

<b>Project</b>	Bedford Beverly Brownfield Site	<b>Report No.</b>	199
<b>BCP Site</b>	BCP Site No. C224384	<b>Date</b>	08/01/2024
<b>Location</b>	2359 and 2360 Bedford Avenue, Brooklyn, NY	<b>File No.</b>	0205432
<b>Client</b>	Bedford Beverly Acquisitions LLC	<b>Temperature</b>	75-91°F
<b>Contractor</b>	Haley & Aldrich, Maman Contracting (Maman), International Concrete	<b>Wind Direction</b>	W to E, 3 mph
<b>Weather</b>	Sunny	<b>Personnel on Site</b>	E. Nunez, C. Jackson, S. Greco
<b>Humidity</b>	86%	<b>Time on Site</b>	7:00 am to 4:00pm

Haley & Aldrich of New York Engineering and Geology, LLP (Haley & Aldrich) was present to document implementation of the January 2024 NYSDEC-approved Remedial Action Work Plan (RAWP) prepared by Haley & Aldrich for the Bedford Beverly BCP Site (C224384), located at 2359 and 2360 Bedford Avenue, Brooklyn, NY. Site observations are summarized below.

**Daily Observations:**

- Contractor (International Concrete) continued installation of foundation elements within Lots 14 and Lot 53.

**Waste Disposal/Backfill Import Tracking:**

**Material Export:**

- None.
- Soil/Fill disposal is summarized below:

	<i>Facility: Bayshore Soil Management, Keasbey, NJ (Non-Haz Soil)</i>		<i>Facility: P Park NJ LLC, Prospect Park, NJ (Non-Haz Soil)</i>		<i>Facility: Keystone Trade Center, Fairless Hills, PA (Non-Haz Soil)</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>449 Loads</u>	<u>9,580 CY</u>	<u>2,093 Loads</u>	<u>41,860 CY</u>	<u>955 Loads</u>	<u>19,900 CY</u>
	<i>Facility: Posillico Materials Permitted Wash Plant, LLC, Farmingdale, NY (Non-Haz Soil)</i>		<i>Facility: Republic Environmental Systems, LLC, Hatfield PA (Haz Soil)</i>		<i>Facility: Conestoga Republic Environmental Systems, LLC, Prospect Park, NJ (Non-Haz Soil)</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>687 Loads</u>	<u>13,740CY</u>	<u>5 Loads</u>	<u>100 CY</u>	<u>44 Loads</u>	<u>880 CY</u>
<b>Sitewide Total</b>			*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)			
<i>Today:</i>	0 Loads	0 CY				
<i>Total:</i>	<u>4,371 Loads</u>	<u>87,420 CY</u>				

- Asphalt disposal is summarized below:

	Facility: Flushing Asphalt Recycling, Flushing NY (Asphalt)		Facility: Mount Materials, Fairless Hills, PA (Asphalt)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>117 Loads</u>	<u>2,340 CY</u>	<u>43 Loads</u>	<u>860 CY</u>	<u>160 Loads</u>	<u>3,200 CY</u>

\*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

- C&D disposal is summarized below:

	Facility: Mount Materials, Fairless Hills, PA (Non-Haz Concrete)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>232 Loads</u>	<u>4,640 CY</u>	<u>232 Loads</u>	<u>4,640 CY</u>

\*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

### Material Import:

- Stone import is summarized below:

	Facility: Mount Hope Quarry, Wharton, NJ (ASTM #57)		Facility: Mount Hope Quarry, Wharton, NJ (ASTM #3)		Totals:	
Today:	0 Loads	0 Tons	0 Loads	0 Tons	0 Loads	0 Tons
Total:	<u>118 Loads</u>	<u>2,925.93 Tons</u>	<u>36 loads</u>	<u>931.33 Tons</u>	<u>154 Loads</u>	<u>3,857.26 Tons</u>

- RCA import is summarized below:

	Facility: Allocco Recycling Ltd., Brooklyn, NY (RCA)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>125 Loads</u>	<u>2,500 CY</u>	<u>125 Loads</u>	<u>2,500 CY</u>

\*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

### Injection Tracking:

- ZVI injections were completed on February 1, 2024, in Lot 14.
- ISCO injections were completed on February 12, 2024, in Lot 53.

### Samples Collected:

- One groundwater sample (PR-MW-03\_20240801) was collected and submitted to Eurofins for analysis.
- One MS/MSD, one field blank and one trip blank were submitted.

**CAMP Activities:**

- Air monitoring during ground-intrusive activities was performed at two locations during ground intrusive between 7:00 am to 3:45 pm.
- No 15-minute average concentration of volatiles 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 was observed leaving the site perimeter.

**Activities Planned for Coming Week:**

- Contractor (International Concrete) will continue footing and subgrade preparation in Lots 14 and 53.

**Site Photographs:**



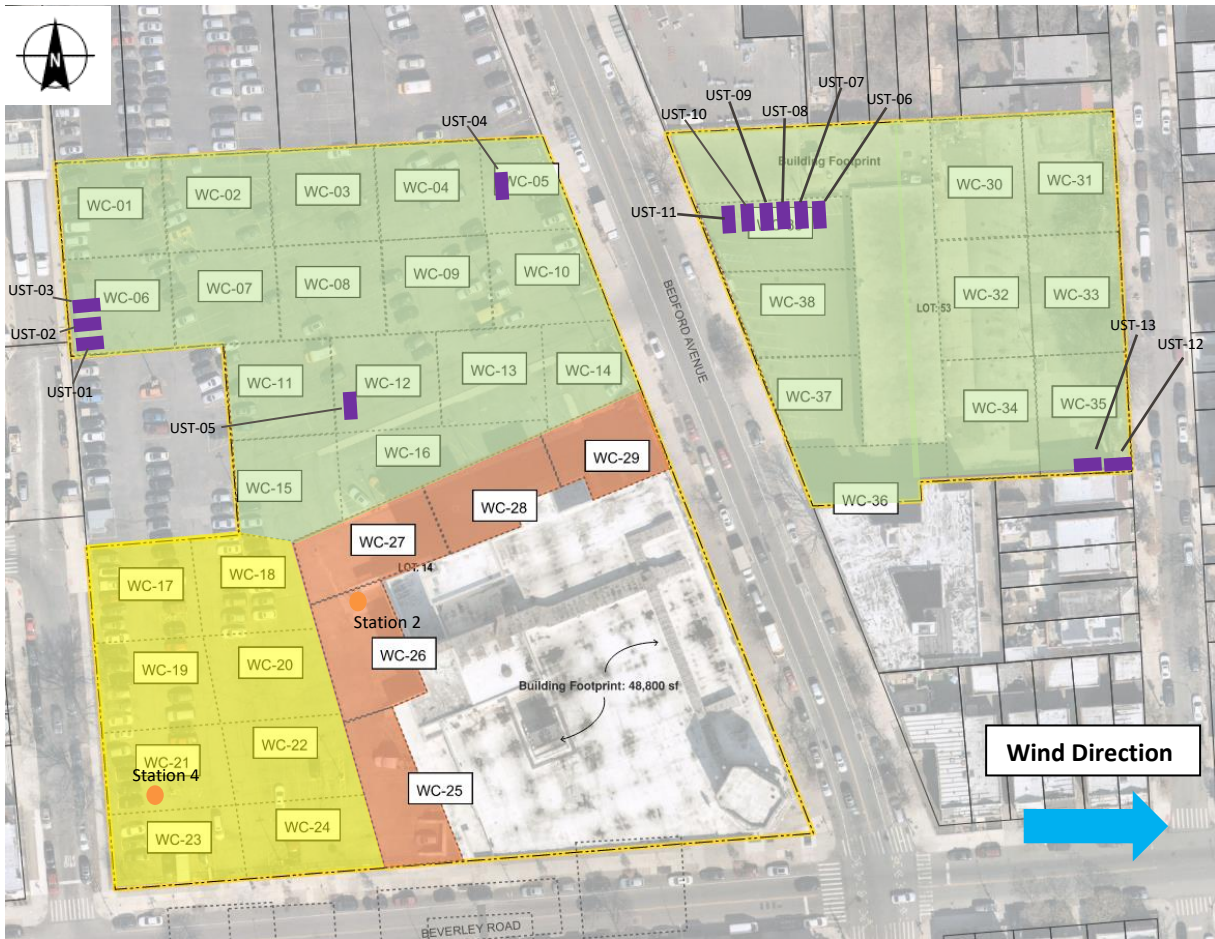
*Photo 1: View of site conditions in Lot 14, facing southwest.*



*Photo 2: View of groundwater sampling setup at monitoring well PR-MW-04, facing west.*

### Site Plan:

Reference: Waste Characterization Letter Figure 3 Grid Location Map, prepared by Haley & Aldrich, dated October 2023



### LEGEND:

- Area of work
- CAMP Station
- Stockpile Location (soil/fill)
- Stockpile location (C&D)
- UST

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Date : 2024-08-01

Personnel : E. Nunez, C. Jackson & S. Greco

Weather : Sunny

Humidity : 86%

Wind Direction : W to E, 3 mph

Particulate Background (ug/m3) : 15.121

PID Background (ppm) : 0.0

Action Levels : Downwind perimeter of work area above background levels

PID (ppm) : > 5 ppm for the 15-min average

Dust (ug/m3) : > 150 for the 15-min average

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
07:00		13.665		15.121		0.0		0.0		
07:15		11.138		10.475		0.0		0.0		
07:30		9.475		9.011		0.0		0.0		
07:45		9.401		10.171		0.0		0.0		
08:00		10.689		10.749		0.0		0.0		
08:15		9.271		12.496		0.0		0.0		
08:30		9.288		7.942		0.0		0.0		
08:45		8.382		6.890		0.0		0.0		
09:00		7.325		7.536		0.0		0.0		
09:15		6.728		7.203		0.0		0.0		
09:30		7.461		7.617		0.0		0.0		
09:45		12.101		7.204		0.0		0.0		
10:00		9.093		7.520		0.0		0.0		
10:15		9.363		7.430		0.0		0.0		
10:30		9.358		7.375		0.0		0.0		
10:45		9.772		8.401		0.0		0.0		

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
11:00		10.260		10.7		0.0		0.0		
11:15		10.779		11.2		0.0		0.0		
11:30		10.265		9.8		0.0		0.0		
11:45		12.273		10.0		0.0		0.0		
12:00		11.910		12.3		0.0		0.0		
12:15		12.294		9.9		0.0		0.0		
12:30		14.066		10.9		0.0		0.0		
12:45		15.875		11.7		0.0		0.0		
13:00		14.754		11.9		0.0		0.0		
13:15		15.048		12.0		0.0		0.0		
13:30		19.210		11.8		0.0		0.0		
13:45		29.316		10.4		0.0		0.0		
14:00		9.189		8.7		0.0		0.0		
14:15		8.309		7.6		0.0		0.0		
14:30		11.423		7.3		0.0		0.0		
14:45		8.301		7.6		0.0		0.0		
15:00		8.092		7.8		0.0		0.0		
15:15		27.669		9.2		0.2		0.0		
15:30		24.540		9.9		0.1		0.0		
15:45		30.294		12.0		0.1		0.0		

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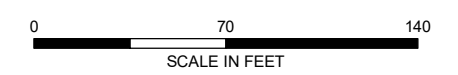
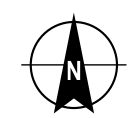


**LEGEND**

- TRACK 1 UUSCO CONFIRMATION BASE SAMPLE
- TRACK 1 UUSCO CONFIRMATION SIDEWALL SAMPLE
- TRACK 4 DOCUMENTATION SAMPLE
- ENDPOINT SAMPLE GRID
- ▭ SITE BOUNDARY
- ▭ PARCEL BOUNDARY
- ENDPOINT SAMPLE/DOCUMENTATION SAMPLE COLLECTED
- ENDPOINT SAMPLE/DOCUMENTATION SAMPLE NOT COLLECTED

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. UUSCO = UNRESTRICTED USE SOIL CLEANUP OBJECTIVE
3. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
4. AERIAL IMAGERY SOURCE: NEARMAP, 27 FEBRUARY 2022



**HALEY ALDRICH** BEDFORD BEVERLY BROWNFIELD SITE  
 2359 AND 2360 BEDFORD AVENUE  
 BROOKLYN, NEW YORK

**CONFIRMATION/DOCUMENTATION SAMPLE  
 PROGRESS MAP**

MARCH 2024

FIGURE X