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

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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**

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SITE OBSERVATION REPORT

PROJECT No.: 170432001	**CLIENT:** 266 West 96th Street Associates LLC	**DATE:**	Fri. November 13, 2020
PROJECT: 266-270 West 96th Street		**WEATHER:**	Rainy, 40-50s, Wind: NE 5-10 mph
LOCATION: 266-270 West 96th Street New York, NY		**TIME:**	8:30am to 2:00pm
CONTRACTOR: NOVA Geophysical (NOVA)		**LANGAN REP. :**	Meghan Aronica
CONTRACTOR'S EQUIPMENT: Ground Penetrating Radar Unit	**PRESENT AT SITE:** Meghan Aronica – Langan Chris Steinley– NOVA Geophysical (NOVA)		**RI Day 6**

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 Lot 60 and the sidewalks of the site. Anomalies indicative of underground storage tanks (USTs) were not identified.
- Langan field personal completed a New York State Department of Health (NYSDOH) Indoor Air Quality (IAQ) Questionnaire and Building Survey to document the current site condition and identify conditions that may affect or interfere with the proposed IAQ samples. The building was screened with a photoionization detector (PID) and the following conditions were identified:
  - Lot 57: No conditions that may affect or interfere with the proposed IAQ samples were identified.
  - Lot 59: No conditions that may affect or interfere with the proposed IAQ samples were identified.
  - Lot 60: Two aboveground storage tanks (ASTs) were identified in northeast part of the site. A slow leak was observed from the bottom of one of the ASTs; petroleum-like odor, staining of concrete beneath the tank and a maximum PID reading of 1.8 part per million (ppm) were identified below the AST. The concrete slab below the ASTs were in good condition and the subsurface does not appear to be impacted by the leak. The tenant was notified and an oil-absorbent pad was placed beneath the AST.
- Warren George Inc. (WGI) completed installation of bedrock monitoring well MW12 using a portable electric drill rig. Competent bedrock was observed at 11.5 feet bcg (14.5 feet bsg). WGI cored about 15 feet into bedrock and the well was screened from 16.5 to 26.5 feet bcg (19.5 to 29.5 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.

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

SITE OBSERVATION REPORT

Sampling

- No samples were collected.

CAMP Activities

- CAMP was not implemented because of inclement weather. Dust and organic vapors were not observed migrating off-site.

Anticipated Activities

- Advancement of soil borings and installation of vapor points in Lot 60.
- Sampling of groundwater monitoring wells in Lot 57.

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)
- Approximate Area of Geophysical Survey
- 275-gallon AST

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

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

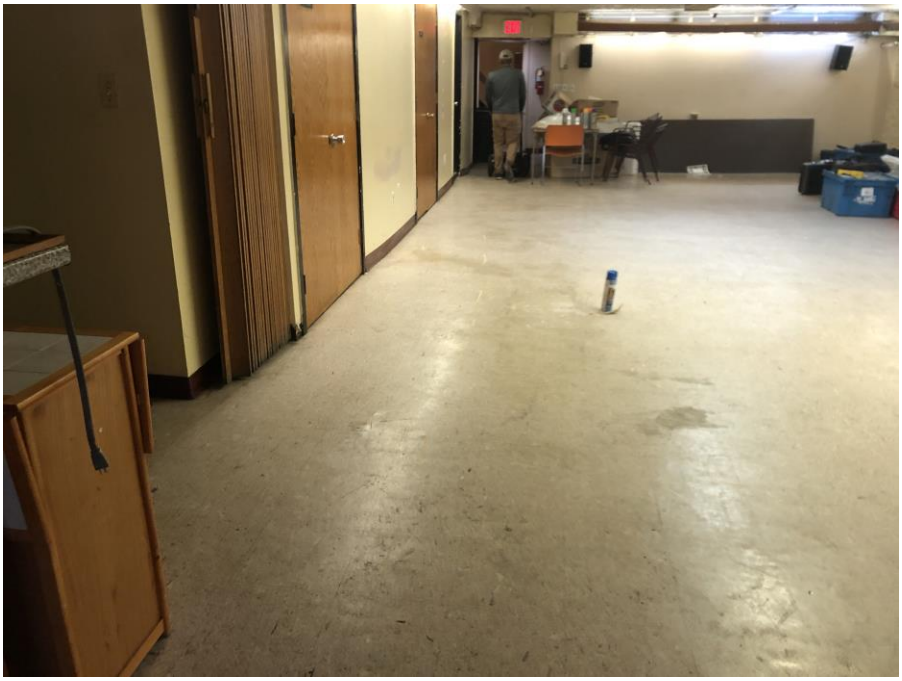

Photo 1: NOVA performing ground penetrating radar survey (facing north).

Photo 2: View of stained concrete beneath the leaking AST in the Lot 60 cellar (facing east).

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:**	Wed. November 18, 2020
PROJECT: 266-270 West 96th Street		**WEATHER:**	Cloudy, 30-40s, Wind: NE 7-10 mph
LOCATION: 266-270 West 96th Street New York, NY		**TIME:**	7:00am to 3:30pm
CONTRACTOR: N/A		**LANGAN REP. :**	Meghan Aronica and Luke McCartney

EQUIPMENT:
MiniRAE 3000
Bladder Pump
Horiba U52-2 Water Quality Meter
Solinst Interface Probe

PRESENT AT SITE: **RI Day 7**
Meghan Aronica and Luke McCartney – Langan

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

- Langan used a bladder pump to purge and sample monitoring well MW-17. Prior to sampling, photoionization detector (PID) readings of up to 89.3 parts per million (ppm) we recorded in the well headspace; however, odors were not observed. Depth to groundwater was about 5.85 feet below top of casing, or about 4.85 feet below cellar grade (bcg) (15.85 feet below sidewalk grade [bsg]). Groundwater sampling was conducted in accordance with NYSDEC low-flow sampling protocols. Water quality readings were recorded using a Horiba U52-2 Water Quality Meter prior to sample collection. Sheen, and discoloration were not observed.
- Langan used a bladder pump to purge and sample monitoring well MW-22. Prior to sampling, PID readings of up to 7.3 ppm we recorded in the well headspace, and a chemical-like odor was observed. Depth to groundwater was about 6.94 feet below top of casing, or about 5.94 feet bcg (16.94 feet bsg). Groundwater sampling was conducted in accordance with NYSDEC low-flow sampling protocols. Water quality readings were recorded using a Horiba U52-2 Water Quality Meter prior to sample collection. Sheen, and discoloration were not observed.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- Purged groundwater was containerized in a 55-gallon drum and stored in Lot 57 for future off-site disposal.

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

SITE OBSERVATION REPORT

Sampling

The following groundwater 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 samples were submitted for analysis of volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, metals including total and dissolved, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):
  - MW17_11182020
  - MW22_11182020
- Five quality assurance/quality control groundwater samples (one trip blank [GWTB01_11182020], one field blank [GWFB01_11182020], one duplicate [GWDUP01_11182020], one MS/MSD [MW22_11182020] and one equipment blank [GWEB01_11182020]) were collected and submitted for analysis.

CAMP Activities

- CAMP was not conducted because ground-intrusive activities were not performed at the site. Dust and organic vapors were not observed migrating off-site.

Anticipated Activities

- Advancement of soil borings and installation of vapor points in Lot 59 and 60.

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)
- Bedrock Monitoring Well (Completed and Sampled)

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

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Sampling of MW22 (facing southwest).

Photo 2: View of 55-gallon drum with containerized purged groundwater in Lot 57 (facing south).

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:**	Thurs. November 19, 2020
PROJECT: 266-270 West 96th Street		**WEATHER:**	Cloudy, 30-40s, Wind: NE 5-9 mph
LOCATION: 266-270 West 96th Street New York, NY		**TIME:**	7:00am to 5:45pm
CONTRACTOR: AARCO Environmental Services Inc. (AARCO) Warren George Inc. (WGI)		**LANGAN REP. :**	Meghan Aronica

EQUIPMENT:
Geoprobe 420M Drill Rig
Portable Electric Drill Rig
Hilti Hammer Drill

PRESENT AT SITE: **RI Day 8**
Meghan Aronica – Langan
Tom Seickel – 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 soil borings in Lot 60:
  - SB09 was advanced to refusal at about 6 feet below cellar grade (bcg) [about 12 feet below sidewalk grade (bsg)]. Staining, odors, or photoionization detector (PID) readings above background level were not observed.
  - SB10 was advanced to refusal at about 5 feet bcg (about 11.0 feet bsg). Staining, odors, or detector PID readings above background level were not observed.
  - SB11 was advanced to refusal at about 6 feet bsg (about 12 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, SSV09, to a depth of about 2 inches below the existing cellar concrete slab in Lot 60.
- AARCO used a Geoprobe 420M direct push drill rig to install soil vapor point SV07. Perched water was observed at about 4.5 feet below the courtyard concrete slab (about 9.5 feet bsg) and the sampling point was placed at about 2.5 feet below the slab (about 7.5 feet bsg).
- WGI began installation of bedrock monitoring well MW12 using a portable electric drill rig. Competent bedrock was observed at about 6.0 feet below courtyard concrete slab (about 11.0 feet bsg). WGI cored about 9 feet of bedrock to about 15 feet bcg (20 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 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 soil 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):
  - SB09: 0-2 and 4-6
  - SB10: 0-2 and 3.5-5
  - SB11: 0-2, 4-5, and 5-6
- The following indoor air (IA), ambient air (AA), soil vapor (SV), and sub-slab soil vapor (SSV) samples were submitted for analysis of VOCs by EPA method TO-15.
  - SV07_11192020
  - SSV09_11192020
  - IA09_11192020
  - AA11_11192020
- Five quality assurance/quality control soil samples (one trip blank [SBTB05_11192020], two MS/MSD [SB11_0-2] and [SB10_.5-5], one duplicate [DUP02_11192020], and one equipment blank [SBEB04_11192020]) 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.

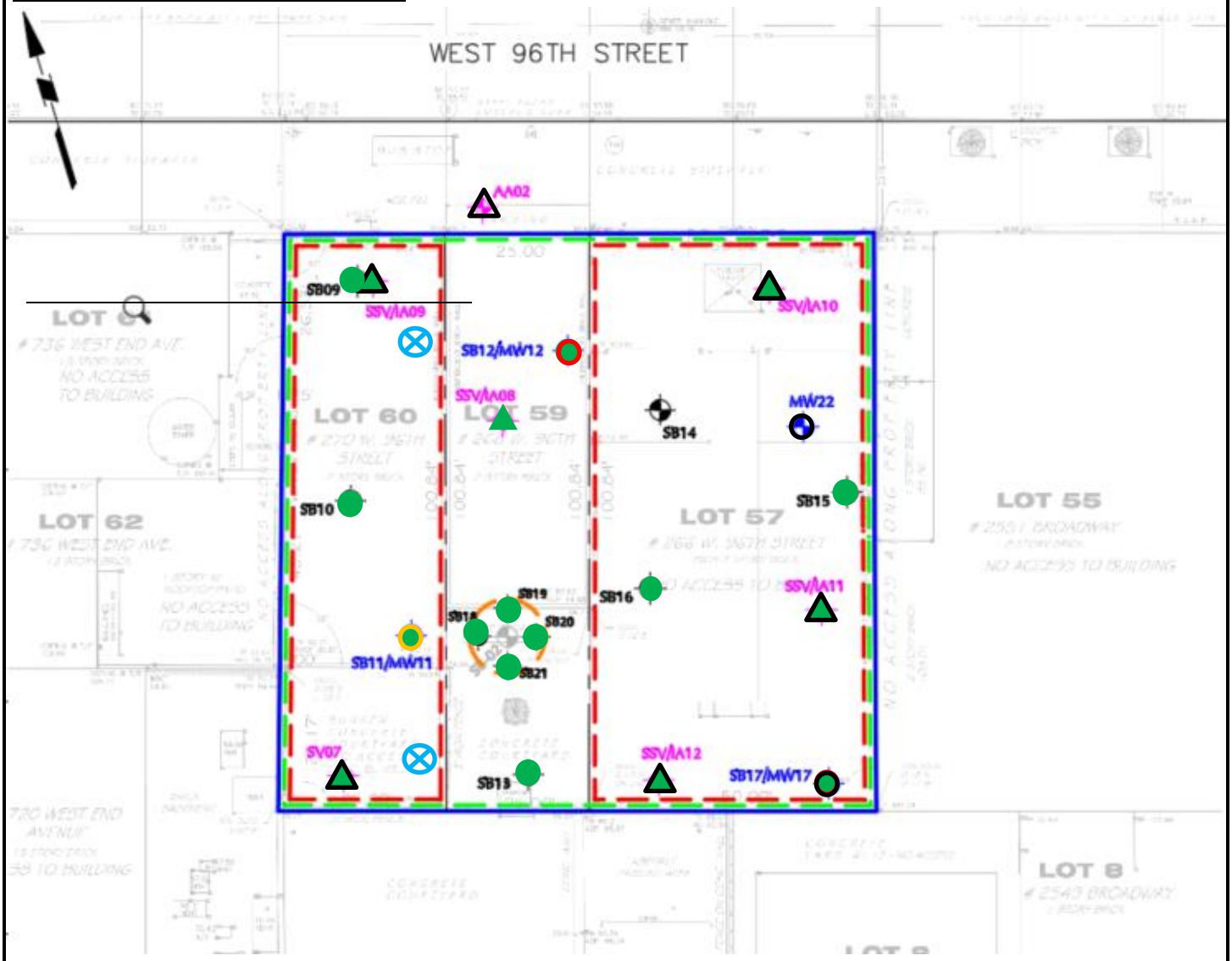
Anticipated Activities

- Advancement of soil borings in Lot 57.
- Sampling sub-slab vapor point and co-located indoor air 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, Ambient Air, or Soil Vapor Point and Co-located Indoor Air
- Bedrock Monitoring Well (in progress)
- Bedrock Monitoring Well (Completed)
- Bedrock Monitoring Well (Completed and Sampled)

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

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of AARCO installing SV07 in Lot 60 (facing southwest).

Photo 2: View of soil from SB10 (facing southeast).

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:**	Fri. November 20, 2020
PROJECT:	266-270 West 96th Street		**WEATHER:**	Cloudy, 50-60s, Wind: NE 2-10 mph
LOCATION:	266-270 West 96th Street New York, NY		**TIME:**	7:00am to 4:00pm
CONTRACTOR:	AARCO Environmental Services Inc. (AARCO) Warren George Inc. (WGI)		**LANGAN REP. :**	Meghan Aronica

EQUIPMENT:	**PRESENT AT SITE:** **RI Day 9**
Geoprobe 420M Drill Rig Portable Electric Drill Rig	Meghan Aronica – Langan CJ Blumberg – 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 soil borings in Lot 57:
  - SB14 was advanced to refusal at about 7 feet below cellar grade (bcg) (about 18 feet below sidewalk grade [bgs]). Staining, chemical-like odors, and a maximum PID reading of about 1.3 parts per million (ppm) were observed between about 0 to 2 feet bcg (about 11 to 13 feet bsg).
  - SB23 was advanced to refusal at about 6 feet bcg (about 17 feet bsg). Staining was not observed; however, a chemical-like odor and a maximum PID reading of about 4.5 ppm were observed between about 0 to 2 feet bsg (about 11 to 13 feet bsg).
  - SB24 was advanced to refusal at about 6 feet bcg (about 17 feet bsg). Staining was not observed; however, a chemical-like odor and a maximum PID reading of about 1.2 ppm were observed between about 0 to 2 feet bsg (about 11 to 13 feet bsg).
- WGI completed installation of bedrock monitoring well MW11 using a portable electric drill rig. Competent bedrock was observed at about 6 feet below courtyard concrete slab (about 11 feet bsg). WGI cored about 15 feet into bedrock and the well was screened from 11 to 21 feet below courtyard concrete slab (16.0 to 26.0 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.
- Impacted soil cuttings from soil borings, SB14 and SB23, 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 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 soil 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):
  - SB14: 0-2, 5-6, and 6-7
- The following indoor air (IA), and sub-slab soil vapor (SSV) samples were submitted for analysis of VOCs by EPA method TO-15.
  - SSV08_11202020
  - IA08_11202020
- Three quality assurance/quality control soil samples (one trip blank [SBTB06_11202020], one field blank [SBFB02_11202020], and one equipment blank [SBEB05_11202020]) 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 VOCs did not exceed action levels.

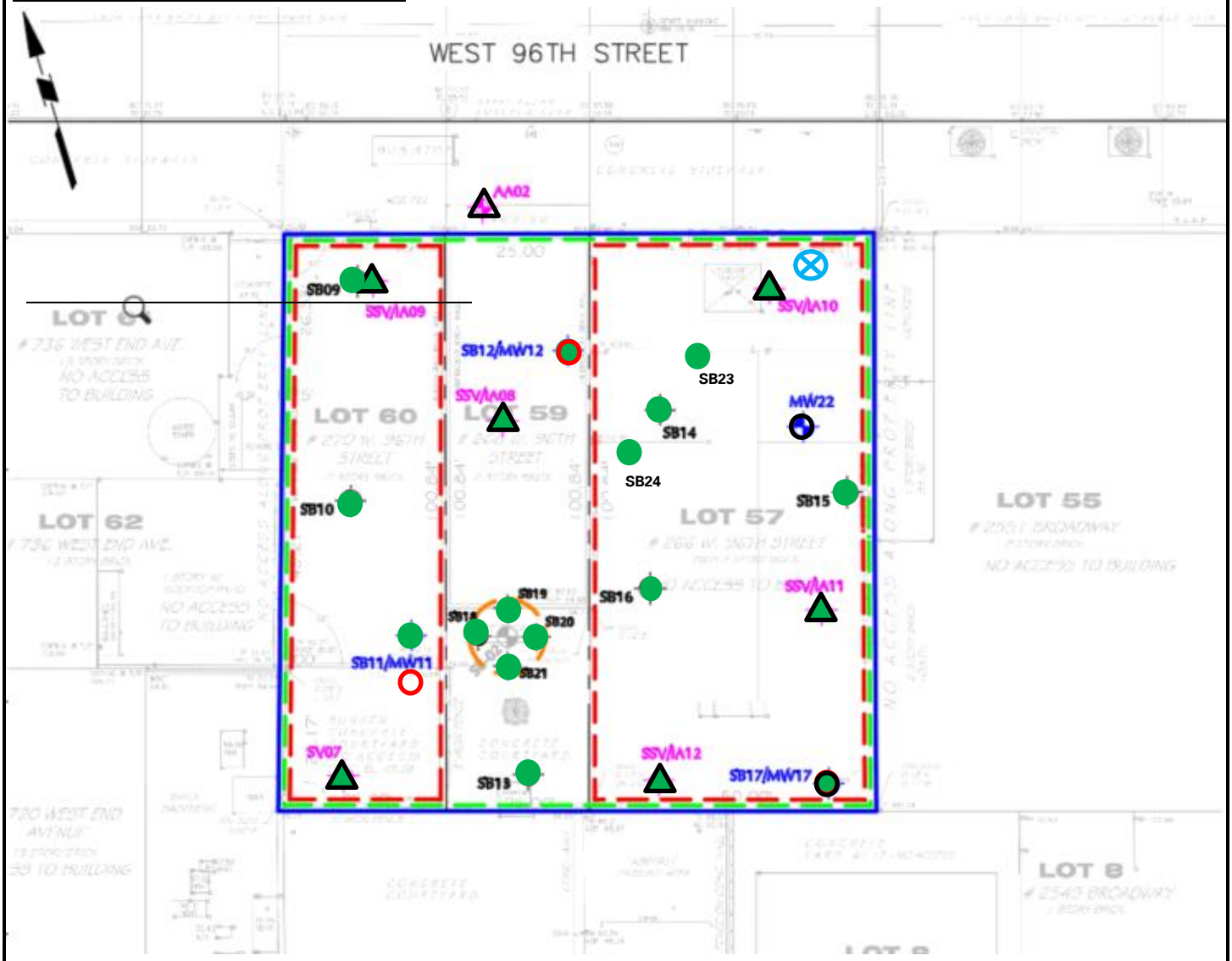
Anticipated Activities

- Groundwater sampling of bedrock monitoring wells located in Lot 59 and Lot 60.

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, Ambient Air, or Soil Vapor Point and Co-located Indoor Air
- Bedrock Monitoring Well (in progress)
- Bedrock Monitoring Well (Completed)
- Bedrock Monitoring Well (Completed and Sampled)

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SITE PHOTOGRAPHS

Photo 1: View of installed MW11 in Lot 60 (facing east).

Photo 2: View of soil from SB14 from 0 to 3 feet bcg.

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