LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170552901	**CLIENT:** SPG Boerum LLC	**DATE:**	Monday, December 19, 2022
PROJECT: 159 Boerum Street		**WEATHER:**	Clear, 31-38 °F Wind: WNW @ 4.0-7.1 mph
LOCATION: Brooklyn, NY		**TIME:**	6:45 am to 6:00 pm
CONTRACTOR: SD Builders		**LANGAN REP. :**	Lauren Roper

CONTRACTOR'S EQUIPMENT:
Hitachi ZX 160LC Excavator
Deere 300G Excavator
Kubota SVL65-2 Skid Steer
Deere 135G Excavator

PRESENT AT SITE:
Lauren Roper – Langan
Kevin Grey – SD Builders - General Contractor
Lucas Alvarez - Rise Concrete (Rise) – Foundation 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 two about 25-foot-long by 5-foot-wide areas to about 9 feet below grade surface (bgs) in the southeastern part of the site for support of excavation (SOE) 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. Excavated fill was live-loaded into permitted tri-axel trucks for off-site disposal.
- Rise excavated an about 50-foot-long by 20-foot-wide area to about 16 feet bgs in the northwestern part of the site for SOE installation. Excavated material consisted of native soil and was screened for odors, staining, and organic vapors using a PID; evidence of impacts was not observed. Excavated soil was live-loaded into permitted tri-axel trucks for off-site disposal.
- Rise excavated two about 5-foot-long by 5-foot-wide areas to about 16 feet bgs in the southeastern part of the site for SOE underpinning installation. Excavated material consisted of native soil and was screened for odors, staining, and organic vapors using a PID; evidence of impacts was not observed. The excavated soil was subsequently backfilled to its original location and will be removed at a later date.
- Rise relocated about 30 cubic yards (CY) of hazardous lead contaminated soil from a roll-off container to the southeastern part of the site for off-site disposal on the following work day. The material was screened for odors, staining and organic vapors using a PID; evidence of impacts was not observed. The hazardous lead contaminated soil was stockpiled on and covered with polyethylene sheeting at the conclusion of relocation.

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Material Tracking

- No material was imported to the site.
- Six truckloads (approximately 120 cubic yards [CY]) of non-hazardous fill (waste characterization grids, WC05_COMP_6-20, WC06_COMP_0-20 and WC07_COMP_0-20) 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**	6	**253**
	Quantity (CY)	120	**5,060**
Clean Earth of North Jersey Kearny, NJ Hazardous Lead Historic FIll	**No. Loads**	0	**4**
	Quantity (CY)	0	**100**

Sampling

- Two endpoint samples, EP-09 and EP-12, were collected at about 9 feet bgs in the southwestern and southeastern parts of the site and analyzed for parameters outlined in the RAWP. The samples were relinquished to Alpha Analytical Inc. (Alpha) of Westborough, Massachusetts, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory.

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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.

Particulate Monitoring (mg/m^3)			**Organic Vapor Monitoring (ppm)**		
Daily background	0.020		Daily Background	0.1	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.020	0.024	Daily Time Weighted Average	0.1	0.0
Maximum 15-min Average	0.035	0.079	Maximum 15-min Average	0.2	0.0
Minimum 1-min Instant Reading	0.011	0.013	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.051	0.204	Maximum 1-min Instant Reading	0.2	0.0

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

Anticipated Activities

- Rise will export hazardous lead–impacted fill for off-site disposal.
- Rise will install SOE elements along the site boundaries.

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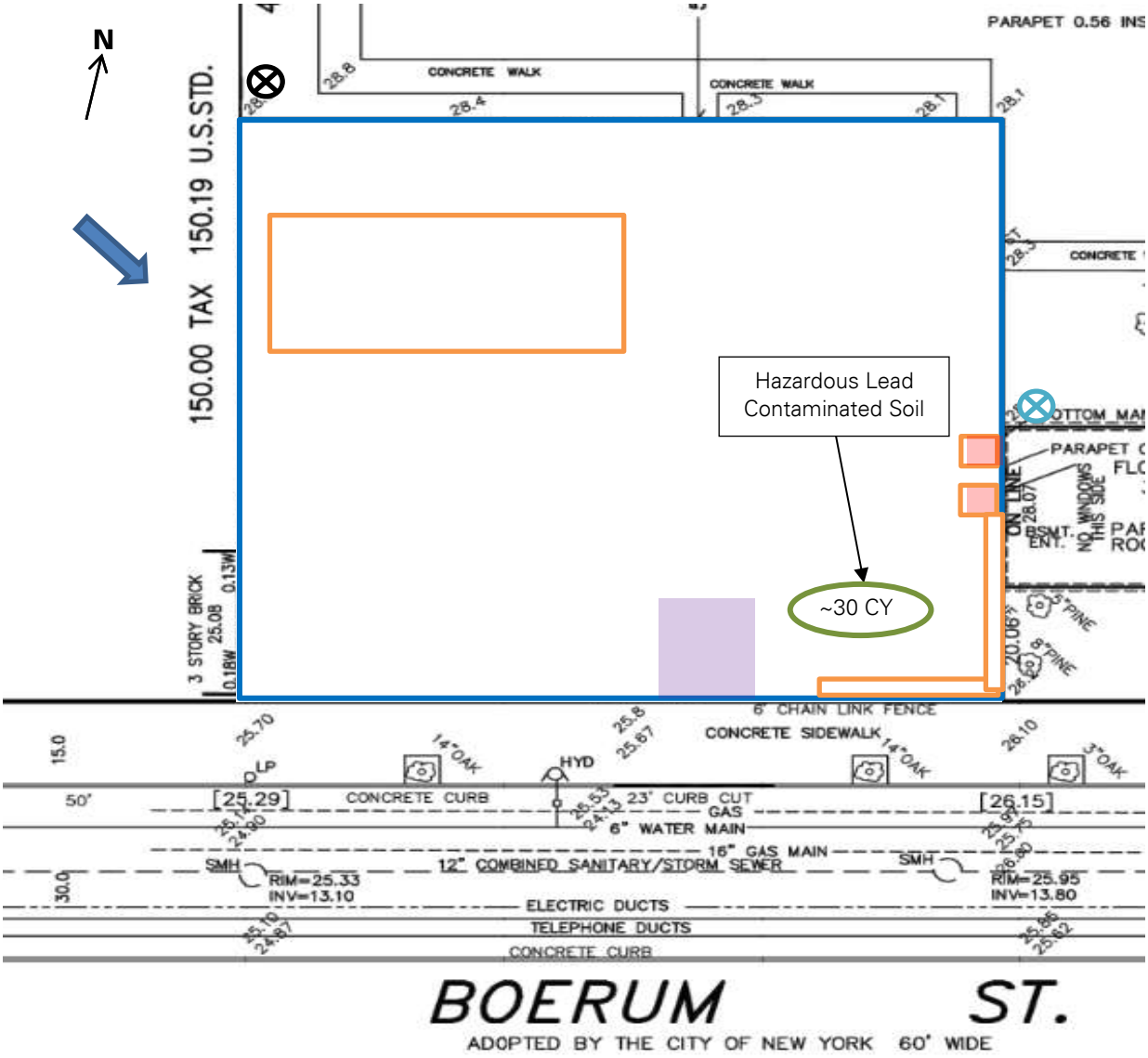
Figure 1: Site Map



Legend:

- Upwind CAMP Station
- Downwind CAMP Station
- Excavation Extent
- Stockpile Location
- Temporary Equipment Ramp
- Stabilized Construction Entrance
- 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 Rise excavating native soil for SOE underpinning installation (facing northeast).

Photo 2: View of Rise live-loading non-hazardous fill/soil into permitted tri-axle trucks for off-site disposal (facing west).

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SITE PHOTOGRAPHS (CONTINUED)

Photo 3: View of stockpiled hazardous lead contaminated soil on top of and covered with polyethlyene sheeting in the southeastern part of the site (facing west).

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