SITE OBSERVATION REPORT

PROJECT No.:	170610401	**CLIENT:** 326 Rockaway Managing Member LLC	**DATE:**	Wednesday, May 11, 2022
PROJECT:	C224328 – 326-350 Rockaway Avenue		**WEATHER:**	Sunny, 54-73°F Wind: N at 4-9 mph
LOCATION:	326-350 Rockaway Avenue, Brooklyln, NY		**TIME:**	6:30am to 4:45pm
CONTRACTOR:	AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Ali Reach, Luke McCartney

CONTRACTOR'S EQUIPMENT: Geoprobe 420DT	**PRESENT AT SITE:** **RI Day 6** Ali Reach, Luke McCartney – Langan Sharohn Dixon – AARCO

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the March 2, 2022 Remedial Investigation Work Plan (RIWP) for Brownfield Cleanup Program (BCP) Site No. C224328 at 326-350 Rockaway Avenue (Borough of Brooklyn Tax Block 3499, Lot 25). Observed activities were as follows:

Site Activities

- AARCO used a Geoprobe® 420DT drill rig with 3-foot-long Macro-Core® samplers to advance borings SB06E, SB20, and SB21. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **SB06E** was advanced to 9 feet below grade surface (bgs). Historic fill was observed to a depth of 6 feet bgs underlain by native sand. Fill/soil was screened for odors, staining and organic vapors using a photoionization detector (PID); evidence of impacts were not observed.
    - **SB20** was advanced to 15 feet bgs. Historic fill was observed to a depth of 2 feet bgs underlain by native sand. Fill/soil was screened for odors, staining and organic vapors using a PID; evidence of impacts were not observed.
    - **SB21** was advanced to 15 feet bgs. Historic fill was observed to a depth of 2 feet bgs underlain by native sand. Fill/soil was screened for odors, staining and organic vapors using a PID; evidence of impacts were not observed.
- AARCO installed three soil vapor monitoring points (**SVP05, SVP06, SVP09**) to 5 feet bgs in the western and southeastern parts of the site, and two sub-slab soil vapor points (**SVP07 and SVP08**) within the on-site building. The soil and sub-slab vapor points consisted of a vapor probe connected to inert sample tubing. The annulus around the installed tubing was filled with a clean, coarse sand pack and/or hydrated bentonite seal to surface grade.

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Material Tracking

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

Sampling

- Langan collected the following soil samples for laboratory analysis of Target Compound List (TCL) Part 375 volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, Target Analyte List (TAL) metals including cyanide, hexavalent and trivalent chromium, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS) as described in the RIWP:

    - SB20_0-2
    - SB20_4-6
    - SB21_0-2
    - SB21_4-6

- The following quality assurance/quality control (QA/QC) samples were submitted and analyzed for TCL Part 375 VOCs, SVOCs, PCBs, pesticides, TAL metals including cyanide, hexavalent and trivalent chromium, 1,4-dioxane, and/or PFAS as described in the RIWP:

    - SBDUP03_051122
    - SBFB_PFAS_051122

- Langan collected the following soil sample for laboratory analysis of TCL Part 375 SVOCs and pesticides, as described in the RIWP (* indicates sample placed on hold):

    - SB06E_4-6
    - SB06E_6.5-8.5*

- Samples were relinquished to York Analytical Laboratories, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

CAMP Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and VOCs. Particulate and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Fugitive dust or odors associated with intrusive activities were not observed.

Anticipated Activities

- None.

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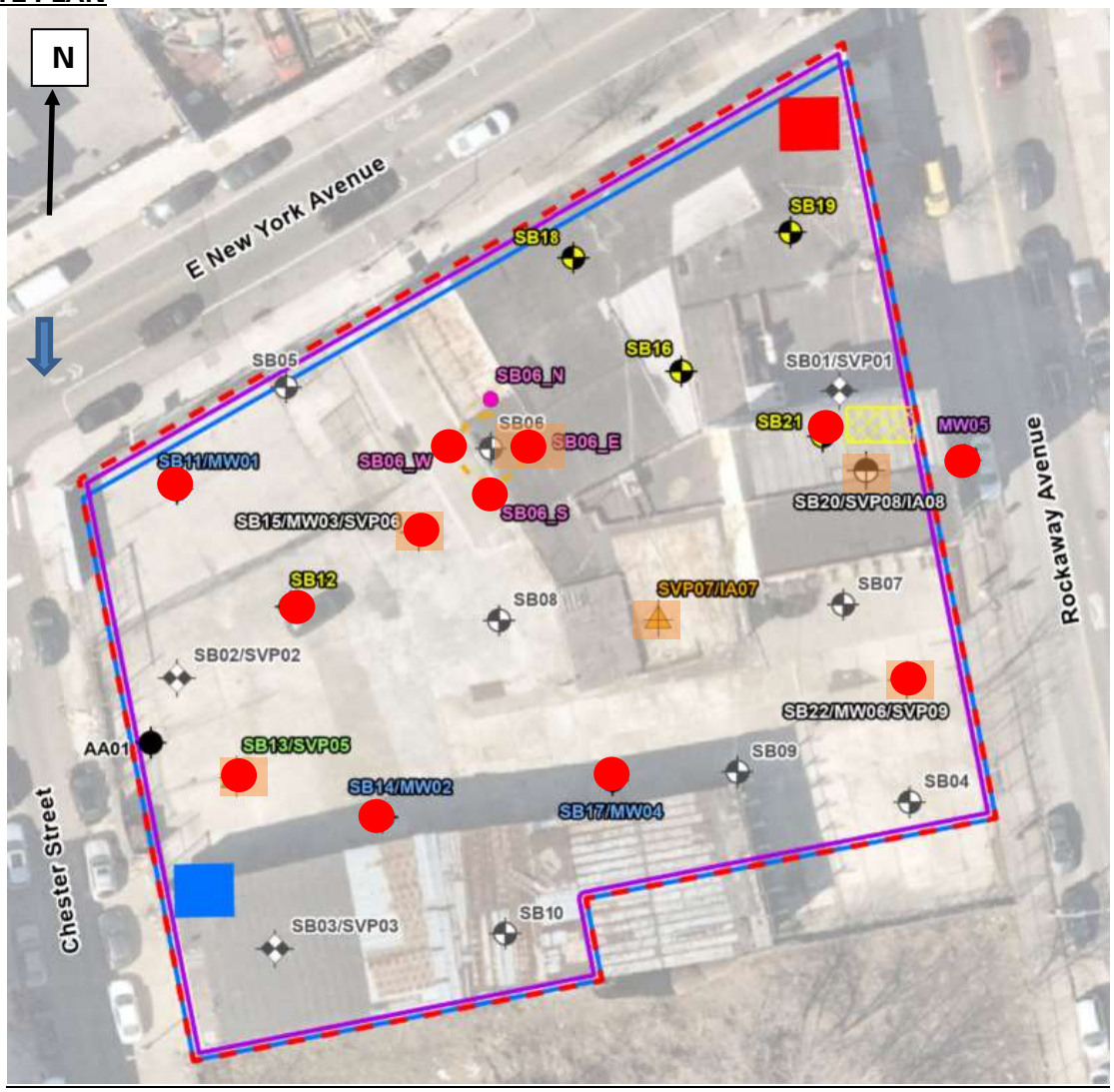
FIGURE 1: SITE PLAN



Note:
Aerial imagery provided through Langan's subscription to Near Map, Dated March 10, 2021.

Legend:

- Completed Soil Boring, Monitoring Well, and/or Soil Vapor Point
- Downwind CAMP Station Location
- Upwind CAMP Station Location
- Prevailing Wind Direction
- Approximate Location of Suspect Underground Storage Tank (UST)
- Approximate Work Area

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SITE PHOTOGRAPHS

Photo 1: Soil Boring SB20.

Photo 2: AARCO installing soil vapor monitoring point SVP06 (facing northwest).

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			LANGAN