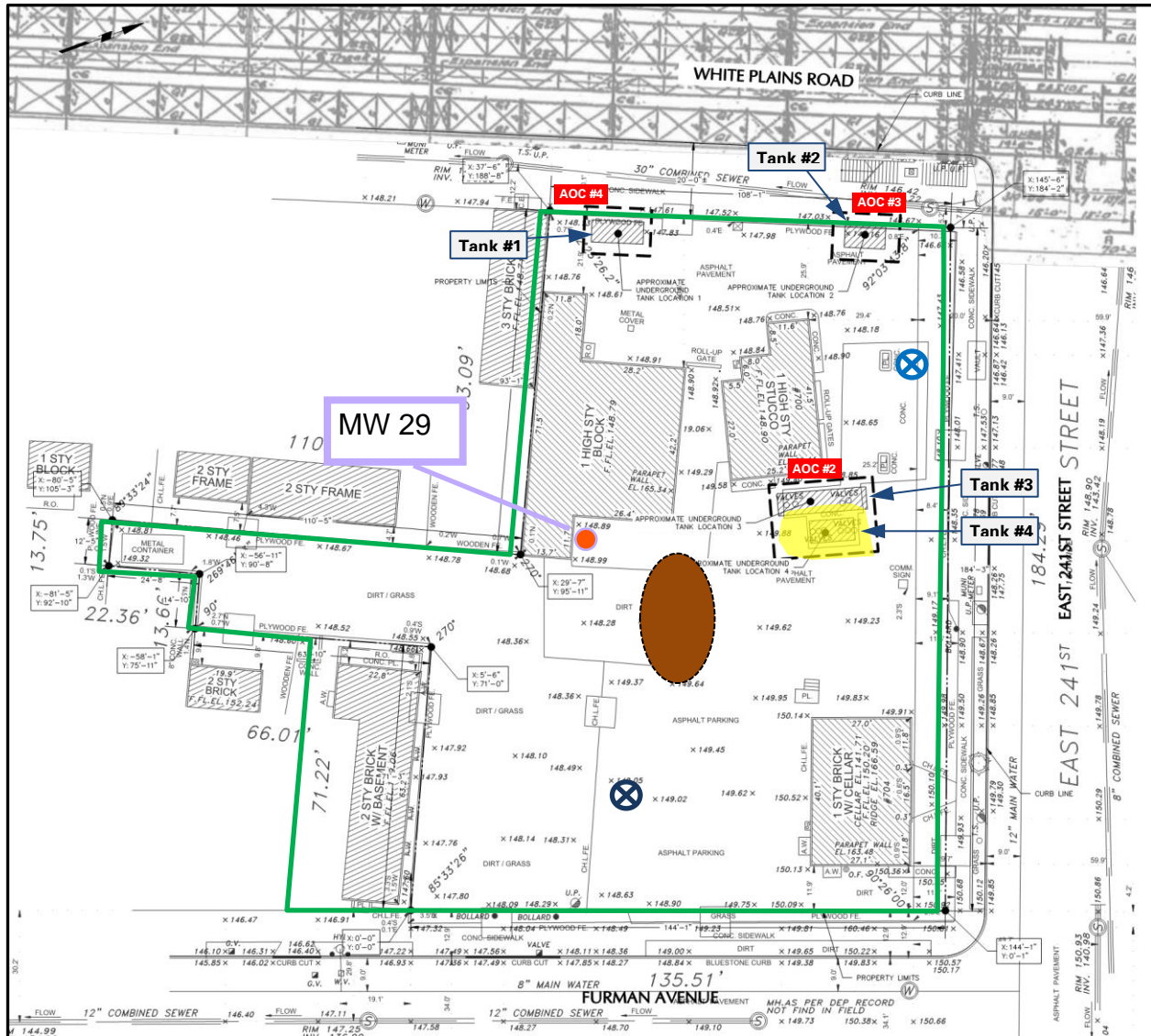








## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 140115301	<b>CLIENT:</b> Enclave on 241 Street, LLC	<b>DATE:</b> 8/28/2018
<b>PROJECT:</b> Enclave on 241st Street Development		<b>WEATHER:</b> Mostly Sunny, 80's-90's Wind: SE @ 5-10 mph
<b>LOCATION:</b> 714 East 241 <sup>st</sup> Street, Bronx, NY		<b>TIME:</b> 7:00 am – 3:00 pm
<b>CONTRACTOR:</b> Brookside Environmental (Brookside)		<b>LANGAN REP:</b> John FitzPatrick
<b>CONTRACTOR'S EQUIPMENT:</b> Cat 320E track-mounted excavator	<b>PRESENT AT SITE:</b> <b>Day 001</b> <b>Langan:</b> John Fitzpatrick, Ryan J Wohlstrom <b>Brookside:</b> Richard Taylor, Will Ryan, Nick Holdener	
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b> <p>Langan is onsite to document implementation of underground storage tank (UST) removal activities and to implement the Community Air Monitoring Plan (CAMP).</p>		
<b>SITE ACTIVITIES:</b> <ol style="list-style-type: none"><li>1) Licensed tank contractor (Brookside) began excavating an approximately 20-foot by 25-foot area to expose a previously closed-in-place (cleaned and filled with concrete slurry) 2,000-gallon UST (tank #4; see figure below). Excavated material consisted of historic fill, which (in pockets) exhibited staining, petroleum-like odors and elevated photoionization (PID) readings. The tank was left in the ground pending removal scheduled for tomorrow (8/29/2018).</li><li>2) Brookside stockpiled the excavated soil onto two layers of 8-mil polyethylene sheeting (poly) in an area adjacent to the excavation. The stockpile was covered with poly at the end of the day.</li><li>3) Water application was implemented when warranted to minimize nuisance dust in the work area. No fugitive dust was observed going off-site.</li></ol>		
<b>COMMUNITY AIR MONITORING PLAN:</b> <p>CAMP was conducted at two site perimeter locations (one downwind and one upwind location) to monitor volatile organic compounds (VOCs) and particulates less than 10 microns in diameter (PM10). In addition, ambient VOC concentrations were measured using a handheld PID. No 15-minute time-weighted average concentrations of VOCs or PM10 exceeded action levels.</p>		
<b>MATERIAL IMPORT/EXPORT:</b> <ul style="list-style-type: none"><li>• No material was exported from the site.</li><li>• No material was imported to the site.</li></ul>		
<b>SAMPLES COLLECTED:</b> <ul style="list-style-type: none"><li>• No samples were collected.</li></ul>		
<b>Cc:</b> Ryan J. Wohlstrom, Jamie P. Barr	<b>By:</b> John FitzPatrick	<b>LANGAN</b>

## SITE PLAN



## Legend

-  UW CAMP Station
-  DW CAMP Station
-  Soil Stockpile
-  Excavation Area
-  Approximate Sample Locations
-  BCP Site Boundary

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**

## SITE PHOTOGRAPHS:



**Photo 1: Excavation Area (facing south)**



**Photo 2: Stockpile of contaminated soil from excavation area (facing south)**

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

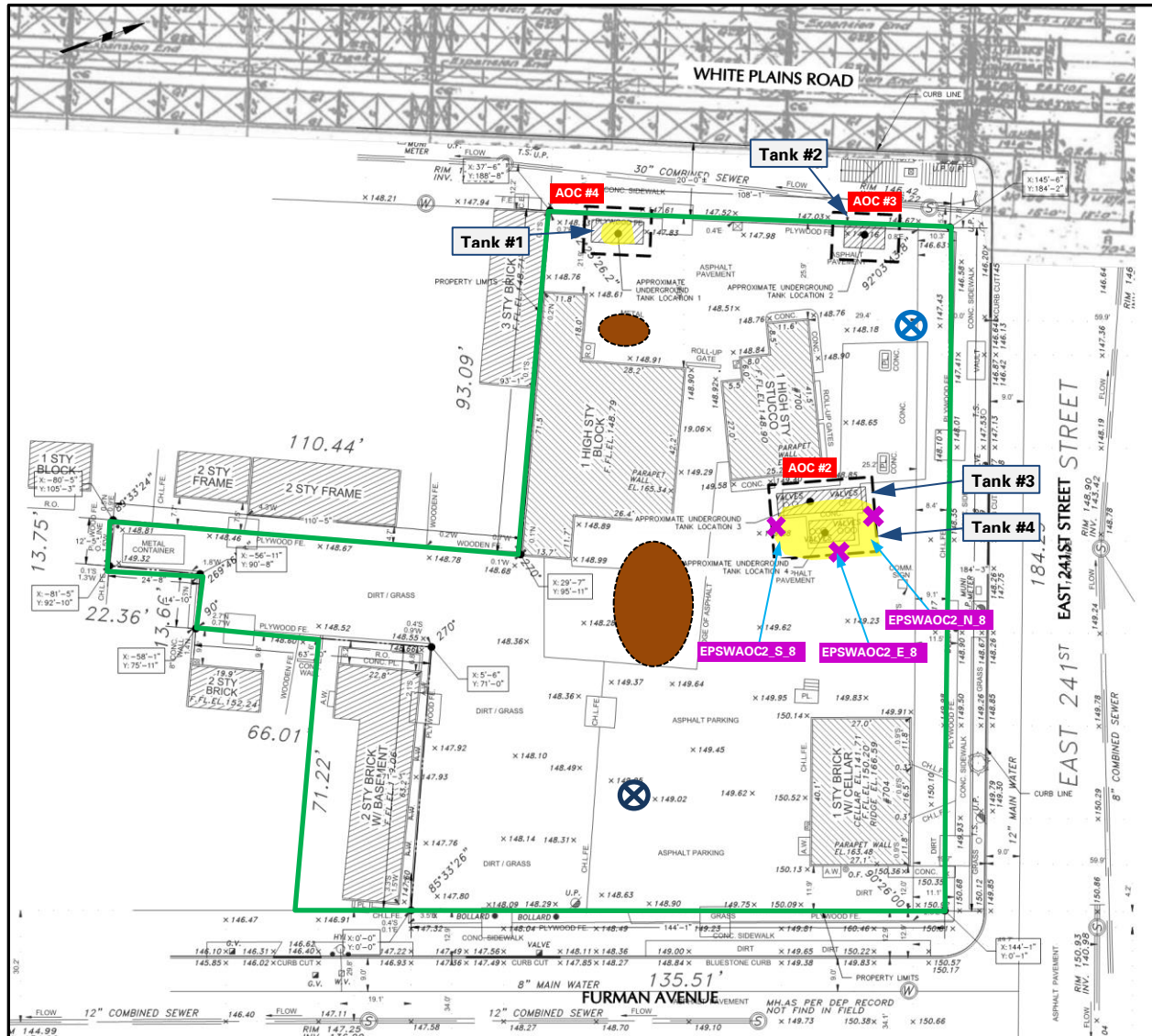
**LANGAN**









## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 140115301 <b>PROJECT:</b> Enclave on 241st Street Development <b>LOCATION:</b> 714 East 241 <sup>st</sup> Street, Bronx, NY		<b>CLIENT:</b> Enclave on 241 Street, LLC	<b>DATE:</b> 8/29/2018 <b>WEATHER:</b> Mostly Sunny, 80's-90's Wind: S @ 0-5 mph <b>TIME:</b> 7:00 am – 3:00 pm
<b>CONTRACTOR:</b> Brookside Environmental (Brookside)		<b>LANGAN REP.:</b> John FitzPatrick	
<b>CONTRACTOR'S EQUIPMENT:</b> Cat 320E track-mounted excavator Vacuum truck		<b>PRESENT AT SITE:</b> <b>Day 002</b> <b>Langan:</b> John Fitzpatrick <b>Brookside:</b> Will Ryan, Nick Holdener	
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b> <p>Langan is onsite to document implementation of underground storage tank (UST) removal activities and to implement the Community Air Monitoring Plan (CAMP).</p>			
<b>SITE ACTIVITIES:</b> <ol style="list-style-type: none"> <li>Licensed tank contractor (Brookside) removed the previously closed-in-place (cleaned and filled with concrete slurry) 2,000-gallon UST (tank #4; see figure below). With the exception of the top of tank (which had been cut open for cleaning) the <b>integrity of the tank was observed to be undamaged.</b></li> <li>The removed tank #4 was covered with two layers of 8-mil polyethylene sheeting (poly). The tank was covered with poly at the end of the day.</li> <li>Excavated material consisted of historic fill, which (in <b>pockets</b>) exhibited <b>staining, petroleum-like odors and elevated photoionization (PID) readings.</b> Brookside stockpiled the excavated soil onto two layers of poly in an area adjacent to the excavation. The stockpile was covered with poly at the end of the day.</li> <li>Brookside exposed the top of the 550-gallon UST (tank #1).</li> <li>Brookside began removal of concrete encasing of the previously closed-in-place (cleaned and filled with concrete slurry) 4,000-gallon UST (tank #3).</li> <li>Brookside used a vacuum truck to pump the residual liquids from tank #1 and #3. <b>A total of 2,606 gallons of oily water was pumped from the tanks and transported off-site for disposal at Clean Water</b> of New York Inc. located in Staten Island, NY.</li> <li>Water application was implemented when warranted to minimize nuisance dust in the work area. No fugitive dust was observed going off-site.</li> </ol>			
<b>COMMUNITY AIR MONITORING PLAN:</b> <p>CAMP was conducted at two site perimeter locations (one downwind and one upwind location) to monitor volatile organic compounds (VOCs) and particulates less than 10 microns in diameter (PM10). In addition, ambient VOC concentrations were measured using a handheld PID. No 15-minute time-weighted average concentrations of VOCs or PM10 exceeded action levels.</p>			
<b>MATERIAL IMPORT/EXPORT:</b> <ul style="list-style-type: none"> <li>No material was exported from the site.</li> <li>No material was imported to the site.</li> </ul>			
<b>SAMPLES COLLECTED:</b> <ul style="list-style-type: none"> <li><b>Three end-point sidewall samples</b> were collected along the northern, eastern, and southern sidewalls of the excavation area for AOC2 at depths of 8 feet bgs. The soil samples were submitted for analysis of VOCs.</li> </ul>			
Cc: Ryan J. Wohlstrom, Jamie P. Barr		By: John FitzPatrick <b>LANGAN</b>	

## SITE PLAN



## Legend

-  UW CAMP Station
-  DW CAMP Station
-  Soil Stockpile
-  Excavation Area
-  Approximate Sample Locations
-  BCP Site Boundary

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**

## SITE PHOTOGRAPHS:



**Photo 1: Removal of 2,000-gallon UST (facing south)**



**Photo 2: Exposure of 4,000-gallon UST and excavation area (facing south)**

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**





**Photo 3: Brookside pumping out tank #1 with vacuum truck (facing southwest)**

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**

## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 140115301	<b>CLIENT:</b> Enclave on 241 Street, LLC	<b>DATE:</b> 8/30/2018
<b>PROJECT:</b> Enclave on 241st Street Development		<b>WEATHER:</b> Mostly Sunny, 70's-80's Wind: SE @ 10-15 mph
<b>LOCATION:</b> 714 East 241 <sup>st</sup> Street, Bronx, NY		<b>TIME:</b> 7:00 am – 3:00 pm
<b>CONTRACTOR:</b> Brookside Environmental (Brookside)		<b>LANGAN REP. :</b> John FitzPatrick
<b>CONTRACTOR'S EQUIPMENT:</b> Cat 320E track-mounted excavator	<b>PRESENT AT SITE:</b> <b>Day 003</b> <b>Langan:</b> John Fitzpatrick <b>Brookside:</b> Will Ryan, Nick Holdener	

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan is onsite to document implementation of underground storage tank (UST) removal activities and to implement the Community Air Monitoring Plan (CAMP).

### SITE ACTIVITIES:

- 1) Licensed tank contractor (Brookside) removed the previously closed-in-place 4,000-gallon UST (tank # 3; see figure below). With the exception of the top of tank (which had been cut open for cleaning) the integrity of the tank was observed to be undamaged.
- 2) The removed tank #3 was covered with two layers of 8-mil polyethylene sheeting (poly). The tank was covered with poly at the end of the day.
- 3) Excavated material consisted of historic fill, which (in pockets) exhibited staining, petroleum-like odors and elevated photoionization (PID) readings. Brookside stockpiled the excavated soil onto two layers of poly in an area adjacent to the excavation. The stockpile was covered with poly at the end of the day.
- 4) Brookside hammered/crushed the concrete beneath the UST area to facilitate tank excavation endpoint bottom sample collection. Although two bottom soil samples were collected, Langan observed groundwater infiltration into the open excavation; therefore, any further excavation in the area would require dewatering; a task not to be commenced as part of this remedial phase.
- 5) Note, a sidewall sample was not collected along the western tank excavation sidewall due to the presence of a concrete barrier wall, which is serving as an excavation support for the nearby structure.
- 6) Water application was implemented when warranted to minimize nuisance dust in the work area. No fugitive dust was observed going off-site.

### COMMUNITY AIR MONITORING PLAN:

CAMP was conducted at two site perimeter locations (one downwind and one upwind location) to monitor volatile organic compounds (VOCs) and particulates less than 10 microns in diameter (PM10). In addition, ambient VOC concentrations were measured using a handheld PID. No 15-minute time-weighted average concentrations of VOCs or PM10 exceeded action levels.

### MATERIAL IMPORT/EXPORT:

- No material was exported from the site.
- No material was imported to the site.

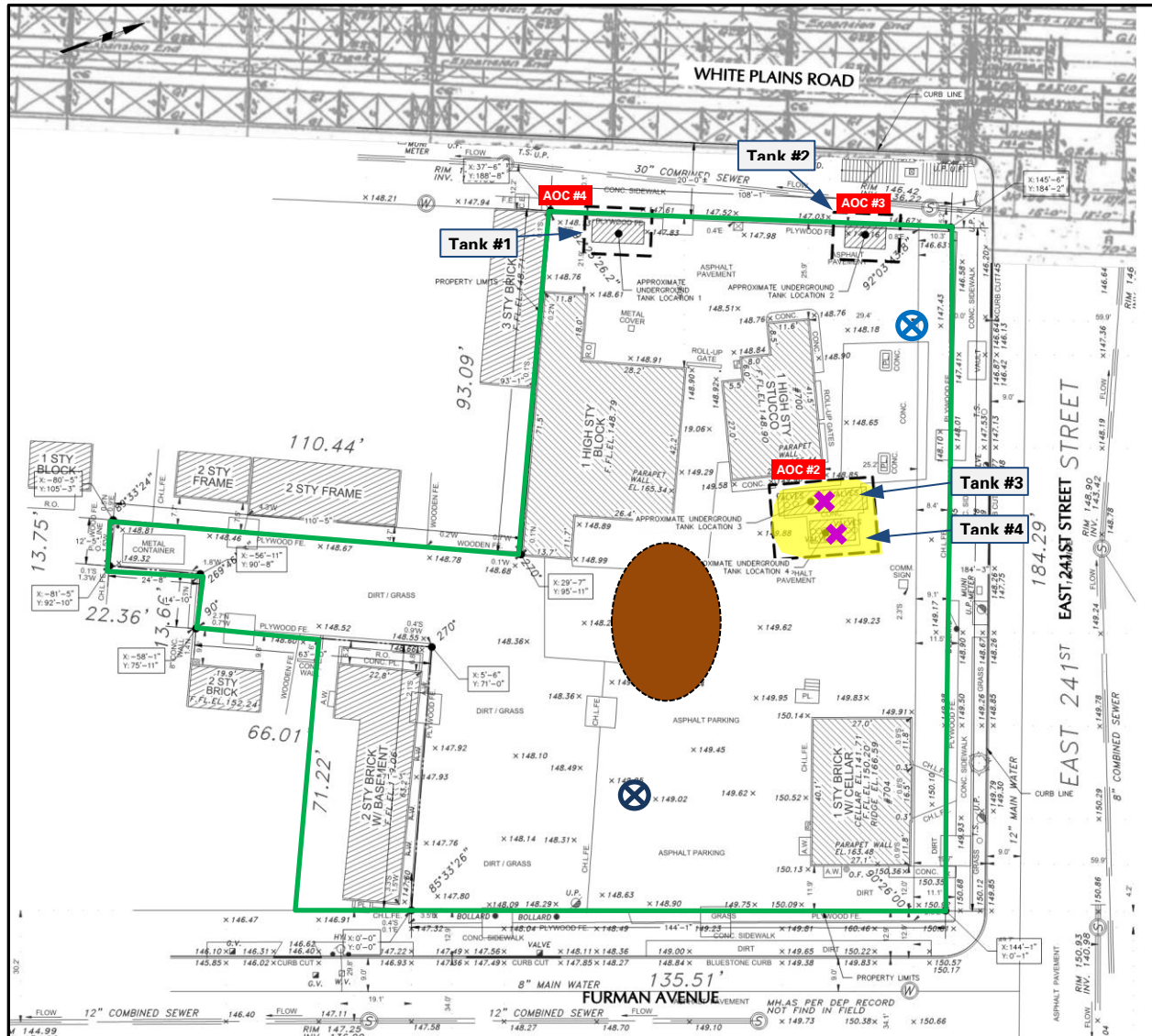
### SAMPLES COLLECTED:

- Two tank excavation end-point bottom samples were collected beneath former tank #s 3 & 4 (at AOC2) at depths of 9 feet bgs. The soil samples were submitted for analysis of VOCs.
- Soil characterization samples were collected from the stockpile of excavated soil to facilitate future disposal.

Cc:	Ryan J. Wohlstrom, Jamie P. Barr	By:	John FitzPatrick
		LANGAN	



## SITE PLAN



## Legend

- UW CAMP Station
- DW CAMP Station
- Soil Stockpile
- Excavation Area
- Approximate Sample Locations
- BCP Site Boundary

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**

## SITE PHOTOGRAPHS:



**Photo 1: Removal of 4,000-gallon UST (facing south)**



**Photo 2: Hammering of concrete slab underneath former USTs (facing south)**

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**



## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 140115301 <b>PROJECT:</b> Enclave on 241st Street Development <b>LOCATION:</b> 714 East 241 <sup>st</sup> Street, Bronx, NY	<b>CLIENT:</b> Enclave on 241 Street, LLC	<b>DATE:</b> 8/31/2018 <b>WEATHER:</b> Mostly Sunny, 70's-80's Wind: SE @ 10-15 mph <b>TIME:</b> 7:00 am – 3:00 pm
<b>CONTRACTOR:</b> Brookside Environmental (Brookside)		<b>LANGAN REP. :</b> John FitzPatrick
<b>CONTRACTOR'S EQUIPMENT:</b> Cat 320E track-mounted excavator	<b>PRESENT AT SITE:</b> <b>Day 004</b> <b>Langan:</b> John Fitzpatrick <b>Brookside:</b> Will Ryan, Nick Holdener	

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan is onsite to document implementation of underground storage tank (UST) removal activities and to implement the Community Air Monitoring Plan (CAMP).

### SITE ACTIVITIES:

- 1) The results for **sidewall endpoint samples** collected at AOC2 (for tanks 3 & 4) were received from York Analytical Laboratory (York) this morning. The **results did not report volatile organic compounds (VOCs) above NYCRR Part 375 Restricted Residential SCOs**. Langan also collected **two bottom soil samples** from the base of the AOC2 excavation, but these **results have not been received**. However, due to observed groundwater infiltration into the open excavation, any further excavation in the area would require dewatering; a task not to be commenced as part of this remedial phase. Moreover, **the open excavation for AOC2 is preventing the movement of soil excavation equipment for the remaining areas proposed excavation areas (AOCs 3 & 4)**. For these reasons, **Langan decided to allow Brookside to backfill the excavation**.
- 2) Brookside began backfilling the excavation area for tank #s 3 & 4 (AOC2) with imported recycled concrete aggregate (RCA) from Pebble Lane Associates LLC (located in Maspeth, NY).
- 3) Brookside continued to expose the top of the 550-gallon UST (tank #1) located at AOC4.
- 4) Brookside began exposing the top of the potential UST (**tank #2**) located at AOC4 (a geophysical anomaly indicative of a UST that was identified during Langan's RI). However, during the excavation it was determined that the anomaly was not likely a UST, but instead a 16-inch concrete slab that was identified at approximately 3 feet bgs. Brookside continued the excavation in the area to approximately 4 to 5 feet bgs; however, no tank(s) were encountered. There was **no evidence of impacts in the excavated soil based on visual, olfactory, and PID readings**. The excavation was backfilled with the same material that was excavated.
- 5) Water application was implemented when warranted to minimize nuisance dust in the work area. No fugitive dust was observed going off-site.

### COMMUNITY AIR MONITORING PLAN:

CAMP was conducted at two site perimeter locations (one downwind and one upwind location) to monitor VOCs and particulates less than 10 microns in diameter (PM10). In addition, ambient VOC concentrations were measured using a handheld PID. No 15-minute time-weighted average concentrations of VOCs or PM10 exceeded action levels.

### MATERIAL IMPORT/EXPORT:

- No material was exported from the site.
- Approximately 100 cubic yards of RCA (5 loads) was imported to the site from Pebble Lane Associates LLC (located in Maspeth, NY) to backfill the excavation for tank #s 3 & 4 (AOC2).

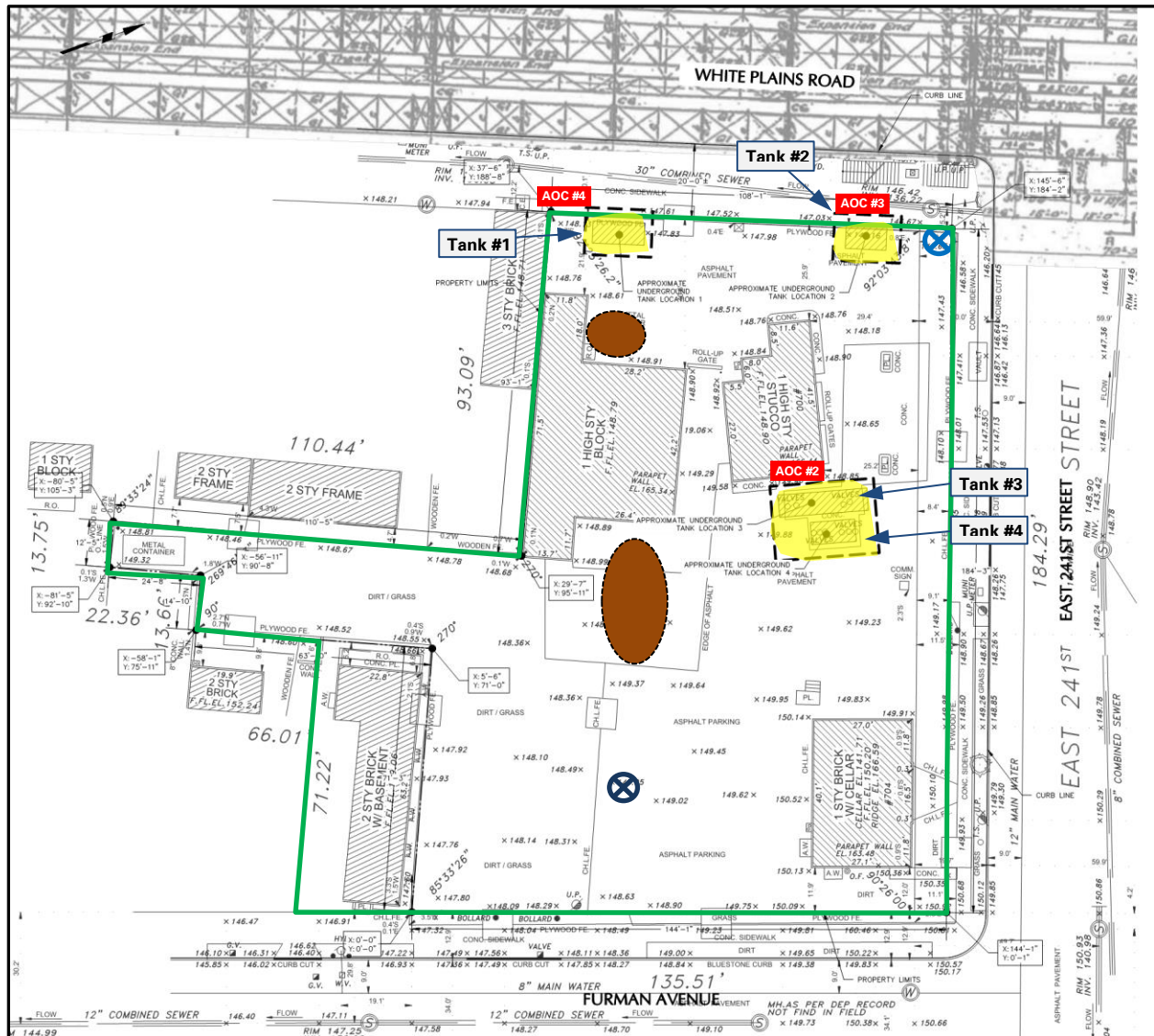
Cc:	Ryan J. Wohlstrom, Jamie P. Barr	By:	John FitzPatrick
		<b>LANGAN</b>	



## SAMPLES COLLECTED:

- No samples were collected.

## SITE PLAN:



## Legend

- UW CAMP Station
- DW CAMP Station
- Soil Stockpile
- Excavation Area
- Approximate Sample Locations
- BCP Site Boundary

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**

## SITE PHOTOGRAPHS:



**Photo 1: Backfill and compaction of RCA at AOC 2 (facing south)**



**Photo 2: Exposure of 550-gallon UST at Tank Location 1 (facing northwest)**

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**





**Photo 3: Exploratory excavation within AOC3 (facing west); no tank was discovered.**

Cc: Ryan J. Wohlstrom, Jamie P. Barr

By: John FitzPatrick

**LANGAN**