

SITE OBSERVATION REPORT

PROJECT No.: 170663101 PROJECT: 46-81 Metropolitan Avenue LOCATION: Queens, NY BCP SITE ID: C241260	CLIENT: 46-81 Metro Ground Lessee LLC c/o Prologis, Inc.	DATE: Thursday, November 10, 2022 WEATHER: Partly Cloudy, 50.0 – 60.0 °F Wind: SW @ 0.7 – 4.5 mph TIME: 6:45 am – 4:15 pm
CONTRACTOR: Lakewood Environmental Services Corp. (Lakewood)		LANGAN REP. : Liz Mcconnell
EQUIPMENT: MiniRAE 3000 PID DustTrak II Geoprobe® 6610DT Drill Rig Hammer Drill Ground-penetrating Radar Equipment	PRESENT AT SITE: Remedial Investigation Day 01 Langan (Environmental) – Liz Mcconnell, Harrison Bluestone Lakewood (Drilling Contractor) – Tim Kelly NOVA Geophysical Services (NOVA) (Geophysical Contractor) – Chris Steinley, Tolga Ybas	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:		
<p>Langan began implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved October 25, 2022 Remedial Investigation Work Plan (RIWP) at the 46-81 Metropolitan Avenue site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C241260).</p>		
Site Activities		
<ul style="list-style-type: none"> • NOVA completed a site-wide geophysical survey to identify potential subsurface utilities or structures in proposed sample locations and to screen for anomalies consistent with underground storage tanks (USTs). No anomalies consistent with USTs were identified. • Lakewood used a hammer drill to install four sub-slab vapor sampling points (SSV-2 through SSV-5) to a depth of about 2 inches beneath the concrete slab within the on-site building. The sub-slab vapor points consisted of Teflon-lined polyethylene tubing and were set into place using No. 2 sand before sealing the borehole to match the surrounding grade using hydrated bentonite. • Lakewood used a Geoprobe® 6610DT direct-push drill rig with 5-foot-long Macro-Core® samplers and dedicated plastic liners to advance ten soil borings for soil sampling in the eastern part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples: <ul style="list-style-type: none"> ○ SB24 was advanced to a depth of about 35 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. ○ SB26 and SB29 were advanced to a depth of about 20 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed. ○ SB30, SB30_N1, SB30_N2, SB30_SE1, SB30_SE2, SB30_SW1, and SB30_SW2 were advanced to a depth of about 4 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed. • All soil borings were backfilled with non-impacted drill cuttings or clean sand and patched with concrete and/or cold patch asphalt after sampling was completed. Excess soil was containerized in a sealed and labeled, 55-gallon drum and staged in the eastern part of the site pending off-site disposal to an appropriate facility. 		
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Sampling Activities

- Langan collected six grab soil samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis of target compound list (TCL) and NYSDEC Part 375-list volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals (including hexavalent chromium, trivalent chromium, and total cyanide), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane.
- Langan collected eight grab soil samples (plus QA/QC samples) for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) lead. An additional six grab soil samples were collected and placed on hold with the laboratory pending receipt of the initial analytical results.
- Samples were relinquished to York Analytical Laboratories Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

CAMP Activities

Langan performed air monitoring in accordance with the community air monitoring plan (CAMP) for particulate matter less than 10 microns in diameter (PM10) and VOCs at upwind and downwind site perimeter locations. No PM10 or VOC concentrations exceeded the action levels established in the CAMP.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.020	0.020	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.030	0.035	Maximum 15-min Average	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

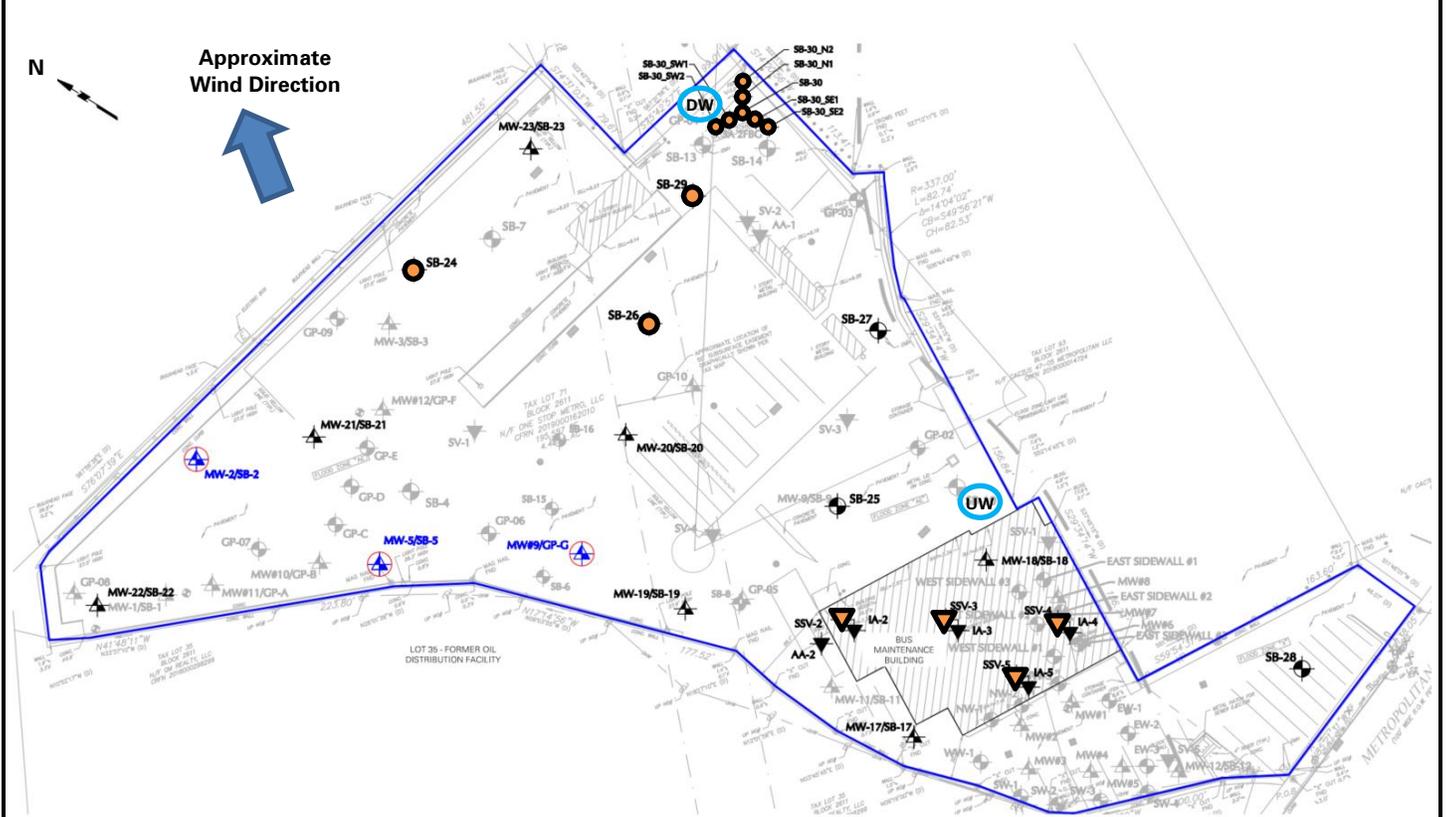
Anticipated Activities

- Langan and Lakewood will continue to advance soil borings and collect soil samples in the northern and central parts of the site.

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Figure 1: Sample Location Plan



Legend:

-  Approximate location of soil boring/monitoring well completed today
-  Approximate location of soil boring/monitoring well completed previously
-  Approximate location of sub-slab soil vapor point completed today
-  Approximate location of sub-slab soil vapor point completed previously
-  Approximate location of upwind air monitoring station
-  Approximate location of downwind air monitoring station

Notes:

- 1) Sample Location Map referenced from Figure 6 of the Remedial Investigation Work Plan, titled "Areas of Concern and Proposed Sample Location Map", dated October 20, 2022.
- 2) Air monitoring stations were relocated based on work area and wind direction. Locations shown above identify the predominant area of the air monitoring station.
- 3) Sample locations are approximate.

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Site Photographs:



Photo 1: View of soil/fill recovered from soil boring SB24 in the north-central part of the site.

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By: Liz Mcconnell

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DAILY AIR MONITORING REPORT

**46-81 Metropolitan Ave
Maspeth, New York**

11/10/22

Project number: 170663101

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Rev. No. 0

Submitted By:

Dust Action Level

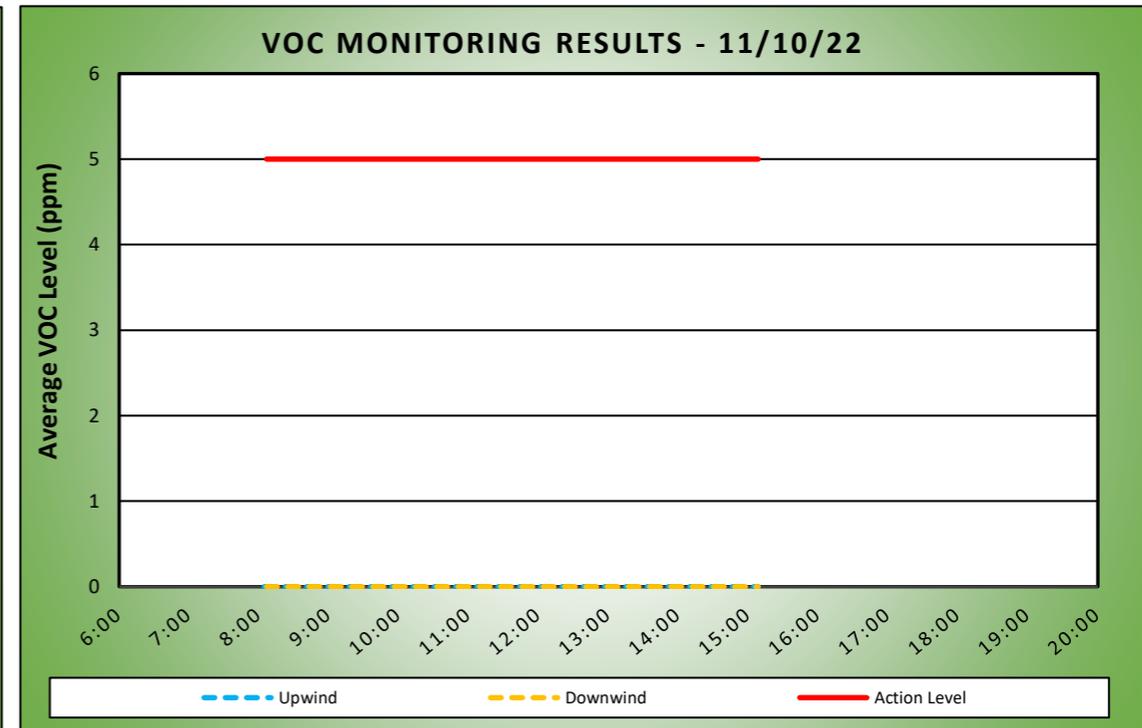
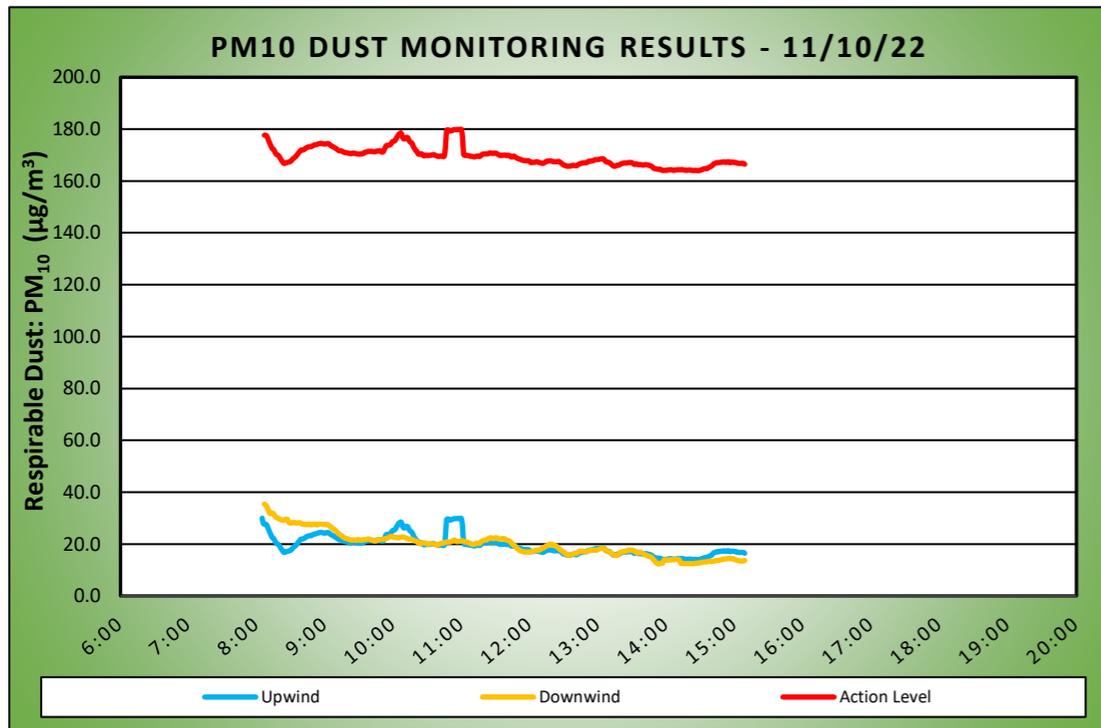
150 $\mu\text{g}/\text{m}^3$

TVOC Action Level

5 ppm

Weather Data Range for Work Day		Wind Direction	SW	Relative Humidity (%)	54.0 - 87.0	Daily Rain (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	50.0 - 67.0	Wind Speed (MPH)	0.7 - 4.5	Barometer (inHg)	30.30 - 30.40			

Station Location Work Area	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15 Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Maximum 15 Minute Avg Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15 Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	19.9	30.0	8:05	0.0	0.0	8:05
Downwind	20.0	35.4	8:07	0.0	0.0	8:07



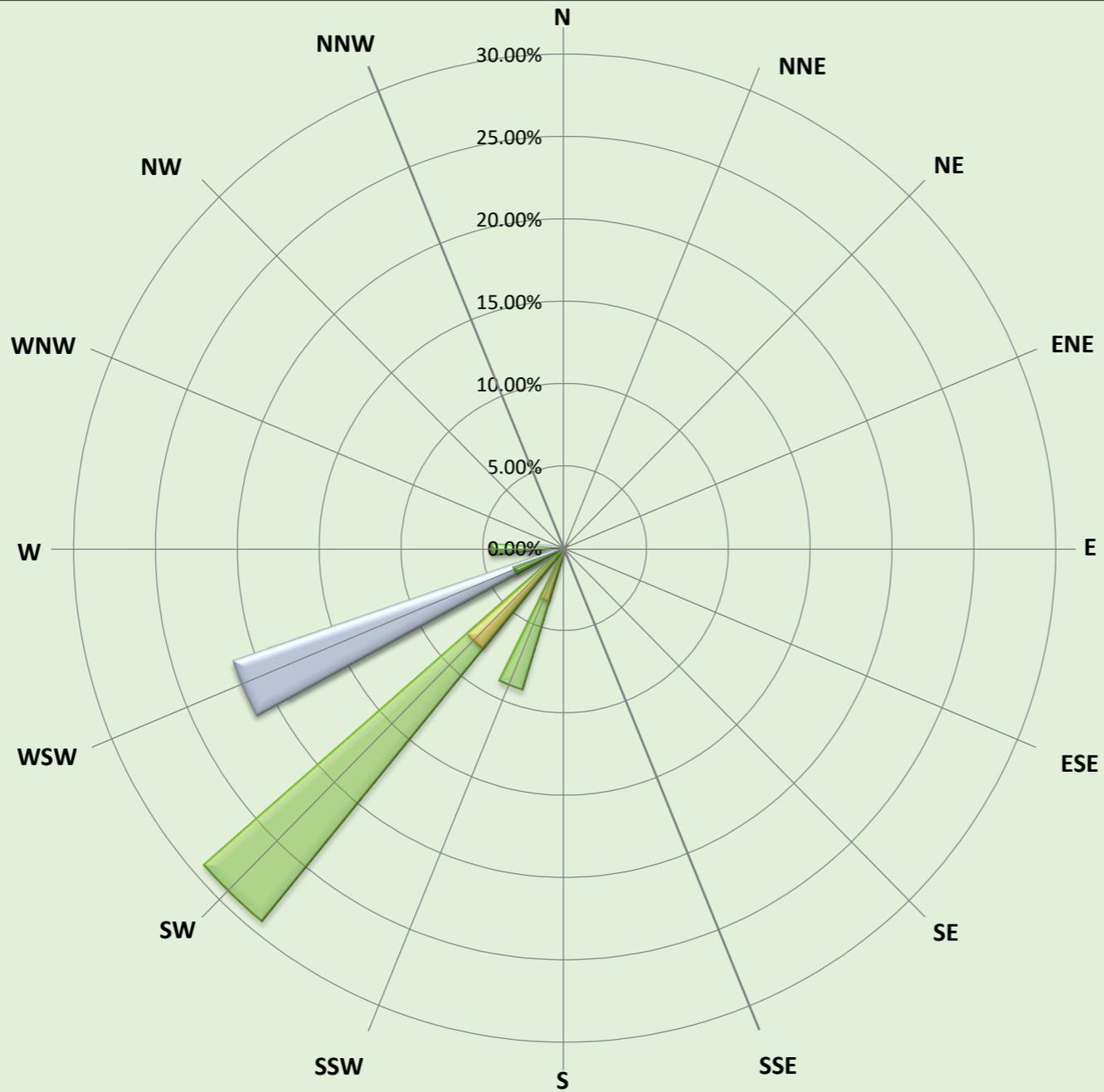
Air Monitoring Notes:

Sampling Notes:

Weather Notes:



Langan - Metropolitan Ave
Air Monitoring
11/10/22
Wind Speed & Direction
Daily Readings



- > 10 MPH
- 8 - 10 MPH
- 6 - 8 MPH
- 4 - 6 MPH
- 2 - 4 MPH
- 1 - 2 MPH
- Calm