

## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 170747001  <b>PROJECT:</b> C224398 – 1709 Surf Avenue  <b>LOCATION:</b> 1709 Surf Avenue, Brooklyn, New York	<b>CLIENT:</b> Coney Island Associates Phase 3 LLC c/o BFC Partners	<b>DATE:</b> Thu, May 1, 2025  <b>WEATHER:</b> Clear, 54-69°F Wind: S at 1-10 mph  <b>TIME:</b> 6:45am to 4:45pm
<b>CONTRACTOR'S EQUIPMENT:</b> Doosan DL 300 Loader Doosan DX300LC Excavator Bobcat S590 Skid Steer Bobcat E45 Mini Excavator CAT 345C Excavator CAT 350L Excavator Kenworth Vacuum Truck	<b>PRESENT AT SITE: RAWP Implementation Day 37</b> Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>  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:  <b>Site Activities</b> <ul style="list-style-type: none"> <li>Precise excavated an about 20-foot-long by 20-foot-wide by 5-foot-deep area in the southern 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.</li> <li>Precise excavated an about 10-foot-long by 15-foot-wide by 8-foot-deep area in the southern 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 PID; staining, a petroleum-like odor, and a max PID reading of 921.3 ppm was 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 subsequently collected a documentation sample (TPC01_EL2) to document the observable impacts within the excavation area. The sample collection point was surveyed at elevation (el) 2 North American Vertical Datum of 1988 (NAVD88), corresponding to about 8 feet below grade surface (bgs).</li> <li>Langan collected one endpoint sidewall sample (EPSW31) from the remedial subgrade on the western part of the site, which was surveyed at el 2 NAVD88, corresponding to about 7 feet bgs.</li> <li>Precise installed sheet piles to a depth of about 35 feet bgs in the southern part of the site.</li> </ul>		
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### Sampling

- Langan collected one endpoint sidewall soil sample 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 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:
  - EPSW31\_EL2
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
  - Field Blank: PFAS\_FB07\_050125 to be analyzed for PFAS
- Langan collected the following documentation sample in the area of observed impacts:
  - TPC01\_EL2 to be analyzed for volatile organic compounds (VOCs)
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### 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.
- Fourteen truckloads (about 120 cubic yards [CY]) of non-hazardous fill/soil were exported Clean Earth Carteret located in Carteret, New Jersey.

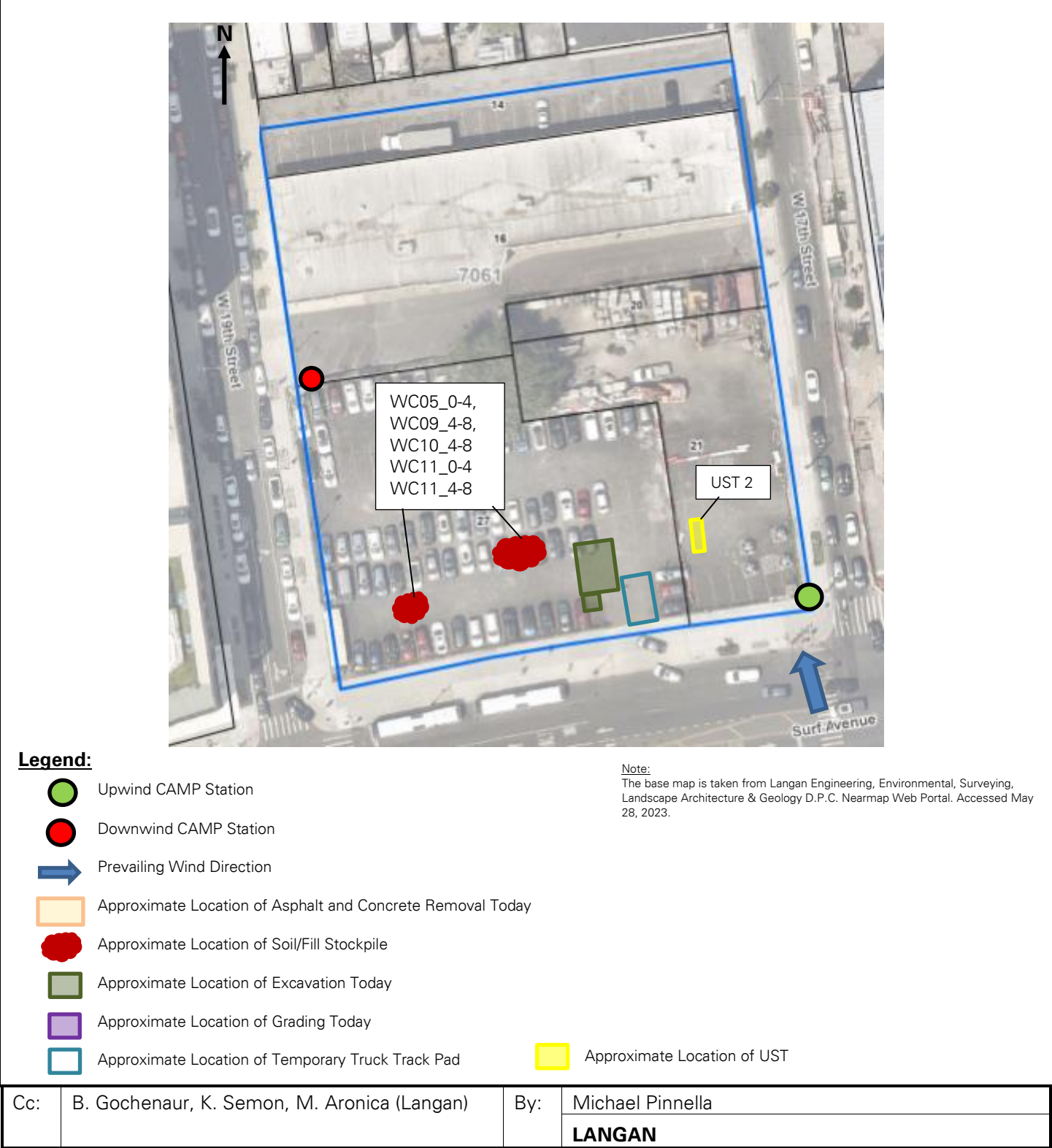
MATERIALS EXPORT SUMMARY						
Facility Name	Clean Earth Carteret		Clean Earth Carteret		Clean Earth New Castle	
Location	Carteret, New Jersey		Carteret, New Jersey		New Castle, Delaware	
Type of Material	Non-hazardous fill/soil - Standard		Non-hazardous fill/soil - Elevated		Non-hazardous fill/soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	14	280	0	0	0	0
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	207	4,140	22	440	68	1,360

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



## SITE OBSERVATION REPORT

**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

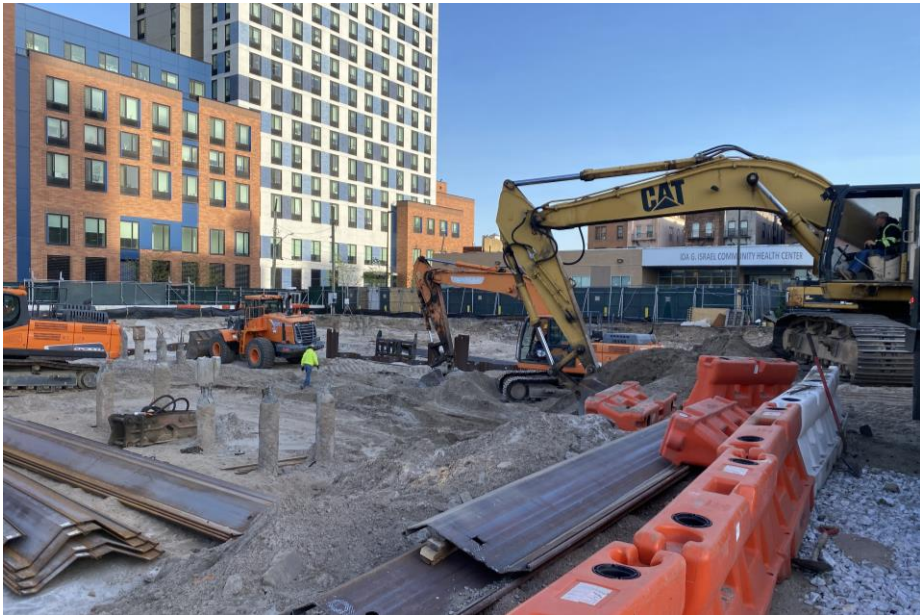
- Endpoint/Sidewall Sample(s) Collected Since Last Report
- Previously Collected Endpoint/Sidewall Samples
- Endpoint/Sidewall Sample(s) Re-collected Since Last Report

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SITE PHOTOGRAPHS



**Photo 1:** Precise excavating and live-loading non-hazardous contaminated soil for offsite disposal in the southern part of the site (facing northwest).



**Photo 2:** View of petroleum-like impacts observed in southern part of the site (facing southeast)

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