

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: Mon, April 28, 2025 WEATHER: Clear, 51-81°F Wind: ESE at 1-7 mph TIME: 6:45am to 4:15pm
CONTRACTOR'S EQUIPMENT: Doosan DL 300 Loader Doosan DX300LC Excavator Bobcat S590 Skid Steer Bobcat E45 Mini Excavator CAT 345C Excavator CAT 350L Excavator Kenworth Vacuum Truck	PRESENT AT SITE: RAWP Implementation Day 34 Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.) Alternative Petroleum Services – Underground Storage Tank (UST) Removal Contractor	
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 50-foot-long by 30-foot-wide by 4-foot-deep area in the southeastern part of the site, an about 50-foot-long by 35-foot-wide by 1-foot-deep area and an about 30-foot-long by 20-foot-wide by 1-foot-deep area in the western part of the site, and an about 30-foot-long by 15-foot-wide by 1-foot-deep area in the southwestern 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 New Castle located in New Castle, Delaware or stockpiled in the southeastern and central parts of the site for future offsite disposal. Remaining stockpiled fill/soil was covered with poly sheeting at the end of the work day. Precise exported previously stockpiled non-hazardous fill/soil in the eastern part of the site to Clean Earth Carteret located in Carteret, New Jersey. Langan collected seven endpoint samples (EP41, EP42, EP47, EP48, EP56, EP65, and EP74) samples from the remedial subgrade on the eastern, southern, and western parts of the site, which was surveyed between elevation (el) 2 and 4 North American Vertical Datum of 1988 (NAVD88), corresponding to between 5 and 7 feet below grade surface (bgs). Alternative Petroleum Services transported the empty, previously decommissioned underground storage tank (UST1) offsite for disposal as scrap metal at George's Salvage Company Inc. in Newton, New Jersey. Precise installed sheet piles to a depth of about 25 feet below grade surface (bgs) in the central part of the site. 		
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Sampling

- Langan collected seven endpoint soil samples from the eastern, southern, and western parts 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 sample will be analyzed for target compound list (TCL)/Part 375 volatile organic compounds (VOCs), semi-volatile 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/or 1,4-dioxane:
 - EP41_EL4
 - EP42_EL4
 - EP47_EL4
 - EP48_EL4
 - EP56_EL4
 - EP65_EL2
 - EP74_EL3
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
 - Field blank: PFASFB06_042825 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.
- Cleaning, decommissioning, and offsite disposal of the remaining uncovered UST.
- Langan will continue to collect endpoint and sidewall samples from remedial subgrade across the site.

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Material Tracking

- No material was imported to the site.
- Four truckloads (about 80 cubic yards [CY]) of non-hazardous fill/soil were exported Clean Earth Carteret located in Carteret, New Jersey.
- Twenty truckloads (about 400 CY) of non-hazardous fill/soil were exported to Clean Earth New Castle located in New Castle, Delaware.

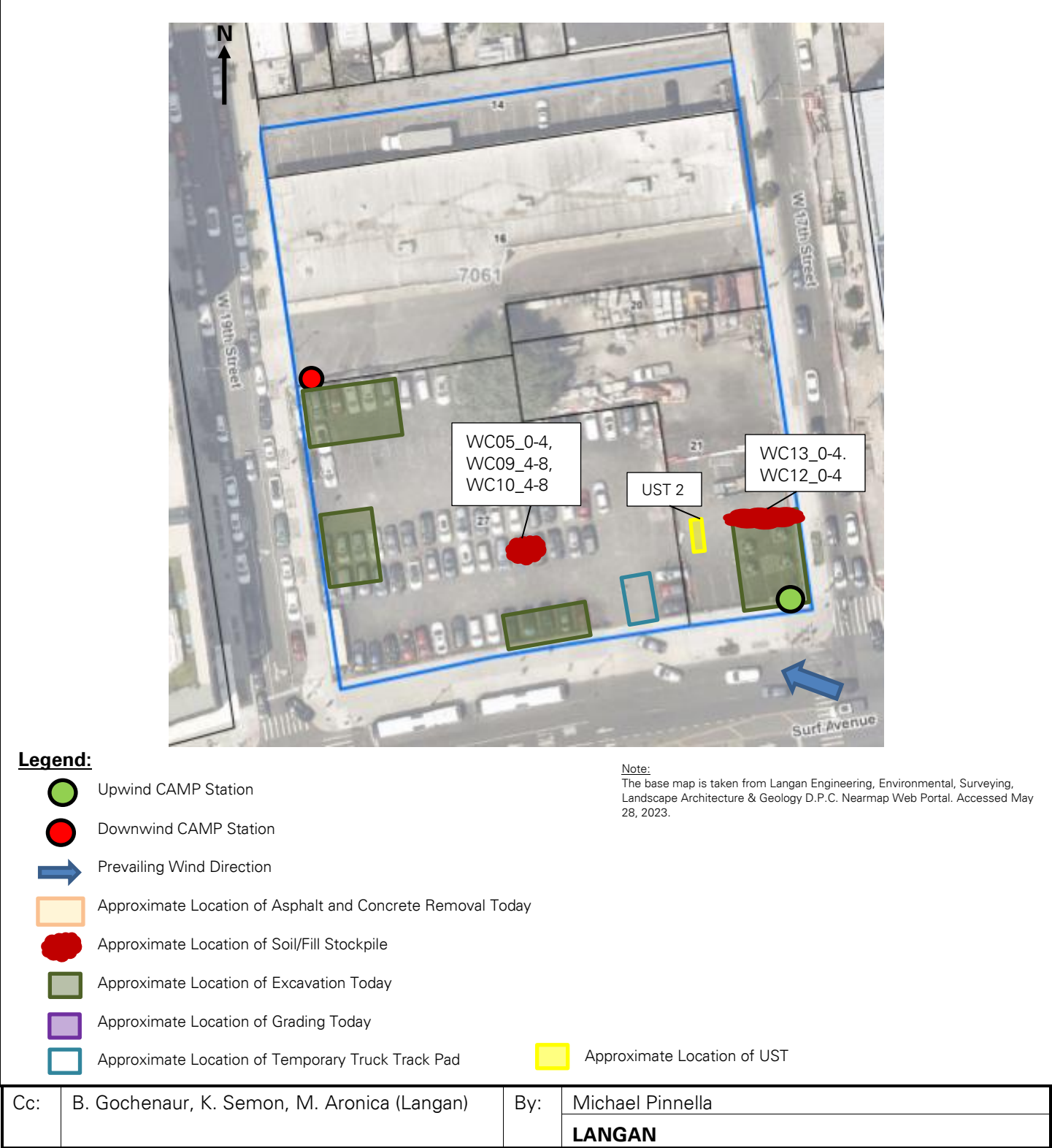
MATERIALS EXPORT SUMMARY						
Facility Name	Clean Earth Carteret		Clean Earth Carteret		Clean Earth New Castle	
Location	Carteret, New Jersey		Carteret, New Jersey		New Castle, Delaware	
Type of Material	Non-hazardous fill/soil - Standard		Non-hazardous fill/soil - Elevated		Non-hazardous fill/soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	0	0	4	80	20	400
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	181	3,620	14	280	60	1,200

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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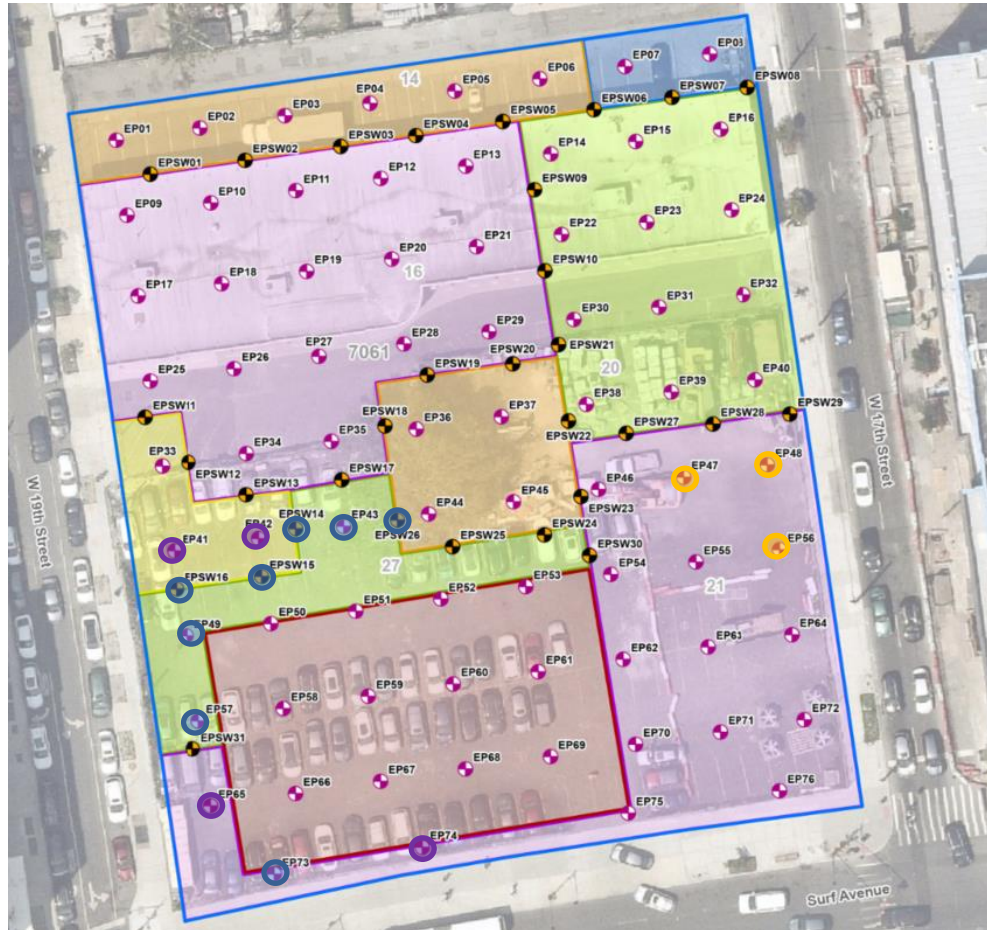
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FIGURE 1: SITE PLAN



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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

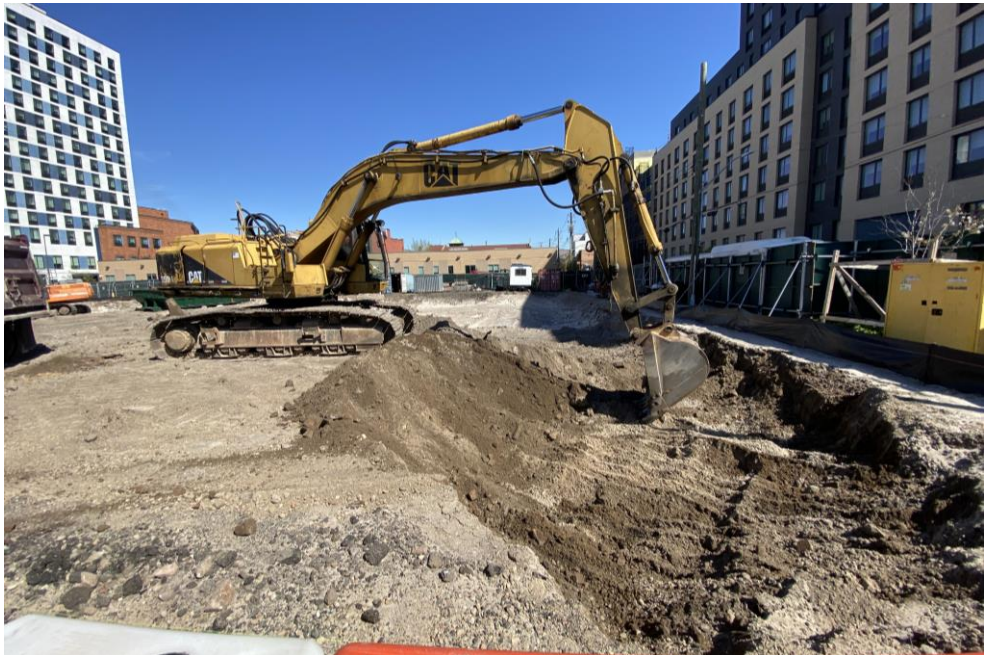


Photo 1: Precise excavating non-hazardous fill/soil for future offsite disposal in the southeastern part of the site (facing north).



Photo 2: Precise removing UST1 for offsite disposal as scrap metal (facing southwest).

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