



KAPREALIAN ENGINEERING
Consulting Engineers

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KEI-P89-1106.QR4
October 31, 1991

Unocal Corporation
2000 Crow Canyon Place, Suite 400
P.O. Box 5155
San Ramon, California 94583

Attention: Mr. Ron Bock

RE: Quarterly Report
Unocal Service Station #3072
2445 Castro Valley Boulevard
Castro Valley, California

Dear Mr. Bock:

This report presents the results of the fourth quarter of monitoring and sampling of the monitoring wells at the referenced site by Kaprealian Engineering, Inc. (KEI), per proposal KEI-P89-1106.P3 dated June 11, 1990. The wells are currently monitored monthly and sampled on a quarterly basis. This report covers the work performed by KEI from July through September, 1991.

SITE DESCRIPTION AND BACKGROUND

The subject site is presently used as a gasoline station and auto care facility. The subject site is situated on gently sloping, northeast trending topography, and is located near the base of the northeast flank of a series of low lying, northwest trending foothills separating Castro Valley from Hayward. The site is located at the southern corner of the intersection of Castro Valley Boulevard with Strobridge Avenue, and is situated approximately 1,200 feet southwest of an unnamed drainage. A Location Map and Site Plans are attached to this report.

KEI's initial work at the site began on November 14, 1989, when KEI collected soil samples following the removal of three fuel storage tanks (10,000 gallon each - regular unleaded, super unleaded, and diesel), and one 550 gallon waste oil tank at the referenced site. All of the tanks were made of steel. Two small holes were observed in the regular unleaded gasoline tank. Extensive pitting, but no holes, was observed in the super unleaded gasoline tank. The diesel tank had been treated and wrapped prior to installation, and therefore it was not possible to assess the condition of the tank at the time of removal. No apparent holes or cracks were observed in the waste oil tank. Six soil samples (designated as A1, A2, B1,

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B2, C1, and C2) were collected from beneath the fuel storage tanks at depths of 13.5 feet below grade. The soil sample (W01) under the waste oil tank was collected at a depth of 10.5 feet below grade.

All soil samples were analyzed by Sequoia Analytical Laboratory in Redwood City, California. The samples collected under the fuel storage tanks were analyzed for total petroleum hydrocarbons (TPH) as gasoline, and benzene, toluene, xylenes, and ethylbenzene (BTX&E). In addition, the two samples collected from under the diesel tank were analyzed for TPH as diesel. The soil sample collected from under the waste oil tank was analyzed for TPH as gasoline, BTX&E, TPH as diesel, total oil and grease (TOG), EPA method 8010 compounds, EPA method 8270 compounds, and the metals cadmium, chromium, lead, and zinc.

Analytical results of the soil samples collected from beneath the fuel tanks showed levels of TPH as gasoline ranging from non-detectable to 11 ppm, with non-detectable BTX&E concentrations in each case. TPH as diesel concentrations were non-detectable for the two samples collected beneath the diesel tank. Analytical results of the soil sample collected from beneath the waste oil tank showed TPH as gasoline at 5.9 ppm, metals ranging from non-detectable to 45 ppm, 55 ppb of 1,1-dichloroethene, and non-detectable levels of all other constituents analyzed. Analytical results are summarized in Table 9, and sample point locations are as shown on the attached Site Plan, Figure 2.

On November 16, 1989, KEI collected six sidewall soil samples (designated as SW1 through SW6) and a water sample (designated as W1) from the fuel tank pit. The tank pit water level was measured to be 11.5 feet below the ground surface. The sidewall soil samples were collected approximately 6 to 12-inches above the tank pit water level. All samples were analyzed for TPH as gasoline and BTX&E. Three of the six sidewall soil samples (labeled SW2, SW3, and SW4) and the water sample (labeled W1) were also analyzed for TPH as diesel. Analytical results of the soil samples collected from the fuel tank pit showed TPH as gasoline ranging from non-detectable to 29 ppm for four of the six samples, with samples SW1 and SW4 showing 140 ppm and 160 ppm, respectively. TPH as diesel levels were non-detectable for two of the sidewall samples, with sample SW4 showing 24 ppm. Analytical results of the water sample collected from the fuel tank pit showed 11,000 ppb of TPH as diesel, 26,000 ppb of TPH as gasoline, and 670 ppb of benzene. Analytical results of the soil samples are summarized in Table 9, and the water sample is summarized in Table 10. Sample point locations are as shown on the attached Site Plan, Figure 2.

On November 28, 1989, KEI returned to the site to meet with the representative of the Alameda County Health Care Services Agency (ACHCS) and to clarify ACHCS' guidelines as applied to the subject site for fuel tank pit excavation and sampling. In response to the meeting, KEI submitted a Phase I work plan (KEI-P89-1106.P1) dated November 30, 1989, to define the extent of contamination in the vicinity of the tank pit. The work plan was approved by the ACHCS in a letter dated December 8, 1989.

On December 22, 1989, KEI returned to the site after further excavation to collect additional sidewall soil samples from the fuel tank pit after further excavation. Soil was excavated from the north, east, and south sides of the pit. Sidewall soil samples, designated as SW1(17), SW2(17), SW7, SW8, SW9, SW10, SW11, and SW3(13), were collected at depths of approximately 9 or 11 feet below grade, and analyzed on-site by Mobile Chem Labs, Inc., of Lafayette, California, a state-certified mobile laboratory. After excavation, TPH as gasoline was detected at concentrations of 1,500 ppm and 1,900 ppm on the northerly wall of the pit, at concentrations ranging from 3.0 ppm to 1,700 ppm on the easterly wall, and at 410 ppm on the southerly wall. Analytical results are summarized in Table 8, and sample point locations are as shown on the attached Site Plan, Figure 3.

Based on the analytical results, KEI recommended the installation of nine exploratory borings to further define the extent of the soil contamination. Documentation of soil sample collection techniques and analytical results are presented in KEI's work plan/proposal (KEI-P89-1106.P2) dated January 8, 1990.

On January 18 and 19, 1990, three two-inch diameter monitoring wells (designated as MW1, MW2, and MW3 on the attached Site Plan, Figure 1) were installed at the site. The monitoring wells were drilled and completed to total depths ranging from 22 to 30 feet below grade. Ground water was encountered at depths ranging from 9 to 20.5 feet beneath the surface during drilling. The wells were developed on January 22 and 23, 1990, and were initially sampled on March 22, 1990.

Samples were analyzed for TPH as gasoline by EPA method 5030 in conjunction with modified 8015, and BTX&E by EPA method 8020. Analytical results of the soil samples collected from the borings for monitoring wells MW1, MW2, and MW3 indicated non-detectable levels of TPH as gasoline and BTX&E in all soil samples, except for sample MW1(5), which showed 2.8 ppm of TPH as gasoline, 0.051 ppm of benzene, and 0.11 ppm of ethylbenzene. Analytical results of the ground water samples collected from monitoring wells MW2 and MW3 indicated non-detectable levels of TPH as gasoline and BTX&E. In well MW1, TPH as gasoline and benzene were detected at 32 ppb

and 4.2 ppb, respectively. Analytical results of the soil samples are summarized in Table 7, and results of the water samples are summarized in Table 2. Documentation of well installation procedures, sample collection techniques, and sample results are presented in KEI's report (KEI-J89-1106.R7) dated April 12, 1990.

On February 14, 1990, three soil samples, labeled P1, P2, and P3, were collected from the product pipe trenches at depths ranging from 2.5 to 4 feet below grade. The soil samples were analyzed for TPH as gasoline and BTX&E. Analytical results of samples collected from the pipe trench indicated levels of TPH as gasoline ranging from 6.0 ppm to 87 ppm, and benzene levels ranging from 0.23 ppm to 0.47 ppm. Results of the soil analyses are summarized in Table 6. Soil sample locations are shown on the attached Site Plan, Figure 4. Documentation of sample collection techniques and analytical results are presented in KEI's report (KEI-J89-1106.R5) dated March 6, 1990.

KEI returned to the site on March 9, 1990, when three sidewall soil samples, labeled SWB, SWC, and SWD, were collected from the sidewalls of the waste oil tank at depths of 8 to 9 feet below grade. The waste oil tank pit had been excavated to a depth of 11 to 12 feet below grade. The soil samples were analyzed for TPH as gasoline, BTX&E, TPH as diesel, TOG, and EPA method 8010 compounds. Analytical results of the soil samples (SWB, SWC and SWD) collected from sidewalls of the waste oil tank pit indicated non-detectable levels of TOG and all EPA method 8010 constituents for each of the three samples. The analytical results indicated non-detectable levels of TPH as gasoline and BTX&E for samples SWC and SWD, while SWB showed 37 ppm of TPH as gasoline, with 0.10 ppm of benzene. TPH as diesel levels were non-detectable for sample SWC, with both SWB and SWD less than 10 ppm. Results of the soil samples are summarized in Table 5. Soil sample point locations are as shown on the attached Site Plan, Figure 5. Documentation of sample collection techniques, and analytical results are presented in KEI's report (KEI-J89-1106.R6) dated April 13, 1990.

On April 24 and 25, 1990, the previously recommended exploratory borings (designated as EB1 through EB8 on the attached Site Plan, Figure 1) were drilled at the site. The eight borings were drilled and/or sampled to depths of 10.5 to 15 feet below grade. Ground water was encountered at depths of approximately 10 to 14 feet beneath the surface in each boring, except EB4, where ground water was not encountered. Drilling was generally stopped about 1 to 2 feet after intersecting the first water table, except for EB4, which was terminated at a depth of 14.5 feet below grade when ground water was not encountered. A water sample was collected from boring EB5 only. All borings were backfilled to the surface with neat cement.

Samples were analyzed at Sequoia Analytical Laboratory in Redwood City, California. Soil samples from all borings and the water sample from EB5 were analyzed for TPH as gasoline using EPA method 5030 in conjunction with modified 8015, and BTX&E using EPA method 8020. The results of soil analyses are summarized in Table 4, and the results of the water analyses are summarized in Table 10.

Analytical results of the soil samples collected from the eight exploratory borings (EB1 through EB8) indicated non-detectable levels of TPH as gasoline in all samples, except EB1(9.5), EB4(14), EB6(5), EB7(5), and EB8(5), in which the levels ranged from 1.7 ppm to 5.0 ppm. Benzene was detected in all soil samples at levels ranging from 0.0053 ppm to 0.023 ppm. The analytical results of the water sample collected from boring EB5, immediately after drilling, indicated a level of TPH as gasoline at 5,900 ppb, with a level of benzene at 840 ppb.

Based on the analytical results, KEI recommended the installation of two additional monitoring wells to further define the extent of ground water contamination. In addition, KEI recommended the implementation of monthly monitoring and quarterly sampling of the existing monitoring wells. Results of the exploratory drilling and soil sampling activities are presented in KEI's report (KEI-J89-1106.R8) dated June 11, 1990.

On August 13, 1990, two additional two-inch diameter monitoring wells (designated as MW4 and MW5 on the attached Site Plan, Figure 1) were installed at the site. The two wells were drilled and completed to total depths ranging from 23.5 to 24 feet below grade. Ground water was encountered at depths ranging from 10 to 14.5 feet beneath the surface during drilling. The new wells (MW4 and MW5) were developed on August 20, 1990, and all wells were sampled on August 27, 1990.

Water from all wells (MW1 through MW5) and selected soil samples from the borings for wells MW4 and MW5 were analyzed at Sequoia Analytical Laboratory, Redwood City, California. The samples were analyzed for TPH as gasoline by EPA method 5030 in conjunction with modified 8015, and for BTX&E by EPA method 8020.

Analytical results of the soil samples collected from the borings for monitoring wells MW4 and MW5 indicated non-detectable levels of TPH as gasoline and BTX&E in all analyzed samples. The analytical results of the water samples collected from the wells showed non-detectable levels of TPH as gasoline in all wells. Benzene was detected in wells MW1, MW3, and MW4 at levels of 3.2 ppb, 1.1 ppb and 0.34 ppb, respectively. Results of the soil analyses are summarized in Table 3, and the water analyses in Table 2. Documentation of well installation procedures, sample collection

techniques, and sample results are presented in KEI's report (KEI-P89-1106.R9) dated September 28, 1990. Based on the analytical results, KEI recommended the continuation of the monthly monitoring and quarterly sampling program.

RECENT FIELD ACTIVITIES

The five wells (MW1 through MW5) were monitored three times and sampled once during the quarter. During monitoring, the wells were checked for depth to water and presence of free product and sheen. No free product or sheen was noted in any of the wells during the quarter. Monitoring data are summarized in Table 1.

Water samples were collected from the wells on September 25, 1991. Prior to sampling, the wells were each purged of between 10 and 12 gallons by the use of a bailer. Samples were then collected using a clean Teflon bailer. Samples were decanted into clean VOA vials and/or one liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps and stored in a cooler, on ice, until delivery to the state certified laboratory.

HYDROLOGY AND GEOLOGY

Based on the water level data gathered on September 25, 1991, the ground water flow direction appeared to be predominantly toward the northeast, varying from an approximately due north flow direction at the northern and northwestern portion of the site to a southeastern flow direction at the southeastern portion of the site. This flow direction is relatively similar to the flow direction determined on June 12, 1991. The average hydraulic gradient at the site on September 25, 1991, was approximately 0.019 to 0.024, except at the axis of the apparent ground water table "ridge", where the gradient was approximately 0.0068. Water levels have fluctuated during the quarter, showing a net decrease of 0.05 to 0.42 feet in all wells, except well MW4, which showed a net increase of 0.18 feet since June 12, 1991. The measured depth to ground water at the site on September 25, 1991, ranged between 6.45 and 9.03 feet below grade.

Based on review of regional geologic maps (U.S. Geological Survey Open-File Report 80-540 "Preliminary Geologic Map of the Hayward Quadrangle, Alameda and Contra Costs Counties, California" by T.W. Dibblee, Jr., 1980), the subject site is underlain by Quaternary-age alluvium. Mapped bedrock outcrops adjacent to the site include the marine Panoche Formation (Kpc), which is described as a conglomerate generally composed of granite, diorite, quartzite and black chert cobbles in a sandstone matrix, and the Knoxville Formation (JKk), which is described as consisting of dark micaceous shale with minor thin sandstone.

In addition, the site is situated approximately 3,000 feet northeast of the mapped trace of the active Hayward Fault; 1,900 feet southwest of the concealed mapped trace of the East Chabot Fault; and 1,800 feet northeast of the mapped trace (northern terminous?) of the West Chabot Fault.

As exposed in the underground tank pit excavation, the earth materials at the subject site consist of artificial fill materials at the surface. These fill materials are typically 1 to 2 feet thick, and locally vary up to a maximum of about 9 feet at the original east wall of the pit excavation (prior to additional excavation). These fill materials are inturn underlain by dark gray, silty clay soil materials, which are about 2.5 feet thick. The soil materials are underlain by greenish-brown to yellowish-brown, highly weathered to slightly weathered shale, which varies from soft to moderately hard with abundant fractures (both clay healed and relatively open).

The results of the drilling activities at the site indicated that bedrock materials underlying the site are composed of brown and gray shale, which is slightly to highly weathered. The depth to the bedrock materials appears to vary considerably at the site, from about 5 to 6 feet below grade in the vicinity of well MW1 and boring EB2, to about 21.5 feet below grade in the vicinity of well MW2, to greater than 22 feet below grade in the vicinity of well MW3 (maximum depth explored). However, bedrock commonly underlies that site at a depth of about 8 to 10 feet below grade as encountered in the majority of the borings at the site and as exposed in the old tank pit excavation.

ANALYTICAL RESULTS

Ground water samples were analyzed at Sequoia Analytical Laboratory in Concord, California, and were accompanied by properly executed Chain of Custody documentation. The samples were analyzed for TPH as gasoline using EPA method 5030 in conjunction with modified 8015, and BTX&E using EPA method 8020. Also, samples from MW4 and MW5 were analyzed for TPH as diesel using EPA method 3510 in conjunction with modified 8015.

Analytical results of the ground water samples collected from monitoring wells MW1 through MW5 indicated non-detectable levels of TPH as gasoline and BTX&E. Also, in monitoring wells MW4 and MW5, TPH as diesel was non-detectable. Results of the analyses are summarized in Table 2. Copies of the analytical results and Chain of Custody documentation are attached to this report.

DISCUSSION AND RECOMMENDATIONS

Based on the analytical results collected and evaluated to date, and no evidence of free product or sheen in any of the wells, KEI recommends the continuation of the current monitoring and sampling program of the existing wells per KEI's proposal (KEI-P89-1106.P3) dated June 11, 1990, including TPH as diesel analyses for water samples collected from wells MW4 and MW5. The existing monitoring and sampling program should continue for one additional quarter. At the end of the next quarter, KEI will make recommendations as to whether the existing program should be continued, modified, or terminated. These recommendations will be made after analyzing all of the historical sampling data.

DISTRIBUTION

A copy of this report should be sent to 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 this 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.

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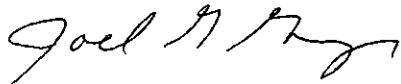
If you have any questions regarding this report, please do not hesitate to call me at (707) 746-6915.

Sincerely,

Kaprealian Engineering, Inc.



Thomas J. Berkins
Senior Environmental Engineer



Joel G. Greger
Certified Engineering Geologist

License No. 1633
Exp. Date 6/30/92



Timothy R. Ross
Project Manager

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Attachments: Tables 1 through 10
Location Map
Site Plans - Figures 1 through 5
Laboratory Analyses
Chain of Custody documentation

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TABLE 1

SUMMARY OF MONITORING DATA

<u>Well No.</u>	<u>Ground Water Elevation (feet)</u>	<u>Depth to Water (feet)</u>	<u>Product Thickness (feet)</u>	<u>Sheen</u>	<u>Water Purged (gallons)</u>
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(Monitored and Sampled on September 25, 1991)

MW1	172.04	9.03	0	No	12
MW2	173.53	8.75	0	No	11
MW3	171.94	6.57	0	No	10
MW4	172.80	6.45	0	No	10
MW5	171.35	7.67	0	No	12

(Monitored on August 21, 1991)

MW1	172.28	8.79	0	No	0
MW2	173.28	9.00	0	No	0
MW3	171.99	6.52	0	No	0
MW4	172.70	6.55	0	No	0
MW5	171.63	7.39	0	No	0

(Monitored on July 11, 1991)

MW1	172.35	8.72	0	No	0
MW2	173.31	8.97	0	No	0
MW3	172.11	6.40	0	No	0
MW4	172.73	6.52	0	No	0
MW5	171.87	7.15	0	No	0

<u>Well #</u>	<u>Surface Elevation* (feet)</u>
MW1	181.07
MW2	182.28
MW3	178.51
MW4	179.25
MW5	179.02

* Elevation of top of well covers surveyed to Mean Sea Level (MSL).

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TABLE 2
 SUMMARY OF LABORATORY ANALYSES
 WATER

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl-benzene</u>
9/25/91	MW1	--	ND	ND	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
6/12/91	MW1	--	ND	0.66	ND	ND	ND
	MW2	--	ND	ND	0.46	0.44	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	ND	ND	0.48	ND
	MW5	--	ND	ND	ND	0.32	ND
3/11/91	MW1	--	ND	0.90	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	44	0.74	ND	0.15	3.2
	MW5	--	ND	ND	ND	ND	ND
12/12/90	MW1	--	34	1.6	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4	--	ND	0.73	ND	ND	ND
	MW5	--	ND	ND	ND	ND	ND
8/27/90	MW1	--	ND	3.2	ND	ND	ND
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	1.1	0.50	0.89	0.54
	MW4	--	ND	0.34	ND	ND	ND
	MW5	--	ND	ND	ND	ND	ND
3/22/90	MW1	--	32	4.2	ND	1.1	0.36
	MW2	--	ND	ND	ND	ND	ND
	MW3	--	ND	ND	ND	ND	ND
	MW4*	--	ND	ND	ND	ND	ND
Detection Limits		50	30	0.3	0.3	0.3	0.3

* Sample MW4 is a duplicate of sample MW2 (only on the date indicated).

ND = Non-detectable.

-- Indicates analysis not performed.

Results in parts per billion (ppb), unless otherwise indicated.

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TABLE 3
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample Number</u>	<u>Depth (feet)</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl-benzene</u>
8/13/90	MW4(5)	5.0	ND	ND	ND	ND	ND
	MW5(9.5)	9.5	ND	ND	ND	ND	ND
	MW5(13.5)	13.5	ND	ND	ND	ND	ND
Detection Limits			1.0	0.0050	0.0050	0.0050	0.0050

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

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TABLE 4
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethylbenzene</u>
4/24/90	EB1(5)	ND	0.0063	0.042	0.011	ND
&	EB1(9.5)	4.9	0.0078	0.24	0.11	0.028
4/25/90	EB1(13.5)	ND	0.0087	0.048	ND	ND
	EB2(5)	ND	0.0053	0.020	0.013	0.0068
	EB2(10)	ND	0.0059	0.026	0.013	0.0050
	EB3(5)	ND	0.0069	0.031	0.017	ND
	EB3(9)	ND	0.0093	0.023	ND	ND
	EB4(5)	ND	0.0091	0.034	ND	ND
	EB4(10)	ND	0.0090	0.27	ND	ND
	EB4(14)	1.7	0.0079	0.43	ND	ND
	EB5(5)	ND	0.0095	0.015	ND	ND
	EB6(5)	5.0	0.066	0.021	0.11	0.032
	EB6(10)	ND	0.0086	0.060	0.014	0.0052
	EB6(13)	ND	0.0080	0.16	0.24	0.0092
	EB7(5)	3.0	0.040	0.056	0.073	0.034
	EB7(9.5)	ND	0.0081	0.078	0.025	0.015
	EB7(13.5)	ND	0.0054	0.085	0.012	ND
	EB8(5)	2.7	0.023	0.067	0.078	0.013
	EB8(10)	ND	0.0072	0.056	0.019	0.0050
	Detection Limits	1.0	0.0050	0.0050	0.0050	0.0050

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

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TABLE 5
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample</u>	<u>Depth (feet)</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl- benzene</u>
3/09/90	SWB*	8.0	<10	37	0.10	0.10	0.74	0.25
	SWC*	9.0	ND	ND	ND	ND	ND	ND
	SWD*	9.0	<10	ND	ND	ND	ND	ND
Detection Limits			1.0	1.0	0.05	0.1	0.1	0.1

* TOG and all EPA method 8010 constituents were non-detectable.

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

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TABLE 6
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample</u>	<u>Depth (feet)</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl- benzene</u>
2/14/90	P1	4.0	87	0.33	0.17	10	2.3
	P2	2.5	6.0	0.23	ND	0.33	0.11
	P3	3.0	10	0.47	0.11	1.1	0.32
Detection Limits			1.0	0.05	0.1	0.1	0.1

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

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TABLE 7
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample Number</u>	<u>Depth (feet)</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl-benzene</u>
1/18/90	MW1(5)	5.0	2.8	0.051	ND	ND	0.11
	MW1(6.5)	6.5	ND	ND	ND	ND	ND
	MW1(10.0)	10.0	ND	ND	ND	ND	ND
	MW2(5)	5.0	ND	ND	ND	ND	ND
	MW2(6.5)	6.5	ND	ND	ND	ND	ND
	MW2(9.0)	9.0	ND	ND	ND	ND	ND
	MW2(10)	10.0	ND	ND	ND	ND	ND
	MW2(15)	15.0	ND	ND	ND	ND	ND
	MW2(16.5)	16.5	ND	ND	ND	ND	ND
	MW2(20)	20.0	ND	ND	ND	ND	ND
	MW3(5)	5.0	ND	ND	ND	ND	ND
	MW3(6.5)	6.5	ND	ND	ND	ND	ND
	MW3(9)	9.0	ND	ND	ND	ND	ND
	Detection Limits		1.0	0.05	0.1	0.1	0.1

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

KEI-P89-1106.QR4
October 31, 1991

TABLE 8
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample</u>	<u>Depth (feet)</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl- benzene</u>
12/22/89	SW1(17)	11	ND	1,900	14	24	120	28
	SW2(17)	11	ND	1,500	17	29	92	23
	SW7	9	ND	1,700	16	33	110	26
	SW8	9	ND	200	2.6	0.9	7.7	5.0
	SW3(13)	9	ND	690	11	11	28	11
	SW9	9	ND	3.0	0.2	0.1	0.1	ND
	SW10	9	ND	500	4.0	5.9	22	6.9
	SW4(11)	9	ND	410	2.7	3.9	19	3.8
Detection Limits			1.0	1.0	0.1	0.1	0.1	0.1

ND = Non-detectable.

Results in parts per million (ppm), unless otherwise indicated.

TABLE 9
 SUMMARY OF LABORATORY ANALYSES
 SOIL

<u>Date</u>	<u>Sample</u>	<u>Depth (feet)</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl-benzene</u>
11/14/89	A1	13.5	ND	2.4	ND	ND	ND	ND
&	A2	13.5	ND	ND	ND	ND	ND	ND
11/16/89	B1	13.5	--	1.9	ND	ND	ND	ND
	B2	13.5	--	11	ND	ND	ND	ND
	C1	13.5	--	1.5	ND	ND	ND	ND
	C2	13.5	--	7.5	ND	ND	ND	ND
	SW1	10.5	--	140	0.31	0.12	3.0	0.88
	SW2	10.5	ND	ND	ND	ND	ND	ND
	SW3	10.5	ND	ND	ND	ND	ND	ND
	SW4	9.5	24	160	0.33	6.4	30	9.4
	SW5	9.5	--	3.5	0.06	0.27	0.76	0.19
	SW6	10	--	29	0.12	0.21	2.0	0.58
	WO1(11)*	11	ND	5.9	ND	ND	ND	ND
Detection Limits			1.0	1.0	0.05	0.1	0.1	0.1

* TOG and all EPA method 8270 constituents were non-detectable. All EPA method 8010 constituents were non-detectable, except 1,1-dichloroethene at 55 ppb. Metal concentrations were as follows: cadmium was detected at 2.5 ppm, chromium at 39 ppm, lead at 1.1 ppm, and zinc at 45 ppm.

ND = Non-detectable.

-- Indicates analysis not performed.

Results in parts per million (ppm), unless otherwise indicated.

KEI-P89-1106.QR4
October 31, 1991

TABLE 10

SUMMARY OF LABORATORY ANALYSES
WATER

<u>Date</u>	<u>Sample Number</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Xylenes</u>	<u>Ethyl-benzene</u>
11/16/89	W1	11,000	26,000	670	1,100	9,100	120
4/25/90	EB5	--	5,900	840	34	73	100
Detection Limits		50	30	0.3	0.3	0.3	0.3

-- Indicates analysis not performed.

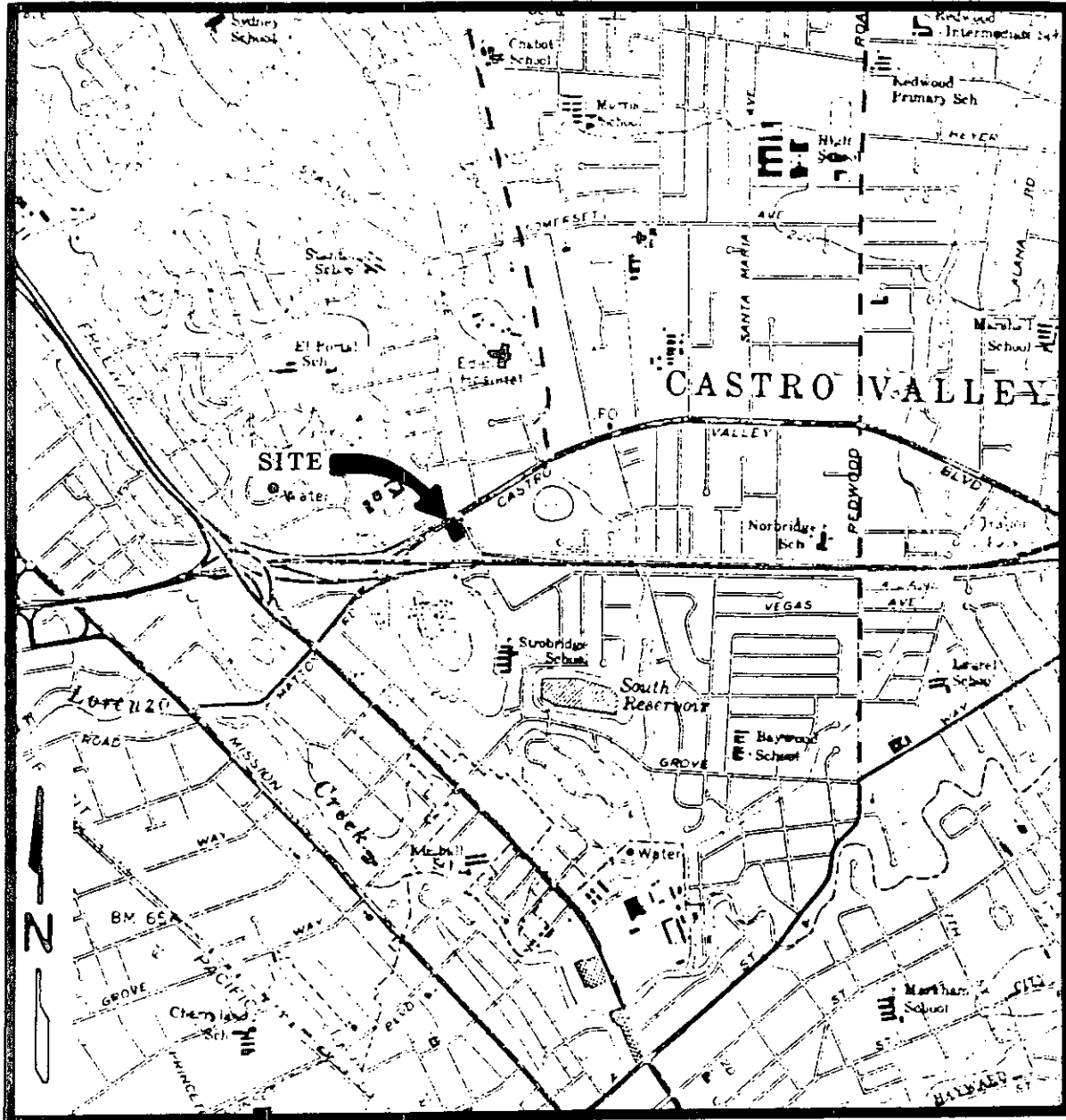
Results in parts per billion (ppb), unless otherwise indicated.

NOTE: Water samples from EB6 were collected during drilling. The results of the analyses may not be representative of formation water, they should be used for information only.



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Consulting Engineers

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LOCATION MAP

Unocal S/S #3072
2445 Castro Valley Boulevard
Castro Valley, CA

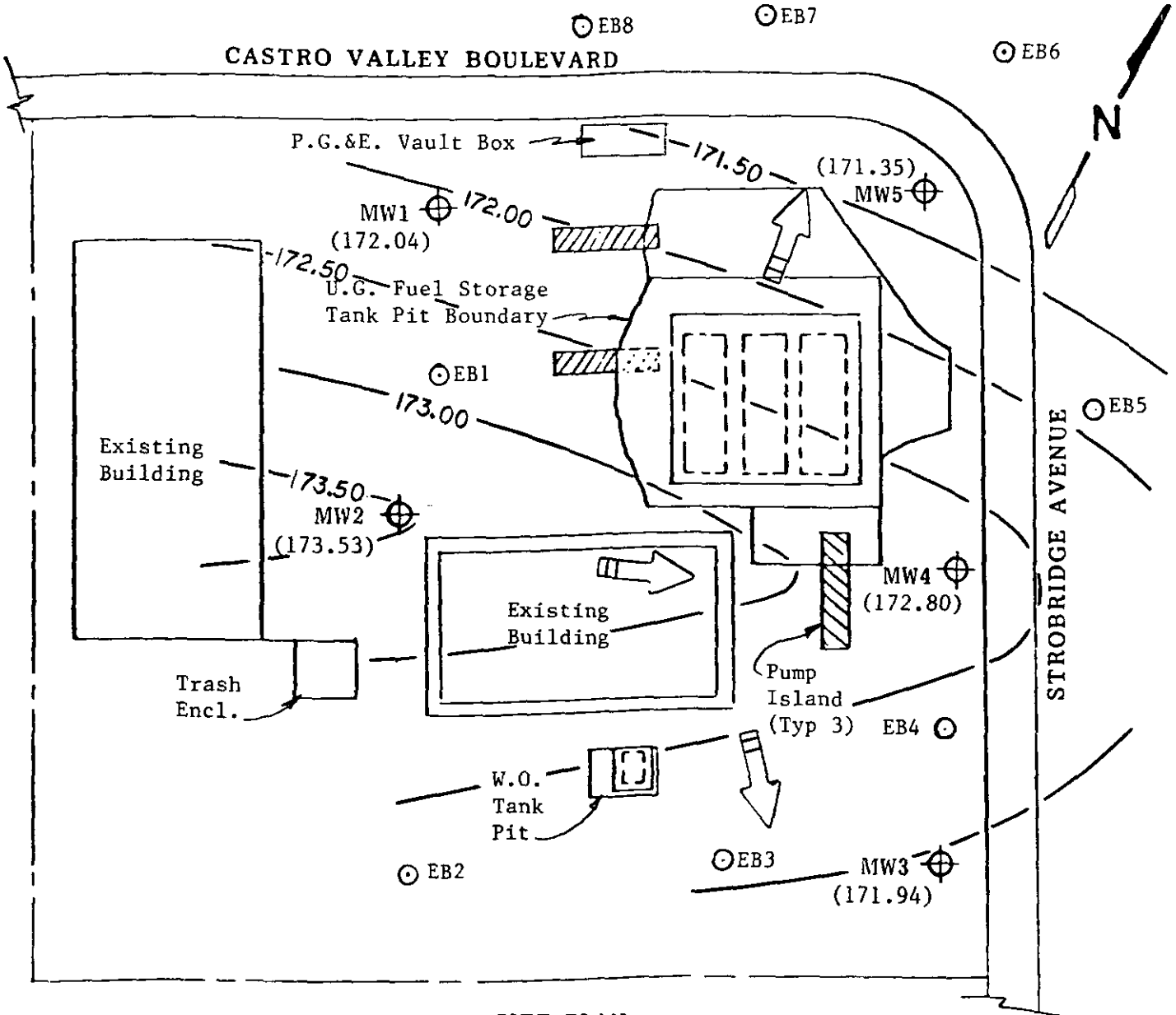


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

P.O. BOX 996 • BENICIA, CA 94510

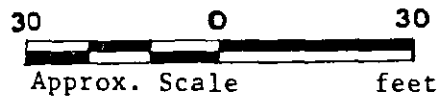
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SITE PLAN
Figure 1

LEGEND

-  Monitoring Well
-  Exploratory Boring
-  Ground Water Flow Direction
-  () Ground Water Elevation in feet (MSL) on 9/25/91
-  Contours of ground water elevation

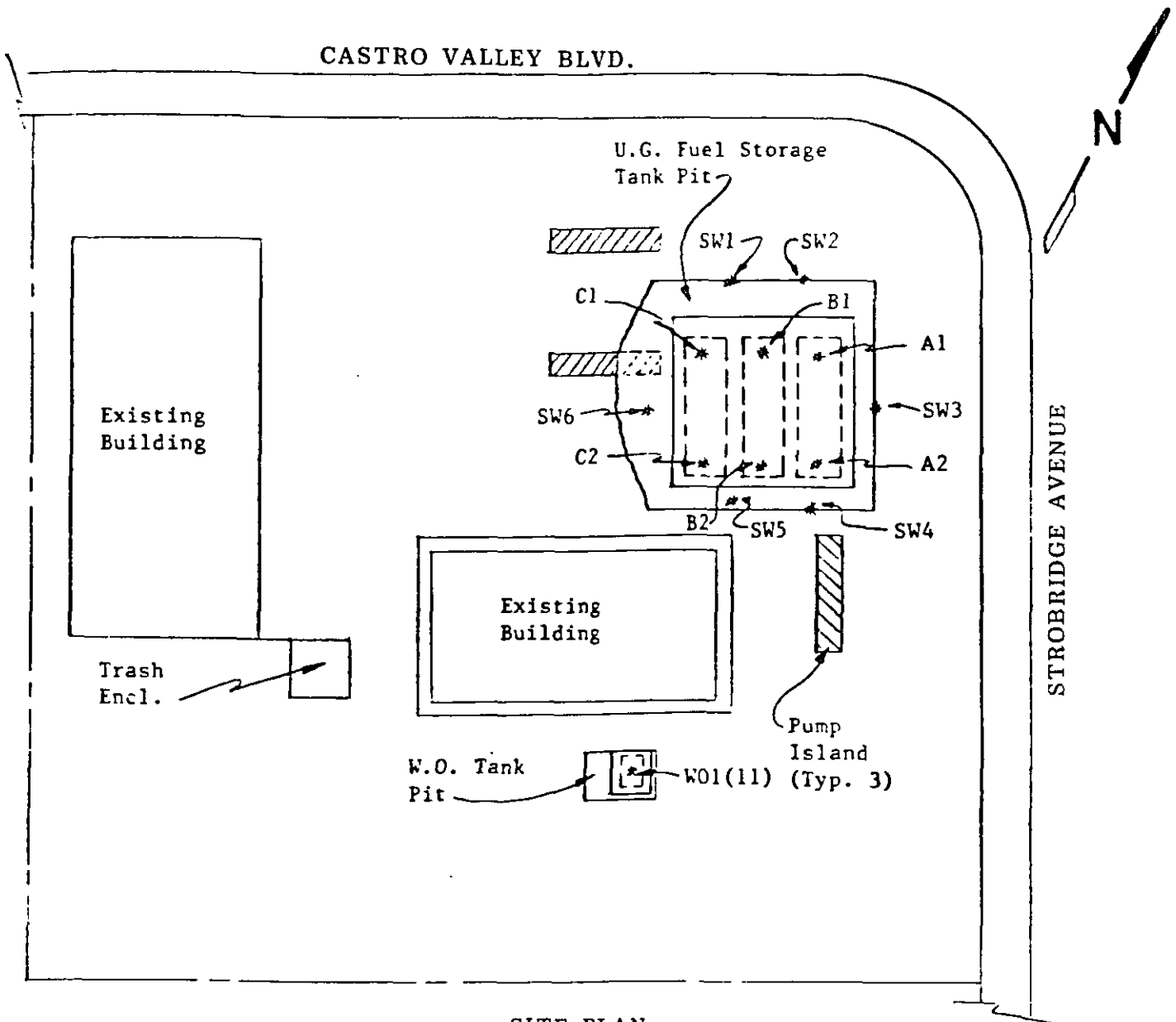


Unocal Service Station #3072
2445 Castro Valley Blvd.
Castro Valley, California



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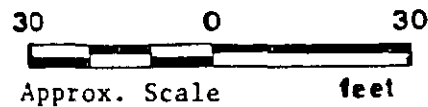
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SITE PLAN
Figure 2

LEGEND

* Sample Point Location

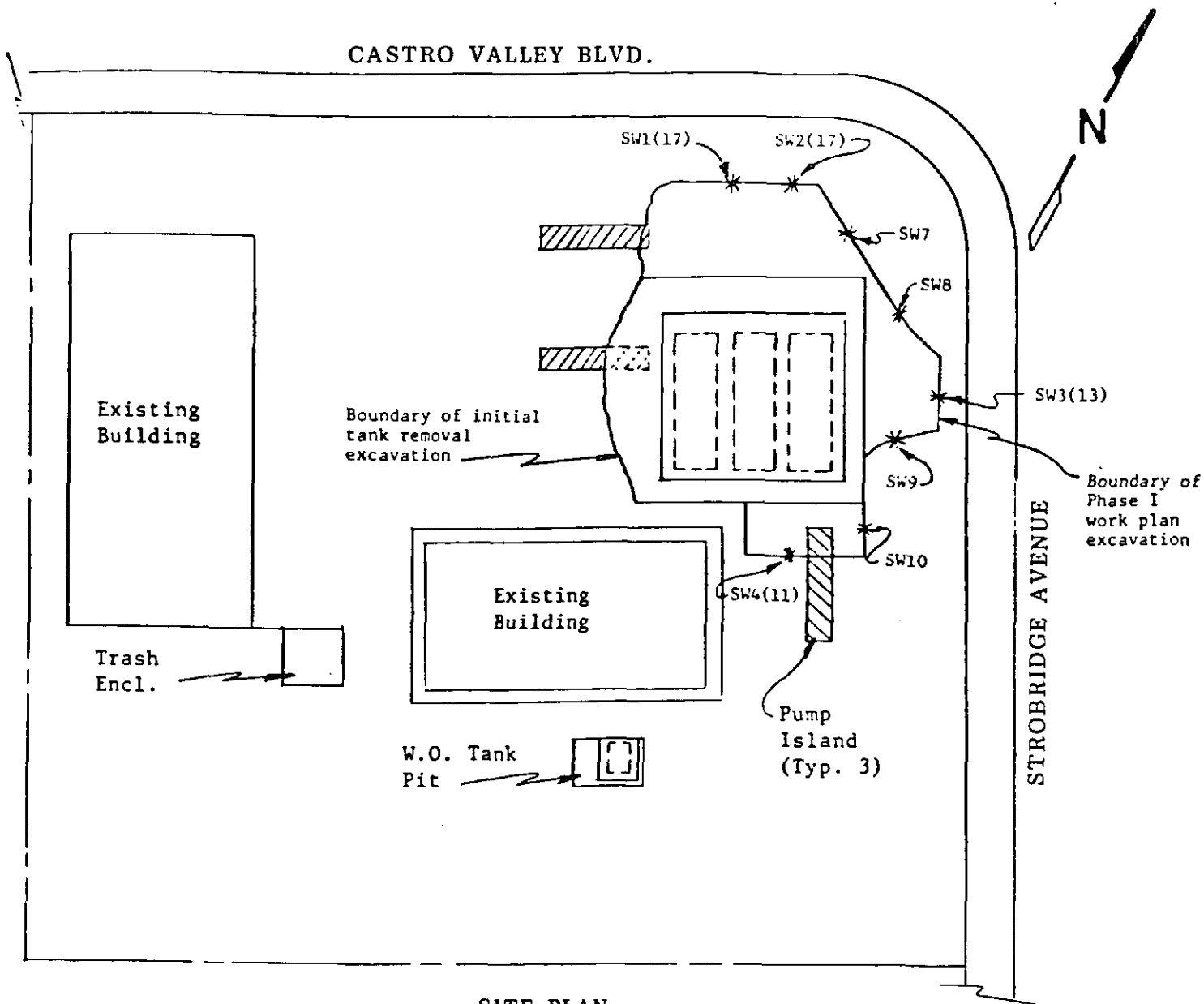


Unocal S/S #3072
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Castro Valley, CA



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SITE PLAN
Figure 3

LEGEND

* Sample Point Location

Unocal S/S #3072
2445 Castro Valley Blvd.
Castro Valley, CA

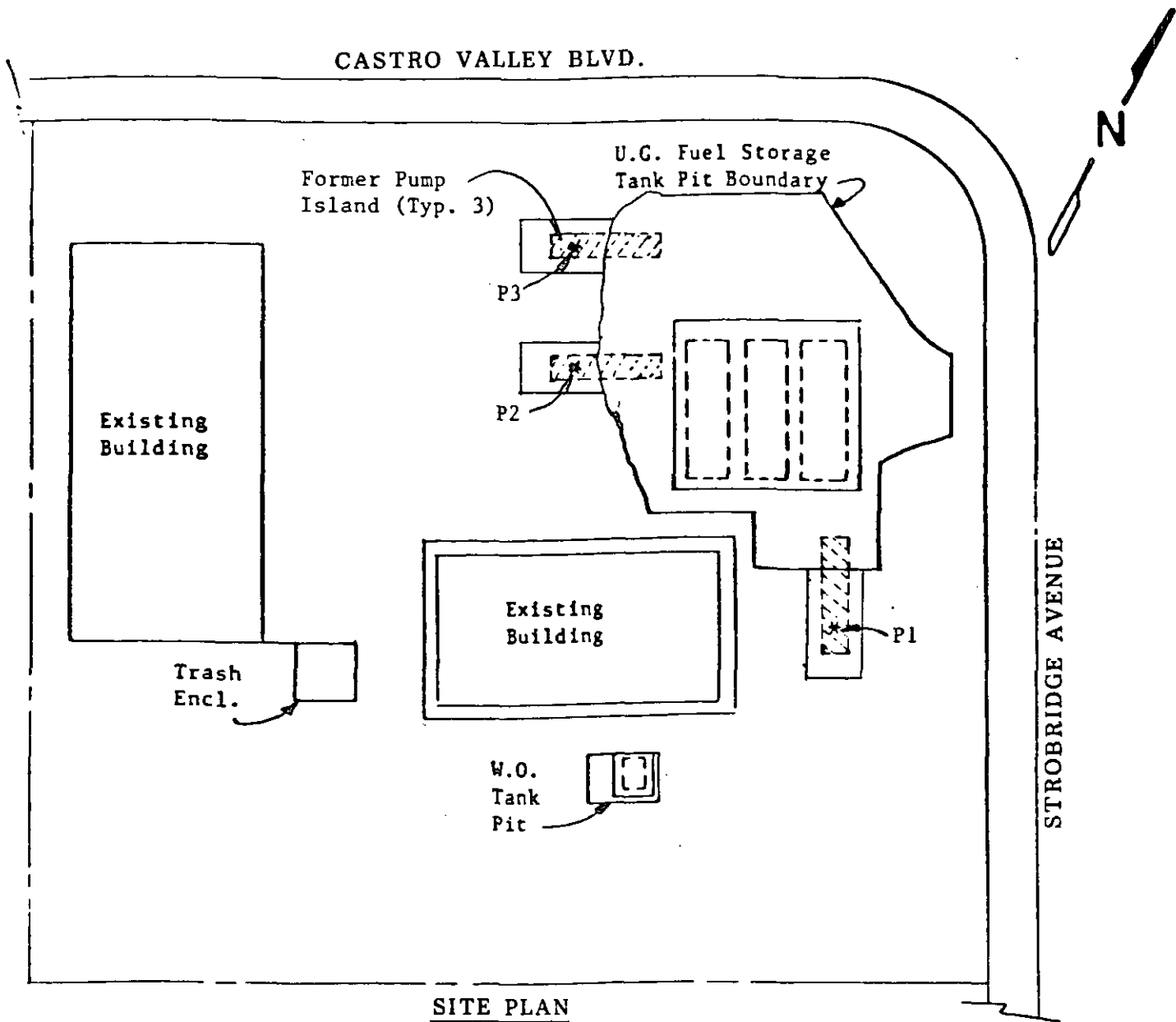


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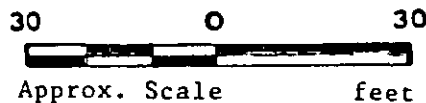
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SITE PLAN
Figure 4

LEGEND

* Sample Point Location



Unocal S/S #3072
2445 Castro Valley Blvd.
Castro Valley, CA

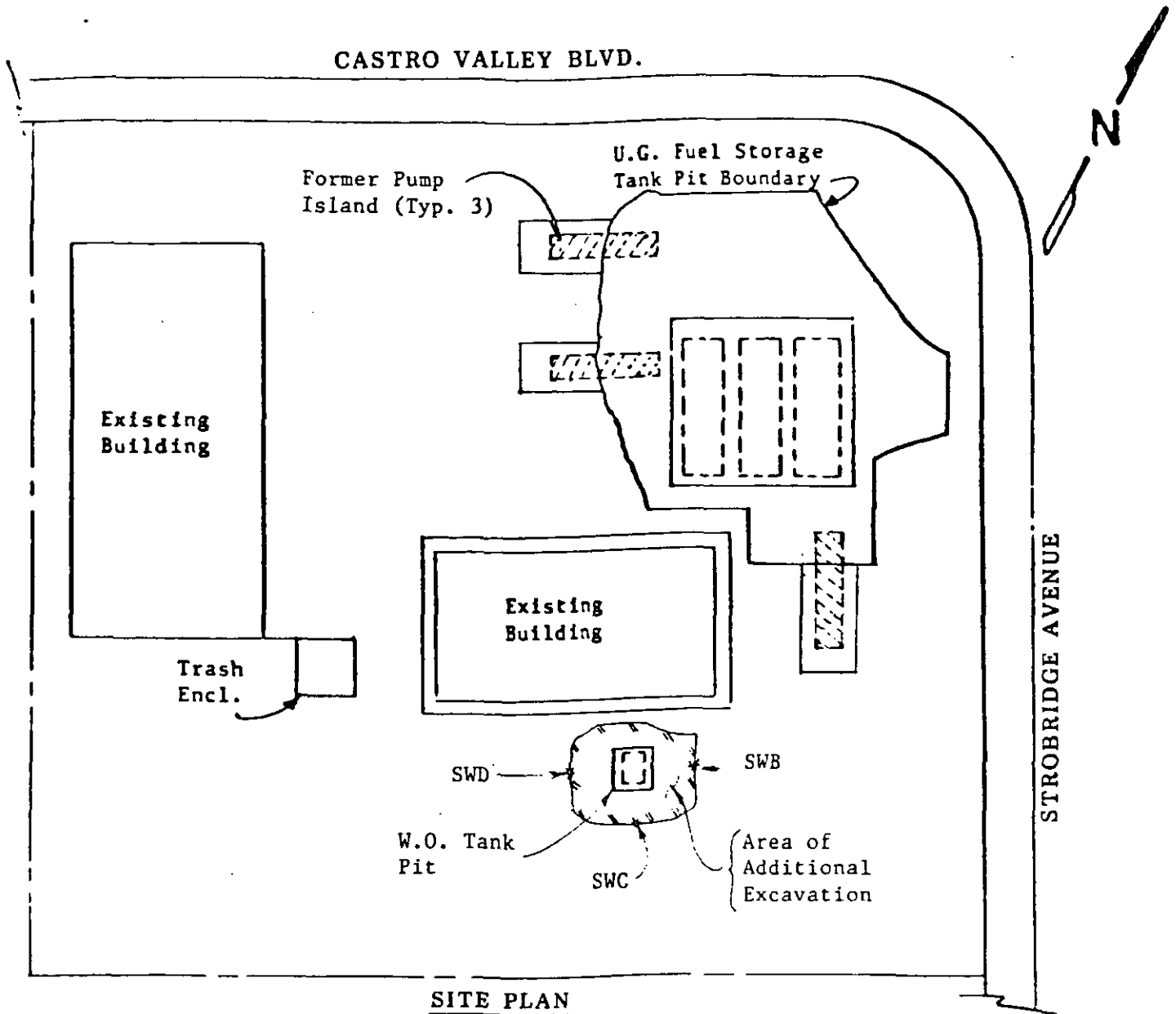


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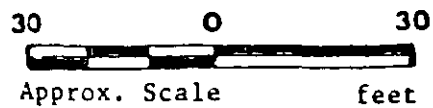


SITE PLAN

Figure 5

LEGEND

* Sample Point Location



Unocal S/S #3072
2445 Castro Valley Blvd.
Castro Valley, CA



SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	Unocal, Castro Valley, 2445 Castro Valley Blvd	Sampled:	Sep 25, 1991
P.O. Box 996	Matrix Descript:	Water	Received:	Sep 25, 1991
Benicia, CA 94510	Analysis Method:	EPA 5030/8015/8020	Analyzed:	Oct 3, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	109-1971	Reported:	Oct 16, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS with BTEX DISTINCTION (EPA 8015/8020)

Sample Number	Sample Description	Low/Medium B.P.	Benzene	Toluene	Ethyl	Xylenes
		Hydrocarbons			Benzene	
		$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)	$\mu\text{g/L}$ (ppb)
109-1971	MW-1	N.D.	N.D.	N.D.	N.D.	N.D.
109-1972	MW-2	N.D.	N.D.	N.D.	N.D.	N.D.
109-1973	MW-3	N.D.	N.D.	N.D.	N.D.	N.D.
109-1974	MW-4	N.D.	N.D.	N.D.	N.D.	N.D.
109-1975	MW-5	N.D.	N.D.	N.D.	N.D.	N.D.

Detection Limits:	30	0.30	0.30	0.30	0.30
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Low to Medium Boiling Point Hydrocarbons are quantitated against a gasoline standard.
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Belinda C. Vega
Belinda C. Vega
Laboratory Director

1091971.KEI <1>



SEQUOIA ANALYTICAL

1900 Bates Avenue • Suite LM • Concord, California 94520
(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.	Client Project ID:	Unocal, Castro Valley, 2445 Castro Valley Blvd	Sampled:	Sep 25, 1991
P.O. Box 996	Matrix Descript:	Water	Received:	Sep 25, 1991
Benicia, CA 94510	Analysis Method:	EPA 3510/8015	Extracted:	Oct 1, 1991
Attention: Mardo Kaprealian, P.E.	First Sample #:	109-1974	Analyzed:	Oct 5, 1991
			Reported:	Oct 16, 1991

TOTAL PETROLEUM FUEL HYDROCARBONS (EPA 8015)

Sample Number	Sample Description	High B.P. Hydrocarbons $\mu\text{g/L}$ (ppb)
109-1974	MW-4	N.D.
109-1975	MW-5	N.D.

Detection Limits:

50

High Boiling Point Hydrocarbons are quantitated against a diesel fuel standard.
Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Belinda C. Vega
Belinda C. Vega
Laboratory Director

1091971.KEI <2>



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Kaprealian Engineering, Inc.
P.O. Box 996
Benicia, CA 94510

Client Project ID: Unocal, Castro Valley, 2445 Castro Valley Blvd.

Attention: Mardo Kaprealian, P.E. QC Sample Group: 1091971-5

Reported: Oct 16, 1991

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl-Benzene	Xylenes	Diesel
Method:	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA 8015/8020	EPA8015
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.	A. Tuzon
Reporting Units:	ug/L	ug/L	ug/L	ug/L	mg/Kg
Date Analyzed:	Oct 3, 1991	Oct 3, 1991	Oct 3, 1991	Oct 3, 1991	Oct 6, 1991
QC Sample #:	Matrix Blank	Matrix Blank	Matrix Blank	Matrix Blank	BLK100691
Sample Conc.:	N.D.	N.D.	N.D.	N.D.	N.D.
Spike Conc. Added:	20	20	20	60	10
Conc. Matrix Spike:	22	19	22	70	8.0
Matrix Spike % Recovery:	110	95	110	120	80
Conc. Matrix Spike Dup.:	22	19	22	71	8.9
Matrix Spike Duplicate % Recovery:	110	95	110	120	89
Relative % Difference:	0	0	0	1.4	11

Laboratory blank contained the following analytes: None Detected

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery:	$\frac{\text{Conc. of M.S.} - \text{Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$
Relative % Difference:	$\frac{\text{Conc. of M.S.} - \text{Conc. of M.S.D.}}{(\text{Conc. of M.S.} + \text{Conc. of M.S.D.}) / 2} \times 100$



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Kaprealian Engineering, Inc.

Client Project ID: Unocal, Castro Valley, 2445 Castro Valley Blvd.

P.O. Box 996

Benicia, CA 94510

Attention: Mardo Kaprealian, P.E. QC Sample Group: 1091971-75

Reported: Oct 16, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

	EPA	EPA	EPA	EPA	EPA	EPA
Method:	8015/8020	8015/8020	8015/8020	8015/8020	8015/8020	8015/8020
Analyst:	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.	R.H./J.F.
Reporting Units:	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Date Analyzed:	Oct 3, 1991	Oct 3, 1991	Oct 3, 1991	Oct 3, 1991	Oct 3, 1991	Oct 3, 1991
Sample #:	109-1971	109-1972	109-1973	109-1974	109-1975	Blank

Surrogate % Recovery:	98	97	96	96	96	99
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SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery:	$\frac{\text{Conc. of M.S.} - \text{Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$
Relative % Difference:	$\frac{\text{Conc. of M.S.} - \text{Conc. of M.S.D.}}{(\text{Conc. of M.S.} + \text{Conc. of M.S.D.}) / 2} \times 100$

1091971.KEI <4>



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(510) 686-9066 • FAX (510) 686-9689

Kaprealian Engineering, Inc.

Client Project ID: Unocal, Castro Valley, 2445 Castro Valley Blvd.

P.O. Box 996

Benicia, CA 94510

Attention: Mardo Kaprealian, P.E. QC Sample Group: 1091974-5

Reported: Oct 16, 1991

QUALITY CONTROL DATA REPORT

SURROGATE

Method:	EPA8015	EPA8015	EPA8015
Analyst:	A. Tuzon	A. Tuzon	A. Tuzon
Reporting Units:	mg/Kg	mg/Kg	mg/Kg
Date Analyzed:	Oct 6, 1991	Oct 6, 1991	Oct 6, 1991
Sample #:	109-1974	109-1975	Blank

Surrogate			
% Recovery:	150	150	100

SEQUOIA ANALYTICAL

Belinda C. Vega
Laboratory Director

% Recovery:	$\frac{\text{Conc. of M.S.} - \text{Conc. of Sample}}{\text{Spike Conc. Added}} \times 100$
Relative % Difference:	$\frac{\text{Conc. of M.S.} - \text{Conc. of M.S.D.}}{(\text{Conc. of M.S.} + \text{Conc. of M.S.D.}) / 2} \times 100$



KAPREALIAN ENGINEERING, INC.

CHAIN OF CUSTODY

SAMPLER JOE		SITE NAME & ADDRESS Unocal / Castro Valley 2445 Castro Valley Blvd.					ANALYSES REQUESTED TPHG, BTX TPHD				TURN AROUND TIME: Regular	
WITNESSING AGENCY											REMARKS	
SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPHG, BTX	TPHD		REMARKS
MW-1	9/25/91			✓	✓		2	MW	✓			1091971 AB
MW-2	"			✓	✓		2	"	✓			1972
MW-3	"	P.M. 1:30		✓	✓		2	"	✓			1973
MW-4	"			✓	✓		3	"	✓	✓		1974 AC
MW-5	"	A.M. 10:00		✓	✓		3	"	✓	✓		1975 AC
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		<p>The following MUST BE completed by the laboratory accepting samples for analysis:</p> <p>1. Have all samples received for analysis been stored in ice? <u>yes</u></p> <p>2. Will samples remain refrigerated until analyzed? <u>yes</u></p> <p>3. Did any samples received for analysis have head space? <u>no</u></p> <p>4. Were samples in appropriate containers and properly packaged? <u>yes</u></p>						
Relinquished by: (Signature)		Date/Time		Received by: (Signature)								
Relinquished by: (Signature)		Date/Time		Received by: (Signature)								
Relinquished by: (Signature)		Date/Time		Received by: (Signature)								

Relinquished by: (Signature) *[Signature]* Date/Time **9/25/91 11:20** Received by: (Signature) *[Signature]*

Relinquished by: (Signature) *[Signature]* Date/Time **9/26/91 11:00** Received by: (Signature) *[Signature]*

Relinquished by: (Signature) *[Signature]* Date/Time **9/26/91 12:15** Received by: (Signature) *[Signature]*

Relinquished by: (Signature) _____ Date/Time _____ Received by: (Signature) _____

BS yes 9/25/91
Signature Title Date