LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001	**CLIENT:** 266 West 96th Street Associates LLC	**DATE:**	Thurs. October 29, 2020
PROJECT:	266-270 West 96th Street		**WEATHER:**	Rainy, 50s, Wind: NE 10-20 mph
LOCATION:	266-270 West 96th Street New York, NY		**TIME:**	6:45am to 3:45pm
CONTRACTOR:	AARCO Environmental Services Corp. (AARCO) & Warren George Inc. (WGI)		**LANGAN REP. :**	Meghan Aronica, Luke McCartney

CONTRACTOR'S EQUIPMENT:
Geoprobe 420M Drill Rig
Hilti Hammer Drill
Portable Electric Drill Rig

PRESENT AT SITE: **RI Day 1**
Meghan Aronica, Luke McCartney – Langan
Sergio Manana – AARCO Environmental Services, Inc. (AARCO)
Chris Steinley, Katherine Rodriguez – NOVA Geophysical (NOVA)
Cyril Farly – Warren George Inc. (WGI)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the December 2019 Remedial Investigation Work Plan for BCP site C231133 at 266-270 West 96th Street (Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- NOVA mobilized equipment to the site and performed a geophysical survey to identify potential subsurface anomalies and utilities, and to clear sample locations of potential subsurface utilities in Lots 57 and 60 of the site. Anomalies indicative of underground storage tanks (USTs) were not identified.
- AARCO and WGI mobilized equipment to the site.
- AARCO used a Geoprobe 420M direct push drill rig with a 3-foot-long macrocore sampler to advance the following borings in Lot 57:
  - SB-15 was advanced to refusal at about 4.5 feet below cellar grade (bcg) (15.5 feet below sidewalk grade [bsg]). Staining, odors, or photoionization detector (PID) readings above background level were not observed.
  - SB-17 was advanced to refusal at about 3 feet bcg (14 feet bsg). Staining, odors, or PID readings above background level were not observed.
- AARCO used a hammer drill to install three sub-slab vapor points, SSV10, SSV11, and SSV12, to a depth of about 2 inches below the existing cellar concrete slab on Lot 57.
- WGI began installation of bedrock monitoring well MW22 on Lot 57 using a portable electric drill rig. WGI advanced the rig to about 5 feet bcg (16 feet bsg). Staining, odors, or PID) readings above background level were not observed.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- No investigation derived waste (i.e. soil cutting or groundwater) was generated during site activities.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

Sampling

The following soil samples were collected and relinquished to Alpha Analytical Laboratories, Inc. (Alpha), a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Mahwah, New Jersey (ELAP No. 11148) for analyses proposed in the RIWP:

- The following sample depths were submitted for analysis of volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, metals including hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):
  - SB15: 0-2 and 2.5-4.5
  - SB17: 0-2
- Two quality assurance/quality control soil samples (one trip blank [SBTB01_10292020] and one equipment blank [SBEB01_10292020]) were collected and submitted for analysis

CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs) did exceed action levels.

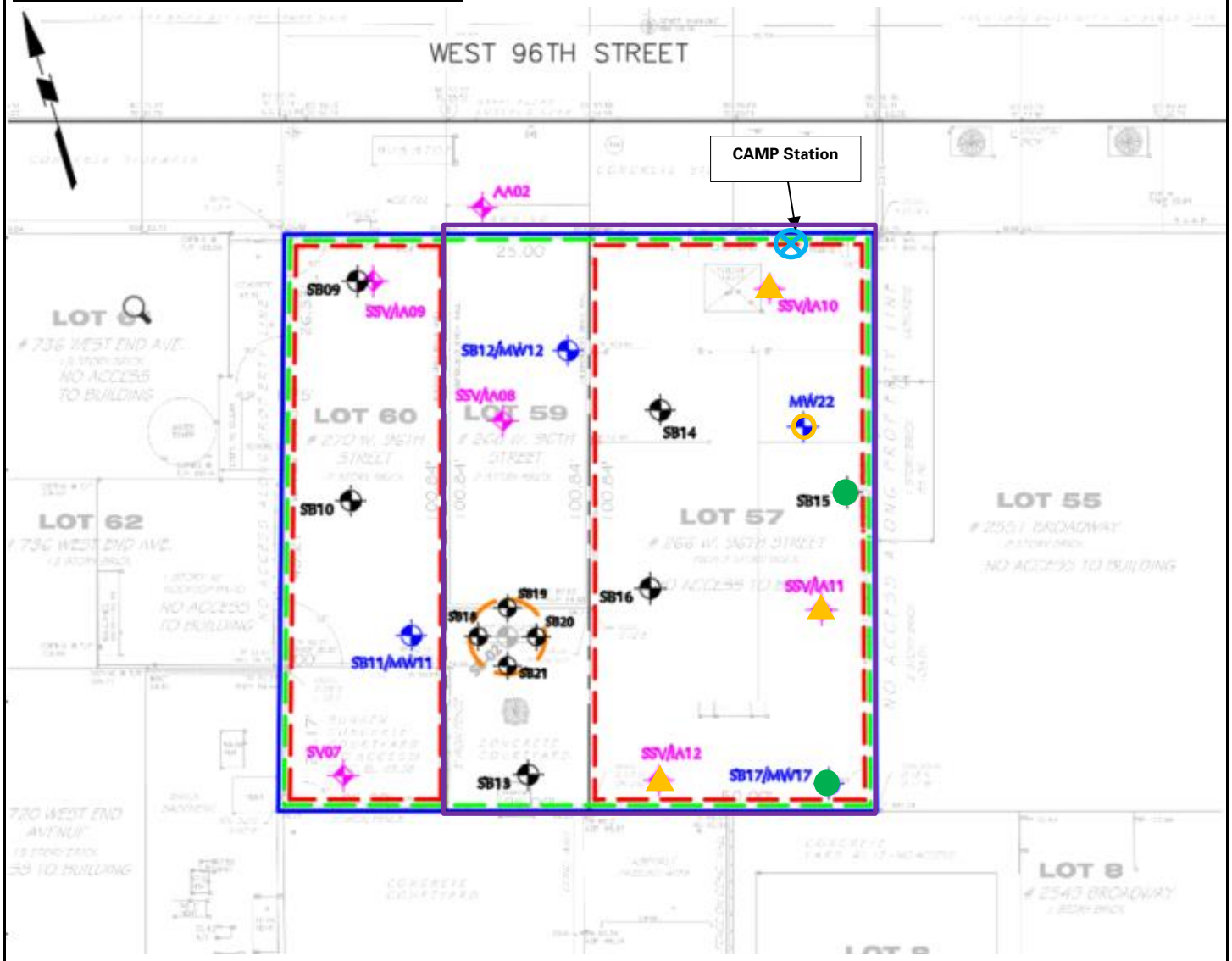
Anticipated Activities

- Advancement of soil borings in Lot 57.
- Collecting sub-slab soil vapor and indoor air samples in Lot 57.
- Installation of bedrock monitoring wells in Lot 57.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: INTERIM REMEDIAL MEASURE



Note:
The basement was taken from the preliminary architecture survey, prepared by the True North Surveyors, INC., dated August 23, 2016.

Legend:

- CAMP Station
- Approximate Area of Geophysical Survey
- Completed Soil Boring
- Installed Sub-Slab Soil Vapor Point
- Bedrock Monitoring Well (in progress)

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

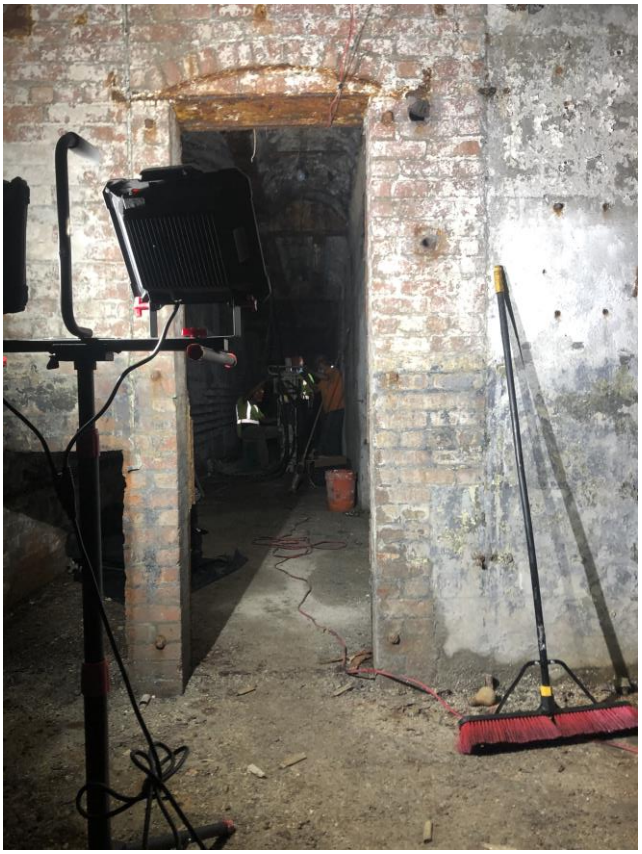


Photo 1: AARCO advancing SB-15 (facing south).

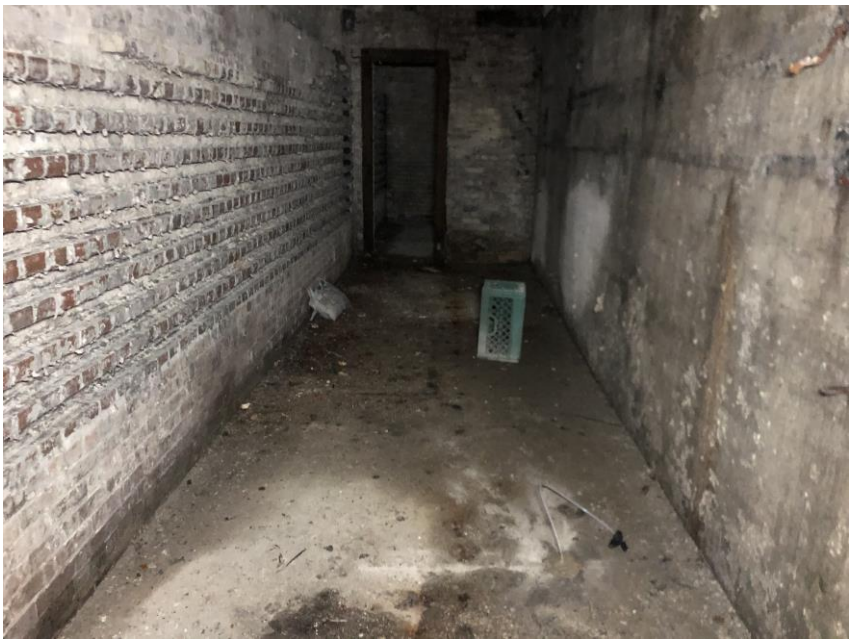


Photo 2: View of installed sub-slab vapor point SSV-12 (facing south).

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

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SITE OBSERVATION REPORT

PROJECT No.:	170432001	**CLIENT:** 266 West 96th Street Associates LLC	**DATE:**	Fri. October 30, 2020
PROJECT:	266-270 West 96th Street		**WEATHER:**	Rainy, 50s, Wind: NE 7-20 mph
LOCATION:	266-270 West 96th Street New York, NY		**TIME:**	6:45am to 7:00pm
CONTRACTOR:	AARCO Environmental Services Corp. (AARCO) & Warren George Inc. (WGI)		**LANGAN REP. :**	Meghan Aronica, Luke McCartney

CONTRACTOR'S EQUIPMENT:	**PRESENT AT SITE:** **RI Day 2**
Geoprobe 420M Drill Rig Hilti Hammer Drill Portable Electric Drill Rig	Meghan Aronica, Luke McCartney – Langan Alex Pothemont, Jose Renjito – AARCO Environmental Services, Inc. (AARCO) Cyril Farly – Warren George Inc. (WGI)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the December 2019 Remedial Investigation Work Plan for BCP site C231133 at 266-270 West 96th Street (Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- AARCO used a Geoprobe 420M direct push drill rig with a 3-foot-long macrocore sampler to advance the following boring in Lot 57:
  - SB-16 was advanced to refusal at about 4.5 feet below cellar grade (bcg) (15.5 feet below sidewalk grade [bsg]). Staining, odors, or photoionization detector (PID) readings above background level were not observed.
- WGI completed installation of bedrock monitoring well MW22 with a portable electric drill rig. Competent bedrock was observed at 5 feet bcg. WGI cored about 12 feet of bedrock and the well was screened from 7 to 17 feet bcg (18 to 28 feet bsg). The annulus above the screened interval was backfilled with grout to grade.
- WGI began installation of bedrock monitoring well MW17 with a portable electric drill rig. Competent rock was observed at about 2 feet bcg (13 feet bsg).

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- No investigation derived waste (i.e. soil cutting or groundwater) was generated during site activities.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

Sampling

The following soil, indoor air, and sub-slab soil vapor samples were collected and relinquished to Alpha Analytical Laboratories, Inc. (Alpha), a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Mahwah, New Jersey (ELAP No. 11148) for analyses proposed in the RIWP:

- The following sample depths were submitted for analysis of volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, metals including hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):
  - SB16: 0-2 and 2-4.5
- Two quality assurance/quality control soil samples (one trip blank [SBTB02_10302020] and one equipment blank [SBEB02_10302020]) were collected and submitted for analysis
- The following samples were submitted for analysis of VOCs by EPA method TO-15.
  - SSV10_10302020
  - SSV11_10302020
  - SSV12_10302020
  - IA10_10302020
  - IA11_10302020
  - IA12_10302020

CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs) did exceed action levels.

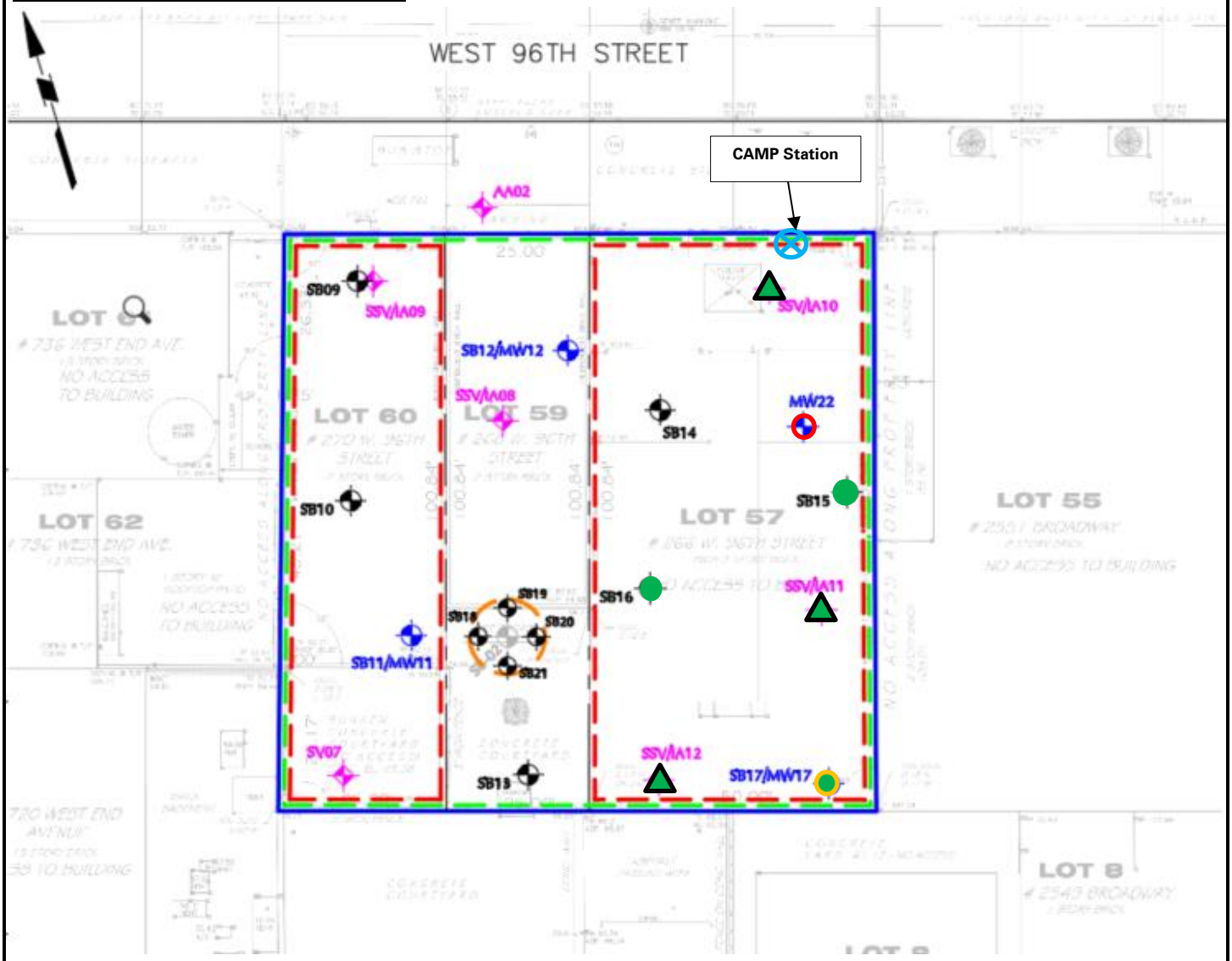
Anticipated Activities

- Advancement of soil borings in Lot 59.
- Installation of sub-slab vapor points in Lot 59.
- Installation of bedrock monitoring wells in Lot 57 and 59.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: BORING LOCATION PLAN



Note:
The basement was taken from the preliminary architecture survey, prepared by the True North Surveyors, INC., dated August 23, 2016.

Legend:

- CAMP Station
- Completed Soil Boring
- Sampled Sub-Slab Soil Vapor Point and Co-located Indoor Air
- Bedrock Monitoring Well (in progress)
- Bedrock Monitoring Well (Completed)

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

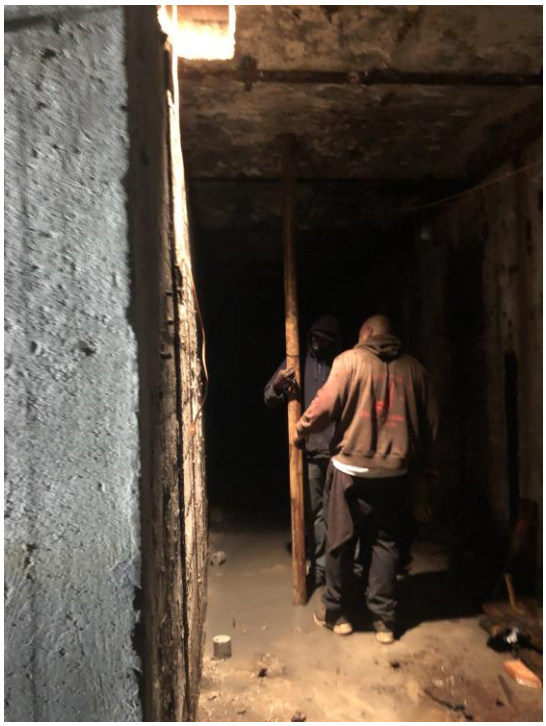


Photo 1: WGI advancing MW-22 (facing south).

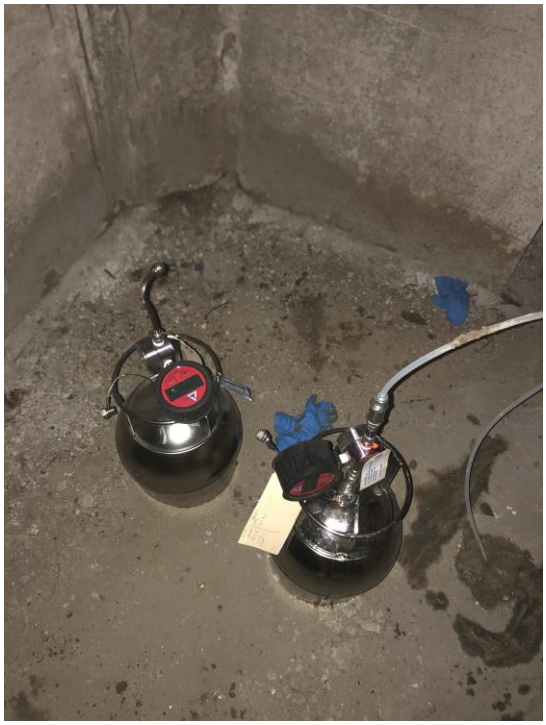


Photo 2: View of sub-slab vapor point and co-located indoor air samples SSV/IA12 (facing north).

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

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SITE OBSERVATION REPORT

PROJECT No.: 170432001	**CLIENT:** 266 West 96th Street Associates LLC	**DATE:**	Sat. October 31, 2020
PROJECT: 266-270 West 96th Street		**WEATHER:**	Sunny, 40s, Wind: N 5-15 mph
LOCATION: 266-270 West 96th Street New York, NY		**TIME:**	7:00am to 3:00pm
CONTRACTOR: Warren George Inc. (WGI)		**LANGAN REP. :**	Saskia Cooke

CONTRACTOR'S EQUIPMENT: Portable Electric Drill Rig	**PRESENT AT SITE:** **RI Day 3** Saskia Cooke – Langan Cyril Farly – Warren George Inc. (WGI)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the December 2019 Remedial Investigation Work Plan for BCP site C231133 at 266-270 West 96th Street (Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- WGI completed installation of bedrock monitoring well MW17 using a portable electric drill rig. Competent bedrock was observed at 2 feet bcg (13 feet bsg). WGI cored about 10 feet into bedrock and the well was screened from 2 to 12 feet bcg (13 to 23 feet bsg). The annulus above the screened interval was backfilled with grout to grade and finished with a flush mounted well cover.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- No investigation derived waste (i.e. soil cutting or groundwater) was generated during site activities.

Sampling

No samples were collected.

CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs) did exceed action levels.

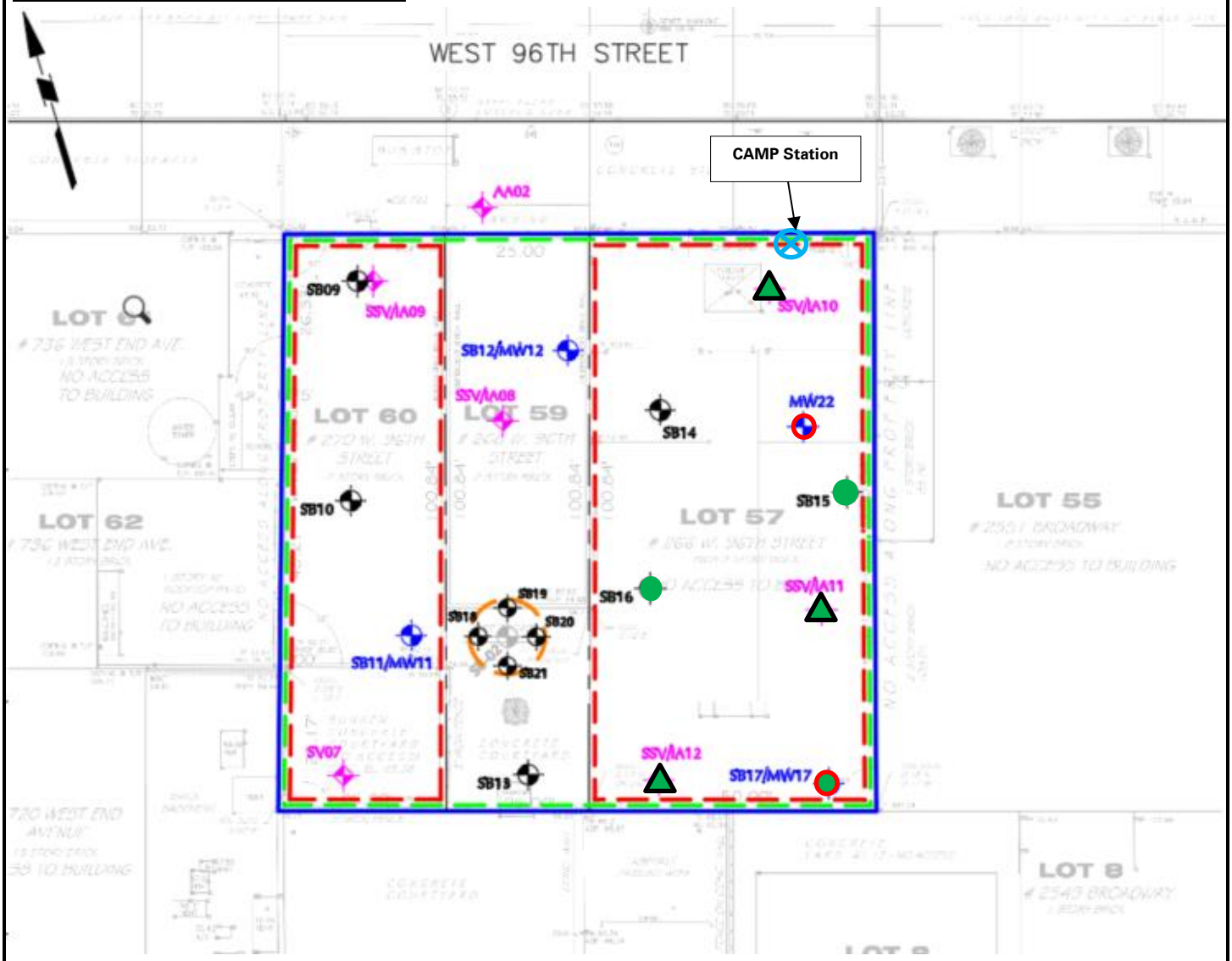
Anticipated Activities

- Advancement of soil borings, installation of groundwater monitoring wells and installation of sub-slab vapor points in Lot 59.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Saskia Cooke **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: BORING LOCATION PLAN



Note:
The basement was taken from the preliminary architecture survey, prepared by the True North Surveyors, INC., dated August 23, 2016.

Legend:

- CAMP Station
- Completed Soil Boring
- Sampled Sub-Slab Soil Vapor Point and Co-located Indoor Air
- Bedrock Monitoring Well (in progress)
- Bedrock Monitoring Well (Completed)

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Saskia Cooke **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

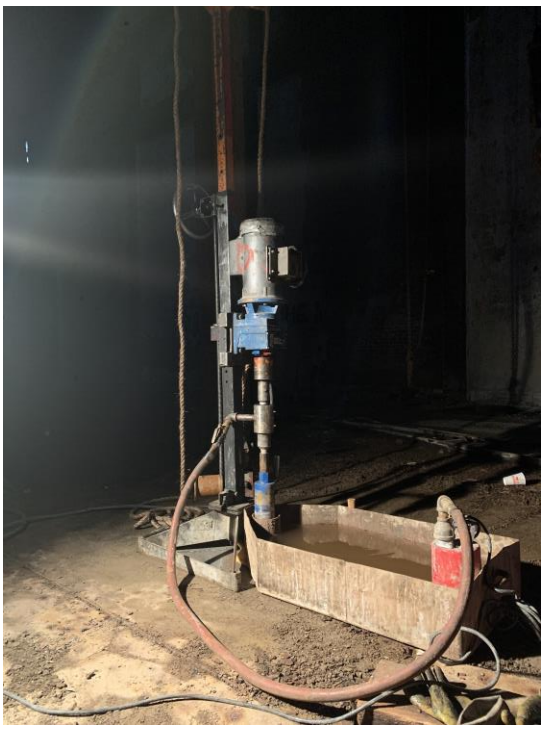


Photo 1: WGI advancing MW17 (facing northeast).

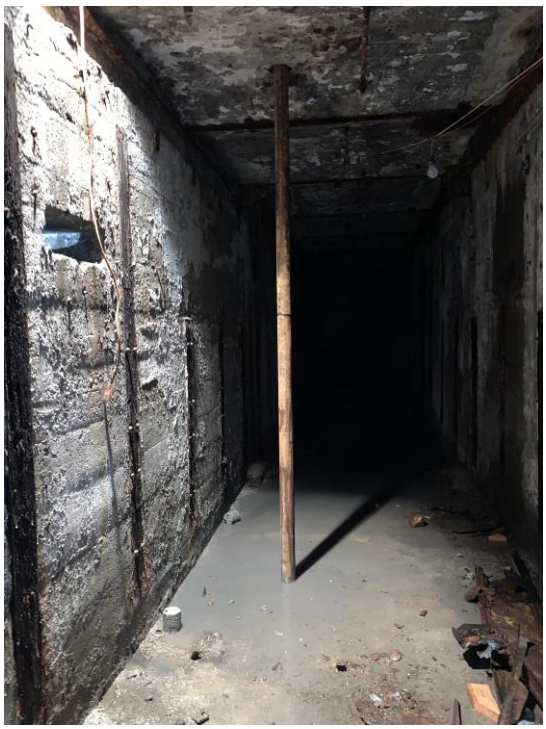


Photo 2: MW17 well casing extended to the first floor of the Lot 57 building (facing west).

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Saskia Cooke **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001	**CLIENT:** 266 West 96th Street Associates LLC	**DATE:**	Mon. November 2, 2020
PROJECT:	266-270 West 96th Street		**WEATHER:**	Sunny, 40s, Wind: NE 10-21 mph
LOCATION:	266-270 West 96th Street New York, NY		**TIME:**	6:45am to 3:30pm
CONTRACTOR:	AARCO Environmental Services Inc. (AARCO)		**LANGAN REP. :**	Meghan Aronica

CONTRACTOR'S EQUIPMENT:
Geoprobe 420M Drill Rig
Hilti Hammer Drill

PRESENT AT SITE: **RI Day 4**
Meghan Aronica – Langan
Jose Renjito – AARCO Environmental Services, Inc. (AARCO)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the December 2019 Remedial Investigation Work Plan for BCP site C231133 at 266-270 West 96th Street (Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- AARCO used a Geoprobe 420M direct push drill rig with a 3-foot-long macrocore sampler to advance the following boring in Lot 59:
  - SB12 was advanced to refusal at about 12.5 feet below cellar grade (bcg) (15.5 feet below sidewalk grade [bsg]). Staining, odors, or photoionization detector (PID) readings above background level were not observed.
  - SB13 was advanced to refusal at about 9 feet bsg. Staining, odors, or PID readings above background level were not observed.
- AARCO used a hammer drill to install one sub-slab vapor points, SSV08, to a depth of about 2 inches below the existing cellar concrete slab on Lot 59.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- No investigation derived waste (i.e. soil cutting or groundwater) was generated during site activities.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

Sampling

The following soil samples were collected and relinquished to Alpha Analytical Laboratories, Inc. (Alpha), a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Mahwah, New Jersey (ELAP No. 11148) for analyses proposed in the RIWP:

- The following sample depths were submitted for analysis of volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, metals including hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):
  - SB12: 0-1, 3.5-5, and 11-12.5
  - SB13: 0-1.5, 4-6, and 7.5-9
- Four quality assurance/quality control soil samples (one trip blank [SBTB03_11022020], one field blank [SBFB01_11022020], one duplicate [SBDUP01_11022020], and one equipment blank [SBEB03_11022020]) were collected and submitted for analysis

CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs) did not exceed action levels.

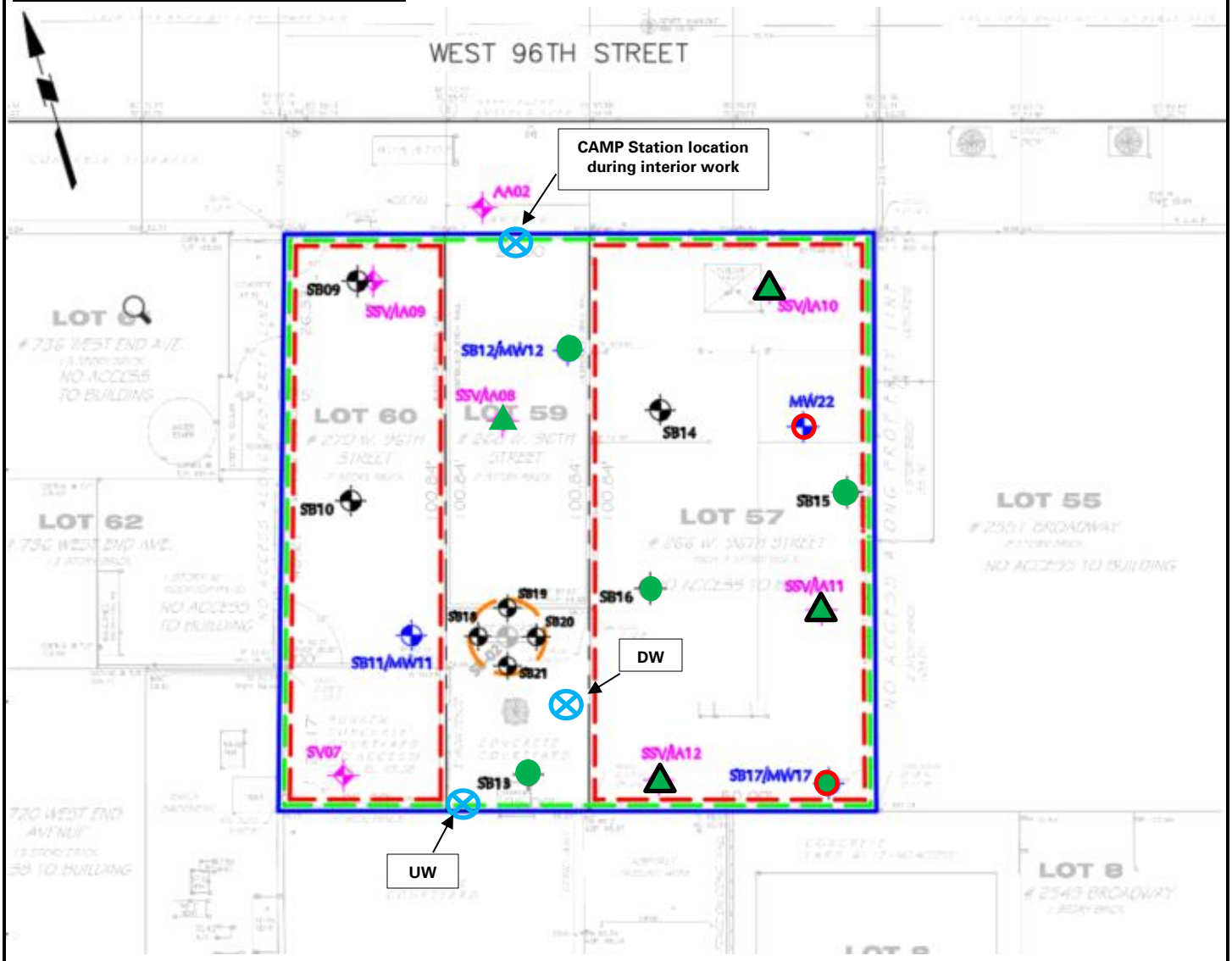
Anticipated Activities

- Advancement of soil borings in Lot 59.
- Installation of bedrock monitoring wells in Lot 59.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: BORING LOCATION PLAN



Note:
The basement was taken from the preliminary architecture survey, prepared by the True North Surveyors, INC., dated August 23, 2016.

Legend:

- CAMP Station
- Completed Soil Boring
- Installed Sub-Slab Soil Vapor Point
- Sampled Sub-Slab Soil Vapor Point and Co-located Indoor Air
- Bedrock Monitoring Well (in progress)
- Bedrock Monitoring Well (Completed)

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica
			LANGAN

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

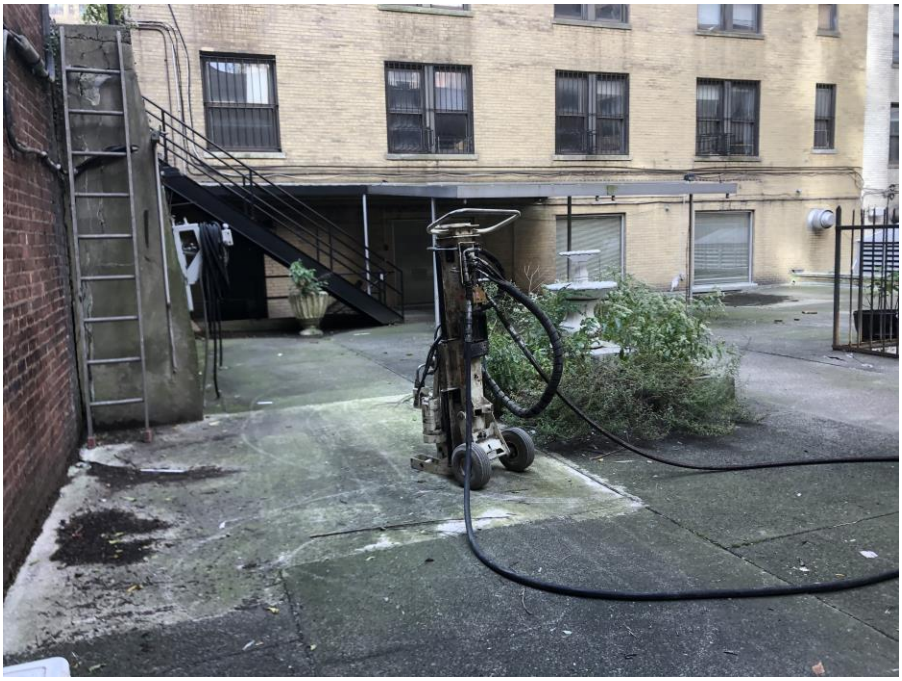


Photo 1: AARCO advancing SB13 (facing southwest).

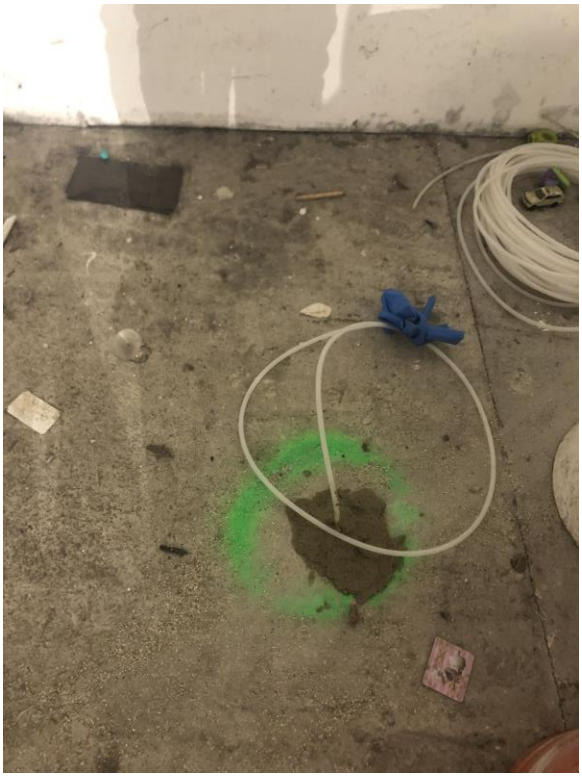


Photo 2: Installed sub-slab vapor point (SSV08) located in Lot 59 (facing west).

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica
			LANGAN

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001	**CLIENT:** 266 West 96th Street Associates LLC	**DATE:**	Tue. November 3, 2020
PROJECT:	266-270 West 96th Street		**WEATHER:**	Sunny, 40s, Wind: NE 9-15 mph
LOCATION:	266-270 West 96th Street New York, NY		**TIME:**	6:45am to 3:30pm
CONTRACTOR:	AARCO Environmental Services Inc. (AARCO) Warren George Inc. (WGI)		**LANGAN REP. :**	Meghan Aronica

CONTRACTOR'S EQUIPMENT:	**PRESENT AT SITE:** **RI Day 5**
Geoprobe 420M Drill Rig Portable Electric Drill Rig	Meghan Aronica – Langan Sergio – AARCO Environmental Services, Inc. (AARCO) Cyril Farly – Warren George Inc. (WGI)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the December 2019 Remedial Investigation Work Plan for BCP site C231133 at 266-270 West 96th Street (Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- AARCO used a Geoprobe 420M direct push drill rig with a 3-foot-long macrocore sampler to advance the following delineation soil boring in Lot 59:
  - SB18 was advanced to refusal at about 12 feet below sidewalk grade (bsg). Staining and chemical-like odors were observed between about 5 and 8 feet bsg. Photoionization detector (PID) readings above background level were not observed.
  - SB19 was advanced to refusal at about 11 feet bsg. Staining and chemical-like odors were observed between about 5 and 6 feet bsg. PID readings above background level were not observed.
  - SB20 was advanced to refusal at about 11 feet bsg. Staining, chemical-like odors, and maximum PID readings of about 0.5 ppm were observed between about 2.5 and 5 feet bsg.
  - SB21 was advanced to refusal at about 12 feet bsg. Staining and chemical-like odors were observed between about 4.5 and 5.5 feet bsg. PID readings above background level were not observed.
- WGI began installation of bedrock monitoring well MW12 using a portable electric drill rig. Competent bedrock was observed at 11.5 feet below cellar grade (about 15.5 feet bsg). WGI cored about 5 feet of bedrock to about 16 feet bcg (19 feet bsg).

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- Impacted soil cuttings from soil borings, SB18, SB19, SB20, and SB21, were containerized in a 55-gallon drum located in Lot 59.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**

SITE OBSERVATION REPORT

Sampling

The following soil samples were collected and relinquished to Alpha Analytical Laboratories, Inc. (Alpha), a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Mahwah, New Jersey (ELAP No. 11148) for analyses proposed in the RIWP:

- The following sample depths were submitted for analysis of semivolatile organic compounds (SVOC):
  - SB18: 0-1.5, 7-8 and 8-9
  - SB19: 4-5, 5-6, and 7-8
  - SB20: 1.5-2.5, 2.5-5, and 5.5-6
  - SB21: 1-2, 4.5-5.5, and 7-8

CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs) did not exceed action levels.

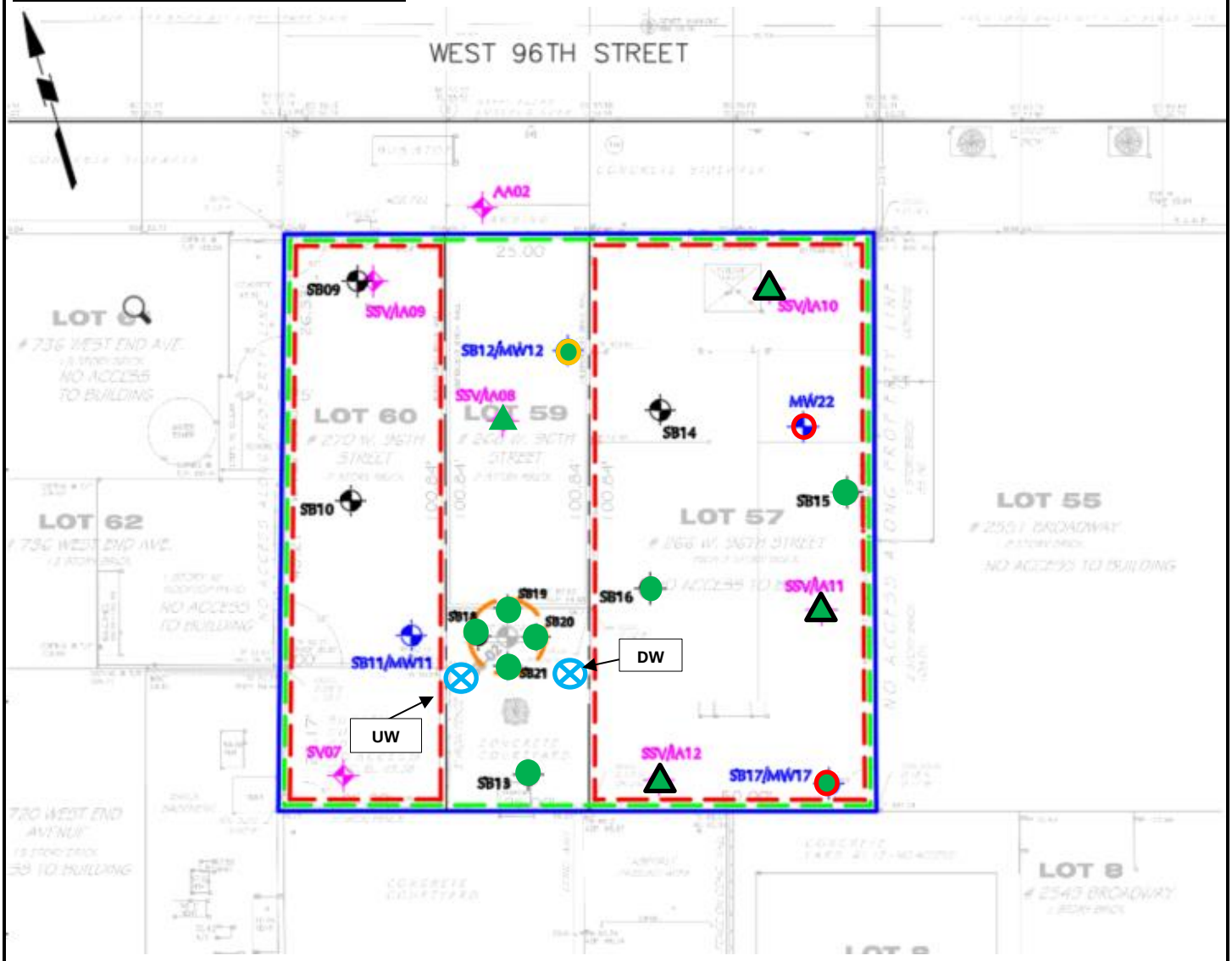
Anticipated Activities

- Advancement of soil borings and installation of vapor points in Lot 60.
- Installation of bedrock monitoring wells in Lot 59.

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica
			LANGAN

SITE OBSERVATION REPORT

FIGURE 1: BORING LOCATION PLAN



Note:
The basement was taken from the preliminary architecture survey, prepared by the True North Surveyors, INC., dated August 23, 2016.

Legend:

- CAMP Station
- Completed Soil Boring
- Installed Sub-Slab Soil Vapor Point
- Sampled Sub-Slab Soil Vapor Point and Co-located Indoor Air
- Bedrock Monitoring Well (in progress)
- Bedrock Monitoring Well (Completed)

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica
			LANGAN

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

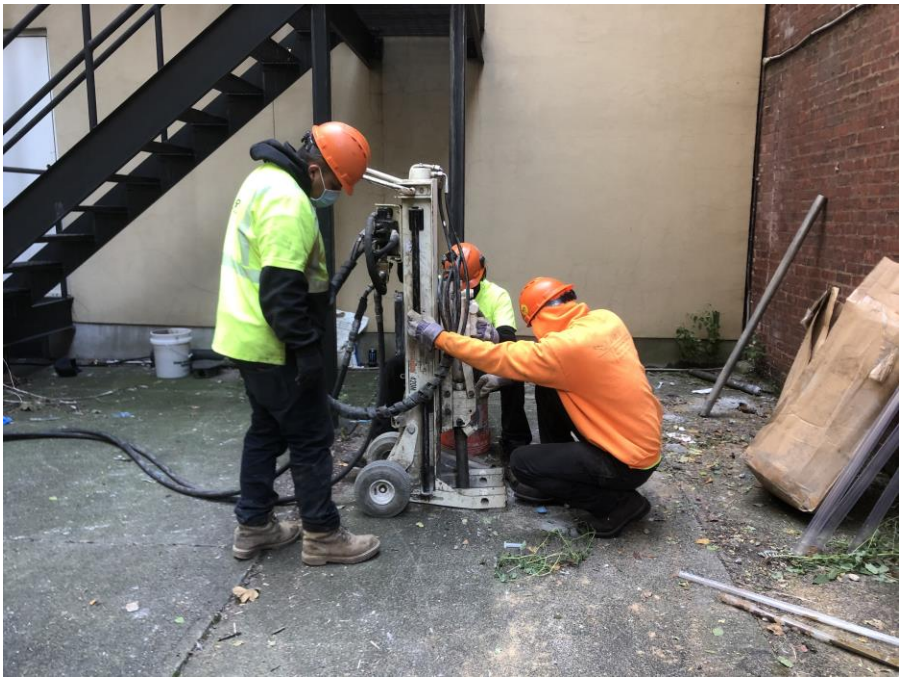


Photo 1: AARCO advancing delineation boring SB21 (facing north).

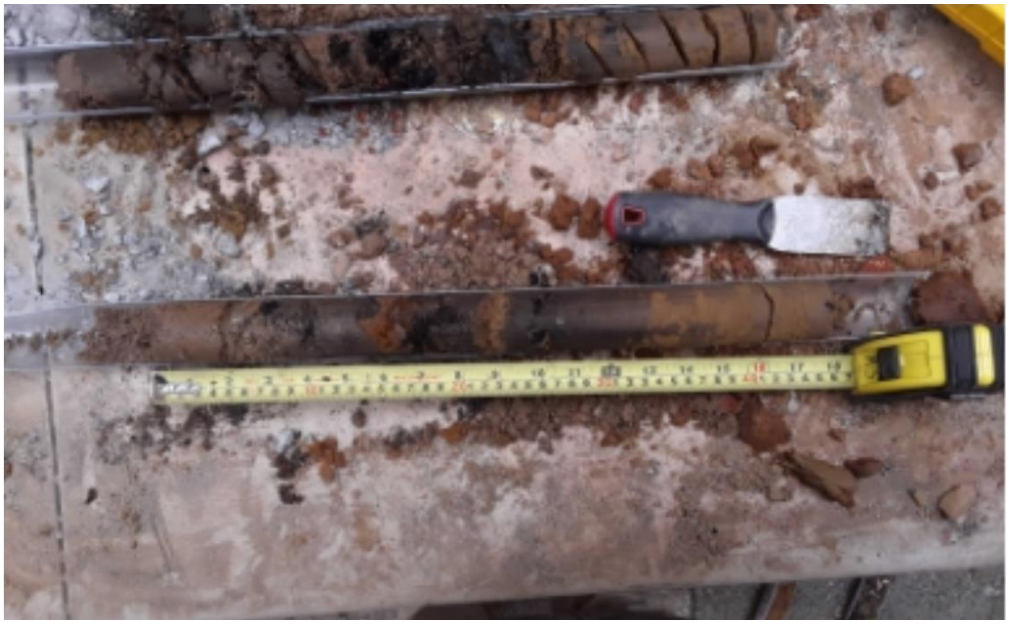


Photo 2: View of odorous and stained material in SP18 from 7 to 8 feet bsg (facing east).

Cc:	K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Meghan Aronica **LANGAN**