SITE OBSERVATION REPORT

PROJECT No.: 170747001	**CLIENT:** Coney Island Associates Phase 3 LLC c/o BFC Partners	**DATE:**	Fri, May 23, 2025
PROJECT: C224398 – 1709 Surf Avenue		**WEATHER:**	Cloudy, 48-65°F Wind: ESE at 1-6 mph
LOCATION: 1709 Surf Avenue, Brooklyn, New York		**TIME:**	6:45am to 3:45pm

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 48**
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

- Precise excavated two about 30-foot-long by 30-foot-wide by 1-foot-deep areas in the southeastern and east-central parts 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 soil/fill was added to existing stockpiles in the southern and southeastern parts of the site, respectively, for future offsite disposal. Stockpiles were covered with polyethylene sheeting at the end of the workday.
- Precise continued dewatering through the temporary dewatering system, consisting of shallow wells and carbon filter pre-treatment, in accordance with the Wastewater Discharge State Pollutant Discharge Elimination System (SPDES) Permit Equivalent and Long Island Well Permit Equivalence to facilitate remedial excavation. Groundwater was pumped into the settling tank and continued through the two carbon pre-treatment tanks within the system. Groundwater was discharged into the sanitary-sewer along W17th Street in accordance with the DEP permit C003671447.
- Langan collected four endpoint soil samples (EP54, EP63, EP71, and EP76) from the remedial subgrade in the east-central and southeastern parts of the site, which were surveyed at elevations (el) 4 and 3 North American Vertical Datum of 1988 (NAVD88), corresponding to between 5 feet and 6 feet below grade (bgs), respectively.

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Sampling

- Langan collected four endpoint soil samples from the east-central and southeastern parts of the site, and submitted the samples to York 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), 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:
    - EP54_EL3
    - EP63_EL4
    - EP71_EL4
    - EP76_EL3
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at York as noted:
    - Field Blanks: PFAS_FB12_052325 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 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.
- No materials were exported from the site.

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	0	0	0	0
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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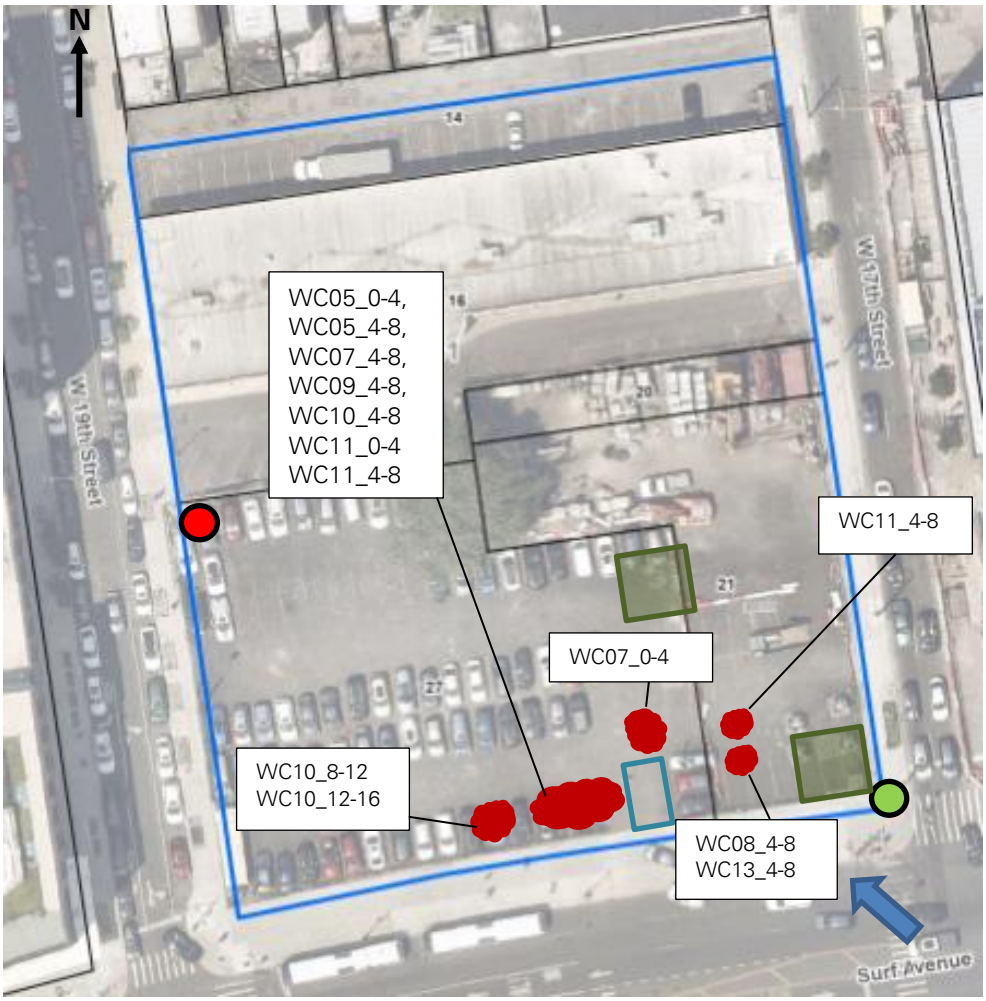
FIGURE 1: SITE PLAN



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
- Approximate Location of Backfill Today

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

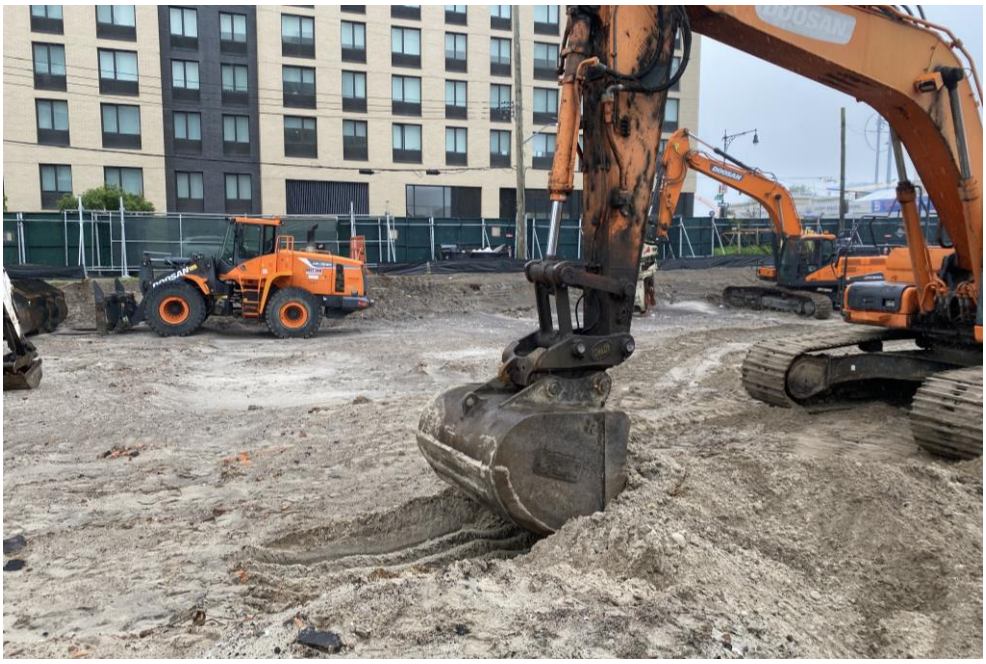

Photo 1: Precise excavating non-hazardous fill/soil in the east-central part of the site (facing southeast).

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