

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, May 13, 2025 WEATHER: Cloudy, 59-70°F Wind: SSE at 1-6 mph TIME: 6:45am to 5:00 pm
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 45 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 loaded previously excavated non-hazardous soil/fill into permitted triaxle trucks for offsite disposal at Clean Earth of Carteret in Carteret, New Jersey and Clean Earth of New Castle in New Castle, Delaware. Precise excavated an about 30-foot-long by 15-foot-wide by 7-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 of Carteret in Carteret, New Jersey. Precise excavated an about 20-foot-long by 20-foot-wide by 15-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 PID; staining, a petroleum-like odor, and a maximum PID reading of 139.8 ppm was observed. Non-hazardous fill/soil was stockpiled 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. Langan collected a documentation sample (TPC02_EL-6) to document the observable impacts within the excavation area. The sample collection point was surveyed at elevation (el) -6 North American Vertical Datum of 1988 (NAVD88), corresponding to about 15 feet below grade surface (bgs). As part of construction of a dewatering sump, Precise backfilled an about 20-foot-long by 20-foot wide by 3-foot deep area in the southern part of the site with previously imported NJDOT #3 (2.5-inch) stone from Braen Aggregates, LLC located in Franklin, New Jersey. 		
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Site Activities (continued)

- Precise relocated previously stockpiled non-hazardous soil/fill to the southern part of the site for offsite disposal. The stockpile was covered with poly sheeting at the end of the work day.
- Langan collected three endpoint samples (EP42, EP44, and EP45) from the remedial subgrade on the central part of the site, which was surveyed at elevation (el) 2, el 6, and el 6.5 North American Vertical Datum of 1988 (NAVD88), corresponding to between 3.5 and 6 feet bgs, respectively.

Sampling

- Langan collected two endpoint soil samples from the eastern part of the site and one from the northwestern 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:
 - EP42_EL2.
 - EP44_EL6
 - EP45_EL6.5
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
 - Field Blank: PFAS_FB10_051325 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 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.
- 15 trucks of non-hazardous contaminated soil/fill were exported to Clean Earth of Carteret in Carteret, New Jersey.
- 2 trucks were of non-hazardous soil/fill were exported to Clean Earth of New Castle 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)
	12	240	3	60	2	40
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	243	4,860	25	500	72	1,440

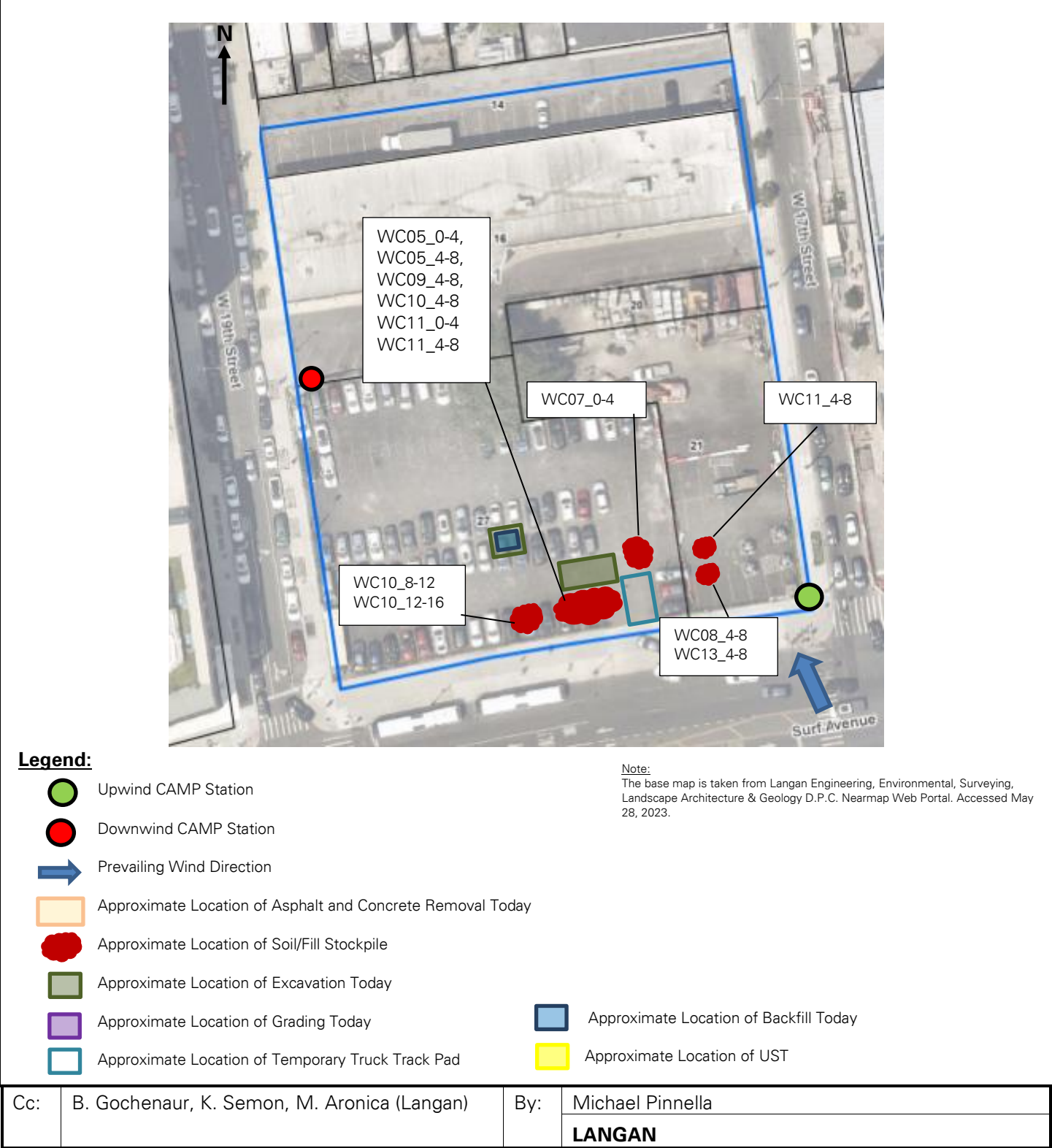
MATERIALS IMPORT SUMMARY

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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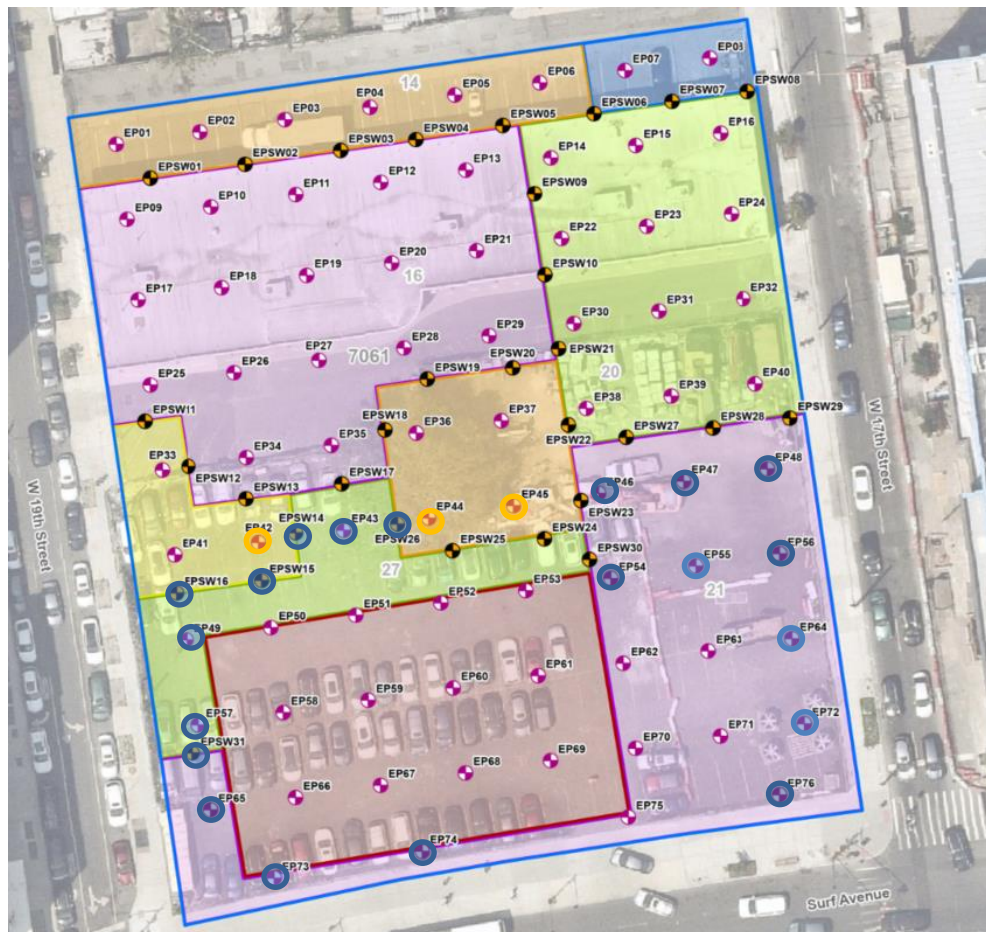
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FIGURE 1: SITE PLAN



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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 loading previously stockpiled non-hazardous soil/fill for offsite disposal in the southern part of the site (facing west).



Photo 2: Precise excavating for the dewatering sump in the southern part of the site (facing south).

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