

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: Monday, November 14, 2022 WEATHER: Partly Cloudy, 39.0 – 47.0 °F Wind: NW @ 3.8 – 6.0 mph TIME: 6:45 am – 6:15 pm
CONTRACTOR: Lakewood Environmental Services Corp. (Lakewood)		LANGAN REP. : Liz McConnell
EQUIPMENT: MiniRAE 3000 PID DustTrak II Geoprobe® 6610DT Direct-Push Drill Rig	PRESENT AT SITE: Remedial Investigation Day 03 Langan (Environmental) – Liz McConnell Lakewood (Drilling Contractor) – Tim Kelly	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: 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). Site Activities <ul style="list-style-type: none"> • Lakewood used a Geoprobe® 6610DT direct-push drill rig to advance two soil borings for soil sampling in the northwestern and southern parts of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples: <ul style="list-style-type: none"> ○ SB17 was advanced to a depth of about 20 feet below grade surface (bgs) with 4-foot-long Macro-Core® samplers and dedicated plastic liners. Material was screened for odors, staining, and organic vapors using a photoionization detector (PID). Petroleum-like odors and staining, and a maximum PID reading of 99.1 parts per million (ppm) were observed from about 0 to 2 feet bgs. ○ SB22 was advanced to a depth of about 35 feet bgs with 5-foot-long Macro-Core® samplers and dedicated plastic liners. Material was screened for odors, staining, and organic vapors using a PID. Petroleum-like odors and staining, and a maximum PID reading of 159.3 ppm were observed from about 7 to 30 feet bgs. ○ Soil borings SB17 and SB22 were backfilled with clean sand from the boring termination depth (20 feet bgs) to about 12 feet bgs and 10 feet bgs, respectively. ○ Lakewood used a 6-inch-diameter auger to expand each borehole in preparation for monitoring well installation. Monitoring wells MW17 and MW22 were installed within the soil column of soil borings SB17 and SB22, 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. ○ 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 		
Cc: M. Raygorodetsky, P. McMahon, M. Au	By: Liz McConnell LANGAN	

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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.

- 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.

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 four sub-slab soil vapor samples from previously installed sub-slab vapor points within the on-site building, four co-located indoor air samples and one ambient air sample for laboratory analysis of TO-15 VOCs.
- 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	0.007	0.007	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.012	0.011	Maximum 15-min Average	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

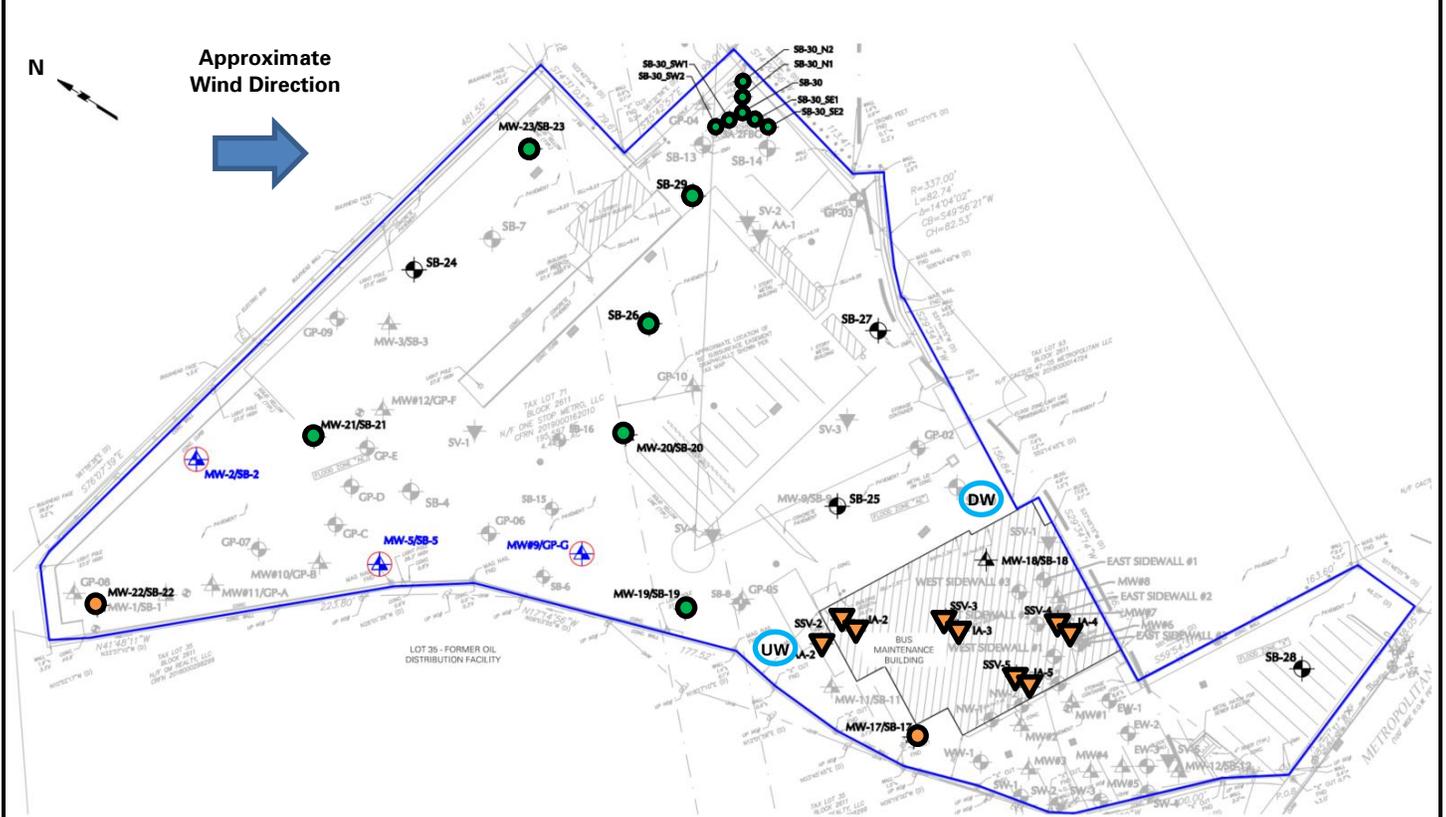
Anticipated Activities

- Langan and Lakewood will continue to advance soil borings and install monitoring wells for soil and groundwater sampling in the central part 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/indoor air/ambient air completed today
-  Approximate location of sub-slab soil vapor/indoor air/ambient air 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: Sample collection at sub-slab soil vapor sample SSV-2 and indoor air sample IA-2 (facing east)



Photo 2: Lakewood using an auger to expand a borehole in preparation for monitoring well installation at soil boring SB17 (facing northwest)

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DAILY AIR MONITORING REPORT

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

11/14/22

Project number: 170663101

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Rev. No. 0

Submitted By:

Dust Action Level

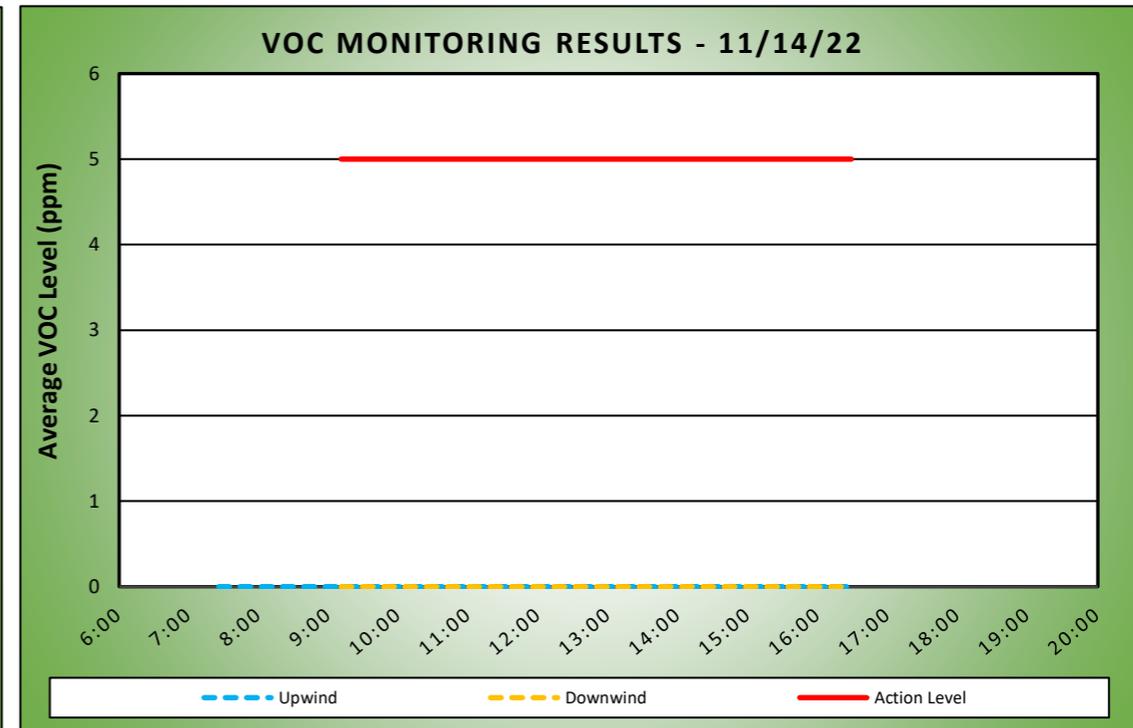
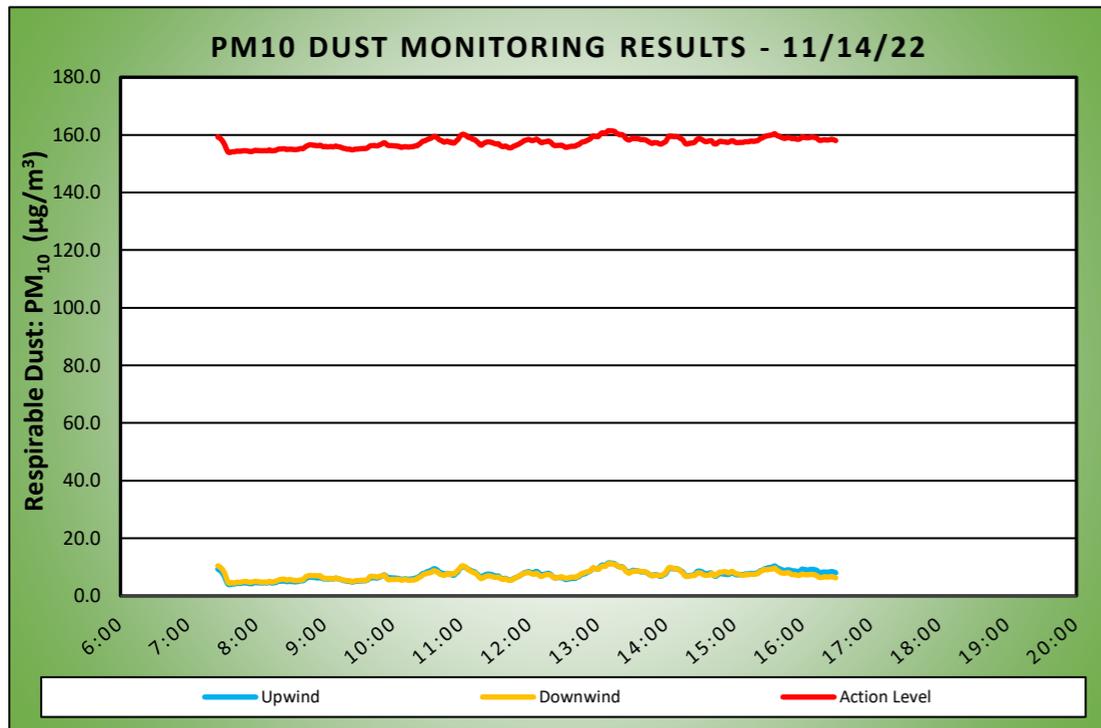
150 $\mu\text{g}/\text{m}^3$

TVOC Action Level

5 ppm

Weather Data Range for Work Day		Wind Direction	NW	Relative Humidity (%)	41.0 - 54.0	Daily Rain (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	39.0 - 47.0	Wind Speed (MPH)	3.8 - 6.0	Barometer (inHg)	30.20 - 30.30			

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	7.3	11.5	13:10	0.0	0.0	7:26
Downwind	7.2	11.3	13:10	0.0	0.0	9:11



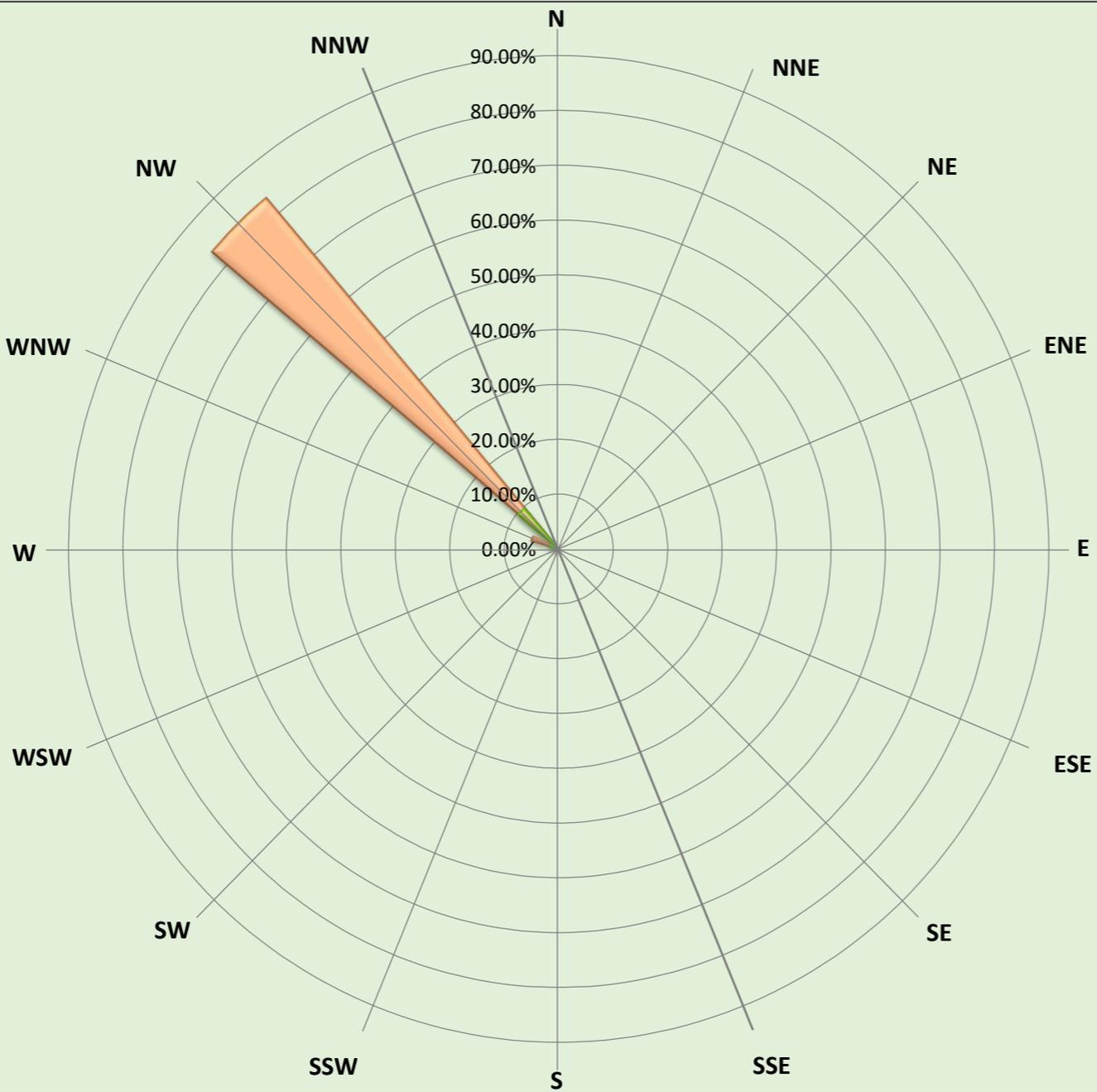
Air Monitoring Notes:

Sampling Notes:

Weather Notes:



Langan - Metropolitan Ave
Air Monitoring
11/14/22
Wind Speed & Direction
Daily Readings



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