



PINNL. ENGINEERING, INC

5070 Pacific Highway Ferndale, Washington 98248

Civil, Structural and Foundation Engineering

JUL 15 1998
DEPT. OF ECOLOGY

CIO-ZI-98

DEPARTMENT OF ECOLOGY NWRO/TCP TANK UNIT

ARA L J CASEY

区

June 5, 1998

Mr. Mike Wagner Cannon Electric 6148 Portal Way Ferndale, Washington 98248

RE:

L.J. Casey 1407 Iowa Street Bellingham, WA UST Site Assessment

Dear Mr. Wagner,

Phone: 360-384-1285

Enclosed you will find the results of the UST Site Assessment and testing of soil and water samples. Also attached are the field inspection reports, laboratory test results, vicinity map and site assessment check list.

INTERIM CLEANUP REPORT

INSPECTOR (INIT.) ME DATE

SOIL

GW

SITE CHARACTERIZATION FINAL CLEANUP REPORT

AFFECTED MEDIA:

OTHER _

OTHER _

The surrounding area and the site are commercial use, served with all utilities. The site was formerly used by a construction company.

Native soil is mottled brown & gray silty sand clay. A water service line was cut during tank removal.

Two 1,000 gallon gasoline tanks, two 1,000 gallon diesel and two, 500 gallon diesel tanks have been removed. Piping was cut off at tanks. Contaminated soil removed during tank excavation is stockpiled on site.

Twelve soil samples and one water sample were collected in accordance with Ecology's Guidance for Site Checks and Site Assessments for Underground Storage Tanks and the site Sampling Analysis plan. Soil samples and water sample was collected into a glass jar with Teflon lid liner. All soil and water samples were labeled and stored on ice until transported to the C.C.I. Laboratories in Everett, Washington using proper chain of custody procedures. The following are the test results:

Fax: 360-384-0973

EQUINEMOM@AOL.COM

Independent Action Report Update

Site Name: L.A. Bernardi Co; AKA L.J. Casey (Site Name: L.A. L.J. Casey (Site Name: L

Soil Sample #1 Sample taken at fill spout of diesel tank at a depth of -10 feet, 5/15/98...

Sample tested for TPH-DIESEL

Results:

WTPH- D

ND(<25)

MG/KG

BELOW ACTION LEVEL

Soil Sample #2 Sample taken at fill spout of diesel tank at a depth of -10 feet, 5/15/98.

Sample tested for TPH-DIESEL

Results:

WTPH-D

ND(<28)

MG/KG

BELOW ACTION LEVEL

Soil Sample #2-2Sample taken at fill spout of diesel tank at a depth of -10 feet, 5/15/98

Sample tested for TPH-DIESEL

Results:

WTPH-D

ND(<25)

MG/KG

BELOW ACTION LEVEL

Soil Sample #3 Sample taken at fill spout of gasoline tank at a depth of -10 feet, 5/15/98.

Sample tested for TPH-GASOLINE

Results:

WTPH-G

ND(<5)

MG/KG

BELOW ACTION LEVEL

Soil Sample #4Sample taken at fill spout of gasoline tank at a depth of -10 feet, .5/15/98

Sample tested for TPH-Gasoline

Results:

WTPH-G

ND(<5)

MG/KG

BELOW ACTION LEVEL

Soil Sample #5 Sample taken at North wall at a depth of -5 feet, 5/15/98.

Sample tested for TPH-DIESEL

Results:

WTPH-D

640

MG/KG

ABOVE ACTION LEVEL

Soil Sample #6 Sample taken at the South wall at a depth of -5 feet, 5/15/98.

Sample tested for TPH-GASOLINE

Results:

WTPH-G

6.1

MG/KG

BELOW ACTION LEVEL

Water Sample #7 Sample taken at fill spout Southeast side at a depth of -6 feet, 5/15/98.

Sample tested for TPH-GASOLINE & DIESEL

Results:

WTPH-G

1400

UG/L

ABOVE ACTION LEVEL

WTPH-D

8100

UG/L

ABOVE ACTION LEVEL

Soil Sample #8 Sample taken at stock pile, 5/15/98.

Sample tested for TPH-DIESEL

Results:

WTPH-D

1200

MG/KG

ABOVE ACTION LEVEL

Soil Sample #1 - Sample taken at South side of 500 gallon Diesel pit at a depth of -5 feet, 5/18/98.

Sample tested for TPH-DIESEL

Results:

WTPH-D

ND(<25)

MG/KG

BELOW ACTION LEVEL

Soil Sample #2 - Sample taken at the North side of 500 gallon Diesel pit at a depth of -5 feet, 5/18/98.

Sample tested for TPH-DIESEL

Results:

WTPH-D

ND(<25)

MG/KG

BELOW ACTION LEVEL

Soil Sample #3 - Sample taken at fill spout of 500 gallon Diesel tank at a depth of -9 feet, 5/18/98. Sample tested for TPH-DIESEL

Results:

WTPH-D

ND(<25)

MG/KG

BELOW ACTION LEVEL

Soil Sample #4 - Sample taken at fill spout of 500 gallon Diesel tank at a depth of -9 feet, 5/18/98.

Sample tested for TPH-DIESEL

Results:

WTPH-D

ND(<25)

MG/KG

BELOW ACTION LEVEL

It is our conclusion, from the laboratory test results reported by C.C.I. Analytical Laboratories: that soil samples #5 and #8, and water sample #7 tested above the action levels set by the Department of Ecology. We have reported this release to the Department of Ecology. Please notify us when you are ready for further testing.

All supportive information is enclosed with this report. We have provided you with two copies. One copy will be sent to the Department of Ecology Underground Storage Tank Section in Olympia, WA.

Conclusions and recommendations are professional opinions only. No warranty is expressed or implied. As a condition of our services, it is understood that to the fullest extent permitted by law, our clients agree to defend, indemnify and hold harmless Pinner Engineering, Inc. its owners, employees, subcontractors and agents, from any future claims or damages at the site, including potential claims from third parties that may name Pinner Engineering, Inc. its owners, employees, subcontractors and agents as a claimant. It is further understood, Pinner Engineering, Inc, it's owners or employees are not responsible for any clean up of contamination at this site and may not be held responsible for any clean up activities performed by the owner or his agents.

Sincerely,

John A. Pinner Licensed UST Supervisor

enc: Field Inspection Report

Laboratory Test Results Action Level Guide

Vicinity Map

Site Assessment Checklist

FIFUD INSPECTION REPORT

PINNER ENGINEERING, INC. 160) 384-1285 FAX (360) 384-0973

5070 PACIFIC HIGHWAY FERNDALE, WASHINGTON 98248

CULENTE A A A A A A A A A A A A A A A A A A A	DEPORT SECULENCE	SITE SKETCH	12-1000GAL DIESE
CLIENT LANNON ELECT	NO.	SITE SKETCH	(4) (5) LIMIT OF
PROJECT L J CASET	SHEET OF 1		BURN STREET
ADDRESS 1407 IOWA SI	START FINISH	1- noo Gal	TANKS
BELLINGHAM,U	PATE 5-15-98	GASOLINE (owa st
	WEATHER		
	PAIN		·
		,	
NATIVE SOIL : M WATER SERV	ICE LINE CUT	GRAY SI SI DURING TAI	T CLAY VC REMOVAL,
DISPENSER A	T ISLAND OUE.	I TANKS.	
10 - 10' AT	FS TPHD	1000 GAL	DIESEL
2) -10' AT	FS TPHD	16 11	11
3) - 10' KT	FS TPHG	1000 GAL	- GAS
	FS TPHG	u n	4
(A) -5' AT	N. WALL TAT	P	
2 -5 AT	- S. WILL -	TDHG	
D -10' AT	FG TPHG TOLK PILE, TA	AT STE (3) HO SAMPLE
(8) FROM 5	TOLK PILE, TA	PHO,	(MAY HAVE RUU INTO FI
	FS TPHD		
CONTAMINAT	ED SOIL RE	LOCATED	TO ON SITE
TREATMENT BE	DA(8) FROM	BED (510)	KPILE)
OWNER WAS			
WITH WORK OF	SITE ASSESSO	IZ IN ANA	TTEMPT FO
COMPROMISE.	THE PESULTS	57	No.

our conclusions and recommendations are based upon visual examination of the site and field testing. Soil conditions may vary between test reations. Conclusions and recommendations are professional engineering opinions only. No warranty is expressed or implied. As a ondition of our services, it is understood that to the fullest extent permitted by law, our clients agree to defend, indemnify and hold armless Pinner Engineering, Inc, its owners, employees, subcontractors and agents, from any future claims or damages at the site, including potential claims from third parties that may name Pinner Engineering, Inc. as a claimant.



CLIENT: PINNER ENGINEERING, INC.

5070 PACIFIC HWY.

FERNDALE, WA 98248

DATE:

5/27/98

CCIL JOB #:

805056

CCIL SAMPLE #: DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#1 @ F.S. 5/15/98 10:30

DATA RESULTS

ANALYSIS ANALYSIS ACTION **METHOD RESULTS* UNITS**** LEVEL*** DATE BY **ANALYTE** 5/22/98 **AMR** MG/KG 200MG/KG WTPH-D ND(<26) TPH-DIESEL

- "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
- ** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS
- *** ACTIONS LEVELS ARE PROVIDED ONLY WHEN PARAMETER DATA IS USED FOR A GENERALLY CONSISTENT APPLICATION. WHEN PROVIDED, THEY SHOULD BE USED AS GUIDELINES ONLY. THE APPROPRIATE REGULATORY DOCUMENT SHOULD BE CONSULTED BEFORE MAKING ANY DECISIONS BASED ON ANALYTICAL DATA



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WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#2 @ F.S. 5/15/98 10:30

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	ND(<28)	MG/KG	200MG/KG	5/22/98	AMR

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APPROVED BY:



CLIENT: PINNER ENGINEERING, INC.

DATE: CCIL JOB #: 5/27/98

5070 PACIFIC HWY.

CCIL SAMPLE #:

805056

FERNDALE, WA 98248

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID: ,

L.J. CASEY

CLIENT SAMPLE ID:

#2-2 @ F.S. 5/15/98 10:30

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS Date	ANALYSIS BY
TPH-DIESEL	WTPH-D	ND(<25)	MG/KG	200MG/KG	5/22/98	AMR

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DATE: CCIL JOB #: 5/27/98

5070 PACIFIC HWY.

805056

FERNDALE, WA 98248

CCIL SAMPLE #: DATE RECEIVED:

WDOE ACCREDITATION #:

5/19/98

C142

CLIENT CONTACT: JOHN PINNER

L.J. CASEY

CLIENT PROJECT ID: CLIENT SAMPLE ID:

#3 @ F.S. 5/15/98 10:30

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS By
TPH-GASOLINE	WTPH-G	ND(<5)	MG/KG	100MG/KG	5/20/98	AMR

- · "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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CLIENT: PINNER ENGINEERING, INC.

5070 PACIFIC HWY.

FERNDALE, WA 98248

DATE:

5/27/98

CCIL JOB #:

805056

CCIL SAMPLE #:

5

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#4 @ F.S. 5/15/98 10:30

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS By
TPH-GASOLINE	WTPH-G	ND(<5)	MG/KG	100MG/KG	5/20/98	AMR

- · "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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APPROVED BY



PINNER ENGINEERING, INC. CLIENT:

DATE:

5/27/98

5070 PACIFIC HWY.

CCIL JOB #:

805056

FERNDALE, WA 98248

CCIL SAMPLE #:

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#5 @ N. WALL 5/15/98 10:30

						•
ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	640	MG/KG	200MG/KG	5/22/98	AMR

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5070 PACIFIC HWY.

FERNDALE, WA 98248

DATE:

5/27/98

CCIL JOB #:

805056

CCIL SAMPLE #:

7

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#6 @ S. WALL 5/15/98 10:30

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-GASOLINE	WTPH-G	6.1	MG/KG	100MG/KG	5/20/98	AMR

- "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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APPROVED BY



CLIENT: PINNER ENGINEERING, INC.

DATE: CCIL JOB #: 5/27/98

5070 PACIFIC HWY.

805056

FERNDALE, WA 98248

CCIL SAMPLE #: DATE RECEIVED:

WDOE ACCREDITATION #:

5/19/98

C142

CLIENT CONTACT: JOHN PINNER

L.J. CASEY

CLIENT PROJECT ID: CLIENT SAMPLE ID:

#7 @ F.S. 5/15/98 10:30

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-GASOLINE	WTPH-G	1400	UG/L	1000 UG/L	5/27/98	AMR
TPH-DIESEL	WTPH-D	. 8100	UG/L	1000 UG/L	5/22/98	AMR

NOTE: GASOLINE RESULT IS DUE TO DIESEL RANGE PRODUCT ELUTING INTO THE GASOLINE RANGE

- * "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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APPROVED BY:



CLIENT: PINNER ENGINEERING, INC.

DATE:

5/27/98

5070 PACIFIC HWY.

CCIL JOB #:

805056

FERNDALE, WA 98248

CCIL SAMPLE #:

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#8 STOCKPILE 5/15/98 10:30

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	1200	MG/KG	200MG/KG	5/27/98	AMR

- " "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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CLIENT: PINNER ENGINEERING, INC.

DATE:

5/27/98

5070 PACIFIC HWY.

CCIL JOB #:

805056

FERNDALE, WA 98248

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIÉNT PROJECT ID:

L.J. CASEY

QUALITY CONTROL RESULTS

	·								
SURROGATE RECOVERY									
CCIL SAMPLE ID	ANALYTE	SUR ID	% RECV						
805056-01	· WTPH-D	C25	85						
805056-02	WTPH-D	C25	85						
805056-03	WTPH-D	C25	80						
805056-04	WTPH-G	TFT	90						
805056-05	WTPH-G	TFT	86						
805056-06	WTPH-D	C25	89						
805056-07	WTPH-G	TFT	73						
805056-08	WTPH-D	C25	85						
805056-08	WTPH-G	TFT	103						
805056-09	WTPH-D	C25	•						

^{*} SURROGATE DILUTED OUTSIDE OF CALIBRATION LIMITS

FIELD INSPECTION REPORT

PINNER ENGINEERING, INC. 60) 384-1285 FAX (360) 384-0973

5070 PACIFIC HIGHWAY FERNDALE, WASHINGTON 98248

CLIENT CANNON	REPORT SEQUENCE Z	SITE SKETCH
PROJECT LJ CASY	SHEET / OF /	Jan Brown
ADDRESS 1407 10W4 ST	START FINISH	No. 10 Per
B'HAM WA	1 '	
	WEATHER	TOWA ST
	CLOUDY	1
2-500 GA	DIEGEL 1	DIPING CUT OFF ATTANKS
FORMER SIT	E OF CONST C	D., PREGENT USE; COMM.
D 5.510E	- TPHE	-5-1
Q N. 51DE	- TPH D	-5
3 F 5	- TPHP	-91
(4) FILL SMOUT	- TPHD	-91
SITE NATI	VE SOIL - S	CSA.CLAY, MOT. GRAY
		ION, NO HOLES SHOWING
		AT SITE WHICH &
		DCKPILE, BACKTILL
W/ CLEAN	PITRUN	
SITE SERVED	BY WATER 2 SE	WEIL
Cr		
		

Dur conclusions and recommendations are based upon visual examination of the site and field testing. Soil conditions may vary between test ocations. Conclusions and recommendations are professional engineering opinions only. No warranty is expressed or implied. As a ondition of our services, it is understood that to the fullest extent permitted by law, our clients agree to defend, indemnify and hold armless Pinner Engineering, Inc, its owners, employees, subcontractors and agents, from any future claims or damages at the site, neluding potential claims from third parties that may name Pinner Engineering, Inc. as a claimant.



CLIENT: PINNER ENGINEERING, INC.

5070 PACIFIC HWY.

FERNDALE, WA 98248

DATE: 5

5/27/98

CCIL JOB #:

805057

CCIL SAMPLE #:

1

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#1 S.SIDE 5/18/98 11:00

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	ND(<25)	MG/KG	200MG/KG	5/26/98	AMR

- "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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APPROVED BY



CLIENT: PINNER ENGINEERING, INC.

DATE:

5/27/98

5070 PACIFIC HWY.

CCIL JOB #:

805057

FERNDALE, WA 98248

CCIL SAMPLE #:

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#2 N.SIDE 5/18/98 11:00

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	ND(<25)	MG/KG	200MG/KG	5/26/98	AMR

- "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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DATE: CCIL JOB #: 5/27/98

5070 PACIFIC HWY.

CCIL SAMPLE #:

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FERNDALE, WA 98248

WDOE ACCREDITATION #:

DATE RECEIVED:

5/19/98 C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#3 F.S. 5/18/98 11:00

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	ND(<25)	MG/KG	200MG/KG	5/26/98	AMR

- "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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CLIENT: PINNER ENGINEERING, INC.

DATE: CCIL JOB #: 5070 PACIFIC HWY.

FERNDALE, WA 98248

CCIL SAMPLE #:

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C142

4

5/27/98

805057

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

CLIENT SAMPLE ID:

#4 F.S. 5/18/98 11:00

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL	WTPH-D	ND(<25)	MG/KG	200MG/KG	5/26/98	AMR

- . "ND" INDICATES ANALYTE NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES
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5070 PACIFIC HWY.

CCIL JOB #:

805057

FERNDALE, WA 98248

DATE RECEIVED:

5/19/98

WDOE ACCREDITATION #:

C142

CLIENT CONTACT: JOHN PINNER

CLIENT PROJECT ID:

L.J. CASEY

QUALITY CONTROL RESULTS

SURROGATE RECOVERY

CCIL SAMPLE ID	. ANALYTE	SUR ID	% RECV
805057-01	WTPH-D	C25	77
805057-02	WTPH-D	C25	81
805057-03	WTPH-D	C25	71
805057-04	WTPH-D	C25	72

APPROVED BY