

# LANGAN SITE OBSERVATION REPORT – Remedial Investigation – Day 05

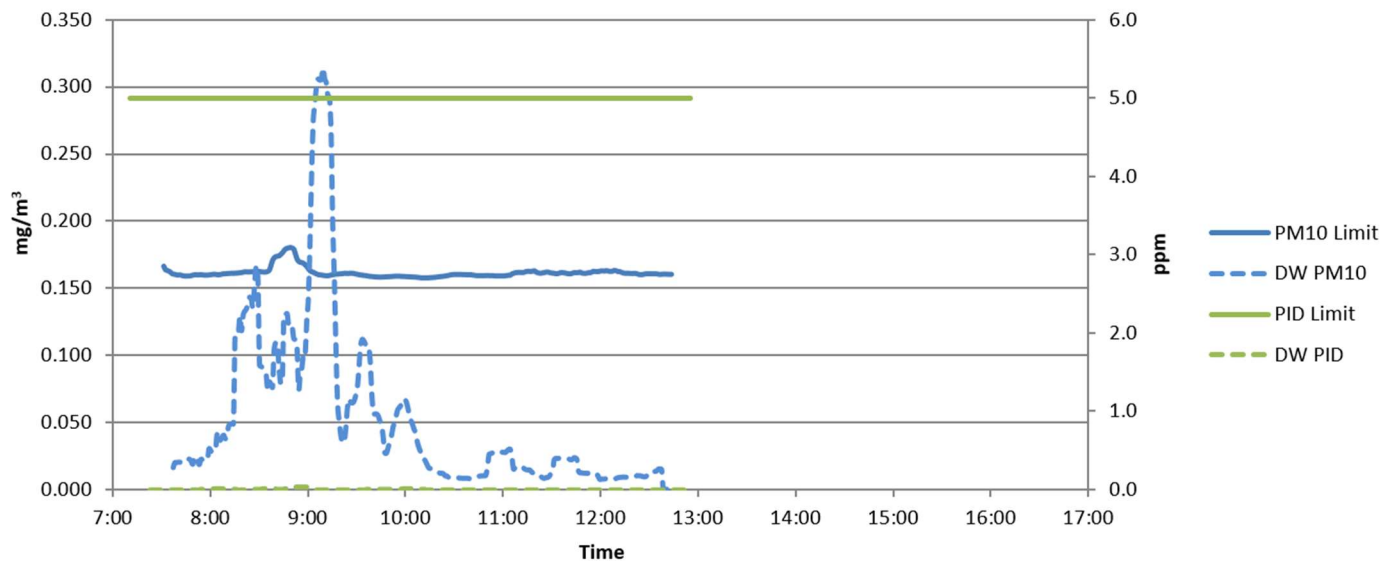
<b>PROJECT No.:</b> 170698601 <b>PROJECT:</b> 125 3 <sup>rd</sup> Street <b>LOCATION:</b> Brooklyn, New York <b>BCP SITE ID:</b> C224346	<b>CLIENT:</b> Third Street Gowanus Owner, LLC c/o Orange Management Inc.	<b>DATE:</b> Tuesday, 15 November 2022 <b>WEATHER:</b> Partly Cloudy, 37-47 °F Wind: NW @ 5-10 mph <b>TIME:</b> 6:30 a.m. – 3:15 p.m. <b>MONITOR:</b> Tom Herold
<b>EQUIPMENT:</b> Geoprobe 54LT Drill Rig Mini RAE 3000 x3 TSI Dust Trak x2 MultiRAE Hand tools	<b>PRESENT AT SITE:</b> <b>Langan:</b> Tom Herold <b>Eastern Environmental Solutions, Inc. (Eastern):</b> Ernesto Santiago and one assistant	
<p><b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>          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><b>Site Activities</b></p> <ul style="list-style-type: none"> <li>• Eastern used a track-mounted drill rig (Geoprobe® 54LT) to advance five soil borings (SB20, SB22, SB08N, SB08SW, and SB08SE) 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). Langan performed air monitoring of carbon monoxide using a MultiRAE during ground-intrusive work at indoor locations.             <ul style="list-style-type: none"> <li>○ <b>SB08N</b> was advanced to a depth of about 8 feet below grade surface (bgs). No visual, olfactory, or instrumental evidence of impacts was identified.</li> <li>○ <b>SB08SW</b> was advanced to a depth of about 8 feet bgs. No visual, olfactory, or instrumental evidence of impacts was identified.</li> <li>○ <b>SB08SE</b> was advanced to a depth of about 8 feet bgs. No visual, olfactory, or instrumental evidence of impacts was identified.</li> <li>○ <b>SB20</b> was relocated about 15 feet north of the proposed location for spatial coverage in AOC 1, 3, and 4 and based on the as-drilled location of former SB07/TMW07. SB20 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.</li> <li>○ <b>SB22</b> 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.</li> </ul> </li> <li>• Eastern developed monitoring wells MW10, MW13, MW16, MW18, and MW23 using a surge block to agitate the well screen and remove fine particles. After surging, the wells were purged with a pump until the water became clear. Purged groundwater was containerized in a labeled 55-gallon drum and staged in the southern part of the site, pending disposal at an off-site facility.</li> </ul> <p><b>Sampling</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>○ SB20_0-2 (Matrix Spike/Matrix Spike Duplicate [MS/MSD])</li> <li>○ SB20_4-6</li> </ul> </li> </ul>		

- SB20\_10-12
- SB22\_0-2
- SB22\_3-5 (MS/MSD)
- SB22\_7-9
- SBDUP03\_111522
- SBFB03\_111522
- SBTB05\_111522 (for Part 375/TCL VOCs 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).
  - Particulate matter less than 10 microns in size (PM10) concentrations exceeded the action level at 8:28 a.m. and from 9:01 a.m. to 9:15 a.m. at the downwind air monitoring location due to close proximity to concrete mixing. Concrete mixing 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:

### Air Monitoring Data Summary



## Anticipated Activities

- Groundwater sample collection
- Monitoring well survey
- Off-site transport and disposal of drums containing investigation-derived waste

## SITE PHOTOGRAPHS:

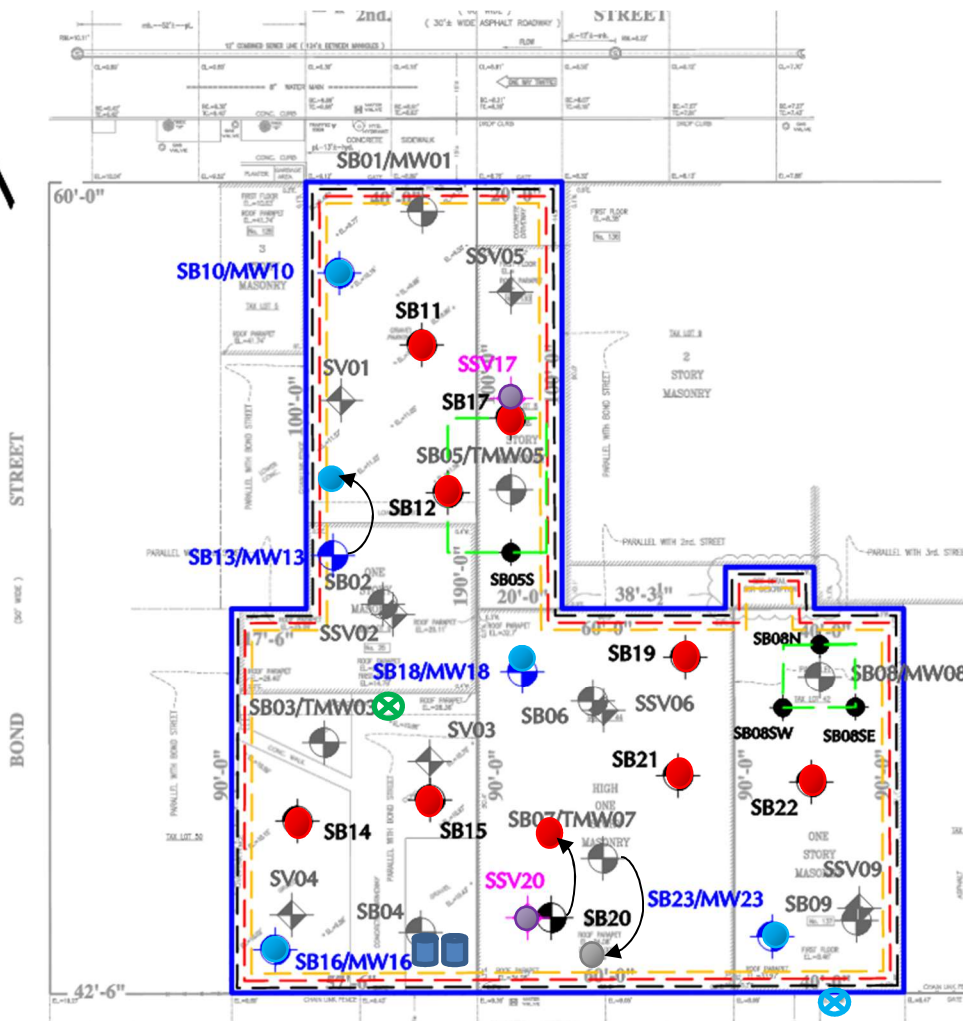


**Photo 1:** Eastern advancing soil boring SB22 (facing east).



**Photo 2:** View of soil samples from SB08N.

## 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
- Previous Soil Boring As-Drilled Location
- Approximate location of upwind CAMP Station
- Approximate location of downwind CAMP Station
- Approximate location of drums

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 7<sup>th</sup> and September 10<sup>th</sup>, 2021.

Drawing Shown Not to Scale