WEEKLY SITE OBSERVATION REPORT

PROJECT No.: 170432001			
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**DATES**	08/16/2022- 08/19/2022
LOCATION: 266-270 West 96th Street, New York, NY			
CONTRACTOR'S EQUIPMENT: Zaxis Excavator 345USLC	**PRESENT AT SITE:** Environmental Engineer (Langan) – Sophia Misiakiewicz Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel		

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich pumped groundwater to facilitate installation of the foundation in the northwestern parts of the site. Groundwater was pumped into a settlement tank prior to being discharged to the catch basin located at the corner of West 96th Street and West End Avenue in accordance with the New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001260707).
- Mayrich completed the final rat slab pour in the northwestern part of the site.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

WEEKLY SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). .

- 08/16/2022
  - 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.
  - Elevated one-minute particulate concentrations recorded at the upwind monitoring stations were due to a generator in close proximity to the unit and not attributed to ground-intrusive work. Fugitive dust or odors were not observed migrating off-site.
  - Monitoring of one-minute average concentrations of particulate concentrations at the upwind air monitoring station were momentarily paused between 1:21pm to 2:07pm due to an equipment error. Ground-intrusive work was not performed while the unit was down.
- 08/17/2022 to 08/19/2022
  - Community air monitoring was not implemented since ground-intrusive work was not performed.

Tuesday, August 16, 2022

Particulate Monitoring (mg/m³)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.040			Daily Background	0.4		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.040	0.021	0.016	Daily Time Weighted Average	0.4	0.3	0.1
Maximum 15-min Average	0.129	0.064	0.044	Maximum 15-min Average	0.8	1.4	0.7
Minimum 1-min Instant Reading	0.009	0.008	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	1.078	0.335	0.130	Maximum 1-min Instant Reading	0.8	1.5	0.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

WEEKLY SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	69	1,380

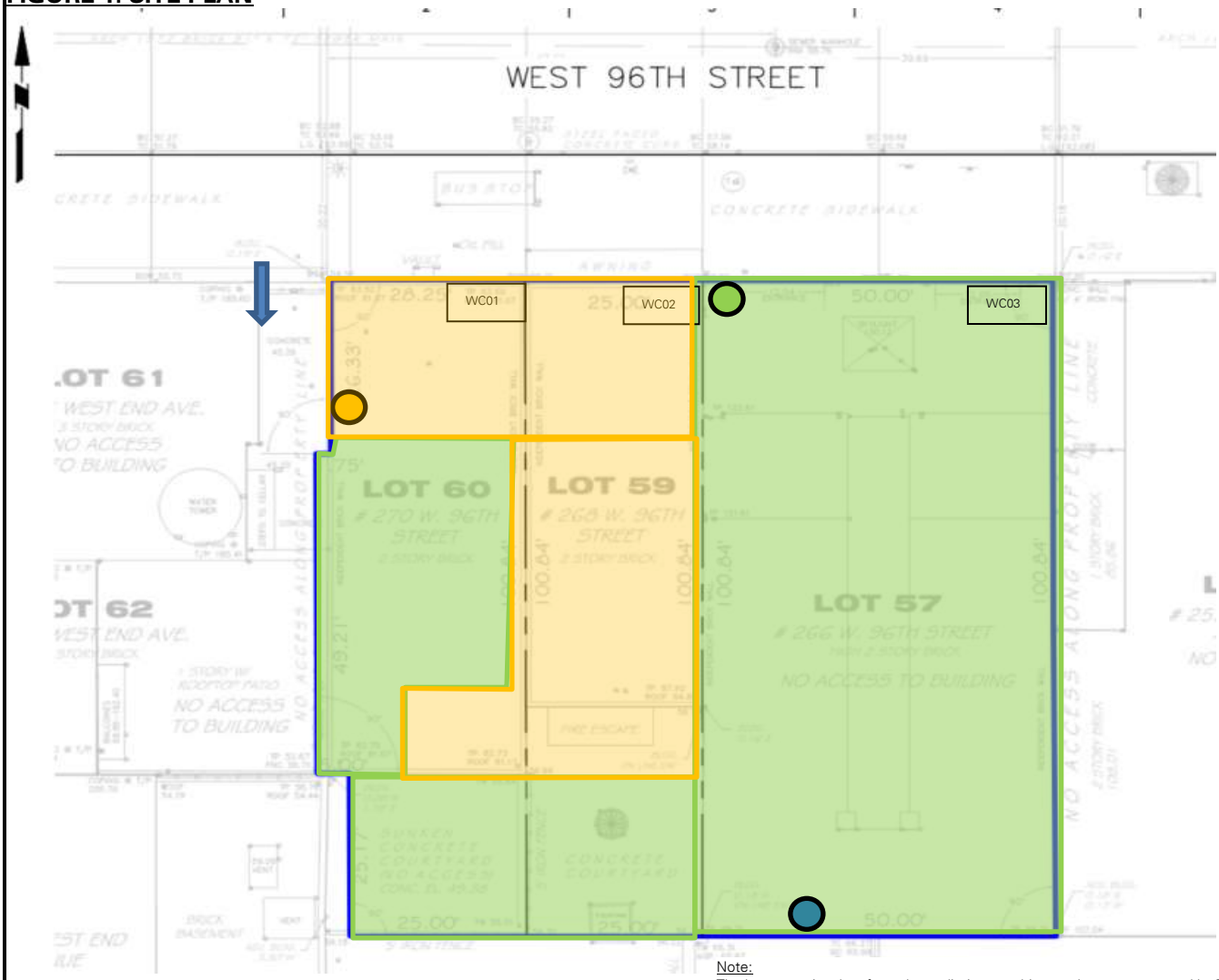
Anticipated Activities

- Installation of waterproofing/vapor barrier membrane in the northern part of the site.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

WEEKLY SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

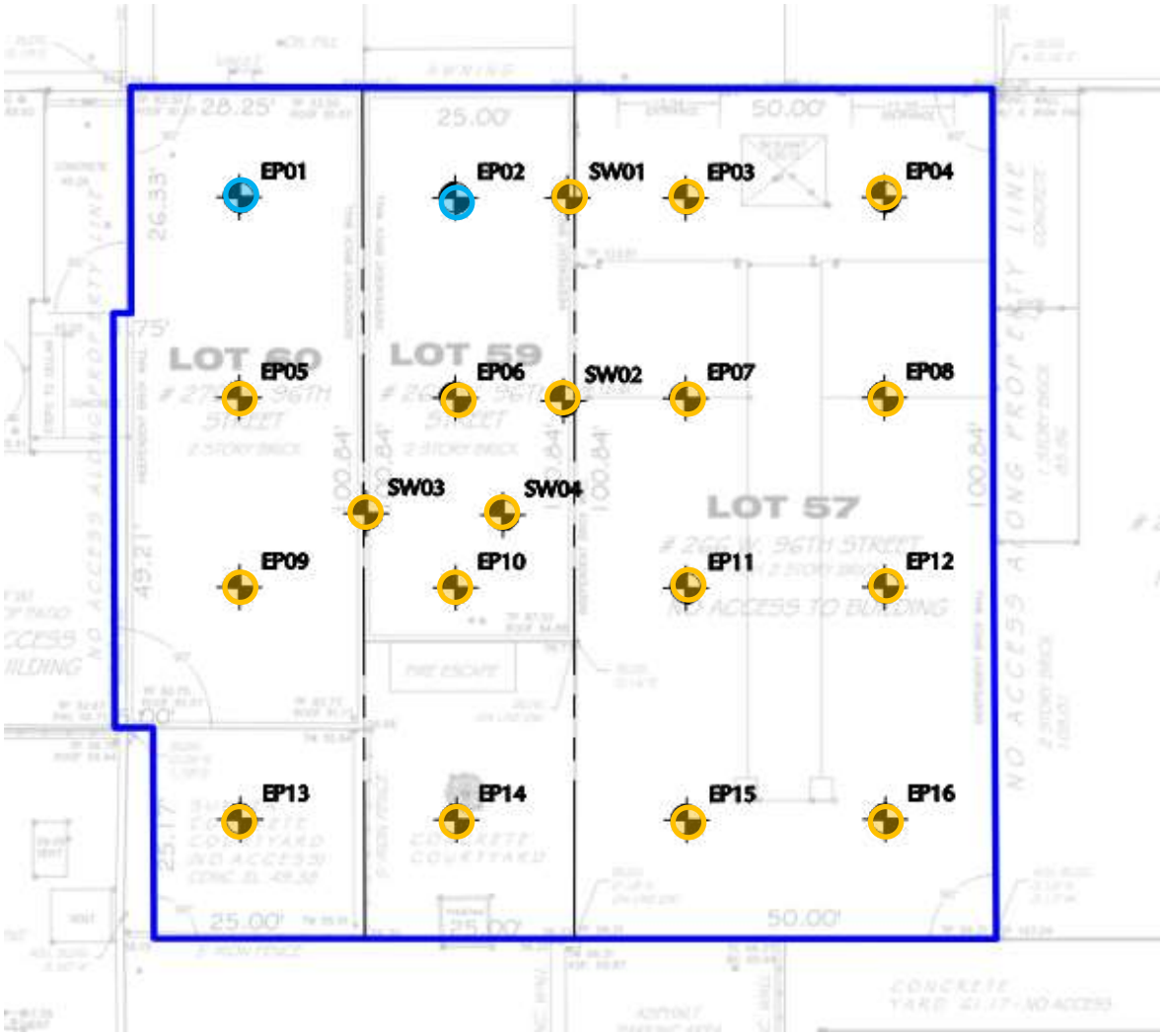
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab
- Approximate Excavation Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

WEEKLY SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Sample
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

WEEKLY SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of off-site components of the site's dewatering system (facing west).
Taken 08/16/2022

Photo 2: General view of the site (facing south).
Taken 08/16/2022

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

WEEKLY SITE OBSERVATION REPORT

SITE PHOTOGRAPHS CONTINUED:

Photo 3: General view of the site (facing southwest).
Taken 08/19/2022

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Monday, August 1, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Cloudy/Rain, 68-71°F Wind: N at 0-8 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:15pm

CONTRACTOR'S EQUIPMENT: Zaxis Excavator 870LC Zaxis Excavator 345USLC	**PRESENT AT SITE:** **RAWP Day 58** Environmental Engineer (Langan) – Jessica Babb Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich pumped groundwater to facilitate installation of the east mat in the northeastern part of the site. Groundwater was pumped into a settlement tank prior to being discharged to the catch basin located at the corner of West 96th Street and West End Avenue in accordance with the New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001260707).
- Mayrich used a jackhammer to chip and remove bedrock in the southwestern part of the site. The removed bedrock was temporarily stockpiled and subsequently graded in the southwestern part of the site.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

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

- One anomalously high one-minute VOC reading was recorded at the downwind monitoring station (DW1; 11:07am) as the result of machine exhaust in close proximity to the monitoring station and not the result of ground-intrusive work. Fugitive dust and odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.023			Daily Background	0.3		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.023	0.021	0.024	Daily Time Weighted Average	0.3	0.8	0.2
Maximum 15-min Average	0.041	0.035	0.045	Maximum 15-min Average	1.2	3.1	1.2
Minimum 1-min Instant Reading	0.012	0.010	0.011	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.111	0.053	0.229	Maximum 1-min Instant Reading	1.3	9.8	1.2

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

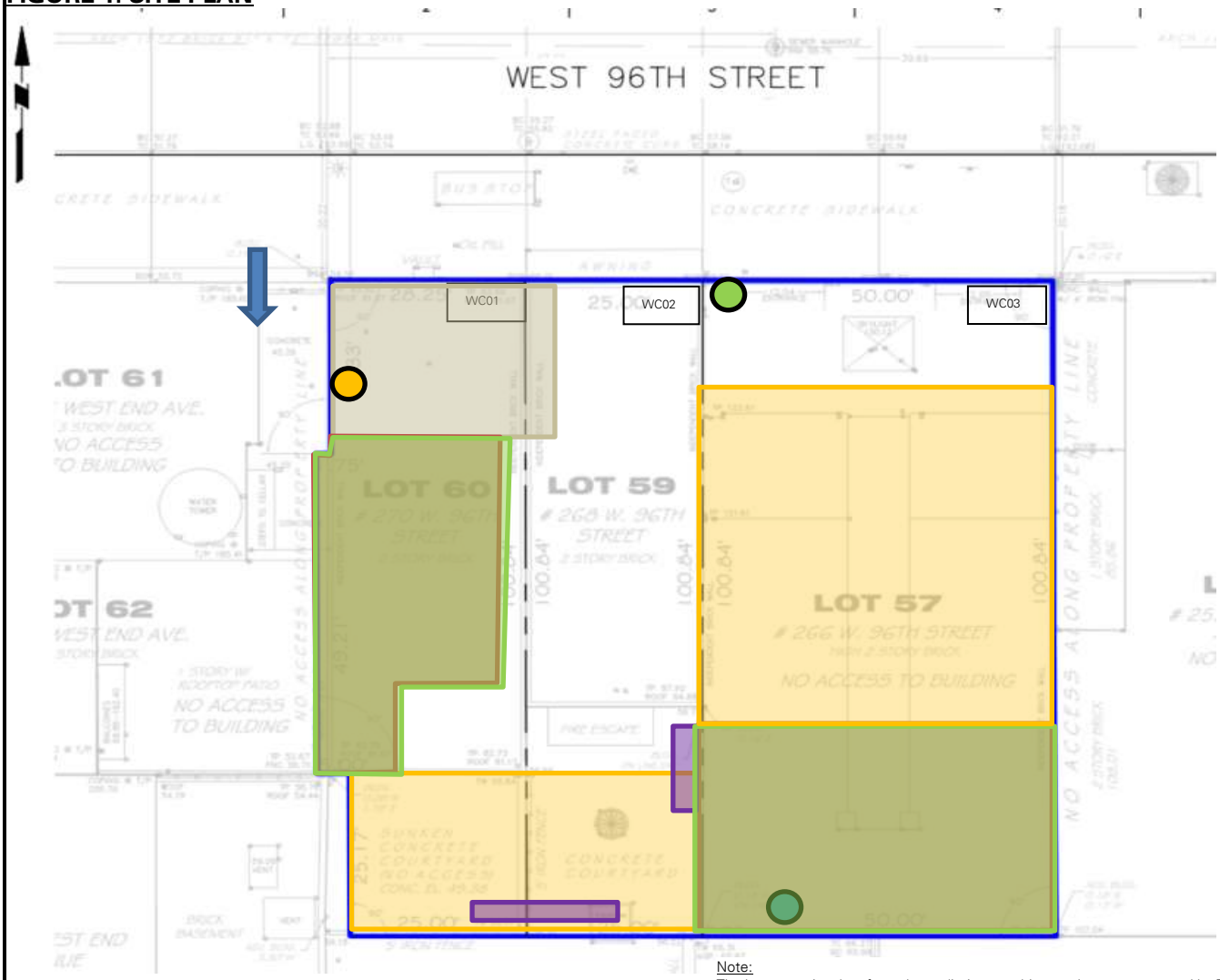
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

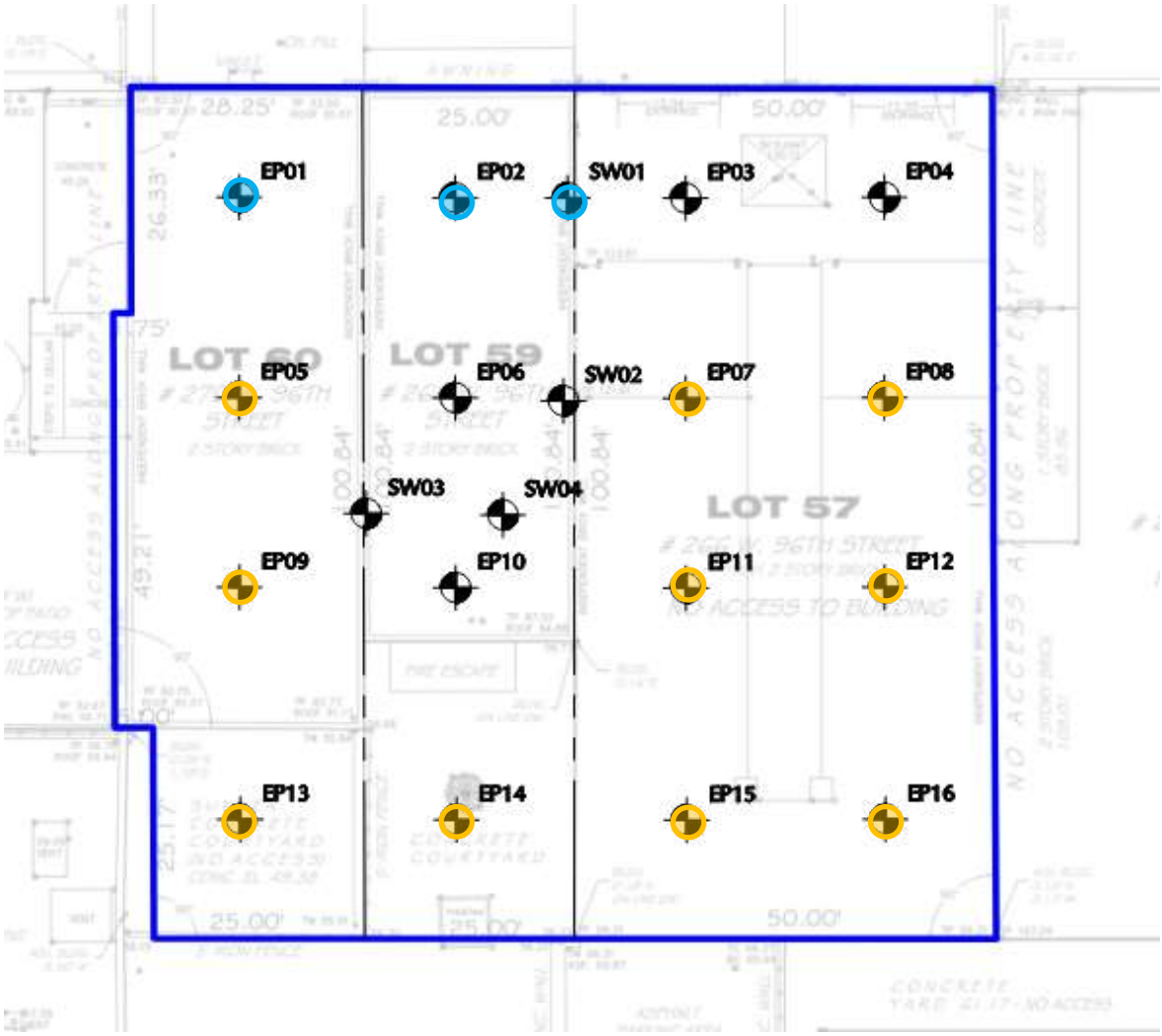
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: General site view of the site (facing southwest).

Photo 2: Mayrich chipping bedrock in the southwestern part of the site (facing east).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Tuesday, August 8, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 72-87°F Wind: N at 0-7 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:15pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 59**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich installed PREPRUFE 300R Plus and 160R Plus waterproofing in the southwestern part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Elevated one minute readings recorded at the upwind monitoring station were the result of truck exhaust in close proximity to the monitoring station and not the result of ground-intrusive work. Fugitive dust or odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.056			Daily Background	0.4		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.056	0.046	0.043	Daily Time Weighted Average	0.4	1.1	0.4
Maximum 15-min Average	0.173	0.080	0.071	Maximum 15-min Average	1.9	2.3	1.3
Minimum 1-min Instant Reading	0.026	0.025	0.025	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.638	0.339	0.208	Maximum 1-min Instant Reading	2.4	2.4	1.5

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

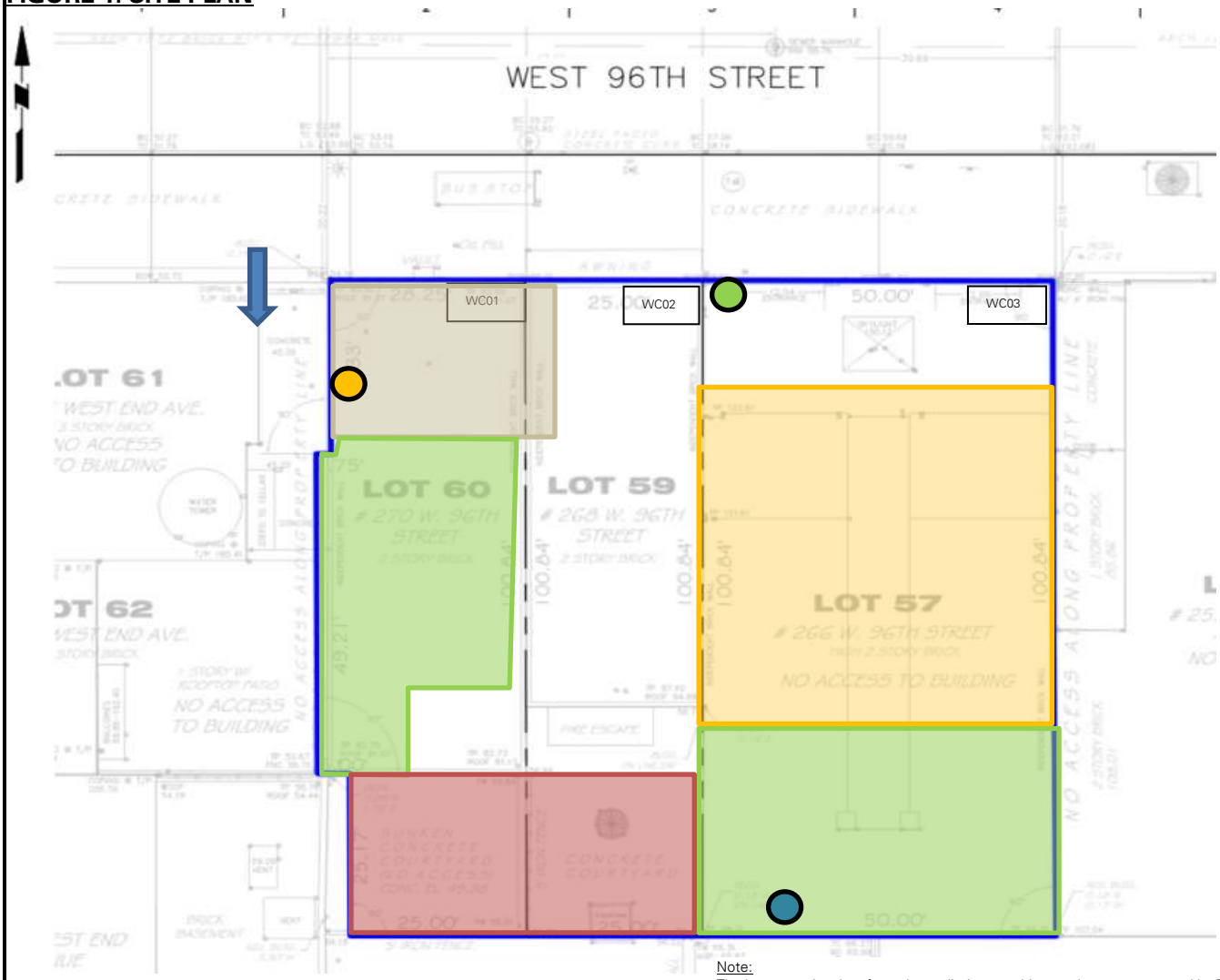
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

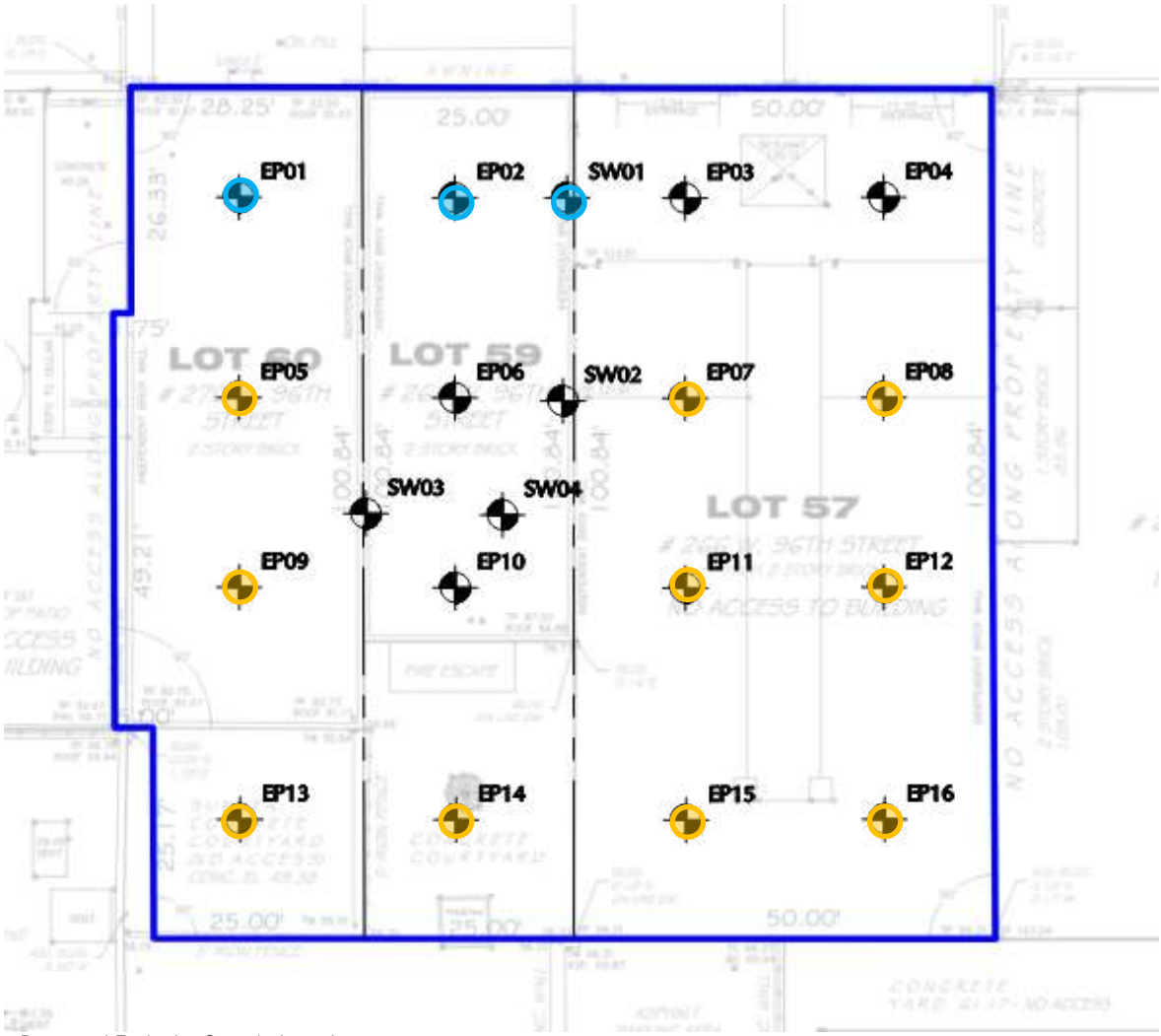
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Rat Slab and Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Mayrich installing waterproofing in the southwestern part of the site (facing west).

Photo 2: General view of current site conditions in the southwestern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Wednesday, August 9, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 72-87°F Wind: N at 0-6 mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:15pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 60**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich continued installation of PREPRUFE 300R Plus and 160R Plus waterproofing for the west mat in the southwestern part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs).

- Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW1) between 10:18am and 10:22am as a result of using an air compressor in close proximity of the unit and was not the result of ground-intrusive work. VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors were not observed migrating off-site.

- One anomalously high one-minute VOC reading was recorded at the downwind monitoring station (DW2; 10:04am) as the result of truck exhaust in close proximity to the monitoring station and not the result of ground-intrusive work. Fugitive dust and odors were not observed migrating off-site

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.026			Daily Background	1.2		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.026	0.035	0.025	Daily Time Weighted Average	1.2	0.0	0.1
Maximum 15-min Average	0.131	0.215	0.069	Maximum 15-min Average	1.4	0.7	2.4
Minimum 1-min Instant Reading	0.010	0.011	0.010	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.501	0.889	0.293	Maximum 1-min Instant Reading	2.5	1.4	28.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

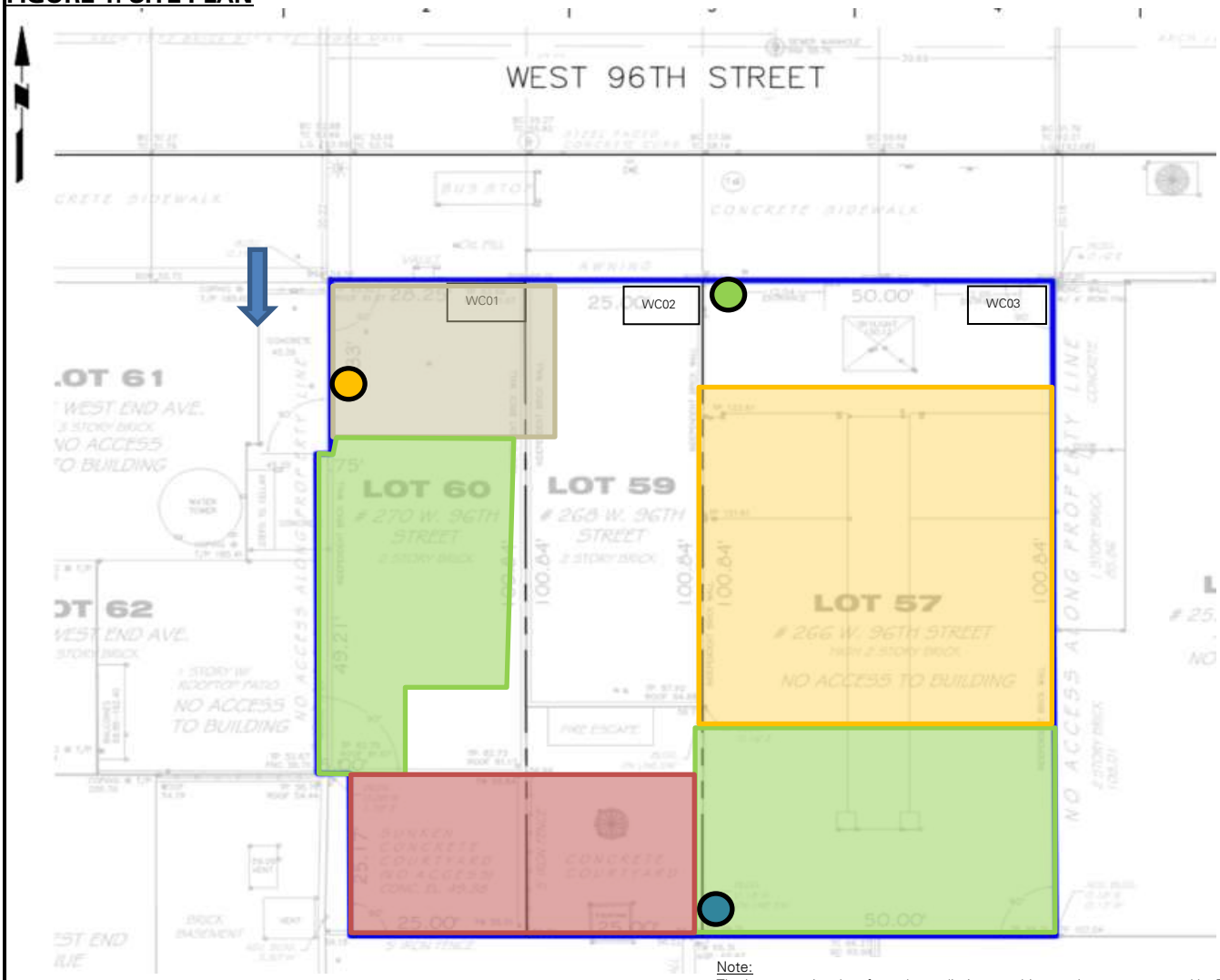
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

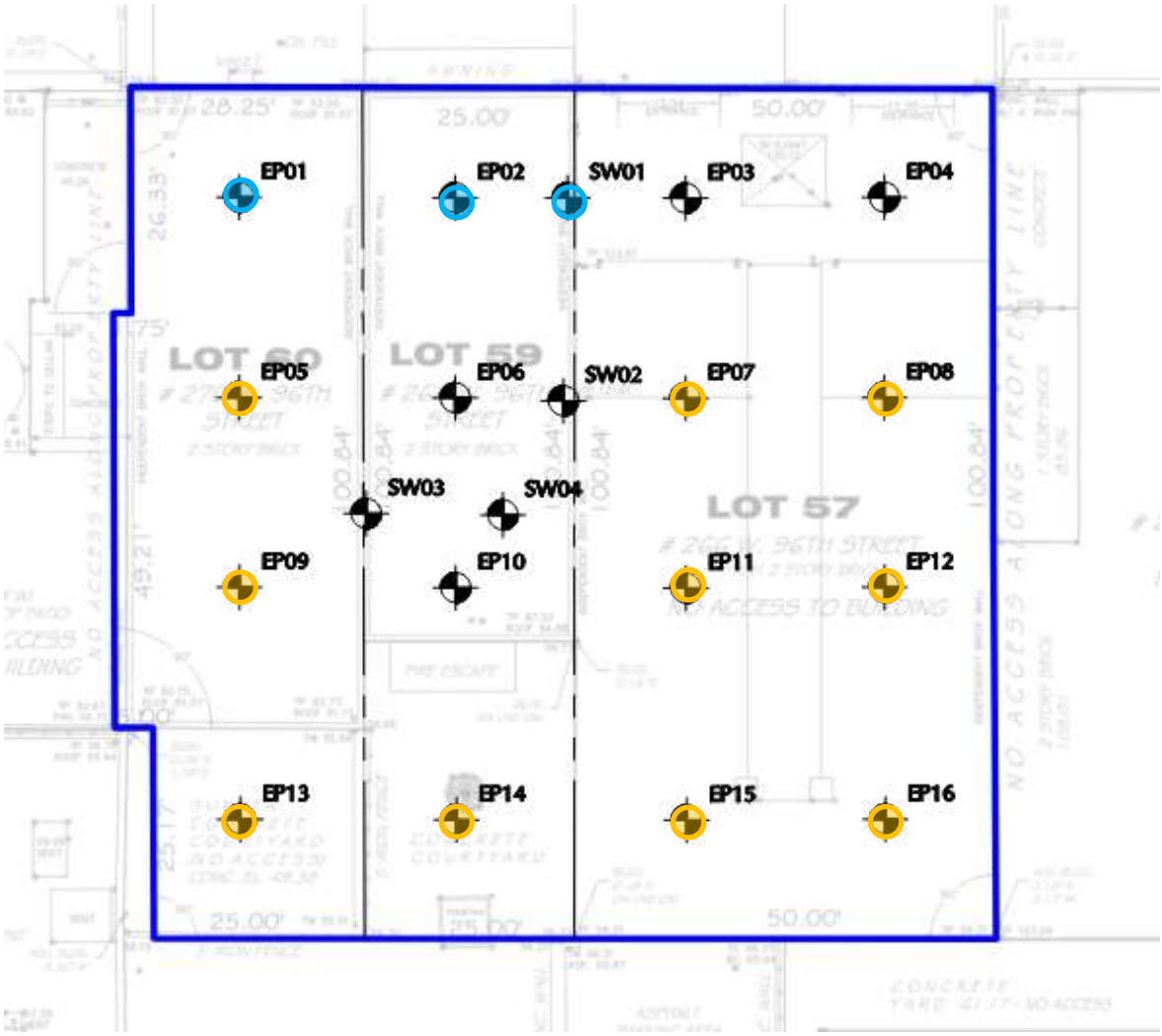
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of area Mayrich installed waterproofing in the southwestern part of the site (facing west).

Photo 2: General view of current site conditions in the eastern part of the site (facing southeast).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Thursday, August 4, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 78-92°F Wind: SW at 0-8 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 4:00pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 61**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 870LC excavator to remove chipped bedrock to install the building's foundation slab in the northeastern part of the site. The chipped bedrock was temporarily stockpiled in the central part of the site and subsequently graded to be removed at a later date.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

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

- One anomalously high one-minute VOC reading was recorded at the upwind monitoring station (11:17am) as the result of machine exhaust in close proximity to the monitoring station and not the result of ground-intrusive work. Fugitive dust and odors were not observed migrating off-site.

- One-minute particulate and VOC data was not recorded at the downwind monitoring station (DW2) from 8:32am to 8:53am due to equipment recalibration. Work was paused until the unit was placed back in service.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.031			Daily Background	0.6		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.031	0.026	0.025	Daily Time Weighted Average	0.6	0.0	0.3
Maximum 15-min Average	0.071	0.145	0.067	Maximum 15-min Average	3.9	1.1	1.7
Minimum 1-min Instant Reading	0.003	0.003	0.001	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.245	0.628	0.109	Maximum 1-min Instant Reading	40.1	2.7	5.1

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

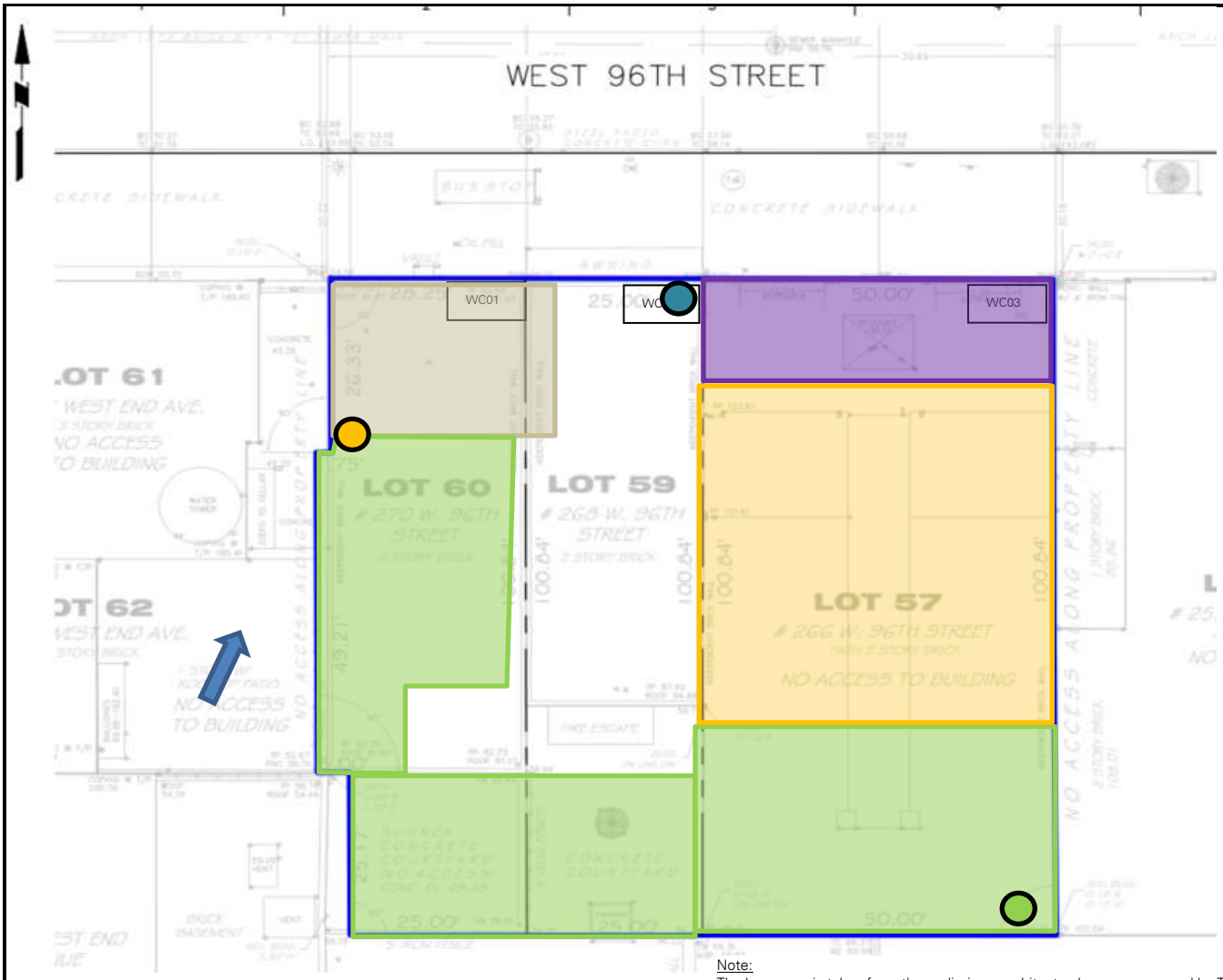
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

FIGURE 1: SITE PLAN

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

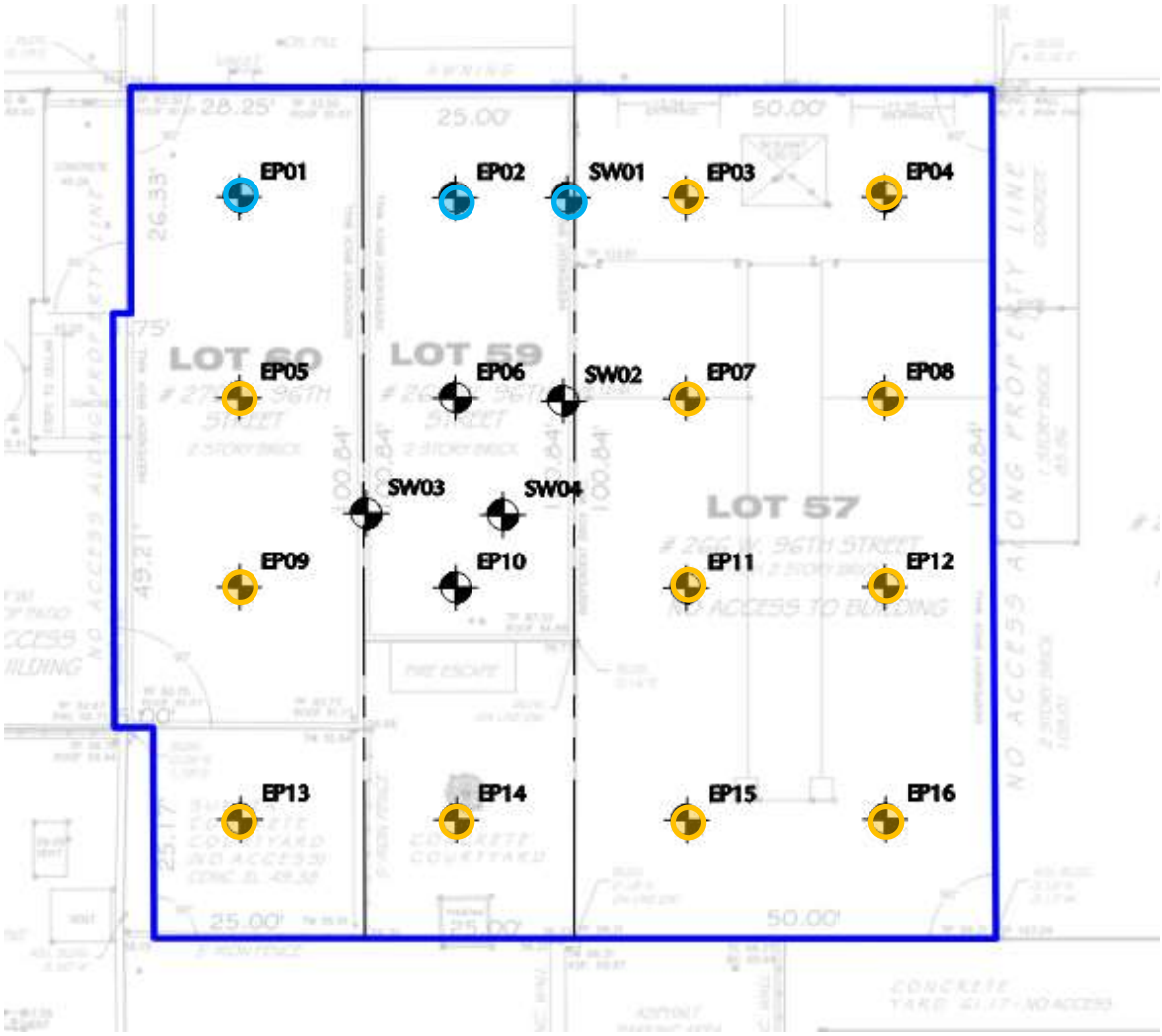
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: General view of the site (facing south).

Photo 2: Mayrich excavating chipped bedrock in the northeastern part of the site (facing southwest).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Friday, August 5, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 78-83°F Wind: N at 0-5 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 2:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 62**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich continued installation of PREPRUFE 300R Plus and 160R Plus waterproofing for the east mat in the eastern part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications.

- Mayrich used a jackhammer to chip and remove bedrock in the northeastern part of the site. The removed bedrock was temporarily stockpiled and subsequently graded into the temporary equipment ramp located in the northwestern part of the site or used as temporary backfill in the northeastern part of the site to support installation of foundational elements.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate 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.

- VOC concentrations exceeded the action levels established in the site CAMP at one of the downwind monitoring units (DW2) between 12:05pm and 12:18pm as a result of truck idling in close proximity of the unit and was not the result of ground-intrusive work. Upon notification, Mayrich turned off truck engine.

- Elevated one-minute particulate readings at upwind and downwind (DW2) stations were a result of bedrock chipping. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. The area was sprayed continually to mitigate further dust. Fugitive dust or odors were not observed migrating off-site.

- Monitoring of fifteen-minute average concentrations of particulate concentrations at a downwind air monitoring station (DW2) had negative readings from 7:25am to 8:06am, and from 8:47am to 9:47am due to equipment error. The equipment was recalibrated at 9:49am and recordings resumed. Work was paused until the unit was placed back in service.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.037			Daily Background	0.6		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.037	0.036	0.027	Daily Time Weighted Average	0.6	0.0	0.4
Maximum 15-min Average	0.216	0.097	0.153	Maximum 15-min Average	1.0	0.9	8.3
Minimum 1-min Instant Reading	0.000	0.000	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	1.161	0.283	0.974	Maximum 1-min Instant Reading	1.2	1.1	56.6

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

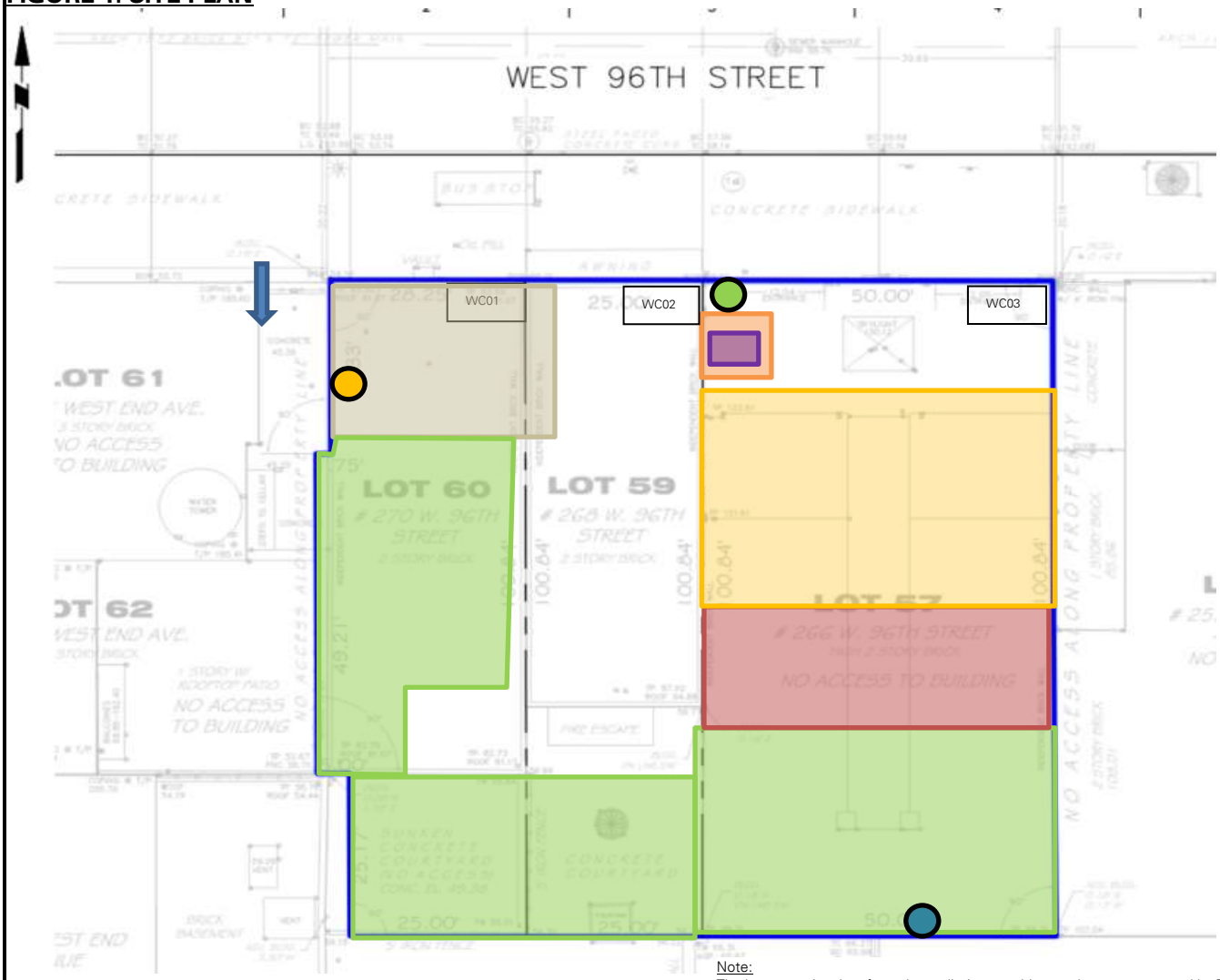
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

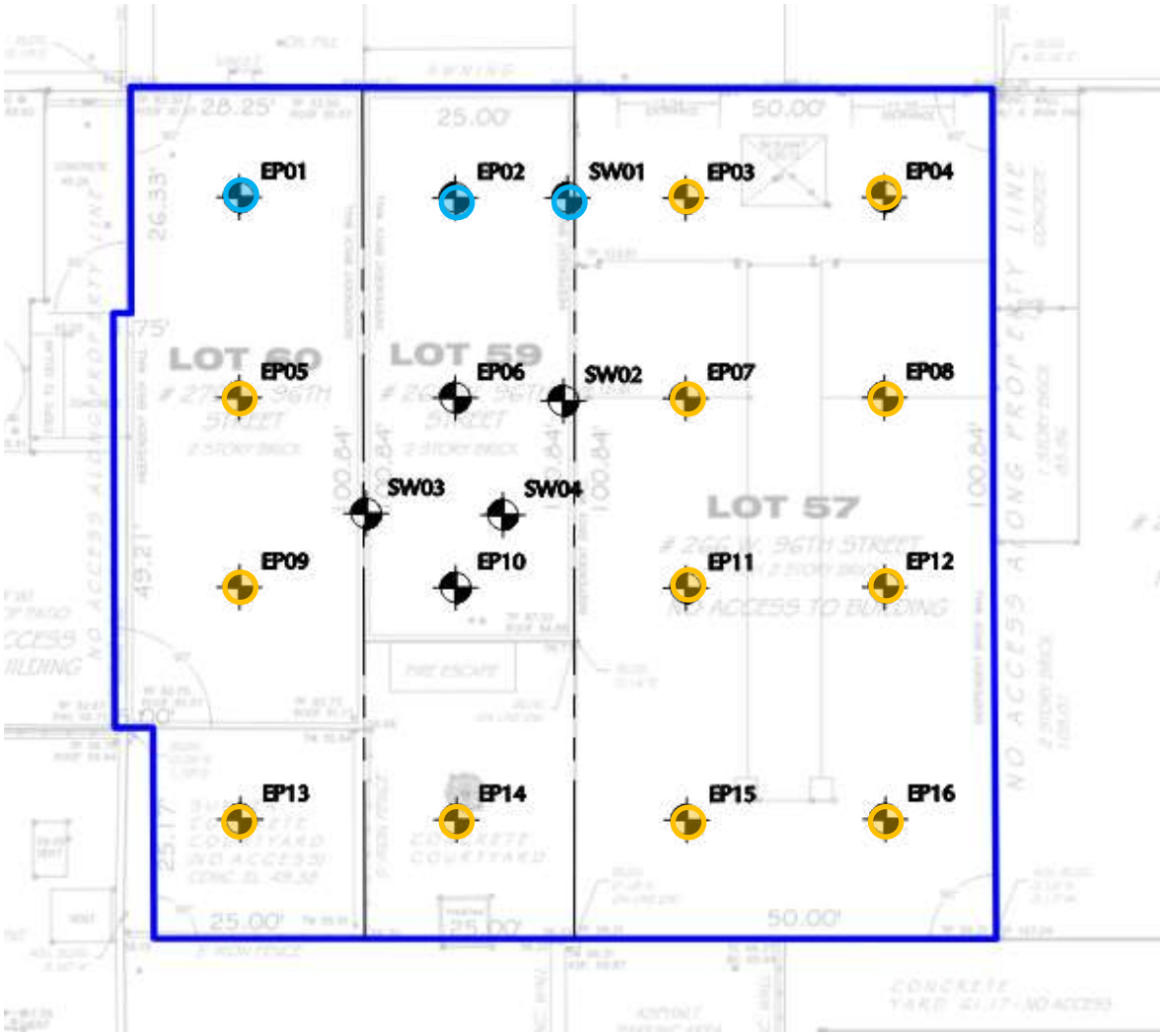
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of area Mayrich installed waterproofing in the eastern part of the site (facing northwest).

Photo 2: Mayrich removing chipped bedrock in the northeastern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Tuesday, August 9, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 81-95°F Wind: N at 4-9 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 64**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345LC excavator to export construction and demolition (C&D) debris from the temporary trucking ramp for off-site disposal.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Elevated one-minute readings at upwind station were due to C&D exports and not attributed to ground-intrusive work. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.050			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.050	0.033	0.035	Daily Time Weighted Average	0.0	0.2	0.4
Maximum 15-min Average	0.192	0.069	0.083	Maximum 15-min Average	0.3	0.9	1.4
Minimum 1-min Instant Reading	0.020	0.020	0.019	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	1.496	0.125	0.276	Maximum 1-min Instant Reading	0.3	0.9	1.5

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.
- Waterproofing installation

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN

Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

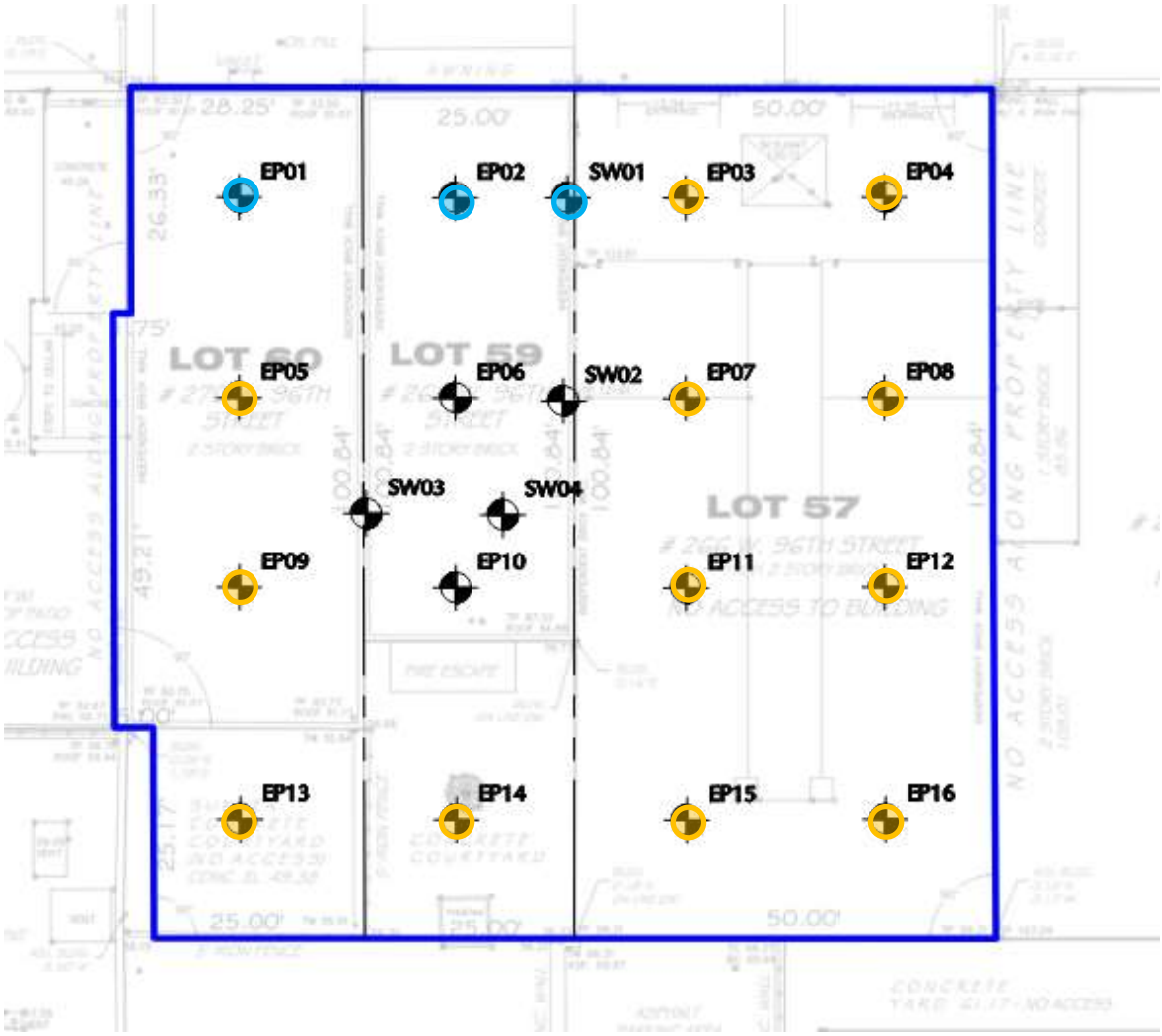
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Mayrich off-loading C&D and chipped bedrock from the temporary trucking ramp in the northwestern part of the site (facing southwest).

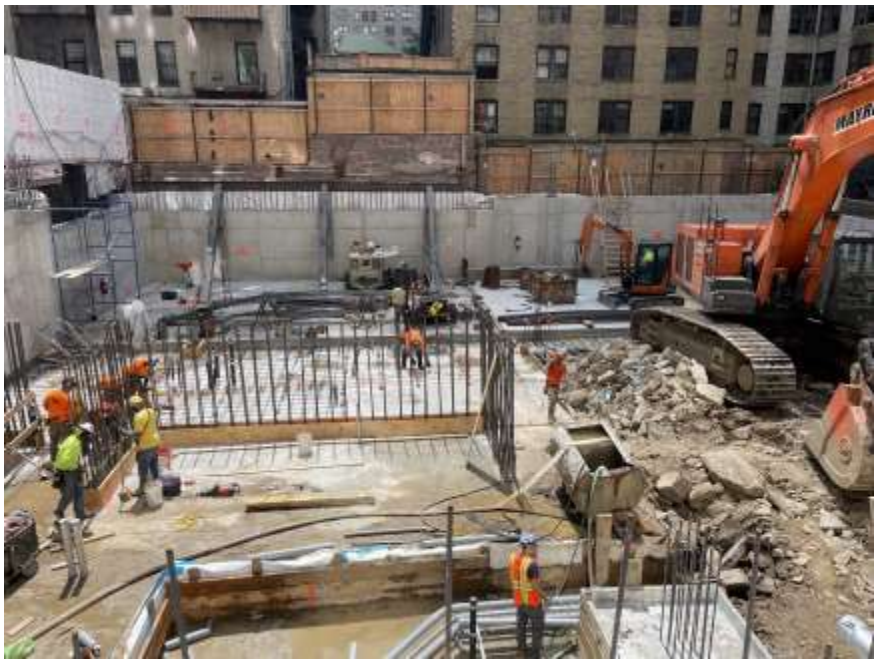


Photo 2: General view of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Thursday, August 11, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Partly Cloudy, 74-86°F Wind: N at 0-4 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 66**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich pumped groundwater to facilitate installation of the building's foundation in the central part of the site. Groundwater was pumped into a settlement tank prior to being discharged to the catch basin located at the corner of West 96th Street and West End Avenue in accordance with the New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001260707).
- Mayrich used a Zaxis 870USLC excavator to remove previously backfilled chipped bedrock in the central and southwestern part of the site. The chipped bedrock was temporary stockpiled and subsequently graded into the equipment ramp to be removed at a future date.
- Mayrich used a Zaxis 345LC excavator to export construction and demolition (C&D) debris from the temporary trucking ramp for off-site disposal.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (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.

- Monitoring of particulate and VOC fifteen-minute average concentrations at the upwind and downwind air monitoring stations was delayed until 10:20am due to inclement weather.
- Elevated particulate one minute readings recorded at the downwind monitoring station (DW1) were due to C&D exports and not attributed to ground-intrusive work. Fugitive dust or odors were not observed migrating off-site.
- Monitoring of one-minute average concentrations of VOC concentrations at a downwind air monitoring station (DW1) were momentarily paused between 11:38am to 12:00pm due to equipment error. Work was paused until the unit was placed back in service.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.026			Daily Background	1.3		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.026	0.027	0.032	Daily Time Weighted Average	1.3	0.1	0.5
Maximum 15-min Average	0.043	0.138	0.068	Maximum 15-min Average	1.8	0.6	1.0
Minimum 1-min Instant Reading	0.002	0.001	0.013	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.108	1.560	0.299	Maximum 1-min Instant Reading	1.8	0.6	1.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

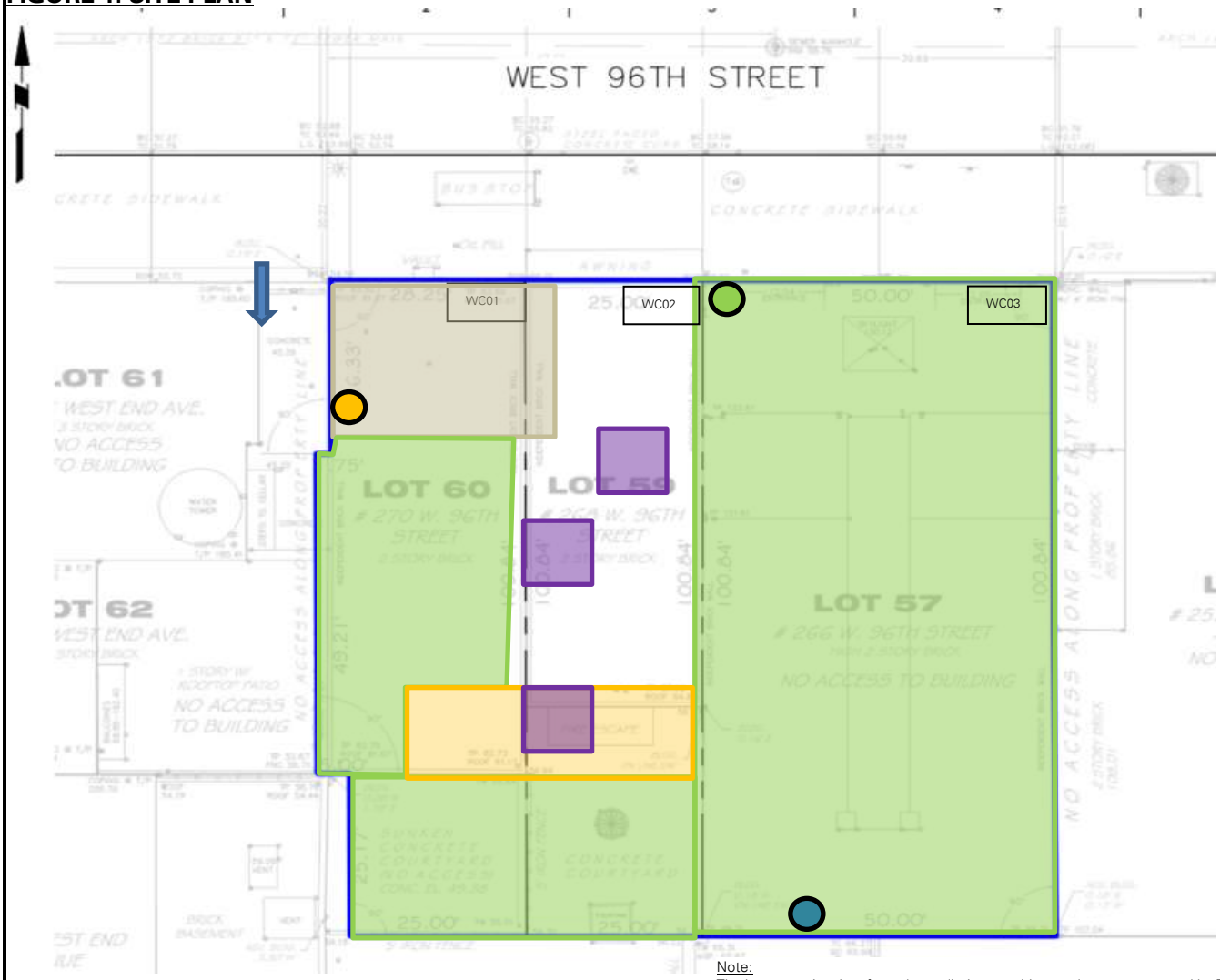
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

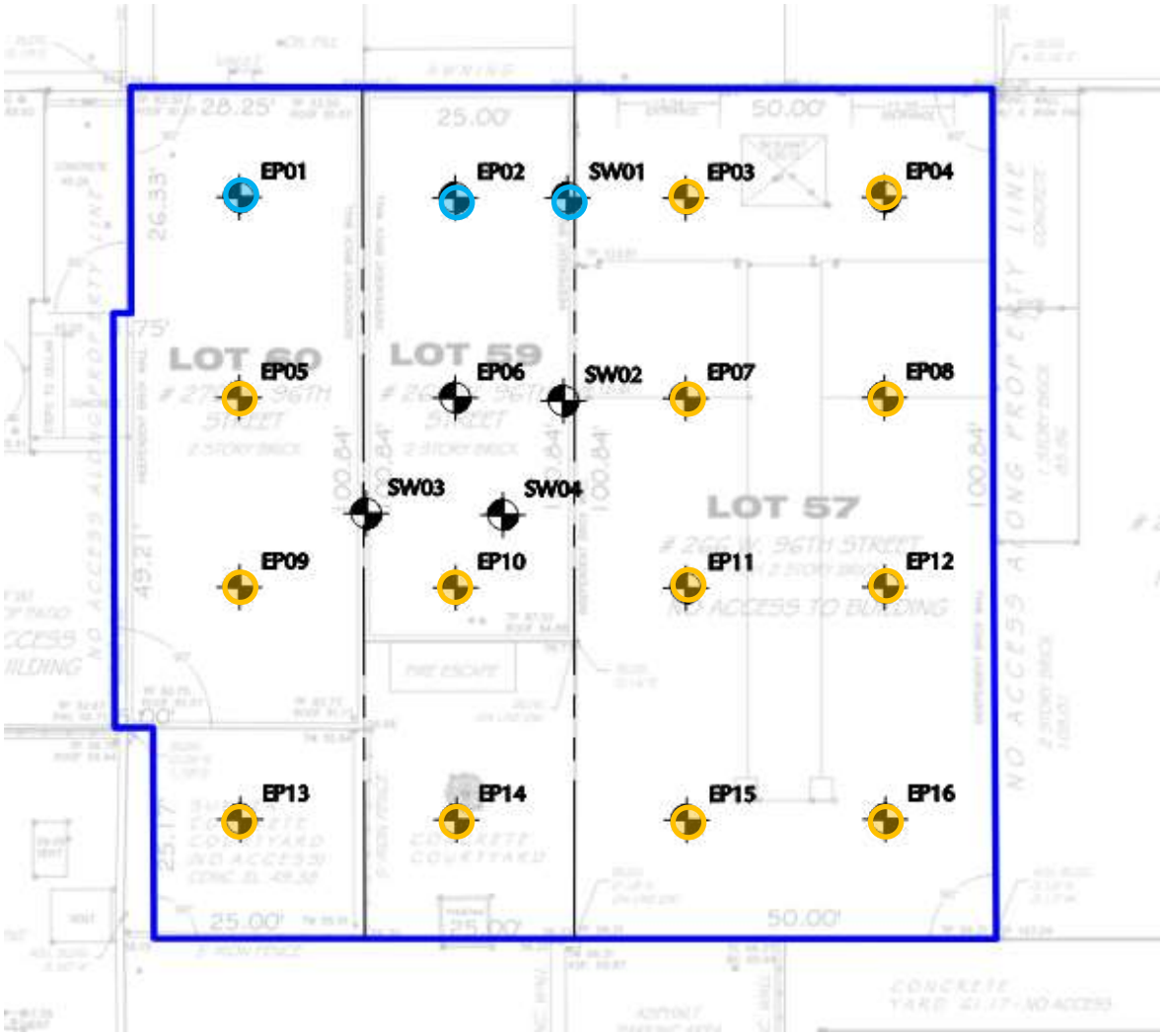
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Mayrich dewatering in the central part of the site (facing north).

Photo 2: View of Mayrich removing chipped bedrock from the central part of the site (facing southwest).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Friday, August 12, 2022	
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny 71-79˚F Wind: N at 4-9 mph	
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 2:30pm	

CONTRACTOR'S EQUIPMENT: Zaxis Excavator 870LC Zaxis Excavator 345USLC	**PRESENT AT SITE:** **RAWP Day 67** Environmental Engineer (Langan) – Sophia Misiakiewicz Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich pumped groundwater to facilitate installation of the foundation in the central part of the site. Groundwater was pumped into a settlement tank prior to being discharged to the catch basin located at the corner of West 96th Street and West End Avenue in accordance with the New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001260707).
- Mayrich used Zaxis 870USLC excavator and hand shovels to remove previously backfilled chipped bedrock in the central and southwestern part of the site. The chipped bedrock was temporary stockpiled and subsequently graded into the equipment ramp to be removed at a future date.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). VOC concentrations did not exceed the action levels established in the site CAMP.

- Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW1) between 10:37am and 10:51am as a result of trucks idling in close proximity of the unit and was not the result of ground-intrusive work. Upon notification, Mayrich turned off truck engine. Fugitive dust or odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.012			Daily Background	0.1		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.012	0.031	0.024	Daily Time Weighted Average	0.1	0.0	0.1
Maximum 15-min Average	0.039	0.273	0.064	Maximum 15-min Average	0.2	0.0	0.3
Minimum 1-min Instant Reading	0.000	0.008	0.008	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.108	1.007	0.144	Maximum 1-min Instant Reading	0.2	0.0	0.7

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

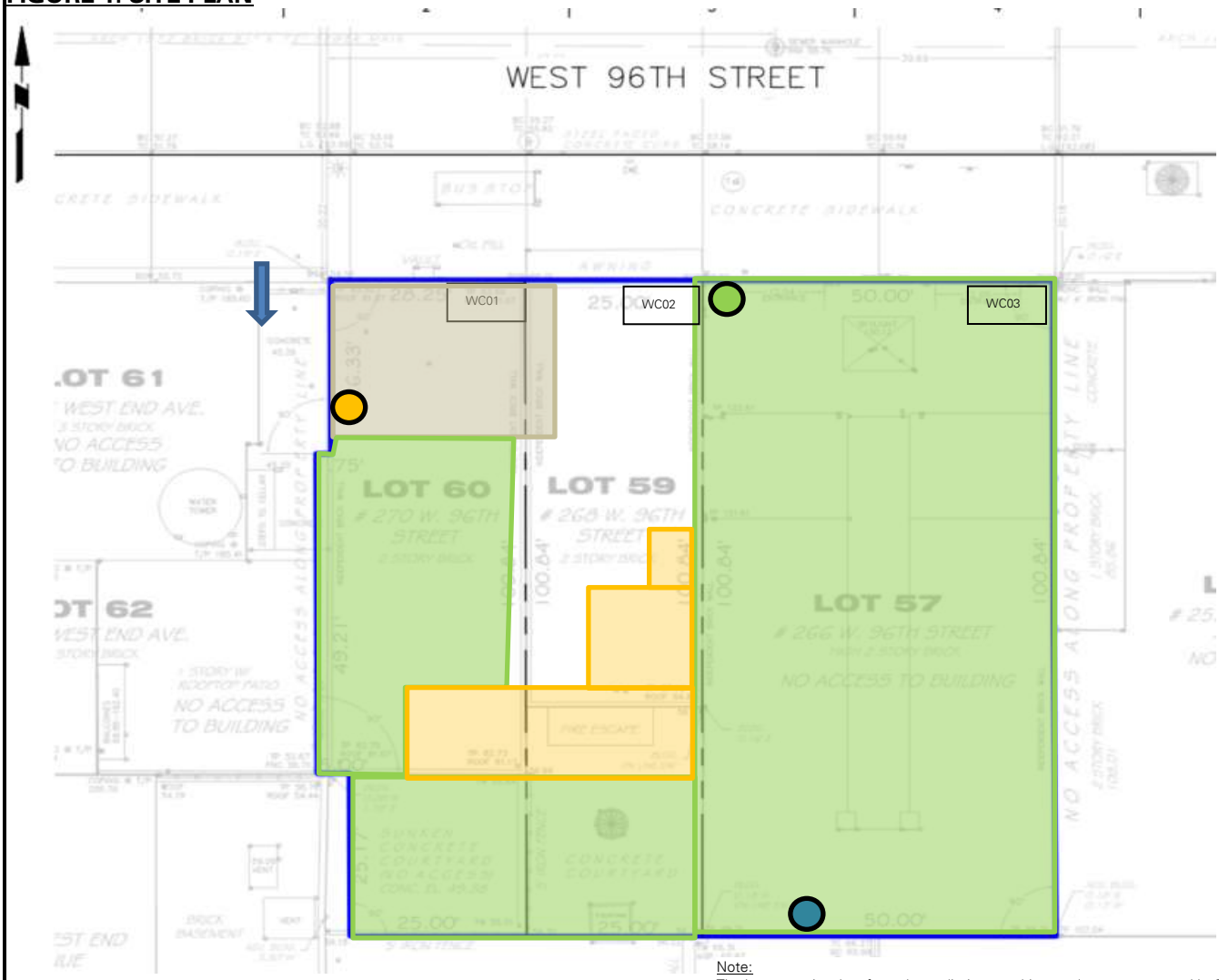
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

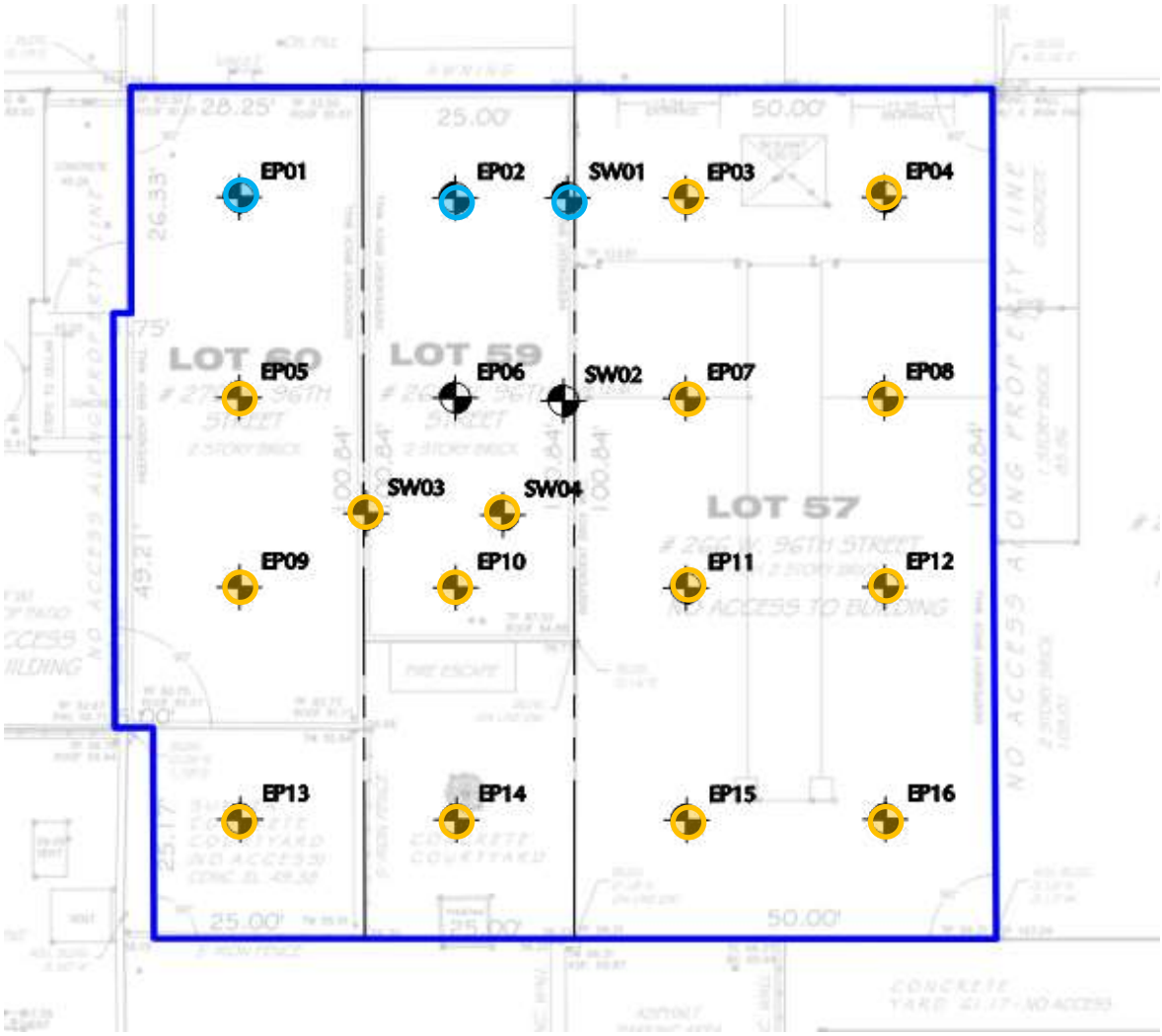
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Approximate Location of Temporary Equipment Ramp
- Prevailing Wind Direction
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of off-site components of the site's dewatering system on West End Avenue (facing northwest).

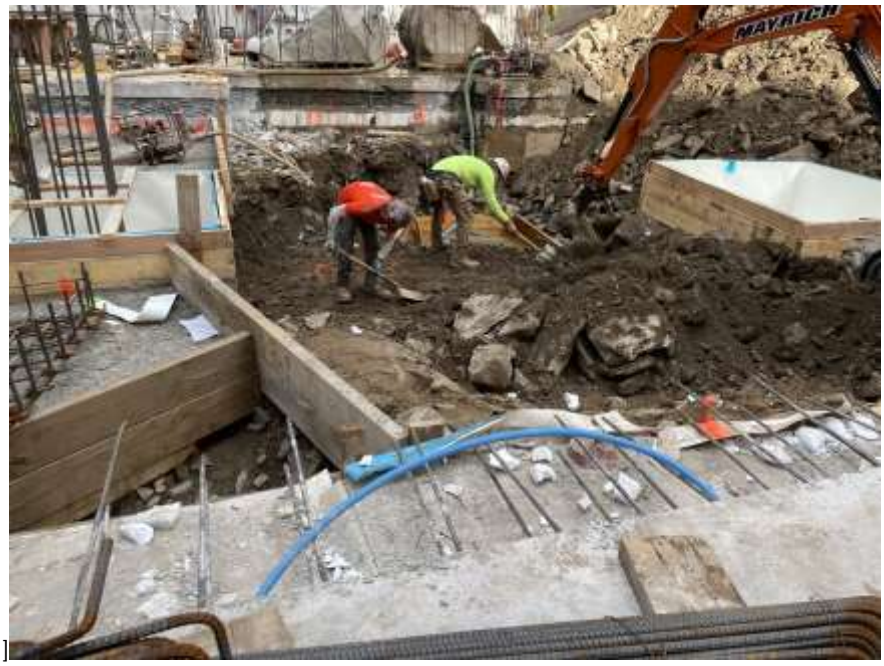


Photo 2: Mayrich removing chipped bedrock from the central part of the site (facing west).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Monday, August 15, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny 68-82˚F Wind: N at 0-6 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 68**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich pumped groundwater to facilitate installation of the foundation in the central and northwest parts of the site. Groundwater was pumped into a settlement tank prior to being discharged to the catch basin located at the corner of West 96th Street and West End Avenue in accordance with the New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001260707).
- Mayrich used a Zaxis 870USLC excavator to excavate an about 30-foot long, 2-foot wide, 4-foot deep area in the northern part of the site (Grid WC04). Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and the non-hazardous historic fill was temporarily stockpiled adjacent to the excavation and subsequently exported for off-site disposal.
- Mayrich used a Zaxis 345LC excavator to export construction and demolition (C&D) debris from the temporary trucking ramp for off-site disposal.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (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.

- Elevated one-minute particulate concentrations recorded at the downwind monitoring stations were due to C&D exports and not attributed to ground-intrusive work. Fugitive dust or odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.024			Daily Background	0.3		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.024	0.020	0.030	Daily Time Weighted Average	0.3	0.0	0.0
Maximum 15-min Average	0.044	0.073	0.159	Maximum 15-min Average	0.3	0.3	0.0
Minimum 1-min Instant Reading	0.005	0.007	0.008	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.086	0.439	0.514	Maximum 1-min Instant Reading	0.4	0.3	0.0

mg/m^3 = milligrams per cubic meter

ppm = parts per million

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SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- One truckload (about 20 cubic-yards [CY]) of native soil (WC04) was exported from the site to the Bayshore Soil Management facility in Keasbey, New Jersey as non-hazardous petroleum-contaminated soil/urban fill for off-site disposal.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	9	162
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	1	20
Total	Number of Loads	Approx. Volume (CY)
	69	1,380

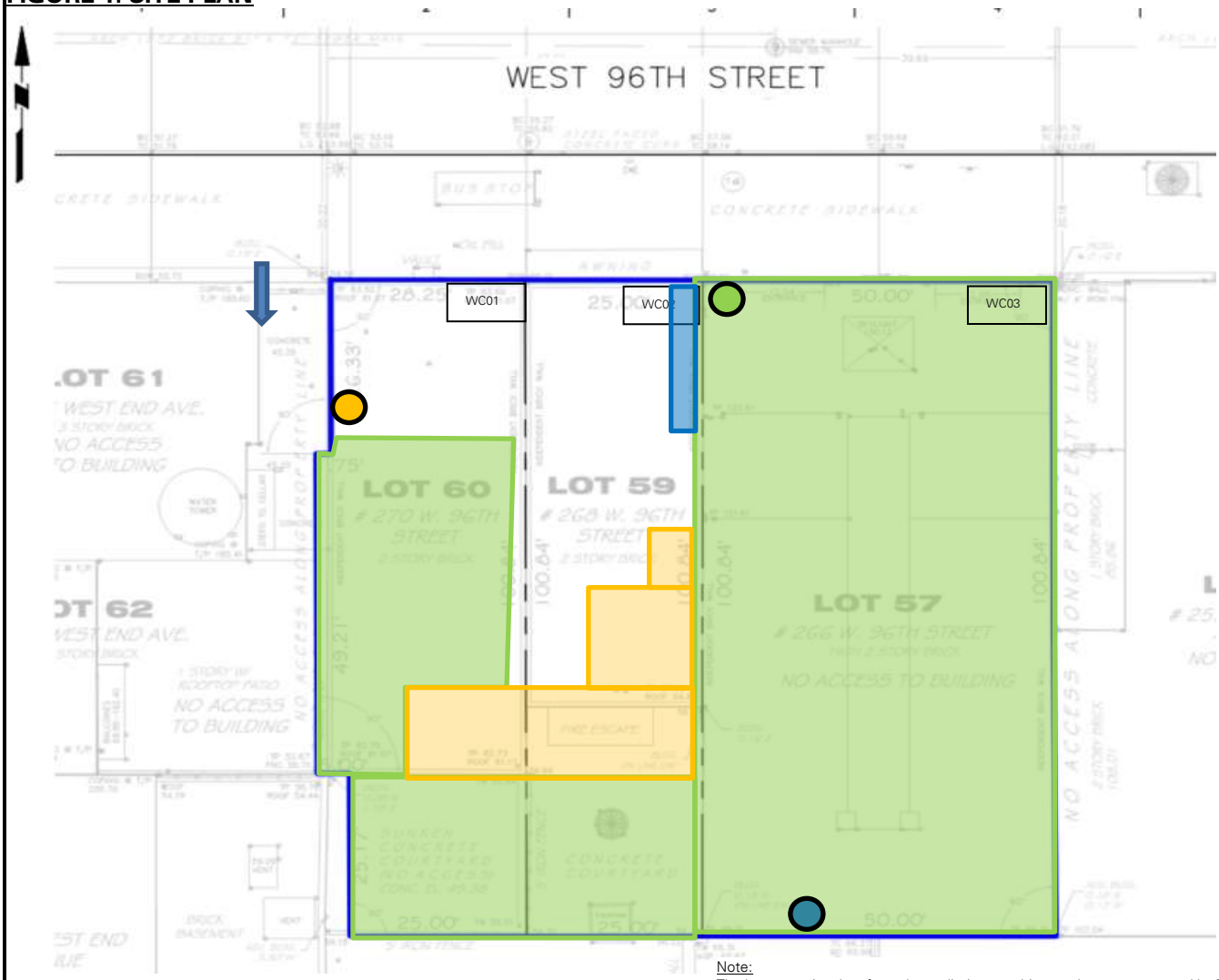
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



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- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area
- Approximate Location of Poured Concrete Rat Slab
- Approximate Location of Poured Concrete Slab
- Approximate Excavation Area

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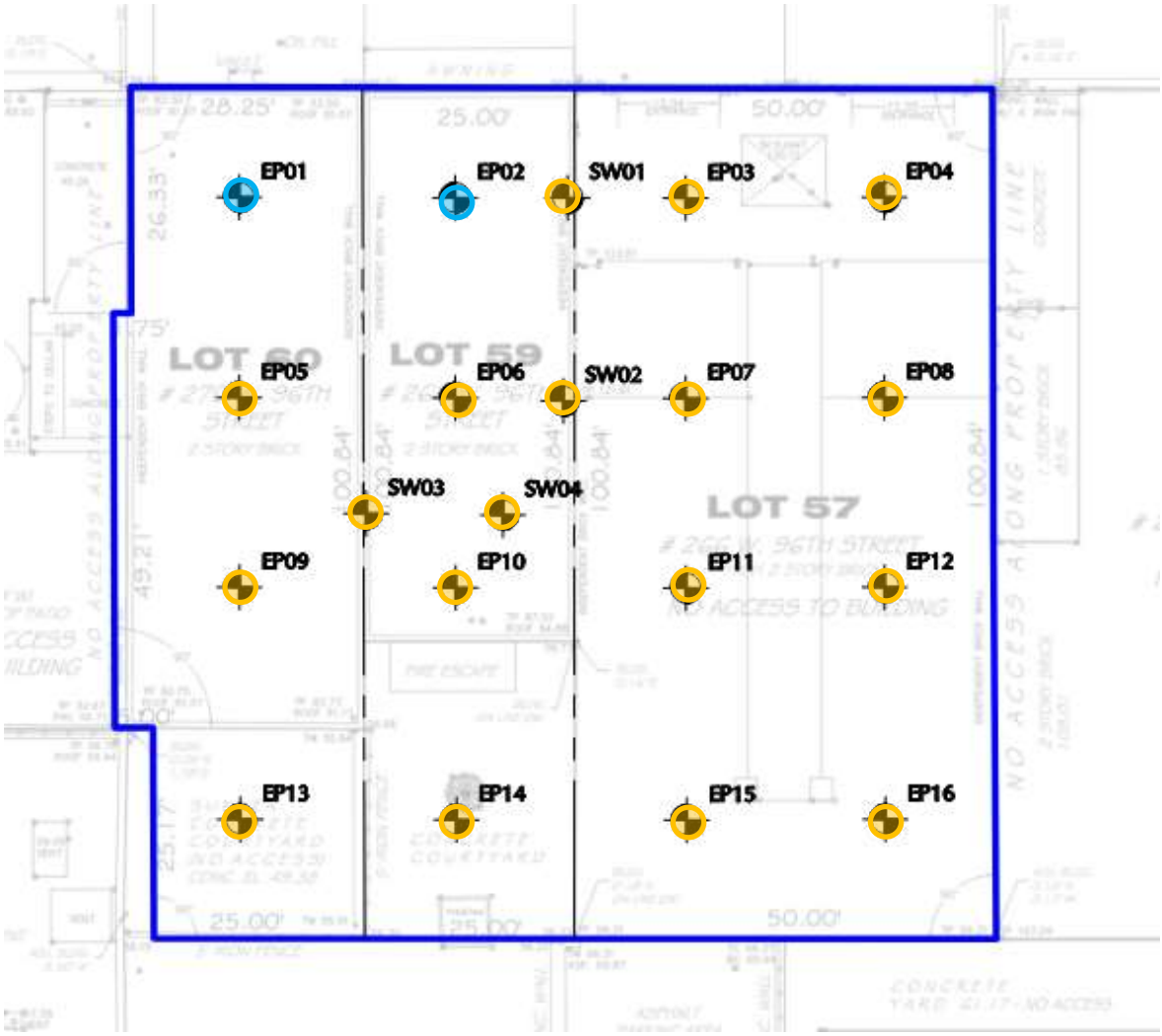
SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Sample

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of on-site components of the site's dewatering system in northwestern part of the site (facing west).

Photo 2: View of Mayrich excavating native soil from the northwestern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**