KAPREALIAN ENGINEERING
INCORPORATED

December 12, 1995

Alameda County Health Care Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Ms. Amy Leach

RE: Berkeley Land Company
23555 Saklan Road
Hayward, California

Dear Ms. Leach:

Per the request of Mr. Rick Montesano of Paradiso Mechanical, Inc., enclosed please find our report dated December 11, 1995, for the above referenced site.

If you should have any questions, please feel free to call our office at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey
Executive Secretary

jad\82

Enclosure

cc: Rick Montesano, Paradiso Mechanical, Inc.

2401 Stanwell Drive, Suite 400
Concord, California 94520
Tel: 510.602.5100 Fax: 510.687.0602

KAPREALIAN ENGINEERING
INCORPORATED

KEI-P88-1110.QR9
December 11, 1995

Berkeley Land Company
4550 San Pablo Avenue
Emeryville, CA 94608

Attention: Mr. Norm Alberts

RE: Quarterly Report
Berkeley Land Company
23555 Saklan Road
Hayward, California

Dear Mr. Alberts:

This Kaprealian Engineering, Inc. (KEI) report presents the results of the most recent quarter of monitoring and sampling of the monitoring wells at the referenced property. All of the wells are currently monitored and sampled on a quarterly basis. This report covers the work performed in October of 1995.

BACKGROUND

The subject property occupies the northeast corner of the intersection of Saklan Road and Middle Lane in Hayward, California, and is situated approximately two miles from the shores of the San Francisco Bay. The property is located in a mixed light industrial and residential area. A Location Map is attached to this report. A large part of the property is used by Quality Tow, an automobile towing operation, for the storage of used vehicles.

In June of 1988, an underground fuel storage tank was reportedly removed from the property. On February 27, 1990, and March 1, 1990, two exploratory borings were drilled at the property. During the drilling of the borings, a six-inch diameter water well was discovered adjacent to the former underground fuel storage tank pit. On May 30, 1990, four exploratory borings were drilled and five monitoring wells installed at the property. KEI's initial work at the property was conducted on February 25, 1993, when the five existing monitoring wells were monitored and sampled. On June 1 and 2, 1993, seven exploratory borings, in conjunction with a Hydropunch study, were drilled at the property. A total of 13 borings have been drilled and five monitoring wells have been installed at the property.

A site description, detailed background information including a summary of all of the soil and ground water subsurface investigation/remediation work conducted to date, hydrogeologic conditions,

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and tables that summarize all of the soil and ground water sample analytical results are presented in KEI's report (KEI-P88-1110.R2) dated July 12, 1993.

RECENT FIELD ACTIVITIES

The five monitoring wells (MW1 through MW5) and the water well (WW1) were monitored and sampled once during the quarter. During monitoring, the wells were checked for depth to water and the presence of free product. Prior to sampling, the wells were also checked for the presence of a sheen. No free product or sheen was noted in any of the wells during the recent quarter. The monitoring data collected during the recent quarter are summarized in Table 1.

Ground water samples were collected from all of the wells on October 19, 1995. Prior to sampling, the wells were each purged of between 17 and 162 gallons of water by the use of a surface pump. During purging operations, the field parameters pH, temperature, and electrical conductivity were recorded and are presented in Table 2. Once the field parameters were observed to stabilize and a minimum of approximately four casing volumes had been removed from each well, water samples were then collected by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, until delivery to a state-certified laboratory.

HYDROLOGY

The measured depth to ground water at the property on October 19, 1995, ranged between 11.95 and 13.75 feet. The water levels in the wells have shown ~~net increases~~ ranging from 1.42 to 1.57 feet since July 26, 1995. Based on the water level data gathered on October 19, 1995, the ground water flow direction appeared to be predominantly to the west-southwest, as shown on the attached Potentiometric Surface Map, Figure 1. The ground water flow direction has been predominantly to the southwest since the inception of the monitoring program in May of 1993 (ten consecutive quarters). The average hydraulic gradient at the property on October 19, 1995, was approximately 0.001.

ANALYTICAL RESULTS

The ground water samples collected during the quarter were analyzed at Sequoia Analytical Laboratory and were accompanied by properly executed Chain of Custody documentation. The samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline by EPA method

5030/modified 8015, TPH as diesel by EPA method 3510/modified 8015, and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA method 8020.

The analytical results of all of the ground water samples collected from the wells to date are summarized in Table 3. The concentrations of TPH as gasoline, benzene, and TPH as diesel detected in the ground water samples collected on October 19, 1995, are shown on the attached Figure 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

DISCUSSION

On December 7, 1995, KEI contacted Ms. Amy Leach of the Alameda County Health Care Services (ACHCS) Agency to discuss the status of the site. Ms. Leech noted that a risk-based approach to project completion may be warranted at this site. She also stated that a risk-based approach for a diesel-related site would include concentration action levels for the constituents naphthalene and benzo(a)pyrene. Therefore, KEI recommends that during the next sampling event, the ground water samples collected from MW3 and WW1 also be analyzed for EPA method 8270 constituents. If the concentrations of the two aforementioned constituents in ground water are below the respective action levels, then KEI recommends that site closure be formally requested from the regulatory agency.

DISTRIBUTION

A copy of this report should be sent to Ms. Amy Leech of the ACHCS, and to the Regional Water Quality Control Board, San Francisco Bay Region.

LIMITATIONS

Environmental changes, either naturally-occurring or artificially-induced, may cause changes in ground water levels and flow paths, thereby changing the extent and concentration of any contaminants.

Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

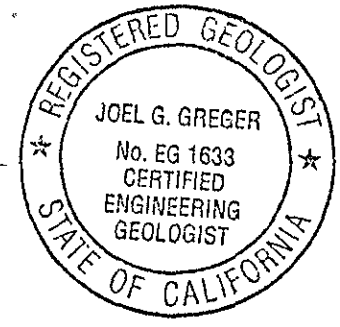
The results of this study are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in

the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

If you have any questions regarding this report, please do not hesitate to call at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.



Joel G. Greger, C.E.G.
Senior Engineering Geologist

License No. EG 1633
Exp. Date 8/31/96

Robert H. Kezerian
Project Manager

\jad

Attachments: Tables 1, 2 & 3
Location Map
Potentiometric Surface Map - Figure 1
Concentrations of Petroleum Hydrocarbons - Figure 2
Laboratory Analyses
Chain of Custody documentation

KEI-P88-1110.QR9
December 11, 1995

TABLE 1

SUMMARY OF MONITORING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)♦	Total Well Depth (feet)♦	Product Thickness (feet)	Sheen	Water Purged (gallons)	Product Purged (ounces)
(Monitored and Sampled on October 19, 1995)							
MW1	20.18	13.58	25.74	0	No	32	0
MW2	20.58	13.75	20.15	0	No	17	0
MW3	20.33	13.30	27.07	0	No	36	0
MW4	20.05	11.95	26.80	0	No	39	0
MW5	20.06	12.58	20.85	0	No	22	0
WW1	NA	13.35	41.00	0	No	162	0
(Monitored and Sampled on July 26, 1995)							
MW1	21.11	12.65	24.77	0	No	32	0
MW2	21.53	12.80	26.70	0	No	37	0
MW3	21.08	12.55	19.85	0	No	20	0
MW4	20.97	11.03	26.30	0	No	40	0
MW5	21.34	11.30	20.28	0	No	24	0
WW1	NA	13.00	42.40	0	No	180	0
(Monitored and Sampled on April 21, 1995)							
MW1	22.28	11.48	24.78	0	No	35	0
MW2	22.86	11.47	26.58	0	No	40	0
MW3	22.29	11.34	19.84	0	No	21	0
MW4	22.16	9.84	26.28	0	No	43	0
MW5	22.62	10.02	20.24	0	No	27	0
WW1	NA	11.81	45.02	0	No	194	<1*
(Monitored and Sampled on January 18, 1995)							
MW1	20.80	12.96	24.82	0	No	31	0
MW2	21.29	13.04	26.66	0	No	36	0
MW3	20.82	12.81	19.88	0	No	19	0
MW4	20.74	11.26	26.32	0	No	40	0
MW5	21.14	11.50	20.30	0	No	23	0
WW1	NA	13.27	45.02	0	Yes	165	<1*

TABLE 1 (Continued)

SUMMARY OF MONITORING DATA

Well #	Well Casing Elevation (feet)**
MW1	33.76
MW2	34.33
MW3	33.63
MW4	32.00
MW5	32.64
WW1	NA

NA = Not available.

♦ The depth to water level and total well depth measurements were taken from the top of the well casings.

* Product collected in skimmer only.

** The elevations of the top of the well casing are relative to Mean Sea Level (MSL), per the Alameda County Benchmark located at Eden Avenue and West Street (elevation = 33.16 feet MSL).

TABLE 2

RECORD OF THE TEMPERATURE, CONDUCTIVITY, AND pH VALUES
IN THE MONITORING WELLS DURING PURGING AND PRIOR TO SAMPLING

(Measured on October 19, 1995)

Well #	Gallons per Casing Volume	Time	Gallons Purged	Casing Volumes Purged	Temperature (°F)	Conductivity ([µmhos/cm] x1000)	pH
MW1	7.90	07:30	0	0	69.2	1.11	7.83
			8	1.01	69.1	1.11	7.53
			16	2.03	69.2	1.12	7.36
			24	3.04	69.4	1.11	7.26
		08:00	32	4.05	69.5	1.12	7.20
MW2	4.16	08:30	0	0	69.5	1.12	7.88
			4	0.96	70.4	1.15	7.42
			8	1.92	70.6	1.15	7.40
			13	3.13	70.6	1.15	7.31
		08:40	17	4.09	70.2	1.14	7.36
MW3	8.95	09:35	0	0	69.2	1.05	7.49
			9	1.01	70.1	1.02	7.39
			18	2.01	69.8	1.06	7.29
			27	3.02	69.8	1.07	7.20
		10:05	36	4.02	69.9	1.05	7.25
MW4	9.65	10:30	0	0	69.2	1.10	7.68
			10	1.04	69.0	1.11	7.42
			20	2.07	69.0	1.12	7.31
			30	3.11	69.0	1.11	7.25
		10:55	39	4.04	69.0	1.10	7.20
MW5	5.38	11:30	0	0	69.2	0.98	7.53
			6	1.12	69.5	1.00	7.29
			12	2.23	69.5	1.01	7.20
			17	3.16	69.8	1.02	7.22
		11:40	22	4.09	70.0	1.01	7.15
WW1	40.37	12:30	0	0	68.8	1.08	7.65
			40	0.99	69.0	1.06	7.32
			80	1.98	68.9	1.06	7.25
			121	3.00	68.9	1.05	7.22
		14:00	162	4.01	68.8	1.05	7.22

TABLE 3

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
10/19/95	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	77	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	560	ND	ND	ND	ND	ND
7/26/95	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	ND	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	11,000	3,500*	ND	ND	ND	ND
4/21/95	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	75	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	3,100	86	ND	1.0	ND	2.9
1/18/95	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	82	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	30,000	410*	ND	ND	ND	ND
10/18/94	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	120	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	2,400	180*	ND	ND	ND	ND
7/13/94++ & 8/15/94	MW1	66♦♦	ND	ND	ND	ND	ND
	MW2	67♦♦	ND	ND	ND	ND	ND
	MW3	92♦♦	ND	ND	ND	ND	ND
	MW4	64♦♦	ND	ND	ND	ND	ND
	MW5	62♦♦	ND	ND	ND	ND	ND
	WW1	9,200	1,600*	ND	ND	ND	ND

TABLE 3 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
1/20/94	MW1	73	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	130	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	340♦	ND	ND	ND	ND	ND
	WW1	190,000	34,000*	ND	ND	ND	ND
10/28/93	MW1	120♦	200*	1.8	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	170	ND	ND	ND	ND	1.4
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT					
7/12/93+ & 8/20/93	MW1	200♦	150	1.1	ND	ND	0.51
	MW2	ND	ND	ND	ND	ND	ND
	MW3	ND	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT					
2/25/93	MW1	5,900♦	4,600**	45	18	ND	750
	MW2	ND	ND	ND	ND	ND	ND
	MW3	200	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT					

♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a diesel and non-diesel mixture.

♦♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be diesel.

* Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be gasoline.

** Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.

TABLE 3 (Continued)

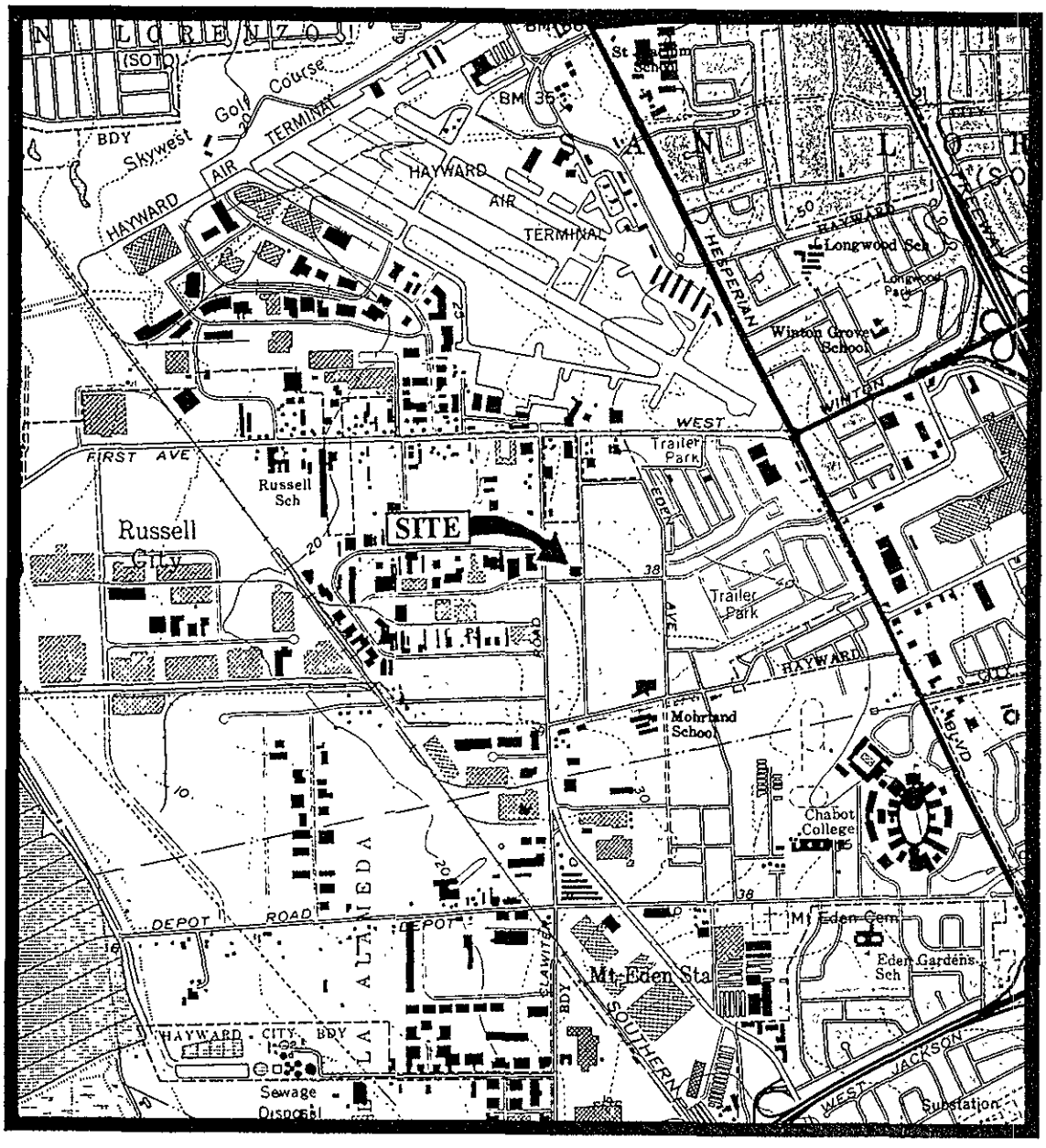
SUMMARY OF LABORATORY ANALYSES
WATER

\+ Samples collected on July 12, 1993, were analyzed for TPH as gasoline and BTEX. Samples collected on August 20, 1993, were analyzed for TPH as diesel.

++ Samples collected on July 13, 1994, were analyzed for TPH as gasoline and BTEX, and for TPH as diesel for well WW1. Samples collected on August 15, 1994, were analyzed for TPH as diesel for wells MW1 through MW5.

ND = Non-detectable.

Results are in micrograms per liter (µg/L), unless otherwise indicated.

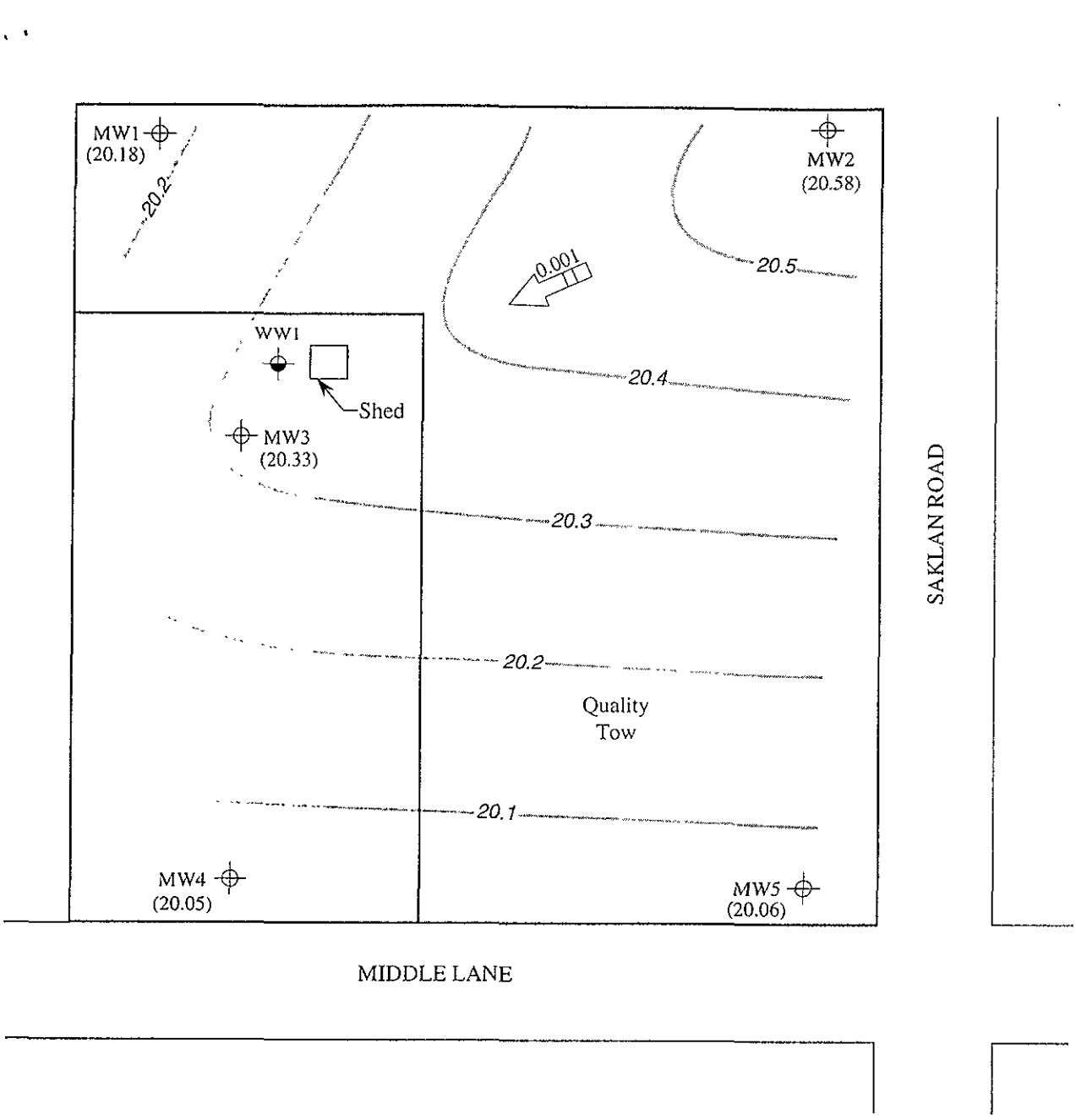


Base modified from 7.5 minute U.S.G.S.
Hayward & San Leandro Quadrangles
(both photorevised 1980)

0 2000 4000

Approx. scale feet

KAPREALIAN ENGINEERING INCORPORATED	BERKELEY LAND CO. 23555 SAKLAN ROAD HAYWARD, CALIFORNIA	LOCATION MAP



LEGEND

- Monitoring well
- Water well
- ( ) Ground water elevation in feet above Mean Sea Level
- #.## Direction of ground water flow with approximate hydraulic gradient
- Contours of ground water elevation

0 40 80

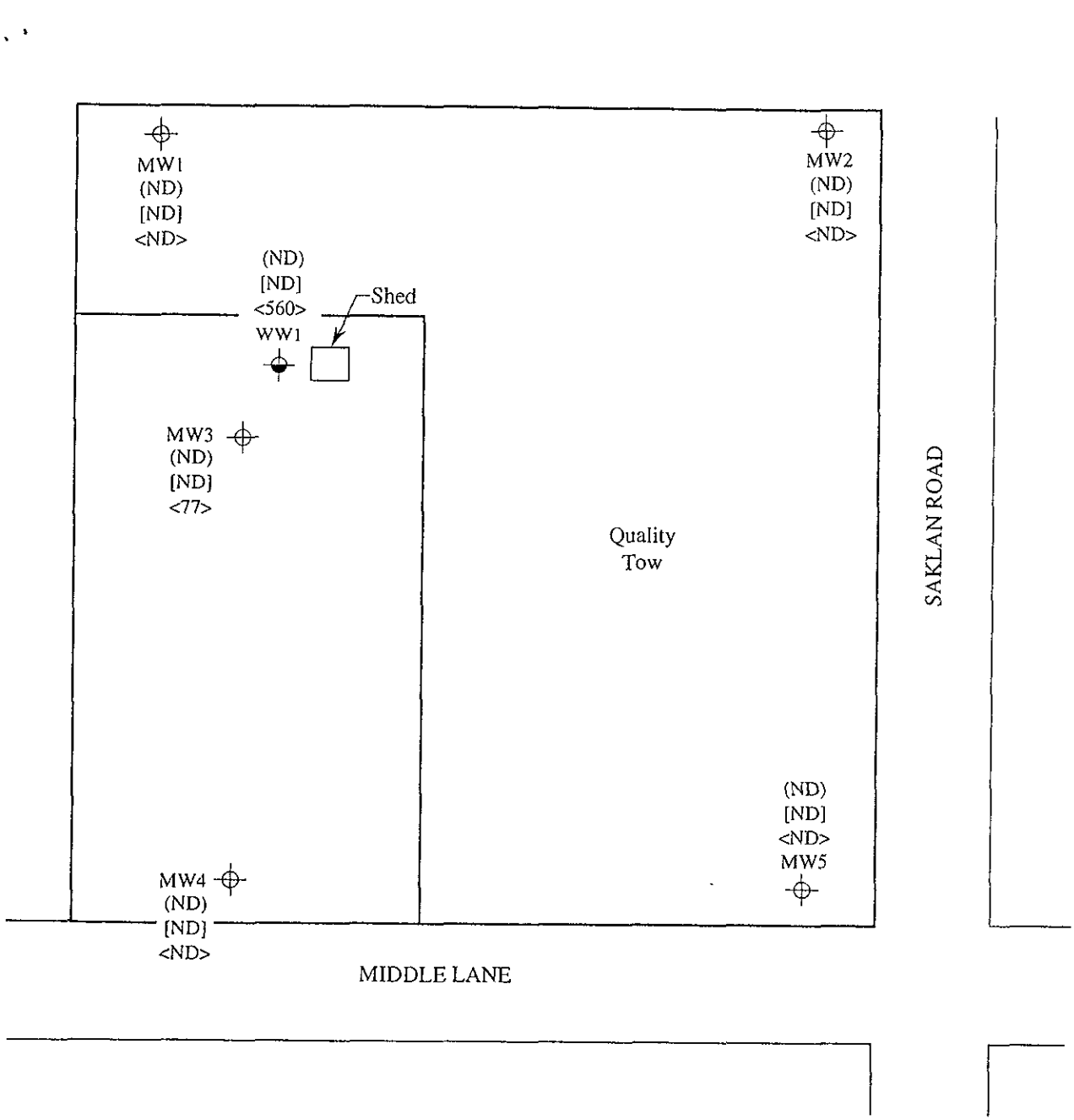
Approx. scale feet

POTENTIOMETRIC SURFACE MAP FOR THE OCTOBER 19, 1995 MONITORING EVENT

KAPREALIAN ENGINEERING
INCORPORATED

BERKELEY LAND CO.
23555 SAKLAN ROAD
HAYWARD, CALIFORNIA

FIGURE
1



LEGEND

- Monitoring well
- Water well
- ( ) Concentration of TPH as gasoline in µg/L
- [ ] Concentration of benzene in µg/L
- < > Concentration of TPH as diesel in µg/L
- ND Non-detectable

0 40 80

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON OCTOBER 19, 1995

KAPREALIAN ENGINEERING
INCORPORATED

BERKELEY LAND CO.
23555 SAKLAN ROAD
HAYWARD, CALIFORNIA

FIGURE
2

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Berkeley Land Co., 23555 Saklan, Hayward	Sampled: Oct 19, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received: Oct 19, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported: Nov 3, 1995
Attention: Jarrel Crider	First Sample #:	510-1676	

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Sample Number	Sample Description	Purgeable Hydrocarbons µg/L	Benzene µg/L	Toluene µg/L	Ethyl Benzene µg/L	Total Xylenes µg/L
510-1676	MW - 1	ND	ND	ND	ND	ND
510-1677	MW - 2	ND	ND	ND	ND	ND
510-1678	MW - 3	ND	ND	ND	ND	ND
510-1679	MW - 4	ND	ND	ND	ND	ND
510-1680	MW - 5	ND	ND	ND	ND	ND
510-1681	WW - 1	ND	ND	ND	ND	ND
Detection Limits:		**50**	**0.50**	**0.50**	**0.50**	**0.50**

Total Purgeable Petroleum Hydrocarbons are quantitated against a fresh gasoline standard.
Analytes reported as ND were not present above the stated limit of detection.

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
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2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received: Oct 19, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported: Nov 3, 1995
Attention: Jarrel Crider	First Sample #:	510-1676	

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Sample Number	Sample Description	Chromatogram Pattern	DL Mult. Factor	Date Analyzed	Instrument ID	Surrogate Recovery, % QC Limits: 70-130
510-1676	MW - 1	--	1.0	11/1/95	HP-5	87
510-1677	MW - 2	--	1.0	11/1/95	HP-5	82
510-1678	MW - 3	--	1.0	11/1/95	HP-5	85
510-1679	MW - 4	--	1.0	11/1/95	HP-2	100
510-1680	MW - 5	--	1.0	11/1/95	HP-2	100
510-1681	WW - 1	--	1.0	11/2/95	HP-2	102

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Berkeley Land Co., 23555 Saklan, Hayward	Sampled: Oct 19, 1995
2401 Stanwell Dr., Ste. 300	Sample Matrix:	Water	Received: Oct 19, 1995
Concord, CA 94520	Analysis Method:	EPA 3510/8015 Mod.	Reported: Nov 3, 1995
Attention: Jarrel Crider	First Sample #:	510-1676	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS

Analyte	Reporting Limit µg/L	Sample I.D. 510-1676 MW - 1	Sample I.D. 510-1677 MW - 2	Sample I.D. 510-1678 MW - 3	Sample I.D. 510-1679 MW - 4	Sample I.D. 510-1680 MW - 5	Sample I.D. 510-1681 WW - 1
Extractable Hydrocarbons	50	N.D.	N.D.	77	N.D.	N.D.	560
Chromatogram Pattern:		--	--	Diesel	--	--	Diesel

Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0	1.0	1.0	1.0
Date Extracted:	10/25/95	10/25/95	10/26/95	10/26/95	10/26/95	10/26/95
Date Analyzed:	10/25/95	10/25/95	10/27/95	10/27/95	10/27/95	10/27/95
Instrument Identification:	HP-3A	HP-3A	HP-3A	HP-3A	HP-3A	HP-3A

Extractable Hydrocarbons are quantitated against a fresh diesel standard.
Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL, #1271

Signature on file

Alan B. Kemp
Project Manager

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Jarrel Crider

Client Project ID: Berkeley Land Co., 23555 Saklan, Hayward
Matrix: Liquid
QC Sample Group: 5101676-681

Reported: Nov 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill
MS/MSD Batch#:	5101676	5101676	5101676	5101676
Date Prepared:	11/1/95	11/1/95	11/1/95	11/1/95
Date Analyzed:	11/1/95	11/1/95	11/1/95	11/1/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	95	90	90	93
Matrix Spike Duplicate % Recovery:	90	90	90	90
Relative % Difference:	5.4	0.0	0.0	3.6
LCS Batch#:	3LCS110295	3LCS110295	3LCS110295	3LCS110295
Date Prepared:	11/2/95	11/2/95	11/2/95	11/2/95
Date Analyzed:	11/2/95	11/2/95	11/2/95	11/2/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5
LCS % Recovery:	88	85	85	86
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Please Note:
The LCS is a control sample of known, interferent free matrix that is analyzed using the same reagents, preparation, and analytical methods employed for the samples. The matrix spike is an aliquot of sample fortified with known quantities of specific compounds and subjected to the entire analytical procedure. If the recovery of analytes from the matrix spike does not fall within specified control limits due to matrix interference, the LCS recovery is to be used to validate the batch.

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Jarrel Crider

Client Project ID: Berkeley Land Co., 23555 Saklan, Hayward
Matrix: Liquid

QC Sample Group: 5101676-681

Reported: Nov 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	M. Creusere	M. Creusere	M. Creusere	M. Creusere
MS/MSD Batch#:	5102326	5102326	5102326	5102326
Date Prepared:	11/1/95	11/1/95	11/1/95	11/1/95
Date Analyzed:	11/1/95	11/1/95	11/1/95	11/1/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	110	105	110	110
Matrix Spike Duplicate % Recovery:	115	110	115	115
Relative % Difference:	4.4	4.7	4.4	4.4
LCS Batch#:	1LCS110195	1LCS110195	1LCS110195	1LCS110195
Date Prepared:	11/1/95	11/1/95	11/1/95	11/1/95
Date Analyzed:	1/1/00	11/1/95	11/1/95	11/1/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
LCS % Recovery:	112	107	108	108
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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Attention: Jarrel Crider

Client Project ID: Berkeley Land Co., 23555 Saklan, Hayward
Matrix: Liquid
QC Sample Group: 5101676-681

Reported: Nov 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel	Diesel
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015	EPA 8015
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill	J. Dinsay	J. Dinsay
MS/MSD Batch#:	5102566	5102566	5102566	5102566	BLK102595	BLK102695
Date Prepared:	11/2/95	11/2/95	11/2/95	11/2/95	10/25/95	10/26/95
Date Analyzed:	11/2/95	11/2/95	11/2/95	11/2/95	10/25/95	10/26/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	GCHP-3B	GCHP-3B
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L	300 µg/L	300 µg/L
Matrix Spike % Recovery:	120	120	120	122	107	103
Matrix Spike Duplicate % Recovery:	115	110	110	112	100	90
Relative % Difference:	4.3	8.7	8.7	8.6	6.5	13
LCS Batch#:	1LCS110295	1LCS110295	1LCS110295	1LCS110295	LCS102595	LCS102695
Date Prepared:	11/2/95	11/2/95	11/2/95	11/2/95	10/25/95	10/26/95
Date Analyzed:	11/2/95	11/2/95	11/2/95	11/2/95	10/25/95	10/26/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	GCHP-3B	GCHP-3B
LCS % Recovery:	97	95	98	97	83	90
% Recovery Control Limits:	71-133	72-128	72-130	71-120	38-122	38-122

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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M P D S Services, Inc.
2401 Stanwell Drive, Suite 400, Concord, CA 94520
Tel: (510) 602-5120 Fax: (510) 689-1918

5101693

CHAIN OF CUSTODY

SAMPLER: (JOE) HOVSIA AJEMIAN
WITNESSING AGENCY:
UNOCAL Berkeley S/S # Land CITY: Hayward
ADDRESS: 23555 Saklan

SAMPLE ID NO.	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-GAS BTEX	TPH-DIESEL	TOG	8010					TURN AROUND TIME: Regular / REMARKS
MW-1	10-19-95	8:15 A.M	✓	✓		2(VOA) 1 Amber	Wells	✓	✓					5101676		AC
MW-2	"	9:00 A.M	✓	✓		"	"	✓	✓					5101677		
MW-3	"	10:15 A.M	✓	✓		"	"	✓	✓					5101678		
MW-4	"	11:12 A.M	✓	✓		"	"	✓	✓					5101679		
MW-5	"	11:52 A.M	✓	✓		"	"	✓	✓					5101680		
WW-1	"	2:10 P.M.	✓	✓		"	"	✓	✓					5101681		

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:
(SIGNATURE) Joe Ajemian	10-19-95 13:40	(SIGNATURE)
(SIGNATURE)	10-20	(SIGNATURE) Kevin Molander 10-20-95 15:15
(SIGNATURE)		(SIGNATURE)
(SIGNATURE)		(SIGNATURE)

THE FOLLOWING MUST BE COMPLETED BY THE LABORATORY ACCEPTING SAMPLES FOR ANALYSES:

1. HAVE ALL SAMPLES RECEIVED FOR ANALYSIS BEEN STORED ON ICE? Yes
2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? Yes
3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? NO
4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? Yes

SIGNATURE: TITLE: Analyst DATE: 10/12/95 15:15