LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170552901		**DATE:**	Wednesday, November 23, 2022
PROJECT: 159 Boerum Street	**CLIENT:** SPG Boerum LLC	**WEATHER:**	Sunny, 39-57 °F Wind: NW @ 1.2 - 4.9 mph
LOCATION: Brooklyn, NY		**TIME:**	6:45 am to 4:30 pm
CONTRACTOR: SD Builders		**LANGAN REP. :**	Andrew Ashley

CONTRACTOR'S EQUIPMENT:
Hitachi ZX 160LC Excavator
Deere 300G Excavator
Casagrande C9 Drill Rig
Kubota SVL65-2 Skid Steer

PRESENT AT SITE:
Andrew Ashley – Langan
Kevin Grey – SD Builders - General Contractor
Lucas Alvarez - Rise Concrete (Rise) – Foundation Contractor
Able Siquij – Anel Queens Construction Inc. (Anel) – Drilling Contractor

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) site C224291 at 159 Boerum Street (Block 3071, Lot 40). Observed activities were as follows:

Site Activities

- Rise excavated an about 15-foot-long by 5-foot-wide area to about 6 feet below grade surface (bgs) in the northwestern part of the site for support of excavation (SOE) lagging installation. Excavated material consisted of non-hazardous fill and was screened for odors, staining, and organic vapors using a photoionization detector (PID); evidence of impacts was not observed. The excavated fill was subsequently backfilled to its original location and will be removed at a later date.
- Rise placed ¾-inch recycled concrete aggregate (RCA) from the central part of the site in an about 20-foot-long by 20-foot-wide area in the southern part of the site to create a tracking pad/truck wash station at the site entrance.
- Anel used a Casagrande drill rig to install soldier piles along the southern site boundary to a maximum depth of 50 feet bgs.

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Material Tracking

- No material was imported to the site.
- Twelve truckloads (approximately 240 cubic yards [CY]) of non-hazardous fill (waste characterization grids WC04_COMP_0-20, WC05_COMP_0-6, WC05_COMP_6-20, WC06_COMP_0-5, and WC06_COMP_5-10) were exported to the Bayshore Soil Management facility in Keasbey, New Jersey for off-site disposal.

Materials Import Summary			
Facility	**Imported**	**Today**	**Total**
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	**No. Loads**	0	**45**
	Quantity (CY)	0	**900**
	NYSDEC Approved Quantity (CY)		**1,000**

Materials Export Summary			
Facility	**Exported**	**Today**	**Total**
Cycle Chem, Inc. Elizabeth, NJ Lead Contaminated Soil	**No. Loads**	0	**14**
	Quantity (CY)	0	**280**
Bayshore Soil Management Keasbey, NJ Non-Hazardous Fill/Soil	**No. Loads**	12	**88**
	Quantity (CY)	240	**1,760**

Sampling

- No samples were collected.

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CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities for particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs). Fifteen-minute average concentrations of PM10 and VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- The downwind monitoring station was relocated to accommodate SOE drilling activity; therefore, one-minute average concentrations of PM10 and VOCs were not recorded at the monitoring station from 7:59 to 8:24. Ground-intrusive work was paused during this time.
- One-minute average concentrations of PM10 were not recorded intermittently at the downwind monitoring station from 8:27 to 9:33 due issues with troubleshooting equipment. Work was paused during this time. The equipment was recalibrated and the issue was resolved.

Particulate Monitoring (mg/m^3)			**Organic Vapor Monitoring (ppm)**		
Daily background	0.046		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.046	0.046	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.238	0.151	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.026	0.027	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.950	1.122	Maximum 1-min Instant Reading	0.2	0.1

mg/m^3 = milligrams per cubic meter ppm = parts per million
NA = Not Available

Anticipated Activities

- Rise will install SOE elements along the site boundaries.

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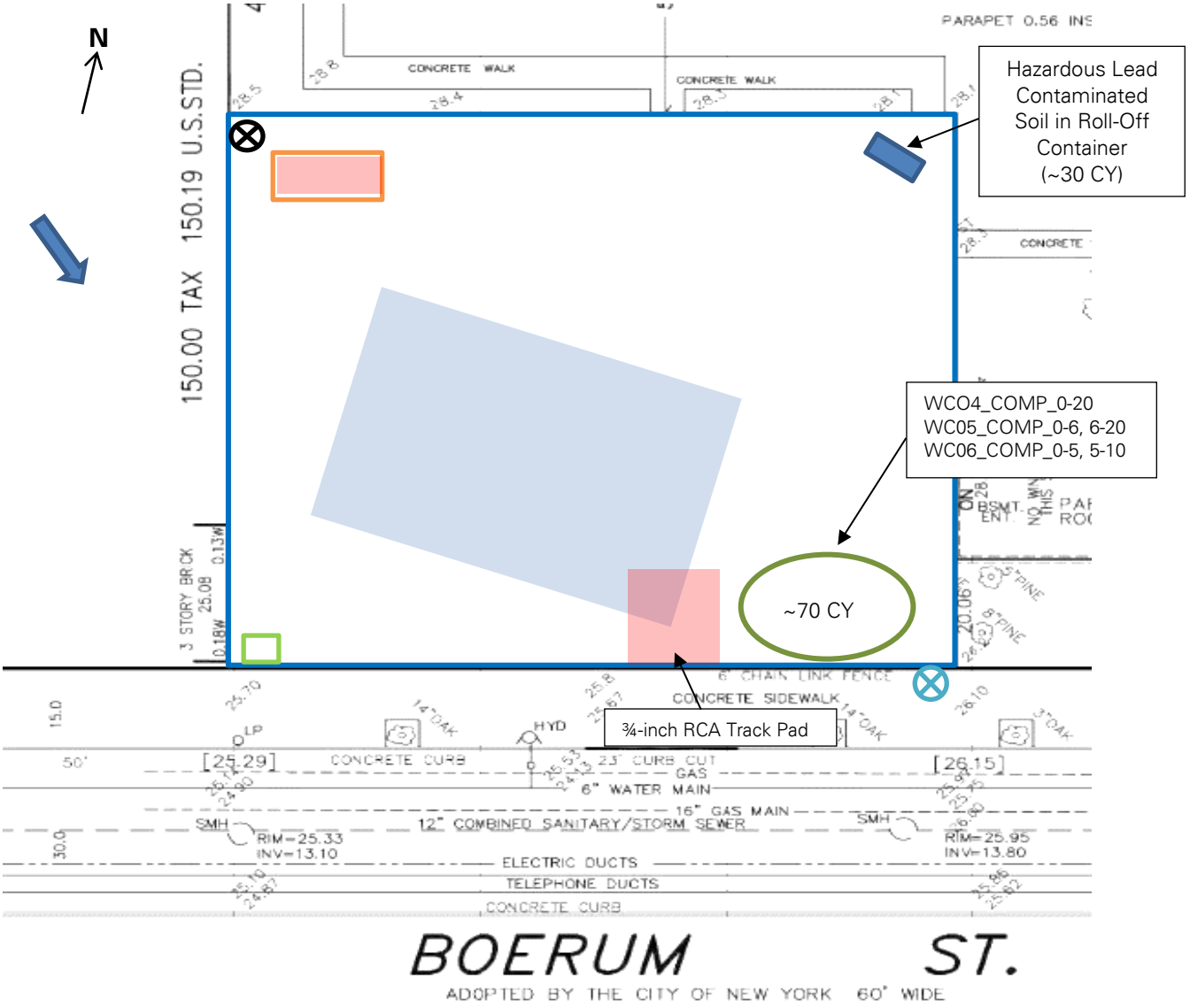
Figure 1: Site Map



Legend:

- Upwind CAMP Station
- Downwind CAMP Station
- Excavation Extent
- Stockpile Location
- Temporary Equipment Ramp
- C&D Stockpile Location
- Graded Extent
- Wind Direction
- Support of Excavation Drilling Extents
- Backfilled Extent

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SITE PHOTOGRAPHS

Photo 1: View of permitted tri-axle truck transporting non-hazardous fill for off-site disposal. Trucks were securely covered and tires washed prior to leaving the site (facing southeast).

Photo 2: View of Rise excavating non-hazardous fill in the northwestern part of the site for SOE installation (facing west).

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