

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: Tue, April 15, 2025 WEATHER: Partly Cloudy, 49-70°F Wind: SE at 0.5-8 mph TIME: 6:45am to 3:30pm
CONTRACTOR'S EQUIPMENT: Doosan DL 300 Loader CAT 328DLCLC 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 25 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 excavated an about 60-foot-long by 20-foot-wide by 6-foot-deep area in the western part of the site. 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. Non-hazardous fill/soil was live-loaded into permitted triaxle trucks for offsite disposal at Clean Earth Carteret located in Carteret, New Jersey. Langan collected two endpoint samples (EP49 and EP57) from the remedial subgrade on the western part of the site, which was surveyed as elevation (el) 3 North American Vertical Datum of 1988 (NAVD88), corresponding to about 6 feet below grade surface (bgs). 		
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Sampling

- Langan collected two endpoint soil samples from the western part of the site and submitted the samples to Pace Analytical Laboratories, an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols. The following samples will be analyzed for target compound list (TCL)/Part 375 volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), cyanide, target analyte list (TAL) metals including hexavalent and trivalent chromium, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane:
 - EP49_EL3
 - EP57_EL3
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
 - Field blank: PFASFB01_041525 to be analyzed for PFAS.

CAMP Activities

- 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

- Precise will continue site wide excavation and offsite disposal of non-hazardous fill/soil.
- Langan will continue to collect endpoint samples as remedial subgrade is reached across the site.

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Material Tracking

- No material was imported to the site
- Twenty truckloads (about 400 CY) of non-hazardous fill/soil were exported to Clean Earth Carteret located in Carteret, New Jersey.

MATERIALS EXPORT SUMMARY		
Facility Name	Clean Earth Carteret	
Location	Carteret, New Jersey	
Type of Material	Non-hazardous fill/soil - Standard	
Today	Number of Loads	Approx. Volume (CY)
	20	400
Total	Number of Loads	Approx. Volume (CY)
	40	800

MATERIALS IMPORT SUMMARY		
Facility Name	Braen Aggregates, LLC	
Location	Franklin, New Jersey	
Type of Material	NJDOT #3 (2.5-inch) stone	
Today	Number of Loads	Approx. Volume (Tons)
	0	0
Total	Number of Loads	Approx. Volume (Tons)
	1	18.40
NYSDEC Approval Quantity (CY)		500

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FIGURE 1: SITE PLAN



Legend:

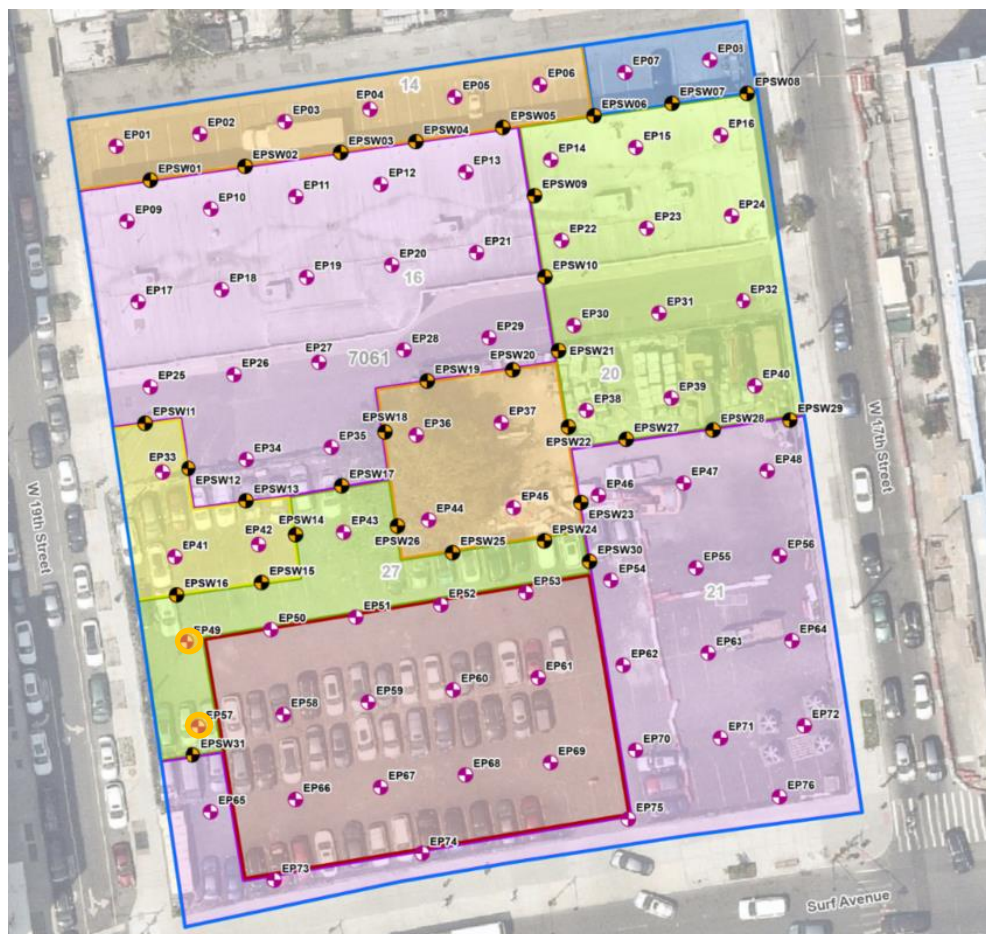
- Upwind CAMP Station
- Downwind CAMP Station
- Prevailing Wind Direction
- Approximate Location of Asphalt and Concrete Removal Today
- Approximate Location of Soil/Fill Stockpile
- Approximate Location of Excavation Today
- Approximate Location of Grading Today
- Approximate Location of Temporary Truck Track Pad

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

- Endpoint/Sidewall Sample(s) Collected Since Last Report
- Previously Collected Endpoint/Sidewall Samples
- Endpoint/Sidewall Sample(s) Re-collected Since Last Report

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SITE PHOTOGRAPHS



Photo 1: Precise excavating non-hazardous fill/soil in the western part of the site (facing southwest).



Photo 2: View of remedial subgrade in the western part of the site (facing south).

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