LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170552901	**CLIENT:** SPG Boerum LLC	**DATE:**	Tuesday, November 29, 2022
PROJECT: 159 Boerum Street		**WEATHER:**	Overcast, 36-45 °F Wind: NNW @ 0.5-2.2 mph
LOCATION: Brooklyn, NY		**TIME:**	6:30 am to 4:45 pm
CONTRACTOR: SD Builders		**LANGAN REP. :**	Lauren Roper

CONTRACTOR'S EQUIPMENT:
Hitachi ZX 160LC Excavator
Deere 300G Excavator
Casagrande C9 Drill Rig
Kubota SVL65-2 Skid Steer
Deere 135G Excavator

PRESENT AT SITE:
Lauren Roper – Langan
Kevin Grey, James Huo, Tim Flynn – SD Builders - General Contractor
Lucas Alvarez - Rise Concrete (Rise) – Foundation Contractor
Able Siquij – Anel Queens Construction Inc. (Anel) – Drilling Contractor

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) site C224291 at 159 Boerum Street (Block 3071, Lot 40). Observed activities were as follows:

Site Activities

- Rise excavated an about 25-foot-long by 5-foot-wide area to about 6 feet below grade surface (bgs) in the northwestern part of the site for support of excavation (SOE) lagging installation. Excavated material consisted of non-hazardous fill and was screened for odors, staining, and organic vapors using a photoionization detector (PID); evidence of impacts was not observed. The excavated fill was subsequently backfilled to its original location and will be removed at a later date.
- Anel used a Casagrande drill rig to install soldier piles along the southern site boundary to a maximum depth of 50 feet bgs.

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Material Tracking

- No material was imported to the site.
- Six truckloads (approximately 120 cubic yards [CY]) of non-hazardous fill (waste characterization grids WC04_COMP_0-20, WC05_COMP_0-6, WC05_COMP_6-20, WC06_COMP_0-5, and WC06_COMP_5-10) were exported to the Bayshore Soil Management facility in Keasbey, New Jersey for off-site disposal.

Materials Import Summary			
Facility	**Imported**	**Today**	**Total**
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	**No. Loads**	0	**45**
	Quantity (CY)	0	**900**
	NYSDEC Approved Quantity (CY)		**1,000**

Materials Export Summary			
Facility	**Exported**	**Today**	**Total**
Cycle Chem, Inc. Elizabeth, NJ Lead Contaminated Soil	**No. Loads**	0	**14**
	Quantity (CY)	0	**280**
Bayshore Soil Management Keasbey, NJ Non-Hazardous Fill/Soil	**No. Loads**	6	**94**
	Quantity (CY)	120	**1,880**

Sampling

- One endpoint sample, EP-04, was collected at about 9 feet bgs in the northeastern part of the site and analyzed for parameters outlined in the RAWP. The sample was relinquished to York Analytical Laboratories (York) of Stratford, Connecticut, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory.

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CAMP Activities

Langan performed on-site air monitoring during ground-intrusive activities for particulate matter smaller than 10 microns in diameter (PM10) or volatile organic compounds (VOCs). Fifteen-minute average concentrations of PM10 and VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

Particulate Monitoring (mg/m^3)			**Organic Vapor Monitoring (ppm)**		
Daily background	0.023		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.023	0.017	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.126	0.035	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.010	0.007	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.625	0.040	Maximum 1-min Instant Reading	0.0	0.0

mg/m^3 = milligrams per cubic meter ppm = parts per million
NA = Not Available

Anticipated Activities

- Rise will install SOE elements along the site boundaries.
- Rise will export non-hazardous fill for off-site disposal.

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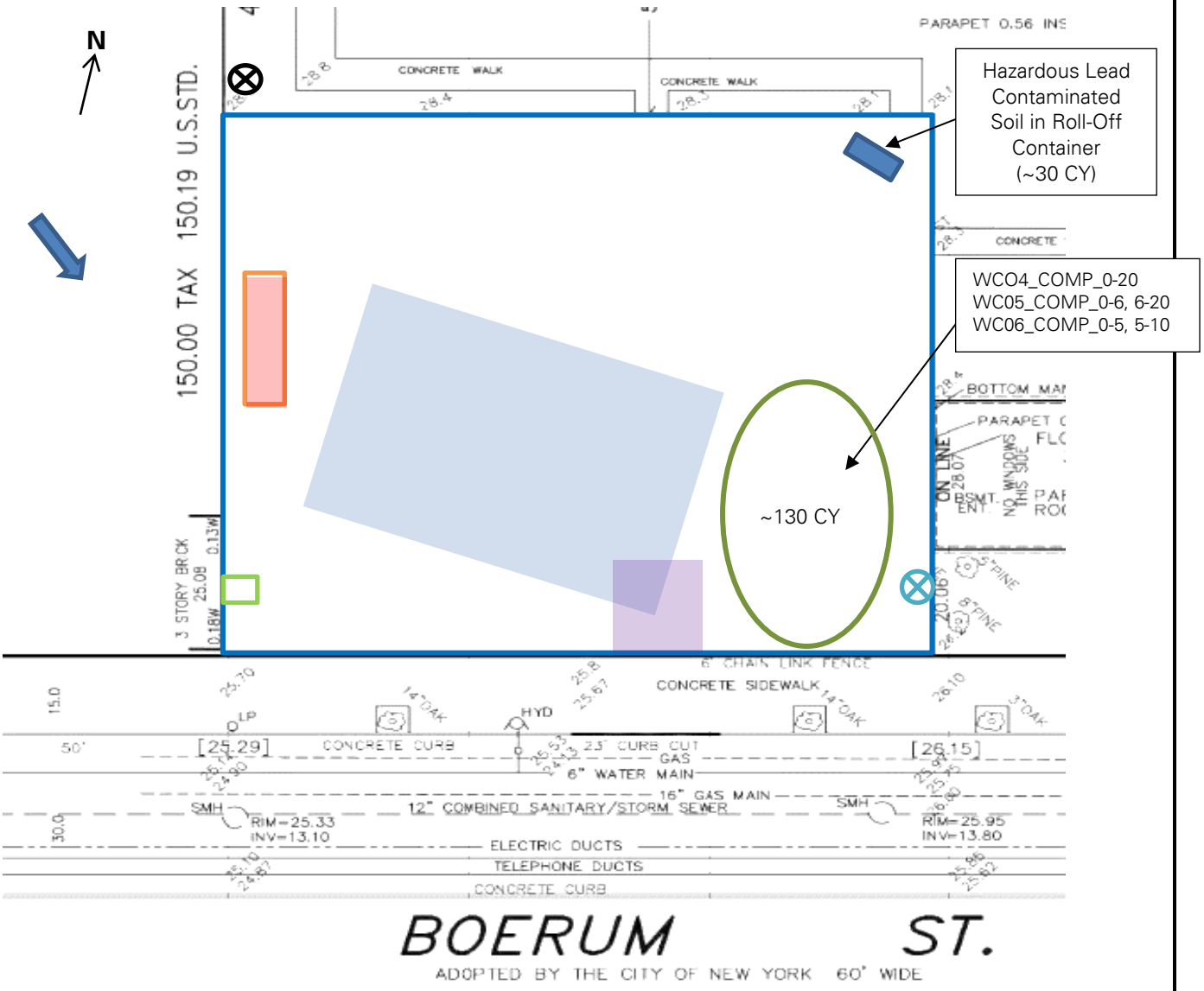
Figure 1: Site Map



Legend:

- Upwind CAMP Station
- Downwind CAMP Station
- Excavation Extent
- Stockpile Location
- Temporary Equipment Ramp
- Stabilized Construction Entrance
- C&D Stockpile Location
- Graded Extent
- Wind Direction
- Support of Excavation Drilling Extents
- Backfilled Extent

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SITE PHOTOGRAPHS

Photo 1: View of Rise loading non-hazardous fill into a permitted tri-axle truck for off-site disposal (facing north).

Photo 2: View of permitted tri-axle truck transporting non-hazardous fill for off-site disposal. Trucks were securely covered and tires washed prior to leaving the site (facing northeast).

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