

Project	Bedford Beverly Brownfield Site	Report No.	4
BCP Site	BCP Site No. C224384	Date	5/1/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	48-60 °F
Contractor	Haley & Aldrich, Lakewood Environmental Services	Wind Direction	NE
Weather	Sunny	Personnel on Site	N. Mooney, N. Manzione, M. Cal
Humidity	72%	Time on Site	7:00am to 3:20pm

Haley & Aldrich of New York (Haley & Aldrich) was present to document implementation of the NYSDEC-approved April 2023 Remedial Investigation Work Plan (RIWP) prepared by Haley & Aldrich. Site Observations are summarized below.

Daily Observations:

- Contractor advanced soil borings and installed groundwater monitoring wells.
- Soil samples were collected from soil boring locations: SB-11, SB-12, SB-14, and SB-15.
- Monitoring well installation and development was completed at monitoring well locations: MW-05, MW-11, MW-12, MW-14 and MW-15.

Samples Collected:

- The following soil samples were collected: SB-11 (0-2); SB-12 (0-2); SB-14 (0-2); SB-15 (0-0.16), SB-15 (3-5), SB-15 (6-8), and SB-15 (12-14).
 - The soil samples were relinquished to Eurofins Environmental Testing Northeast, LLC of Edison, NJ (a NYSDOH ELAP-certified laboratory) under standard chain of custody procedures.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at two locations during ground intrusive work from 11:30 am to 1:45 pm. No 15-minute average concentration of volatile organic compounds (VOCs) or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels. No visible dust or odors were observed leaving the site perimeter.
 - Outdoor drilling was conducted between 11:20 AM and 1:45 PM. The remainder of the drilling was conducted within the basement of the Site buildings.

Activities Planned for Coming Week:

- Drilling and collection of environmental samples (soil, groundwater, soil vapor) at approximately 55 locations.

Site Photographs:



Photo 1: View of soil from SB-15 from 0-15 feet below grade surface, facing east.

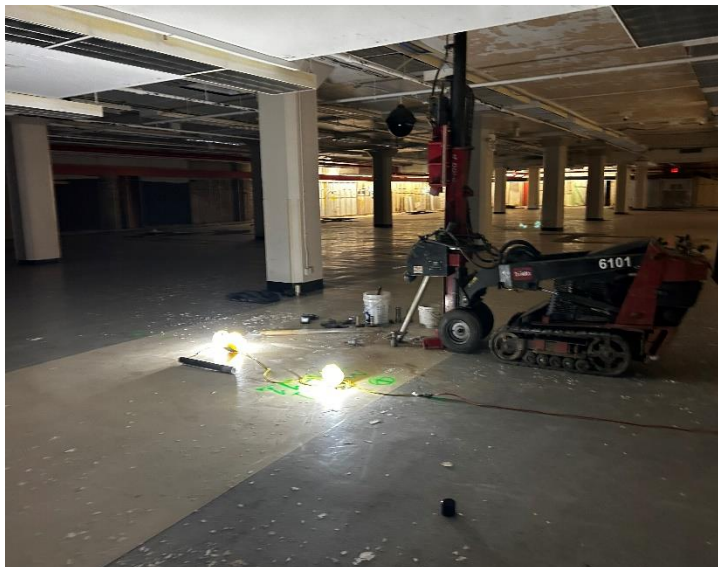
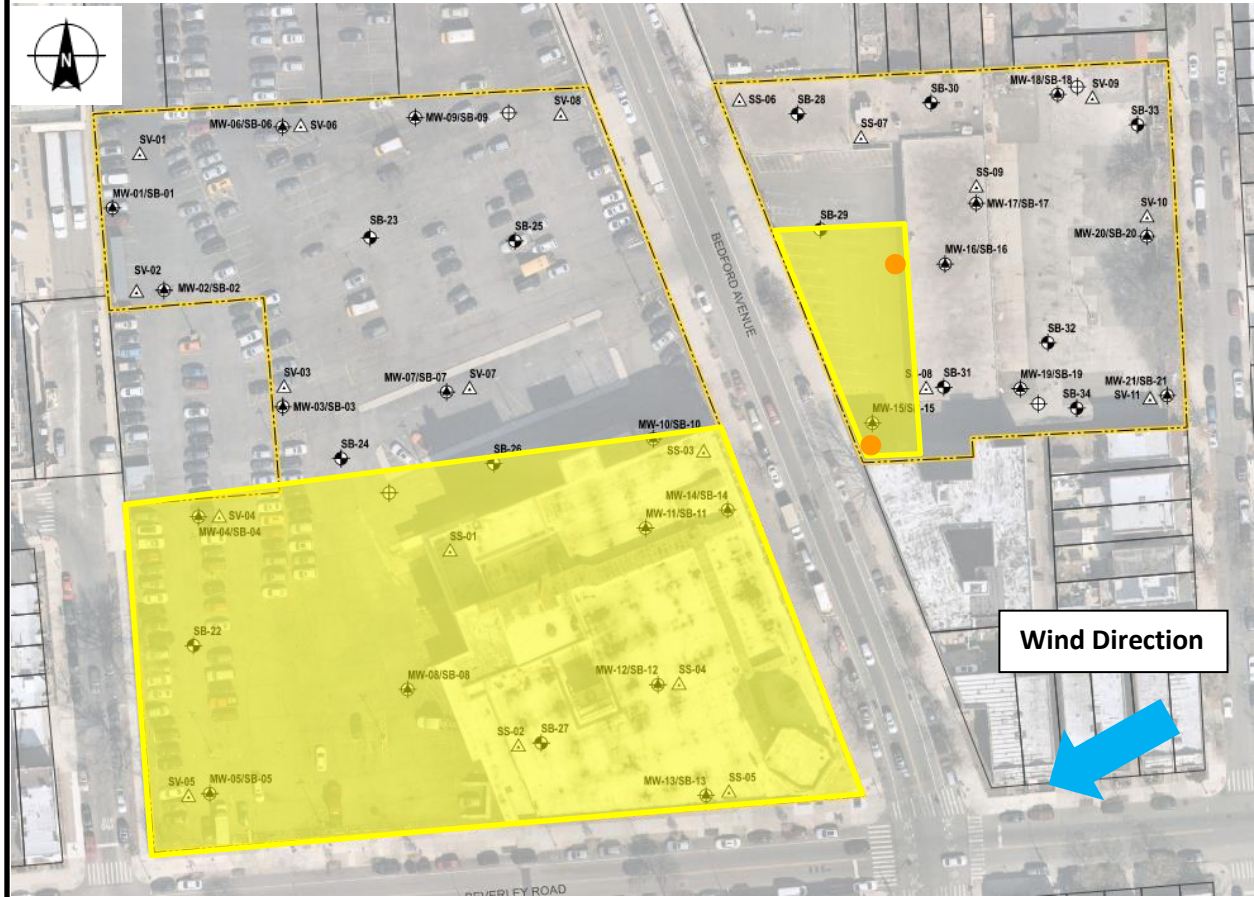




Photo 2: View of indoor drilling activities, facing north.

Site Plan:

Reference: RIWP Figure 2 Proposed Sample Location Plan, prepared by Haley & Aldrich, dated April 2023



LEGEND:

-  Area of work
-  CAMP Station

2360 Bedford Avenue, Brooklyn, NY
0205432 - Air Monitoring Log

Date: 5/1/2023
 Personnel: M. Cal, N. Manzione & N. Mooney
 Weather: 48-60 deg F Cloudy
 Humidity: 72%
 Wind Direction: NE

Particulate Background (mcg/m3): 0.01
 PID Background (ppm): 0

Upwind
 Dustrak #:
Downwind
 Dustrak #:

Site Map:



Time	Upwind	Downwind	PID			Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)	Odors (y/n)	Activities/Additional Monitoring
630						
645						
700						
715						
730						
745						
800						
815						
830						
845						
900						
915						
930						
945						
1000						
1015						
1030						
1045						

2360 Bedford Avenue, Brooklyn, NY
0205432 - Air Monitoring Log

Time	Upwind	Downwind	PID			Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)	Odors (y/n)	Activities/Additional Monitoring
1100						
1115						
1130	0.004	0.016	0	0	N	
1145	0.001	0.011	0	0	N	
1200	0.002	0.014	0	0	N	
1215	0.003	0.015	0	0	N	
1230	0.004	0.009	0.1	0	N	
1245	0.003	0.012	0	0	N	
1300	0	0.014	0	0	N	
1315	0.001	0.01	0	0	N	
1330	0	0.012	0	0	N	
1345	0.001	0.009	0	0.1	N	
1400						
1430						
1445						
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