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SITE MANAGEMENT PLAN ROY FITNESS CENTER PROPERTY 1967 AND 1985 WEST 5700 SOUTH ROY, UTAH

Project No. 2410-001D

PREPARED FOR:

STORE MASTER FUNDING III LLC (STORE) 8377 E. HARTFORD DR., SUITE 100 SCOTTSDALE, ARIZONA 85255

Prepared by:

Wasatch Environmental, Inc. 2410 West California Avenue Salt Lake City, Utah 84104

November 8, 2023

TABLE OF CONTENTS

Secti	<u>ion</u>			<u>Page No.</u>				
1.	INTR 1.1 1.2	Site D	TIONescriptionackground	1				
2.	RISK	ASSES	SSMENT	2				
3.	SITE	MANAC	GEMENT	2				
	3.1		y and Use Limitations					
		3.1.1						
		3.1.2	Land Use Limitations					
		3.1.3	Disturbance Limitations					
		3.1.4	Vapor Intrusion Limitations	3				
		3.1.5	Indoor Air Quality Recommendations	3				
		3.1.6	Compliance Reporting	3				
	3.2	Mainte	enance, Access, and Inspections	4				
		3.2.1	Notice					
		3.2.2	Disruption	4				
	3.3	Enviro	onmental Covenant	4				
	3.4	Monitoring Requirements						
	3.5	Site M	lanagement Contacts	5				

Exhibits

- Exhibit A: Property Plat Map, Legal Description, and Recorded Property Deed
- Exhibit B: Figure 1 Site Detail and Historical Sample Location Map
 - Figure 2 Indoor Air Sample Locations Map
 - (with select contaminant concentrations)
 - Figure 3 Sub-slab Soil Vapor Sample Location Map (with select contaminant concentrations)
 - Table 1 Indoor and Outdoor Air Analytical Data
 - Table 2 Sub-slab Soil Vapor Analytical Data
 - Table 3 Soil Analytical Data
 - Table 4 Groundwater Analytical Data

SITE MANAGEMENT PLAN ROY FITNESS CENTER PROPERTY 1967 & 1985 WEST 5700 SOUTH ROY, UTAH

1. INTRODUCTION

Wasatch Environmental, Inc., (Wasatch) has prepared this Site Management Plan (SMP) to present the planned long-term approach for managing volatile organic compound (VOC) impacts at the Roy Fitness Center property (Property) located at 1967 & 1985 West 5700 South, Roy, Utah.

This SMP has been prepared in accordance with the requirements of R315-101 "Cleanup Action and Risk-Based Closure Standards" that establish information requirements to support risk-based cleanup and closure standards at facilities for which remediation or removal of hazardous constituents to background levels is not expected to be achieved. The "Owner" as defined in the Environmental Covenant (EC) shall comply with the SMP, including provisions relating to the Activity and Use Limitations pertaining to land use limitations, groundwater limitations, and disturbance limitations. In addition, those with legal interest in the Property and those subject to this SMP shall require compliance with this SMP. This SMP is subject to review and may be terminated or modified in accordance with R315-101-8(d).

1.1 Site Description

The Property consists of 3.71 acres located at 1967 and 1985 West 5700 South in Roy, Utah. According to information obtained from the Weber County Assessor's office, the Property is identified as parcel number 09-102-0007. The Property is further defined as:

• Part of the northeast quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 783.3 feet south and 175 feet north 89° 58' west of the northeast corner of said quarter section; thence south 343.65 feet; thence east 125 feet to the west line of highway; thence south 52.35 feet; thence west 463 feet; thence north 66 feet; thence west 122 feet to the west line of 2000 West Street; thence north 198 feet along street; thence east 5 feet; thence north 0° 10' east 112.10 feet; thence around the arc of a 20 foot radius curve to right 31.37 feet; thence south 89° 58' east 181 feet; thence south 0° 10' west 132 feet; thence south 89° 58' east 138 feet; thence north 0° 10' east 132 feet; thence south 89° 58' east 116 feet to beginning.

1.2 Site Background

A Phase I Environmental Site Assessment (ESA) and follow-up soil, groundwater, soil vapor, and indoor air sampling investigations conducted for the Site by Wasatch Environmental from 2019 to 2022 have indicated chlorinated solvent contamination in an area beneath the northwest corner of the Property building (see Figures 1 through 3 for sample locations). Groundwater measurements taken in October 2019 indicate a depth to water of 56 feet below ground surface. To verify the local groundwater flow direction, Wasatch reviewed information made available by the Utah Department of Environmental Quality (UDEQ) from a nearby Roy Sinclair petroleum release site (release ID: MPK) and from the nearby Operable Unit 12 of Hill Air Force Base (HAFB). The available information indicates a groundwater flow direction of northwest to west.

VOCs were not detected in soil or groundwater at concentrations exceeding U.S. Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for industrial soil or Maximum Contaminant Levels (MCLs) for groundwater (see attached Tables 3 and 4). VOCs were detected in soil vapor samples collected from beneath and outside the west end of the site building. Specifically, tetrachloroethene (PCE) and chloroform were detected at concentrations exceeding Commercial Target Sub-slab and Near Source Soil Gas Concentrations (TSSGCs) Vapor Intrusion Screening Levels (VISLs) (see Table 2). PCE was not detected in indoor air samples collected from the building, but chloroform

and bromodichloromethane were detected at concentrations exceeding commercial VISLs (See Table 1). Wasatch determined that the source of the PCE was likely small quantities of dry-cleaning chemicals, associated with a former dry cleaner in the northwest corner of the site building, which were washed into drains and seeped into the subsurface through cracks in the drain system. Chloroform in indoor air and soil vapor and bromodichloromethane in indoor air were likely from pool chemicals used to treat the swimming pool inside the west end of the site building.

2. RISK ASSESSMENT

In September 2022 AQS, Inc., prepared a human health and ecological risk assessment (RA) for the Property based on the data collected during the Property investigations. The RA indicated that the total risk for a hypothetical residential scenario was 3.48E-05 with a hazard index of 3.30E-02 with a cancer risk that is driven solely by the vapor intrusion pathway. The RA indicated that the total risk for an industrial scenario (which reflects the current use of the site) was 1.47E-05 with a hazard index of 1.25E-02 with vapor intrusion as the primary contributor. These results indicate that the risk for the industrial work (the current workers at the Property) is within the acceptable risk range but that, due to the risk determined for hypothetical residents, the site does not qualify for "No Further Action" (NFA) status.

The RA also recommended that, while current industrial/commercial risk are within acceptable limits, that the proper maintenance of the ventilation systems in the pool and gym areas be maintained.

Based on the RA, as approved by the Utah Division of Waste Management and Radiation Control (DWMRC) dated November 16, 2022, worker exposure risks that exist can be adequately managed through engineering controls and activity and use limitations.

3. SITE MANAGEMENT

3.1 Activity and Use Limitations

The EC to be recorded against the Property imposes the following activity and use limitations on the Property:

3.1.1 Site Management Plan

The Owner shall comply with this SMP. Those with legal interest in the Property and those subject to this SMP shall require compliance with this SMP.

3.1.2 Land Use Controls and Limitations

The Property is suitable for commercial, and industrial use consistent with applicable local zoning laws. The Property could be used for residential purposes if the proper engineering controls were implemented. DWMRC must review and approve engineering controls prior to their implementation. The responsible party, or a subsequent landowner who assumes the responsibility of maintaining land use controls, shall be responsible for reimbursing UDEQ or DWMRC for any costs associated with periodic administrative oversight to ensure that land use controls are maintained and are in compliance with the SMP.

3.1.3 Disturbance Limitations

Appropriate care shall be exercised during construction, remodeling, and maintenance activities at the Property so as to prevent exposure to VOC impacted air. If disturbances extend below the ground surface (bgs) in the area of VOC impacts (see Figure 1) the following apply:

 Workers will be required to comply with the Occupational Safety and Health Administration (OSHA) training for hazardous materials

- 2. Appropriate personal protective equipment (PPE) must be donned by all workers completing the work, and be sufficient to prevent exposure to VOC-impacted air.
- 3. If disturbances require the removal or a portion of the floor, thus creating a complete pathway from VOC impacted soil gas to indoor air, proper ventilation will be maintained to mitigate VOC impacts to indoor air. The ventilation will be maintained at a sufficient rate to mitigate indoor air impacts to workers until the pathway is closed.

3.1.4 Vapor Intrusion Limitations

1. The floor of the Property building must be maintained so that a pathway from sub-slab soils to the building interior remains incomplete, to mitigate the rate of impacted soil gas vapor intrusion into the building. If portions of the floor are removed for remodeling or sub-slab utility maintenance a ventilation rate must be maintained that will protect building occupants while the work is ongoing and the floor will be completed as quickly as feasible to close the pathway from sub-slab soils to indoor air.

3.1.5 Indoor Air Quality Recommendations

1. The Heating, Ventilation and Air Conditioning (HVAC) system for the building should be operated at a sufficient flow rate and properly maintained to mitigate chloroform and bromodichloromethane concentrations in indoor air to protect site workers. If ventilation flow rate control is not sufficient to mitigate the indoor air contaminants associated with the pool and pool treatment chemicals, an air cleaning system should be installed or the existing system modified to mitigate the indoor air contamination.

3.1.6 New Construction or Modifications to the Existing Building

Plans for any new construction or modifications to the existing building shall be submitted to DWMRC for review and approval.

3.1.7 Transferal of Ownership

Notice upon Conveyance. Owner shall notify DWMRC and Holder within 20 days after each transfer of ownership of all or any portion of the Property. Owner's notice to DWMRC and Holder shall include the name, address, and telephone number of the Transferee, a copy of the deed or other documentation evidencing the conveyance, and an un-surveyed plat that shows the boundaries of the property being transferred. Instruments that convey any interest in the Property (fee, leasehold, easement, encumbrance, etc.) shall include a notification to the person or entity who acquires the interest that the Property is subject to the Environmental Covenant and shall identify the date, entry number, book, and page number at which this document is recorded in the records of the Weber County Recorder, in the State of Utah. Failure to provide notification shall have no effect upon the enforceability and duty to comply with the Environmental Covenant.

3.1.8 Compliance Reporting

The Owner (or any transferee) shall submit written documentation to the DWMRC Director by March 1st of each year to verify that the engineering controls and activities and use limitations remain in place and in compliance with the SMP. If the engineering controls and activities and use limitations do not remain in place, are not in compliance, or both, the submittal will include an explanation of the circumstances.

3.2 Maintenance, Access, and Inspections

Under the EC, the Owner of any portion of the Property, shall be responsible for compliance with the SMP and EC.

The Holder under the EC and the Director and their respective authorized agents, employees, and contractors shall have rights of reasonable access to the Property at any time after the effective date of the EC for inspections and monitoring of the compliance with the EC, and for complying with the terms and conditions of the EC and this SMP. Nothing in this SMP shall be construed as expanding or limiting any access and inspection authorities of the Holder or Director under the law.

3.2.1 **Notice**

Any party or person desiring to access the Property under authority of the EC shall provide notice to the then current Owner of the affected portion of the Property not less than 48 hours in advance of accessing the Property, except in the event of an emergency condition which reasonably requires immediate access. In the event of any such emergency condition, the party exercising this access right will provide notice to the then current owner of the affected portion of the Property (the portion where sub-slab vapors have exceeded TSSGC VISLs, as shown on the October 16, 2023 Site Management Plan, Exhibit B, Figure 3) requiring access as soon thereafter as is reasonably possible.

3.2.2 Disruption

To the extent that the Holder, the Director or their authorized representatives, conduct any activities on or within any portion of the Property, they will use reasonable efforts to comply with the then current Owner's business operation and security needs and requirements, and will conduct such activities so as to cause the least amount of disruption to the use of the affected portion of the Property as may be reasonably possible. The Director will determine what needs, requirements, and activities are reasonable. Should the Director's activities cause damage to the affected portion of the Property improvements or landscaping that are not repaired or replaced, the injured party may present a claim against the State of Utah in accordance with Utah law.

3.3 Environmental Covenant

An EC containing the above referenced activity and use limitations will be recorded with the Office of the County Recorder of Weber, Utah.

3.4 Monitoring Requirements

The Owner shall comply with the activity and use limitation stated in Section 3.1, and monitor the Property to verify that limitations and requirements are maintained.

3.5 Site Management Contacts

Inquiries concerning the SMP should be directed to the following:

Store Master Funding III LLC (STORE)

8377 E. Hartford Dr., Suite 100 Scottsdale, Arizona 85255 (602)224-4170

Utah Department of Environmental Quality
Division of Waste Management and Radiation Control
Director
P.O. Box 144880
Salt Lake City, Utah 84114-4880
(801) 536-0200



Legal Description

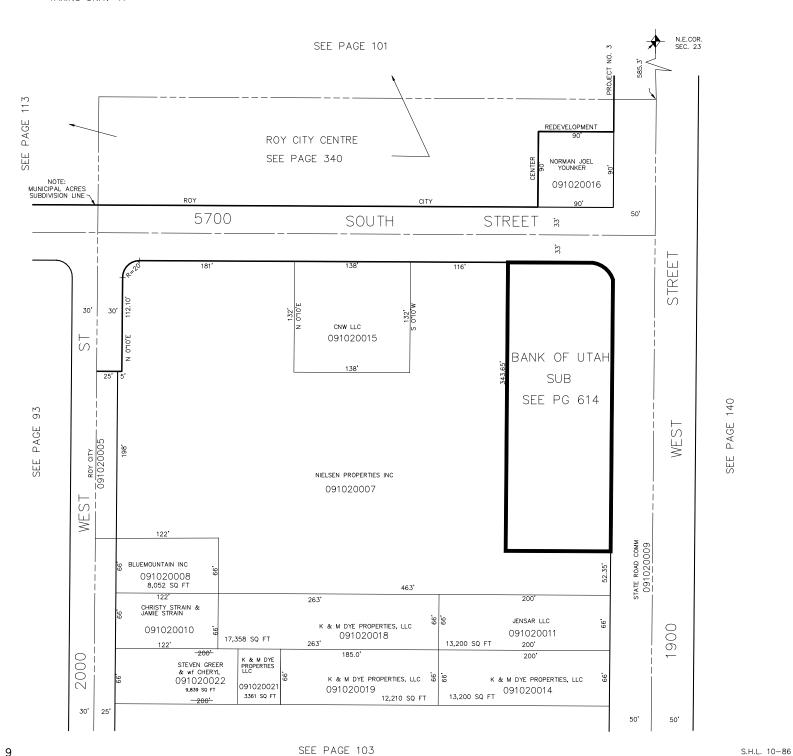
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT APOINT 783.3 FEET SOUTH AND 175 FEET NORTH 89D58' WEST OF THENORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 343.65FEET; THENCE EAST 125 FEET TO THE WEST LINE OF HIGHWAY; THENCESOUTH 52.35 FEET; THENCE WEST 463 FEET; THENCE NORTH 66 FEET; THENCE WEST 122 FEET TO THE WEST LINE OF 2000 WEST STREET; THENCE NORTH 198 FEET ALONG STREET; THENCE EAST 5 FEET; THENCENORTH 0D10' EAST 112.10 FEET; THENCE AROUND THE ARC OF A 20FOOT RADIUS CURVE TO RIGHT 31.37 FEET; THENCE SOUTH 89D58'EAST 181 FEET; THENCE SOUTH 0D10' WEST 132 FEET; THENCE SOUTH89D58' EAST 138 FEET; THENCE NORTH 0D10' EAST 132 FEET; THENCESOUTH 89D58' EAST 116 FEET TO BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

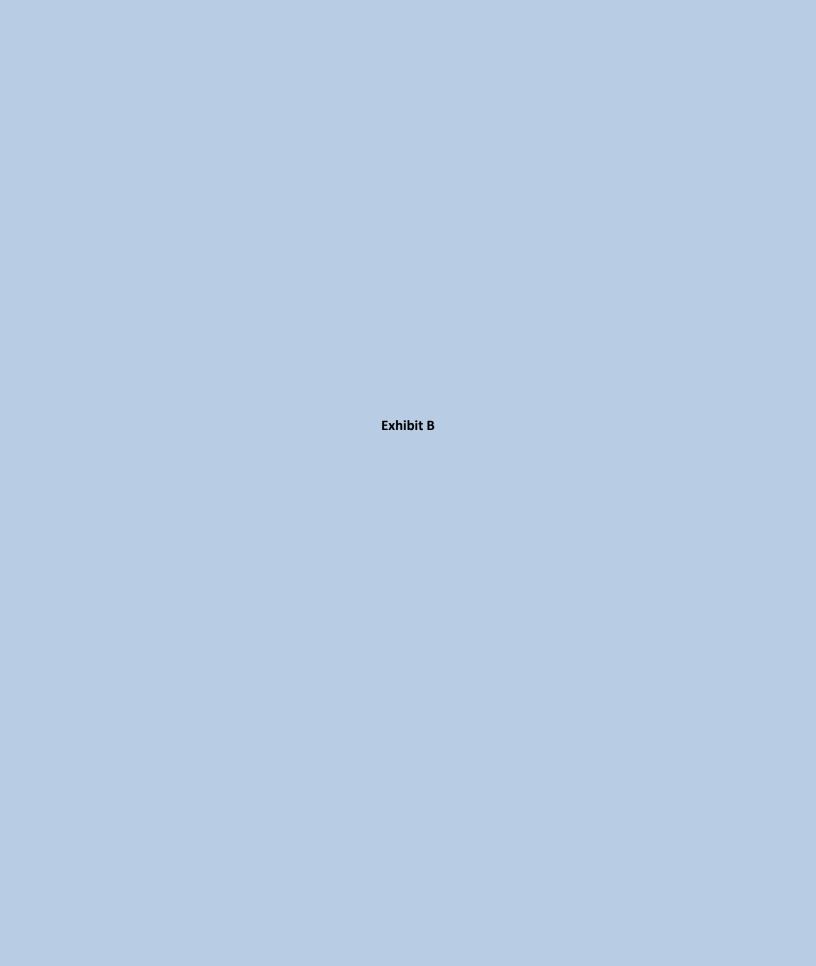


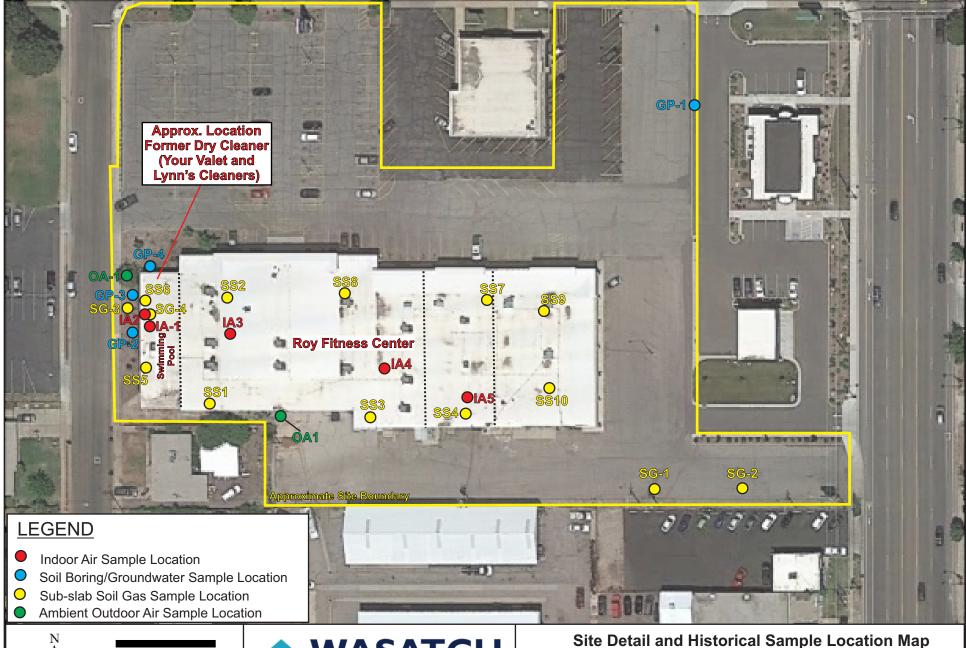
SE 1/4 OF NE 1/4 OF NE 1/4 SECTION 23, T5N, R2W, S.L.B. & M.

IN ROY CITY SCALE 1" = 60'

TAXING UNIT: 41

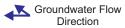








Scale: 1-inch equals approximately 75 feet





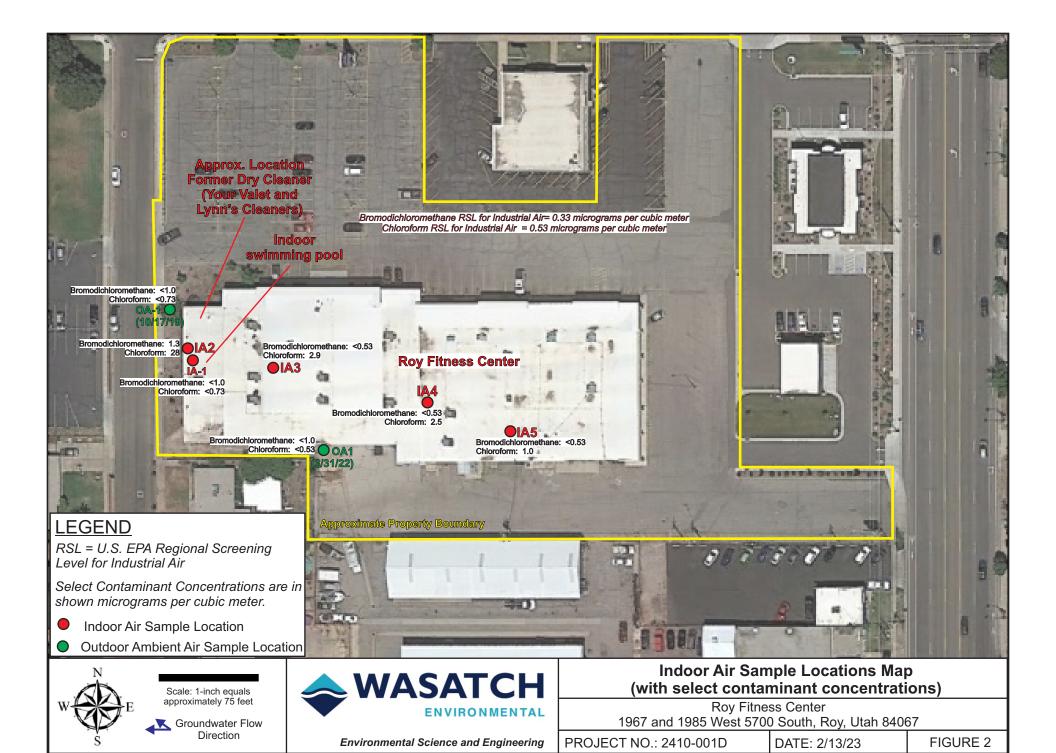
Environmental Science and Engineering

Roy Fitness Center 1967 and 1985 West 5700 South Roy, Utah 84067

PROJECT NO.: 2410-001D

DATE: 2/13/23

FIGURE 1



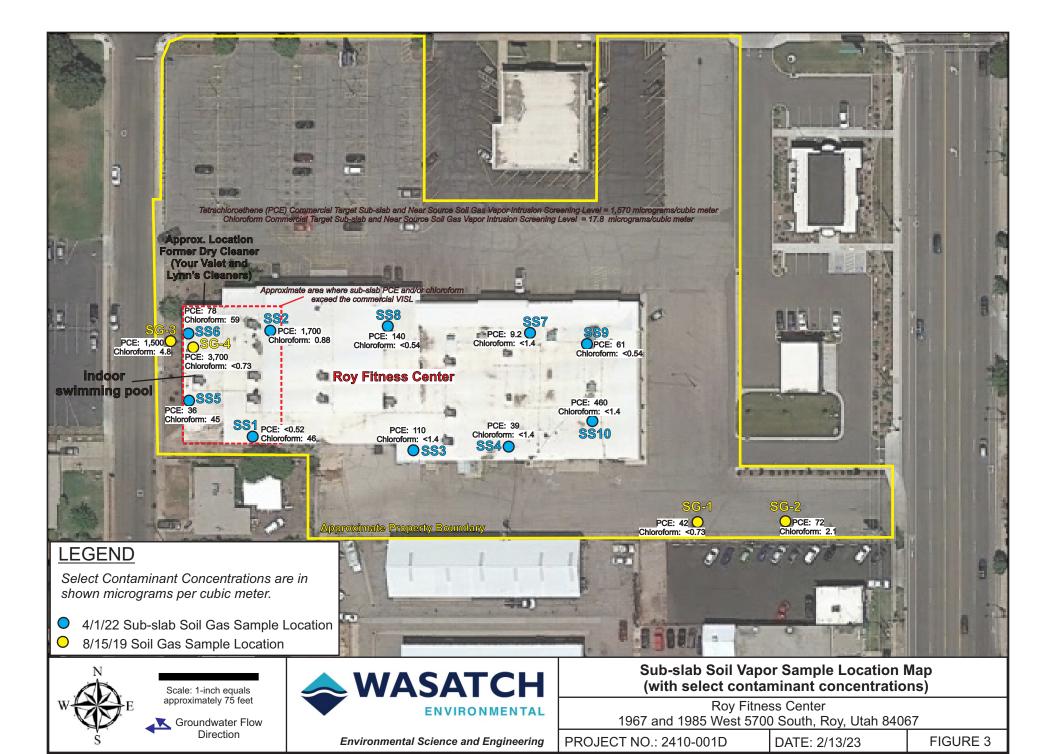


Table 1 Indoor and Outdoor Air Analytical Data Roy Fitness Center 1967 and 1985 West 5700 South Roy, Utah

All concentrations are expressed in micrograms per cubic meter (µg/m³)

Sampling I.D.	Date Sampled	Sample Location		Benzene	Bromodichloromethane	Dichlorodifluoromethane	Tetrachloroethene	Trichlorofluoromethane	Chloroform	Chloromethane	2-Butanone	Toluene
OA-1	10/17/2019	Outside Northwest Corner of Building	11	<0.48	<1.0	2.6	<1.0	NR	<0.73	<0.51	0.72 J	0.87 J
IA-1	10/17/2019	Pool Room - West End	74	<0.48	<1.0	2.6	1.3	NR	<0.73	0.78	0.92 J	2.2
OA1	3/31/2022	Outside Southwest Side of Building		0.53	<0.53	1.4	<0.52	0.59	<0.54	<0.51	1.1	<0.52
IA2	3/31/2022	Pool Room - West End	6.5	<0.50	1.3	1.1	<0.52	0.62	28	<0.51	<1.0	<0.52
IA3	3/31/2022	Main Room - West End	26	<0.50	<0.53	1.4	<0.52	0.66	2.9	<0.51	1.3	0.60
IA4	3/31/2022	Main Room East End	27	<0.50	<0.53	1.5	<0.52	0.72	2.5	<0.51	<1.0	0.64
IA5	3/31/2022	VR Room - Center of Building	22	<0.50	<0.53	1.3	<0.52	0.71	1.0	<0.51	<1.0	<0.52
		U.S. EPA RSL for Residential Air		0.36	0.076	100	11		0.12	94	5,200	5,200
		U.S. EPA RSL for Industrial Air		1.6	0.33	440	47		0.53	390	22,000	22,000

NOTES:

Only analytes detected above laboratory reporting limits in one or more sample are presented

< = concentration was below the laboratory reporting limit

RED = Measured concentration is greater than the applicible U.S. EPA Regional Screening Level for Industrial Air

NR = not reported by the laboratory

RSL = U.S. Environmental Protection Agency Regional Screening Level

Table 2 Sub-slab Soil Vapor Analytical Data Roy Fitness Center 1967 and 1985 West 5700 South Roy, Utah

All concentrations are expressed in micrograms per cubic meter (µg/m³)

Sampling I.D.	Date Sampled	Dichlorodifluoromethane	Acetone	Trichlorofluoromethane	Carbon disulfide	Methylene chloride	2-Butanone	Ethyl acetate	n-Hexane	Chloroform	Tetrahydrofuran	Benzene	Bromodichloromethane	n-Heptane	4-Methyl-2-pentanone	Toluene	2-Hexanone	Trichloroethene	Tetrachloroethene (PCE)	Ethylbenzene	Styrene	m,p-Xylenes	o-Xylene	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	1,4-Dichlorobenzene
SG-1	8/15/2019	1.9	14	NR	0.76	0.60	ND	NR	NR	<0.73	NR	3.2	ND	NR	16	7.2	ND	ND	42	4.7	ND	21	4.6	NR	<1.5	ND
SG-2	8/15/2019	2.3	59	NR	3.0	0.82	ND	NR	NR	2.1	NR	3.0	ND	NR	4.7	17	ND	ND	72	5.8	ND	27	7.6	NR	2.1	ND
SG-3	8/15/2019	2.3	38	NR	0.64	0.59	ND	NR	NR	4.8	NR	0.83	ND	NR	13	1.6	ND	ND	1,500	<0.65	ND	<1.3	<0.65	NR	<1.5	ND
SG-4	8/15/2019	2.4	86	NR	0.85	0.57	ND	NR	NR	<0.73	NR	1.7	ND	NR	0.67	3.2	ND	ND	3,700	0.81	ND	3.2	1.1	NR	2.7	ND
SS1	4/1/2022	1.5	22	0.67	<1.1	<0.52	1.7	<2.1	<0.53	46	<1.0	<0.50	2.5	<0.53	<1.1	1.8	<1.1	<0.52	<0.52	<0.52	<0.50	<1.1	<0.52	<0.52	<0.52	<0.52
SS2	4/1/2022	1.7	210	3.7	<1.1	1.1	57	19	4.1	0.88	5.4	2.6	<0.53	4.4	42	17	13	<0.52	1,700 D	3.3	5.2	12	4.8	0.77	2.2	<0.52
SS3	4/1/2022	<1.3	65	1.4	<2.8	<1.3	4.8	<5.3	<1.3	<1.4	3.8	<1.3	<1.3	<1.3	<2.8	2.6	<2.8	<1.3	110	<1.3	<1.3	<2.8	<1.3	<1.3	<1.3	<1.3
SS4	4/1/2022	<1.3	220	<1.3	<2.8	<1.3	4.4	<5.3	<1.3	<1.4	4.6	<1.3	<1.3	<1.3	<2.8	2.7	<2.8	<1.3	39	<1.3	<1.3	4.6	2.1	<1.3	1.6	<1.3
SS5	4/1/2022	1.2	46	0.81	<1.1	<0.52	1.6	<2.1	<0.53	45	1.3	<0.50	1.4	<0.53	<1.1	0.88	<1.1	<0.52	36	<0.52	<0.50	<1.1	<0.52	<0.52	<0.52	<0.52
SS6	4/1/2022	1.2	39	0.63	<1.1	<0.52	1.9	<2.1	0.56	59	1.4	0.57	1.2	<0.53	<1.1	0.90	<1.1	<0.52	78	<0.52	<0.50	<1.1	<0.52	<0.52	<0.52	<0.52
SS7	4/1/2022	<1.3	110	<1.3	<2.8	<1.3	11.0	<5.3	3.2	<1.4	5.8	4.0	<1.3	3.1	6.8	5.70	<2.8	<1.3	9.2	1.8	2.5	5.2	2.7	<1.3	2.2	<1.3
SS8	4/1/2022	1.1	13	0.53	8.6	<0.52	<1.0	<2.1	<0.53	<0.54	<1.0	<0.50	<0.53	<0.53	<1.1	0.65	<1.1	<0.52	140 D	<0.52	<0.50	1.1	<0.52	<0.52	0.86	<0.52
SS9	4/1/2022	1.4	88	0.73	<11	<0.52	3.5	<2.1	<0.53	<0.54	1.4	<0.50	<0.53	<0.53	2.0	<0.52	<1.1	<0.52	61	<0.52	<0.50	<0.52	<0.52	<0.52	<0.52	<0.52
SS10	4/1/2022	1.4	220	<1.3	<2.8	<1.3	67	6.5	1.9	<1.4	7.6	5.8	<1.3	4.3	33	55.0	6.2	1.5	460 D	5.6	2.6	19	5.2	<1.3	2.3	<1.3
U.S. EPA VISL, Co	mmercial TSSGC	14,600			102,000	40,900	730,000	10,200	102,000	17.8	292,000	52.4	11	58,400	438,000	730,000	4,380	99.7	1,570	164	146,000	438	438	8,760	8,760	37.2

NOTES:

Only analytes detected above laboratory reporting limits in one or more sample collected on April 1, 2022 are presented.

< = concentration was below the laboratory reporting limit

BOLD = detected concentration

RED = Measured concentration is greater than the applicible U.S. EPA Vapor Intrusion Screening Level (VISL) Commercial Target Sub-slab and Near Source Soil Gas (TSSGC) Concentration

NR = not reported by the laboratory

ND = not detected above laboratory reporting limit

D = the reported result is from a dilution

Table 3 **Soil Analytical Data Roy Fitness Center** 1967 and 1985 West 5700 South

Roy, Utah

all concentrations are expressed in micrograms per kilogram (µg/kg) except as noted otherwise

				Volatile Organic Compound							
Sample I.D.	Sample I.D. PID Reading (ppm)		Sample Collection Date	Tetrachloroethene (PCE)	Bromodichloromethane	Chloroform					
GP-1@8'	0.0	8	8/15/2019	27.4	<2.19	<2.19					
GP-2@15'	0.0	15	10/11/2019	<2.57	<2.57	<2.57					
GP-2@40'	0.0	40	10/11/2019	5.01	<2.12	<2.12					
GP-3@15'	0.0	15	10/10/2019	<2.87	<2.87	<2.87					
GP-3@40'	0.0	40	10/10/2019	1.16 J	<2.20	<2.20					
GP-4@15'	0.0	15	10/10/2019	<2.50	<2.50	<2.50					
GP-4@40'	0.0	40	10/10/2019	<2.32	<2.32	<2.32					
	U.	24,000	290	320							
	l	100,000	1,300	1,400							

NOTES:

Only analytes detected above laboratory reporting limits in one or more sample are presented < = Concentration was below the laboratory reporting limit

U.S. EPA RSL = United Stated Environmental Protection Agency Regional Screening Level ppm = Parts per million

J = Indicates the analyte is an estimated value between the laboratory method detection limit and reporting limit

Table 4 Groundwater Analytical Data Roy Fitness Center 1967 and 1985 West 5700 South Roy, Utah

all concentrations are expressed in micrograms per liter (μ g/L) except as noted otherwise

		Volatile Organic Compounds												
Sample I.D.	Screen Interval (feet)	Depth to Water (feet)	Sample Collection Date	4-Methyl-2-pentanone	Acetone	Bromodichloromethane	Benzene	Chloroform	Ethylbenzene	m,p-Xylene	Methylcyclohexane	Mehtylene Chloride	əuəl X Y-o	Toluene
GP-2	56 - 60	56	10-11-19	0.530 J	7.34 J	<2.00	0.280 J	<2.00	<2.00	0.410 J	0.290 J	0.570 J	<2.00	0.750 J
GP-3	56 - 60	56	10-10-19	<5.00	9.10 J	<2.00	0.220 J	<2.00	<2.00	0.370 J	0.220 J	0.550 J	<2.00	0.640 J
GP-4	56 - 60	56	10-10-19	0.720 J	14.0	<2.00	0.520 J	<2.00	0.200 J	0.600 J	0.270 J	0.450 J	0.180 J	1.07 J
	U.S. EPA Maximum Contaminent Levels (MCLs)						5	80	700	10,000		5	10,000	1,000

NOTES:

Only analytes detected above laboratory reporting limits in one or more sample are presented

U.S. EPA = United States Environmental Protection Agency

J = Indicates the analyte is an estimated value between the laboratory method detection limit and reporting limit

--- = Not established