

Project	Bedford Beverly Brownfield Site	Report No.	8
BCP Site	BCP Site No. C224384	Date	5/5/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	46-61 °F
Contractor	Haley & Aldrich, Lakewood Environmental Services	Wind Direction	SSW
Weather	Mostly Sunny	Personnel on Site	N. Mooney, N. Manzione, M. Cal
Humidity	86%	Time on Site	7:00am to 4:30pm

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.
- Soil samples were collected from soil boring locations: SB-01, SB-02, SB-03, SB-04, SB-05, SB-06, SB-07, SB-08, SB-09, SB-10, SB-11, SB-12, SB-13, SB-14, SB-15, SB-18, SB-19, SB-20, SB-21, and SB-29.
- Soil vapor samples were collected from: SS-07, SV-10, and SV-11.
- Groundwater samples were collected from monitoring wells: MW-07 and MW-09.

Samples Collected:

- The following soil samples were collected: SB-01 (26-28); SB-02 (25-27); SB-03 (22-24); SB-04 (22-24); SB-05 (21-23); SB-06 (24-26); SB-07 (22-24); SB-08 (20-22); SB-09 (25-27); SB-10 (21-23); SB-11 (10-12); SB-12 (10-12); SB-13 (10-12); SB-14 (9-11); SB-15 (23-25); SB-18 (24-26); SB-19 (25-27); SB-20 (23-25); and, SB-21 (23-25).
- The following groundwater samples were collected: MW-07 and MW-09.
- The following soil vapor samples were collected: SS-07, SV-10, and SV-11.
- The soil, groundwater, soil vapor 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 8:00 am to 3:15 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.

Activities Planned for Coming Week:

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

Site Photographs:



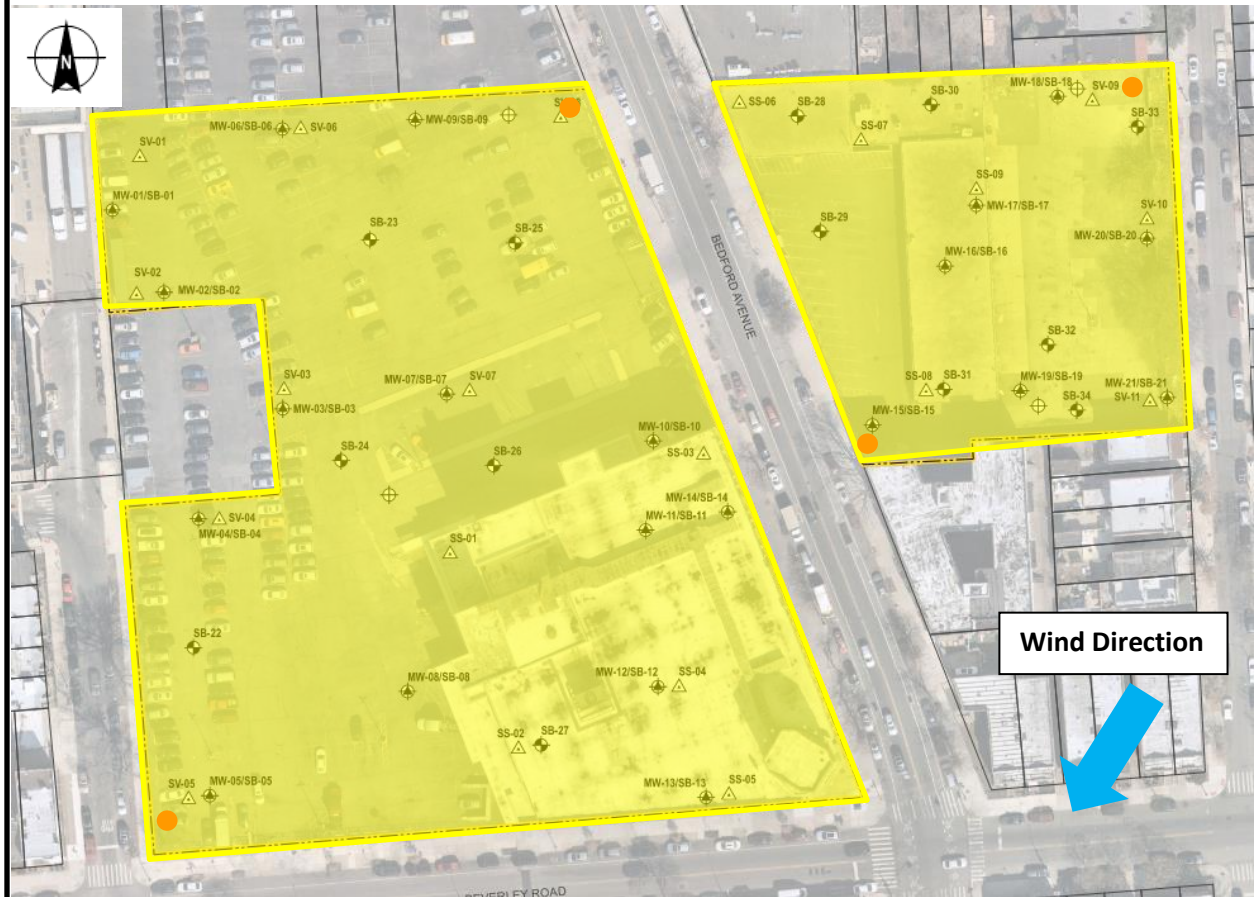
Photo 1: View of soil from SB-29 from 0-15 feet below grade surface, facing south.



Photo 2: View of soil from SB-21 from 20-25 feet below grade surface, facing east.

Site Plan:

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



LEGEND:

 Area of work

 CAMP Station

Note: CAMP Stations were deployed at Block 5135 Lot 53 (2359 Bedford Avenue) from 08:00 am to 12:00 PM and were redeployed at Block 5133 Lot 14 (2360 Bedford Avenue) from 12:15 PM to 3:15 PM due to the location of intrusive work during those times.

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

Date: 5/5/2023
 Personnel: M. Cal, N. Manzione & N. Mooney
 Weather: 46-61 deg F Mostly Sunny
 Humidity: 86%
 Wind Direction: SSW

Particulate Background (mcg/m3): 0.019
 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	0.012	0.019	0	0	N	CAMP deployed at Block 5135 Lot 53
815	0.013	0.018	0	0	N	
830	0.012	0.018	0	0	N	
845	0.012	0.017	0	0.1	N	
900	0.009	0.018	0	0.1	N	
915	0.009	0.018	0	0.1	N	
930	0.010	0.016	0	0	N	
945	0.011	0.014	0	0	N	
1000	0.009	0.017	0.1	0	N	
1015	0.007	0.017	0	0	N	
1030	0.009	0.019	0	0	N	
1045	0.008	0.018	0.1	0	N	

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

Time	Upwind	Downwind	PID			Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)	Odors (y/n)	Activities/Additional Monitoring
1100	0.010	0.017	0	0	N	
1115	0.010	0.019	0	0	N	
1130	0.009	0.015	0	0	N	
1145	0.011	0.019	0	0	N	
1200	0.023	0.023	0	0	N	CAMP removed from Block 5135 Lot 53
1215	0.022	0.026	0	0	N	CAMP deployed at Block 5133 Lot 14
1230	0.023	0.031	0	0	N	
1245	0.021	0.022	0	0	N	
1300	0.020	0.022	0	0	N	
1315	0.021	0.021	0.1	0	N	
1330	0.021	0.023	0	0.1	N	
1345	0.017	0.019	0	0.1	N	
1400	0.017	0.019	0	0	N	
1430	0.018	0.021	0	0.1	N	
1445	0.017	0.026	0	0	N	
1500	0.019	0.027	0	0	N	
1515	0.018	0.022	0	0	N	
1530						
1545						
1600						
1615						
1630						
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