LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Fri. December 4, 2020
PROJECT: 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Cloudy/rainy, 40-50s, Wind: N 0-5 mph
LOCATION: 266-270 West 96th Street New York, NY		**TIME:**	7:45am to 2:45pm
CONTRACTOR: None		**LANGAN REP. :**	Adam Kaiser

EQUIPMENT: Peri-Pump 100' Heron Interface Probe Horiba U-52 MiniRAE 3000	**PRESENT AT SITE:** **RI Day 10** Adam Kaiser – 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 peristatic pump to purge and sample monitoring well MW-11. Prior to sampling, photoionization detector (PID) readings were collected in the well headspace. PID reading above background were not detected and odors were not observed. Depth to groundwater was about 17.11 feet below top of casing (22.11 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 from purged groundwater.
- Langan used a peristatic pump to purge and sample monitoring well MW-12. Prior to sampling, PID readings were collected in the well headspace. PID reading above background were not detected and odors were not observed. Depth to groundwater was about 11.61 feet below top of casing (14.61 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 from purged groundwater.

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.

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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 groundwater samples were submitted for analysis of TCL volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides & herbicides, TAL metals (total and dissolved), 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):
  - MW11_12042020
  - MW12_12042020
- Two quality assurance/quality control soil samples (one trip blank [TBGW02_12042020] and one equipment blank [EBGW02_12042020]) were collected and submitted for analysis.

CAMP Activities

- Ground-intrusive activities were not performed at the site; therefore, CAMP was not implemented. Dust and organic vapors were not observed migrating off-site.

Anticipated Activities

- None.

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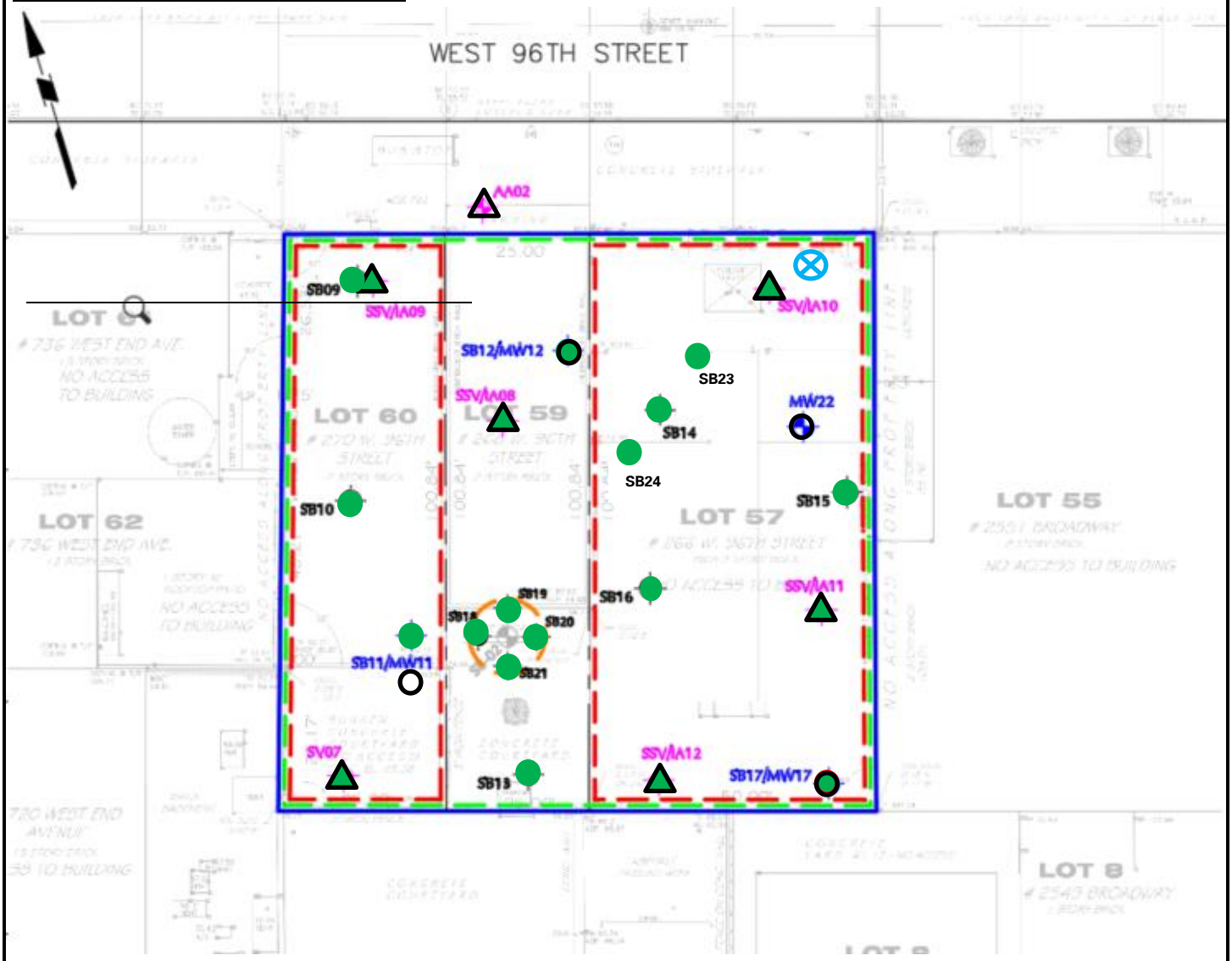
FIGURE 1: BORING LOCATION PLAN



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

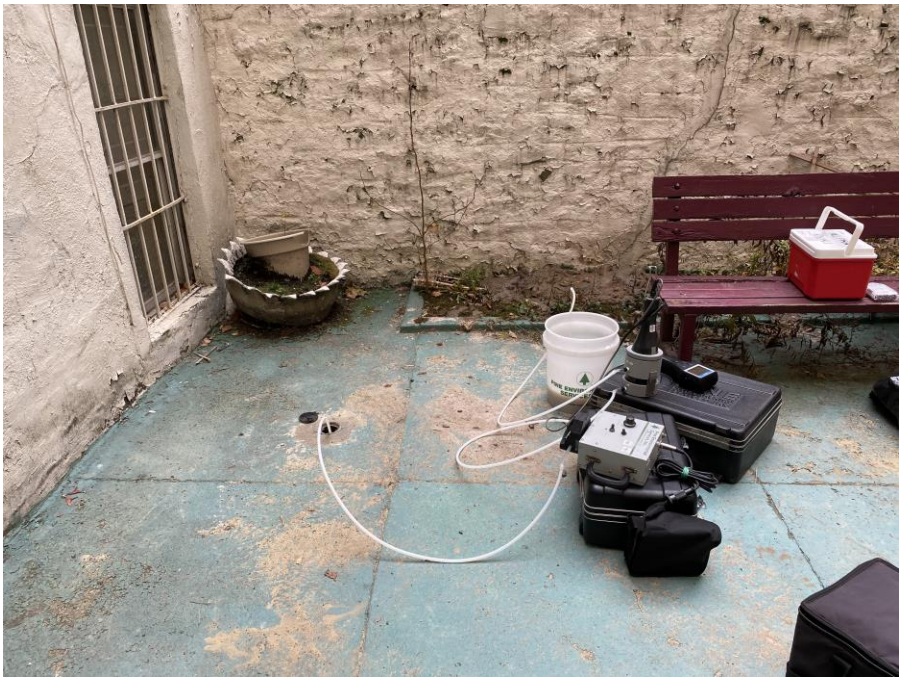

Photo 1: View of MW11 being purged using low-flow methodology in Lot 60 (facing east).

Photo 2: View of MW12 being purged using low-flow methodology in Lot 59 (facing south).

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