

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, May 12, 2025 WEATHER: Clear, 60-70°F Wind: SSE at 1-7 mph TIME: 6:45am to 3:30pm
CONTRACTOR'S EQUIPMENT: Doosan DL 300 Loader Doosan DX300LC Excavator Bobcat S590 Skid Steer Bobcat E45 Mini Excavator CAT 345C Excavator CAT 350L Excavator	PRESENT AT SITE: RAWP Implementation Day 44 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 30-foot-long by 30-foot-wide by 2-foot-deep area and an about 30-foot-long by 30-foot-wide by 0.5-foot-deep area in the central 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 stockpiled in the central part of the site for future offsite disposal. The stockpile was covered with poly sheeting at the end of the work day. Precise excavated an about 60-foot-long by 25-foot-wide by 1-foot-deep area and an about 30-foot-long by 20-foot-wide by 1-foot-deep area in the southeastern and eastern parts of the site, respectively. Excavated material consisted of non-hazardous fill/soil and was screened for staining, odors, and instrumental evidence of contamination using a handheld PID; evidence of impacts was not observed. Non-hazardous fill/soil was added to the existing stockpile in the southeastern part of the site for future offsite disposal. The stockpile was covered with poly sheeting at the end of the work day. Precise graded an about 50-foot-long by 30-foot-wide area in the southern part of the site. Excess material generated as a result of grading activity consisted of non-hazardous fill/soil, and was added to the existing stockpile in the southern part of the site for future offsite disposal. The stockpile was covered with poly sheeting at the end of the work day. Precise loaded previously excavated non-hazardous soil/fill into permitted triaxle trucks for offsite disposal at Clean Earth of Carteret in Carteret, New Jersey. Precise installed sheet piles to a depth of about 35 feet below grade surface (bgs) in the southern part of the site. 		
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Site Activities (continued)

- Langan collected three endpoint samples (EP55, EP64, and EP72) from the remedial subgrade on the eastern part of the site, which was surveyed at elevation (el) 2 North American Vertical Datum of 1988 (NAVD88), corresponding to 6 feet bgs.

Sampling

- Langan collected three endpoint soil samples from the eastern 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/or 1,4-dioxane:
 - EP55_EL2
 - EP64_EL2
 - EP72_EL2
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
 - Field Blank: PFAS_FB10_051325

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 VOCs. 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 and sidewall samples from remedial subgrade across the site.

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Material Tracking

- No materials were imported to the site.
- 12 trucks of non-hazardous contaminated soil/fill were exported to Clean Earth Carteret 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)
	12	240	0	0	0	0
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	231	4,620	22	440	70	1,400

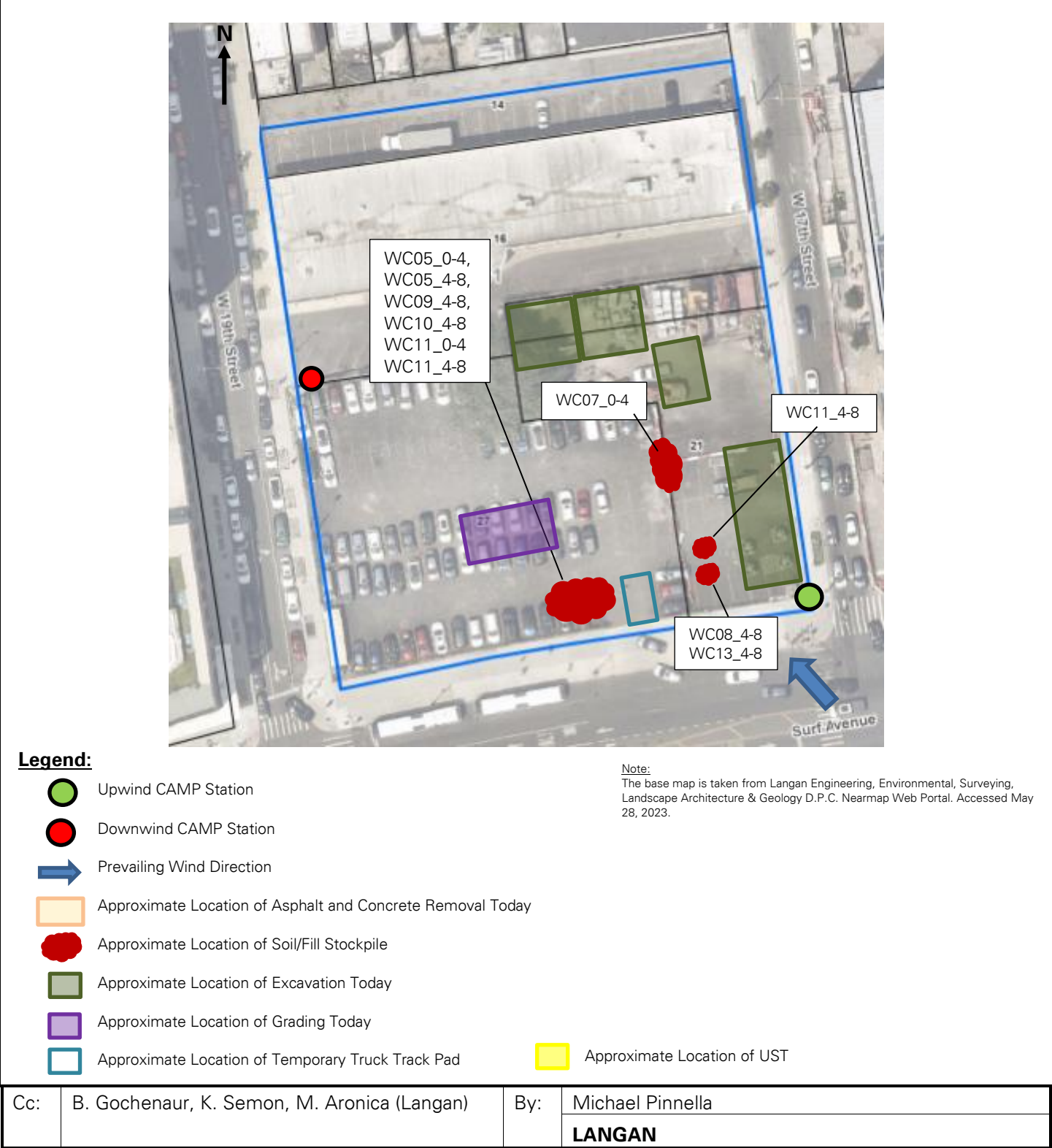
MATERIALS IMPORT SUMMARY

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)
	2	37.84
NYSDEC Approval Quantity (CY)		500

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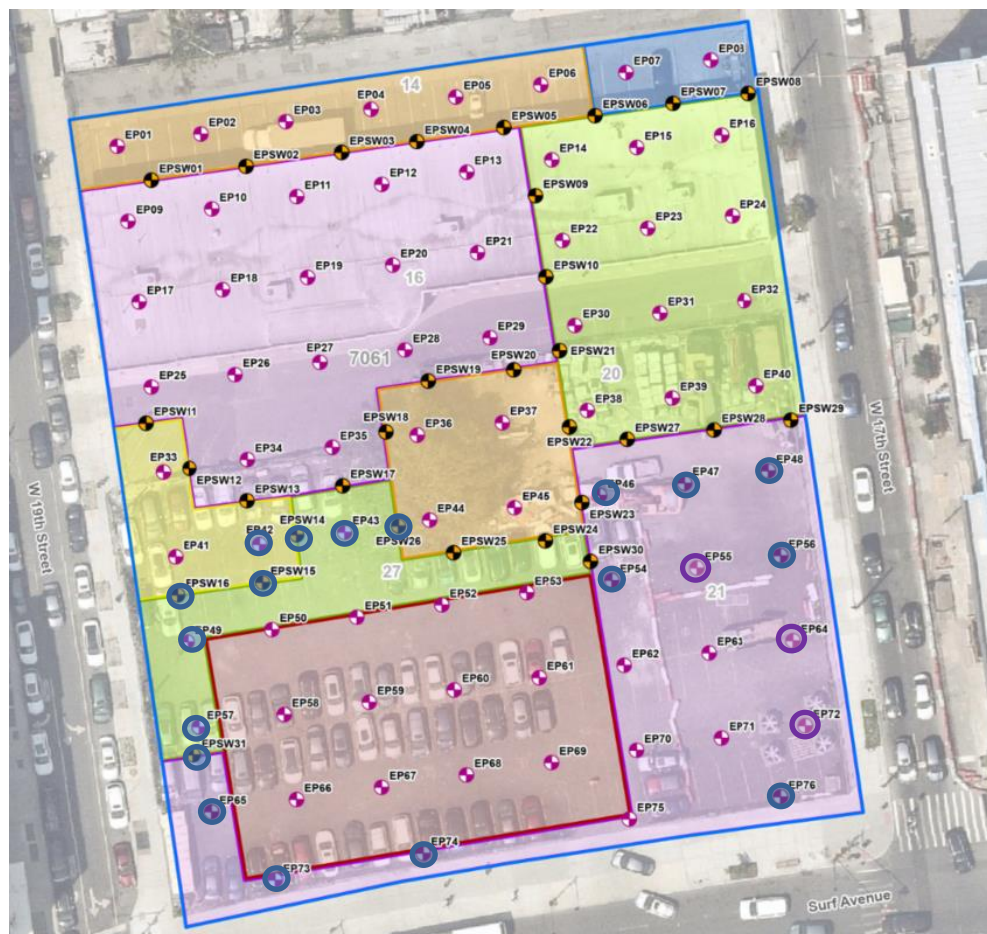
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FIGURE 1: SITE PLAN



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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 in the central part of the site (facing east).



Photo 2: Precise excavating in the eastern part of the site (facing southeast).

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