MONITORING
PURGING
DISPOSING
SAMPLING
MPDS SERVICES, INCORPORATED

March 18, 1996

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

Attention: Ms. Susan Hugo

RE: Unocal Service Station #5781
3535 Pierson Street
Oakland, California

Dear Ms. Hugo:

Per the request of the Unocal Corporation Project Manager, Mr. Edward C. Ralston, enclosed please find our most recent data report 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) 277-2311.

Sincerely,

MPDS Services, Inc.

Jarrel F. Crider

Enclosure

cc: Mr. Edward C. Ralston

2401 Stanwell Drive, Suite 400, Concord, CA 94520
TEL: (510) 602-5120 FAX: (510) 689-1918

MONITORING
PURGING
DISPOSING
SAMPLING

MPDS SERVICES, INCORPORATED

MPDS-UN5781-03
February 26, 1996

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

Attention: Mr. Edward C. Ralston

RE: Annual Data Report
Unocal Service Station #5781
3535 Pierson Street
Oakland, California

Dear Mr. Ralston:

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

RECENT FIELD ACTIVITIES

Monitoring well MWA was monitored and sampled once during this annual period as indicated in Table 1. Prior to sampling, the well was 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 monitoring well location and ground water elevation is shown on the attached Figure 1.

A ground water sample was collected on February 6, 1996. Prior to sampling, the well was purged of 23 gallons of water. A sample was then collected using a clean Teflon bailer. The sample was 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. Trip blank, Field blank and Equipment blank samples (denoted as ES-1, ES-2 and ES-3 respectively) were also collected for quality assurance and control. MPDS Services, Inc. transported the purged ground water to the Unocal Refinery located in Rodeo, California, for treatment and discharge to San Pablo Bay under NPDES permit.

ANALYTICAL RESULTS

The ground water sample was analyzed at Sequoia Analytical Laboratory and was accompanied by properly executed Chain of Custody documentation. The analytical results of the ground water samples collected to date are summarized in Table 2. The concentrations of Total Petroleum Hydrocarbons (TPH) as gasoline, TPH as diesel, and benzene detected in

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

the ground water sample collected this period are shown on the attached Figure 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

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

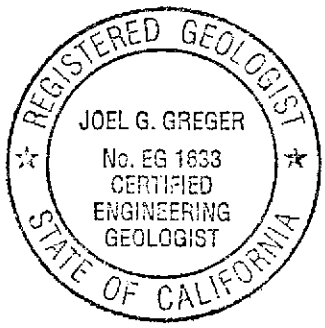
A copy of this report should be sent to Ms. Susan Hugo of the Alameda County Health Care Services Agency.

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

Sincerely,

MPDS Services, Inc.

Haig (Gary) Tejirian
Senior Staff Geologist



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

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

/jfc

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

cc: Mr. Thomas Berkins, Kaprealian Engineering, Inc.

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)
			(Monitored and Sampled on February 6, 1996)			
MWA	139.28	12.52	37.60	0	No	23
			(Monitored and Sampled on February 9, 1995)			
MWA	136.12	15.68	45.10	0	No	21
			(Monitored and Sampled on February 10, 1994)			
MWA	136.55	15.25	44.93	0	No	21
			(Monitored and Sampled on February 10, 1993)			
MWA	134.34	17.71		0	No	19

Well #	Well Cover Elevation (feet)*	Well Casing Elevation (feet)**
MWA	152.05	151.80

◆ The depth to water level and total well depth measurement was taken from the top of the well casing. Prior to February 10, 1994, the depth to water level and total well depth measurement was taken from the top of the well cover.

* The elevation of the top of the well cover has been surveyed relative to Mean Sea Level (MSL) (elevation = 119.80 MSL).

** Relative to MSL.

Note: Monitoring data prior to February 10, 1994, were provided by Kaprealian Engineering, Inc.

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
2/06/96	MWA**	120♦	ND	ND	ND	ND	2.1
2/09/95	MWA*	ND	ND	ND	ND	ND	ND
2/10/94	MWA*	ND	ND	ND	0.52	ND	0.92
2/10/93	MWA*	ND	ND	ND	ND	ND	ND
8/04/92	MWA*	ND	ND	ND	ND	ND	0.51
2/06/92	MWA*	ND	ND	ND	ND	ND	ND
11/08/91	MWA*	ND	ND	ND	ND	ND	ND
8/07/91	MWA*	ND	ND	ND	ND	ND	ND
5/03/91	MWA*	ND	ND	ND	ND	ND	ND
12/18/90	MWA*	73	ND	ND	ND	ND	ND

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

** TOG and all EPA method 8010 compounds were non-detectable except for tetrachloroethene, which was detected at a concentration of 1.8 µg/L.

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

ND = Non-detectable.

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 quantification range used by Sequoia Analytical Laboratory is C6 - C12.

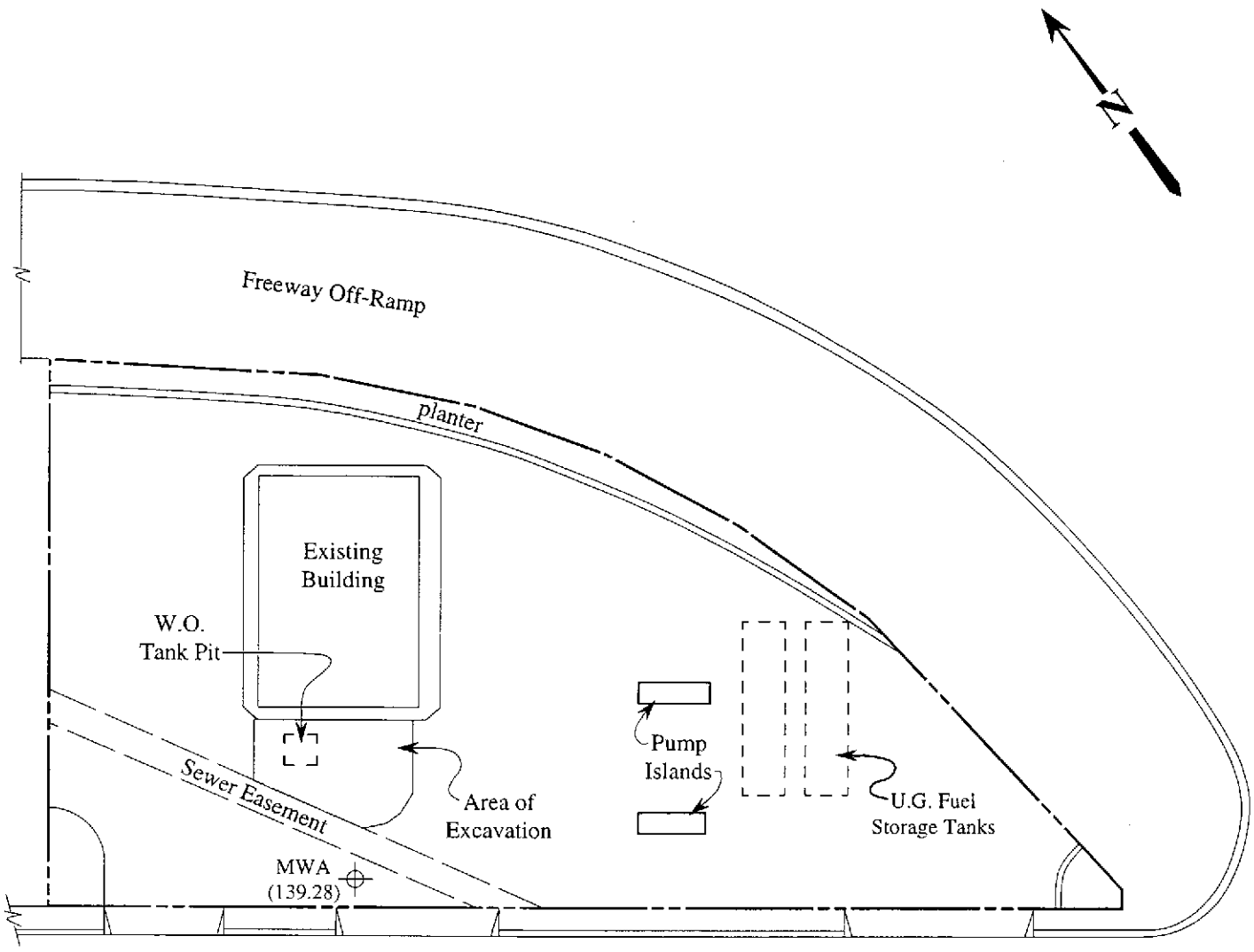
- Laboratory analyses data prior to February 10, 1994, were provided by Kaprealian Engineering, Inc.

Base modified from 7.5 minute U.S.G.S. Oakland East Quadrangle
(photorevised 1980)

0 2000 4000

Approx. scale feet

mpds SERVICES, INCORPORATED	**UNOCAL SERVICE STATION #5781** **3535 PIERSON STREET** **OAKLAND, CALIFORNIA**	**LOCATION MAP**



LEGEND

⊕ Monitoring well

( ) Ground water elevation in feet above Mean Sea Level

0 30 60

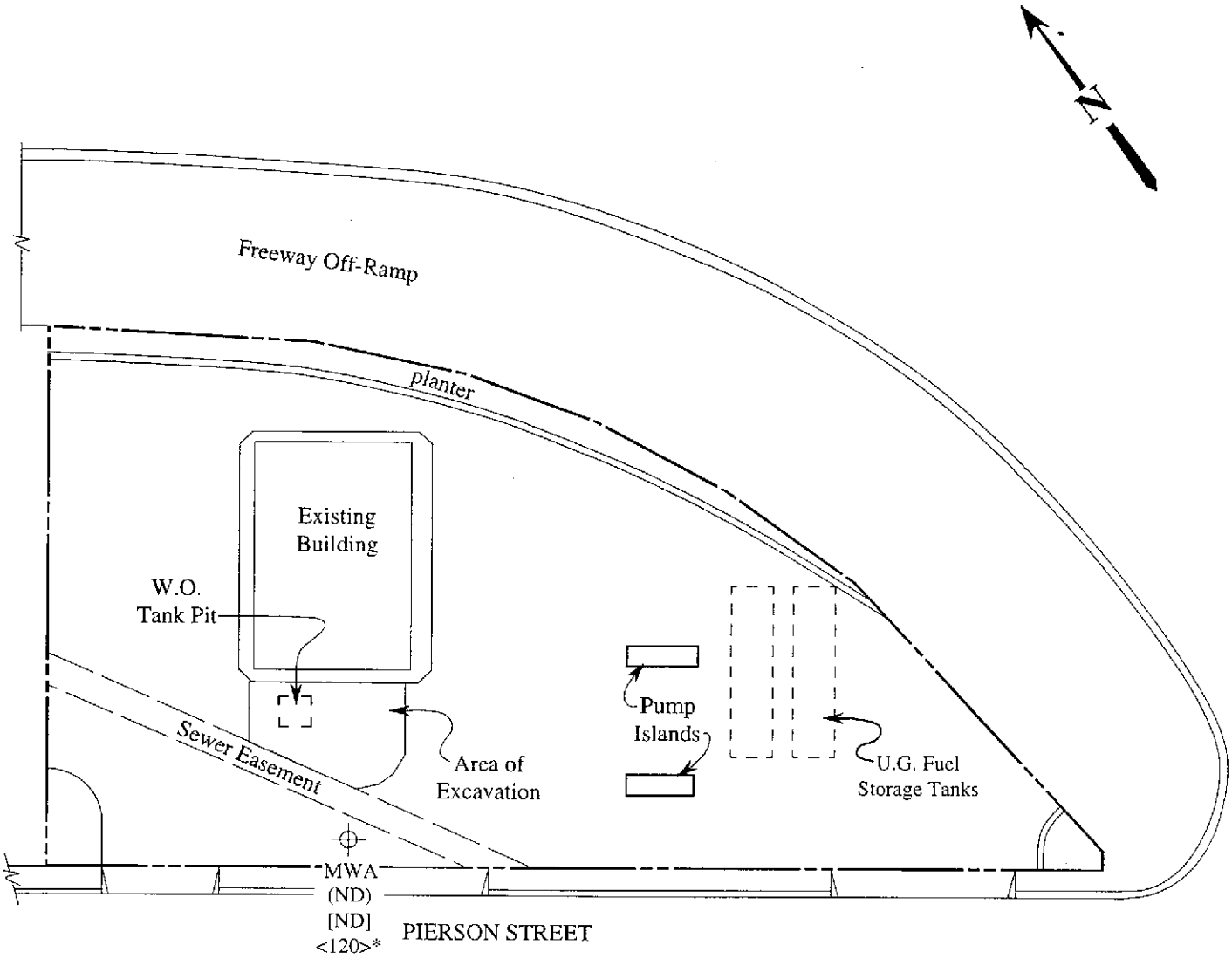
Approx. scale feet

GROUND WATER ELEVATION MAP FOR THE FEBRUARY 6, 1996 MONITORING EVENT

mpds SERVICES, INCORPORATED

UNOCAL SERVICE STATION #5781
3535 PIERSON STREET
OAKLAND, CALIFORNIA

FIGURE
1



LEGEND

⊕ Monitoring 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

* The lab reported that the hydrocarbons detected did not appear to be diesel.

0 30 60

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON FEBRUARY 6, 1996

mpds SERVICES, INCORPORATED

UNOCAL SERVICE STATION #5781
3535 PIERSON STREET
OAKLAND, 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:	Unocal #5781, 3535 Pierson St., Oakland	Sampled: Feb 6, 1996
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received: Feb 6, 1996
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported: Feb 20, 1996
Attention: Jarrel Crider	First Sample #:	602-0245	

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
602-0245	MW-A	ND	ND	ND	ND	2.1
602-0246	ES-1	ND	ND	ND	ND	ND
602-0247	ES-2	ND	ND	ND	ND	ND
602-0248	ES-3	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

6020245.MPD <1>

Sequoia Analytical

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MPDS Services	Client Project ID:	Unocal #5781, 3535 Pierson St., Oakland	Sampled:	Feb 6, 1996
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Feb 6, 1996
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported:	Feb 20, 1996
Attention: Jarrel Crider	First Sample #:	602-0245		

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
602-0245	MW-A	--	1.0	2/14/96	HP-5	88
602-0246	ES-1	--	1.0	2/14/96	HP-5	87
602-0247	ES-2	--	1.0	2/14/96	HP-5	89
602-0248	ES-3	--	1.0	2/14/96	HP-5	86

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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MPDS Services	Client Project ID:	Unocal #5781, 3535 Pierson St., Oakland	Sampled: Feb 6, 1996
2401 Stanwell Dr., Ste. 300	Sample Matrix:	Water	Received: Feb 6, 1996
Concord, CA 94520	Analysis Method:	EPA 3510/8015 Mod.	Reported: Feb 20, 1996
Attention: Jarrel Crider	First Sample #:	602-0245	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS

Analyte	Reporting Limit µg/L	Sample I.D. 602-0245 MW-A *
Extractable Hydrocarbons	50	120
Chromatogram Pattern:		Unidentified Hydrocarbons >C16

Quality Control Data

Report Limit Multiplication Factor:	1.0
Date Extracted:	2/6/96
Date Analyzed:	2/7/96
Instrument Identification:	HP-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 conatin diesel. "Unidentified Hydrocarbons >C16" refers to unidentified peaks in the total oil and grease range.

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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 #5781, 3535 Pierson St., Oakland	Sampled: Feb 6, 1996
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received: Feb 6, 1996
Concord, CA 94520	Analysis Method:	SM 5520 B&F (Gravimetric)	Extracted: Feb 14, 1996
Attention: Jarrel Crider	First Sample #:	602-0245	Analyzed: Feb 15, 1996
			Reported: Feb 20, 1996

TOTAL RECOVERABLE PETROLEUM OIL

Sample Number	Sample Description	Oil & Grease mg/L (ppm)	Detection Limit Multiplication Factor
602-0245	MW-A	N.D.	1.0

Detection Limits:	**5.0**

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 #5781, 3535 Pierson St., Oakland	Sampled:	Feb 6, 1996
2401 Stanwell Dr., Ste. 300	Sample Descript:	Water, MW-A	Received:	Feb 6, 1996
Concord, CA 94520	Analysis Method:	EPA 5030/8010	Analyzed:	Feb 14, 1996
Attention: Jarrel Crider	Lab Number:	602-0245	Reported:	Feb 20, 1996

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**	**1.8**
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.

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

Client Project ID: Unocal #5781, 3535 Pierson St., Oakland
Matrix: Liquid
QC Sample Group: 6020245-248

Reported: Feb 20, 1996

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel	Oil & Grease
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015	SM 5520
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill	J. Dinsay	D. Newcomb
MS/MSD Batch#:	6020246	6020246	6020246	6020246	BLK020696	BLK021496
Date Prepared:	2/14/96	2/14/96	2/14/96	2/14/96	2/6/96	2/14/96
Date Analyzed:	2/14/96	2/14/96	2/14/96	2/14/96	2/7/96	2/14/96
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5	HP-3B	Manual
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L	300 µg/L	100 mg/L
Matrix Spike % Recovery:	95	90	95	93	133	88
Matrix Spike Duplicate % Recovery:	95	95	95	97	133	91
Relative % Difference:	0.0	5.4	0.0	3.5	0.0	3.3
LCS Batch#:	5LCS021496	5LCS021496	5LCS021496	5LCS021496	LCS020696	BLK021496
Date Prepared:	2/14/96	2/14/96	2/14/96	2/14/96	2/6/96	2/14/96
Date Analyzed:	2/14/96	2/14/96	2/14/96	2/14/96	2/7/96	2/14/96
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5	HP-3B	Manual
LCS % Recovery:	100	95	100	100	140	91
% Recovery Control Limits:	71-133	72-128	72-130	71-120	50-150	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.

Sequoia Analytical

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

Client Project ID: Unocal #5781, 3535 Pierson St., Oakland
Matrix: Liquid
QC Sample Group: 602-0245
Reported: Feb 20, 1996

QUALITY CONTROL DATA REPORT

ANALYTE	1,1-Dichloro-ethene	Trichloro-ethene	Chloro-benzene
Method:	EPA 8010	EPA 8010	EPA 8010
Analyst:	I.Z.	I.Z.	I.Z.
MS/MSD Batch#:	6020271	6020271	6020271
Date Prepared:	2/14/96	2/14/96	2/14/96
Date Analyzed:	2/14/96	2/14/96	2/14/96
Instrument I.D.#:	HP-7	HP-7	HP-7
Conc. Spiked:	10 µg/L	10 µg/L	10 µg/L
Matrix Spike % Recovery:	107	108	90
Matrix Spike Duplicate % Recovery:	107	107	89
Relative % Difference:	0.0	0.93	1.1
LCS Batch#:	LCS021496	LCS021496	LCS021496
Date Prepared:	2/14/96	2/14/96	2/14/96
Date Analyzed:	2/14/96	2/14/96	2/14/96
Instrument I.D.#:	HP-7	HP-7	HP-7
LCS % Recovery:	111	106	89
% Recovery Control Limits:	28-167	35-146	38-150

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.

mpds SERVICES, INCORPORATED
2401 Stanwell Drive, Suite 400
Concord, California 94520
Tel: (510) 602-5100, Fax: (510) 689-1918

CHAIN OF CUSTODY

9602070

SAMPLER: RAY MARANGOSIAN

WITNESSING AGENCY:

UNOCAL S/S # 5781 CITY: OAKLAND

ADDRESS: 3535 PIERSON ST

ANALYSES REQUESTED

TURN AROUND TIME: REGULAR

SAMPLE ID NO.	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-GAS BTEX	TPH-DIESEL	TOG	8010				REMARKS
MWA	2/6/96	12:40	X	X		6	Well	X	X	X	X			6020245	A-F

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
Ray Marangosian	2/6/96 14:23	Tony McMahon	02/06/96
(SIGNATURE)	2-6 1430	(SIGNATURE)	2-6 1430
(SIGNATURE)	2-6	(SIGNATURE)	2/6 1608
(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: Tony McMahon TITLE: analyst DATE: 02/06/96

Note: All water containers to be sampled for TPHG/BTEX, 8010 & 8240 are preserved with HCL. All water containers to be sampled for Lead or Metals are preserved with HNO3. All other containers are unpreserved.

mpds SERVICES, INCORPORATED
2401 Stanwell Drive, Suite 400
Concord, California 94520
Tel: (510) 602-5100, Fax: (510) 689-1918

CHAIN OF CUSTODY

9602070

SAMPLER: RAY MARANGOSIAN

WITNESSING AGENCY:

UNOCAL S/S # 5781 CITY: OAKLAND

ADDRESS: 3535 PIERSON ST

TURN AROUND TIME: REGULAR

SAMPLE ID NO.	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-GAS BTEX	TPH-DIESEL	TOG	8010				REMARKS
								ANALYSES REQUESTED							
ES1	2/6/96		x	x		1		x			6020246				
ES2	"		x	x		1		x			6020247				
ES3	"		x	x		1		x			6020248				

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
Ray Marangosian	2/6/96 14:30	Tony McMahon	02/06/96
(SIGNATURE)	2-6 1430	(SIGNATURE)	2-6 1430
(SIGNATURE)	2-6	(SIGNATURE)	2/6 1608
(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: Tony McMahon TITLE: analyst DATE: 02/06/96

Note: All water containers to be sampled for TPHG/BTEX, 8010 & 8240 are preserved with HCL. All water containers to be sampled for Lead or Metals are preserved with HNO3. All other containers are unpreserved.