

SITE OBSERVATION REPORT


<p>PROJECT No.: 170747001</p> <p>PROJECT: C224398 – 1709 Surf Avenue</p> <p>LOCATION: 1709 Surf Avenue, Brooklyn, New York</p>	<p>CLIENT: Coney Island Associates Phase 3 LLC c/o BFC Partners</p>	<p>DATE: Mon, March 31, 2025</p> <p>WEATHER: Cloudy, 45-59°F Wind: SSE at 0.5-6 mph</p> <p>TIME: 6:50am to 3:45pm</p>
<p>CONTRACTOR'S EQUIPMENT: Doosan DL 300 Loader CAT 328DLCR Excavator Doosan DX300LC Excavator Bobcat S590 Skid Steer CZM EK300LS Drill Rig CAT 314 CLCR Mini Excavator Bobcat E45 Mini Excavator CAT 345C Excavator</p>	<p>PRESENT AT SITE: RAWP Implementation Day 16 Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>Langan was present to oversee implementation of the November 20, 2024 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C224398 at 1709 Surf Avenue. Observed activities were as follows:</p> <p>Site Activities</p> <ul style="list-style-type: none"> RYC Turbos Corp. excavated an about 35-foot-long by 20-foot-wide by 1-foot-deep area in the southeastern part of the site to support pile testing. Excavated material consisted of non-hazardous fill/soil and was screened for staining, odors, and instrumental evidence of contamination using a handheld photoionization detector (PID); evidence of impacts was not observed. The non-hazardous fill/soil was temporary stockpiled adjacent to the excavation and covered with polyethylene sheeting. <p>Sampling</p> <ul style="list-style-type: none"> No samples were collected. <p>CAMP Activities</p> <ul style="list-style-type: none"> Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). Particulate and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Fugitive dust or odors associated with intrusive activities were not observed. <p>Anticipated Activities</p> <ul style="list-style-type: none"> RYC Turbos Corp. will continue to install piles across the site's footprint. <p>Material Tracking</p> <ul style="list-style-type: none"> No material was imported to the site. No material was exported from the site. 		
<p>Cc:</p>	<p>B. Gochenaur, K. Semon, M. Aronica (Langan)</p>	<p>By: Michael Pinnella LANGAN</p>

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FIGURE 1: SITE PLAN



Legend:

-  Upwind CAMP Station
-  Downwind CAMP Station
-  Prevailing Wind Direction
-  Approximate Location of Asphalt Removal Today
-  Approximate Location of Soil/Fill Stockpile
-  Approximate Location of Piles Installed Today
-  Approximate Location of Excavation Today
-  Approximate Location of Grading Today

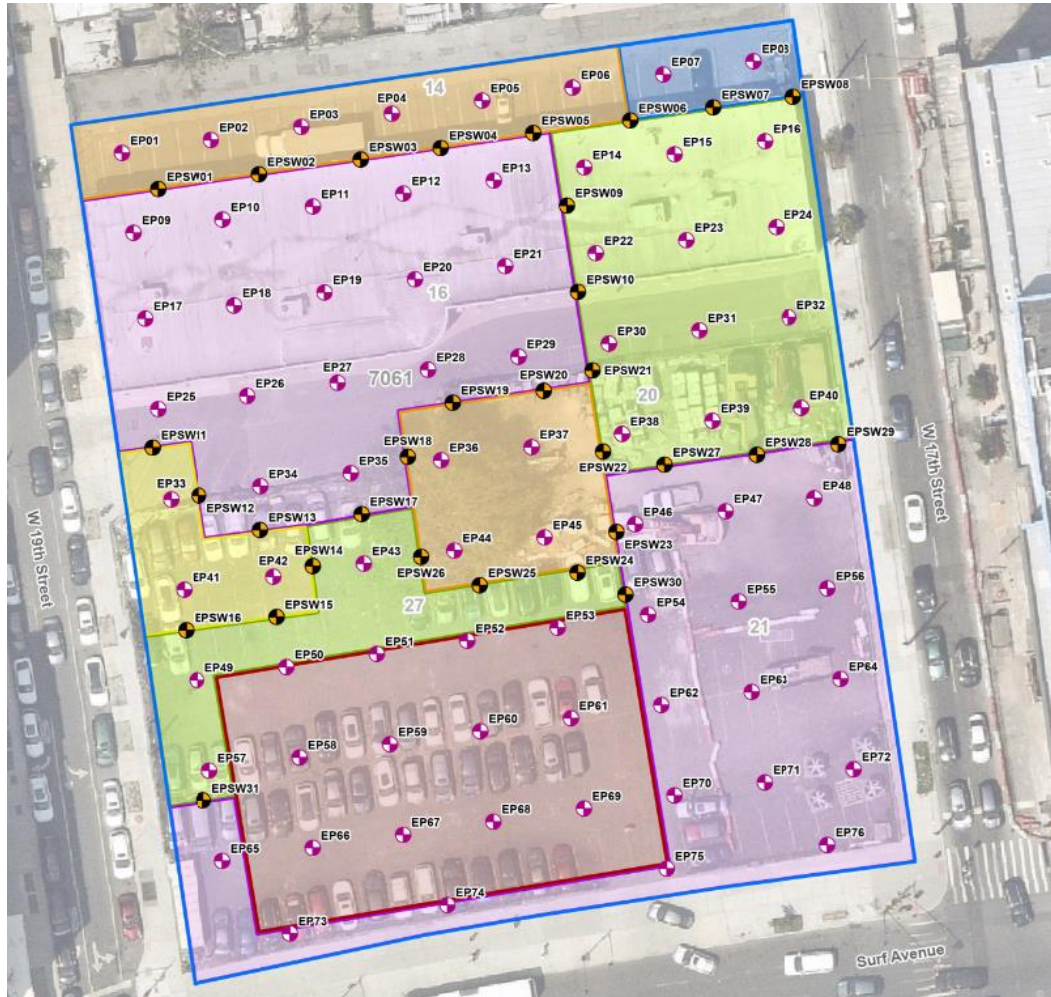
Note:

The base map is taken from Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology D.P.C. Nearmap Web Portal. Accessed May 28, 2023.

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FIGURE 2: ENDPOINT/SIDEWALL SAMPLE LOCATION MAP



Legend

- Approximate Site Boundary
- Excavation to about 2 feet bgs
- Excavation to about 3 feet bgs
- Excavation to about 4 feet bgs
- Excavation to about 5 feet bgs
- Excavation to about 6 feet bgs
- Excavation to about 16 feet bgs to Remove Petroleum Impacts
- Proposed Endpoint Sample Location
- Proposed Sidewall Sample Location

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SITE PHOTOGRAPHS



Photo 1: View of RYC Turbos Corp. excavating non-hazardous soil/fill in the southeastern part of the site (facing west).

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