

## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 170663101  <b>PROJECT:</b> 46-81 Metropolitan Avenue  <b>LOCATION:</b> Queens, NY  <b>BCP SITE ID:</b> C241260	<b>CLIENT:</b> 46-81 Metro Ground Lessee LLC c/o Prologis, Inc.	<b>DATE:</b> Friday, November 11, 2022  <b>WEATHER:</b> Overcast/Rain, 60.0 – 64.0 °F Wind: E @ 0.8 – 1.8 mph  <b>TIME:</b> 6:45 am – 4:15 pm
<b>CONTRACTOR:</b> Lakewood Environmental Services Corp. (Lakewood)		<b>LANGAN REP. :</b> Liz McConnell
<b>EQUIPMENT:</b> MiniRAE 3000 PID DustTrak II Geoprobe® 6610DT Direct-Push Drill Rig	<b>PRESENT AT SITE:</b> <b>Remedial Investigation Day 02</b>  <b>Langan</b> (Environmental) – Liz McConnell <b>Lakewood</b> (Drilling Contractor) – Tim Kelly	
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>  Langan continued 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).  <b>Site Activities</b> <ul style="list-style-type: none"> <li>• Lakewood used a Geoprobe® 6610DT direct-push drill rig with 5-foot-long Macro-Core® samplers and dedicated plastic liners to advance three soil borings for soil sampling in the central 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"> <li>○ <b>SB19, SB20, and SB23</b> were advanced to a depth of about 20 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.</li> <li>○ Soil borings were backfilled with clean sand from the boring termination depth (20 feet bgs) to about 12 feet bgs.</li> <li>○ Lakewood used a 6-inch-diameter auger to expand each borehole in preparation for monitoring well installation. Monitoring wells <b>MW19, MW20, and MW23</b> were installed within the soil column of soil borings SB19, SB20, and SB23, respectively. The annulus of each monitoring well was backfilled using clean sand and/or non-impacted soil cuttings and each monitoring well was finished with a flush-mounted metal manhole cover set into concrete.</li> <li>○ Lakewood developed each monitoring well by purging groundwater from the screened interval until the purged groundwater was no longer turbid. Groundwater generated from monitoring well development 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.</li> </ul> </li> <li>• 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.</li> </ul>		
<b>Cc:</b>	M. Raygorodetsky, P. McMahon, M. Au	<b>By:</b> Liz McConnell  <b>LANGAN</b>

## SITE OBSERVATION REPORT

### Sampling Activities

- Langan collected seven 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.
- 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 <sup>3</sup> )			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.026	0.027	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.035	0.037	Maximum 15-min Average	0.0	0.0

mg/m<sup>3</sup> = milligrams per cubic meter

ppm = parts per million

- Air monitoring was discontinued at 10:26am due to inclement weather (ie. rain). No fugitive dust or odors were observed migrating from the site for the remainder of the work day.

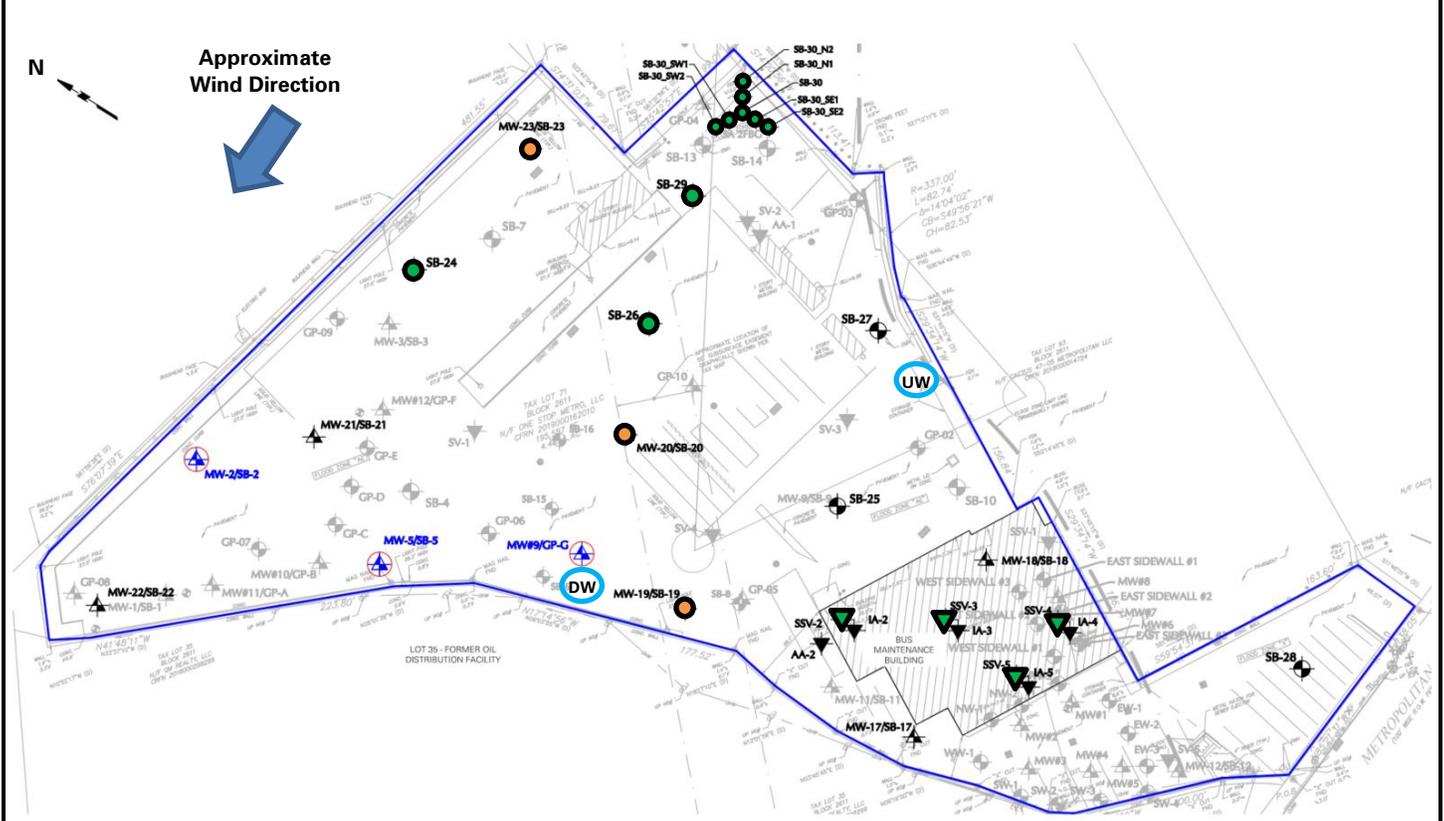
### Anticipated Activities

- Langan and Lakewood will continue to advance soil borings and install monitoring wells for soil and groundwater sampling in the northern and western parts of the site.
- Langan will collect sub-slab soil vapor samples from previously installed sub-slab soil vapor points within the on-site building.

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			<b>LANGAN</b>

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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
- UW Approximate location of upwind air monitoring station
- DW 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:** Lakewood using an auger to expand a borehole in preparation for monitoring well installation (facing east)



**Photo 2:** Lakewood developing monitoring well MW19 in the western part of the site (facing east)

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			<b>LANGAN</b>



# DAILY AIR MONITORING REPORT

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

11/11/22

Project number: 170663101

Page 1 of 1

Rev. No. 0

Submitted By:

Dust Action Level

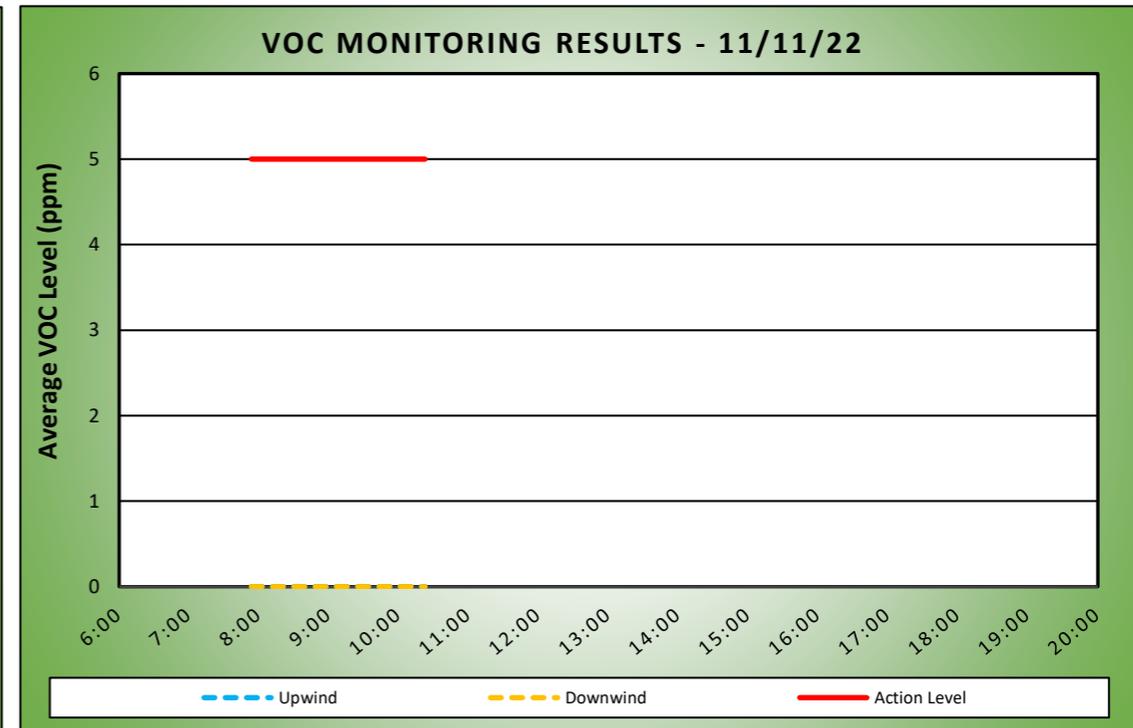
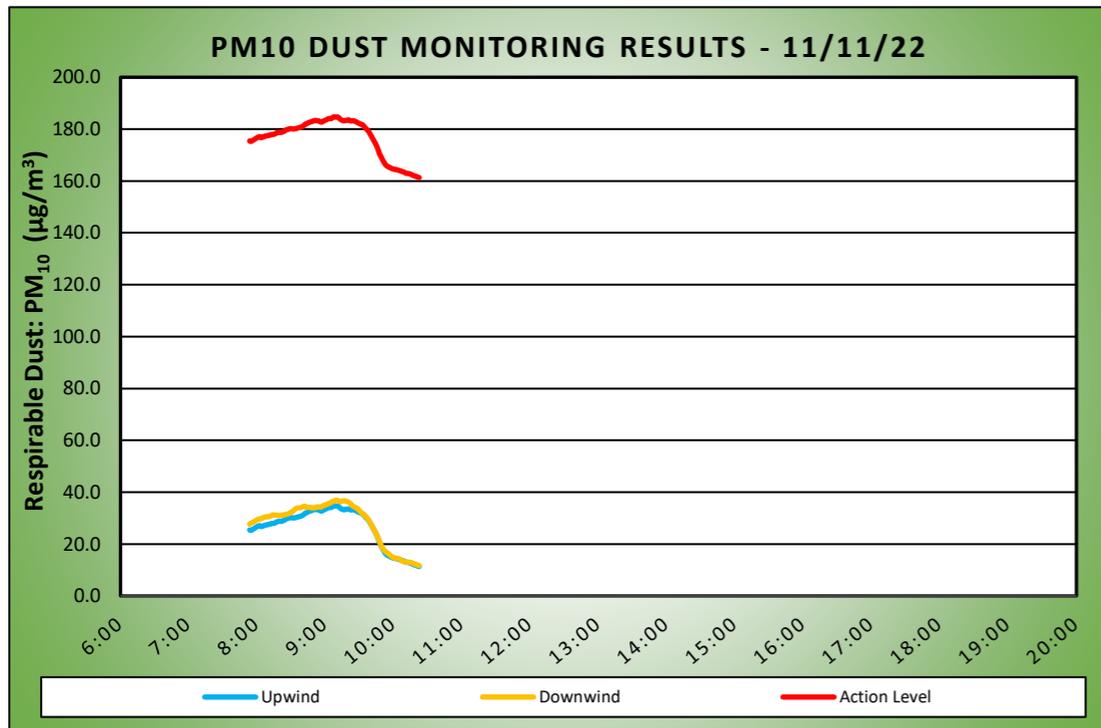
150  $\mu\text{g}/\text{m}^3$

TVOC Action Level

5 ppm

Weather Data Range for Work Day		Wind Direction	E	Relative Humidity (%)	83.0 - 90.0	Daily Rain (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	60.0 - 64.0	Wind Speed (MPH)	0.8 - 1.8	Barometer (inHg)	30.10 - 30.10			

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	26.1	34.7	9:08	0.0	0.0	7:54
Downwind	27.3	36.9	9:10	0.0	0.0	7:54



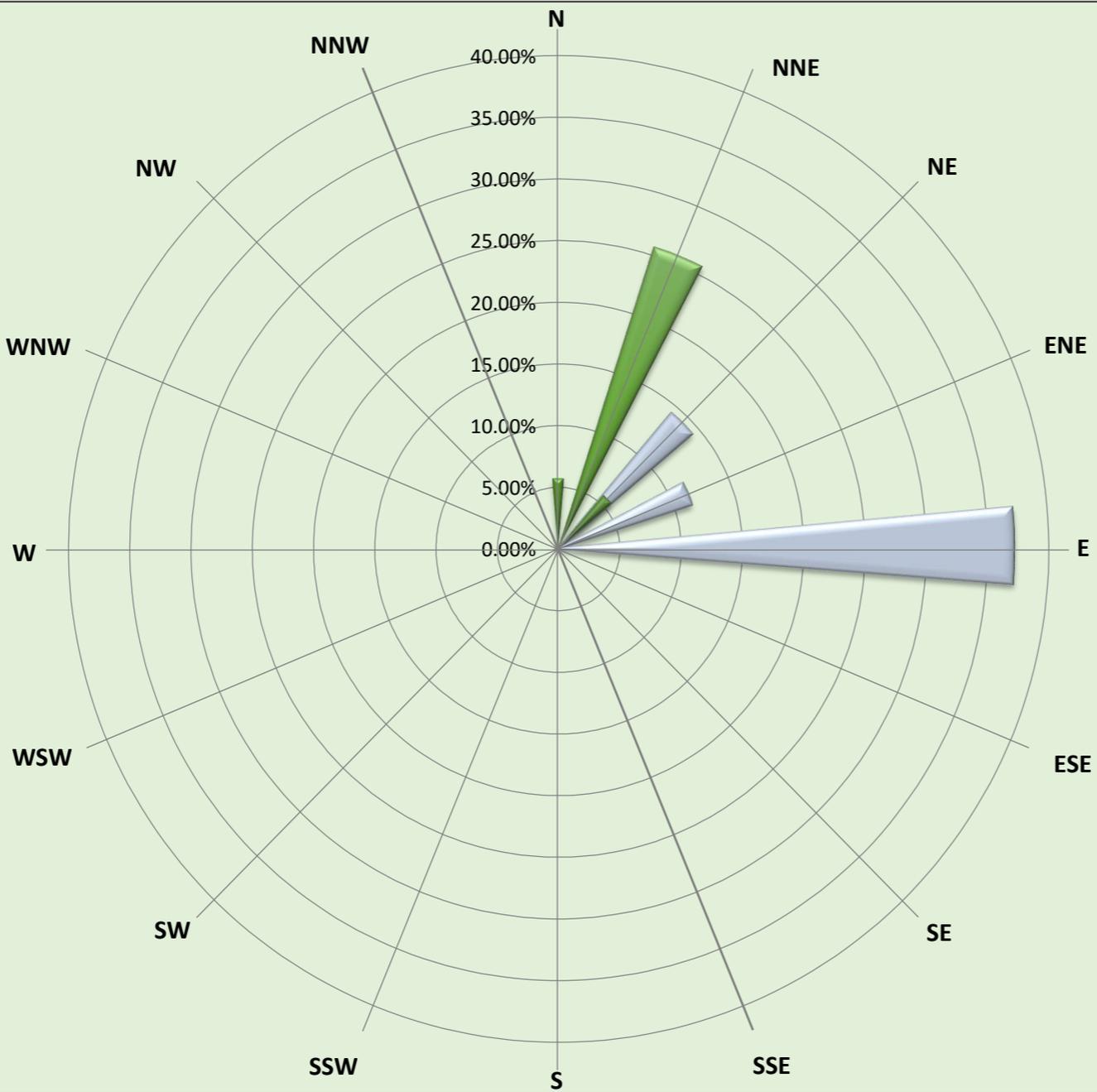
Air Monitoring Notes:

Sampling Notes:

Weather Notes:



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



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