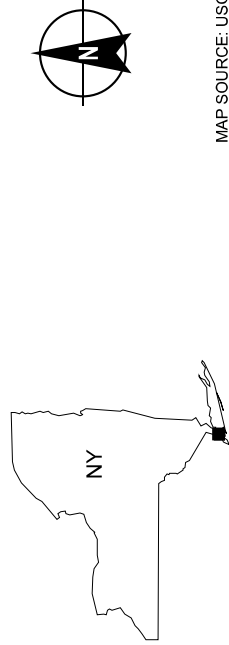


PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

PROJECT LOCUS




MAP SOURCE: USGS
 SITE COORDINATES: 40°43'48"N, 73°57'06"W

APPROXIMATE SCALE: 1 IN = 2000 FT
 MAY 2022

FIGURE 1



LEGEND
 BLOCK 2576 LOT 7 SITE BOUNDARY

NOTES
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE;
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021

HALEY ALDRICH PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER SPEEDWAY #7821
210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

SITE PLAN





MAY 2022

FIGURE 2

GSE: \\haleyaldrich.com\share\CF\Projects\020356\03\03\Forms_Spineway_F181_KGS\Maps\2021_05_25\1200566_001_0002_SITE_PLAN.mxd - vvaahhhhh - 02/23/2022 2:38:02 PM



LEGEND

-  SOIL BORING AND GROUNDWATER MONITORING WELL
-  SOIL BORING
-  SOIL VAPOR
-  BLOCK 2576 LOT 7 SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



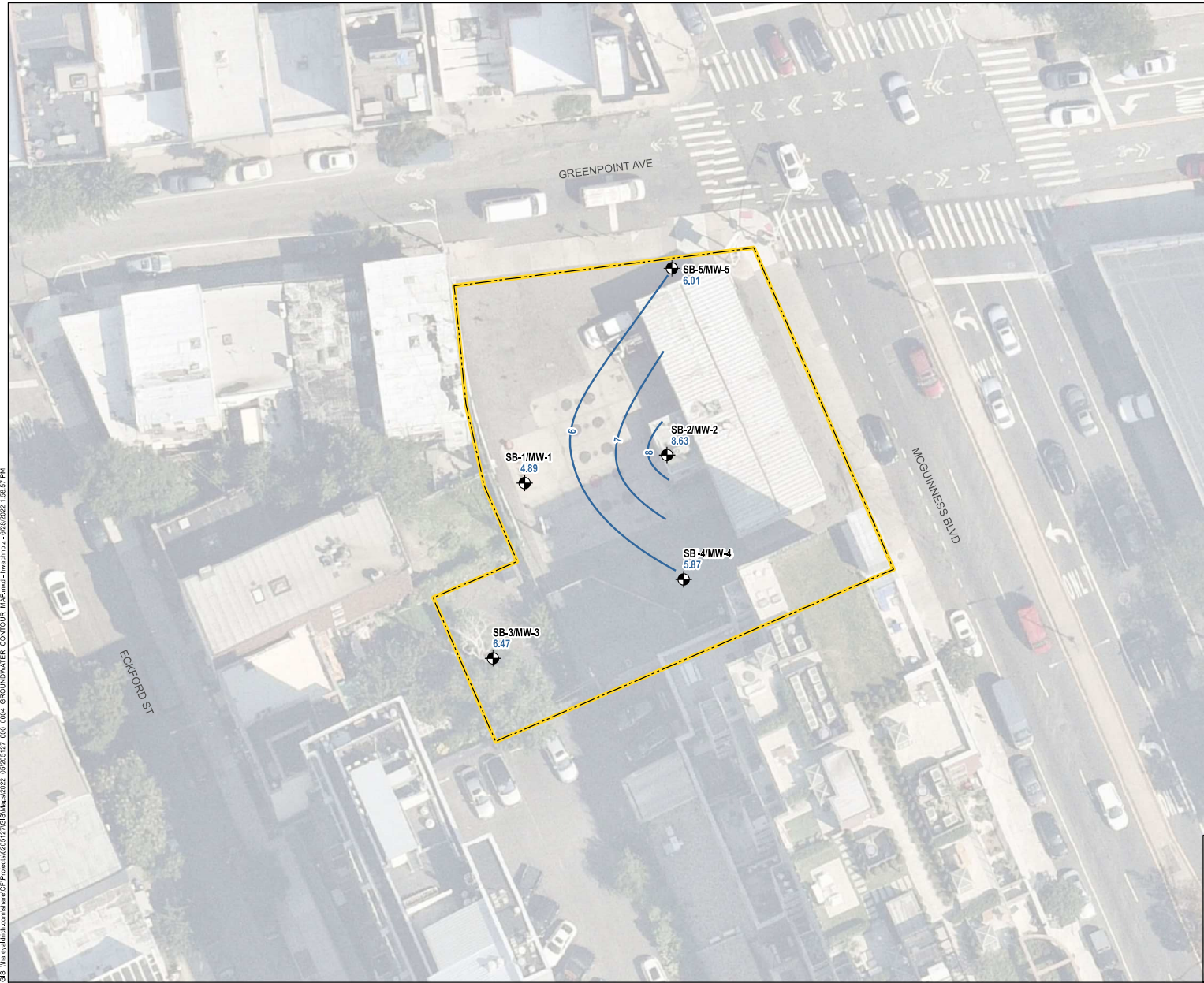
PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

SAMPLE LOCATION MAP




JUNE 2022

FIGURE 3

G:\HaleyAldrich.com\share\CF\Projects\0210157\GIS\Map0222_001\Map0222_001_0001_SAMPLE_LOCATIONS_MAP.mxd - hewshb3 - 6/28/2022 8:38:09 PM



LEGEND

-  SOIL BORING AND GROUNDWATER MONITORING WELL
-  GROUNDWATER ELEVATION CONTOUR, 1-FT INTERVAL
-  BLOCK 2576 LOT 7 SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE;
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



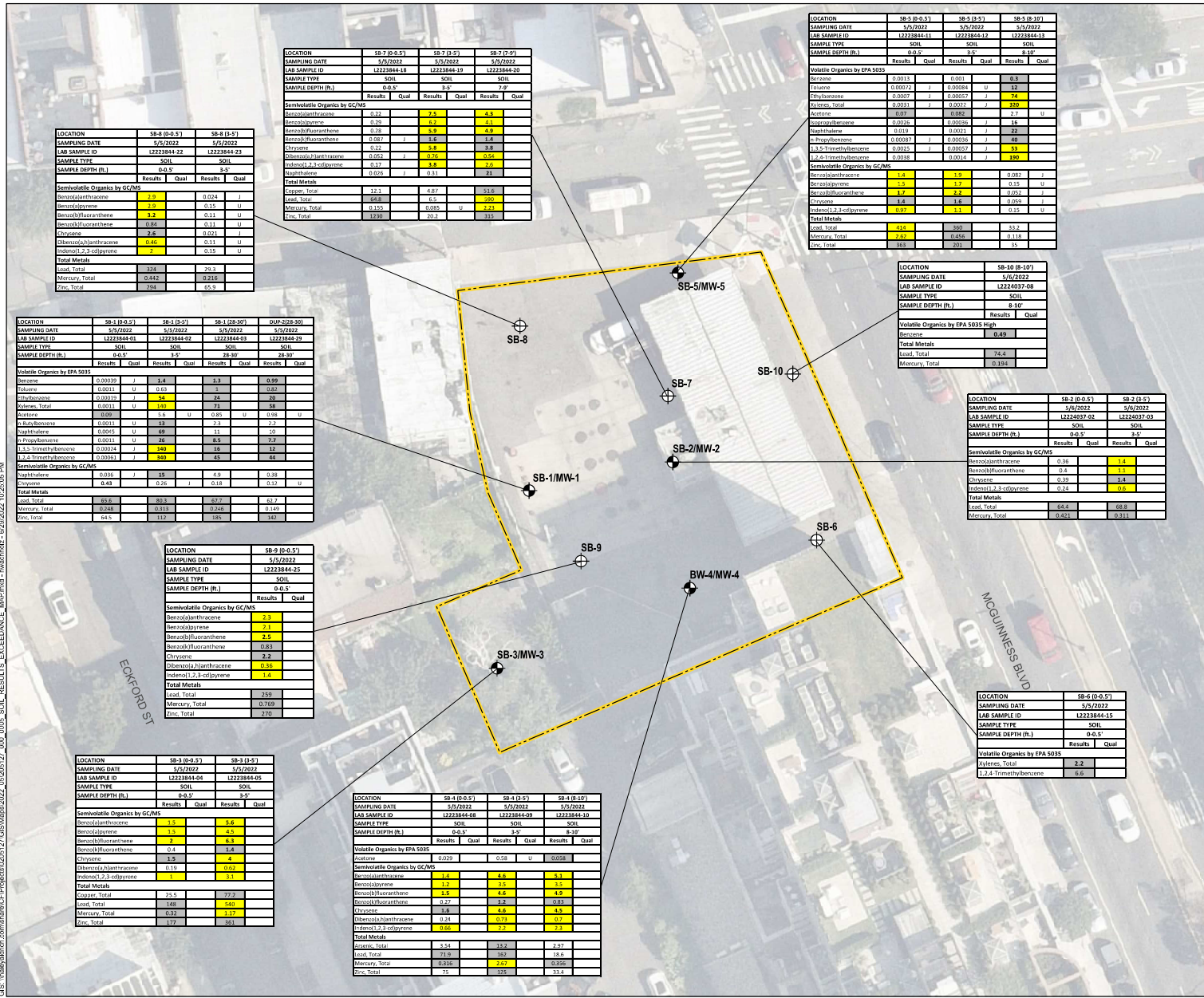
PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

GROUNDWATER CONTOUR MAP

JUNE 2022

FIGURE 4

GSE: \\haleyaldrich.com\share\CF\Projects\0210157\GIS\Map\0222_00\0004_GROUNDWATER_CONTOUR_MAP.mxd - 6/28/2022 1:58:57 PM



LEGEND

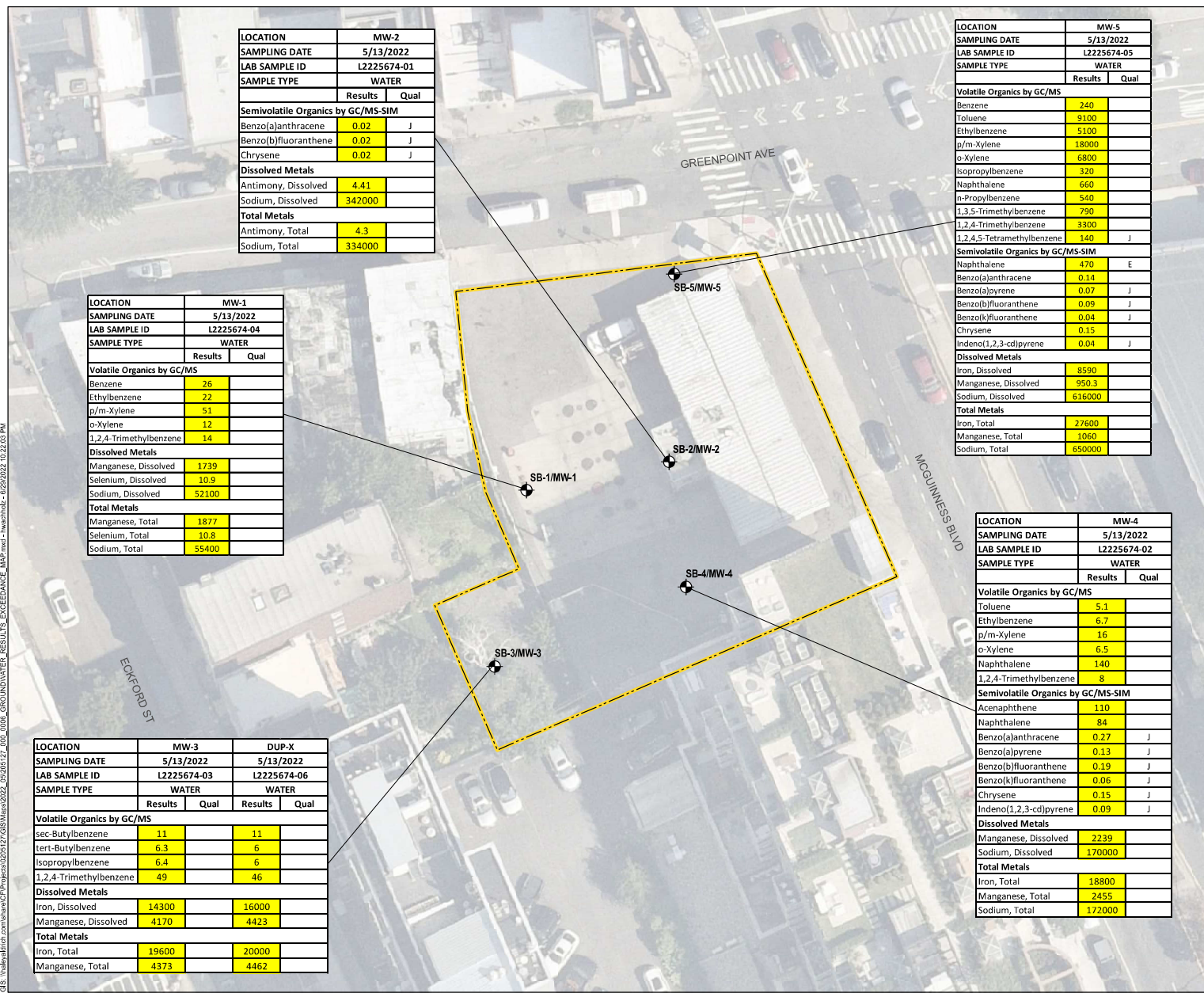
- ⊕ SOIL BORING AND GROUNDWATER MONITORING WELL
- ⊕ SOIL BORING
- [] BLOCK 2576 LOT 7 SITE BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. CONCENTRATIONS ARE IN MILLIGRAM PER KILOGRAM (mg/kg).
 3. U = NON-DETECTED
 4. J = LABORATORY ESTIMATED
 5. CONCENTRATIONS HIGHLIGHTED IN YELLOW INDICATE EXCEEDANCE.
 6. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
 7. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021

HALEY ALDRICH PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

SOIL RESULTS EXCEEDANCE MAP

GIS: \\haleyaldrich.com\haley\GIS\BNA\2022_09\06\22_00_0086_GROUNDWATER_RESULTS_EXCEEDANCE_MAP.mxd - hweibichl - 6/22/2022 10:22:03 PM



LOCATION		MW-2	
SAMPLING DATE		5/13/2022	
LAB SAMPLE ID		L2225674-01	
SAMPLE TYPE		WATER	
		Results	Qual
Semivolatile Organics by GC/MS-SIM			
Benzo(a)anthracene		0.02	J
Benzo(b)fluoranthene		0.02	J
Chrysene		0.02	J
Dissolved Metals			
Antimony, Dissolved		4.41	
Sodium, Dissolved		342000	
Total Metals			
Antimony, Total		4.3	
Sodium, Total		334000	

LOCATION		MW-1	
SAMPLING DATE		5/13/2022	
LAB SAMPLE ID		L2225674-04	
SAMPLE TYPE		WATER	
		Results	Qual
Volatile Organics by GC/MS			
Benzene		26	
Ethylbenzene		22	
p/m-Xylene		51	
o-Xylene		12	
1,2,4-Trimethylbenzene		14	
Dissolved Metals			
Manganese, Dissolved		1739	
Selenium, Dissolved		10.9	
Sodium, Dissolved		52100	
Total Metals			
Manganese, Total		1877	
Selenium, Total		10.8	
Sodium, Total		55400	

LOCATION		MW-3		DUP-X	
SAMPLING DATE		5/13/2022		5/13/2022	
LAB SAMPLE ID		L2225674-03		L2225674-06	
SAMPLE TYPE		WATER		WATER	
		Results	Qual	Results	Qual
Volatile Organics by GC/MS					
sec-Butylbenzene		11		11	
tert-Butylbenzene		6.3		6	
Isopropylbenzene		6.4		6	
1,2,4-Trimethylbenzene		49		46	
Dissolved Metals					
Iron, Dissolved		14300		16000	
Manganese, Dissolved		4170		4423	
Total Metals					
Iron, Total		19600		20000	
Manganese, Total		4373		4462	

LOCATION		MW-5	
SAMPLING DATE		5/13/2022	
LAB SAMPLE ID		L2225674-05	
SAMPLE TYPE		WATER	
		Results	Qual
Volatile Organics by GC/MS			
Benzene		240	
Toluene		9100	
Ethylbenzene		5100	
p/m-Xylene		18000	
o-Xylene		6800	
Isopropylbenzene		320	
Naphthalene		660	
n-Propylbenzene		540	
1,3,5-Trimethylbenzene		790	
1,2,4-Trimethylbenzene		3300	
1,2,4,5-Tetramethylbenzene		140	J
Semivolatile Organics by GC/MS-SIM			
Naphthalene		470	E
Benzo(a)anthracene		0.14	
Benzo(a)pyrene		0.07	J
Benzo(b)fluoranthene		0.09	J
Benzo(k)fluoranthene		0.04	J
Chrysene		0.15	
Indeno(1,2,3-cd)pyrene		0.04	J
Dissolved Metals			
Iron, Dissolved		8590	
Manganese, Dissolved		950.3	
Sodium, Dissolved		616000	
Total Metals			
Iron, Total		27600	
Manganese, Total		1060	
Sodium, Total		650000	

LOCATION		MW-4	
SAMPLING DATE		5/13/2022	
LAB SAMPLE ID		L2225674-02	
SAMPLE TYPE		WATER	
		Results	Qual
Volatile Organics by GC/MS			
Toluene		5.1	
Ethylbenzene		6.7	
p/m-Xylene		16	
o-Xylene		6.5	
Naphthalene		140	
1,2,4-Trimethylbenzene		8	
Semivolatile Organics by GC/MS-SIM			
Acenaphthene		110	
Naphthalene		84	
Benzo(a)anthracene		0.27	J
Benzo(a)pyrene		0.13	J
Benzo(b)fluoranthene		0.19	J
Benzo(k)fluoranthene		0.06	J
Chrysene		0.15	J
Indeno(1,2,3-cd)pyrene		0.09	J
Dissolved Metals			
Manganese, Dissolved		2239	
Sodium, Dissolved		170000	
Total Metals			
Iron, Total		18800	
Manganese, Total		2455	
Sodium, Total		172000	

LEGEND

SOIL BORING AND GROUNDWATER MONITORING WELL

BLOCK 2576 LOT 7 SITE BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. CONCENTRATIONS ARE IN MILLIGRAM PER KILOGRAM (mg/kg).
 3. J = LABORATORY ESTIMATED
 4. CONCENTRATIONS HIGHLIGHTED IN YELLOW INDICATE EXCEEDANCE ABOVE NY-USCO.
 5. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
 7. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021

SCALE IN FEET

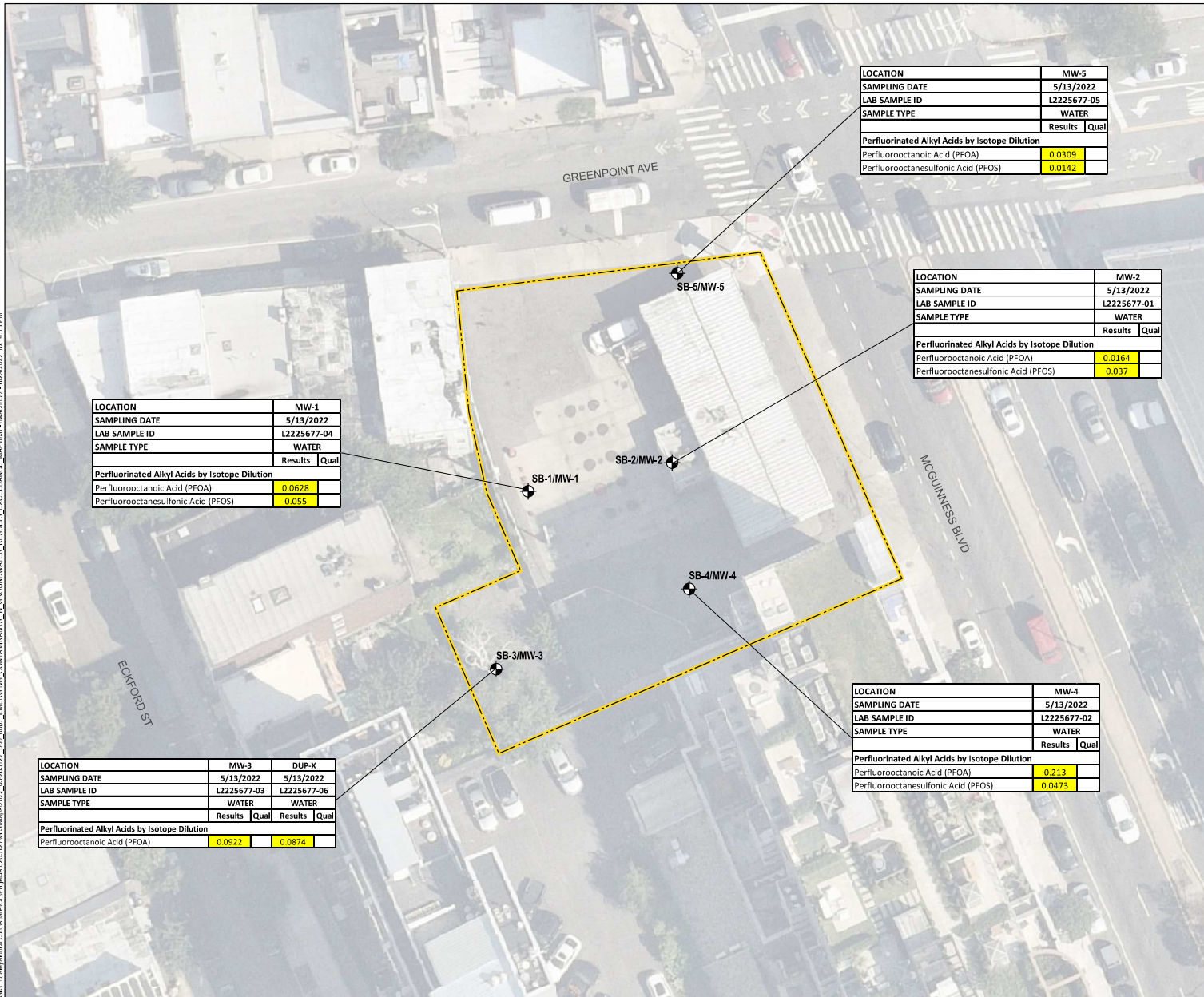
HALEY ALDRICH PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER SPEEDWAY #7821
210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

GROUNDWATER RESULTS EXCEEDANCE MAP

JUNE 2022

FIGURE 6

GIS: \\halcyon\dr\bin\com\hale\hale\CP\Projects\0205157\GIS\Map\2022_06\2022_02_09_2022_02_09_007 - EMERGING CONTAMINANTS IN GROUNDWATER RESULTS - EXCEEDANCE MAP.mxd - 6/29/2022 10:14:13 PM



LEGEND

- SOIL BORING AND GROUNDWATER MONITORING WELL
- BLOCK 2576 LOT 7 SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. CONCENTRATIONS ARE IN MILLIGRAM PER KILOGRAM (mg/kg).
3. CONCENTRATIONS HIGHLIGHTED IN YELLOW INDICATE EXCEEDANCE.
4. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
5. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



HALEY ALDRICH PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

EMERGING CONTAMINANTS IN GROUNDWATER RESULTS EXCEEDANCE MAP

JUNE 2022

FIGURE 7

LOCATION	MW-5	
SAMPLING DATE	5/13/2022	
LAB SAMPLE ID	L2225677-05	
SAMPLE TYPE	WATER	
	Results	Qual
Perfluorinated Alkyl Acids by Isotope Dilution		
Perfluorooctanoic Acid (PFOA)	0.0309	
Perfluorooctanesulfonic Acid (PFOS)	0.0142	

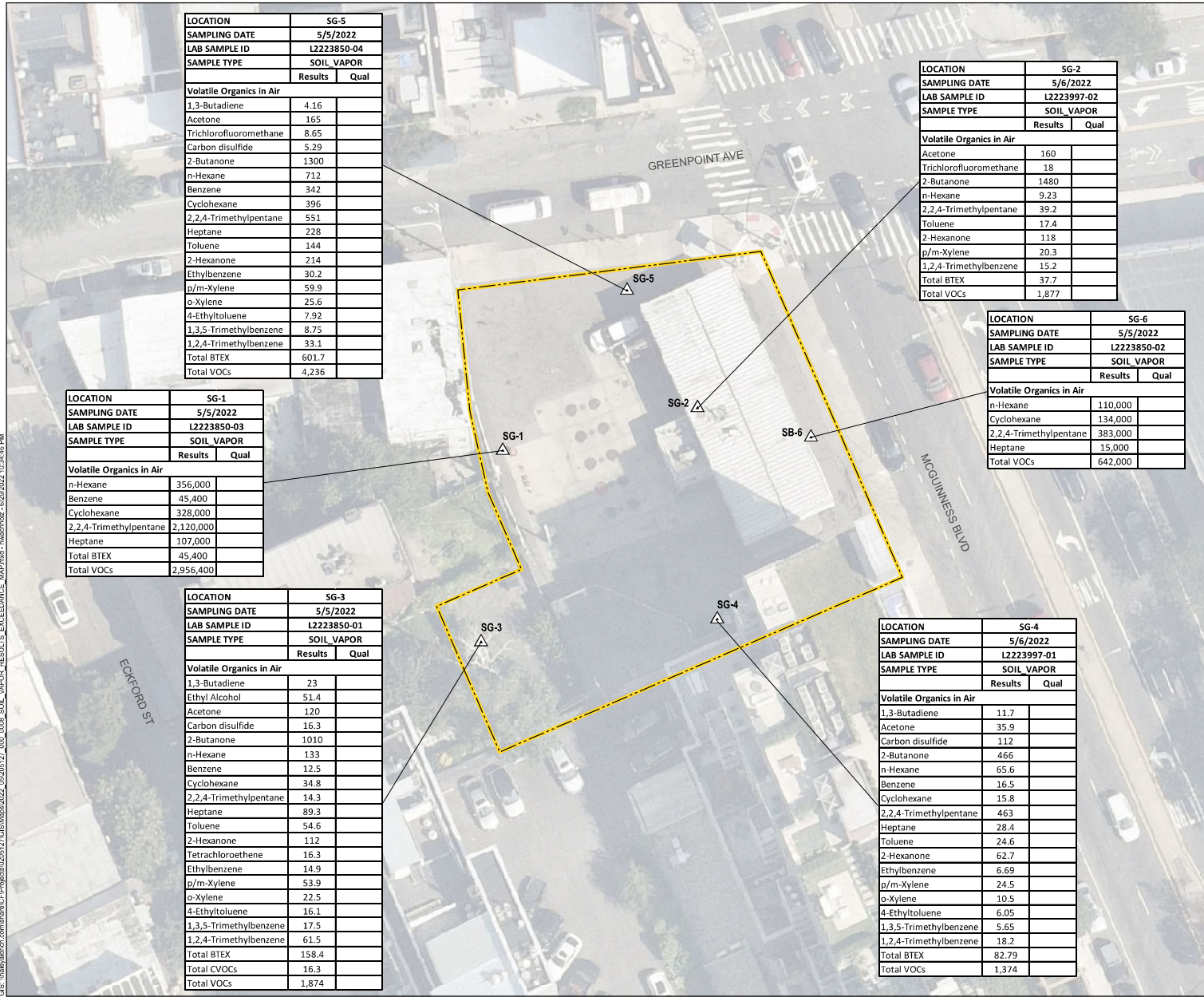
LOCATION	MW-2	
SAMPLING DATE	5/13/2022	
LAB SAMPLE ID	L2225677-01	
SAMPLE TYPE	WATER	
	Results	Qual
Perfluorinated Alkyl Acids by Isotope Dilution		
Perfluorooctanoic Acid (PFOA)	0.0164	
Perfluorooctanesulfonic Acid (PFOS)	0.037	

LOCATION	MW-4	
SAMPLING DATE	5/13/2022	
LAB SAMPLE ID	L2225677-02	
SAMPLE TYPE	WATER	
	Results	Qual
Perfluorinated Alkyl Acids by Isotope Dilution		
Perfluorooctanoic Acid (PFOA)	0.213	
Perfluorooctanesulfonic Acid (PFOS)	0.0473	

LOCATION	MW-1	
SAMPLING DATE	5/13/2022	
LAB SAMPLE ID	L2225677-04	
SAMPLE TYPE	WATER	
	Results	Qual
Perfluorinated Alkyl Acids by Isotope Dilution		
Perfluorooctanoic Acid (PFOA)	0.0628	
Perfluorooctanesulfonic Acid (PFOS)	0.055	

LOCATION	MW-3	DUP-X	
SAMPLING DATE	5/13/2022	5/13/2022	
LAB SAMPLE ID	L2225677-03	L2225677-06	
SAMPLE TYPE	WATER	WATER	
	Results	Results	Qual
Perfluorinated Alkyl Acids by Isotope Dilution			
Perfluorooctanoic Acid (PFOA)	0.0922	0.0874	

GIS: \\haleyaldrich.com\haley\arcGISTools\0205157\GIS\Mapas2022_09\060227_000_0008_SOIL_VAPOR_RESULTS_EXCEEDANCE_MAP.mxd - hwechtmbr - 6/20/2022 10:24:48 PM



LOCATION		SG-5	
SAMPLING DATE		5/5/2022	
LAB SAMPLE ID		L2223850-04	
SAMPLE TYPE		SOIL VAPOR	
		Results	Qual
Volatile Organics in Air			
1,3-Butadiene	4.16		
Acetone	165		
Trichlorofluoromethane	8.65		
Carbon disulfide	5.29		
2-Butanone	1300		
n-Hexane	712		
Benzene	342		
Cyclohexane	396		
2,2,4-Trimethylpentane	551		
Heptane	228		
Toluene	144		
2-Hexanone	214		
Ethylbenzene	30.2		
p/m-Xylene	59.9		
o-Xylene	25.6		
4-Ethyltoluene	7.92		
1,3,5-Trimethylbenzene	8.75		
1,2,4-Trimethylbenzene	33.1		
Total BTEX	601.7		
Total VOCs	4,236		

LOCATION		SG-1	
SAMPLING DATE		5/5/2022	
LAB SAMPLE ID		L2223850-03	
SAMPLE TYPE		SOIL VAPOR	
		Results	Qual
Volatile Organics in Air			
n-Hexane	356,000		
Benzene	45,400		
Cyclohexane	328,000		
2,2,4-Trimethylpentane	2,120,000		
Heptane	107,000		
Total BTEX	45,400		
Total VOCs	2,956,400		

LOCATION		SG-3	
SAMPLING DATE		5/5/2022	
LAB SAMPLE ID		L2223850-01	
SAMPLE TYPE		SOIL VAPOR	
		Results	Qual
Volatile Organics in Air			
1,3-Butadiene	23		
Ethyl Alcohol	51.4		
Acetone	120		
Carbon disulfide	16.3		
2-Butanone	1010		
n-Hexane	133		
Benzene	12.5		
Cyclohexane	34.8		
2,2,4-Trimethylpentane	14.3		
Heptane	89.3		
Toluene	54.6		
2-Hexanone	112		
Tetrachloroethene	16.3		
Ethylbenzene	14.9		
p/m-Xylene	53.9		
o-Xylene	22.5		
4-Ethyltoluene	16.1		
1,3,5-Trimethylbenzene	17.5		
1,2,4-Trimethylbenzene	61.5		
Total BTEX	158.4		
Total CVOCS	16.3		
Total VOCs	1,874		

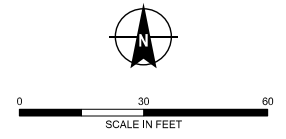
LOCATION		SG-2	
SAMPLING DATE		5/6/2022	
LAB SAMPLE ID		L2223997-02	
SAMPLE TYPE		SOIL VAPOR	
		Results	Qual
Volatile Organics in Air			
Acetone	160		
Trichlorofluoromethane	18		
2-Butanone	1480		
n-Hexane	9.23		
2,2,4-Trimethylpentane	39.2		
Toluene	17.4		
2-Hexanone	118		
p/m-Xylene	20.3		
1,2,4-Trimethylbenzene	15.2		
Total BTEX	37.7		
Total VOCs	1,877		

LOCATION		SG-6	
SAMPLING DATE		5/5/2022	
LAB SAMPLE ID		L2223850-02	
SAMPLE TYPE		SOIL VAPOR	
		Results	Qual
Volatile Organics in Air			
n-Hexane	110,000		
Cyclohexane	134,000		
2,2,4-Trimethylpentane	383,000		
Heptane	15,000		
Total VOCs	642,000		

LOCATION		SG-4	
SAMPLING DATE		5/6/2022	
LAB SAMPLE ID		L2223997-01	
SAMPLE TYPE		SOIL VAPOR	
		Results	Qual
Volatile Organics in Air			
1,3-Butadiene	11.7		
Acetone	35.9		
Carbon disulfide	112		
2-Butanone	466		
n-Hexane	65.6		
Benzene	16.5		
Cyclohexane	15.8		
2,2,4-Trimethylpentane	463		
Heptane	28.4		
Toluene	24.6		
2-Hexanone	62.7		
Ethylbenzene	6.69		
p/m-Xylene	24.5		
o-Xylene	10.5		
4-Ethyltoluene	6.05		
1,3,5-Trimethylbenzene	5.65		
1,2,4-Trimethylbenzene	18.2		
Total BTEX	82.79		
Total VOCs	1,374		

LEGEND
 SOIL VAPOR
 BLOCK 2576 LOT 7 SITE BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
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 4. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
 5. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



HALEY ALDRICH PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

SOIL VAPOR RESULTS EXCEEDANCE MAP

JUNE 2022

FIGURE 8