SITE OBSERVATION REPORT

PROJECT No.: 170747001	**CLIENT:** Coney Island Associates Phase 3 LLC c/o BFC Partners	**DATE:**	Fri, June 13, 2025
PROJECT: C224398 – 1709 Surf Avenue		**WEATHER:**	Cloudy, 71-82°F Wind: SSE 0.7-6 mph
LOCATION: 1709 Surf Avenue, Brooklyn, New York		**TIME:**	7:00 am to 3:30 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 62**
Environmental (Langan) – Ali Reach and Andrew Shosho
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 an about 35-foot-long by 45-foot-wide by 2-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); impacts were not observed. Non-hazardous fill/soil was added to the existing stockpile in the southern part of the site for future offsite disposal and covered with polyethylene sheeting at the end of the day. Precise exported previously stockpiled non-hazardous soil/fill located in the southern part of the site to Clean Earth of Carteret in Carteret, New Jersey.
- 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 stormwater sewer along W17th Street in accordance with the SPDES Permit Equivalent and Long Island Well Permit Equivalence.
- Langan collected six endpoint samples (EP50, EP51, EP58, EP59, EP66, and EP67) from the remedial subgrade in the southern part of the site, which was surveyed at elevation (el) -6 North American Vertical Datum of 1988 (NAVD88), corresponding to 16 feet below grade surface (bgs).

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Sampling

- Langan collected six endpoint soil samples from the southern part 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), 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 1,4-dioxane:
    - EP50_EL-6
    - EP51_ EL-6
    - EP58_EL-6
    - EP59_ EL-6
    - EP66_EL-6
    - EP67_EL-6
    - DUP03_061325
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
    - Field Blank: PFAS_FB13_061325 for PFAS
- Langan collected one dewatering effluent sample and submitted the sample to York Analytical Laboratories, under standard chain-of-custody protocols. The following sample will be analyzed for pH, total suspended solids, total lead, total zinc, total arsenic, total mercury, ethylbenzene, toluene, xylenes, naphthalene, 1,4-dioxane, perfluorooctanoic acid (PFOA), and perfluorooctanesulfonic acid (PFOS):
    - DTD_Effluent_061325

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.

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Anticipated Activities

- Precise will continue site wide excavation and offsite disposal of non-hazardous fill/soil.
- Precise will continue to import approved backfill.
- Langan will continue to collect endpoint and sidewall samples from remedial subgrade across the site.

Material Tracking

- Thirty truckloads (about 600 cubic yards [CY]) of non-hazardous fill/soil were exported to Clean Earth of 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)
	30	600	0	0	0	0
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	348	6,960	26	520	76	1,520

MATERIALS IMPORT SUMMARY						
Facility Name	Braen Aggregates, LLC					
Location	Franklin, New Jersey		Lafayette, New Jersey			
Type of Material	NJDOT #3 (2.5-inch) stone		Pipe Sand		NJDOT #4 (1.5-inch) stone	
Today	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)
	0	0	0	0	0	0
Total	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)
	4	74.11	138	3,169.06	4	69.27
NYSDEC Approval Quantity (CY)	500		4,300		500	

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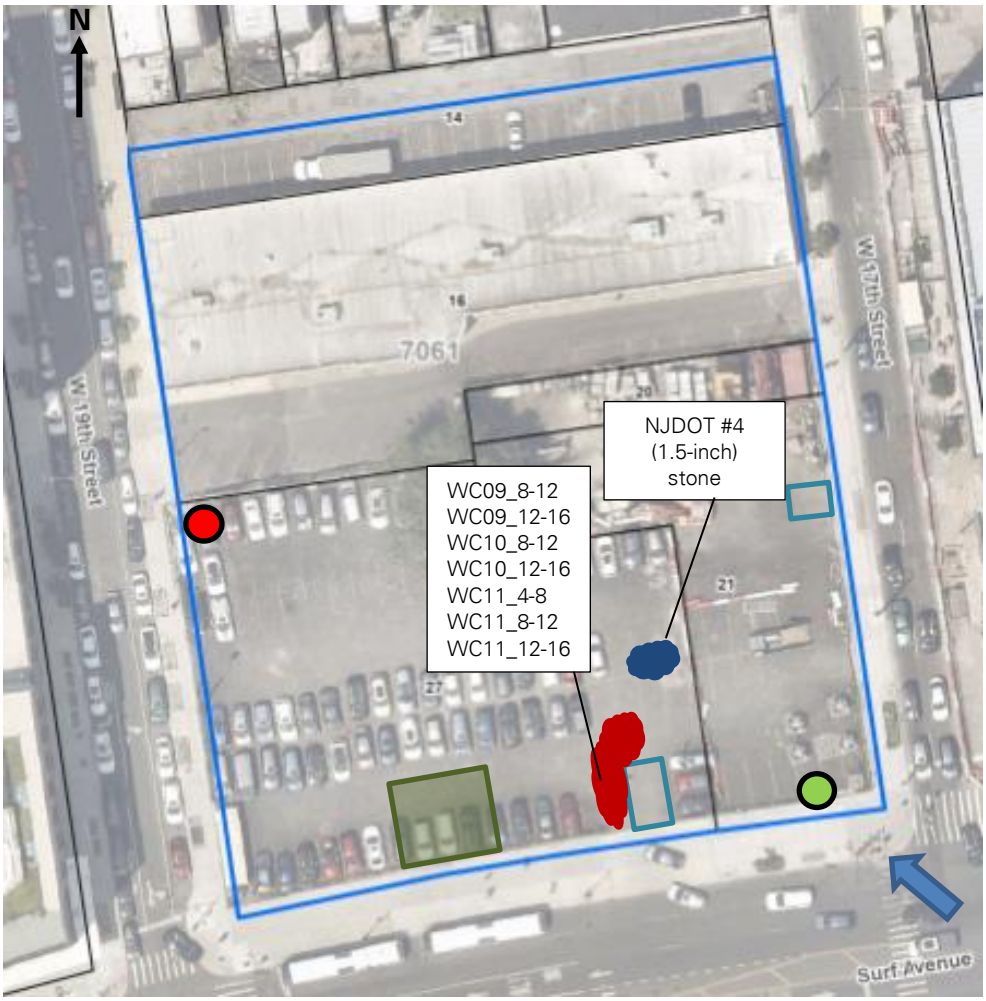
FIGURE 1: SITE PLAN



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 southern part of the site (facing south).

Photo 2: Precise exporting non-hazardous fill/soil for offsite disposal (facing west).

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