July 5, 2023

Gail A. Dieter
Environmental Chemist 2
New York State Department of Environmental Conservation
Department of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York, 12233

RE: Monitoring Well Decommissioning Report
NYSDEC Class N Site No. 224164
2586 Coney Island Avenue
Brooklyn, New York
PSG Project Number 20309024

Dear Ms. Dieter:

PSG Engineering and Geology, D.P.C. (PSG) is submitting this Monitoring Well Decommissioning Report on behalf of Realty Income Corporation for the Former Franklen Auto Garage, N Site #224164, located at 2586 Coney Island Avenue, Brooklyn, New York (the "Site"), Based on correspondence received from your office dated April 12, 2023, the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health's (NYSDOH) have re-classed the Site from a P-site to an N-site and requires no further action at this time. This report documents the monitoring well decommissioning activities at the Site.

Site Description:

The Site is located in the Homecrest section of Brooklyn, New York and is identified as Block 7184, Lot 26 on the New York City Tax Map and is addressed as 2586-2608 Coney Island Avenue and 97-107 Lancaster Avenue. The Site is approximately 20,145-square feet and is bound by Avenue W to the north, Lancaster Avenue to the south, and Coney Island Avenue to the east. The Site is currently developed with a one-story commercial building (2590 Coney Island Avenue) occupied by Walgreens and Walgreens Pharmacy on the southern half of the lot and asphalt-paved areas throughout the remainder of the lot. Onsite operations consist of typical commercial retail and parking operations, and associated property maintenance.

Groundwater Monitoring Well Decommissioning:

Based on the findings of the Site Characterization Investigation, no further action is required for the Site other than the decommissioning of the on-site and off-site groundwater monitoring wells. The NYSDEC approved the decommissioning request in the above-referenced correspondence dated April 12, 2023, with the requirement that a Monitoring Well Decommissioning Workplan be submitted to NYSDEC for review and approval. On April 27, 2023, the NYSDEC approved the Monitoring Well Decommissioning Workplan.

All work was performed in accordance with the site-specific Health and Safety Plan (HASP). The monitoring wells that were decommissioned are depicted on **Figure 1**. Details on the construction of the wells are provided in **Table 1**.

PSG subcontracted with Coastal Environmental Solutions, Inc. (Coastal), a licensed drilling company in the State of New York, to decommissioning the monitoring wells. A PSG representative was onsite to direct all decommissioning activities.

Between May 17th and 18th, 2023, Coastal decommissioned on-site groundwater monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-7, and MW-8, and off-site groundwater monitoring wells MW-6 and MW-9, which are located in the sidewalk areas to the south and east of the Site,MW-6 was located in the sidewalk and MW-9 was installed in a tree bed due to utilities in the sidewalk areas nearby.

The procedures for monitoring well decommissioning are described below. These procedures conform with NYSDEC Policy CP-43: Groundwater Monitoring Well Decommissioning, dated November 3, 2009. Photos of the well abandonment activities are included in **Appendix A**, and the Well Decommissioning Logs are included in **Appendix B**.

Procedures:

1. Each well was tremie grouted from the bottom of the well to within five feet of the ground surface to ensure a continuous grout column. Grout slurry composition is comprised of the following:

a. 1.5 to 3.0 percent by weight - Bentonite (Quick Gel)
b. 40 to 60 percent by weight - Cement (Portland Type I)
c. 40 to 60 percent by weight - Water

2. The well casing was removed at a depth of five feet below grade (if possible) and the flush-mount curb boxes were removed only after the well had been properly filled with grout.
3. The uppermost portions of borehole was filled with approved/clean backfill or topsoil.
4. The surface of the borehole was restored to the condition of the area surrounding the borehole (grass, asphalt, concrete, etc.).
5. The solid waste was handled in accordance as non-investigative waste.
6. Well construction details are documented on the Well Decommissioning Record form (**Appendix B**).

Each monitoring well was grouted from the bottom-up in one continuous operation through a tremie pipe. The grout was set for a minimum of 24 hours to confirm no depressions formed due to settlement.

Sidewalk Flag Replacement:

On June 7, 2023, PSG subcontracted with Coastal, to restore the sidewalk flag to the east of the Site, where off-site groundwater monitoring well MW-6 was decommissioned. The procedures taken for this task are described below. These procedures conform with Section 608 of New York State Department of Transportation (NYSDOT) Standard Specifications of January 1, 2018, and specifically, all sections that pertain to Portland concrete sidewalks and driveways. Photos of the sidewalk replacement activities are included in **Appendix A**.

Procedures:

1. Prior to removal of a sidewalk flag, the flag replacement contractor cut the perimeter of each flag to be replaced using a water-cooled pavement saw to reduce fugitive dust.
2. The flags were demolished, removed, and disposed of by the contractor. New flags were replaced in kind with the surrounding flags.
3. All work was performed in accordance with NYSDOT Standard Specifications of January 1, 2018, specifically all sections that pertain to Portland concrete sidewalks and driveways.
4. At locations where expansion joints were installed, the expansion joints were covered with a non-shrinking/pliable sealant.

Closing:

PSG has prepared this report for the NYSDEC to document the well decommissioning activities. A copy of the report will be submitted to NYSDEC. The nine groundwater monitoring wells (MW-1 through MW-9) were decommissioned in accordance with NYSDEC's Groundwater Monitoring Well Decommissioning Policy (CP-43, November 2009).

If you should have any questions regarding the information presented in this request, please feel free to contact me at (914) 222-8011.

Sincerely,

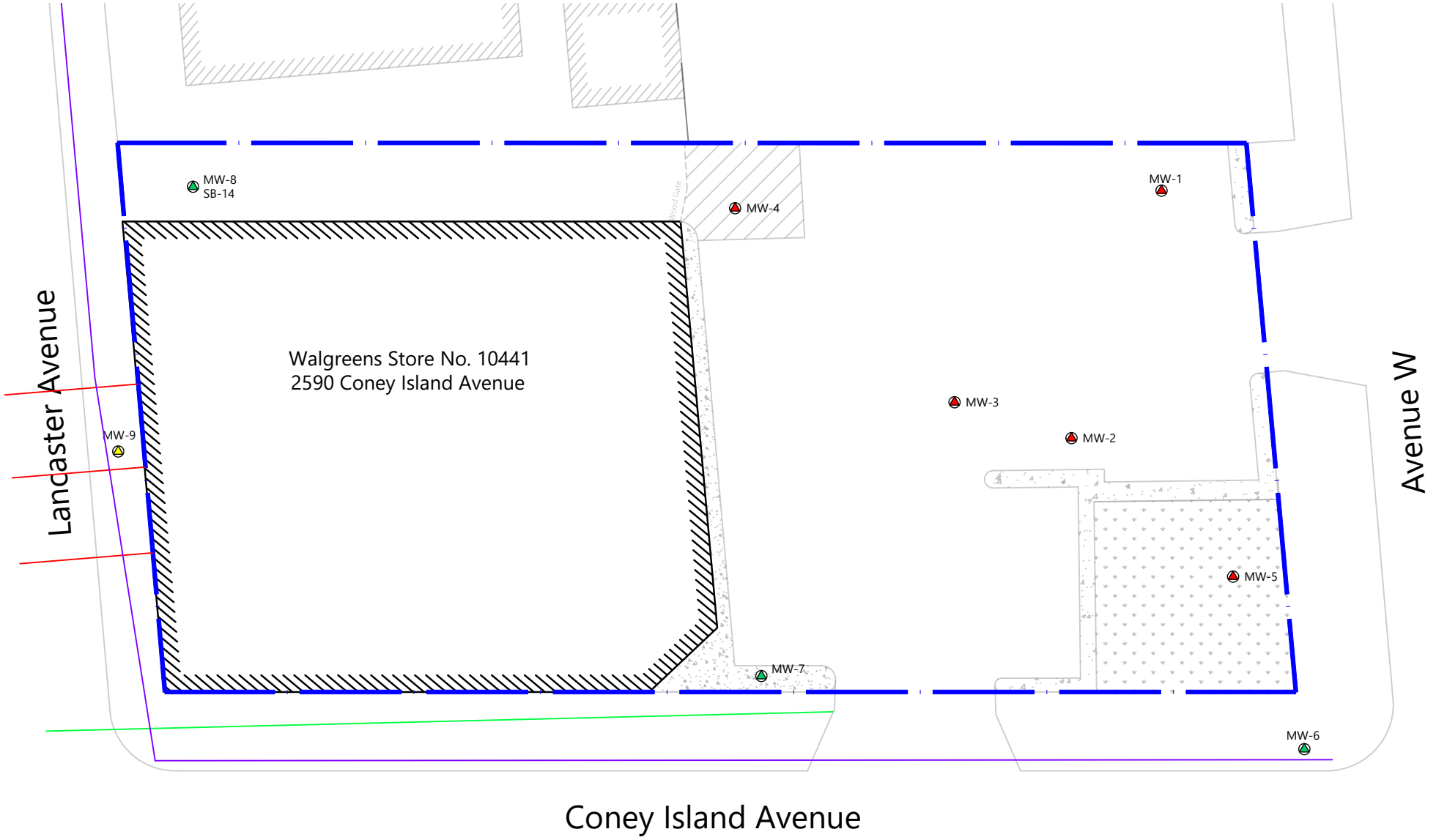
PSG Engineering and Geology, D.P.C.

David R. Lent, P.G.
Technical Director,
Environmental Solutions Group

Attachments:

Figure 1: Monitoring Well Location Map
Table 1: Monitoring Well Construction Details
Appendix A: Photo Log
Appendix B: Well Decommissioning Records

FIGURES



Legend and Notes:

- Site Boundary
- Exisiting Monitoring Well Location (Galli 2011 and 2012)
- Monitoring Well Location (Partner 2021)
- Monitoring Well Location (August 2022)
- Sewer Line
- Overhead Lines
- Utility Lines

N

12.5' 0' 12.5' 25'

Approximate Scale

Title: **Monitoring Well Location Map**

Figure:	Prepared By:	Date:	Project Number:
1	AS	October 2022	21396024-EN

Address:
2590 Coney Island Avenue
Brooklyn, New York 11223

PARTNER
Engineering and Science, Inc.

TABLES

PSG

Table 1
Monitoring Well Construction Log
2586 Coney Island Avenue
Brooklyn, New York 11223

MONITORING WELL ID	LOCATION	WELL DIAMETER	SCREENED INTERVAL	TOTAL WELL DEPTH
MW-1	on-site	2-inches	5-15 feet	15 feet
MW-2	on-site	2-inches	5-15 feet	15 feet
MW-3	on-site	2-inches	5-15 feet	15 feet
MW-4	on-site	2-inches	10-20 feet	20 feet
MW-5	on-site	2-inches	10-20 feet	20 feet
MW-6	off-site sidewalk	2-inches	5-15 feet	15 feet
MW-7	on-site	2-inches	5-15 feet	15 feet
MW-8	on-site	2-inches	5-15 feet	15 feet
MW-9	off-site sidewalk	2-inches	5-20 feet	20 feet

APPENDIX A: PHOTO LOG

PSG

Photo of MW-1, decommissioned and concreted to the ground surface.

Photo of MW-2, decommissioned and concreted to the ground surface.

Photo of MW-3, decommissioned and concreted to groundsurface.

Photo of MW-4, decommissioned and concreted to the ground surface.

Photo of MW-5, decommissioned and backfilled to the ground surface.

Photo of MW-6, decommissioned and concreted to ground surface.

Photo of MW-7, decommissioned and concreted to the ground surface.

Photo of MW-8, decommissioned and concreted to the ground surface.

Photo of MW-9, decommissioned and backfilled to the ground surface.

Photo of the restored sidewalk flag.

APPENDIX B: MONITORING WELL DECOMMISSIONING LOGS

PSG

FIGURE 3

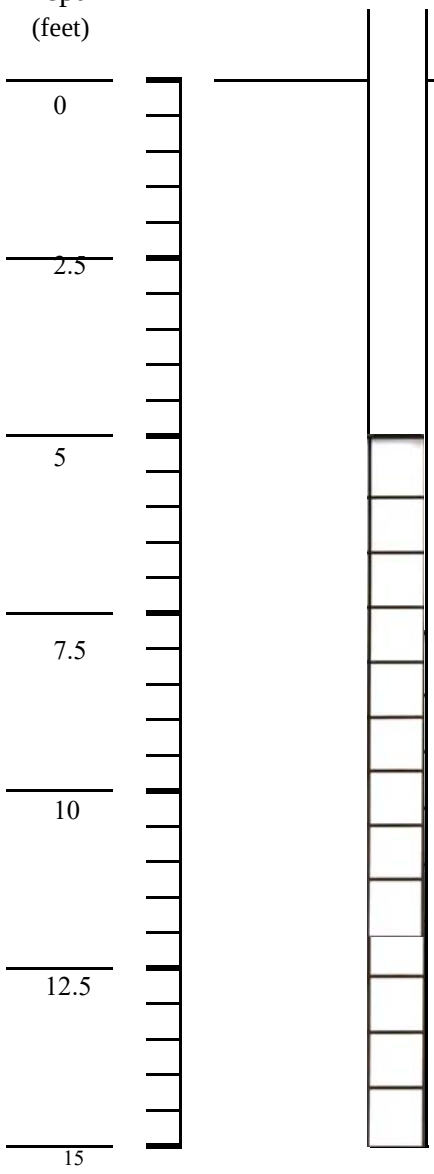
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-1
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 17, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	6
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

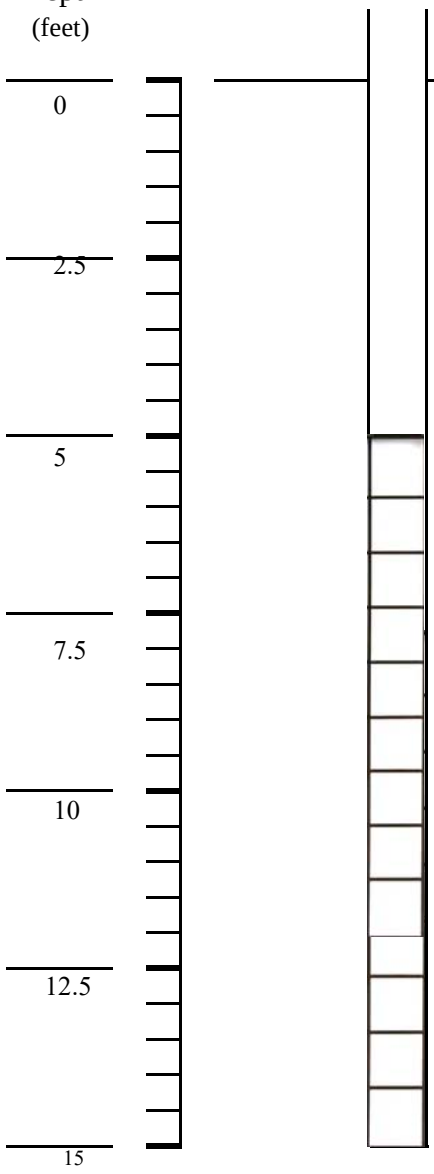
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-2
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 17, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	6
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

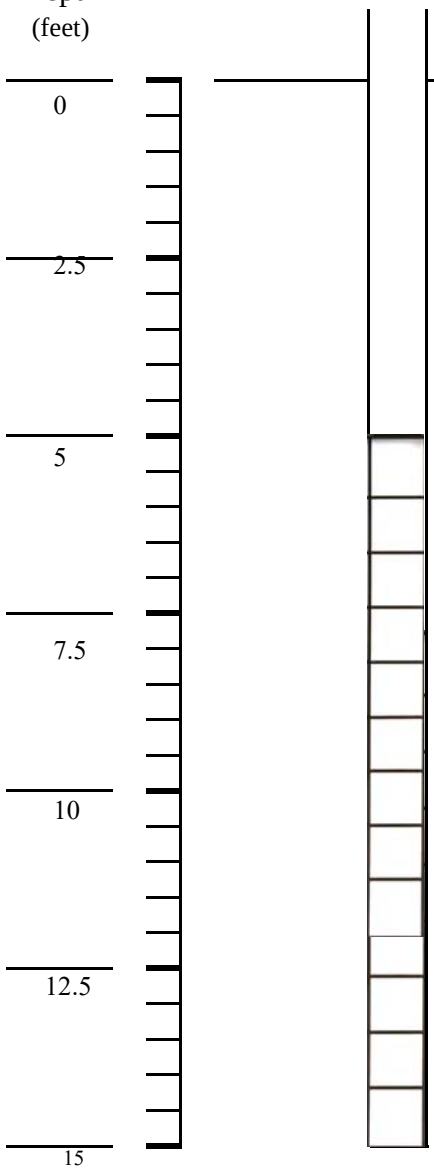
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-3
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 18, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	3
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

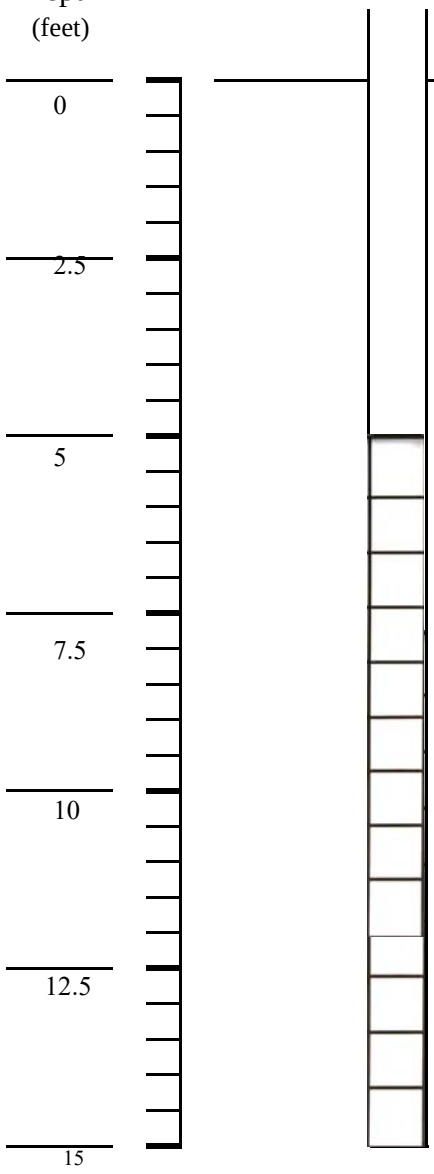
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-4
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 17, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	6
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

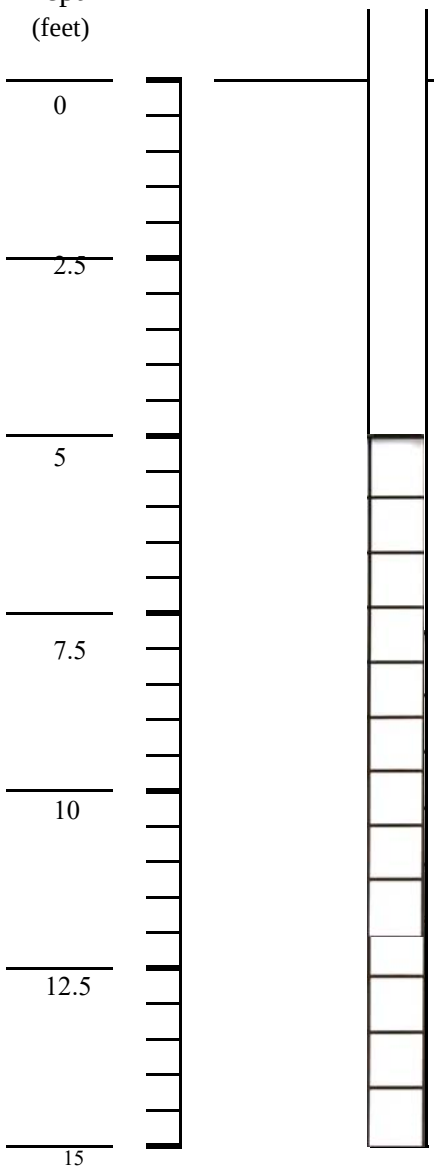
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-5
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 18, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	3
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

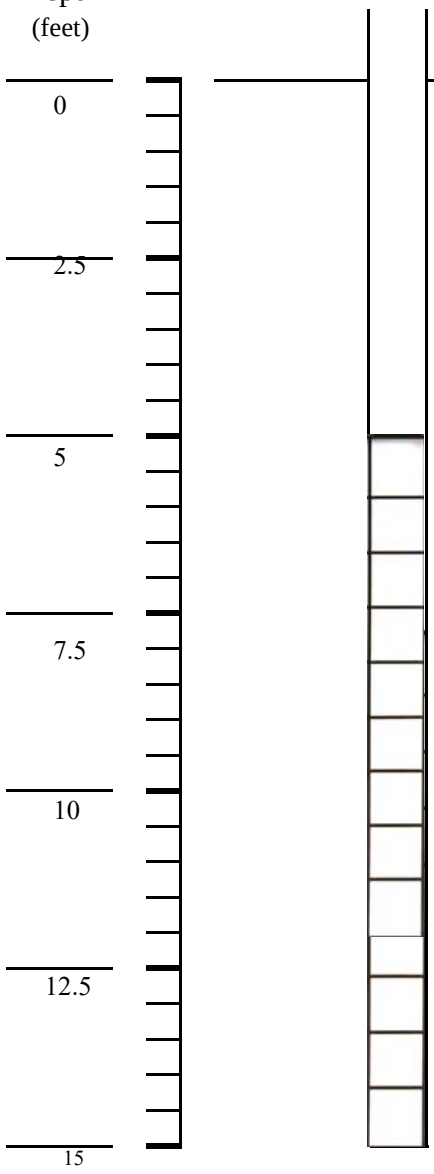
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-6
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 18, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	3
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

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Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

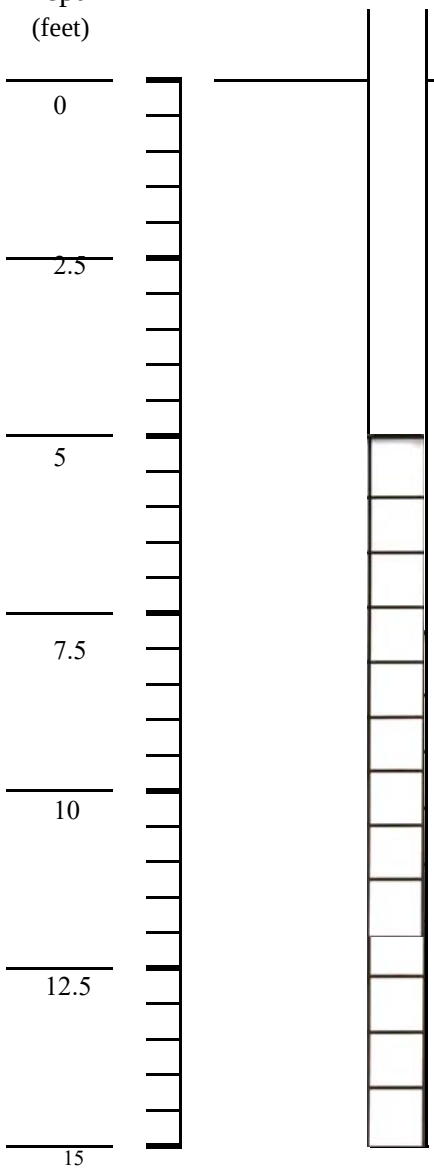
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-7
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 17, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	6
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



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Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

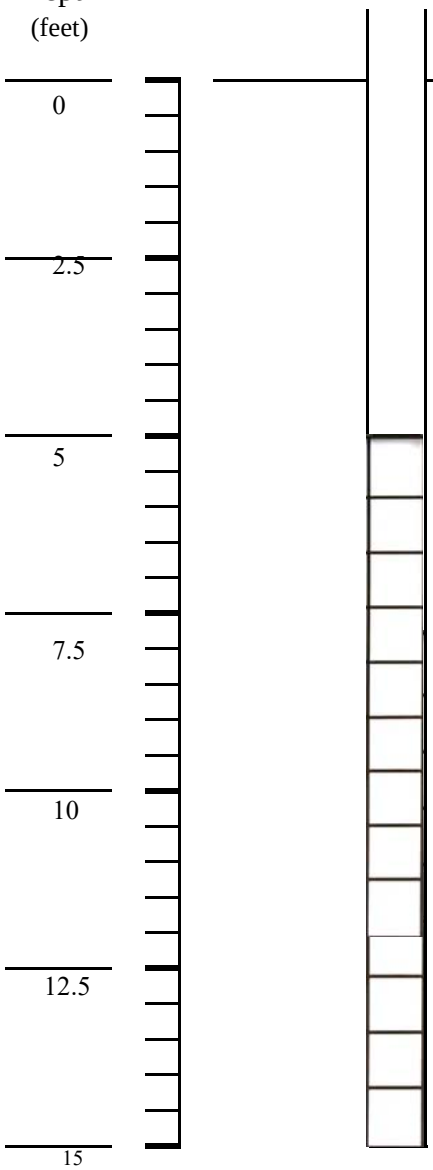
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-8
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 17, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-15
# of batches prepared	6
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~2.0

WELL SCHEMATIC*



COMMENTS:

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Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative

FIGURE 3

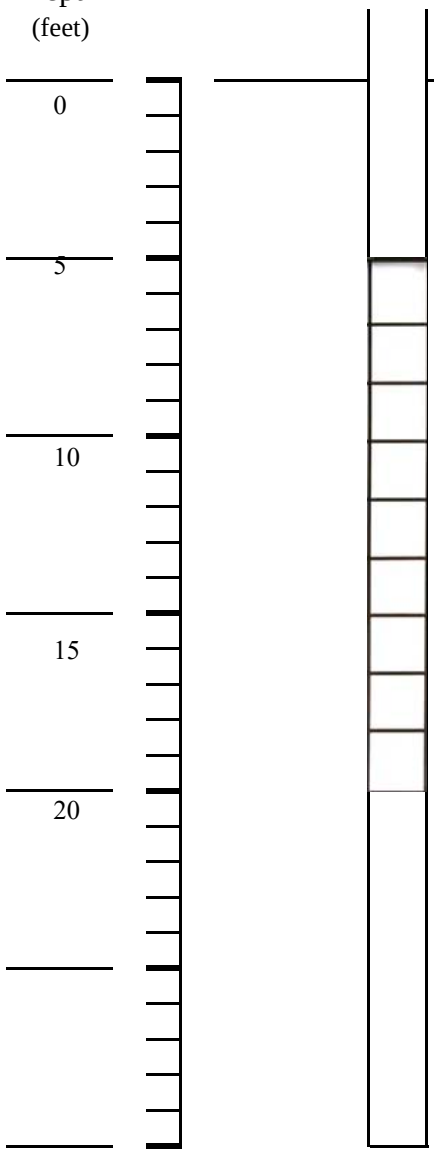
WELL DECOMMISSIONING RECORD

Site Name: 2590 Coney Island Avenue, Brooklyn, NY	Well I.D.: MW-9
Site Location: 2590 Coney Island Avenue, Brooklyn, NY	Driller: John Slavin
Drilling Co.: Coastal Environmental Solutions	Inspector: Marc Morgenstern
	Date: May 17, 2023

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	3-20
# of batches prepared	6
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Type 1 Portland
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	~13
Volume of grout used (gal.)	~3.0

WELL SCHEMATIC*



* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

COMMENTS:

Coastal Environmental Solutions, Inc.
Drilling Contractor

Department Representative