Received 5/23/95 Amy Leach

KAPREALIAN ENGINEERING
INCORPORATED

ENVIRONMENTAL PROTECTION
95 MAY 23 PM 1:06

May 22, 1995

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

Attention: Ms. Amy Leach

RE: Berkeley Land Company
23555 Saklan Road
Hayward, California

Dear Ms. Leach:

Per the request of Mr. Rick Montesano of Paradiso Mechanical, Inc., enclosed please find our report dated May 18, 1995, for the above referenced site.

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

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey
Executive Secretary

/jad

Enclosure

cc: Rick Montesano, Paradiso Mechanical, Inc.

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

KAPREALIAN ENGINEERING
INCORPORATED

KEI-P88-1110.QR7
May 18, 1995

Berkeley Land Company
4550 San Pablo Avenue
Emeryville, CA 94608

Attention: Mr. Norm Alberts

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

Dear Mr. Alberts:

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

BACKGROUND

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

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

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

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

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

RECENT FIELD ACTIVITIES

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

Ground water samples were collected from all of the wells on April 21, 1995. Prior to sampling, the wells were each purged of between 21 and 194 gallons of water by the use of a surface pump. During purging operations, the field parameters pH, temperature, and electrical conductivity were recorded and are presented in Table 2. Once the field parameters were observed to stabilize and a minimum of approximately four casing volumes had been removed from each well, water samples were then collected by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, until delivery to a state-certified laboratory.

HYDROLOGY

The measured depth to ground water at the property on April 21, 1995, ranged between 9.84 and 11.81 feet. The water levels in the wells have shown net increases ranging from 1.42 to 1.57 feet since January 18, 1995. Based on the water level data gathered on April 21, 1995, the ground water flow direction appeared to be predominantly to the west-southwest, as shown on the attached Potentiometric Surface Map, Figure 1. The ground water flow direction has been predominantly to the southwest since the inception of the monitoring program in May of 1993 (eight consecutive quarters). The average hydraulic gradient at the property on April 21, 1995, was approximately 0.003.

ANALYTICAL RESULTS

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

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

The analytical results of all of the ground water samples collected from the wells to date are summarized in Table 3. The concentrations of TPH as gasoline, benzene, and TPH as diesel detected in the ground water samples collected on April 21, 1995, are shown on the attached Figure 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

DISCUSSION

As previously discussed, the ground water flow direction has consistently been toward the southwest for the previous eight quarters. Due to the fact that free product has not been detected at the property since the October 1993 sampling event (over one hydrologic cycle), it appears that the interim remedial efforts have been successful in removing free product from the water well (WW1). Lastly, as seen in Table 3, all of the BTEX constituents have consistently been non-detectable in all of the ground water samples collected from the wells since the October 1993 sampling event, except for relatively low concentrations of toluene and xylenes detected in WW1 on the April 21, 1995, sampling event.

Therefore, KEI recommends that a meeting be held between representatives of the Alameda County Health Care Services (ACHCS) Agency, Berkeley Land Company, and KEI, in order to discuss the subsurface investigation that has been conducted to date, and to determine the most appropriate course of action for the subject property. In the interim, KEI recommends the continuation of the current ground water monitoring and sampling program at the subject property. The wells are currently monitored and sampled on a quarterly basis. Ground water samples are analyzed for TPH as gasoline, TPH as diesel, and BTEX.

DISTRIBUTION

A copy of this report should be sent to Ms. Amy Leach of the Alameda County Health Care Services Agency, and to the Regional Water Quality Control Board, San Francisco Bay Region.

LIMITATIONS

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

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

The results of this study are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

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

Sincerely,

Kaprealian Engineering, Inc.

Sarkis A. Soghomonian
Project Engineer

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

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

Robert H. Kezerian
Project Manager

\jad

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

TABLE 1

SUMMARY OF MONITORING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)	Product Thickness (feet)	Sheen	Water Purged (gallons)	Product Purged (ounces)
(Monitored and Sampled on April 21, 1995)						
MW1	22.28	11.48	0	No	35	0
MW2	22.86	11.47	0	No	40	0
MW3	22.29	11.34	0	No	21	0
MW4	22.16	9.84	0	No	43	0
MW5	22.62	10.02	0	No	27	0
WW1	N/A	11.81	0	No	194	<1*
(Monitored and Sampled on January 18, 1995)						
MW1	20.80	12.96	0	No	31	0
MW2	21.29	13.04	0	No	36	0
MW3	20.82	12.81	0	No	19	0
MW4	20.74	11.26	0	No	40	0
MW5	21.14	11.50	0	No	23	0
WW1	N/A	13.27	0	Yes	165	<1*
(Monitored and Sampled on October 18, 1994)						
MW1	18.65	15.11	0	No	26	0
MW2	19.01	15.32	0	No	30.5	0
MW3	18.66	14.97	0	No	13.5	0
MW4	18.59	13.41	0	No	34.5	0
MW5	18.87	13.77	0	No	17.5	0
WW1	N/A	15.47	0	Yes	110	0

Well #	Top of Casing Elevation in feet above Mean Sea Level (MSL)**
MW1	33.76
MW2	34.33
MW3	33.63
MW4	32.00
MW5	32.64
WW1	NA

TABLE 1 (Continued)

SUMMARY OF MONITORING DATA

N/A = Not applicable.

NA = Not available.

-- Determination was not performed.

* Product collected in skimmer only.

** Based on Alameda County Benchmark located at Eden Avenue and West Street (elevation = 33.16 MSL).

TABLE 2

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

(Measured on April 21, 1995)

Well #	Gallons per Casing Volume	Time	Gallons Purged	Casing Volumes Purged	Temperature (°F)	Conductivity ([µmhos/cm] x100)	pH
MW1	8.65	09:58	0	0	64.2	7.83	6.95
			9	1.04	65.9	8.82	6.68
			18	2.08	65.8	8.94	6.71
			27	3.12	65.4	8.96	6.84
		10:10	35	4.05	65.2	8.99	6.89
MW2	9.83	11:02	0	0	66.5	8.60	6.76
			10	1.02	65.1	8.47	6.75
			20	2.03	64.8	8.39	6.79
			30	3.05	65.0	8.41	6.78
		11:18	40	4.07	65.1	8.43	6.81
MW3	5.10	11:30	0	0	68.7	9.51	6.71
			5	0.98	65.5	8.90	6.68
			10	1.96	65.2	8.88	6.61
			15	2.94	65.4	8.89	6.59
		11:40	21	4.12	65.3	8.91	6.64
MW4	10.69	12:20	0	0	75.8	8.88	7.08
			11	1.03	68.8	8.83	6.83
			22	2.06	66.6	8.80	6.72
			33	3.09	66.0	8.72	6.70
		12:38	43	4.02	65.7	8.69	6.69
MW5	6.64	13:12	0	0	70.6	9.87	6.67
			7	1.05	67.6	9.80	6.66
			14	2.11	66.3	8.91	6.63
			21	3.16	65.4	8.89	6.62
		13:25	27	4.07	65.0	8.80	6.64
WW1	48.49	14:10	0	0	66.4	8.12	6.73
			50	1.03	65.2	8.88	6.72
			100	2.06	65.1	8.91	6.70
			150	3.09	65.5	8.97	6.67
		15:05	194	4.00	65.3	8.95	6.65

TABLE 3

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
4/21/95	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	75	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	3,100	86	ND	1.0	ND	2.9
1/18/95	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	82	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	30,000	410*	ND	ND	ND	ND
10/18/94	MW1	ND	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	120	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	2,400	180*	ND	ND	ND	ND
7/13/94++ & 8/15/94	MW1	66♦♦	ND	ND	ND	ND	ND
	MW2	67♦♦	ND	ND	ND	ND	ND
	MW3	92♦♦	ND	ND	ND	ND	ND
	MW4	64♦♦	ND	ND	ND	ND	ND
	MW5	62♦♦	ND	ND	ND	ND	ND
	WW1	9,200	1,600*	ND	ND	ND	ND
1/20/94	MW1	73	ND	ND	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	130	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	340♦	ND	ND	ND	ND	ND
	WW1	190,000	34,000*	ND	ND	ND	ND
10/28/93	MW1	120♦	200*	1.8	ND	ND	ND
	MW2	ND	ND	ND	ND	ND	ND
	MW3	170	ND	ND	ND	ND	1.4
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT					

TABLE 3 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Well #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
7/12/93+ & 8/20/93	MW1	200♦	150	1.1	ND	ND	0.51
	MW2	ND	ND	ND	ND	ND	ND
	MW3	ND	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT					
2/25/93	MW1	5,900♦	4,600**	45	18	ND	750
	MW2	ND	ND	ND	ND	ND	ND
	MW3	200	ND	ND	ND	ND	ND
	MW4	ND	ND	ND	ND	ND	ND
	MW5	ND	ND	ND	ND	ND	ND
	WW1	NOT SAMPLED DUE TO THE PRESENCE OF FREE PRODUCT					

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

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

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

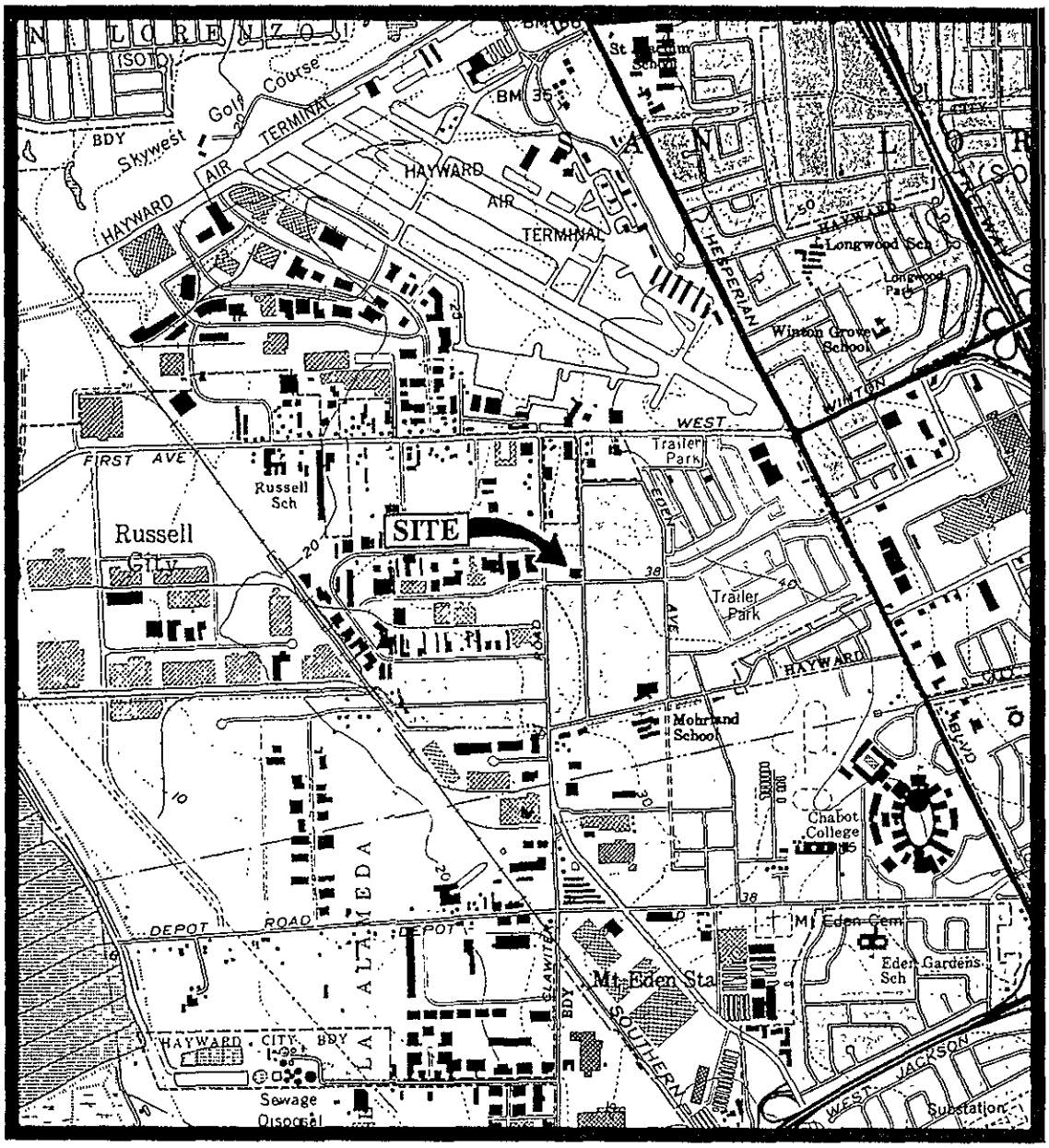
** Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.

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

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

ND = Non-detectable.

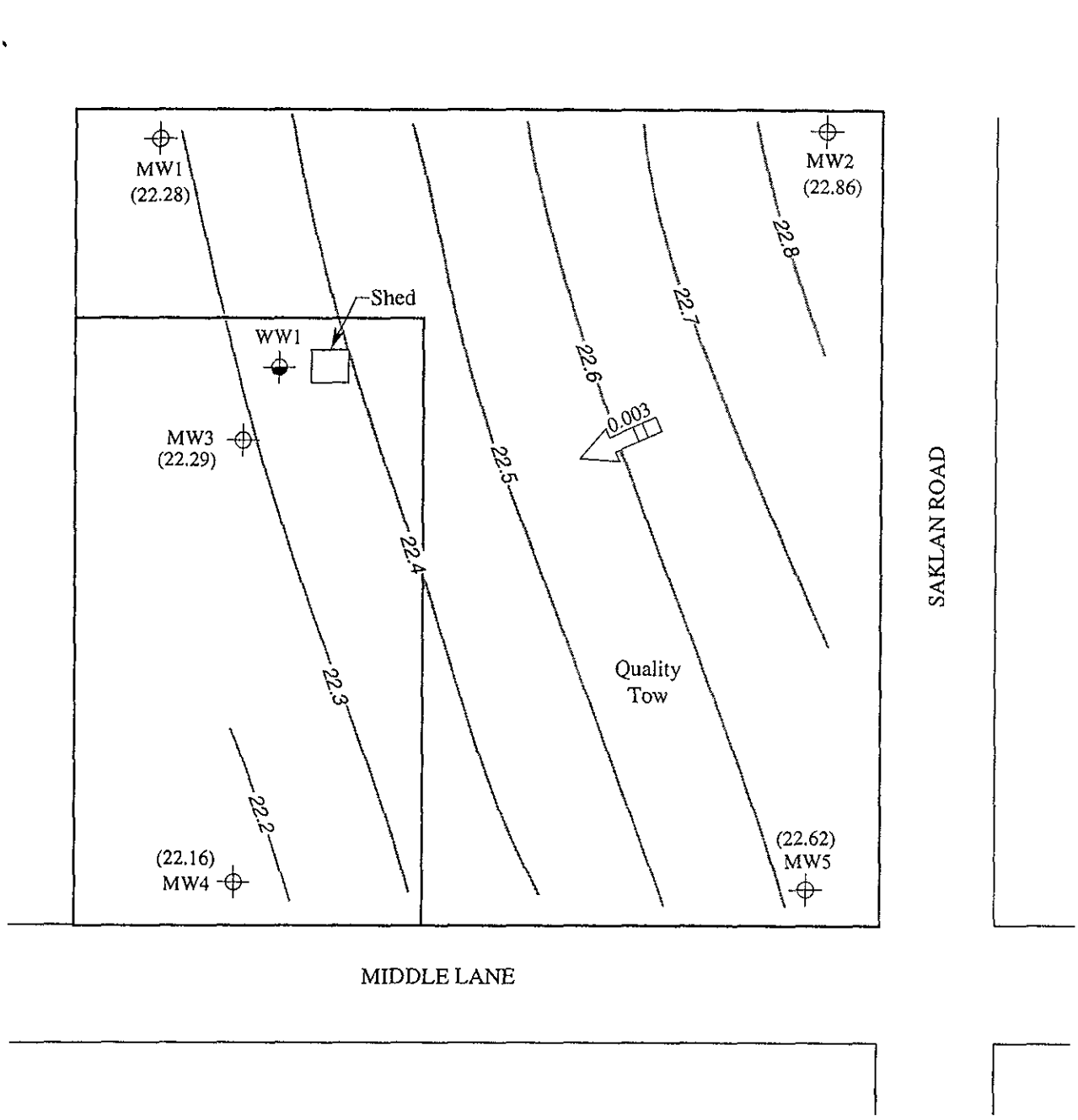
Results are in parts per billion (ppb), unless otherwise indicated.



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

0 2000 4000
Approx. scale feet

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



LEGEND

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

0 40 80

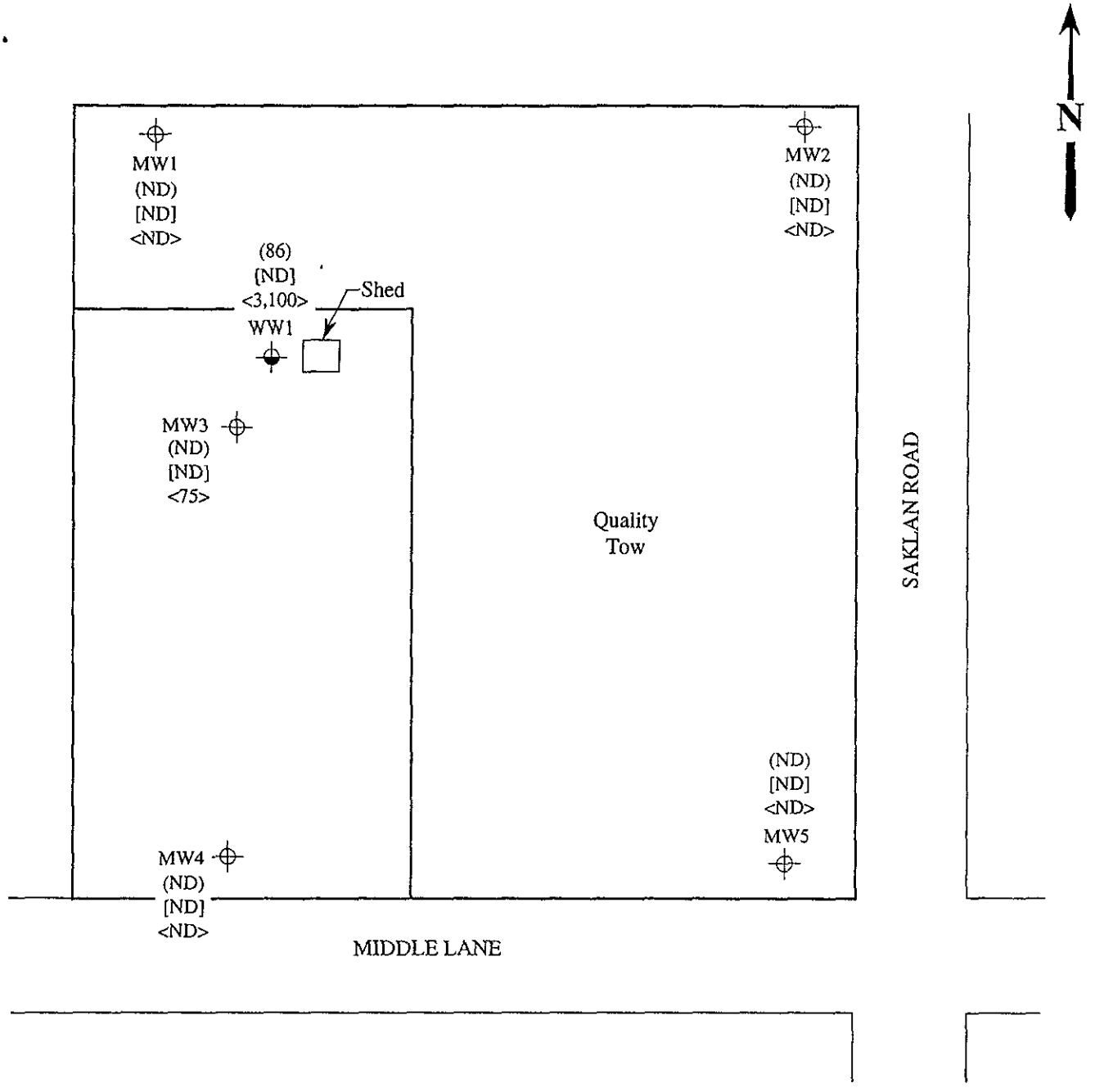
Approx. scale feet

POTENTIOMETRIC SURFACE MAP FOR THE APRIL 21, 1995 MONITORING EVENT

KAPREALIAN ENGINEERING
INCORPORATED

BERKELEY LAND CO.
23555 SAKLAN ROAD
HAYWARD, CALIFORNIA

FIGURE
1



LEGEND

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

0 40 80

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON APRIL 21, 1995

KAPREALIAN ENGINEERING
INCORPORATED

BERKELEY LAND CO.
23555 SAKLAN ROAD
HAYWARD, CALIFORNIA

FIGURE
2

Sequoia Analytical

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

MPDS Services	Client Project ID:	Berkeley Land Co., 23555 Saklan Rd., Hayward	Sampled: Apr 21, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received: Apr 21, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015/8020	Reported: May 9, 1995
Attention: Sarkis Karkarian	First Sample #:	504-1340	

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
504-1340	MW-1	ND	ND	ND	ND	ND
504-1341	MW-2	ND	ND	ND	ND	ND
504-1342	MW-3	ND	ND	ND	ND	ND
504-1343	MW-4	ND	ND	ND	ND	ND
504-1344	MW-5	ND	ND	ND	ND	ND
504-1345	WW-1	86	ND	1.0	ND	2.9
Detection Limits:		**50**	**0.50**	**0.50**	**0.50**	**0.50**

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

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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

MPDS Services	Client Project ID:	Berkeley Land Co., 23555 Saklan Rd., Hayward	Sampled:	Apr 21, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Apr 21, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015/8020	Reported:	May 9, 1995
Attention: Sarkis Karkarian	First Sample #:	504-1340		

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
504-1340	MW-1	--	1.0	4/29/95	HP-4	103
504-1341	MW-2	--	1.0	4/29/95	HP-2	103
504-1342	MW-3	--	1.0	5/1/95	HP-4	103
504-1343	MW-4	--	1.0	4/29/95	HP-5	96
504-1344	MW-5	--	1.0	4/29/95	HP-5	98
504-1345	WW-1	Gasoline	1.0	5/2/95	HP-5	90

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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

MPDS Services	Client Project ID:	Berkeley Land Co., 23555 Saklan Rd., Hayward	Sampled: Apr 21, 1995
2401 Stanwell Dr., Ste. 300	Sample Matrix:	Water	Received: Apr 24, 1995
Concord, CA 94520	Analysis Method:	EPA 3510/8015	Reported: May 9, 1995
Attention: Sarkis Karkarian	First Sample #:	504-1340	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS

Analyte	Reporting Limit µg/L	Sample I.D. 504-1340 MW-1	Sample I.D. 504-1341 MW-2	Sample I.D. 504-1342 MW-3	Sample I.D. 504-1343 MW-4	Sample I.D. 504-1344 MW-5	Sample I.D. 504-1345 WW-1
Extractable Hydrocarbons	50	N.D.	N.D.	75	N.D.	N.D.	3,100
Chromatogram Pattern:		--	--	Diesel	--	--	Diesel

Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0	1.0	1.0	1.0
Date Extracted:	4/25/95	4/25/95	4/25/95	4/25/95	4/25/95	4/25/95
Date Analyzed:	4/26/95	4/26/95	4/26/95	4/26/95	4/26/95	4/26/95
Instrument Identification:	HP-3B	HP-3B	HP-3B	HP-3B	HP-3B	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

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
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MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Sarkis Karkarian

Client Project ID: Berkeley Land Co., 23555 Saklan Rd.,Hayward
Matrix: Liquid
QC Sample Group: 5041340-345
Reported: May 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	M. Creusere	M. Creusere	M. Creusere	M. Creusere
MS/MSD Batch#:	5041473	5041473	5041473	5041473
Date Prepared:	4/29/95	4/29/95	4/29/95	4/29/95
Date Analyzed:	4/29/95	4/29/95	4/29/95	4/29/95
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	65	104	108	102
Matrix Spike Duplicate % Recovery:	80	104	103	103
Relative % Difference:	21	0.0	4.7	0.98
LCS Batch#:	2LCS042995	2LCS042995	2LCS042995	2LCS042995
Date Prepared:	4/29/95	4/29/95	4/29/95	4/29/95
Date Analyzed:	4/29/95	4/29/95	4/29/95	4/29/95
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4
LCS % Recovery:	98	104	106	107
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

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

Sequoia Analytical

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MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Sarkis Karkarian

Client Project ID: Berkeley Land Co., 23555 Saklan Rd.,Hayward
Matrix: Liquid
QC Sample Group: 5041340-345

Reported: May 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	M. Creusere	M. Creusere	M. Creusere	M. Creusere
MS/MSD Batch#:	5041339	5041339	5041339	5041339
Date Prepared:	4/29/95	4/29/95	4/29/95	4/29/95
Date Analyzed:	4/29/95	4/29/95	4/29/95	4/29/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	130	125	140	130
Matrix Spike Duplicate % Recovery:	130	120	135	127
Relative % Difference:	0.0	4.1	3.6	2.3
LCS Batch#:	1LCS042995	1LCS042995	1LCS042995	1LCS042995
Date Prepared:	4/29/95	4/29/95	4/29/95	4/29/95
Date Analyzed:	4/29/95	4/29/95	4/29/95	4/29/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2
LCS % Recovery:	119	118	129	129
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

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

Sequoia Analytical

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

MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Sarkis Karkarian

Client Project ID: Berkeley Land Co., 23555 Saklan Rd.,Hayward
Matrix: Liquid
QC Sample Group: 5041340-345

Reported: May 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	M. Creusere	M. Creusere	M. Creusere	M. Creusere
MS/MSD Batch#:	5041170	5041170	5041170	5041170
Date Prepared:	5/1/95	5/1/95	5/1/95	5/1/95
Date Analyzed:	5/1/95	5/1/95	5/1/95	5/1/95
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	105	110	110	108
Matrix Spike Duplicate % Recovery:	100	105	105	107
Relative % Difference:	4.9	4.7	4.7	0.93
LCS Batch#:	2LCS050195	2LCS050195	2LCS050195	2LCS050195
Date Prepared:	5/1/95	5/1/95	5/1/95	5/1/95
Date Analyzed:	5/1/95	5/1/95	5/1/95	5/1/95
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4
LCS % Recovery:	107	110	111	111
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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Concord, CA 94520
Attention: Sarkis Karkarian

Client Project ID: Berkeley Land Co., 23555 Saklan Rd.,Hayward
Matrix: Liquid
QC Sample Group: 5041340-345

Reported: May 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	M. Creusere	M. Creusere	M. Creusere	M. Creusere
MS/MSD Batch#:	5041462	5041462	5041462	5041462
Date Prepared:	4/29/95	4/29/95	4/29/95	4/29/95
Date Analyzed:	4/29/95	4/29/95	4/29/95	4/29/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	100	100	100	102
Matrix Spike Duplicate % Recovery:	95	95	90	95
Relative % Difference:	5.1	5.1	11	7.1
LCS Batch#:	3LCS042995	3LCS042995	3LCS042995	3LCS042995
Date Prepared:	4/29/95	4/29/95	4/29/95	4/29/95
Date Analyzed:	4/29/95	4/29/95	4/29/95	4/29/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5
LCS % Recovery:	99	101	100	104
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Sarkis Karkarian

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

QC Sample Group: 5041340-345

Reported: May 10, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015 Mod
Analyst:	M. Creusere	M. Creusere	M. Creusere	M. Creusere	J. Dinsay
MS/MSD Batch#:	5031380	5031380	5031380	5031380	BLK042595
Date Prepared:	5/2/95	5/2/95	5/2/95	5/2/95	4/25/95
Date Analyzed:	5/2/95	5/2/95	5/2/95	5/2/95	4/26/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5	HP3B
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L	300 µg/L
Matrix Spike % Recovery:	100	100	100	102	97
Matrix Spike Duplicate % Recovery:	95	95	95	97	95
Relative % Difference:	5.1	5.1	5.1	5.0	2.1
LCS Batch#:	3LCS050295	3LCS050295	3LCS050295	3LCS050295	BLK042595
Date Prepared:	5/2/95	5/2/95	5/2/95	5/2/95	4/25/95
Date Analyzed:	5/2/95	5/2/95	5/2/95	5/2/95	4/25/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5	HP-3B
LCS % Recovery:	94	97	96	97	97
% Recovery Control Limits:	71-133	72-128	72-130	71-120	38-122

SEQUOIA ANALYTICAL, #1271

Signature on File

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Project Manager

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

CHAIN OF CUSTODY

SAMPLER	Berkeley / Land Co. CITY: Hayward
MARGAR TEYMURAZOV	ADDRESS: 23555 Soleran Rd.
WITNESSING AGENCY	

SAMPLE ID NO.	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-GAS BTEX	TPH-DIESEL	TOG	8010				ANALYSES REQUESTED
MW-1	04-21-95	10:10	V	V				V	V						5041240
MW-2	4	11:00	V	V				V	V						5041241
MW-3	4	12:10	V	V				V	V						5041242
MW-4	4	10:30	V	V				V	V						5041243
MW-5	4	10:55	V	V				V	V						5041244
WW-1	4	15:20	V	V				✓	V						5041245

TURN AROUND TIME: REGULAR

REMARKS: A-C

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
(SIGNATURE)	16:15 04-21-95	(SIGNATURE)	4/21/95 1615
(SIGNATURE)	4-21 [illegible]	(SIGNATURE)	(420 4-24
(SIGNATURE)	4-24	(SIGNATURE)	4-24 3:30
(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? NO
2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? YES
3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? NO
4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? YES

SIGNATURE: [signature] TITLE: Sequoia DATE: 4/21/95

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 HN03. All other containers are unpreserved.