April 13, 2016

West Hyattsville Property Company, LLC
7419 Baltimore – Annapolis Boulevard
Glen Burnie, Maryland 21061

Attn: Mr. Michael Sponseller

Re: Area Soil Sampling Summary

West Hyattsville Metro Property
Prince George’s County, Maryland

Dear Mr. Sponseller:

In accordance with our agreement dated March 17, 2016, Geo-Technology Associates, Inc. (GTA) collected and analyzed two composite soil samples at the above referenced site (“subject property”).

At the request of West Hyattsville Property Company, LLC (Client), Geo-Technology Associates, Inc. (GTA) has performed area soil sampling of the West Hyattsville Metro Property, in Hyattsville, Prince George’s County, Maryland. GTA previously performed a Phase II Environmental Site Assessment (ESA) of the subject property to evaluate several Recognized Environmental Conditions (RECs) identified in prior environmental assessments and to address areas of potential concern identified by the Maryland Department of the Environment’s (MDE’s) Voluntary Cleanup Program (VCP). The Phase II ESA work was performed in general accordance with the Phase II Environmental Site Assessment Work Plan, dated November 19, 2015, revised January 11, 2016, and approved by the VCP on January 11, 2016. During a conference call on March 14, 2016, MDE VCP personnel recommended additional sampling in the vicinity of two previously sampled borings. The sampled areas are shown on the attached Sample Sketch (Figure 1).

1.0 Sampling Activities

On March 18, 2016, GTA collected the soil samples from the subject property in the vicinity of two previously sampled borings (GTA-14 and GTA-20). Ten soil borings were performed within an approximate 10-foot radius of each boring, and one aliquot of soil was collected from the interval 4-5 feet below ground surface (bgs) (see Figure 1). A composite sample was then prepared from the 10 aliquots.

The soil borings performed were advanced using a Geoprobe® 6620DT direct-push drill rig, which utilizes a DT22 Dual-Tube Sampling System®, consisting of an outer casing rod string and an inner rod string. The sampling system is generally advanced in five-foot increments as the outer rod string provides a continuous sealed hole and the smaller inner rod string holds a disposable plastic sample liner in place against a stainless steel cutting shoe. As the dual-tube sampler is advanced through the soil
profile, a continuous soil sample is collected in a disposable plastic liner that is extracted though the outer casing rods once the sampling system is driven to the desired depth.

Each aliquot was collected from a depth of 4 to 5 feet and was placed in a re-closable quart-size plastic bag, uniquely labeled, and homogenized. Then equal portions of each aliquot were placed in a re-closable gallon plastic bag for each location, homogenized, and labeled accordingly. The two composite samples (GTA-14 Area Composite and GTA-20 Area Composite) were then placed into laboratory-provided containers, stored in an iced cooler, and transported to Phase Separation Science, Inc. (PSS) laboratory, under Chain of Custody documentation.

The samples were submitted with instructions to analyze GTA-14 Area Composite for Polyaromatic Hydrocarbons (PAHs) using United States Environmental Protection Agency (USEPA) Method 8270C, and GTA-20 Area Composite for total arsenic using USEPA Method 8270C.

A copy of the laboratory’s Certificate of Analysis, which includes the Chain of Custody document, is attached.

2.0 Analysis Results

The analysis results are summarized in the attached Table 1 (Soil Analysis Summary). The table provides comparisons to the MDE Residential Cleanup Standard (RCS) values presented in MDE’s Cleanup Standards for Soil and Groundwater; June 2008; Interim Final Guidance (Update No. 2.1). The cleanup standards are risk-based guidance values representing concentrations at which no further remedial action would be needed at a site. An exceedance of the cleanup standards does not necessarily mean that remedial action is needed.

The table also shows comparisons to the Anticipated Typical Concentration (ATC) values for soil in eastern Maryland published in MDE’s Cleanup Standards for Soil and Groundwater; June 2008; Interim Final Guidance (Update No. 2.1). According to the MDE guidance document, ATC levels serve as general indicators of background levels for metals in the state of Maryland. Additionally, “When an ATC concentration for a given province exceeds the Proposed Maryland Cleanup Standards (Residential), the ATC value for the appropriate province may be proposed as an acceptable alternative to the risk derived value presented in the Proposed Maryland Cleanup Standards (Residential).”

No PAHs were reported above the laboratory’s reporting limits for the GTA-14 Area Composite sample.

The GTA-20 Area Composite sample contained arsenic at a concentration of 1.5 mg/kg, which is below the ATC (3.6 mg/kg).

3.0 Conclusions

GTA performed sampling in the vicinity of two previously sampled borings. Area composite samples indicate that aggregate concentrations in the soil are below the RCS. GTA recommends that this report be submitted to the MDE VCP for consideration of a No Further Requirements Determination (NFRD) through the VCP process.
4.0 Limitations

GTA’s conclusions regarding this site have been based on observations of existing conditions and an interpretation of site history and site usage data, professional experience in the area with similar projects, and generally accepted professional environmental practice under similar circumstances. The conclusions reached regarding the conditions of this site do not represent a warranty that all areas within the site are of a similar quality as may be inferred from observable site conditions, available site history, soil samples, soil borings, etc. Site soil conditions were inferred from the results of field screening and laboratory analysis of samples obtained at specific locations and on specific dates. These conditions may not remain consistent through the passage of time.

This report was prepared by GTA for the sole and exclusive use of West Hyattsville Property Company, LLC. Use and reproduction of this report by any other person without the express written permission of GTA and West Hyattsville Property Company, LLC is unauthorized, and such use is at the sole risk of the user. GTA acknowledges that this document is being submitted to the MDE VCP and will be part of the public record, and that the MDE VCP is expected to use this report as part of its review process. However, use of this report by any third party is at their sole risk. GTA is not responsible for any claims, damages, or liabilities associated with third-party use.

We appreciate the continued opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned.

Sincerely,

GEO-TECHNOLOGY ASSOCIATES, INC.

Amanda M. Frailer
Environmental Scientist

Paul H. Hayden, P.G., L.R.S.
Vice President

AMF/JWM/PHH
Attachments:
  Figure 1 – Sample Location Sketch (color)
  Table 1 – Soil Analysis Summary (color)
  Laboratory Reports (12 pages)
Approximate Former Location of 10,000-Gallon Heating Oil UST

Approximate Location of Former 10,000-Gallon Gasoline UST

Existing 10,000-Gallon Heating Oil UST

Approximate Former Location of UST Field

Approximate Subject Property Boundary

Legend

GTA-14
Location of Area Soil Sampling Performed on March 18, 2016.

GTA-20
Location of Area Soil Sampling Performed on March 18, 2016.

GTA-10
Location of Soil Borings Performed on January 19 and 20, 2016.

GTA-4
Location of Soil Borings Performed on July 24, 27, 28, and 29, 2015.

Building

Notes

1. Based on a 2014 aerial photograph and site observations.
2. Property boundaries and site conditions are approximate.
### Table 1

**Soil Analysis Summary**

<table>
<thead>
<tr>
<th>Sample Identification</th>
<th>GTA-14 Area Composite</th>
<th>GTA-20 Area Composite</th>
<th>Comparison Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth (feet)</td>
<td>4-5</td>
<td>4-5</td>
<td>RCS</td>
</tr>
<tr>
<td><strong>PAHs</strong></td>
<td></td>
<td></td>
<td><strong>ATC Eastern</strong></td>
</tr>
<tr>
<td>All PAHs</td>
<td>--</td>
<td>varies</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Metals</strong></td>
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<td></td>
</tr>
<tr>
<td>Arsenic</td>
<td>1.50</td>
<td>0.43</td>
<td>3.6</td>
</tr>
</tbody>
</table>

**Notes:**
Samples collected on March 18, 2016  
Results in milligrams per kilogram (mg/kg), or parts per million (ppm)  
Only detected compounds shown  
-- = Not detected at or above the laboratory’s reporting limit  
NA = Not applicable  
Blank Cell = Not analyzed  
RCS = MDE Residential Cleanup Standards for soil  
ATC = Anticipated Typical Concentration for soils in Eastern Maryland (MDE Interim Final Guidance Update No. 2.1, June 2008)  
PAHs = Polycyclic Aromatic Hydrocarbons
Analytical Report for

GTA - Laurel

Certificate of Analysis No.: 16032515

Project Manager: Jeff Mutter
Project Name: 150938
Project Location: Prince George's County
Project ID: 150938

March 28, 2016
Phase Separation Science, Inc.
6630 Baltimore National Pike
Baltimore, MD 21228
Phone: (410) 747-8770
Fax: (410) 788-8723
March 28, 2016

Jeff Mutter
GTA - Laurel
14280 Park Center Dr., Ste. A
Laurel, MD 20707

Reference: PSS Work Order(s) No: 16032515
  Project Name: 150938
  Project Location: Prince George's County
  Project ID.: 150938

Dear Jeff Mutter:

This report includes the analytical results from the analyses performed on the samples received under the project name referenced above and identified with the Phase Separation Science (PSS) Work Order(s) numbered 16032515.

All work reported herein has been performed in accordance with current NELAP standards, referenced methodologies, PSS Standard Operating Procedures and the PSS Quality Assurance Manual unless otherwise noted in the Case Narrative Summary. PSS is limited in liability to the actual cost of the sample analysis done.

PSS reserves the right to return any unused samples, extracts or related solutions. Otherwise, the samples are scheduled for disposal, without any further notice, on April 22, 2016, with the exception of air canisters which are cleaned immediately following analysis. This includes any samples that were received with a request to be held but lacked a specific hold period. It is your responsibility to provide a written request defining a specific disposal date if additional storage is required. Upon receipt, the request will be acknowledged by PSS, thus extending the storage period.

This report shall not be reproduced except in full, without the written approval of an authorized PSS representative. A copy of this report will be retained by PSS for at least 5 years, after which time it will be disposed of without further notice, unless prior arrangements have been made.

We thank you for selecting Phase Separation Science, Inc. to serve your analytical needs. If you have any questions concerning this report, do not hesitate to contact us at 410-747-8770 or info@phaseonline.com.

Sincerely,

[Signature]

Cathy Thompson
QA Officer
The following samples were received under chain of custody by Phase Separation Science (PSS) on 03/18/2016 at 01:55 pm

<table>
<thead>
<tr>
<th>Lab Sample Id</th>
<th>Sample Id</th>
<th>Matrix</th>
<th>Date/Time Collected</th>
</tr>
</thead>
<tbody>
<tr>
<td>16032515-001</td>
<td>GTA-14 Area Composite</td>
<td>SOIL</td>
<td>03/18/16 08:00</td>
</tr>
<tr>
<td>16032515-002</td>
<td>GTA-20 Area Composite</td>
<td>SOIL</td>
<td>03/18/16 09:00</td>
</tr>
</tbody>
</table>

Please reference the Chain of Custody and Sample Receipt Checklist for specific container counts and preservatives. Any sample conditions not in compliance with sample acceptance criteria are described in Case Narrative Summary.

Notes:
1. The presence of a common laboratory contaminant such as methylene chloride may be considered a possible laboratory artifact. Where observed, appropriate consideration of data should be taken.
2. Unless otherwise noted in the case narrative, results are reported on a dry weight basis with the exception of pH, flashpoint, moisture, and paint filter test.
3. Drinking water samples collected for the purpose of compliance with SDWA may not be suitable for their intended use unless collected by a certified sampler [COMAR 26.08.05.07.C.2].
4. The analyses of 1,2-dibromo-3-chloropropane (DBCP) and 1,2-dibromoethane (EDB) by EPA 524.2 and calcium, magnesium, sodium and iron by EPA 200.8 are not currently promulgated for use in testing to meet the Safe Drinking Water Act and as such cannot be used for compliance purposes. The listings of the current promulgated methods for testing in compliance with the Safe Drinking Water Act can be found in the 40 CFR part 141.1, for the primary drinking water contaminates, and part 141.3, for the secondary drinking water contaminates.
5. Sample prepared under EPA 3550C with concentrations greater than 20 mg/Kg should employ the microtip extraction procedure if required to meet data quality objectives.
6. The analysis of acrolein by EPA 624 must be analyzed within three days of sampling unless pH is adjusted to 4-5 units [40 CFR part 136.3(e)].
7. Method 180.1, The Determination of Turbidity by Nephelometry, recommends samples over 40 NTU be diluted until the turbidity falls below 40 units. Routine samples over 40 NTU may not be diluted as long as the data quality objectives are not affected.
8. Alkalinity results analyzed by EPA 310.2 that are reported by dilution are estimated and are not in compliance with method requirements.

Standard Flags/Abbreviations:
- B Target analyte or common laboratory contaminant was identified in the method blank. Its presence indicates possible field or laboratory contamination.
- C Results Pending Final Confirmation.
- E The data exceeds the upper calibration limit; therefore, the concentration is reported as estimated.
- Fail The result exceeds the regulatory level for Toxicity Characteristic (TCLP) as cited in 40 CFR 261.24 Table 1.
- J The target analyte was positively identified below the reporting limit but greater than the MDL.
- MDL This is the Laboratory Method Detection Limit which is equivalent to the Limit of Detection (LOD). The LOD is an estimate of the minimum amount of a substance that an analytical process can reliably detect. This value will remain constant across multiple similar instrumentation and among different analysts. An LOD is analyte and matrix specific.
- ND Not Detected at or above the reporting limit.
- RL PSS Reporting Limit.
- U Not detected.

Certifications:
- NELAP Certifications: PA 68-03330, VA 460156
- State Certifications: MD 179, WV 303
- Regulated Soil Permit: P330-12-00268
- NSWC USCG Accepted Laboratory
- LDBE MWAA LD1997-0041-2015
### CERTIFICATE OF ANALYSIS

No: 16032515  
GTA - Laurel, Laurel, MD  
March 28, 2016

**Sample ID:** GTA-14 Area Composite  
**Matrix:** SOIL  
**Date/Time Sampled:** 03/18/2016 08:00  
**Date/Time Received:** 03/18/2016 13:55  
**PSS Sample ID:** 16032515-001  
**% Solids:** 89

#### Polycyclic Aromatic Hydrocarbons (PAHs)

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<th>Units</th>
<th>RL</th>
<th>Flag</th>
<th>Dil</th>
<th>Prepared</th>
<th>Analyzed</th>
<th>Analyst</th>
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#### Total Metals

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Any holding time exceedances, deviations from the method specifications, regulatory requirements or variations to the procedures outlined in the PSS Quality Assurance Manual are outlined below.

The analyses of chlorine, pH, dissolved oxygen, temperature and sulfite for drinking water and non-potable samples tested for compliance have a maximum holding time of 15 minutes. As such, all laboratory analyses for these analytes exceed holding times.

Matrix spike and matrix spike duplicate analyses may not be performed due to insufficient sample quantity. In these instances, a laboratory control sample and laboratory control sample duplicate are analyzed unless otherwise noted or specified in the method.

**Sample Receipt:**

Refer to previous Work Order 16031826.
Sample for GTA-14 received on 3/28/16 @ 0820. Sample was received at 0 deg C, but was not frozen.

**General Comments:**

Sample IDs changed per client.

**NELAP accreditation was held for all analyses performed unless noted below.** See [www.phaseonline.com](http://www.phaseonline.com) for complete PSS scope of accreditation.
<table>
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<th>Method</th>
<th>Client Sample Id</th>
<th>Lab Sample Id</th>
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<td>131286</td>
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<td>GTA-14 Area</td>
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</tr>
</tbody>
</table>

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**Analytical Data Package Information Summary**

- Project Name: GTA - Laurel, MD
- Project Manager: Jeff Mutter
- Report Prepared For: GTA - Laurel, MD
- Work Order(s): 16032515

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**Analytical Data Package Information Summary**

- Project Name: GTA - Laurel, MD
- Project Manager: Jeff Mutter
- Report Prepared For: GTA - Laurel, MD
- Work Order(s): 16032515
Analytical Method: SW-846 8270 C                  Prep Method: SW3550C
Seq Number:  131294                                Date Prep:  03/28/2016
PSS Sample ID:  16032515-001                         

Matrix: Soil

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<th>Limits</th>
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</tr>
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</table>

F = RPD exceeded the laboratory control limits
X = Recovery of MS, MSD or both outside of QC Criteria
H= Recovery of BS,BSD or both exceeded the laboratory control limits
L = Recovery of BS,BSD or both below the laboratory control limits
### Analytical Method: SW-846 6020 A

**Seq Number:** 131286  
**Matrix:** Solid  
**MB Sample Id:** 60052-1-BLK  
**LCS Sample Id:** 60052-1-BKS  

<table>
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### Analytical Method: SW-846 8270 C

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**Matrix:** Solid  
**MB Sample Id:** 60068-1-BLK  
**LCS Sample Id:** 60068-1-BKS  

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F = RPD exceeded the laboratory control limits  
X = Recovery of MS, MSD or both outside of QC Criteria  
H= Recovery of BS,BSD or both exceeded the laboratory control limits  
L = Recovery of BS,BSD or both below the laboratory control limits
# Sample Chain of Custody/Agreement Form

**Phase Separation Science, Inc.**

**Sample Chain of Custody/Agreement Form**

<table>
<thead>
<tr>
<th>Client: GTA</th>
<th>Office Loc: Laurel</th>
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<tbody>
<tr>
<td>Project Mgr: Jeffrey Muller</td>
<td>Phone No: (410) 792-9444</td>
</tr>
<tr>
<td>Email: <a href="mailto:jmuller@phaseonline.com">jmuller@phaseonline.com</a></td>
<td>Fax No: ( )</td>
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<tr>
<td>Project Name: 150938</td>
<td>Project No: 150938</td>
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<tr>
<td>Site Location: Prince Georges County</td>
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**Sampler(s):** AMF  
**DW Cert No:**

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<th>Matrix</th>
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**Notes:**

- **S** for surface water
- **W** for waste water
- **A** for air

**Container Type:**

- **C** for composite
- **G** for grab

**Remainders:**

- **Reservatives Used**
- **Preservatives Required**
- **Analytical Method Required**

**Special Instructions:**

- DW Compliance:
- EDD Format Type:
- State Results Reported To:

**Remarks:**

- 5-Day
- 3-Day
- 2-Day
- Emergency
- Other

**Temperature:**

- Present: Yes
- Temp: 3°C

**Shipping Carrier:**

- **Other**

**Final 1.000**

---

6630 Baltimore National Pike • Route 40 West • Baltimore, Maryland 21228 • (410) 747-8770 • (800) 932-9047 • Fax (410) 788-8723

The client (Client Name), by signing, or having client’s agent sign, this “Sample Chain of Custody/Agreement Form”, agrees to pay for the above requested services per the latest version of the Service Brochure or PSS-provided quotation including any and all attorney’s or other reasonable fees if collection becomes necessary. **# REQUIRED**
SAMPLE CHAIN OF CUSTODY/AGREEMENT FORM

PHASE SEPARATION SCIENCE, INC.

*CLIENT: GJAT
*OFFICE LOC: LA-IT1

*PROJECT MGR: Jeff E. Mcghee
*PHONE NO: (410) 792-9416
EMAIL: jeffm@gsinj.com

*PROJECT NAME: 160932
PROJECT NO: 160932

SITE LOCATION: Pe canly
P.O. NO:

SAMPLER(S): AMF
DW CERT NO:

1. **Labs**

   **LAB NO.**
   **SAMPLE IDENTIFICATION**
   **DATE (SAMPLED)**
   **TIME (SAMPLED)**
   **MATRIX (See Codes)**

   GTA-14 Composite
   3/14/16 8:30AM
   S

   **No. CONTAINERS**
   **SAMPLE TYPE**
   **C =**
   **G =**
   **GRAB**

   3

   **PAILS**
   **REMARKS**

   2.

   **5. Relinquished By:(1)**
   Date: 3/28/16
   Time: 8:20
   Received By:

   **4. Requested TAT (One TAT per COC)**
   5-Day
   3-Day
   2-Day
   Next Day
   Emergency
   Other
   # of Coolers:
   1

   Data Deliverables Required:
   CQA
   QC
   SUMM
   CLP LIKE
   OTHER

   Ice Present:
   Yes
   Temp: 0°C
   Robot:

   Special Instructions:
   Tier 2 Pricing
   DW COMPLIANCE?
   EDD FORMAT TYPE
   STATE RESULTS REPORTED TO:
   OTHER

   6630 Baltimore National Pike • Route 40 West • Baltimore, Maryland 21228 • (410) 747-8770 • (800) 932-9047 • Fax (410) 788-8723
   The client (Client Name), by signing, or having client’s agent sign, this “Sample Chain of Custody/Agreement Form”, agrees to pay for the above requested services per the latest version of the Service Brochure or PSS-provided quotation including any and all attorney’s or other reasonable fees if collection becomes necessary. * = REQUIRED
### Sample Receipt Checklist

**Work Order #** 16032515  
**Received By** Rachel Davis

**Client Name** GTA - Laurel  
**Date Received** 03/18/2016 01:55:00 PM

**Project Name** 150938  
**Delivered By** Client

**Project Number** 150938  
**Tracking No** Not Applicable

**Disposal Date** 04/22/2016  
**Logged In By** Rachel Davis

**Shipping Container(s)**

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**Custody Seal(s) Intact?** N/A  
**Seal(s) Signed / Dated?** N/A

**Documentation**

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<th>Sampler Name</th>
<th>MD DW Cert. No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>COC agrees with sample labels?</td>
<td>Yes</td>
<td>Amanda Frailer</td>
<td>N/A</td>
</tr>
<tr>
<td>Chain of Custody</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sample Container**

<table>
<thead>
<tr>
<th>Appropriately for Specified Analysis?</th>
<th>Yes</th>
<th>Custody Seal(s) Intact?</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intact?</td>
<td>Yes</td>
<td>Seal(s) Signed / Dated?</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Labeled and Labels Legible?</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total No. of Samples Received** 2  
**Total No. of Containers Received** 2

### Preservation

<table>
<thead>
<tr>
<th></th>
<th>(pH&lt;2)</th>
<th>(pH&gt;12)</th>
<th>(pH&gt;9)</th>
<th>(pH&lt;2)</th>
<th>(pH&lt;2)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metals</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Cyanides</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Sulfide</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>TOC, COD, Phenols</td>
<td></td>
<td></td>
<td>(pH&lt;2)</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOX, TKN, NH3, Total Phos</td>
<td></td>
<td>(pH&lt;2)</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VOC, BTEX (VOA Vials Rcvd Preserved)</td>
<td></td>
<td></td>
<td>(pH&lt;2)</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Do VOA vials have zero headspace?** N/A  
**624 VOC (Rcvd at least one unpreserved VOA vial)** N/A

### Comments: (Any "No" response must be detailed in the comments section below.)

For any improper preservation conditions, list sample ID, preservative added (reagent ID number) below as well as documentation of any client notification as well as client instructions. Samples for pH, chlorine and dissolved oxygen should be analyzed as soon as possible, preferably in the field at the time of sampling. Samples which require thermal preservation shall be considered acceptable when received at a temperature above freezing to 6°C. Samples that are hand delivered on the day that they are collected may not meet these criteria but shall be considered acceptable if there is evidence that the chilling process has begun such as arrival on ice.

Refer to previous Work Order 16031826.  
Sample for GTA-14 received on 3/28/16 @ 0820. Sample was received at 0 deg C, but was not frozen.

**Samples Inspected/Checklist Completed By:** Rachel Davis  
**Date:** 03/18/2016

**PM Review and Approval:** Simon Crisp  
**Date:** 03/28/2016