

SITE OBSERVATION REPORT

PROJECT No.: 170747001 PROJECT: C224398 – 1709 Surf Avenue LOCATION: 1709 Surf Avenue, Brooklyn, New York	CLIENT: Coney Island Associates Phase 3 LLC c/o BFC Partners	DATE: Wed, April 9, 2025 WEATHER: Clear, 31-51°F Wind: NNE at 1-8 mph TIME: 7:00am to 2:30pm
CONTRACTOR'S EQUIPMENT: Doosan DL 300 Loader CAT 328DLCR Excavator Doosan DX300LC Excavator (2) Bobcat S590 Skid Steer CZM EK300LS Drill Rig CAT 314 CLCR Mini Excavator Bobcat E45 Mini Excavator CAT 345C Excavator	PRESENT AT SITE: RAWP Implementation Day 22 Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: 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: Site Activities <ul style="list-style-type: none"> Precise used two Doosan DL300CX excavators to remove asphalt and concrete cover from the southern part of the site. Asphalt and concrete were stockpiled in the eastern part of the site for future offsite disposal. Sampling <ul style="list-style-type: none"> No samples were collected. CAMP Activities <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. Anticipated Activities <ul style="list-style-type: none"> Precise will continue asphalt and concrete cover removal across the site. Material Tracking <ul style="list-style-type: none"> No material was imported to the site. No material was exported from the site. 		
Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By: Michael Pinnella LANGAN

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FIGURE 1: SITE PLAN



Legend:

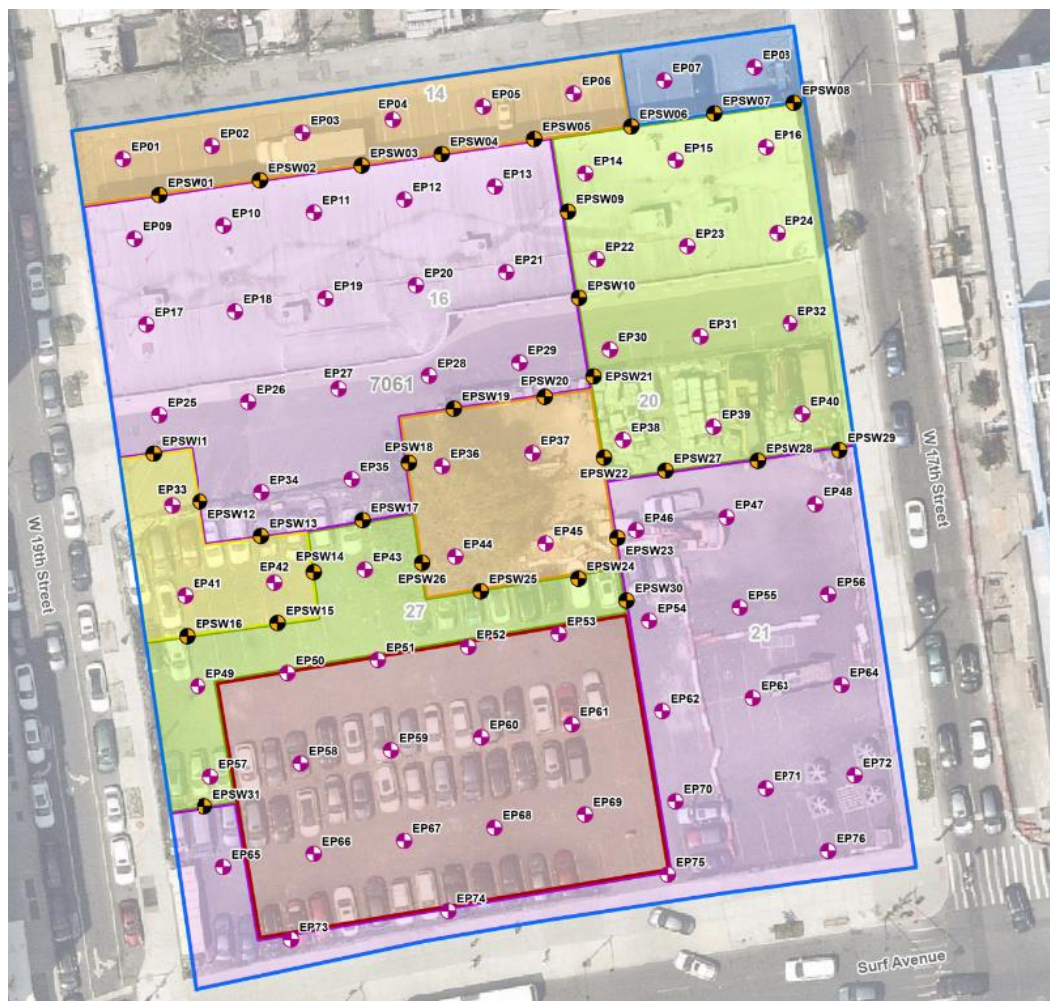
- Upwind CAMP Station
- Downwind CAMP Station
- Prevailing Wind Direction
- Approximate Location of Asphalt and Concrete Removal Today
- Approximate Location of Soil/Fill Stockpile
- Approximate Location of Piles Installed Today
- Approximate Location of Excavation Today

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

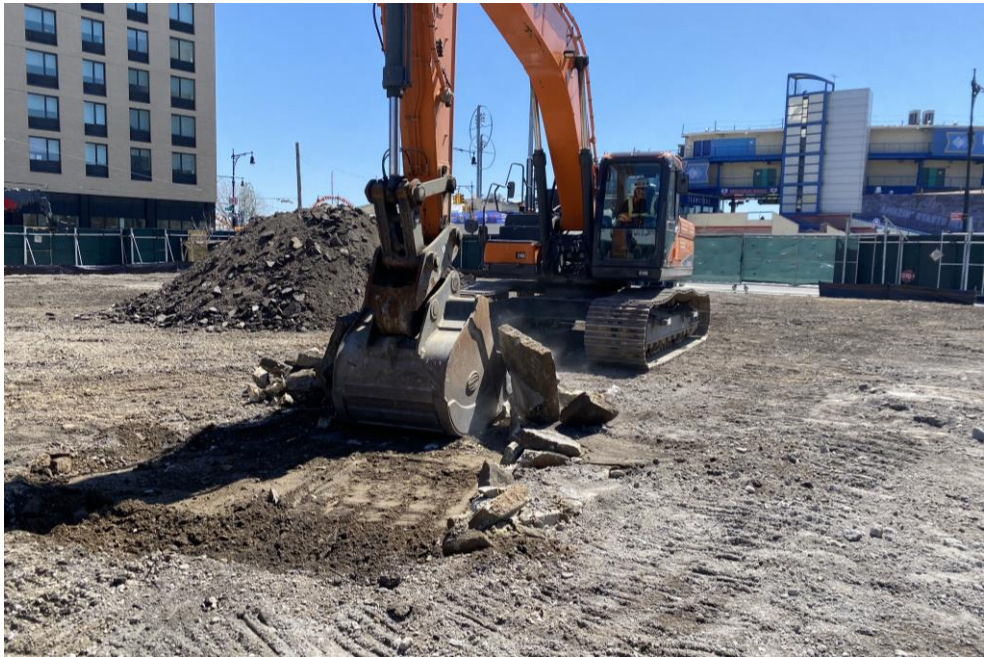


Photo 1: Precise removing the concrete cover in the southern part of the site (facing southeast).

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