

LANGAN SITE OBSERVATION REPORT – Remedial Investigation – Day 03

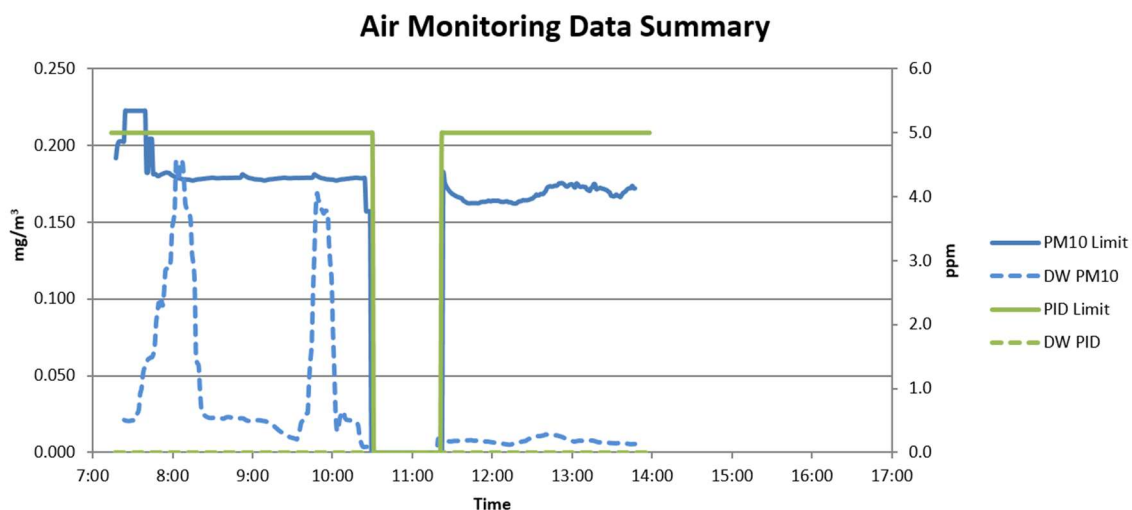
PROJECT No.: 170698601 PROJECT: 125 3 rd Street LOCATION: Brooklyn, New York BCP SITE ID: C224346	CLIENT: Third Street Gowanus Owner, LLC c/o Orange Management Inc.	DATE: Friday, 11 November 2022 WEATHER: Cloudy with rain, 60-68 °F Wind: E @ 5-9 mph TIME: 6:30 a.m. – 4:00 p.m. MONITOR: Ali Reach and Tom Herold
EQUIPMENT: Geoprobe 54TL Drill Rig Mini RAE 3000 x3 TSI Dust Trak x2 Hand tools	PRESENT AT SITE: Langan: Ali Reach and Tom Herold 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 track-mounted drill rig (Geoprobe® 54TL DT) to advance three soil borings (SB13, SB18, and SB19) in Area of Concern (AOC) 1, 2, 3, and 4. Langan documented the investigation and continuously screened the recovered soil for total organic vapor concentrations using a photoionization detector (PID) and for visual and olfactory indications of environmental impacts (e.g., staining, odor). <ul style="list-style-type: none"> ○ SB13 was relocated outside of the building and about 15 feet north of the proposed location due to overhead clearance restrictions for the drill rig. SB13 was advanced to a depth of about 20 feet below grade surface (bgs). No visual, olfactory, or instrumental evidence of impacts was identified. SB13 was completed with a monitoring well (see below). ○ SB18 was advanced to a depth of about 16 feet bgs (confining layer encountered at about 15.5 feet bgs). No visual, olfactory, or instrumental evidence of impacts was identified. SB18 was completed with a monitoring well (see below). ○ SB19 was advanced to a depth of about 16 feet bgs (confining layer encountered at about 15 feet bgs). No visual, olfactory, or instrumental evidence of impacts was identified. • Eastern installed a monitoring well at SB13 and SB18 as follows: <ul style="list-style-type: none"> ○ MW13: 2 feet of 2-inch-diameter polyvinyl chloride (PVC) riser pipe and 10-foot-long, schedule-40, 0.01-inch slotted 2-inch-diameter PVC screen installed to 12 feet bgs. The borehole annulus was backfilled with No. 0 sand to about 1 foot bgs. An about 1-foot bentonite seal was installed above the sand. The monitoring well was finished with a locking J-plug and flush-mounted steel manhole cover set into concrete. ○ MW18: 2 feet of 2-inch-diameter PVC riser pipe and 10-foot-long, schedule-40, 0.01-inch slotted 2-inch-diameter PVC screen installed to 12 feet bgs. The borehole annulus was backfilled with No. 0 sand to about 1 foot bgs. An about 1-foot bentonite seal was installed above the sand. The monitoring well was finished with a locking J-plug and flush-mounted steel manhole cover set into concrete. • Before and after collecting vapor samples (see below) from previously installed sub-slab vapor points, SSV17 and SSV20, Langan used a helium tracer gas to serve as a quality assurance/quality control technique to document the integrity of each sub-slab vapor sampling point seal. All sample points had sufficiently tight seals. <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 Approval Program (ELAP)-certified laboratory under standard chain-of-custody protocols. Soil samples were submitted for the following analyses: Part 375 List and Target Compound List (TCL) volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), herbicides, 		

pesticides, Target Analyte List (TAL)/Part 375 List metals (including hexavalent/trivalent chromium), total cyanide, NYSDEC-list per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane.

- SB13_0-2
 - SB13_4-6 (Matrix Spike/Matrix Spike Duplicate)
 - SB13_10-12
 - SB18_0-2
 - SB18_4-6
 - SB18_11-13
 - SB19_0-2
 - SB19_3-5
 - SB19_11-13
 - SBFB02_111122
 - SBTB03_111122 (for Part 375/TCL VOCs only)
- Langan collected the following remedial investigation ambient air and sub-slab vapor samples for laboratory analysis. The samples were submitted to Alpha under standard chain-of-custody protocols for analysis of VOCs via United States Environmental Protection Agency (USEPA) Method TO-15.
 - AA01_111122
 - SSV17_111122
 - SSV20_111122

Community Air Monitoring Plan (CAMP) Activities

- Langan performed real-time air monitoring during ground-intrusive activities for organic vapors and particulates at the perimeter of the work area at one upwind and one downwind location (depicted on the attached Site Map).
 - Particulate matter less than 10 microns in size (PM10) concentrations exceeded the action level from 8:02 a.m. to 8:07 a.m. at the downwind air monitoring location due to close proximity to the drill rig exhaust. The drill rig was relocated and no other action level exceedances were recorded. No visible dust emissions were observed leaving the site.
 - No 15-minute-average concentrations of VOCs exceeded the action level.
- Recorded air monitoring data is presented on the following graph (no ground-intrusive work was performed between about 10:30 a.m. and 11:30 a.m.):



Anticipated Activities

- Langan will continue with the remedial investigation.

SITE PHOTOGRAPHS:



Photo 1: Eastern advancing soil boring SB13 (facing southwest).

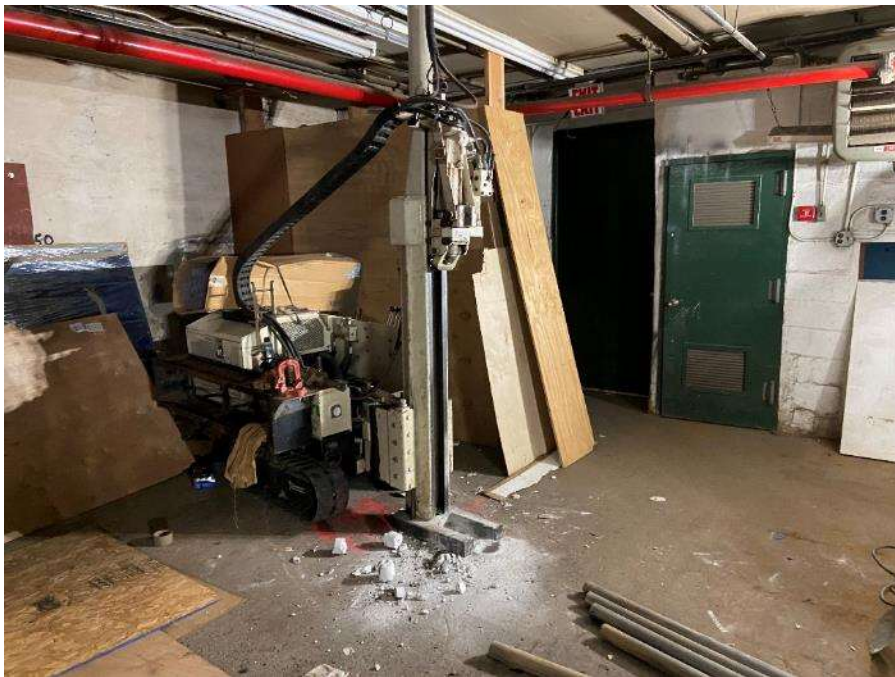
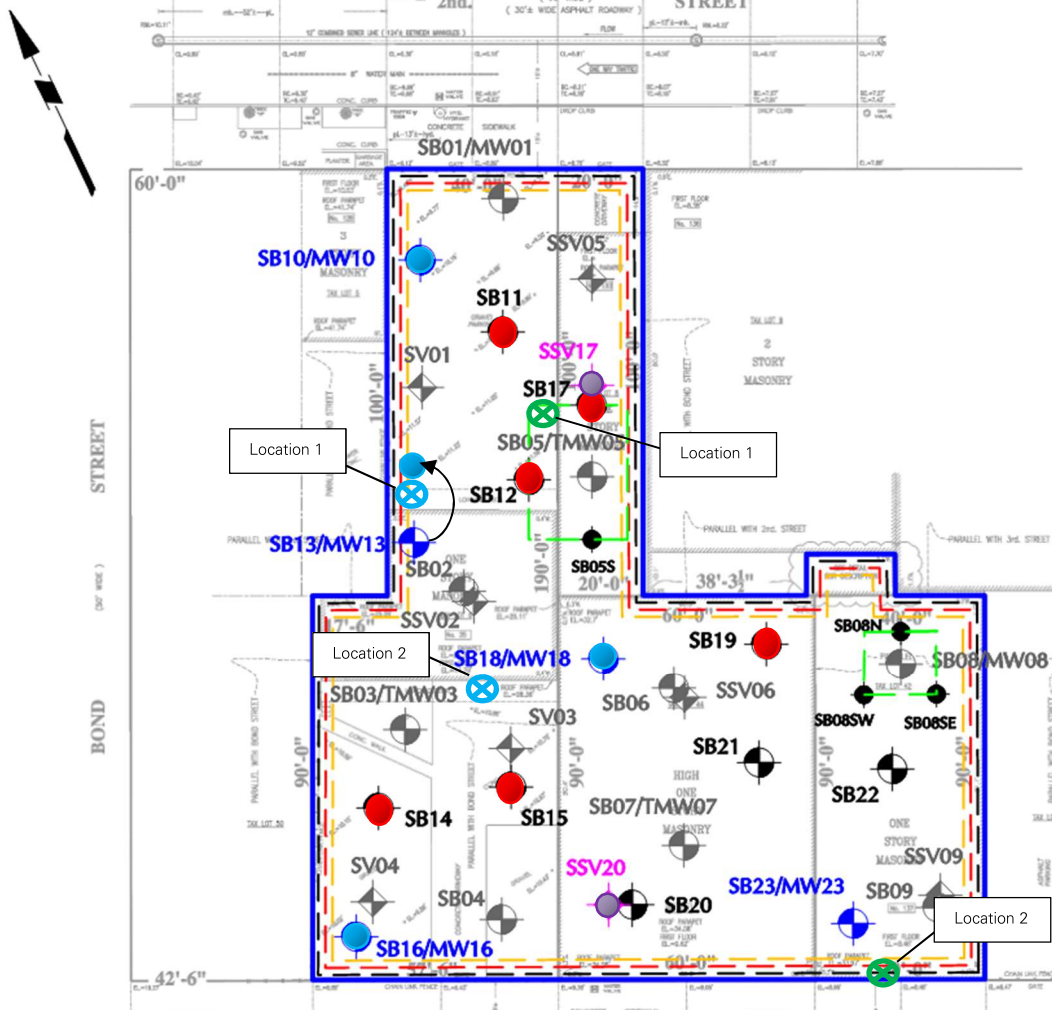


Photo 2: Eastern advancing soil boring SB18 (facing northwest).

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
- SB06N 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