

HUNTERS POINT SHIPYARD
REGULATIONS UNDER HEALTH CODE ARTICLE 31

Adopted November 16, 2004; amended June 15, 2010

I. EFFECTIVE DATE AND APPLICABILITY OF REGULATION

A. Authorization. Upon recommendation of the Director of the Department of Public Health, the Health Commission adopts this regulation pursuant to Section 3107(a) of Article 31 of the Health Code (Ordinances Nos.) applicable to all Hunters Point Shipyard (HPS) parcels (under sections 3100 et seq.). These regulations are effective on the effective date of the ordinance. The Director of the Department of Public Health has delegated the authority to implement Article 31 to the Director of the Environmental Health Section. All references in the ordinance to the Director shall be to the Director of the Environmental Health Section.

B. Purpose. These regulations establish requirements for preparing plans and reports including: Site Evaluation, Supplemental Site Evaluation, Site Mitigation, Risk Evaluation and Closure Reports, as applicable, pursuant to Article 31, Section 3100 et seq. in connection with permit applications at HPS. These regulations also establish residual soil screening criteria for unrestricted residential property and minimum criteria for all applicable Site Evaluation Reports, Dust Control Plans, Unknown Contaminant Contingency Plans, Disposal Plans, Site Specific Health and Safety Plans Plans, and Foundation Support Piles Installation Plans and Serpentinite Cover Plans.

C. These regulations apply to the extent that a Prescribed Subsurface Activity Area is subject to these regulations as shown in the attached map adopted by the Director pursuant to Article 31, Section 3107(d).

1 **II. REPORT PREPARER'S QUALIFICATIONS**

2 A. For all reports required by ordinance or in these regulations, except the Site
3 Specific Health and Safety Plan and the Foundation Support Piles Installation Plan, the
4 preparer (s):

- 5 1. must have experience or educational background in site history, and
6 2. must be one or more of the following who is registered or certified by the State
7 of California:

- 8 a. Civil or Chemical Engineer;
9 b. Geologist;
10 c. Hydrogeologist;
11 d. Environmental Assessor II; or
12 e. Environmental Assessor I for site history only; or
13 f. Equivalent registration as determined by the Director.

14 B. For Site Specific Health and Safety plans, the preparer(s):

15 1. must have experience in preparation of Health And Safety Plans for soil
16 excavation, soil grading and soil disposal for soil that may contain contaminants listed on
17 Table 1 and

- 18 2. must be a:
19 a. Certified Industrial Hygienist or
20 b. Equivalent registration as determined by the Director.

21 C. For the Foundation Support Piles Installation Plan, the preparer (s):

22 1. must have experience in designing and installing foundation support piles in
23 potentially contaminated artificial fill materials and

- 24 2. must be a:
25 a. Civil Engineer registered in the State of California or

1 **IV. DUST CONTROL PLAN, UNKNOWN CONTAMINANT CONTINGENCY PLAN,**
2 **DISPOSAL PLAN, SITE SPECIFIC HEALTH AND SAFETY PLAN, SOIL IMPORTATION**
3 **PLAN, FOUNDATION SUPPORT PILES INSTALLATION PLAN AND SERPENTINITE**
4 **COVER PLAN.**

5 Whenever a Dust Control Plan; Unknown Contaminant Contingency Plan, Disposal
6 Plan, Site Specific Health and Safety Plan, Soil Importation Plan, Foundation Support Piles
7 Installation Plan or Serpentine Cover Plan is required pursuant to Article 31, the Applicant
8 shall prepare such plan to the satisfaction of the Director in accordance with the following
9 minimum requirements:
10

11 A. Dust Control Plan: Shall be prepared in accordance with (a) Article 22B of the
12 Health Code; (b) mitigation measures imposed by the Hunters Point Reuse Plan FEIR (2000)
13 [specifically, Mitigation Measures 2.B and 8.A], and the Candlestick Point-Hunters Point
14 Shipyard Phase II FEIR (2010), [specifically, Mitigation Measure MM HZ-15]; (c) DPW Order
15 #171,378, as amended, and d) BAAQMD regulations pertaining to visible dust, and, if
16 applicable, dust from asbestos or lead-based paint materials, as amended.

17 B. Unknown Contaminant Contingency Plan: Details on actions that will be taken
18 if previously unknown contamination is found, as required in the Candlestick Point-Hunters
19 Point Shipyard Phase II FEIR (2010), [specifically, Mitigation Measure MM HZ-2a.1];
20

21 C. Disposal Plans: Must include: a list of landfills and contact information to be
22 used for offsite disposal; examples of tracking spreadsheets (or equivalent) that must
23 include: date of excavation, location of excavation, quantity, soil type, bill of lading or
24 manifest number, transporter and landfill; and comply with Hunters Point Reuse Plan FEIR
25 Mitigation Measure 8.A.

1 D. Site Specific Health and Safety Plans: Must address the safety and health
2 hazards of each phase of the site operation and include the requirements and procedures for
3 employee protection, including: (1) a health and safety risk or hazard analysis for each
4 activity in the work plan; (2) training requirements for employees, including use of PPE,
5 work practices to minimize risk, use of engineering controls and equipment, medical
6 surveillance requirements; (3) PPE to be used for each site task; (4) medical surveillance;
7 (5) frequency and types of air monitoring, personnel monitoring, monitoring techniques and
8 maintenance of equipment; (6) site control measures; (7) decontamination procedures; (8)
9 an emergency response plan; and (9) spill containment program; and must comply with
10 Hunters Point Reuse Plan FEIR Mitigation Measures 7.D, 7.E, 8.A (2000) and the
11 Candlestick Point-Hunters Point Shipyard Phase II FEIR (2010), [specifically, Mitigation
12 Measure MM HZ-2a.2]; and applicable Cal/OSHA rules and regulations in effect at the time
13 the activity is being conducted.

14 E. Soil Importation Plan: The Soil Importation Plan must estimate the
15 quantities of soil to be imported onto the site; describe the locations of use and describe the
16 procedures to be used to ensure that imported soil does not exceed the established
17 screening levels.

18 F. Foundation Support Piles Installation Plan: Shall be prepared in accordance
19 with the Candlestick Point-Hunters Point Shipyard Phase II FEIR (2010), [specifically,
20 Mitigation Measure MM HZ-5A]. The Foundation Support Piles Installation Plan shall be
21 written for installing foundation support piles in artificial fill materials and shall specify: (1)
22 that pilot boreholes for each pile will be drilled through the artificial fill materials so the piles
23 can be installed without damage or misalignment and to prevent potentially contaminated fill
24 materials from being pushed into the underlying sediments or groundwater or (2) an
25

1 equivalent process that can accomplish the same goal of installing the piles without damage
2 or misalignment and to prevent potentially contaminated fill materials from being pushed into
3 the underlying sediments or groundwater.

4 G. Serpentinite Cover Plan: This plan shall be prepared for unrestricted residential
5 property in accordance with the Hunters Point Reuse Plan FEIR (2000) Mitigation Measure
6 8.A.

7
8 1. Prior to covering serpentinite fill with a clean, non-serpentinite, non-naturally
9 occurring asbestos containing fill or an equivalent cover, the applicant shall submit a
10 Serpentinite Cover Plan to the Director that contains descriptions and figures designating the
11 different types of cover material that will be used.

12 2. If one foot of non-serpentinite or non-naturally occurring asbestos containing fill
13 is to be used as a cover then the Serpentinite Cover Plan shall include a sampling and
14 analysis plan that describes the protocols that will be used to verify that the one foot of cover
15 does not contain naturally occurring asbestos. Once the sampling and analysis plan is
16 approved by the Director then sampling shall be conducted to verify that the fill is acceptable
17 as a cover material. Alternatively, imported fill may be used as cover provided that it has
18 been tested for asbestos and verified not to contain asbestos, in accordance with the Soil
19 Importation Plan prepared pursuant to paragraph IV.E. of this regulation. The sample results
20 or verification of non-asbestos containing imported fill shall be submitted for the Director's
21 approval. The results or verification can be submitted as part of the Closure Report or as a
22 separate report.
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1 3. A building, street, sidewalk, paving stones, rip rap or similar material, as
2 determined by the Director, can be used as a cover in lieu of fill that is tested and verified to
3 not contain naturally occurring asbestos.

4 4. The Serpentine Cover Plan, or the Closure Report, shall describe how
5 institutional controls will be implemented to prevent future excavation of the naturally
6 occurring asbestos containing fill. The institutional controls may include, but shall not
7 necessarily be limited to, compliance with Article 31, these regulations and their dust control
8 plan requirements, as applicable, and must demonstrate that they will effectively prevent
9 generation of dust, including dust containing naturally occurring asbestos, during future
10 construction.

11
12 **V. SITE EVALUATION REPORT**

13 A Site Evaluation Report must include a project description, site history, data
14 evaluation and determination as to whether additional information is necessary to adequately
15 characterize the Prescribed Subsurface Activity Area prior to permit issuance as described
16 below. All data must be provided in a form compatible with GIS, to the extent feasible. As
17 described in Article 31 Section 3114 (a) (1), a Site Evaluation Report for a Prescribed
18 Subsurface Activity Area that has an existing approved Closure Report and maps verifying
19 placement of fill, as required, must include the project description information and a
20 statement about the approved Closure Report and comply with the other requirements
21 included in Article 31 (but need not include a site history, data evaluation, statement of
22 adequate characterization, etc). As described in subdivision (A)(6) below, a Site Evaluation
23 Report for a Prescribed Subsurface Activity Area subject to a durable cover requirement
24 must include the project description information, reference appropriate CERCLA documents
25

1 and comply with the other requirements included in Article 31 (but need not include a site
2 history, data evaluation, statement of adequate characterization, etc.).

3 A. Minimum Standards for the Contents of the Site Evaluation Report.

4 In addition to those requirements listed in Article 31, the Site Evaluation Report shall
5 contain all of the following, unless otherwise specified by the Director:

6 1. Project description, which must include:

7 a. Block and lot numbers and address(es) of the proposed project and any
8 subparcel designation;

9 b. The permit being applied for, if any;

10 c. The permit agency and application number assigned to the project, if
11 applicable;

12 d. The proposed workplan for the Prescribed Subsurface Activity Area,
13 cross-referencing the Hunters Point Shipyard Redevelopment Plan and showing intended
14 land uses.

15 e. The name, address, and phone number of the following:

16 (i) Contractor(s);

17 (ii) Property Owner(s);

18 (iii) Project Coordinator(s) or Expediter(s);

19 (iv) Architect(s); and

20 (v) Site Evaluation Preparer(s)

21 f. A plot map, to scale, of the proposed project, proposed land uses, and
22 the Prescribed Subsurface Activity Area. This plot map must include, but is not limited to, the
23 following:

24 (i) SCALE: 200 ft to 1 inch Minimum; and
25

1 (ii) LOCATION(S) of all previous buildings and potentially
2 contaminating uses.

3 g. A detailed description of the Prescribed Subsurface Activity Area,
4 including but not limited to:

5 (i) Lineal foot dimensions (i.e. length, width, and depth);

6 (ii) Any excavation or disturbance of soils during all phases of construction –
7 both onsite and within the sidewalk(s) adjacent to project;

8 (iii) Planned landscaping, if any, during or after major construction is
9 completed; and

10 (iv) The relationship of the Prescribed Subsurface Activity Area to
11 the total project and the perimeter of the property line.

12 h. A line showing a 1,000 foot radius from the closest former landfill
13 disposal area, if applicable. The Director will provide the Applicant with the
14 most current data available to the Director on former landfill disposal areas.

15 2. Site history, which must include a summary of land use, location and years of
16 existence of the buildings, structures or operations, suspected chemical substances used or
17 produced with probable years of use and production, and identification of previous
18 environmental investigations and remediation for the Prescribed Subsurface Activity Area.

19 The report must be prepared based on the following list of core documents available as part
20 of the Administrative Record for the Hunters Point Shipyard Site (located at the City of San
21 Francisco's Main Library, 100 Larkin Street). The core documents include:

22 a. Final Basewide Environmental Baseline Survey, Revision 01,
23 September 4, 1998

24 b. Draft Final Parcel A Remedial Investigation Report, September 22, 1995

25 c. Parcel specific Record of Decision (ROD) that describes the Prescribed

1 Subsurface Activity Area. Currently the following RODs exist:

- 2 • Parcel A ROD, dated November 16, 1995.
- 3 • ROD Amendment for Parcel B, dated January 2009
- 4 • ROD for Parcel D-1, dated September 2009
- 5 • ROD for Parcel G, dated February 2009
- 6 • ROD for Parcel UC-1, dated August 2009
- 7 • ROD for Parcel UC-2, dated in December 2009.

8 d. Parcel specific Finding of Suitability for Transfer (FOST) or Early
9 Transfer that describes the Prescribed Subsurface Activity Area. The Parcel A
10 Finding of Suitability to Transfer was published on October 14, 2004.

11 e. Final Historical Radiological Assessment, Volume II dated August 31,
12 2004.

13 f. Parcel specific Remedial Design Documents that exist for the Prescribed
14 Subsurface Activity Area. Currently the following Remedial Design documents exist:

- 15 • Final IR7/18 Remedial Design dated January 2010
- 16 • Draft Parcel B Remedial Design dated February 2010
- 17 • Draft Parcel G Remedial Design dated February 2010

18 3. Data Evaluation, which must include a summary of existing soil and
19 groundwater information and data, chemical plume maps and hydraulic gradient maps for
20 each Prescribed Subsurface Activity Area. This data must be compared to the values listed
21 in Table 1.

22 4. A determination of whether the sample results are greater than the values in
23 Table 1. This determination need not be a direct comparison but may include the same or
24 equivalent data analysis/methodology used by the Navy in evaluating the Hunters Point
25 Shipyard, including statistical analysis, risk assessments and risk management.

1 5. The Applicant must demonstrate that the Prescribed Subsurface Activity Area is
2 adequately characterized. In making this determination the Applicant shall use one of the
3 following methods or an alternative method, providing the rationale for such determination:

4 a. Existing sampling data.

5 A. Number of samples based on existing data meets the grid size of
6 no greater than 75 feet for a lot size of 100 feet by 125 feet or no greater than 150 feet for lot
7 size exceeding 100 feet by 125 feet for each Prescribed Subsurface Activity Area.

8 B. For former subsurface Navy utility lines: 1 sample every 150
9 linear feet

10 C. Samples were collected at one foot less than the proposed depth
11 of the excavation/grading and at a minimum of one sample for each 5-foot vertical interval.

12 D Samples were tested for chemicals of concern.

13 b. For Tier I areas, the Applicant may make this determination by
14 demonstrating that the criteria for Tier I areas is met.

15 c. For Tier II areas, if the Applicant determines that potential unknown
16 hazardous substances of concern can be identified through visual observation during the
17 activity requiring the permit (e.g., grading or excavation), the Applicant shall submit, for
18 approval by the Director, a protocol setting forth the steps that will be taken to visually identify
19 those hazardous substances during the subsurface activity; sampling and analysis;
20 management methods; record-keeping and reporting; and other appropriate measures that
21 will be taken if hazardous substances are identified during the subsurface activity. Based on
22 concurrence with the determination and approval of the protocol, the Director shall provide
23 written notification to the Applicant and the permit-issuing agency that the Applicant has
24 complied with the requirements of Article 31.

25

1 6. Notwithstanding the previous subdivisions, an Applicant submitting a Site
2 Evaluation Report for property with a durable cover requirement may reference the ROD
3 prepared under CERCLA for the parcel in which the Prescribed Subsurface Activity Area is
4 located, or other core documents listed above containing relevant site history and data for the
5 Prescribed Subsurface Activity Area, in lieu of the submissions otherwise required under
6 subdivisions 2 through 5 of this subsection.

7 B. Site Evaluation Report Certification Statement.

8 The Site Evaluation Report shall contain a certification statement from the Site
9 Evaluation Report preparer(s), that, "In my professional judgment and in accordance with
10 standards of practice for my profession, the Site Evaluation Report, including the
11 determination of whether additional information is needed to adequately characterize the
12 area (as applicable), contains all required information, meets the requirements of all
13 applicable law and properly evaluates the required information."
14

15 **VI. SCOPE OF WORK TO COLLECT ADDITIONAL INFORMATION AND/OR DATA**

16 If the Director, upon review of the Site Evaluation Report for any unrestricted
17 residential property determines that additional information and/or data is necessary then
18 Applicant must prepare and submit for the Director's approval a scope of work to collect
19 additional information and/or data. Unless approved by the Director, soil samples must be
20 collected and analyzed for all applicable constituents of concern which exceed the Table 1
21 values.

22 A. Minimum Standards for the Contents of the Scope of Work.

23 The Scope of Work shall contain the following:
24
25

1 1. A plot map, to scale, of the Prescribed Subsurface Activity Area that has been
2 determined to require additional investigation. This plot map must include, but is not limited
3 to, the following:

4 SCALE: 50 ft to 1 inch Minimum (unless another scale has been
5 previously approved for use)

6 LOCATION(S) of all previous uses

7 LOCATION(S) of Prescribed Subsurface Activity Area

8 LOCATION(S) of previous (historical) and proposed sampling bores and depths

9 2. A discussion of the type (discrete or composite) and number of samples to be
10 taken and the rationale behind the sample location, sample type and number proposed.

11 a. Number of samples must meet a grid size of no greater than 75 feet for a lot
12 size of 100 feet by 125 feet or no greater than 150 feet for lot size exceeding 100 feet by 125
13 feet for each Prescribed Subsurface Activity Area.

14 b. For former Navy subsurface utility lines, one sample every 150 linear feet.

15 c. Any alternative plan, if proposed, must be accompanied by the rationale for
16 such proposal.

17 3. A discussion with rationale of field sampling protocol and quality
18 assurance/quality control procedures.

19 4. A Health And Safety Plan supporting the collection of additional information
20 and/or data, if not already detailed in the Site Specific Health and Safety Plan already
21 submitted.

22 B. Requirements Related to Lead Based Paint in Soil

23 For unrestricted residential property, soil in areas that undergo demolition of lead
24 based paint impacted buildings must be sampled in accordance with HUD Guidelines

25 Chapter 5, page 24 and 25 or <http://www.hud.gov/offices/lead/lbp/hudguidelines/Ch05.pdf>

1 using a 400 ppm standard for all areas rather than the standard otherwise applicable using
2 Table 1. A plan for collection and analysis of soil samples for lead must be submitted as a
3 Scope of Work to Collect Additional Information. For all HPS property, if all soil in areas that
4 undergo demolition of lead based paint impacted buildings is subject to a durable cover or an
5 engineered cap deed restriction or covenant to restrict use of property, then no further action
6 is required. If this durable cover or engineered cap deed restriction or covenant to restrict
7 use of property is removed and if the reuse is changed to unrestricted residential reuse then
8 a plan for collection and analysis of soil samples for lead shall be submitted.

9 C. Scope of Work to Collect Additional Information Certification Statement.

10 The Scope of Work to collect additional information shall include a statement from the
11 Scope of Work preparer(s), that, "In my professional judgment and in accordance with the
12 standards of practice for my profession the Scope of Work to Collect Additional Information
13 describes the conditions for the Prescribed Subsurface Activity Area, contains all required
14 information, meets the requirements of all applicable law and properly evaluates the required
15 information."
16

17 **VII. SUPPLEMENTAL SITE EVALUATION REPORT**

18 A Supplemental Site Evaluation Report must be prepared following implementation of
19 the Scope of Work to Collect Additional Information and/or Data.

20 A. Minimum Standards for the Contents of the Supplemental Site Evaluation
21 Report.

22 1. The Supplemental Site Evaluation Report shall contain the following with all
23 data provided in a form compatible with the GIS, to the extent feasible:
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25

1 a. A scale map with sample locations plotted with contaminants at
2 concentrations exceeding the values listed in Table 1, respective concentrations, and depths
3 indicated, and showing proposed land uses;

4 b. On the map, or a separate table, a comparison of the laboratory results
5 and the analyte appropriate value of constituents of concern compared to the values listed in
6 Table 1.

7 c. An analysis of all of the information and/or data in the Prescribed
8 Subsurface Activity Area:

9 (i) a determination of whether the Prescribed Subsurface Activity Area is
10 adequately characterized;

11 (ii) a determination of whether the sample results are greater than the
12 values listed in Table 1. This determination need not be a direct comparison but may include
13 the same or equivalent data analysis/methodology used by the Navy in performing the
14 cleanup of the Hunters Point Shipyard, including statistical analysis, risk assessments and
15 risk management.

16 B. Supplemental Site Evaluation Report Certification Statement.

17 The Supplemental Site Evaluation Report shall include a statement from the preparer
18 that, "In my professional judgment and in accordance with standards of practice for my
19 profession, the Supplemental Site Evaluation Report describes the conditions for the
20 Prescribed Subsurface Activity Area, contains all required information, meets the
21 requirements of all applicable law and properly evaluates the required information."
22

23 **VIII. RISK EVALUATION REPORT**

24 In unrestricted residential property, if the Applicant wishes to retain soil which has
25 been required to be evaluated under the Site History and Data Evaluation Process that

1 exceeds the values in Table 1 in the Prescribed Subsurface Activity Area or elsewhere within
2 unrestricted residential property, the Applicant shall prepare a Risk Evaluation Report, which
3 may be combined with the Site Mitigation Plan. The Risk Evaluation Report must conclude
4 that the property may be used for unrestricted residential use consistent with the FOST for
5 the unrestricted residential property. The Risk Evaluation Report may use the same or
6 equivalent data analysis/methodology used by the Navy during the cleanup of the Hunters
7 Point Shipyard.

8
9 **IX. SITE MITIGATION PLAN**

10 A. When required. The Applicant must prepare a Site Mitigation Plan if the
11 Applicant wishes to retain soil that exceeds the values in Table 1 within the unrestricted
12 residential property.

13 B. Minimum Standards for the Contents of the Site Mitigation Plan. The Site
14 Mitigation Plan shall contain the following:

15 1. A detailed description of the contemplated mitigation measures, including, if
16 necessary, a Dust Control Plan, an Unknown Contaminant Contingency Plan, Disposal Plan,
17 Site Specific Health And Safety Plan, and Soil Importation Plan and deed notice language (if
18 necessary).

19 2. If Applicant determines that no mitigation measures are necessary then the
20 rationale for such determination.

21 3. A list of requirements for all future contractors/owners/developers to include in
22 their written Health and Safety Plan for all site workers who may be exposed to hazardous
23 soils left in-place.

24 C. Site Mitigation Plan Certification Statement.
25

1 The Site Mitigation Plan shall include a statement from the preparer that, "In my
2 professional judgment and in accordance with standards of practice for my profession, either
3 no mitigation is required or the mitigation measures identified, if completed, will mitigate the
4 significant environmental or health and safety risks caused or likely to be caused by the
5 contamination left in the soil and that the property may be used for unrestricted residential
6 use."

7
8 **X. CLOSURE REPORT**

9 A closure report must be prepared following completion of activities authorized by a
10 permit subject to Article 31.

11 A. Minimum Standards for the Contents of the Closure Report. The Closure
12 Report shall list the permit numbers (i.e. from DBI, DPW or DPH) or assigned Article 31 case
13 numbers covered by the Closure Report and describe how and when the Dust Control Plan,
14 Unknown Contaminant Contingency Plan, Disposal Plan, Site Specific Health And Safety
15 Plan, Soil Importation Plan, Foundation Support Piles Installation Plan, Serpentine Cover
16 Plan, and Site Mitigation Plan, as applicable, were implemented and any changes that were
17 made during implementation. The Report shall include any drawings, figures and pictures
18 necessary. The Closure Report must include completed tracking spreadsheets (or
19 equivalent) for disposal of excavated soil. The Closure Report shall include all environmental
20 sampling data in a form compatible with GIS, to the extent feasible.

21 B. Closure Report Certification Statement.

22 The Closure Report shall include a statement from the preparer that, "In my
23 professional judgment the control, safety, and mitigation measures identified in the Dust
24 Control Plan, Unknown Contaminant Contingency Plan, Disposal Plan, Site Specific Health
25 And Safety Plan, Soil Importation Plan, Foundation Support Piles Installation Plan,

1 Serpentine Cover Plan, and Site Mitigation Plan, as applicable, and all other requirements
2 of applicable law were implemented as described in this report and in accordance with
3 standards of practice for my profession.”
4

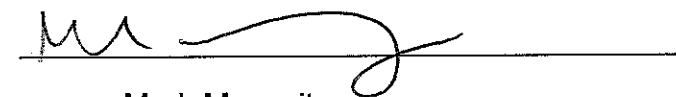
5 **XI. MAPS.**

6 To assist with compliance with the ordinance and these regulations, the attached map
7 shows the Parcel boundaries, the historic fill areas, former landfill disposal sites and a line
8 representing the 1,000 foot perimeter from those landfill sites. For unrestricted residential
9 property, the map illustrates the Navy utility lines suspected to still be in place on the
10 property.
11

12
13 By: 
14 Dr. Mitchell Katz

15 Director, San Francisco Department of Public Health
16

17 Resolution No.
18

19
20 By: 
21 Mark Morewitz

22 Executive Secretary to the Health Commission
23
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25