

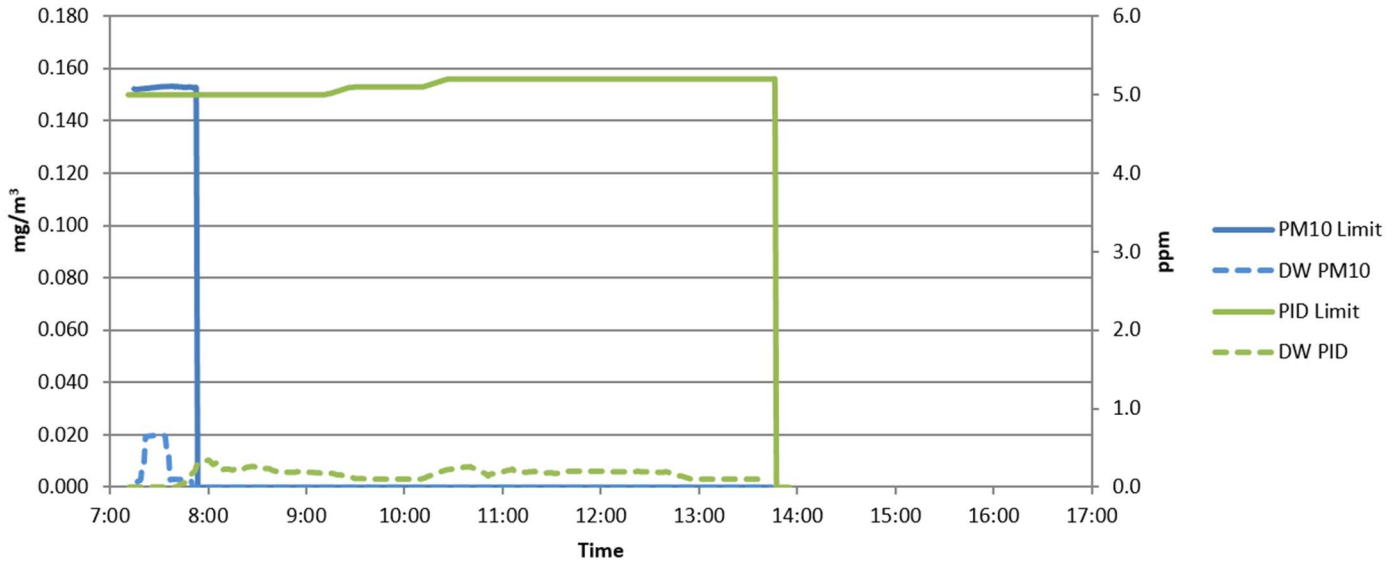
LANGAN SITE OBSERVATION REPORT – Remedial Investigation – Day 04

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: Monday, 14 November 2022 WEATHER: Partly Cloudy, 40-46 °F Wind: NW @ 5-9 mph TIME: 6:30 a.m. – 3:00 p.m. MONITOR: Tom Herold and Bill Bohrer
EQUIPMENT: Geoprobe 54TL Drill Rig Mini RAE 3000 x3 TSI Dust Trak x2 MultiRAE Hand tools	PRESENT AT SITE: Langan: Tom Herold and Bill Bohrer 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 two soil borings (SB21 and SB23) in Area of Concern (AOC) 1, 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). Langan performed air monitoring of carbon monoxide using a MultiRAE during ground-intrusive work at indoor locations. <ul style="list-style-type: none"> ○ SB21 was advanced to a depth of about 16 feet below grade surface (bgs) (confining layer encountered at about 15 feet bgs). No visual, olfactory, or instrumental evidence of impacts was identified. ○ SB23 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. SB23 was completed with a monitoring well (see below). • Eastern installed a monitoring well at SB23 as follows: <ul style="list-style-type: none"> ○ MW23: 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. <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. <ul style="list-style-type: none"> ○ SB21_0-2 ○ SB21_4-6 ○ SB21_8-10 ○ SB23_0-2 ○ SB23_4-6 ○ SB23_7-9 ○ SBDUP02_111422 ○ SBTB04_111422 (for Part 375/TCL VOCs only) ○ SBEB02_111422 (for NYSDEC-list PFAS only) 		

Community Air Monitoring Plan (CAMP) Activities

- Langan performed real-time air monitoring during ground-intrusive activities for VOCs and particulate matter less than 10 microns in size (PM10) at the perimeter of the work area at one upwind and one downwind location (depicted on the attached Site Map). 15-minute-average concentrations of VOCs and PM10 were not recorded above the action levels during the monitoring period. PM10 was not recorded by the downwind or upwind stations after 7:52 a.m. due to battery issues in both units. No visible dust emissions were observed leaving the site. Replacement batteries will be installed in both units prior start of work on 15 November 2022. Recorded air monitoring data at the downwind location is presented on the following graph:

Air Monitoring Data Summary



Anticipated Activities

- Langan will continue with the remedial investigation.

SITE PHOTOGRAPHS:

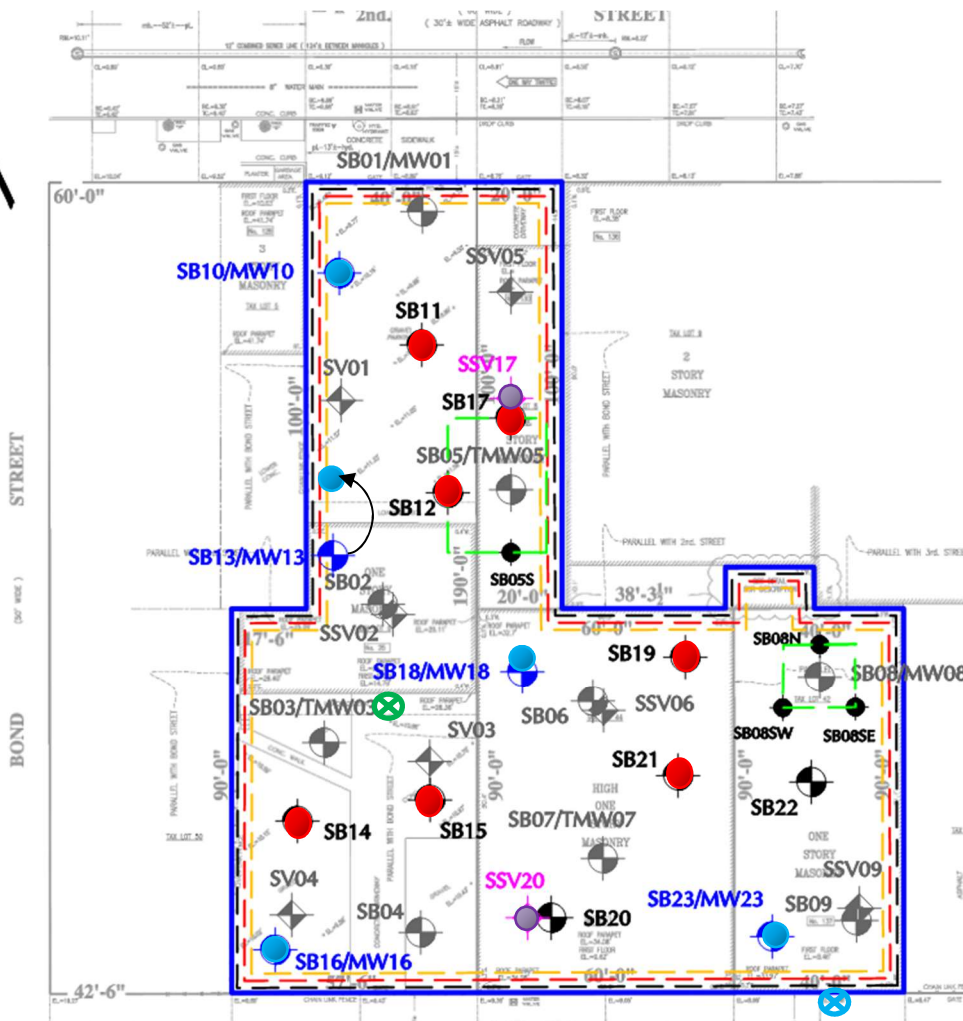


Photo 1: Eastern advancing soil boring SB21 (facing northeast).



Photo 2: Eastern advancing soil boring SB23 (facing northeast).

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: II 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