

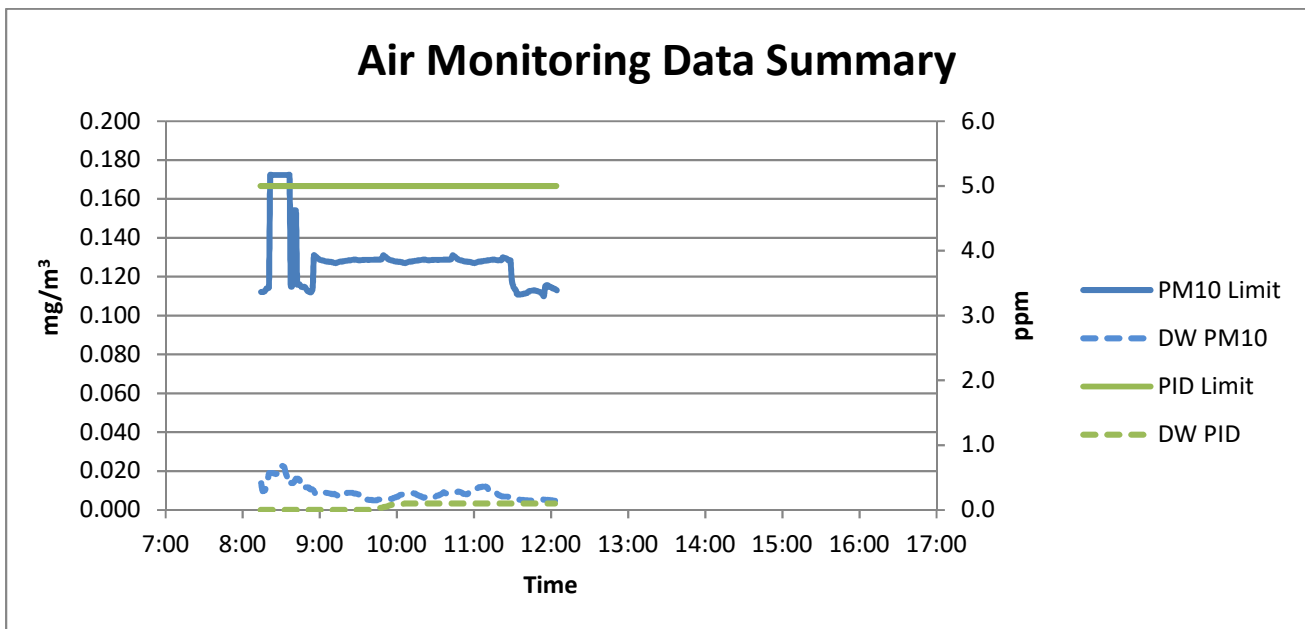
LANGAN SITE OBSERVATION REPORT – Remedial Investigation – Day 01

PROJECT No.: 170698601 PROJECT: 125 3 rd Street LOCATION: Brooklyn, New York BCP SITE ID: C224346	CLIENT: Third Street Gowanus Owner, LLC c/o Orange Management Inc.	DATE: Wednesday, 9 November 2022 WEATHER: Partly Cloudy, 40-62 °F Wind: NE @ 0-10 mph TIME: 6:30 a.m. – 3:30 p.m. MONITOR: Ali Reach and Rachel Condon
EQUIPMENT: Geoprobe 7288 Drill Rig Mini RAE 3000 x3 TSI Dust Trak x2 Hammer Drill Hand tools	PRESENT AT SITE: Langan: Ali Reach and Rachel Condon Eastern Environmental Solutions, Inc. (Eastern): Ernesto Santiago and one assistant	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) was present to implement the Remedial Investigation (RI) in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP), dated 3 June, 2022.</p> <p>Site Activities</p> <ul style="list-style-type: none"> • Eastern used a Geoprobe® 7288 DT drill rig to advance three soil borings (SB14, SB15, and SB16) in Area of Concern (AOC) 1, 3, and 4. Langan documented the work and screened the recovered soil continuously for evidence of environmental impacts using visual and olfactory methods and with a calibrated photoionization detector (PID). <ul style="list-style-type: none"> ○ SB14 was advanced to a depth of about 16 feet below grade surface (bgs). No visual or olfactory evidence of impacts was identified. ○ SB15 was advanced to a depth of about 20 feet bgs. No visual or olfactory evidence of impacts was identified. ○ SB16 was advanced to a depth of about 20 feet bgs. No visual or olfactory evidence of impacts was identified. • Eastern installed one monitoring well in advanced borehole as follows: <ul style="list-style-type: none"> ○ MW16: 6-foot riser, 10-foot screen, installed to 16 feet bgs and finished with a locking J-plug and flush-mounted steel manhole cover set into concrete. Well screen consisted of 2-inch, schedule 40 PVC well screen (0.010 slot) and riser pipe consisted of 2-inch, schedule 40 PVC solid pipe. The borehole annulus was backfilled with No. 0 Sand to about 4 feet bgs, followed by 2 feet of bentonite and sealed to grade with grout. • Eastern installed sub-slab vapor points SSV17 and SSV20. Sub-slab vapor points were installed to about 3 inches below the concrete slab using a hammer drill. The sub-slab vapor points consisted of 3/16-inch-diameter inert polyethylene tubing. The annulus of the sub-slab vapor point was filled with No. 2 sand and then was sealed with hydrated bentonite to surface grade. <p>Sampling</p> <ul style="list-style-type: none"> • Langan collected the following remedial investigation soil samples for laboratory analysis. The samples were submitted to Alpha Analytical Laboratories (Alpha), a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols. Soil samples were submitted for the following analyses: Part 375/TCL volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), herbicides, pesticides, Target Analyte List (TAL) metals (including hexavalent/trivalent chromium), total cyanide, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane. <ul style="list-style-type: none"> ○ SB14_0-2 ○ SB14_6-8 ○ SB14_13-15 ○ SB15_0-2 		

- SB15_5.5-7.5
- SB15_15-17
- SB16_0-2
- SB16_5.5-7.5
- SB16_11-12
- SBFB01_110922
- SBDUP01_110922
- SBTB01_110922

Community Air Monitoring Plan (CAMP) Activities

- Langan implemented the CAMP at upwind and downwind locations to monitor VOCs and particulate matter (PM10). 15-minute-average concentrations of VOCs and PM10 were not recorded above the action levels during the monitoring period. No fugitive dust or odors associated with intrusive activities were observed migrating off site. Recorded air monitoring data is presented on the following graph:



Anticipated Activities

- Langan will continue to advance soil borings across the northern portion of the site.

SITE PHOTOGRAPHS:

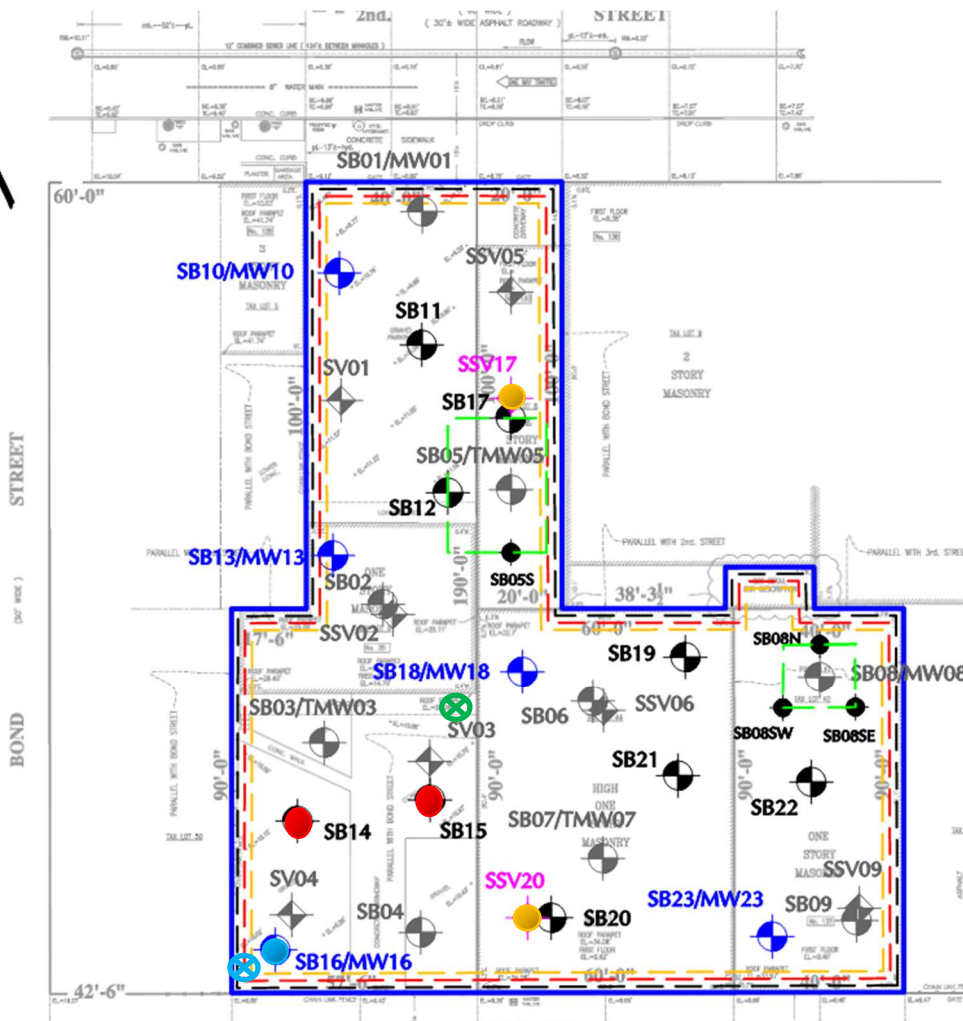


Photo 1: Eastern advancing soil boring SB16 (facing southwest).



Photo 2: Eastern advancing soil boring SB15 (facing north).

Site Map:



LEGEND:

- SITE BOUNDARY
- SB02 PREVIOUS SOIL BORING LOCATION
- SB01/MW01 PREVIOUS SOIL BORING AND MONITORING WELL LOCATION
- SB05/TMW05 PREVIOUS SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- SV01 PREVIOUS SOIL VAPOR POINT LOCATION
- SSV02 PREVIOUS SUB-SLAB SOIL VAPOR POINT LOCATION
- SB11 PROPOSED SOIL BORING LOCATION
- SB08N PROPOSED DELINEATION SOIL BORING
- SB10/MW10 PROPOSED SOIL BORING AND MONITORING WELL LOCATION
- SSV17 PROPOSED SUB-SLAB SOIL VAPOR POINT

AOCs:

- AOC 1: 11 STORIC FILL MATERIAL
- AOC 2: PETROLEUM IMPACTS
- AOC 3: ARSENIC IN SOIL AND GROUNDWATER
- AOC 4: 1,4-DIOXANE IN GROUNDWATER

COMPLETED BORINGS KEY

- Soil Sampling Location Completed
- Soil Sample/Groundwater Monitoring Well Location Completed
- Groundwater sample collected
- Soil Vapor Location Completed
- Soil Vapor sample collected
- Approximate location of upwind CAMP Station
- Approximate location of downwind CAMP Station

Basemap Source: Architectural Survey prepared by AAA Group, dated 08/07/2021

Previous soil borings, monitoring wells, and soil vapor points completed by Langan between September 7th and September 10th, 2021.

Drawing Shown Not to Scale