

## 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> Thursday, November 17, 2022  <b>WEATHER:</b> Partly Cloudy, 38.0 – 45.0 °F Wind: W @ 4.0 – 8.0 mph  <b>TIME:</b> 6:45 am – 3:00 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 06</b>  <b>Langan</b> (Environmental) – Liz McConnell <b>Lakewood</b> (Drilling Contractor) – Adam Hutchinson <b>Prologis, Inc.</b> – Shelby Seebacher	
<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 eight soil borings in the northern and southern parts 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>SB31, SB32, SB34, and SB35</b> were advanced to a depth of about 20 feet below grade surface (bgs) with 5-foot-long Macro-Core® samplers and dedicated plastic liners to delineate the horizontal extents of non-aqueous phase liquid (NAPL) previously observed in monitoring well MW21. Material was screened for odors, staining, and organic vapors using a photoionization detector (PID). Free product (ie. NAPL) was observed in soil boring SB34, which was advanced to the east of MW21, at depths corresponding to about 11 to 13 feet bgs.</li> <li>○ <b>SB33</b> was advanced to a depth of about 20 feet bgs with 5-foot-long Macro-Core® samplers and dedicated plastic liners to delineate the horizontal extents of petroleum-like impacts previously observed in monitoring well MW18. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.</li> <li>○ Additional soil borings were advanced immediately adjacent to <b>SB19, SB24, and SB26</b> to a depth of about 15 feet bgs with 5-foot-long Macro-Core® samplers and dedicated plastic liners for collection of additional soil samples. 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 borings were backfilled using non-impacted soil cuttings and/or clean sand and patched with cold patch asphalt to match the surrounding grade.</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> </li> </ul>		
<b>Cc:</b> M. Raygorodetsky, P. McMahon, M. Au	<b>By:</b> Liz McConnell  <b>LANGAN</b>	

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- Langan conducted synoptic groundwater monitoring well gauging of the newly installed monitoring wells. Groundwater depths ranged from 1.9 to 3.7 feet bgs. NAPL was detected in monitoring wells MW-2, MW-5, MW-21, MW-22, and MW-24 (formerly MW#9/GP-G).
- Lakewood removed the previously installed sub-slab vapor points within the on-site building and restored the sampling locations to match the surrounding grade with cement.

### Sampling Activities

- Langan collected five 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	0.024	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.037	0.027	Maximum 15-min Average	0.0	0.0

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

ppm = parts per million

### Anticipated Activities

- Langan will collect groundwater samples from the newly installed monitoring wells after stabilizing for at least one week.

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## SITE OBSERVATION REPORT

### Site Photographs:



**Photo 1:** Lakewood advancing soil boring SB31 in the northern part of the site (facing southwest)

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			<b>LANGAN</b>



# DAILY AIR MONITORING REPORT

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

11/17/22

Project number: 170663101

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Rev. No. 0

Submitted By:

Dust Action Level

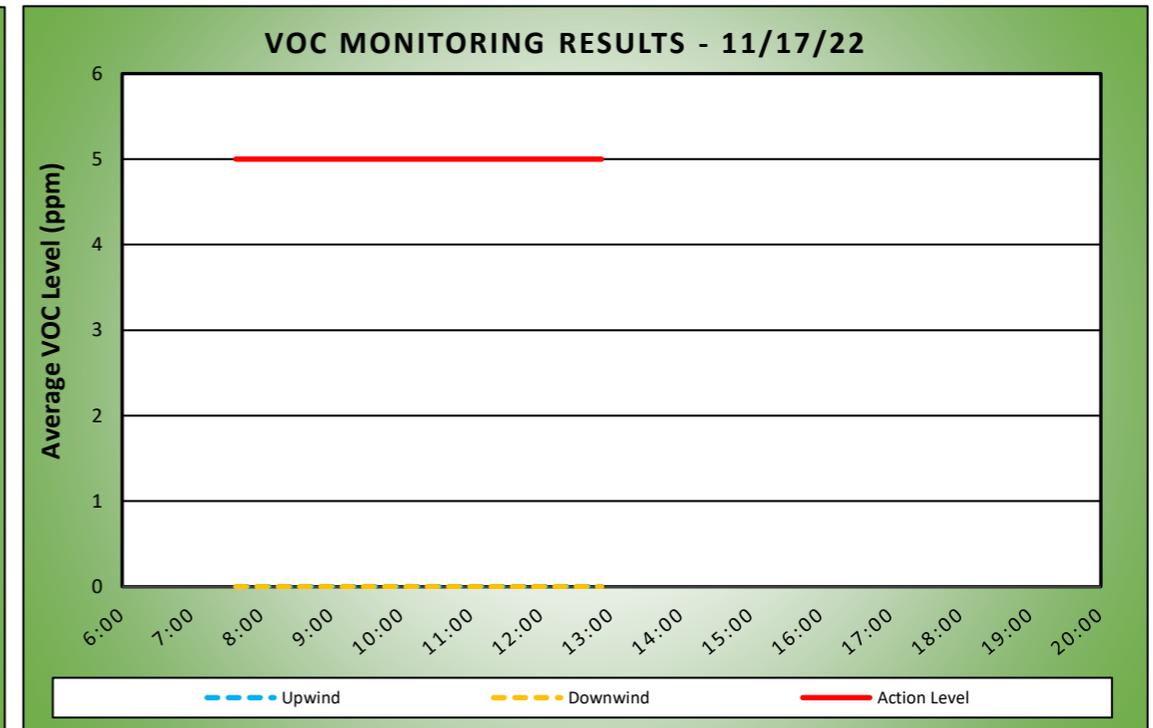
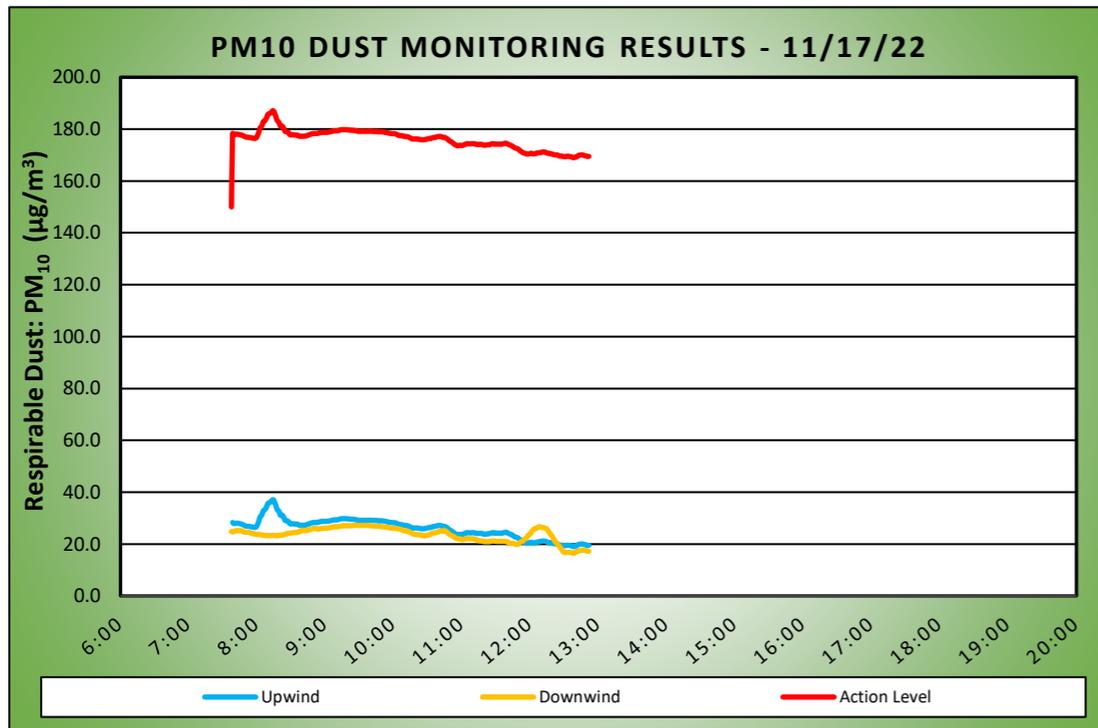
150  $\mu\text{g}/\text{m}^3$

TVOC Action Level

5 ppm

Weather Data Range for Work Day		Wind Direction	W	Relative Humidity (%)	47.0 - 67.0	Daily Rain (in)	0.02	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	38.0 - 45.0	Wind Speed (MPH)	4.0 - 8.0	Barometer (inHg)	29.90 - 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	26.0	37.0	8:14	0.0	0.0	7:39
Downwind	23.5	27.3	9:27	0.0	0.0	7:38



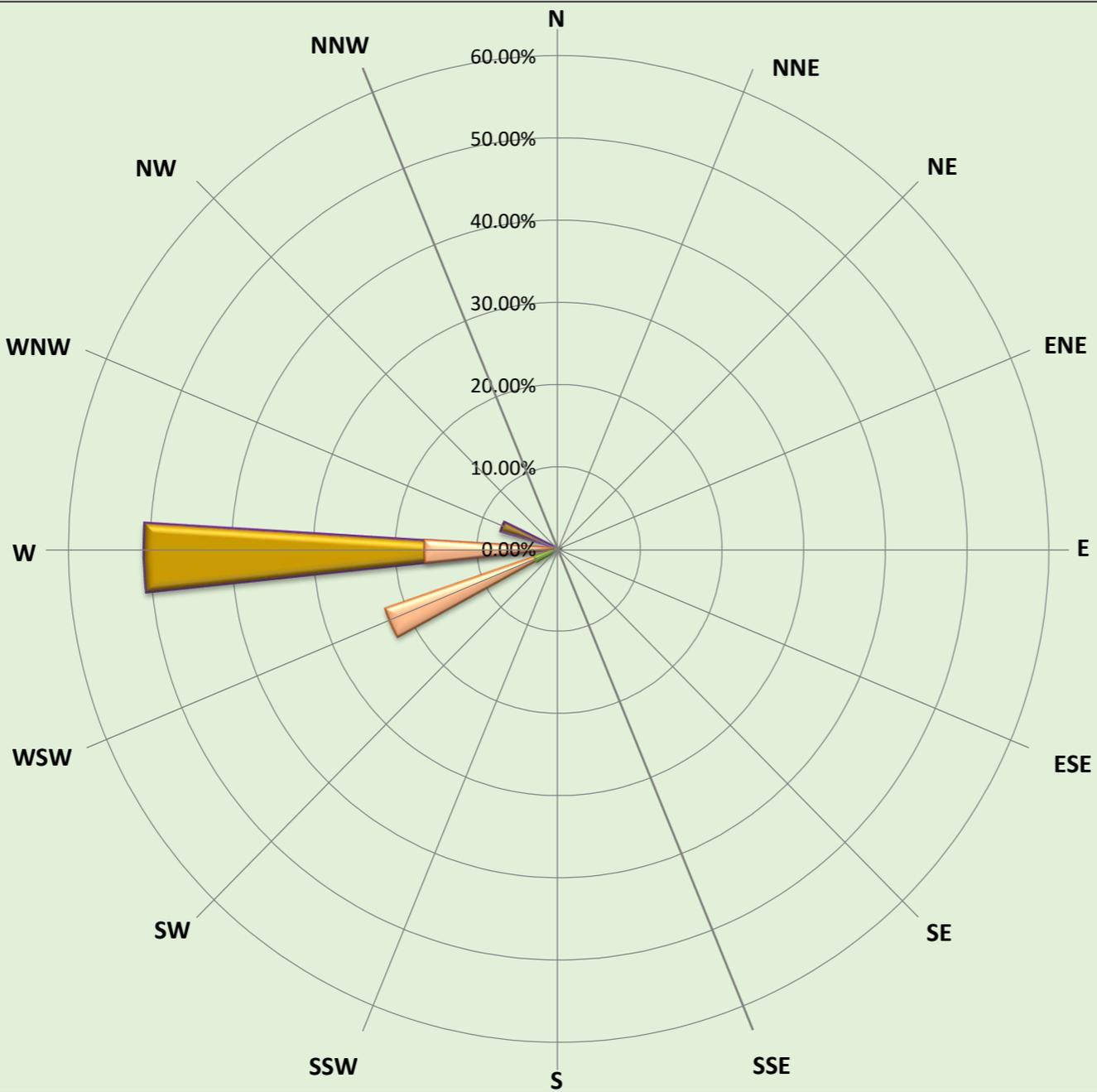
Air Monitoring Notes:

Sampling Notes:

Weather Notes:



Langan - Metropolitan Ave  
Air Monitoring  
11/17/22  
Wind Speed & Direction  
Daily Readings



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