor vapor monitoring system Sierra Monitor Model 5000 was installed by the "Good Guys" electronic store in 1989 through March, 1993. No significant level of methane was detected for the monitoring period. The vapor monitoring system was disconnected in March, 1993 with the concurrence of Mr. Brian Oliva of Alameda County Health Care Services, March 15,1993 correspondence.

As part of the site activities, a quarterly groundwater monitoring program has been implemented. Previous quarterly monitoring events were conducted on November 6, 1989, February 20, 1990, May 31, 1990, September 7, 1990, December 4, 1990, April 16, 1991, July 3,1991, October 12, 1991, January 26, 1992, April 8, 1992, July 15,1992, October 19, 1992, January 11, 1993, March 29, 1993, July 7, 1993 and October 8, 1993 respectively. This quarterly monitoring event was conducted on January 19, 1994. Water samples were taken from the monitoring wells and sent to a State-certified laboratory for analysis under proper chain-of-custody procedures.

This report presents the results of this quarterly groundwater monitoring event on well EW1 and MW4 including laboratory analytical results, groundwater movement analysis, summary of findings, and conclusions and discussions.

#### 2.0 GROUNDWATER MOVEMENT ANALYSIS

Prior to sample collection of this quarterly sampling, depth-to-water table in each of the three existing monitoring wells at the facility was measured for the analysis of groundwater movement. Table 1 presents a summary of the water levels in the three wells (EW1, MW2, MW3 and MW4) from the groundwater monitoring events prepared by ETS.

From the result of the water level measurements on January 17, 1994, elevation of water levels were about the same in the four wells, as compared to the data collected in October 1993. The groundwater flow direction remained in the same direction, flowing towards south(Figure 1). The hydraulic gradient was 0.0105 feet per horizontal foot.

Groundwater movement across the facility remains in a similar pattern, as compared to the result from the previous sampling event. Data of flow direction and hydraulic gradient are summarized in Table 2.

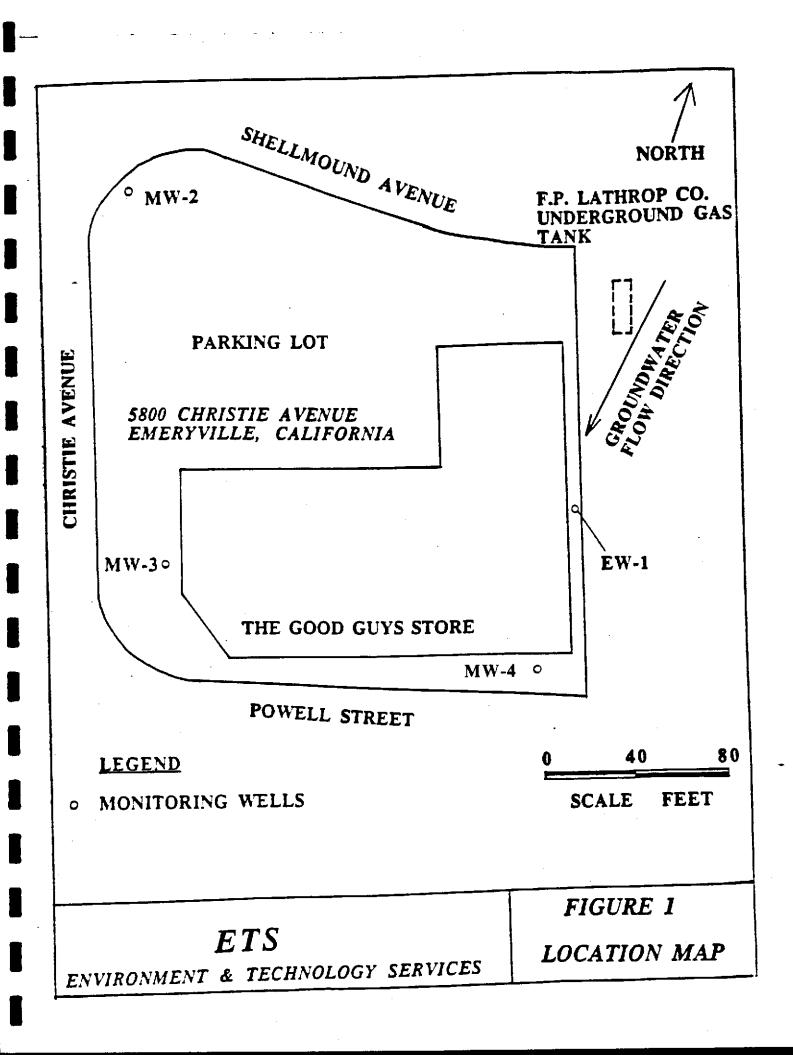


TABLE 1
SUMMARY OF WATER LEVEL DATA

WELL Elev. of Name TOC (Ft-MSL)	11/6/89 2/20 DTW SWL DTW Ft. Ft. Ft.	SWL DTW	90 SWL Ft.	9/7/90 DTW SWL Ft. Ft.
EW-1 8.62	6.15 2.47 5.93	2.69 5.86	2.76	6.30 2.32
MW-2 7.42	4.37 3.05 4.26	3.16 4.26	3.16	4.60 2.82
MW-3 6.42	5.10 1.32 5.42	1.00 4.93	1.49	5.15 1.17
	4/16/91 7/3/ DTW SWL DTW Ft. Ft. Ft.	SWL DTW		1/9/92 DTW SWL Ft. Ft.
EW-1 7.39 2.23	6.02 2.60 6.20	2.42 6.5	2.12	6.20 2.42
MW-2 4.67 2.75	4.31 3.11 4.52	2.9 3.92	3.5	4.43 3.10
MW-3 5.96 1.35	5.25 1.17 5.33	1.09 4.63	1.79	6.50 -0.08
	DTW SWL	_,, _	4/19/93 DTW SWI Ft. Ft.	
EW-1 6.10 2.52	6.1 2.52	5.5 3.12	5.95 2.67	
MW-2 4.42 3.00	4.77 2.65	2.9 4.92	4.35 3.07	
MW-3 5.23 1.19	5.37 1.05	3.6 2.82	5.1 1.32	

TABLE 1(continue)

## SUMMARY OF WATER LEVEL DATA

<b>SWL</b>
Ft.
2.32
2.52
1 12
1.12
1.32

## \* Adjusted elevation

Note:	TOC	top of casing
	DTW	depth to water table
	SWL	static water level above MSL
	MSL	mean sea level

#### 3.0 GROUNDWATER QUALITY

On January 19, 1994, ETS field personnel visited the facility and collected water samples from monitoring well EW1 and MW4for laboratory analysis. These groundwater samples were sent to a state-certified laoratory for analyses of halocarbons using EPA method 601, total petroleum hydrocarbons (TPH) as gasoline and gasoline constituents benzene, toluene, ethylbenzene, and total xylenes (BTEX) using EPA method 602.

From the results of the laboratory analysis (Appendix A), water sample taken from well EW1 contained some volatile organic compounds. No chlorinated solvents were detected. This is a significant improvement since project inception. The VOCs detected in well EW-1 from the January 19, 1994 sampling episode are presented in Table 3.

Groundwater quality results of well MW4 are included in Table 4 of this report. The BTEX detected was not related to gasoline compounds. They may be associated with asphaltic material found near MW-4.

TABLE 2
GROUNDWATER MOVEMENT ANALYSIS

Date	4/25/89	11/6/89		2/20/9	90 5/.	31/90	9/7/90	12	2/4/90
Flow Towards	SW	S		S	S		S	s	
Gradient	0.001	0.012		0.016	0.	0125	0.0115	5 0	.045
Date	4/16/91	7/3/91	10/14	/91	1/9/92	7	/15/92	10/1	9/92
Flow Towards	S	S	S		SW		S	S	}
Gradient	0.014	0.013	0.011		0.023	38	0.013	0.0	0127
Date	1/11/93	4/19/	93	7/7/9	3	10/1	5/93	1/19/94	ŀ
Flow Towards	S	SW		SW		S		S	
Gradient	0.011	0.013	3	0.013	3	0.01	53	0.0105	

#### 4.0 SUMMARY OF FINDINGS

Table 3 presents a summary of analytical results of well EW1 in time series. Table 4 presents the groundwater quality of well MW4. There are several factors that affect the changes in the hydrocarbon concentration. These factors are variations in water table, chemical breakdown due to biodegradation, and unidentified off-site sources.

MW4 detected elevated levels of BTEX compounds in the initial sample and analysis. The suspected sources of the BTEX compounds may have been originated from upgradient closed underground storage tank or from upgradient asphalt manufacturing plant. Well MW4 is located very close to underground utility lines along Powell Street which may serve as migration conduits from upgradient sources. During the construction of well MW4, asphaltic material of unknown origin(may be from upgradient asphalt manufacturing plant) was detected between 2 to 6 feet below grade.

The chlorinated solvents were non-detect(Table 3) for the first time since the groundwater monitoring program was initiated. This may be the direct result of passive in-situ biotreatment in the past with the addition of glucose(as co-substrate) and hydrogen peroxide with electrokinetic enhancement. It is obvious that there is no sign of downgradient or off site migration of the chlorinated solvents as indicated by NDs in MW-4(Table 4).

**TABLE** 3

#### SUMMARY OF QUARTERLY GROUNDWATER QUALITY RESULTS OF WELL EW-1 5800 CHRISTIE AVENUE, EMERYVILLE, CALIFORNIA

#### CONCENTRATIONS IN MG/L

COMPOUNDS	5/8/89	11/6/89	2/20/90	5/31/90	9/7/90	12/4/90	4/6/91	7/3/91	10/12/92 1	/8/92	4/8/92
TPH as GASOLINE	NA	0.74	12.0	24.0	25.0	7.4	51.0	23.0	39.0	<5.0	12.0
BENZENE TOLUENE XYLENES ETHYLBENZENE	ND 0.19 0.17 ND	0.18 0.039 0.067 0.0008	1.3 3.6 0.047 0.0071	0.056 6.1 0.14 0.017	1.1 0.8 0.042 ND	0.18 3.2 ND ND	3.0 12.0 ND ND	0.65 8.7 ND ND	ND 1.3 ND ND	ND 0.58 ND ND	4.0 ND ND ND
HALOCARBONS	0.718	1.1861	4.701	6.876	6.661	3.762	10.6	6.49	2.794	4.459	6.8
TCE 1,1 DCE 1,2 DCE 1,1,1 TCA 1,1 DCA 1,2 DCA VINYL CHLORIDE CHLOROETHANE MET. CHLORIDE	0.64 0.078 ND ND ND ND ND ND ND ND	0.74 0.0023 0.35 0.026 0.034 0.0048 0.029 ND ND	1.1 0.014 2.5 0.55 0.46 0.034 ND 0.029 0.014	0.83 0.069 0.11 1.2 1.9 0.033 2.6 0.094 0.04	0.49 0.036 2.4 0.51 1.3 0.053 1.7 0.15 0.022	0.23 ND	1.3 ND 3.7 2.9 1.8 ND 0.9 NE ND	1.99 0.17	0.73 ND 0.62 0.47 0.63 0.12 0.17 0.054 ND	1.7 ND 1.52 0.089 0.42 0.25 0.48 ND ND	2.8 ND ND 1.3 2.7 ND ND
TOTAL VOCs	1.078	1.9261	16.701	30.876	31.66	1 11.16	2 61.	.6 29.49	41.794	<9.4	59 18.8

NA NOT ANALYSED

ND NOT DETECTED OR BELOW DETECTION LIMITS VOCs VOLATILE ORGANIC COMPOUNDS (TPH PLUS TOX)

**TABLE** 3(CONTINUE)

## SUMMARY OF QUARTERLY GROUNDWATER QUALITY RESULTS OF WELL EW-1 5800 CHRISTIE AVENUE, EMERYVILLE, CALIFORNIA

#### CONCENTRATIONS IN MG/L

COMPOUNDS	7/15/92	10/19/92	1/11/93	3/29/93	7/7/93	10/8/93	1/19/94
TPH as GASOLINE	100.0	26.0	20.0	15.0	40	12	5
BENZENE TOLUENE XYLENES ETHYLBENZENE	ND 4.7 ND ND	ND 12.5 ND ND	ND 7.5 0.075 ND	ND 12.0 ND ND	ND 3.6 ND ND	ND 11 81 ND	0.022 4.3 0.07 0.012
HALOCARBONS	2,461	5.07	0.065	2.5	1.7	1.81	ND
PCE TCE 1,1 DCE 1,2 DCE 1,1,1 TCA 1,1 DCA 1,2 DCA VINYL CHLORIDE CHLOROETHANE MET. CHLORIDE	ND 0.68 ND 0.6 0.42 0.6 0.11 0.15 ND ND	ND 0.27 4.8 ND ND ND ND ND ND ND ND	0.042 0.023 ND ND ND ND ND ND ND ND ND	ND 2.0 0.5 ND ND ND ND ND ND ND	ND ND ND ND ND 1.7 ND ND ND ND	ND ND ND ND 0.21 1.6 ND ND ND ND	
TOTAL VOCs	102.461	31.07	20.065	17.5	41.7	13.81	5

NOT ANALYSED NA

ND NOT DETECTED OR BELOW DETECTION LIMITS VOCs VOLATILE ORGANIC COMPOUNDS (TPH PLUS TOX)

TABLE 4

# SUMMARY OF QUARTERLY GROUNDWATER QUALITY RESULTS OF WELL MW-4 5800 CHRISTIE AVENUE, EMERYVILLE, CALIFORNIA

#### CONCENTRATIONS IN MG/L

COMPOUNDS	7/13/93	10/8/93	1/19/94
TPH as GASOLINE	<100.0*	2.2*	0.35
BENZENE TOLUENE XYLENES ETHYLBENZENE	0.8 0.28 0.3 0.27	0.29 0.22 0.2 0.12	0.21 0.025 0.037 0.035
HALOCARBONS	ND	0.06	ND
PCE TCE 1,1 DCE 1,2 DCE 1,1,1 TCA 1,1 DCA 1,2 DCA VINYL CHLORIDE CHLOROETHANE MET. CHLORIDE	ND ND ND ND ND ND ND ND ND ND ND	ND ND ND ND 0.005 ND 0.055 ND ND ND	ND ND ND ND ND ND ND ND ND ND ND ND ND N
TOTAL VOCs	<100*	2.26*	0.35

<sup>\*</sup> BTEX DO NOT MATCH GASOLINE PATTERN

NA NOT ANALYSED

ND NOT DETECTED OR BELOW DETECTION LIMITS

VOCs VOLATILE ORGANIC COMPOUNDS (TPH PLUS TOX)

## APPENDIX A

## GROUNDWATER LABORATORY ANALYSIS REPORT

Date: January 25, 1994

Mr. Dick Herring/Walter Loo Croley & Herring Co. 448 Tharp Drive Moraga, CA 94556

Dear Mr. Herring:

The analytical results for the two (2) water samples (Project: CHIC), received by our Lab on January 20, 1994, are attached. The Invoice for the work is also attached.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call Mr. John Ackerman, our Customer Service Specialist, or myself, if you have any questions.

Sincerely,

Hon Su

Lab Director

## LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 448 THARP DRIVE, MORAGA, CA 94556 TEL (510) 376-3473 FAX (415) 861-3269

PROJECT: CHIC

MATRIX: WATER

DATE SAMPLED:01/19/94

REPORTED TO:MR. DICK HERRING

DATE SAMPLE REC'D: 01/20/94

DATE ANALYZED: 01/20-24/94 DATE REPORTED: 01/25/94

MR. WALTER LOO/ETS

SAMPLE I.D.: EW-1

LAB I.D.: 940120-1

\*EPA 601 FOR PURGEABLE HALOCARBONS ANALYSIS; UNIT: UG/L (PPB)

SAMPLE RESULTD PARAMETER Chloromethane ND 5 5 ND Bromoethane 5 Vinyl Chloride ND 5 Chloroethane ND 5 Methylene Chloride ND 1 1,1-Dichloroethene ND 1 ND 1,1-Dichloroethane 1 ND Trans-1,2-Dichloroethene ND 1 Chloroform 1,2-Dichloroethane ND 1 1,1,1-Trichloroethane ND 1 Carbon Tetrachloride ND Bromodichloromethane ND 1,2-Dichloropropane ND 1 ND 1 Cis-1,3-Dichloropropene Trichloroethene ND 1 Dibromochloromethane ND 1 1 1,1,2-Trichloroethane ND 1 Trans-1,3-dichloropropene ND 5 2-Chloroethylvinylether ND ND 5 Bromoform Tetrachloroethene ND 1 1 1,1,2,2-Tetrachloroethane ND ND Chlorobenzene 1,3-Dichlorobenzene ND 1,4-Dichlorobenzene ND 1 1 1,2-Dichlorobenzene NDDichlorodifluoromethane NDTrichlorofluoromethane ND

ND = The concentration is below the detection limit or non-detected

\* = Performed by GC/MS Method (EPA 8240)

Data Reviewed and Approved by:\_\_\_\_ CAL-DHS ELAP CERTIFICATE No.: 1555

## LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 448 TEL (510) 376-3473 FAX	THARP DRIVE, M	ORAGA, CA 94556
TEL(510)376-34/3 FAA	1415/001-3209	
PROJECT: CHIC MATRIX: WATER DATE SAMPLED: 01/19/94 REPORTED TO: MR. DICK HERRING MR. WALTER LOO/ETS	DATE ANALYZE	REC'D:01/20/94 D:01/20-24/94 D:01/25/94
SAMPLE I.D.: EW-1	LAB I.D.: 94	0120-1
*EPA 602 FOR PURGEABLE AROMATI	CS ANALYSIS; UN	IT: (PPB)
PARAMETER S	AMPLE RESULT	DETECTION LIMIT
Benzene		1
Chlorobenzene	ND	1
1,2-Dichlorobenzene	ND	1
1,3-Dichlorobenzene	ND	1
1,4-Dichlorobenzene	ND	1
Ethylbenzene	12	1
Toluene		1
Xylenes, Total		2
COMMENTS		
ND = The concentration is below the	e detection limi	t or non-detected
Data Reviewed and Approved by:CAL-DHS ELAP CERTIFICATE No.: 155	100	

## LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., TEL (510) 376-3473 F	448 THARP DRIVE, M AX(415)861-3269	10RAGA, CA 94556
PROJECT: CHIC  MATRIX: WATER  DATE SAMPLED: 01/19/94  REPORTED TO: MR. DICK HERRING  MR. WALTER LOO/ETS	DATE SAMPLE	REC'D: <u>01/20/94</u> D: <u>01/20-24/94</u> D: <u>01/25/94</u>
SAMPLE I.D.: EW-1	LAB I.D.: 94	0120-1
*EPA 8015M FOR GASOLINE	ANALYSIS; UNIT: U	JG/L (PPB)
PARAMETER	SAMPLE RESULT	DETECTION LIMIT
TPH as GASOLINE	5,000	50
Data Reviewed and Approved by: _CAL-DHS ELAP CERTIFICATE No.: D	M	

## LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 448 THARP DRIVE, MORAGA, CA 94556 TEL(510)376-3473 FAX(415)861-3269 PROJECT: CHIC DATE SAMPLE REC'D: 01/20/94 MATRIX: WATER DATE ANALYZED: 01/20-24/94 DATE SAMPLED: 01/19/94 DATE REPORTED: 01/25/94 REPORTED TO: MR. DICK HERRING MR. WALTER LOO/ETS LAB I.D.: 940120-2 SAMPLE I.D.: MW-4 \*EPA 601 FOR PURGEABLE HALOCARBONS ANALYSIS; UNIT: UG/L (PPB) SAMPLE RESULTD DETECTION LIMIT PARAMETER\_\_\_\_ 5 ND Chloromethane 5 ND Bromoethane 5 ND Vinyl Chloride 5 ND Chloroethane ND Methylene Chloride 1 ND 1,1-Dichloroethene ND 1,1-Dichloroethane ND Trans-1,2-Dichloroethene ΝD Chloroform ND 1,2-Dichloroethane ND 1,1,1-Trichloroethane 1 ND Carbon Tetrachloride ND Bromodichloromethane ND 1,2-Dichloropropane 1 ND Cis-1,3-Dichloropropene ND Trichloroethene 1 ND Dibromochloromethane 1 ND 1,1,2-Trichloroethane l ND Trans-1,3-dichloropropene 5 ND 2-Chloroethylvinylether 5 ND Bromoform ND Tetrachloroethene ND 1,1,2,2-Tetrachloroethane ND Chlorobenzene ND 1.3-Dichlorobenzene ND 1,4-Dichlorobenzene ND 1,2-Dichlorobenzene ND Dichlorodifluoromethane ND Trichlorofluoromethane ND = The concentration is below the detection limit or non-detected ND = The concentration is below ....

\* = Performed by GC/MS Method (EPA 8240) Data Reviewed and Approved by:

CAL-DHS ELAP CERTIFICATE No.: 1555

## LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 44	8 THARP DRIVE, M	ORAGA, CA 94556
CUSTOMER: CROLEY & HERRING CO., 44 TEL (510) 376-3473 FAX	((415) 861-3269	
PROJECT: CH1C  MATRIX: WATER  DATE SAMPLED: 01/19/94  REPORTED TO: MR. DICK HERRING  MR. WALTER LOO/ETS	ニュー・カンストシワマ	REC'D:01/20/94 D:01/20-24/94 D:01/25/94
SAMPLE I.D.: MW-4	LAB I.D.: 94	
*EPA 602 FOR PURGEABLE AROMAT	ICS ANALYSIS; UN	IIT: UG/L (PPB)
PARAMETER	SAMPLE RESULT	DETECTION LIMIT
Benzene	210	1
Chlorobenzene	ND	1.
1,2-Dichlorobenzene	ND	1
1,3-Dichlorobenzene	ND	1
1,4-Dichlorobenzene	ND	1
Ethylbenzene	35	1
Toluene	25	1
Xylenes, Total	37	2
COMMENTS		
ND = The concentration is below	the detection lim	mit or non-detected
Data Reviewed and Approved by:_CAL-DHS ELAP CERTIFICATE No.: 1	<i>y</i> •	

## LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 4 TEL (510) 376-3473 F	148 THARP DRIVE, M AX(415)861-3269	ORAGA, CA 94556
PROJECT: CHIC MATRIX: WATER DATE SAMPLED: 01/19/94 REPORTED TO: MR. DICK HERRING MR. WALTER LOO/ETS	DATE SAMPLE DATE ANALYZE DATE REPORTE	REC'D:01/20/94 D:01/20-24/94 D:01/25/94
SAMPLE I.D.: MW-4	LAB I.D.: 94	
*EPA 8015M FOR GASOLINE	ANALYSIS; UNIT:	UG/L (PPB)
PARAMETER	SAMPLE RESULT	DETECTION LIMIT
TPH as GASOLINE	350	50
Data Reviewed and Approved by:	17 *	

## ENVIRO-CHEM, INC. LABORATORIES

## **CHAIN of CUSTODY RECORD**

DATE	1/19	194
PAGE.	7/ 0	17

1214 E. Lexington Ave.
Pomona, CA 91766
(714) 590-5905 • Fax:(714) 590-5907

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CA-DHS ELAP CERTIFICATE # 1555	Mr Dich	In V.	Ċ

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SHIPPING INFORMATION	· 1	AFTER ANALYSES, SAMPLES DISPOSED OF ID RETURNED TO CLIENT ARE TO BE ID STORED OF GRAVE ID OTHER.								
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RELINQUISHED BY: (Signature)			RECEIVE	RECEIVED BY: (Signature)				DATE.		
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EW-1	940120-1	1/19/94	WATER	40MU3	8015	GASOL	INE	θĶ		R5
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MW-4	- 2	1/19/94	WATER	4244(3)	8015	GASOL	INE	ø K		R5
		10:00A			,	, 60:				
						<i>)</i>				