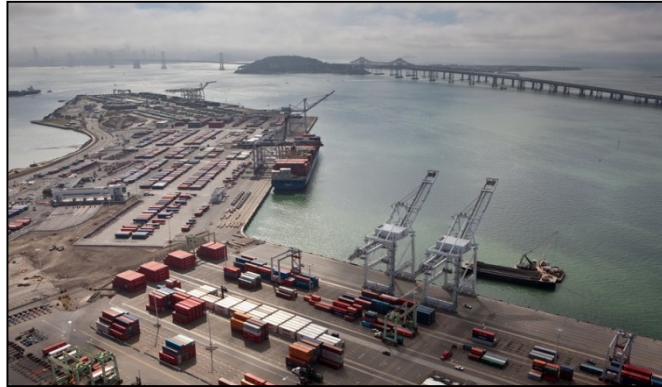


# SITE INVESTIGATION AND SOIL VAPOR INTRUSION STUDIES

## WATERFRONT PROPERTY PORT OF OAKLAND

The Port of Oakland retained BASELINE to perform a remedial investigation (“RI”) for the former McGuire Chemical Company under Department of Toxic Substances Control (“DTSC”) oversight and in compliance with the National Contingency Plan. BASELINE’s investigation indicated that the site was impacted by free-phase product and a dissolved chlorinated solvent plume.



Based on the results of the RI, BASELINE performed a screening-level risk assessment for the site by comparing soil and groundwater analytical results against the Regional Water Board Environmental Screening levels (“ESLs”). BASELINE evaluated the impact to indoor air for buildings located over the contaminant plume by using the DTSC version of the Johnson and Ettinger Model, which indicated that concentrations of tetrachloroethene in the groundwater could potentially adversely



impact the indoor air quality. Therefore, BASELINE conducted a soil gas survey in accordance with DTSC guidance by collecting soil gas samples adjacent to the building and along utility corridors. The survey results showed that vapors were not migrating along preferential pathways, but future occupancy of the building could result in excessive exposure to vapor concentrations.

BASELINE prepared a remedial action workplan for the site to evaluate several alternative remedial strategies for the site. The evaluation indicated that the best remedial strategy was passive free-product recovery and monitored natural attenuation (“MNA”) with institutional and engineering controls. BASELINE is currently managing the passive recovery of petroleum and performing semi-annual groundwater monitoring (including MNA parameters) at the site. BASELINE continues to provide technical support to the Port for this project, both in terms of negotiations with regulatory agencies and providing support to the Port legal team.