

LANGAN SITE OBSERVATION REPORT – Remedial Investigation – Day 06

PROJECT No.: 170698601	CLIENT: Third Street Gowanus Owner, LLC c/o Orange Management Inc.	DATE: Tuesday, 22 November 2022
PROJECT: 125 3 rd Street		WEATHER: Sunny, 37-52 °F Wind: E @ 0-6 mph
LOCATION: Brooklyn, New York		TIME: 7:00 a.m. – 3:45 p.m.
BCP SITE ID: C224346		MONITOR: Elsah Boak and Tom Herold
EQUIPMENT: Mini RAE 3000 Horiba U-52 Peristaltic Pump Interface Probe Hand tools	PRESENT AT SITE: Langan: Elsah Boak and Tom Herold	

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.

Site Activities

- Langan collected one groundwater sample from each of the seven monitoring wells (plus quality assurance/quality control samples) for laboratory analysis.
- Prior to sampling, Langan purged the monitoring wells and allowed for physical and chemical parameters (e.g., temperature, dissolved oxygen, oxidation-reduction potential, pH, and turbidity) to stabilize.
 - The purged groundwater was containerized in a labeled 55-gallon drum that was sealed and staged on-site, pending disposal at an off-site facility.
- Langan screened purged groundwater for evidence of petroleum impacts (e.g., odors, elevated photoionization detector [PID] readings) and gauged each monitoring well for the presence of free product with an interface probe.
 - A petroleum-like odor was observed at MW18.
 - A maximum PID reading of 1.9 parts per million (ppm) was observed in the headspace of monitoring well MW23.
 - No free product was encountered.
- Langan performed synoptic monitoring well gauging for water levels.

Sampling

- Langan collected the following remedial investigation groundwater samples (plus QA/QC 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. Groundwater samples were submitted for the following analyses: Target Compound List (TCL) volatile organic compounds (VOC), TCL semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCB), herbicides, pesticides, Target Analyte List (TAL) metals (total and dissolved), total cyanide, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane.
 - MW01_112222
 - MW08_112222 (plus matrix spike/matrix spike duplicate [MS/MSD])
 - MW10_112222
 - MW13_112222
 - MW16_112222

- MW18_112222
- MW23_112222
- GWDUP01_112222 (parent sample ID: MW23_112222)
- GWFB01_112222
- GWTB01_111522 (for TCL VOCs analysis only)

Community Air Monitoring Plan (CAMP) Activities

- CAMP was not implemented due to no ground intrusive work.

Anticipated Activities

- Transport and off-site disposal of drums containing investigation-derived waste
- Monitoring well survey

SITE PHOTOGRAPHS:

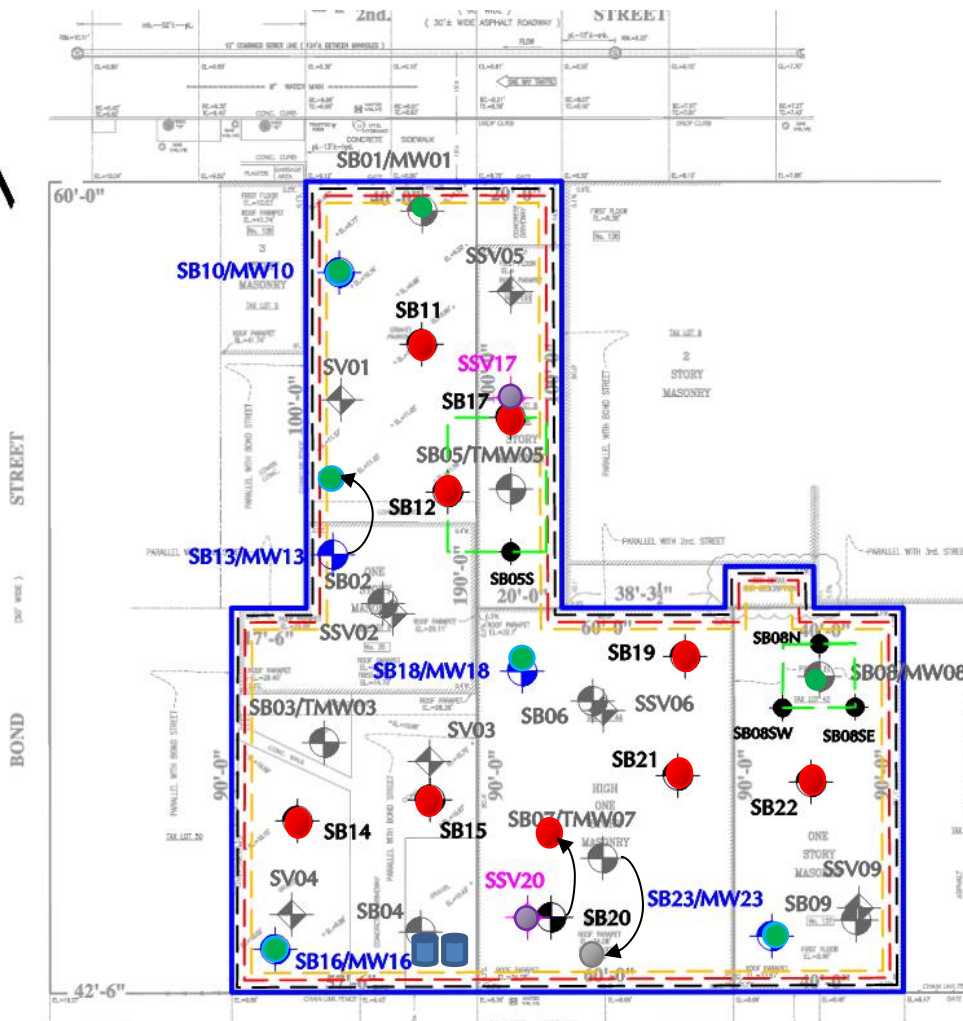


Photo 1: Langan purging groundwater monitoring well MW23 (facing down).



Photo 2: Langan purging groundwater monitoring well MW10 (facing down).

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: HISTORIC 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 7th and September 10th, 2021.

Drawing Shown Not to Scale