MONITORING
PURGING
DISPOSING
SAMPLING
MPDS SERVICES, INCORPORATED

December 11, 1997

City of San Leandro
Development Services
835 E. 14th Street
San Leandro, CA 94577

RE: Former Unocal Service Station #2512
1300 Davis Street
San Leandro, California

To whom it may concern:

Per the request of the Unocal Corporation Project Manager, Mr. Robert A. Boust, enclosed please find our report (MPDS-UN2512-11) dated November 18, 1997, for the above referenced site.

Should you have any questions regarding the reporting of data, please feel free to call our office at (510) 602-5120. Any other questions may be directed to the Project Manager at (510) 944-3786.

Sincerely,

MPDS Services, Inc.

Jarrel F. Crider

/jfc

Enclosure

cc: Mr. Robert A. Boust

2401 Stanwell Drive Suite 300 Concord CA 94520
TEL (510) 602-5120 FAX (510) 689-1918

MONITORING
PURGING
DISPOSING
SAMPLING

MPDS SERVICES, INCORPORATED

MPDS-UN2512-11
November 18, 1997

Unocal - DBG/AMG
2121 N. California Blvd., Suite 250
Walnut Creek, California 94596

Attention: Mr. Robert A. Boust

RE: Quarterly Report
Former Unocal Service Station #2512
1300 Davis Street
San Leandro, California

Dear Mr. Boust:

This data report presents the results of the most recent monitoring and sampling of the monitoring wells at the referenced site by MPDS Services, Inc.

RECENT FIELD ACTIVITIES

The monitoring wells that were monitored and sampled during this quarter are indicated in Table 1. Prior to sampling, the wells were checked for depth to water and the presence of free product or sheen. The monitoring data and the ground water elevations are summarized in Table 1. The ground water flow direction during the most recent quarter is shown on the attached Figure 1.

Ground water samples were collected on October 20, 1997. Prior to sampling, the wells were each purged of between 9.5 and 12 gallons of water. The samples were then collected using 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. MPDS Services, Inc. transported the purged ground water to the Tosco Refinery located in Rodeo, California, for treatment and discharge to San Pablo Bay under NPDES permit.

ANALYTICAL RESULTS

The ground water samples were analyzed at Sequoia Analytical Laboratory and were accompanied by properly executed Chain of Custody documentation. The analytical results of the ground water samples collected to date are summarized in Tables 2 and 3. The concentrations of Total Petroleum Hydrocarbons (TPH) as gasoline, TPH as diesel, and benzene detected in the ground water samples collected this quarter are shown on the attached Figure 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

2401 Stanwell Drive, Suite 300, Concord, CA 94520
TEL (510) 602-5120 FAX (510) 689-1918

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.

DISTRIBUTION

A copy of this report should be sent to the Alameda County Health Care Services Agency, and to the City of San Leandro.

If you have any questions regarding this report, please do not hesitate to call Mr. Nubar Srabian at (510) 602-5120.

Sincerely,

MPDS Services, Inc.

Haig (Gary) Tejirian
Senior Staff Geologist

Hagop Kevork, P.E.
Senior Staff Engineer

REGISTERED PROFESSIONAL ENGINEER
HAGOP KEVORK
No. C 55734
Exp. 12/31/00
CIVIL
STATE OF CALIFORNIA

License No. C 55734
Exp. Date December 31, 2000

Attachments: Tables 1, 2 & 3
Location Map
Figures 1 & 2
Laboratory Analyses
Chain of Custody documentation

cc: Mr. Sarkis A. Soghomonian, Kaprealian Engineering, Inc.

Table 1

Summary of Monitoring Data

Well #	Date	Ground Water Elevation (feet)	Depth to Water (feet)♦	Total Well Depth (feet)♦	Product Thickness (feet)	Sheen	Water Purged (gallons)
MW3	2/28/97	20.47	11.55	33.35	0	No	11.5 (100)
	4/16/97	19.97	12.05	32.18	0	No	10 (100)
	7/21/97	16.85	15.17	33.29	0	No	9 (50)
	10/20/97	16.61	15.41	33.08	0	Yes	12 (100)
MW7	2/28/97	21.30	10.41	29.61	0	No	10
	4/16/97	19.59	12.12	29.78	0	No	10
	7/21/97	16.70	15.01	29.70	0	No	7.5
	10/20/97	16.53	15.18	29.92	0	No	10
MW8	2/28/97	18.87	13.86	29.86	0	No	8.5
	4/16/97	19.99	12.74	30.04	0	No	10
	7/21/97	17.02	15.71	29.93	0	No	7.5
	10/20/97	16.75	15.98	29.81	0	No	9.5
MW9	2/28/97	18.57	13.76	29.99	0	No	8.5
	4/16/97	19.67	12.66	29.98	0	No	10
	7/21/97	16.89	15.44	30.00	0	No	7.5
	10/20/97	16.66	15.67	29.96	0	No	10

Well #	Well Casing Elevation (feet)*
MW3	32.02
MW7	31.71
MW8	32.73
MW9	32.33

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

* The elevations of the top of the well casing are relative to MSL, per East Bay MUD Benchmark DAVIS FREE #2 - San Leandro 1952 (Elevation = 32.02 feet MSL).

(x) Amount of water purged after sampling.

-- Sheen determination was not performed.

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	TOG (mg/L)	MTBE
MW1	4/25/89	100	ND	0.31	ND	ND	ND	--	--
	8/10/89	ND	ND	ND	ND	ND	ND	ND	--
	11/21/89	ND	ND	ND	ND	ND	ND	8.9	--
	2/23/90	ND	ND	ND	ND	ND	ND	ND	--
	5/10/90	ND	ND	ND	ND	ND	ND	ND	--
	8/9/90	ND	ND	ND	ND	ND	ND	ND	--
	11/6/90	ND	ND	ND	ND	ND	ND	ND	--
	2/4/91	ND	ND	ND	0.31	ND	0.62	ND	--
	5/24/91	--	ND	ND	ND	ND	ND	ND	--
	8/15/91	NOT SAMPLED							
	11/19/91	NOT SAMPLED							
	2/27/92	NOT SAMPLED							
	5/26/92	NOT SAMPLED							
	10/30/92	NOT SAMPLED							
	6/9/94	--	580†	ND	ND	ND	ND	--	--
	9/8/94	--	160††	ND	1.6	ND	3.1	--	--
	1/25/95	WELL WAS DESTROYED							
MW2	4/25/89	ND	32	0.35	ND	ND	ND	--	--
	8/10/89	ND	ND	ND	0.39	ND	ND	ND	--
	11/21/89	ND	48	ND	0.51	ND	ND	1.6	--
	2/23/90	ND	44	ND	ND	ND	ND	ND	--
	5/10/90	ND	43	ND	1	ND	ND	ND	--
	8/9/90	ND	ND	ND	ND	ND	ND	ND	--
	11/6/90	ND	ND	ND	0.42	ND	1.4	ND	--
	2/4/91	ND	ND	ND	0.38	ND	0.87	ND	--
	5/24/91	--	ND	1.5	ND	ND	ND	ND	--
	8/15/91	--	ND	ND	ND	ND	ND	ND	--
	11/19/91	--	220	2.5	8.4	2.4	14	--	--
	2/27/92	--	330	12	12	10	93	--	--
	5/26/92	--	2,900	8.8	9.3	54	36	--	--
	10/30/92	--	1,200†	ND	ND	ND	ND	--	--
	6/9/94	--	1,900††	6.7	ND	66	ND	--	--
	9/8/94	--	3,000†	ND	ND	ND	17	--	--
	1/25/95	WELL WAS DESTROYED							
MW3	4/25/89	5,700	56	ND	ND	0.31	0.49	--	--
	8/10/89	860	3,200	73	140	35	240	ND	--
	11/21/89	110	1,900	ND	ND	ND	ND	3.8	--
	2/23/90	350	ND	0.32	ND	ND	ND	1.3	--
	5/10/90	850	6,200	94	460	160	540	2.8	--
	8/9/90	500	1,900	56	140	140	31	ND	--
	11/6/90	940	16,000	820	1,500	2,200	770	ND	--
	2/4/91	NOT SAMPLED DUE TO A TRACE OF FREE PRODUCT							
	5/24/91	2,000	23,000	940	3,400	590	2,600	ND	--

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	TOG (mg/L)	MTBE
MW3	8/15/91	NOT SAMPLED DUE TO A TRACE OF FREE PRODUCT							
(Cont.)	11/19/91	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT							
	2/27/92	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT							
	5/26/92•	2,400,000	1,300,000	5,100	66,000	20,000	160,000	880	--
	10/30/92	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT							
	6/9/94	17,000*	69,000	1,300	7,100	1,900	11,000	--	--
	9/8/94	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT							
	10/21/95	5,900*	50,000	250	4,200	1,700	18,000	--	§
	1/24/96	5,300*	100,000	950	3,300	2,500	16,000	--	‡
	4/23/96	4,900*	50,000	430	1,700	1,600	7,600	--	ND
	7/25/96	2,400**	17,000	170	ND	650	3,300	--	240
	10/25/96	3,700**	26,000	420	1,100	1,800	6,400	--	340
	1/28/97	3,900*	32,000	230	1,000	1,000	4,500	--	ND
	4/16/97	3,100*	12,000	76	ND	330	1,600	--	ND
	7/21/97	2,400*	10,000	82	28	430	1,400	--	76
	10/20/97	2,900**	12,000	200	540	1,400	4,600	--	210
MW4	8/29/89	120	ND	ND	ND	ND	ND	ND	--
	11/21/89	ND	ND	ND	ND	ND	ND	ND	--
	2/23/90	ND	ND	ND	ND	ND	ND	ND	--
	5/10/90	88	54	ND	2	ND	0.37	ND	--
	8/9/90	ND	ND	ND	ND	ND	ND	ND	--
	11/6/90	ND	ND	ND	0.36	ND	0.98	ND	--
	2/4/91	ND	ND	ND	0.72	ND	1.1	ND	--
	5/24/91	ND	ND	0.64	ND	ND	ND	ND	--
	8/15/91	ND	ND	ND	ND	ND	ND	ND	--
	11/19/91	ND	ND	ND	ND	ND	ND	--	--
	2/27/92	ND	43	ND	1	0.37	2.5	--	--
	5/26/92	ND	120	0.59	0.82	ND	1.9	--	--
	10/30/92	WELL WAS INACCESSIBLE							
	6/9/94	ND	780†	ND	ND	ND	ND	--	--
	9/8/94	ND	300†	ND	ND	ND	ND	--	--
	1/25/95	WELL WAS DESTROYED							
MW5	8/29/89	100	ND	ND	0.94	0.3	ND	ND	--
	11/21/89	70	ND	ND	ND	ND	ND	ND	--
	2/23/90	ND	ND	ND	ND	ND	ND	ND	--
	5/10/90	83	ND	ND	ND	ND	0.31	ND	--
	8/9/90	ND	ND	ND	ND	ND	ND	ND	--
	11/6/90	ND	ND	ND	ND	ND	ND	ND	--
	2/4/91	ND	ND	ND	0.35	ND	ND	ND	--
	5/24/91	ND	ND	ND	ND	ND	ND	ND	--
	11/19/91	NOT SAMPLED							
	2/27/92	NOT SAMPLED							

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	TOG (mg/L)	MTBE
MW5 (Cont.)	5/26/92	NOT SAMPLED							
	10/30/92	NOT SAMPLED							
	6/9/94	WELL WAS INACCESSIBLE							
	9/8/94	WELL WAS INACCESSIBLE							
	1/25/95	WELL WAS DESTROYED							
MW6	8/29/89	ND	ND	ND	ND	ND	ND	ND	--
	11/21/89	ND	ND	ND	ND	ND	ND	ND	--
	2/23/90	ND	ND	ND	ND	ND	ND	ND	--
	5/10/90	ND	ND	ND	1.2	ND	ND	ND	--
	8/9/90	ND	ND	ND	ND	ND	ND	ND	--
	11/6/90	ND	ND	1.6	0.35	ND	ND	ND	--
	2/4/91	ND	ND	ND	ND	ND	ND	ND	--
	5/24/91	--	ND	ND	ND	ND	ND	ND	--
	8/15/91	--	ND	ND	ND	ND	ND	ND	--
	11/19/91	--	ND	ND	ND	ND	ND	--	--
	2/27/92	--	ND	3.2	ND	ND	3.8	--	--
	5/26/92	--	ND	ND	ND	ND	0.65	--	--
	10/30/92	--	ND	ND	ND	ND	ND	--	--
	6/9/94	WELL WAS INACCESSIBLE							
	9/8/94	WELL WAS INACCESSIBLE							
	1/25/95	WELL WAS DESTROYED							
MW7	2/27/92	--	38	ND	0.97	0.69	4	--	--
	5/26/92	--	ND	ND	ND	ND	0.6	--	--
	10/30/92	--	ND	ND	ND	ND	ND	--	--
	6/9/94	--	610†	ND	ND	ND	ND	--	--
	9/8/94	--	ND	ND	1.3	ND	1.6	--	--
	10/21/95	--	ND	ND	ND	ND	ND	--	--
	1/24/96	--	ND	ND	ND	ND	ND	--	--
	4/23/96	--	220	ND	0.62	0.88	5.4	--	ND
	7/25/96	--	ND	ND	ND	ND	ND	--	ND
	10/25/96	--	ND	ND	ND	ND	ND	--	ND
	1/28/97	--	ND	ND	ND	ND	ND	--	ND
	4/16/97	--	ND	ND	ND	ND	ND	--	ND
	7/21/97	--	ND	ND	ND	ND	ND	--	ND
	10/20/97	--	ND	ND	ND	ND	ND	--	ND
MW8	10/21/95	--	ND	ND	ND	ND	ND	--	--
	1/24/96	--	ND	ND	ND	ND	ND	--	--
	4/23/96	--	ND	ND	ND	ND	ND	--	ND
	7/25/96	--	ND	ND	ND	ND	ND	--	ND
	10/25/96	--	ND	ND	ND	ND	ND	--	ND
	1/28/97	--	ND	ND	ND	ND	ND	--	ND
	4/16/97	--	ND	ND	ND	ND	ND	--	ND
	7/21/97	--	ND	ND	ND	ND	ND	--	ND
	10/20/97	--	ND	ND	ND	ND	ND	--	ND

Table 2

Summary of Laboratory Analyses
Water

Well #	Date	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-Benzene	Xylenes	TOG (mg/L)	MTBE
MW9	10/21/95	--	ND	ND	ND	ND	ND	--	§
	1/24/96	--	ND	ND	ND	ND	ND	--	‡
	4/23/96	--	ND	ND	ND	ND	ND	--	ND
	7/25/96	--	ND	ND	ND	ND	ND	--	ND
	10/25/96	--	ND	ND	ND	ND	ND	--	180
	1/28/97	--	ND	ND	ND	ND	ND	--	75
	4/16/97	--	ND	ND	ND	ND	ND	--	ND
	7/21/97	--	ND	ND	ND	ND	ND	--	ND
	10/20/97	--	ND	ND	ND	ND	ND	--	100

TOG = Total Oil & Grease

MTBE = Methyl tert butyl ether

ND = Non-detectable.

mg/L = milligrams per liter.

* 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.

• Free product was detected in well MW3; however, a water sample was collected and analyzed to determine if the product was predominantly hydrocarbon based.

§ Sequoia Analytical Laboratory has potentially identified the presence of MTBE at reportable levels in the sample collected from this well.

‡ Sequoia Analytical Laboratory has identified the presence of MTBE at a level above or equal to the taste and odor threshold of 40 µg/L in the sample collected from this well.

Table 2

Summary of Laboratory Analyses
Water

-- Indicates analysis was not performed.

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

Note: The detection limit for results reported as ND by Sequoia Analytical Laboratory is equal to the stated detection limit times the dilution factor indicated on the laboratory analytical sheets.

Prior to August 1, 1995, the total purgeable petroleum hydrocarbon (TPH as gasoline) quantification range used by Sequoia Analytical Laboratory was C4 - C12. Since August 1, 1995, the quantificiation range used by Sequoia Analytical Laboratory is C6 - C12.

Monitoring data prior to June 9, 1994, were provided by Kaprealian Engineering, Inc.

Table 3

Summary of Laboratory Analyses
Water

Well #	Date	Tetrachloro-ethene	1,1-Dichloro-ethane	1,1,1-Trichloro-ethane	Chloro-methane	1,1-Dichloro-ethene	1,2-Dichloro-benzene	Trichloro-ethene
MW1	4/25/89	3.3	ND	ND	ND	ND	ND	0.55
	11/06/90	4.8	ND	ND	ND	ND	ND	ND
	5/24/91	4.6	ND	ND	ND	ND	ND	ND
	6/9/94	1.0	ND	ND	ND	ND	ND	ND
	9/8/94	1.2	ND	ND	ND	ND	ND	ND
	1/25/95	WELL WAS DESTROYED						
MW2	4/25/89	0.68	ND	ND	ND	ND	ND	ND
	11/06/90	ND	ND	ND	ND	ND	ND	ND
	5/24/91	ND	ND	ND	ND	ND	ND	ND
	8/15/91	ND	ND	ND	ND	ND	ND	ND
	11/19/91	ND	ND	ND	ND	ND	ND	ND
	2/27/92	ND	ND	ND	ND	ND	ND	ND
	5/26/92	ND	ND	ND	ND	ND	ND	ND
	10/30/92	ND	ND	ND	ND	ND	ND	ND
	6/9/94	ND	ND	ND	ND	ND	ND	ND
	9/8/94	ND	ND	ND	ND	ND	ND	ND
	1/25/95	WELL WAS DESTROYED						
MW3	4/25/89	1.0	ND	ND	ND	ND	ND	ND
	11/6/90	ND	ND	ND	ND	ND	ND	ND
	5/24/91	ND	ND	ND	ND	ND	ND	ND
	8/15/91	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT						
	11/19/91	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT						
	2/27/92	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT						
	5/26/92	ND	ND	ND	ND	ND	ND	ND
	10/30/92	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT						
	6/9/94	ND	ND	ND	ND	ND	ND	ND
	9/8/94	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT						
	10/21/95	ND	ND	ND	ND	ND	ND	ND
	1/24/96	ND	ND	ND	ND	ND	ND	ND
	4/23/96	ND	ND	ND	ND	ND	ND	ND
	7/25/96	ND	ND	ND	ND	ND	ND	ND
	10/25/96	ND	ND	ND	ND	ND	ND	ND
	1/28/97	ND	ND	ND	ND	ND	ND	ND
	4/16/97	ND	ND	ND	ND	ND	ND	ND
	7/21/97	ND	ND	ND	ND	ND	ND	ND
	10/20/97	ND	ND	ND	ND	ND	ND	ND
MW4	11/6/90	2.9	ND	ND	ND	ND	ND	ND
	5/24/91	4.1	2.5	3.9	ND	ND	ND	ND
	8/15/91	3.6	ND	ND	ND	ND	ND	ND
	11/19/91	3.4	ND	ND	ND	ND	ND	ND
	2/27/92	3.5	6	ND	ND	ND	ND	ND
	5/26/92	2.4	13	3.5	ND	0.83	ND	ND

Table 3

Summary of Laboratory Analyses
Water

Well #	Date	Tetrachloro-ethene	1,1-Dichloro-ethane	1,1,1-Trichloro-ehtane	Chloro-methane	1,1-Dichloro-ethene	1,2-Dichloro-benzene	Trichloro-ethene
MW4	10/30/92	WELL WAS INACCESSIBLE						
(Cont.)	6/9/94	2.8	8.8	0.83	ND	0.51	ND	0.70
	9/8/94*	1.8	ND	ND	ND	ND	ND	0.60
	1/25/95	WELL WAS DESTROYED						
MW5	11/6/90	0.7	ND	ND	ND	ND	ND	ND
	5/24/91	0.89	ND	ND	ND	ND	ND	ND
	6/9/94	WELL WAS INACCESSIBLE						
	9/8/94	WELL WAS INACCESSIBLE						
	1/25/95	WELL WAS DESTROYED						
MW6	11/6/90	1.2	ND	ND	ND	ND	ND	ND
	5/24/91	0.88	ND	ND	5.6	ND	ND	ND
	8/15/91	1.2	ND	ND	ND	ND	ND	ND
	11/19/91	1.3	ND	ND	ND	ND	ND	ND
	2/27/92	1.5	ND	ND	ND	ND	1.6	ND
	5/26/92	1.1	ND	ND	ND	ND	1.7	ND
	10/30/92	1.2	ND	ND	ND	ND	ND	ND
	6/9/94	WELL WAS INACCESSIBLE						
	9/8/94	WELL WAS INACCESSIBLE						
	1/25/95	WELL WAS DESTROYED						
MW7	2/27/92	2.4	ND	ND	ND	ND	ND	ND
	5/26/92	2.2	ND	ND	ND	ND	ND	ND
	10/30/92	2.2	ND	ND	ND	ND	ND	ND
	6/9/94	0.67	ND	ND	ND	ND	ND	ND
	9/8/94	0.76	ND	ND	ND	ND	ND	ND
	10/21/95	ND	ND	ND	ND	ND	ND	ND
	1/24/96	1.2	ND	ND	ND	ND	ND	ND
	4/23/96	0.84	ND	ND	ND	ND	ND	ND
	7/25/96	1.7	ND	ND	ND	ND	ND	ND
	10/25/96**	1.2	ND	ND	ND	ND	ND	ND
	1/28/97	1.4	ND	ND	ND	ND	ND	ND
	4/19/97	0.75	ND	ND	ND	ND	ND	ND
	7/21/97	1.5	ND	ND	ND	ND	ND	ND
	10/20/97	1.5	ND	ND	ND	ND	ND	ND
MW8	10/21/95	ND	ND	ND	ND	ND	ND	ND
	1/24/96	0.74	ND	ND	ND	ND	ND	ND
	4/23/96	1.1	ND	ND	ND	ND	ND	ND
	7/25/96	1.1	ND	ND	ND	ND	ND	ND
	10/25/96	0.90	ND	ND	ND	ND	ND	ND
	1/28/97	0.96	ND	ND	ND	ND	ND	ND
	4/16/97	0.51	ND	ND	ND	ND	ND	ND
	7/21/97	ND	ND	ND	ND	ND	ND	ND
	10/20/97	1.1	ND	ND	ND	ND	ND	ND

Table 3

Summary of Laboratory Analyses
Water

Well #	Date	Tetrachloro-ethene	1,1-Dichloro-ethane	1,1,1-Trichloro-ehrane	Chloro-methane	1,1-Dichloro-ethene	1,2-Dichloro-benzene	Trichloro-ethene
MW9	10/21/95	17	1.0	ND	ND	ND	ND	ND
	1/24/96	17	2.2	ND	ND	ND	ND	0.64
	4/23/96	71	ND	ND	ND	ND	ND	ND
	7/25/96	1.0	ND	ND	ND	ND	ND	ND
	10/25/96	80	ND	ND	ND	ND	ND	ND
	1/28/97	39	ND	ND	ND	ND	ND	ND
	4/16/97	0.51	ND	ND	ND	ND	ND	ND
	7/21/97	7.5	ND	ND	ND	ND	ND	ND
	10/20/97	47	ND	ND	ND	ND	ND	ND

* 1,2 Dichloroethane was detected at a concentration of 4.8 µg/L.

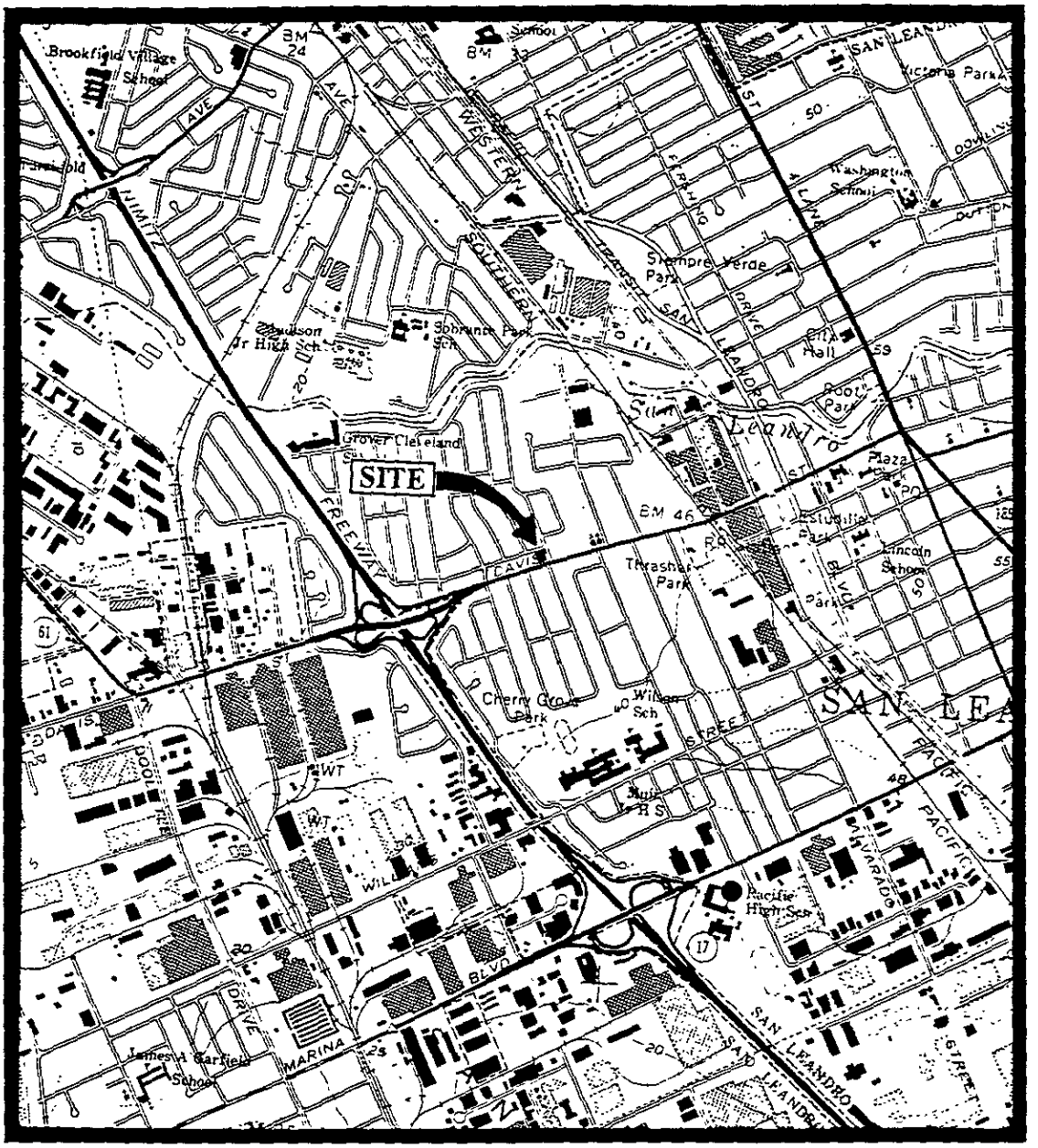
** Chlororform was detected at a concentration of 1.7 µg/L.

ND = Non-detectable.

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

Note: All EPA method 8010 constituents were non detectable, except for those shown in this Table.

Laboratory analyses data prior to June 9, 1994, were provided by Kaprealian Engineering, Inc.



Base modified from 7 5 minute U.S G S San Leandro Quadrangle
(photorevised 1980)

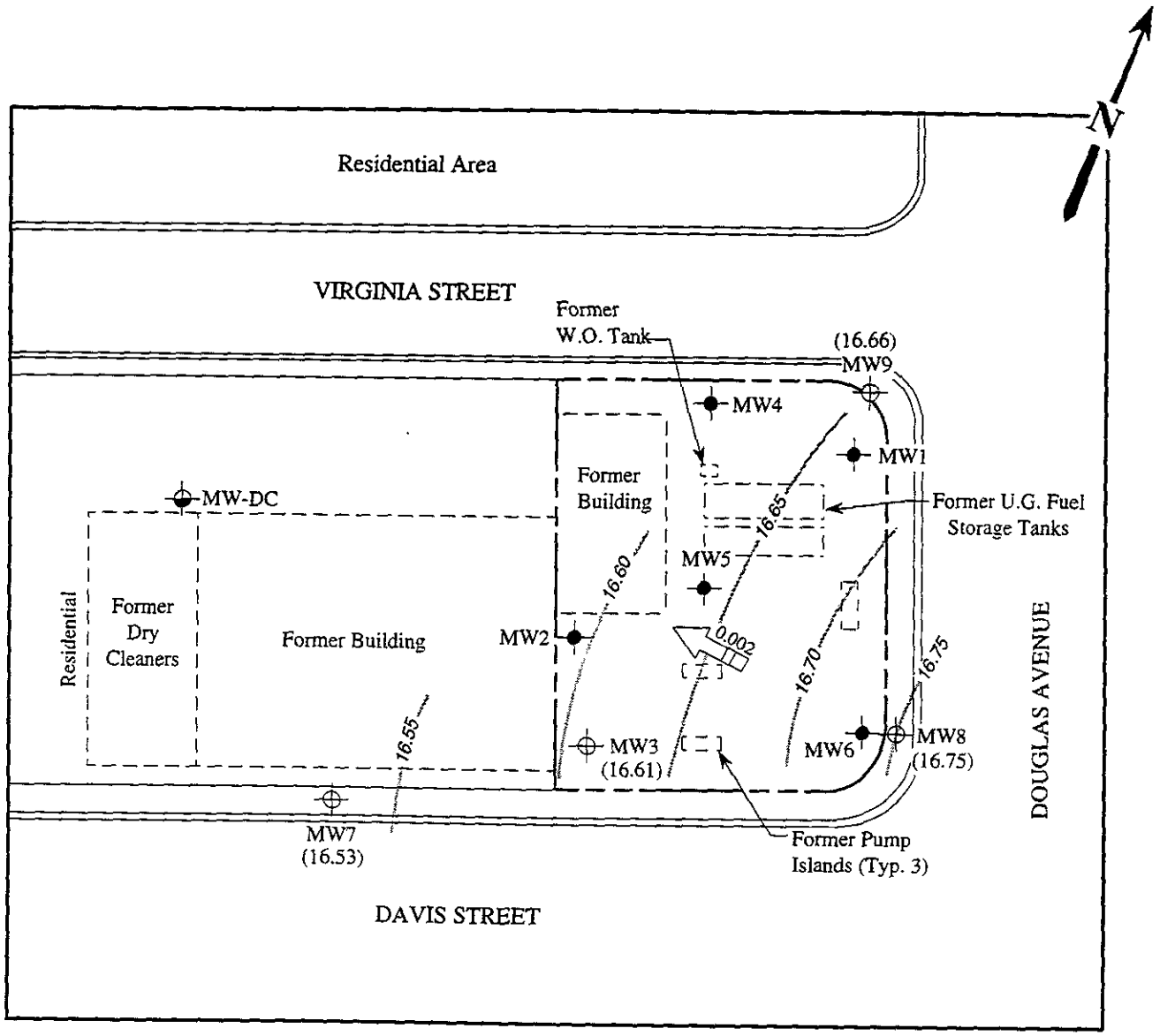
0 2000 4000

Approx scale feet

mpds SERVICES, INCORPORATED

FORMER UNOCAL S/S #2512
1300 DAVIS STREET
SAN LEANDRO, CALIFORNIA

LOCATION MAP



LEGEND

- Monitoring well (by KEI-existing)
- Monitoring well (by KEI-destroyed)
- Monitoring well (by others)
- ( ) Ground water elevation in feet above Mean Sea Level
- Direction of ground water flow with approximate hydraulic gradient
- Contours of ground water elevation

0 50 100

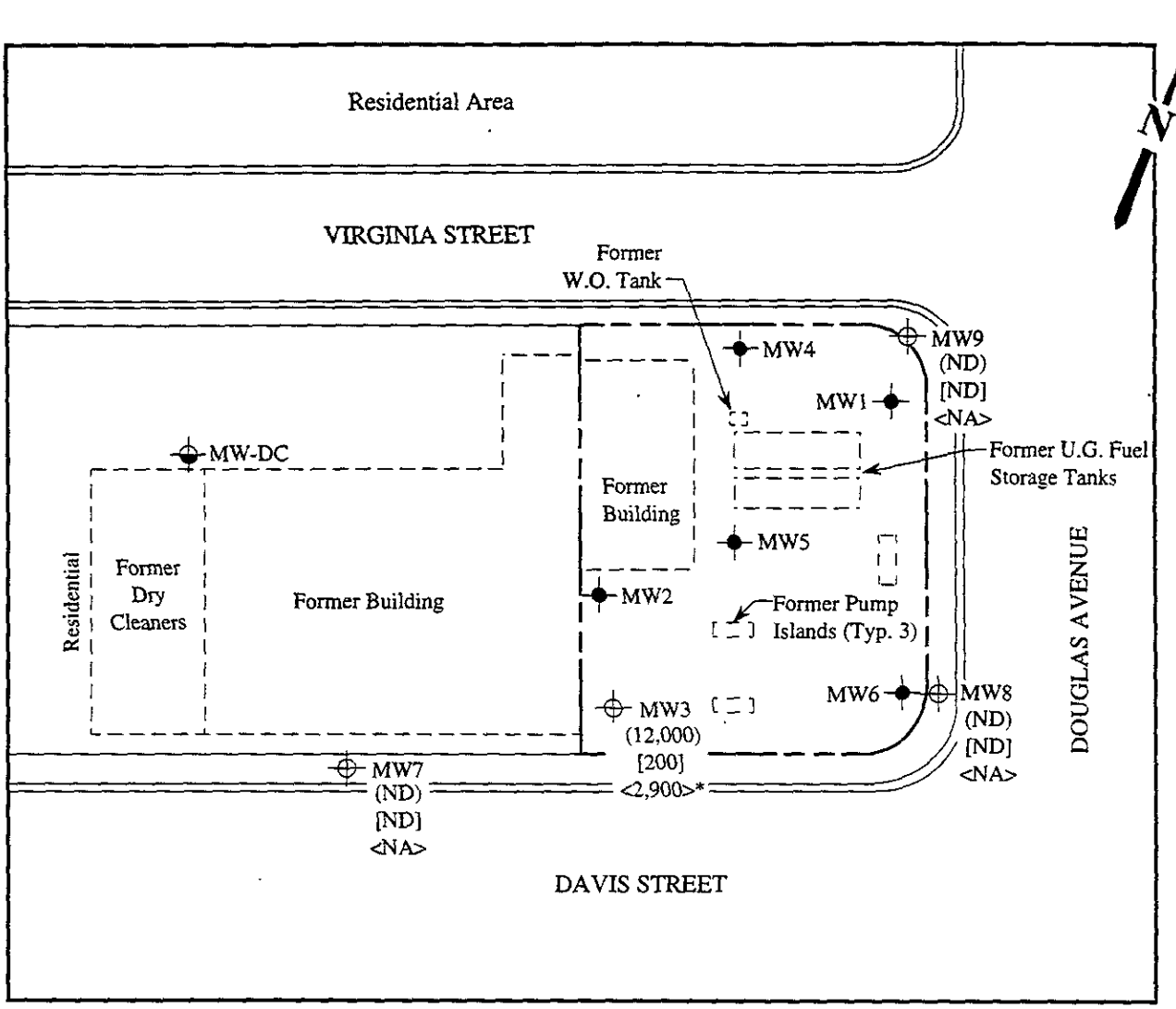
Approx. scale feet

POTENTIOMETRIC SURFACE MAP FOR THE OCTOBER 20, 1997 MONITORING EVENT

mpds SERVICES INCORPORATED

FORMER UNOCAL S/S #2512
1300 DAVIS STREET
SAN LEANDRO, CALIFORNIA

FIGURE
1



LEGEND

- Monitoring well (by KEI-existing)
- Monitoring well (by KEI-destroyed)
- Monitoring well (by others – existing)
- ( ) 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, NA Not analyzed
- * The lab reported that the hydrocarbons detected did not appear to be diesel

0 50 100

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON OCTOBER 20, 1997

mpds SERVICES INCORPORATED

FORMER UNOCAL S/S #2512
1300 DAVIS STREET
SAN LEANDRO, CALIFORNIA

FIGURE
2

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 9406. (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:	Unocal #2512, 1300 Davis St., San Leandro	Sampled:	Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported:	Nov 3, 1997
Attention: Jarrel Crider	First Sample #:	710-1575		

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
710-1575	MW-3	12,000	200	540	1,400	4,600
710-1576	MW-7	ND	ND	ND	ND	ND
710-1577	MW-8	ND	ND	ND	ND	ND
710-1578	MW-9	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

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MPDS Services	Client Project ID:	Unocal #2512, 1300 Davis St., San Leandro	Sampled:	Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported:	Nov 3, 1997
Attention: Jarrel Crider	First Sample #:	710-1575		

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
710-1575	MW-3	Gasoline	20	10/28/97	HP-2	130
710-1576	MW-7	--	1.0	10/28/97	HP-2	106
710-1577	MW-8	--	1.0	10/28/97	HP-2	112
710-1578	MW-9	--	1.0	10/28/97	HP-2	105

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

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

Client Project ID: Unocal #2512, 1300 Davis St., San Leandro
Sample Descript: Water
Analysis for: MTBE (Modified EPA 8020)
First Sample #: 710-1575

Sampled: Oct 20, 1997
Received: Oct 20, 1997
Analyzed: Oct 28, 1997
Reported: Nov 3, 1997

LABORATORY ANALYSIS FOR: MTBE (Modified EPA 8020)

Sample Number	Sample Description	Detection Limit µg/L	Sample Result µg/L
710-1575	MW-3	50	210
710-1576	MW-7	5.0	N.D.
710-1577	MW-8	5.0	N.D.
710-1578	MW-9	5.0	100

Analytes reported as N.D. were not present above the stated limit of detection

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Unocal #2512, 1300 Davis St., San Leandro	Sampled: Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Sample Matrix:	Water	Received: Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 3510/8015 Mod.	Reported: Nov 3, 1997
Attention: Jarrel Crider	First Sample #:	710-1575	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS

Analyte	Reporting Limit µg/L	Sample I.D. 710-1575 MW-3 *
Extractable Hydrocarbons	50	2,900
Chromatogram Pattern:		Unidentified Hydrocarbons <C15

Quality Control Data

Report Limit Multiplication Factor:	1.0
Date Extracted:	10/27/97
Date Analyzed:	10/27/97
Instrument Identification:	GCHP-3B

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

Please Note
*This sample does not appear to contain diesel "Unidentified Hydrocarbons <C15" are probably gasoline

Sequoia Analytical

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Unocal #2512, 1300 Davis St., San Leandro	Sampled:	Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Sample Descript:	Water, MW-3	Received:	Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8010	Analyzed:	Oct 29, 1997
Attention: Jarrel Crider	Lab Number:	710-1575	Reported:	Nov 3, 1997

HALOGENATED VOLATILE ORGANICS (EPA 8010)

Analyte	Detection Limit µg/L	Sample Results µg/L
Bromodichloromethane	5.0	N.D.
Bromoform	5.0	N.D.
Bromomethane	10	N.D.
Carbon tetrachloride	5.0	N.D.
Chlorobenzene	5.0	N.D.
Chloroethane	10	N.D.
2-Chloroethylvinyl ether	10	N.D.
Chloroform	5.0	N.D.
Chloromethane	10	N.D.
Dibromochloromethane	5.0	N.D.
1,3-Dichlorobenzene	5.0	N.D.
1,4-Dichlorobenzene	5.0	N.D.
1,2-Dichlorobenzene	5.0	N.D.
1,1-Dichloroethane	5.0	N.D.
1,2-Dichloroethane	5.0	N.D.
1,1-Dichloroethene	5.0	N.D.
cis-1,2-Dichloroethene	5.0	N.D.
trans-1,2-Dichloroethene	5.0	N.D.
1,2-Dichloropropane	5.0	N.D.
cis-1,3-Dichloropropene	5.0	N.D.
trans-1,3-Dichloropropene	5.0	N.D.
Methylene chloride	50	N.D.
1,1,2,2-Tetrachloroethane	5.0	N.D.
Tetrachloroethene	5.0	N.D.
1,1,1-Trichloroethane	5.0	N.D.
1,1,2-Trichloroethane	5.0	N.D.
Trichloroethene	5.0	N.D.
Trichlorofluoromethane	5.0	N.D.
Vinyl chloride	10	N.D.

Surrogates	Control Limit %		% Recovery
Dibromodifluoromethane	50	150	107
4-Bromofluorobenzene	50	150	91

Analytes reported as N.D. were not present above the stated limit of detection. Because matrix effects and/or other factors required additional sample dilution, detection limits for this sample have been raised.

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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MPDS Services	Client Project ID:	Unocal #2512, 1300 Davis St., San Leandro	Sampled:	Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Sample Descript:	Water, MW-7	Received:	Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8010	Analyzed:	Oct 29, 1997
Attention: Jarrel Crider	Lab Number:	710-1576	Reported:	Nov 3, 1997

HALOGENATED VOLATILE ORGANICS (EPA 8010)

Analyte	Detection Limit µg/L	Sample Results µg/L
Bromodichloromethane	0.50	N.D.
Bromoform	0.50	N.D.
Bromomethane	1.0	N.D.
Carbon tetrachloride	0.50	N.D.
Chlorobenzene	0.50	N.D.
Chloroethane	1.0	N.D.
2-Chloroethylvinyl ether	1.0	N.D.
Chloroform	0.50	N.D.
Chloromethane	1.0	N.D.
Dibromochloromethane	0.50	N.D.
1,3-Dichlorobenzene	0.50	N.D.
1,4-Dichlorobenzene	0.50	N.D.
1,2-Dichlorobenzene	0.50	N.D.
1,1-Dichloroethane	0.50	N.D.
1,2-Dichloroethane	0.50	N.D.
1,1-Dichloroethene	0.50	N.D.
cis-1,2-Dichloroethene	0.50	N.D.
trans-1,2-Dichloroethene	0.50	N.D.
1,2-Dichloropropane	0.50	N.D.
cis-1,3-Dichloropropene	0.50	N.D.
trans-1,3-Dichloropropene	0.50	N.D.
Methylene chloride	5.0	N.D.
1,1,2,2-Tetrachloroethane	0.50	N.D.
Tetrachloroethene	**0.50**	**1.5**
1,1,1-Trichloroethane	0.50	N.D.
1,1,2-Trichloroethane	0.50	N.D.
Trichloroethene	0.50	N.D.
Trichlorofluoromethane	0.50	N.D.
Vinyl chloride	1.0	N.D.

Surrogates	Control Limit %		% Recovery
Dibromodifluoromethane	50	150	87
4-Bromofluorobenzene	50	150	96

Analytes reported as N.D. were not present above the stated limit of detection

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Unocal #2512, 1300 Davis St., San Leandro	Sampled: Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Sample Descript:	Water, MW-8	Received: Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8010	Analyzed: Oct 29, 1997
Attention: Jarrel Crider	Lab Number:	710-1577	Reported: Nov 3, 1997

HALOGENATED VOLATILE ORGANICS (EPA 8010)

Analyte	Detection Limit µg/L	Sample Results µg/L
Bromodichloromethane	0.50	N.D.
Bromoform	0.50	N.D.
Bromomethane	1.0	N.D.
Carbon tetrachloride	0.50	N.D.
Chlorobenzene	0.50	N.D.
Chloroethane	1.0	N.D.
2-Chloroethylvinyl ether	1.0	N.D.
Chloroform	0.50	N.D.
Chloromethane	1.0	N.D.
Dibromochloromethane	0.50	N.D.
1,3-Dichlorobenzene	0.50	N.D.
1,4-Dichlorobenzene	0.50	N.D.
1,2-Dichlorobenzene	0.50	N.D.
1,1-Dichloroethane	0.50	N.D.
1,2-Dichloroethane	0.50	N.D.
1,1-Dichloroethene	0.50	N.D.
cis-1,2-Dichloroethene	0.50	N.D.
trans-1,2-Dichloroethene	0.50	N.D.
1,2-Dichloropropane	0.50	N.D.
cis-1,3-Dichloropropene	0.50	N.D.
trans-1,3-Dichloropropene	0.50	N.D.
Methylene chloride	5.0	N.D.
1,1,2,2-Tetrachloroethane	0.50	N.D.
Tetrachloroethene	**0.50**	**1.1**
1,1,1-Trichloroethane	0.50	N.D.
1,1,2-Trichloroethane	0.50	N.D.
Trichloroethene	0.50	N.D.
Trichlorofluoromethane	0.50	N.D.
Vinyl chloride	1.0	N.D.

Surrogates	Control Limit %		% Recovery
Dibromodifluoromethane	50	150	102
4-Bromofluorobenzene	50	150	88

Analytes reported as N D were not present above the stated limit of detection

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B Kemp
Project Manager

Sequoia Analytical

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Unocal #2512, 1300 Davis St., San Leandro	Sampled: Oct 20, 1997
2401 Stanwell Dr., Ste. 300	Sample Descript:	Water, MW-9	Received: Oct 20, 1997
Concord, CA 94520	Analysis Method:	EPA 5030/8010	Analyzed: Oct 29, 1997
Attention: Jarrel Crider	Lab Number:	710-1578	Reported: Nov 3, 1997

HALOGENATED VOLATILE ORGANICS (EPA 8010)

Analyte	Detection Limit µg/L	Sample Results µg/L
Bromodichloromethane	5.0	N.D.
Bromoform	5.0	N.D.
Bromomethane	10	N.D.
Carbon tetrachloride	5.0	N.D.
Chlorobenzene	5.0	N.D.
Chloroethane	10	N.D.
2-Chloroethylvinyl ether	10	N.D.
Chloroform	5.0	N.D.
Chloromethane	10	N.D.
Dibromochloromethane	5.0	N.D.
1,3-Dichlorobenzene	5.0	N.D.
1,4-Dichlorobenzene	5.0	N.D.
1,2-Dichlorobenzene	5.0	N.D.
1,1-Dichloroethane	5.0	N.D.
1,2-Dichloroethane	5.0	N.D.
1,1-Dichloroethene	5.0	N.D.
cis-1,2-Dichloroethene	5.0	N.D.
trans-1,2-Dichloroethene	5.0	N.D.
1,2-Dichloropropane	5.0	N.D.
cis-1,3-Dichloropropene	5.0	N.D.
trans-1,3-Dichloropropene	5.0	N.D.
Methylene chloride	50	N.D.
1,1,2,2-Tetrachloroethane	5.0	N.D.
Tetrachloroethene	**5.0**	**47**
1,1,1-Trichloroethane	5.0	N.D.
1,1,2-Trichloroethane	5.0	N.D.
Trichloroethene	5.0	N.D.
Trichlorofluoromethane	5.0	N.D.
Vinyl chloride	10	N.D.

Surrogates	Control Limit %		% Recovery
Dibromodifluoromethane	50	150	86
4-Bromofluorobenzene	50	150	98

Analytes reported as N.D. were not present above the stated limit of detection. Because matrix effects and/or other factors required additional sample dilution, detection limits for this sample have been raised.

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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

Client Project ID: Unocal #2512, 1300 Davis St., San Leandro
Matrix: Liquid
QC Sample Group: 7101575-578

Reported: Nov 3, 1997

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015M
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill	K. Grubb
MS/MSD Batch#:	7101576	7101576	7101576	7101576	BLK102797
Date Prepared:	10/28/97	10/28/97	10/28/97	10/28/97	10/27/97
Date Analyzed:	10/28/97	10/28/97	10/28/97	10/28/97	10/27/97
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	HP-3A
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L	500 µg/L
Matrix Spike % Recovery:	110	115	115	120	81
Matrix Spike Duplicate % Recovery:	100	105	110	113	68
Relative % Difference:	9.5	9.1	4.4	5.7	18
LCS Batch#:	2LCS102897	2LCS102897	2LCS102897	2LCS102897	-
Date Prepared:	10/28/97	10/28/97	10/28/97	10/28/97	-
Date Analyzed:	10/28/97	10/28/97	10/28/97	10/28/97	-
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	-
LCS % Recovery:	100	100	100	102	-
% Recovery Control Limits:	70-130	70-130	70-130	70-130	60-140

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.

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

Client Project ID: Unocal #2512, 1300 Davis St., San Leandro
Matrix: Liquid

QC Sample Group: 7101575-578

Reported: Nov 3, 1997

QUALITY CONTROL DATA REPORT

ANALYTE	1,1-Dichloro-benzene	Trichloro-ethene	Chloro-benzene
Method:	EPA 8010	EPA 8010	EPA 8010
Analyst:	K. Nill	K. Nill	K. Nill
MS/MSD Batch#:	7101576	7101576	7101576
Date Prepared:	10/29/97	10/29/97	10/29/97
Date Analyzed:	10/29/97	10/29/97	10/29/97
Instrument I.D.#:	HP-7	HP-7	HP-7
Conc. Spiked:	10 µg/L	10 µg/L	10 µg/L
Matrix Spike % Recovery:	120	130	100
Matrix Spike Duplicate % Recovery:	120	110	100
Relative % Difference:	0.0	17	0.0
LCS Batch#:	7LCS102997	7LCS102997	7LCS102997
Date Prepared:	10/29/97	10/29/97	10/29/97
Date Analyzed:	10/29/97	10/29/97	10/29/97
Instrument I.D.#:	HP-7	HP-7	HP-7
LCS % Recovery:	90	95	85
% Recovery Control Limits:	65-135	70-130	70-130

SEQUOIA ANALYTICAL, #1271

Signature on File

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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.

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

0710028

CHAIN OF CUSTODY

SAMPLER: PARKES TASHJIAN

WITNESSING AGENCY:

UNOCAL S/S # 2572 CITY: San Leandro.

ADDRESS: 1300 Davis st

TURN AROUND TIME: Regular.

SAMPLE ID NO.	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPHG + BTEX	MTBE	8010	TPHD					REMARKS
MW 3	10/20/97	11 55 AM	X	X		4 VOAs 1 Amber	Well	X	X	X	X	7101575				MTBE: 5ppb.
MW 7	"	10 00 AM	X	X		4 VOAs	"	X	X	X		7101576				
MW 8	"	10 40 AM	X	X		"	"	X	X	X		7101577				
MW 9	"	11 18 AM	X	X		"	"	X	X	X		7101578				

RELINQUISHED BY	DATE/TIME	RECEIVED BY:
(SIGNATURE) [signature]	10/20/97 2:05 PM	(SIGNATURE) T Parsley 10/20/97 1405
(SIGNATURE)	1300 10-21	(SIGNATURE) [signature]
(SIGNATURE) [signature]	1400 10-21	(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? Y
2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? Y
3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? N
4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? Y

SIGNATURE: T Parsley TITLE: Analyst DATE: 10/20/97