

**PHASE II SUPPLEMENTAL COMPREHENSIVE  
SITE ASSESSMENT**

**FORMER BEST GAS SERVICE STATION  
2480 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS**

**DEP RELEASE TRACKING NUMBER: 3-0013232**

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## 1.0 INTRODUCTION

The subject Disposal Site involves oil and hazardous materials (OHM) present in soil and groundwater both on and off of the property located at 2480 Massachusetts Avenue (the subject property – refer to Figure 1). At certain locations both on and off property the concentrations of OHM exceed the MCP Method 1 Risk-based standards for the applicable groundwater category. Receipt of this sampling and analysis plan formally commences the public notification period required by the Massachusetts Contingency Plan (MCP) for this Disposal Site.

## 2.0 SITE CHARACTERIZATION

The source of the OHM appears to be past operations of the former gas station, which was located on the subject property from the 1930s until recently, and the past use of a former underground storage tank for fuel oil located just over the south boundary of the subject property used to support the neighboring off-property building. OHM are predominantly present in soils within the saturated zone at an average depth of 10 to 13 feet below ground surface. OHM is also in the groundwater both on and off of the property. The groundwater flow direction is assumed to be toward the southwest.

Categories of soil and groundwater have been established by the Massachusetts Department of Environmental Protection (DEP) for use in the characterization of risk posed by disposal sites. The MCP identifies three soil categories, which include S-1, S-2, and S-3 for a range of potential exposures possible at the Disposal Site depending on frequency of use, intensity of use, and accessibility for both adults and children. Category S-1 soils are associated with the highest potential for exposure, while Category S-3 soils have the lowest potential for exposure within the boundary of the Disposal Site. Similarly, the MCP identifies groundwater categories (GW-1, GW-2, and GW-3) that describe the potential for three different types of exposure. GW-1 category groundwater is generally defined as a current or potential drinking water source area; GW-2 is defined as groundwater located within 30 feet of an existing building where the annual average depth to groundwater is 15 feet or less. GW-2 groundwater is considered to be a potential source of vapors of oil or hazardous materials to indoor air; and GW-3 is defined as all groundwater. Because all groundwater eventually exits to surface water, all groundwater is at least characterized as category GW-3. There can be more than one category of groundwater at a Disposal Site.

The future and foreseeable land use for the subject property is commercial use. The applicable MCP soil category for the subject property is S-2 soil. The applicable groundwater category for the subject property is GW-2/GW-3. It is assumed that the neighboring property (18 Edmunds Street) to the south/southwest of the subject property is commercial, fenced and gated, and therefore the same soil and groundwater categories, as listed above, apply based on current use. The properties to the

