

## 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> Wednesday, November 16, 2022  <b>WEATHER:</b> Overcast/Rain, 40.0 – 50.0 °F Wind: NW @ 3.9 – 6.5 mph  <b>TIME:</b> 6:45 am – 4:30 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 05</b>  <b>Langan</b> (Environmental) – Liz McConnell <b>Lakewood</b> (Drilling Contractor) – Tim Kelly, Adam Hutchinson	
<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 to advance one soil boring in the eastern part of the site. Langan documented the work, screened the soil for environmental impacts, and collected soil samples:             <ul style="list-style-type: none"> <li>○ <b>SB27</b> 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). No evidence of impacts were observed.</li> <li>○ Following sample collection, soil boring SB27 was backfilled with non-impacted soil cuttings and patched with cold patch asphalt to match the surrounding grade.</li> </ul> </li> <li>• Lakewood used a 6-inch-diameter auger to advance three boreholes to a depth of about 12 feet bgs adjacent to abandoned monitoring wells previously containing free product (ie. non-aqueous phase liquid [NAPL]). Monitoring wells <b>MW02</b>, <b>MW05</b>, and <b>MW24</b> (formerly MW#9/GP-G, which was installed during a previous investigation) were reinstalled within the soil column of each respective borehole. The annulus of each monitoring well was backfilled using clean sand and the monitoring wells were finished with a flush-mounted metal manhole cover set into concrete.             <ul style="list-style-type: none"> <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> <li>○ Excess soil generated during monitoring well reinstallation 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> </ul>		
<b>Cc:</b>	M. Raygorodetsky, P. McMahon, M. Au	<b>By:</b> Liz McConnell  <b>LANGAN</b>

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### Sampling Activities

- Langan collected four 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	0.010	0.005	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.090	0.008	Maximum 15-min Average	0.0	0.0

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

ppm = parts per million

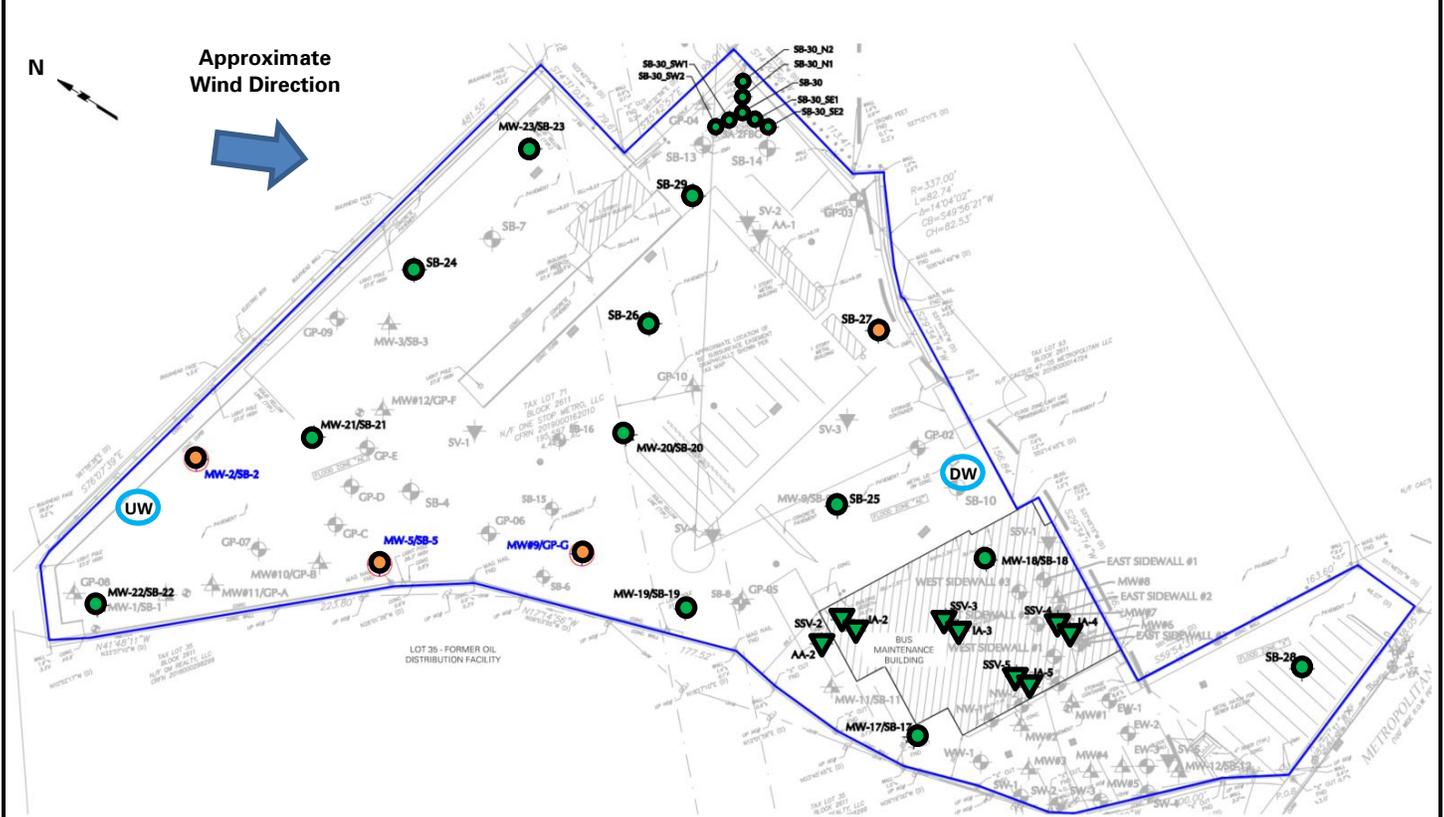
### Anticipated Activities

- Langan and Lakewood will continue to advance soil borings for soil sampling in the northern and southern 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/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:** Lakewood advancing soil boring SB27 in the eastern part of the site (facing northwest)



**Photo 2:** Lakewood developing monitoring well MW05 in the northwestern part of the site (facing northwest)

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			<b>LANGAN</b>



# DAILY AIR MONITORING REPORT

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

11/16/22

Project number: 170663101

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Rev. No. 0

Submitted By:

Dust Action Level

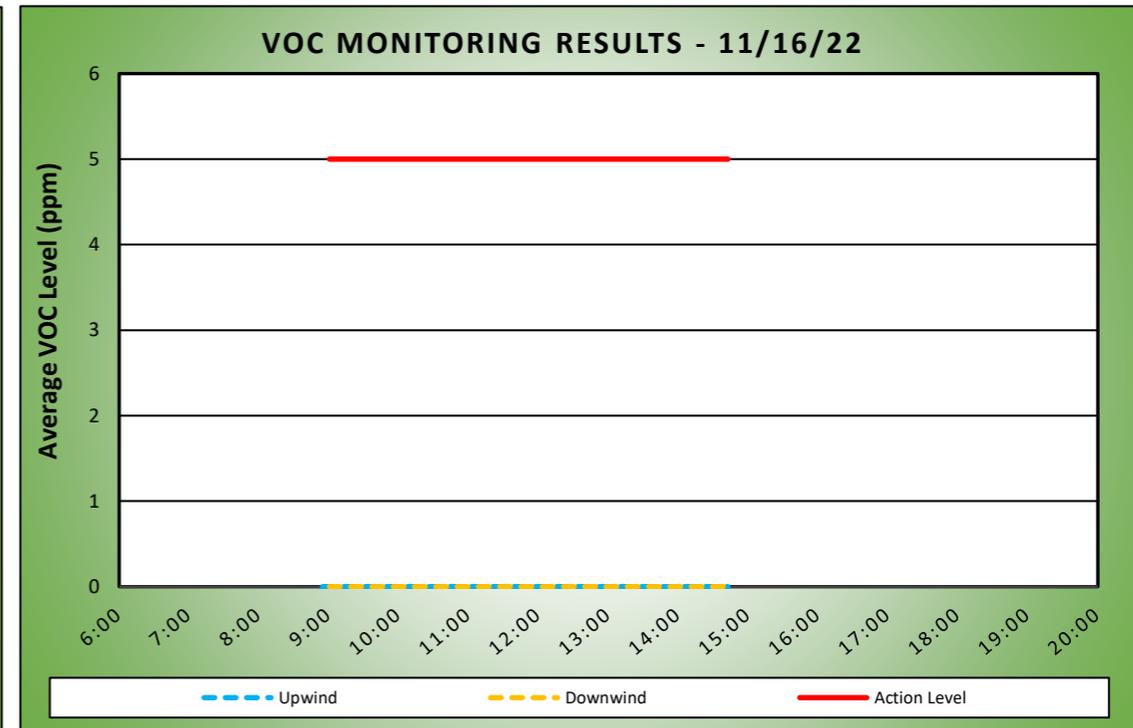
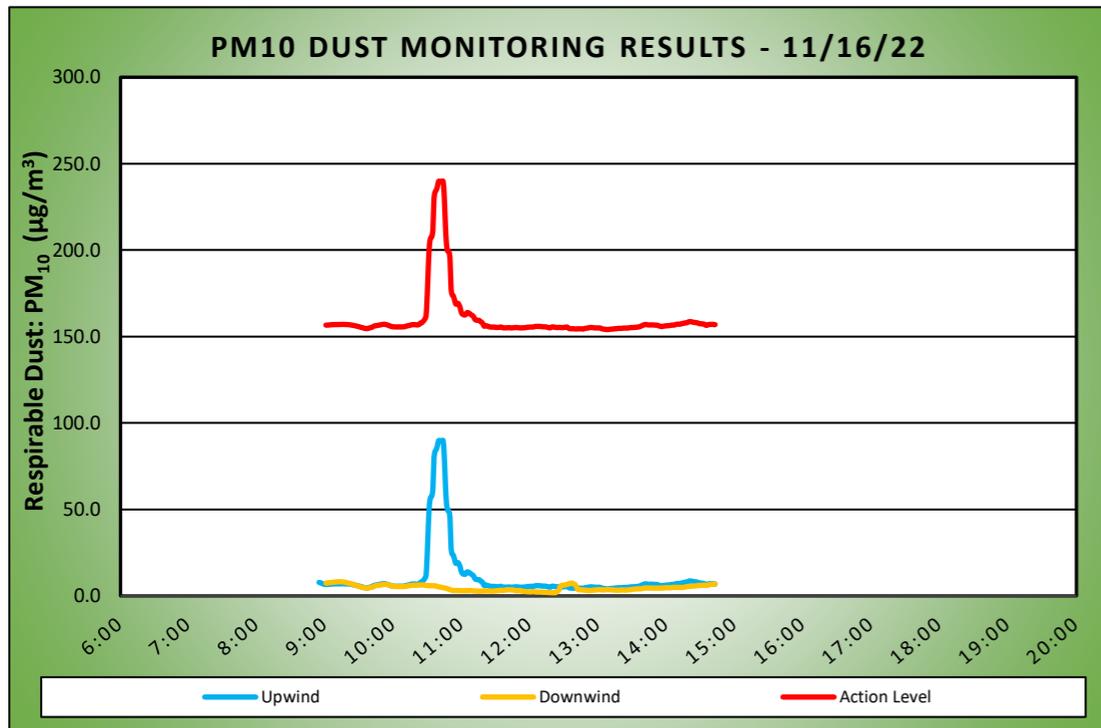
150  $\mu\text{g}/\text{m}^3$

TVOC Action Level

5 ppm

Weather Data Range for Work Day		Wind Direction	NW	Relative Humidity (%)	64.0 - 93.0	Daily Rain (in)	0.04	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	40.0 - 50.0	Wind Speed (MPH)	3.9 - 6.5	Barometer (inHg)	28.90 - 29.90			

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	10.3	89.8	10:44	0.0	0.0	8:55
Downwind	4.7	8.2	9:12	0.0	0.0	9:01



**Air Monitoring Notes:**

**Sampling Notes:**

**Weather Notes:**



