P & D Environmental

A Division of Paul H. King, Inc. 4020 Panama Court Oakland, CA 94611 (510) 658-6916

> December 19, 2000 Report 0014.R38

Mr. Ted Simas Mr. Keith Simas XTRA OIL Company 2307 Pacific Ave. Alameda, CA 94501

SUBJECT:

QUARTERLY GROUNDWATER MONITORING AND SAMPLING REPORT

XTRA OIL Company

3495 Castro Valley Blvd.

Castro Valley, CA

Gentlemen:

P&D Environmental, a division of Paul H. King, Inc. (P&D) is pleased to present this report documenting the results of the most recent quarterly monitoring and sampling of the wells at the subject site. This work was performed in accordance with P&D's proposal 020599.Pl dated February 5, 1999. All three wells were monitored and wells MW1 and MW3 were sampled on December 14, 2000. The reporting period for this report is for October through December 2000. A Site Location Map (Figure 1) and Site Plan (Figure 2) are attached with this report.

BACKGROUND

The site is currently used as a gasoline station. Four 12,000 gallon underground fuel storage tanks are present at the site. Three of the tanks contain gasoline and the fourth tank contains diesel fuel. A 550 gallon waste oil tank was removed from the site in November, 1988. The fuel tanks were replaced during August, 1992.

Three monitoring wells, designated as MW1, MW2 and MW3 were installed at the site on February 14 and 15, 1990 by Western Geo-Engineers. The subsurface materials encountered in the boreholes consisted primarily of silt and clay. The locations of the monitoring wells are shown in Figure 2. Soil samples collected during drilling of the boreholes for the monitoring wells revealed the presence of total petroleum hydrocarbons as gasoline (TPH-G) and total petroleum hydrocarbons as diesel (TPH-D). TPH-G was encountered in borehole MW1 at depths of 5 and 10 feet below grade at concentrations of 40 and 1,400 ppm, respectively; in borehole MW2 at depths of 10 and 15 feet below grade at concentrations of 230 and 95 ppm, respectively; and in borehole MW3 at depths of 5, 10 and 15 feet at concentrations of 140, 250 and 25 ppm, respectively. In addition, 120 ppm TPH-D was detected in borehole MW3 at a depth of 5 feet. Soil samples collected at a depth of 20 feet in borehole MW1 and at a depth of 18 feet in boreholes in MW2 and MW3 did not show any detectable concentrations of TPH-G or TPH-D. Groundwater was encountered in the boreholes at depths of approximately 15 to 16 feet below grade.

On February 15, 1990 Western Geo-Engineers drilled three exploratory boreholes at the site designated as SB1, SB2 and SB3. The subsurface materials encountered in the boreholes consisted primarily of silt and clay. The approximate locations of the boreholes are shown on Figure 2. It is P&D's understanding that soil samples were collected from the exploratory boreholes at depths of 10 and 12 feet and evaluated in the field using a photo ionization detector. In borehole SB1, TPH-G was detected at the depths of 10 and 12 feet at concentrations of 1,700 and 450 ppm, respectively. In boreholes SB2 and SB3, TPH-G was detected at the depths of 10 and 12 feet in both boreholes at concentrations of 800 ppm and greater than 2,000 ppm, respectively. A groundwater monitoring and sampling program was initiated at the site on February 20, 1990.

It is P&D's understanding that during fuel tank replacement activities in August, 1992 soil surrounding the tank pit was removed and disposed of offsite. An extraction well, designated as EWI, was designed and constructed in one corner of the new tank pit by K&B Environmental at the time of installation of the new tanks. The location of EWI is shown on Figure 2.

On February 7, 1996 well MW2 was destroyed for the purpose of widening Redwood Road. The destruction was overseen by ACC Environmental Consultants of Oakland, California.

On August 15, 1997 P&D personnel oversaw the installation of one groundwater monitoring well, designated as MW4 at the subject site. The location of the monitoring well is shown on the attached Site Plan, Figure 2. This work was performed in accordance with P&D's work plan 0014.W4 dated June 27, 1997. The work plan was approved by the Alameda County Department of Environmental Health (ACDEH) in a telephone conversation with Mr. Scott Seery on August 14, 1997. During the conversation, Mr. Seery indicated that he would record his approval of the work plan in the county file for the site.

FIELD ACTIVITIES

On December 14, 2000, the three groundwater monitoring wells at the site (MW1, MW3 and MW4) were monitored and wells MW1 and MW3 were sampled by P&D personnel. Well MW4 was not sampled because of the presence of separate phase hydrocarbons in the well. A joint groundwater monitoring with AII1sto Engineering, Inc. was performed this quarter. Extraction well EW1 was not monitored or sampled at the subject site during the quarter.

The wells were monitored for depth to water and the presence of free product or sheen. Depth to water was measured to the nearest 0.01 foot using an electric water level indicator. The presence of free product and sheen was evaluated using a transparent bailer in wells MW1 and MW3. No free product was observed in monitoring wells MW1 and MW3 prior to purging. However, sheen was observed on samples from wells MW1 and MW3 after purging the wells. A petroleum-absorbent sock was present in monitoring well MW1.

A passive hydrocarbon collection device was present in well MW4. The collection device was observed to be full of what appeared to be diesel fuel based on odor. After removing and emptying the collection device into a steel drum, approximately 0.72 foot of free product was measured in the well using gasfinding and water-finding paste on a steel tape. The height of the device was adjusted after monitoring of the well to match the measured water level, in order to better collect free product. Depth to water level measurements are presented in Table 1.

Prior to sampling, monitoring wells MW1 and MW3 were purged of a minimum of three casing volumes of water, or until the wells had been purged dry. During purging operations, the field parameters of electrical conductivity, temperature and pH were monitored. Once the field parameters were observed to stabilize, and a minimum of three casing volumes had been purged or the wells had purged dry and partially recovered, water samples were collected using a clean Teflon bailer. Well MW4 was not purged or sampled because of the presence of free product.

The water samples were transferred to 40-milliliter glass Volatile Organic Analysis (VOA) vials and 1-liter amber glass bottles which were sealed with Teflon-lined screw caps. The VOA vials were overturned and tapped to assure that no air bubbles were present.

The VOA vials and bottles were then transferred to a cooler with ice, until they were transported to McCampbell Analytical, Inc. in Pacheco, California. McCampbell Analytical, Inc. is a State-certified hazardous waste testing

laboratory. Chain of custody documentation accompanied the samples to the laboratory. Records of the field parameters measured during well purging are attached with this report.

HYDROGEOLOGY

Water levels were measured in all of the wells once during the monitoring period. The measured depth to water at the site in wells MW1, MW3 and MW4 on December 14, 2000 was 8.49, 8.13, and 8.87 feet, respectively. The corrected depth to water in MW4 is 8.33 feet. Groundwater levels have decreased in wells MW3 and MW4 by 0.30 and 0.17 feet, respectively, and the groundwater level has increased in well MW1 by 0.07 feet since the previous monitoring on September 18, 2000.

Based on the measured depth to groundwater in the groundwater monitoring wells, the apparent groundwater flow direction at the site on December 14, 2000 was calculated to be to the east with a gradient of 0.009. The groundwater flow direction has shifted toward the south and the gradient has increased since the previous monitoring.

LABORATORY RESULTS

The groundwater samples collected from monitoring wells MW1 and MW3 on September 18, 2000 were analyzed for TPH-G using EPA Method 5030 and Modified EPA Method 8015; benzene, toluene, ethylbenzene, total xylenes (BTEX), and MTBE using EPA Method 8020; and for TPH-D using EPA Method 3510 in conjunction with Modified EPA Method 8015.

The laboratory analytical results for the groundwater samples from wells MW1 and MW3 show TPH-G concentrations of 49 and 140 ppm, respectively; benzene concentrations of 5.8 and 37 ppm, respectively; and TPH-D concentrations of 11 and 120 ppm, respectively. MTBE was detected at a concentration of 35 ppm in well MW3, and was not detected in well MW1. Review of the laboratory analytical reports indicates that the TPH-D results for MW1 consist of both gasoline- and oil-range compounds, and that the TPH-D results for MW3 consist of both dieseland gasoline-range compounds.

Since the previous sampling on September 18, 2000, TPH-G, TPH-D, MTBE, and benzene concentrations have all either not changed or decreased in well MW1; and in well MW3 benzene concentrations have decreased and TPH-D, TPH-G, and MTBE concentrations have all increased. The laboratory analytical results of the groundwater samples are summarized in Table 2. Copies of the laboratory analytical reports and chain of custody documentation are attached with this report.

DISCUSSION AND RECOMMENDATIONS

The three wells at the site were monitored and wells MW1 and MW3 were sampled once during the quarter. A separate phase petroleum hydrocarbon collection device was present in well MW4, and a layer of separate phase petroleum hydrocarbons measuring 0.72 feet thick was observed in the well. The collection device was adjusted to allow the collection of the separate phase hydrocarbons. Based on the presence of the petroleum hydrocarbons in well MW4, the well was not sampled. It is P&D's understanding that collection device is maintained by XTRA OIL Company personnel. P&D recommends that a log be maintained of product removed.

P&D recommends that use of absorbent socks in well MW1 be continued. The socks should be checked periodically and replaced as needed.

Based on the laboratory analytical results of the water samples collected from the monitoring wells, P&D recommends that groundwater monitoring and sampling be continued. In addition, P&D recommends that future monitoring and sampling efforts continue to be coordinated with other sites in the vicinity of the subject site which are presently being monitored and sampled.

DISTRIBUTION

Copies of this report should be sent to Mr. Chuck Headlee at the Regional Water Quality Control Board, San Francisco Bay Region, and to Mr. Scott Seery at the Alameda County Department of Environmental Health. Copies of the report should be accompanied by a transmittal letter signed by the principal executive officer of the XTRA OIL Company.

LIMITATIONS

This report was prepared solely for the use of XTRA OIL Company. The content and conclusions provided by P&D in this assessment are based on information collected during our investigation, which may include, but not be limited to, visual site inspections; interviews with the site owner, regulatory agencies and other pertinent individuals; review of available public documents; subsurface exploration and our professional judgement based on said information at the time of preparation of this document. Any subsurface sample results and observations presented herein are considered to be representative of the area of investigation; however, geological conditions may vary between borings and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the findings of this report.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the owner to properly dispose of any hazardous materials or hazardous wastes left onsite, in accordance with existing laws and regulations.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. P&D is not responsible for the accuracy or completeness of information provided by other individuals or entities which is used in this report. This report presents our professional judgement based upon data and findings identified in this report and interpretation of such data based upon our experience and background, and no warranty, either express or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental

Greg Brown Project Scientis

Paul H. King

California Registered Geologist

Registration No.: 5901 Expires: 12/31/01

Attachments:

Tables 1 & 2

Site Location Map (Figure 1)

Site Plan (Figure 2) Field Parameter Forms

Laboratory Analytical Results Chain of Custody Documentation

PHK/gmb 0014.R38

TABLE 1 WELL MONITORING DATA

Well No.	Date Monitored	Top of Casing Elev. (ft.)	Depth to Water (ft.)	Water Table Elev. (ft.)
NO.	12/14/00 9/18/00 6/08/00 3/09/00 12/09/99 8/31/99 4/29/99 1/29/99 4/26/98 1/24/98 11/06/97 7/24/97 4/25/97 7/26/96 7/09/96 4/23/96 2/07/96 1/29/96 10/26/95 7/28/95 5/02/95 2/23/95 11/18/94	Elev. (ft.) 177.37* 177.43**	8.49 8.56 7.97 6.68 8.15 8.36 7.68 6.99 7.50 6.61 8.79 8.51 8.71 7.98 7.12 8.39 8.16 7.47 6.09 6.17 8.45 8.27 6.96 7.72 7.14	168.88 168.81 169.40 170.69 169.22 169.01 169.69 170.38 169.87 170.76 168.58 168.72 169.45 170.31 169.45 170.31 169.27 169.27 169.27 169.27 169.27 169.27 169.27 169.27
MW2	8/22/94 5/19/94 2/28/94 11/24/93 8/30/93 5/18/93 2/23/93 11/13/92 5/29/92 1/14/92 12/23/91 11/25/91 10/10/91 9/17/91 8/19/91 NOT MEASUR 2/07/96 1/29/96 1/29/96 10/26/95 7/28/95 5/02/95 2/23/95	200.00*** 175.73 RED (DESTROYED OF 176.04**	8.67 8.05 7.44 8.74 8.78 8.12 7.34 9.13 8.59 8.57 9.65 9.41 9.70 9.50 9.31 FEBRUARY 7, 1996) 5.70 5.16 8.21 7.99 6.79 7.51	168.76 169.38 169.99 168.69 168.65 169.31 170.09 190.87 167.14 167.16 166.08 166.32 166.03 166.23 166.42 170.88 167.83 169.25 168.05

- * = Surveyed on August 20, 1997

 ** = Surveyed on March 24, 1993

 *** = Surveyed on December 5, 1992

TABLE 1 WELL MONITORING DATA (Continued)

Well No.	Date Monitored	Top of Casing Elev. (ft.)	Depth to Water (ft.)	Water Table Elev. (ft.)
MW2	11/18/94 8/22/94 5/19/94 2/28/94 11/24/93 8/30/93 5/18/93 2/23/93 11/13/92 5/29/92 1/14/92 12/23/91 11/25/91 10/10/91 9/17/91 8/19/91	198.61*** 175.45	6.92 8.59 7.70 6.99 8.47 8.64 7.73 6.39 8.70 9.31 8.97 10.39 9.81 10.39 10.23	169.12 167.45 168.34 169.05 167.57 167.40 168.31 169.65 189.91 166.14 166.48 165.06 165.64 165.64
MW3	12/14/00 9/18/00 9/26/00 6/08/00 3/09/00 12/09/99 8/31/99 4/29/99 1/29/99 4/26/98 1/24/98 11/06/97 8/26/97 7/24/97 4/25/97 1/20/97 7/26/96 7/09/96 4/23/96 2/07/96 1/29/96	176.40* 176.41**	8.13 7.83 7.77 7.50 6.08 7.90 7.95 7.09 6.42 6.85 5.90 7.80 7.67 7.90 7.12 6.35 7.84 7.61 6.81 5.05 5.77	168.27 168.57 168.63 168.90 170.32 168.50 168.45 169.31 169.98 169.55 170.50 168.80 168.93 168.51 169.29 170.06 169.57 168.80 169.57

NOTES:
* = Surveyed on August 20, 1997
** = Surveyed on March 24, 1993
*** = Surveyed on December 5, 1992

TABLE 1 WELL MONITORING DATA (Continued)

	.	Man of Conton	B	••	Water Table
Well	Date	Top of Casing	Depth		Elev. (ft.)
No.	Monitored	Elev. (ft.)	Water	(It.)	Elev. (IC.)
MW3	10/26/95		7.72		168.69
	7/28/95		7.80		168.61
	5/02/95		6.50		169.91
	2/23/95		7.24		169.17
	11/18/94		6.05		170.36
	8/22/94		7.65		168.76
	5/19/94		7.15		169.26
	2/24/94		6.68		169.73
	11/24/93		7.55		168.86
	8/30/93		7.64		168.77
	5/18/93		7.12		169.29
	2/23/93		8.01		168.40
	11/13/92	190.97***	7.86		191.12
	5/29/92	175.00	8.45		166.55
	1/14/92		8.24		166.55
	12/23/91		9.37		165.63
	11/25/91		9.19		165.81
	10/10/91		9.43		165.57
	9/17/91		9.20		165.80
	8/19/91		8.95		166.05
MW4	12/14/00	176.35*	8.87	(0.72)#	168.02
	9/18/00			(0.45)#	168.19
	6/08/00		7.34	•••	169.01
	3/09/00			(0.46)#	170.08
	12/09/99		8.80	••••	167.55
	8/31/99		8.28		168.07
	4/29/99		7.14		169.21
	1/29/99		6.68		169.67
	4/26/98		6.87		169.48
	1/24/98		6.61		169.74
	11/06/97		9.16		167.19
	8/26/97		8.92		167.43
	8/20/97			(prior to d	levelopment)

^{* =} Surveyed on August 20, 1997 ** = Surveyed on March 24, 1993

^{*** =} Surveyed on December 5, 1992

^{# =} Indicates free product thickness in feet. The water table elevation has been corrected for the presence of free product by assuming a free product specific gravity of 0.75.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS

Well No.	TPH-	-D TPH	I-G 1	MTBE	Benzene	Toluen	e Ethyl- benzene	Total Xylenes
-101					-			
MW1000	11	49) 1	NTD	5.8	1.6	2	6.9
MW2	Not	Sampled ((Destr	oyed on	February	7 7, 1996)		
MW3+,@@@@	120	140) :	35	37	16	2.4	15
MW4	Not	Sampled ((Free)	Product	Present	in Well)		
EW1	Not	Sampled						

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

NA = Not Analyzed.

@@@ = Review of the laboratory analytical reports indicates that the TPH-D results consist of both gasoline- and oil-range compounds.

@@@@= Review of the laboratory analytical reports indicates that the TPH-G results indicate the presence of a lighter than water immiscible sheen.

+ = Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline-range compounds.

++ = Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes				
2.01				ples Collec ptember 18,							
MW1@,+	15	86	ND	7.2	2	3.2	13				
MW2	Not Samp	led (Des	troyed	on February	7, 1996)						
MW3@,+	43	130	33	39	91	2.3	14				
MW4	Not Samp	led (Fre	e Produ	ct Present :	in Well)						
EW1	Not Samp	led									
Samples Collected on July 26, 2000											
MWl	Not Samp	led									
MW2	Not Samp	led (Des	troyed	on February	7, 1996)						
MW3@@	NA	NA	21	NA	NA	NA	NA				
MW4	Not Samp	led									
EW1	Not Samp	led									
				mples Collect 1 June 8, 20							
MW1@,++	6.5	50	ND	5.7	1.5	1.8	7				
MW2	Not Samp	oled (Des	troyed	on February	7, 1996)						
₩3@,+	74	130	23	41	16	1.9	13				
MW4	Not Samp	led (Fre	e Produ	ct Present	in Well)						
EW1	Not Samp	led									

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.

NA = Not Analyzed.

- @ = Review of the laboratory analytical reports indicates that both the TPH-D and the TPH-G results indicate the presence of a lighter than water immiscible sheen.
- @@ = Review of the laboratory analytical reports indicate that the oxygenated volatile organic compounds (including DIPE, ETBE, TAME, methanol, ethanol, EDB, and 1,2-DCA) were not detected except for MTBE at 21 ppm and tertbutanol at 19 ppm.
- + = Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline-range compounds.
- ++ = Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes					
	Samples Collected on March 9, 2000											
MW1+	7.4	48	ND	5.3	3.1	1.6	8.1					
MW2	Not Sampled (Destroyed on February 7, 1996)											
MW3+,@	14	180	24	39	22	2.5	16					
MW4+,@	2,100	130	6.9	35	13	2.1	11					
EW1	W1 Not Sampled											
Samples Collected on December 9, 1999												
MW1+,@	12	65	ND	9.3	2.9	2.2	8.8					
MW2	Not Samp	led (Desi	troyed or	February	7, 1996)							
MW3+,@	17	120	16	35	6.7	2.4	12					
MW4+,@	9,000	120	8.1	33	6	2.4	12					
EW1	Not Samp	led										
				les Collect igust 31, 1								
MW1+	22	66	0.71	8.7	2.7	2.4	10					
MW2	Not Samp	led (Des	troyed or	n February	7, 1996)							
MW3 +	22	120	4.7	35	3.7	2.4	14					
MW4+	9.4	190	4.4	46	30	2.8	15					
EW1	Not Samp	led										

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

Review of the laboratory analytical reports indicates that both the TPH-D
 and the TPH-G results indicate the presence of a lighter than water
 immiscible sheen.

^{+ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline range compounds.

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

TABLE 2 SUMMARY OF LABORATORY ANALYTICAL RESULTS (Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes				
				oles Collec April 29, 1							
MW1+	22	48	ND	8.4	2.8	2.0	8.1				
MW2	Not Sampled (Destroyed on February 7, 1996)										
MW3+	48	100	2.5	33	8.0	2.1	14				
MW4+	9.4	210	3.2	42	35	2.8	15				
EW1	W1 Not Sampled										
Samples Collected on January 29, 1999											
MW1+	9.1	47	ND	9.0	2.9	1.9	8.0				
MW2	Not Sam	pled (Des	troyed o	on February	7, 1996)						
MW3+	240	84	1.3	31	2.8	1.8	12				
MW4+	7.3	190	2.4	44	40	3.1	17				
EW1	Not Sam	pled									
				ples Collec April 26, 1							
MW1++	7.8	60	ND	9.3	5.7	2.1	9.1				
MW2	Not Sam	pled (Des	troyed o	on February	7, 1996)						
MW3+	380	100	9.7	29	7.1	1.8	14				
MW4+	13	190	ND	49	37	3.2	18				
EW1	Not Sam	pled									

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline. TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

⁼ Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline range compounds.

⁼ Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes						
	Samples Collected on January 24, 1998												
MW1+	24	57	ND	6.9	5.5	2.0	8.7						
MW2 Not Sampled (Destroyed on February 7, 1996)													
MW3+	77	97	ND	28	7.1	1.8	11						
MW4+	20	200	ND	50	40	3.1	17						
EW1	Not Sampled												
Samples Collected on November 6, 1997													
MW1++	17	63	ND	7.4	6.7	2.3	9.9						
MW2	Not Sam	oled (Des	troyed c	n February	7, 1996)								
MW3+	120	140	ND	37	19	2.4	14						
MW4+	110	160	ND	48	30	2.8	16						
EW1	Not Samp	pled											
				ples Collec August 26, 1									
MW1	Not Sam	pled											
MW2	Not Samp	pled (Des	troyed o	on February	7, 1996)								
MW3	Not Sam	pled											
MW4 +	5.5	210	1.7	48	42	3.4	19						
EW1	Not Samp	pled											

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline. TPH-D = Total Petroleum Hydrocarbons as Diesel.

^{+ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline range compounds.

^{++ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes					
Samples Collected on July 24, 1997												
MW1++	28	66	1.8	8.6	8.1	2.2	10					
MW2	Not Samp	oled (Des	troyed o	n February	7, 1996)							
MW3++	91	120	1.4	33	17	2.2	12					
EW1	Not Samp	oled										
Samples Collected on April 25, 1997												
MW1+	170	77	ND	7.4	7.9	2.1	9.8					
MW2	MW2 Not Sampled (Destroyed on February 7, 1996)											
MW3+	760	240	1.6	24	18	4.1	24					
EW1	Not Samp	pled										
				ples Collec anuary 21,								
MW1++	57	80	0.25	7.8	8.3	1.9	8.9					
MW2	Not Sam	pled (Des	troyed o	on February	7, 1996)							
MW3++	34	150	1.30	40	14	2.6	12					
EW1	Not Sam	pled										
				ples Collec July 26, 19								
MW1++	11	76	ND	11	13	2.4	10					
MW2	Not Sam	pled (Des	troyed o	on February	7, 1996)							
MW3++	24	130	0.89	40	22	2.4	12					
EW1	Not Sam	pled										

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

^{+ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline range compounds.

^{++ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

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

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes					
Samples Collected on April 23, 1996												
MW1++	5.7	73	ND	8.6	12	2.2	9.8					
MW2 Not Sampled (Destroyed on February 7, 1996)												
MW3++	280	170	0.72	34	22	2.2	14					
EW1	EW1 Not Sampled											
Samples Collected on January 29, 1996												
MW1++	6.6	81	0.25	7.6	13	1.9	8.9					
MW2++	4.6	38	0.0071	1.9	5.7	1.1	5.9					
MW3++	45	150	0.54	32	21	1.9	12					
EW1	EW1 Not Sampled											
			Samp on Oc	les Collec tober 26,	ted 1995		,					
MW1++	62	89	ND	7.8	12	2.4	11					
MW2	900	74	ND	2.9	5.9	2.0	10					
MW3	33	130	0.69	37	21	0.21	11					
ew1	Not Samp	pled.										
				les Collec July 28, 19								
MW1++	2.0	35	NA	3.8	8.7	1.1	6.5					
MW2++	2.0	15	AN	1.4	2.3	0.62	3.2					
MW3+	1.9	86	NА	28	16	1.3	7.6					
	N-+ 0	. 7										

EWl

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

ND = Not Detected.

Not Sampled.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

^{+ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline range compounds.

^{++ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

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

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes					
Samples Collected on May 2, 1995												
MW1++	6.5	86	NA	8.9	14	2.3	11					
MW2+	6.6	55	NA	3.3	10	1.8	10					
MW3+	9.7	170	NA	43	30	2.5	14					
EW1 Not Sampled.												
Samples Collected on February 24, 1995												
MW1	9.1	90	NA	7.5	12	1.5	11					
MW2	22	67	NA	4.9	11	1.8	11					
MW3	9.2	130	NA	31	19	1.8	10					
EW1	Not Sam	pled.										
				ples Collec ovember 18,								
MW1	10	96	NA	9.3	14	2.5	11					
MW2	5.0	86	NA	11	17	1.8	12					
MW3	23	140	NA	38	22	2.0	11					
EW1	Not Sam	pled.		ples Collec August 22, 3								
MW1	8.3	100	NA	9.0	11	2.1	9.4					
MW2	4.1	91	NA	10	13	1.5	9.0					
MW3	5.3	170	NA	35	20	1.8	10					
EW1	Not Sam	pled.										

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline. TPH-D = Total Petroleum Hydrocarbons as Diesel.

NA = Not Analyzed.

^{+ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of both diesel-range and gasoline range compounds.

^{++ =} Review of the laboratory analytical reports indicates that the TPH-D results consist of gasoline range compounds.

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

TABLE 2 SUMMARY OF LABORATORY ANALYTICAL RESULTS (Continued)

			, -	,								
Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes					
Samples Collected on May 19, 1994												
MW1	30	100	NA	12	14	3.5	17					
MW2	5.8	62	NA	9.2	13	1.3	8.4					
MW3	30	150	NA	38	25	2.4	14					
EW1 Not Sampled.												
Samples Collected on February 28, 1994												
MW1	110	90	NA	11	9.6	2.1	9.9					
MW2	13	91	NA	13	16	1.5	9.0					
MW3	210	110	NA	36	21	1.9	11					
EW1	Not Sampl	ed.										
				les Collecte ember 24, 1								
MW1	8.2	66	NA	8.3	8.9	2.0	11					
MW2	79	12	NA	13	17	2.5	17					
MW3	24	160	NA	48	26	2.2	12					
EW1	Not Sampl	.ed.		les Collecto gust 30, 19								
MWl	9.4	77	NA	6.4	11	2.2	12					
MW2	110	110	NA	11	14	1.8	11					
MW3	32	130	NA	36	21	1.9	8.2					
EW1	Not Sampl	ed.										

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline. TPH-D = Total Petroleum Hydrocarbons as Diesel.

NA = Not Analyzed.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes
			Samp on	les Collect May 18, 199	ed 3		
MW1	30	92	NA	4.0	11	2.5	15
MW2	44	67	NA	9.2	12	1.4	9.3
MW3	7.2	130	NA	36	21	2.1	12
EW1	Not Sampl	led.					
•			Samp on Fel	oles Collect bruary 23, :	ed L993		
MW1	14	100	NA	4.5	11	2.1	12
MW2	7.0	76	NA	12	17	1.6	9.6
мw3	8.1	110	NA	31	18	1.9	11
EW1	9.6	66	NA	14	8.5	1.4	9.8
			Samp on No	oles Collect vember 13, 1	ed 1992		
MW1	4.4	120	AN	5.8	10	2.1	13
MW2	8.2	79	NA	10	13	1.4	8.6
мwз	4.7	140	NA	38	24	2.0	12
EW1	13	62	NA	11	9.2	1.1	9.6
				les Collect May 27, 199			
MWl	11	120	NA	8.8	16	2.3	15
MW2	130	89	NA	18	19	1.7	14
MW3	27	370	NA	91	57	3.0	21

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

NA = Not Analyzed.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes
				oles Collectanuary 14,			
MW1	19	39	NA	7.3	8.7	1.3	8.9
MW2	1600	59	NA	17	14	1.8	15
мw3	270	130	NA	76	30	3.4	21
				ples Collectember 23,			
MW1	34	78	NA	9.3	7.3	0.54	13
MW2	700	2100	NA	36	130	79	560
MW3	540	740	NA	30	61	31	180
				ples Collectorember 25,			
MW1	36	170	NA	5.5	5.6	1.6	8.4
MW2	130	230	NA	11	9.7	1.4	9.7
MW3	74	150	NA	65	31	3.4	18
				ples Collec ctober 10,			
MW1	19	28	NA	4.1	4.7	1.0	4.8
MW2	360	85	NA	21	25	2.1	14
мw3	39	140	NA	57	31	2.2	14
				ples Collec ptember 17,			
MW1	19	39	NA	4.9	4.1	1.2	5.9
MW2	56	74	NA	10	11	1.4	8.1
EWM	140	180	NA	47	25	2.6	15

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline. TPH-D = Total Petroleum Hydrocarbons as Diesel.

NA = Not Analyzed.

TABLE 2 SUMMARY OF LABORATORY ANALYTICAL RESULTS (Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes
				ples Collect Lugust 19, 1			
MW1	47	48	NA	13	8.4	0.99	29
MW2	19	69	NA	26	22	2.1	18
MW3	150	170	NA	82	31	4.4	22
				ples Collect July 20, 19			
MW1	49	100	NA	11	14	2.3	17
MW2	100	51	NA	9.9	7.7	1.2	7.5
мм 3	270	450	NA	46	29	3.5	21
			Sam On	ples Collect June 20, 19	ted 91		
MW1	42	76	NA	4.7	7.1	1.5	9.8
MW2	69	87	NA	8.1	8.4	1.1	8.9
MW3	210	920	NA	39	49	13	69
			Sam On	ples Collec May 17, 19	teđ 91		
MW1	26	72	NA	7.7	9.9	ND	11
MW2	33	62	NA	5.9	6.3	1.2	9.0
мw3	70	170	NA	32	22	2.2	18
				ples Collec April 15, 1			
MW1	NA	56	NA	6.5	8.5	0.41	9.9
MW2	NA	82	NA	5.3	7.4	1.0	9.4
MW3	NA	110	NA	31	15	0.88	7.4

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline. TPH-D = Total Petroleum Hydrocarbons as Diesel.

NA = Not Analyzed.

ND = Not Detected.

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes
			Samp On 1	ples Collec March 21, 1	ted 991		
MW1	NA	36	NA	4.5	5.7	0.087	7.3
MW2	NA	62	NA	9.3	11	0.35	9.7
MW3	NA	87	NA	30	14	0.69	5.4
				ples Collec bruary 15,			
MW1	AK	120	NA	7.4	6.6	ND	13
MW2	NA	200	NA	12	12	1.7	14
мwз	NA	230	NA	44	40	ND	31
				ples Collec anuary 14,			
MW1	NA	33	NA	3.9	2.9	0.21	5.3
MW2	NA	78	NA	11	8.7	0.58	8.0
MW3	NA	160	NA	48	25	1.0	16
			Sam On Se	ples Collec ptember 27,	ted 1990		
MW1	NA	28	NA	3.7	3.5	0.01	6.5
MW2	NA	59	NA	8.4	12	0.88	9.0
мw3	NA	25	NA	7.2	6.4	0.42	3.4
				mples Collec August 23, 3			
MW1	NA	40	NA	5.1	4.9	0.35	6.0
MW2	NA	96	NA	8.1	8.4	1.5	8.6
ммз	NA	220	NA	67	46	27	18

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected.

NA = Not Analyzed.

TABLE 2 SUMMARY OF LABORATORY ANALYTICAL RESULTS (Continued)

Well No.	TPH-D	TPH-G	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes
				oles Collect July 20, 19			
WWl	44	NA	NA	5.1	4.2	ND	9.1
MW2	86	NA	NA	9.1	14	0.94	13
MW3	88	NA	NA	25.1	21.1	0.61	14.1
				oles Collect March 19, 19			
MW1	NA	40	NA	3.7	1.1	ND	3.3
MW2	NA	50	NA	7.7	8.7	0.075	5.6
MW3	NA	210	NA	38	28	1.8	12
				ples Collectory 20,			
MW1+++	NA	7.6	NA	1.6	ND	ND	1.3
MW2+++	NA	38	NA	7.3	3.1	0.075	6.8
MW3+++	NA	46	NA	20	15	1.8	9.7

TPH-G = Total Petroleum Hydrocarbons as Gasoline.

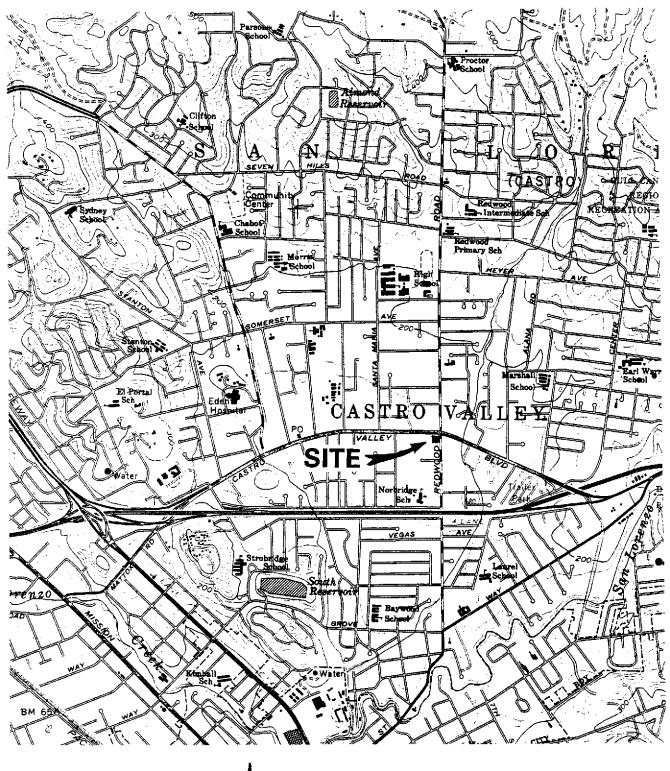
TPH-D = Total Petroleum Hydrocarbons as Diesel.

ND = Not Detected. NA = Not Analyzed.

+++ Indicates Organic Lead was not detected.
Results in parts per million (ppm), unless otherwise indicated.

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc. 4020 Panama Court Oakland, CA 94611 (510) 658-6916



Base Map from: U.S. Geological Survey Hayward, Calif. 7.5 Minute Quadrangle Photorevised 1980

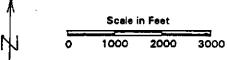
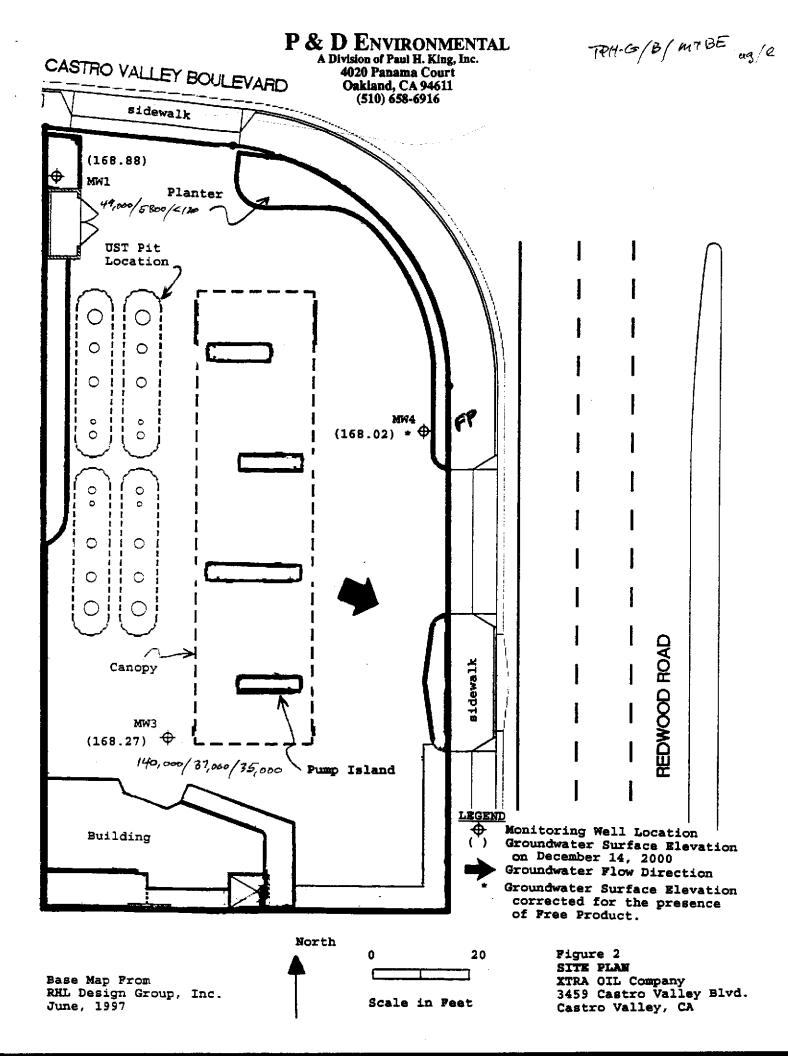


Figure 1 SITE LOCATION MAP XTRA OIL Company 3495 Castro Valley Blvd. Alameda, California



P&D ENVIRONMENTAL GROUNDWATER MONITORING/WELL PURGING

DATA	SHEET
Site Name XTRA OL- CASTRO VALLEY	
Job No. 0012	Date 17/14/0
TOC to Water (ft.) 8.40	Sheen MORELATE (ON SAPLES)
Well Depth (ft.) 20.00	Free Product Thickness
Well Diameter 4 ¹	Sample Collection Method
Gal./Casing Vol. 7.5 [, 715	TEFLEN BALKE
	BLECTRICAL
TIME GAL. PURGED DH	TEMPERATURE CONDUCTIVITY
1:15 pr4 (1.50)	130
2.5	67.9
<u> </u>	67.8 1.66
7.5 9.44	<u>68.9</u> <u>1.67</u>
10 9.18	69.3
15 8.70	69.5
17.5	642
11:36 WELL DE WATERED - 1	8 4 ten- 5
- Sample	
NOTES: GMO - ()	
Ulives MARCHE WARR	Q 13 TWOSIDE BROWN INSTILLING, QUICKLY MOXERITE PETROLEUM SON ODOR- (PHC OPOR)
Clearing	anicky Mosteria housemy
PURGE10.92 WY CARPA	SON OBOK- (LHC OLOK)

P&D ENVIRONMENTAL GROUNDWATER MONITORING/WELL PURGING DATA SHEET

Site Name XTRS OIL- GST & VILLEY	Well No. MW3
Job No. 0014	Date 12/14/00
TOC to Water (ft.) 8.13	Sheen ON SAMPLES
Well Depth (ft.) 18.65	Free Product Thickness
Well Diameter 4	Sample Collection Method
Gal./Casing Vol. 7 527	TEFLON BAILER
	ELECTRICAL
	RATURE CONDUCTIVITY
<u>Lilze</u> <1 9.09	(-6)
$\frac{2.5}{292} = \frac{70}{292}$	1.27
$\frac{5}{2}$	1.50 1.50
$\frac{1.5}{1.20}$ $\frac{1.7L}{1.20}$ $\frac{1.7L}{1.20}$	$\frac{1.75}{2}$
$\frac{10}{26}$	1/7
12.5 7.65 7	4.3 1 1.62
2.28 Pin WELLA TE-WATERED - S	<u> </u>
NOTES: GMS PURGE WATER	. IS FORMY + WHITE .). MODERATE PACODOR.
(W/FAINT BROWN FILM	.). MOVERATE PACODOR

P&D ENVIRONMENTAL GROUNDWATER MONITORING/WELL PURGING DATA SHEET

Site Name	· XTRY DIL GISTE	- 1/ .	wiff Well No.	MW4
Job No.	1014	<u> </u>	WITH ASTWARD PALE 12/	4/00
TOC to Wa	ater (ft.) 8.87	_ z	WITH Well No. AS+WARER AS+WARER Date Sheen Sheen	1
	th (ft.)	<i>§</i> -	,	fuct Thickness 0.7
Well Diam	meter		Sample Co	ollection Method
Gal./Cas:	ing Vol			
TIME	GAL. PURGED	Нq	TEMPERATURE	ELECTRICAL CONDUCTIVITY
				
				
	and the state of t			
				
				
				· · · · · · · · · · · · · · · · · · ·
	- · · · · · · · · · · · · · · · · · · ·			
				* * * * * * * * * * * * * * * * * * * *
				
NOTES:	GMB. No	SAMPLES	COLLECTED D	he Fo
	PRESENCE	OF FREE	PRODUCT.	

McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

P&D Environmental	Client Project ID: #0014; XTRA Oil-	Date Sampled: 12/14/00		
4020 Panama Court	Castro Valley	Date Received: 12/15/00		
Oakland, CA 94611	Client Contact: Paul King	Date Extracted: 12/15/00		
	Client P.O:	Date Analyzed: 12/15/00		

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX* EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID Client ID TPH(g)* Matrix % Recovery **MTBE** Benzenc Toluene

		 				<u> </u>	benzene	y tenes	Surrogate
56195	MWI	W	49,000,a	ND<120	5800	1600	2000	6900	107
56196	MW2	W	140,000,a,h	35,000	37,000	16,000	2400	15,000	107
		ļ							
									-
									-
							-		
					<u></u>				
						<u> </u>			
otherwise	Limit unless	W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
means not d	letected above rting limit	S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

^{*} water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts

The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

cluttered chromatogram; sample peak coclutes with surrogate peak

P&D Environmental 4020 Panama Court			: #0014; XTRA Oil-	Date Sampled: 12/14/00 Date Received: 12/15/00		
		Castro Valley				
Oakland, CA	94611	Client Contact: P	aul King	Date Extracted: 12/15/00		
		Client P.O:		Date Analyzed:	12/15-12/18/00	
EPA methods mo			tractable Hydrocarbo QCB (SF Bay Region) meth		ID(3510)	
Lab ID	Client ID	Matrix	TPH(d)		% Recovery Surrogate	
56195	MWI	w	11,000,d,g	·-	83	
56196	MW2	w	120,000,a,d	,d 1		
				•		
					<u> </u>	

l	
	* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP / STLC / SPLP
I	extracts in ug/L.

* cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

W

The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); t) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment.



50 ug/L

1.0 mg/kg

Reporting Limit unless otherwise stated; ND means not detected above the reporting limit

A Division of Paul H. King, Inc. 4020 Panama Court Oakland, CA 94611

CHAIN OF CUSTODY RECORD 20054 (510) 658-6916 0 3635 PAGE __ OF 1 PROJECT, NUMBER: PROJECT NAME: 0014 XIRA OIL - GETTED VALLEY SAMPLED BY: (PRINTED AND SIGNATURE) NUMBER OF CONTAINERS BROWN REMARKS SAMPLE NUMBER SAMPLE LOCATION DATE TIME ! **TYPE** 12/1/0 MW1 WATER MONITORING WELL ICE NORMY TURN AROUND MWB 56195 56196 RELIMIQUISHED ABY: (SIGNATURE) DATE 12/15/00 RECEIVED BY: (SIGNATURE) TIME TOTAL NO. OF SAMPLES LABORATORY: [RES SHIPMENT] 1047 Mc CAMPBELL HNOLYTHUR, INC. TOTAL NO. OF CONTAINERS
(THIS SEPMENT) RELINGUISHED BY: (SIGNATURE) DATE TIME RECEIVED BY: (SIGNATURE) LABORATORY CONTACT: LABORATORY PHONE NUMBER: (925)798-1620 RELINQUISHED BY: (SIGNATURE) DATE RECEIVED FOR LABORATORY BY: TIME SAMPLE ANALYSIS REQUEST SHEET 12/15 1930 (SIGNATURE) ATTACHED: ()YES (X)NO REMARKS: