

SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Wednesday, July 5, 2023 WEATHER: Sunny, 74.0-92.0°F Wind: N @ 0.5 – 3.7 mph TIME: 6:45 am – 2:45 pm
CONTRACTOR: SD Builders			LANGAN REP.: Emily Rodriguez
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Emily Rodriguez General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 180 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled in an about 20-foot-wide by 50-foot-long area from approximately 5 feet below grade surface (bgs) to surface grade in the northeastern part of the site. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Emily Rodriguez LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 12 loads (about 180 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	12	86
	Quantity (CY)	180	1,290
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez
			LANGAN

SITE OBSERVATION REPORT

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 (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.

- One-minute average concentrations of VOCs were not recorded at the downwind monitoring station from 7:50 to 8:04, 8:25 to 8:29, and 8:45 to 8:48 due to a server error. The equipment was restarted and the issue was resolved.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.044		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.044	0.043	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.089	0.077	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.027	0.028	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.115	0.085	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

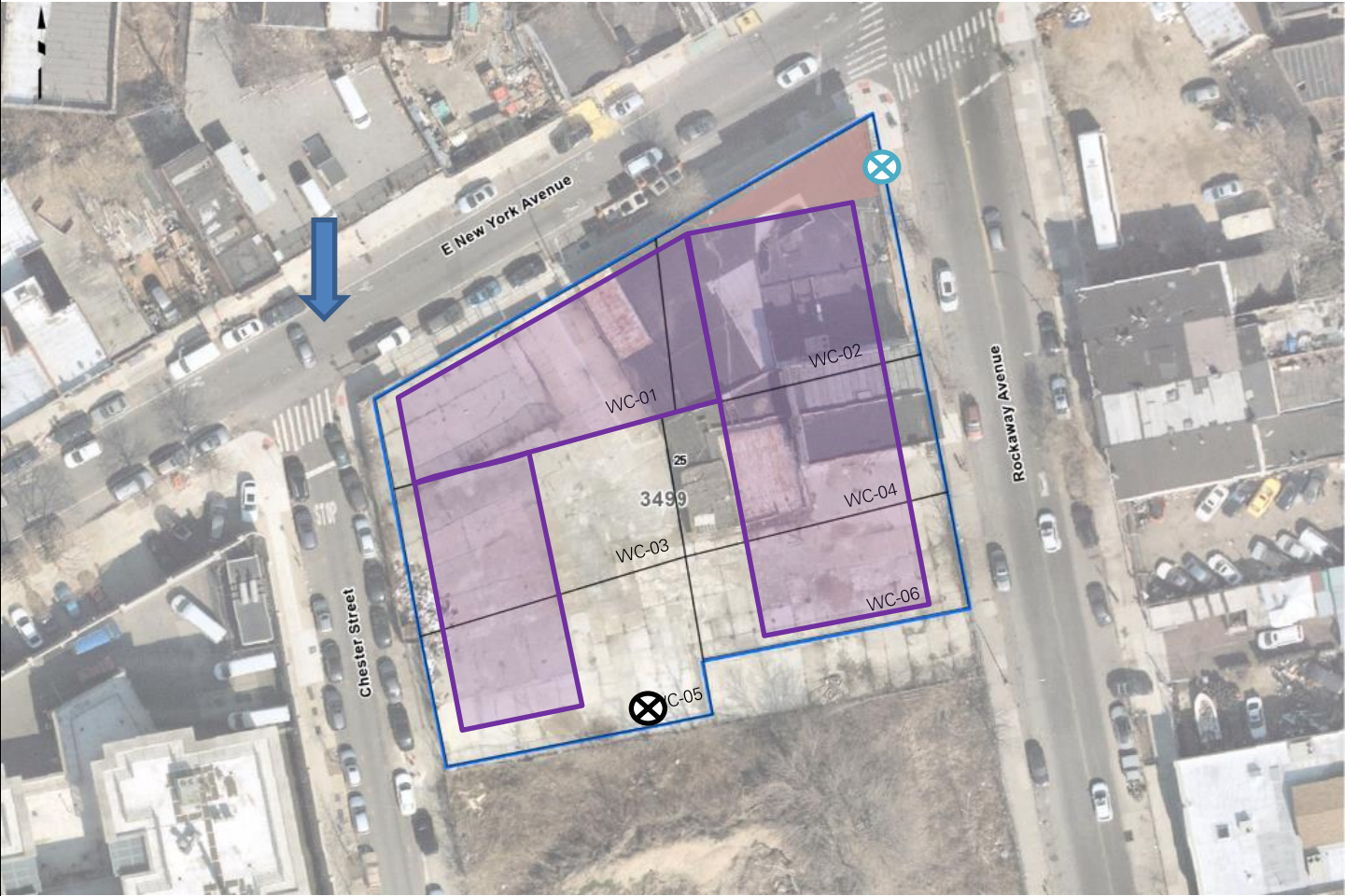
Anticipated Activities

- Legacy will continue to import clean sand for backfill at the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



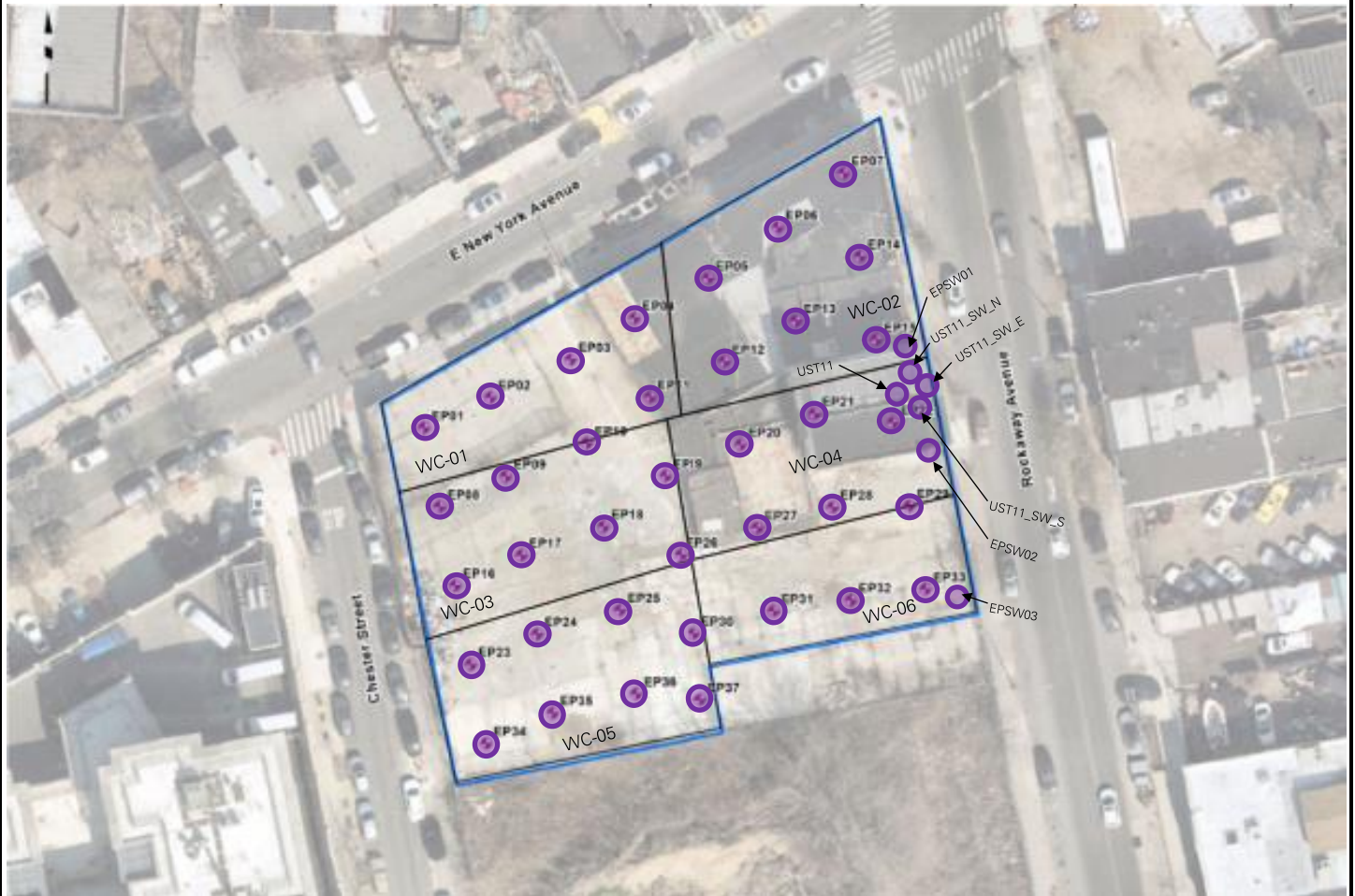
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of Legacy importing clean sand for backfill in the the northeastern part of the site (facing southwest).



Photo 2: View of Legacy using imported clean sand to backfill the northeastern part of the site (facing northwest).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401	CLIENT: 326 Rockaway Investors LLC	DATE: Thursday, July 6, 2023
PROJECT: 326-350 Rockaway Avenue		WEATHER: Sunny, 77.0-88.0°F Wind: S @ 1.2 – 5.5 mph
LOCATION: Brooklyn, NY		TIME: 6:45 am – 3:15 pm
CONTRACTOR: SD Builders		LANGAN REP.: Emily Rodriguez
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer	PRESENT AT SITE: Environmental Staff (Langan) – Emily Rodriguez General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: <p>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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows:</p> <p>Site Activities</p> <ul style="list-style-type: none">Legacy imported about 135 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. Approximately 45 CY of the clean sand was backfilled in an about 20-foot-wide by 50-foot-long area from approximately 5 feet below grade surface (bgs) to surface grade in the northeastern part of the site. The remaining clean sand was stockpiled in the southern part of the site.Legacy graded clean sand in an about 50-foot-wide by 200-foot-long L-shaped area in the eastern part of the site.Legacy installed W.R. Meadows PRECON® waterproofing on foundation walls in the central part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications.		
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Emily Rodriguez	LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 9 loads (about 135 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	9	95
	Quantity (CY)	135	1,425
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez
			LANGAN

SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- One-minute average concentrations of PM10 and VOCs were not recorded at the downwind monitoring station from 7:53 to 8:23 and 11:09 to 11:29 due to server errors. An Emilcott technician was contacted and the issues were resolved.
- Fifteen-minute average concentrations of PM10 exceeded action levels at the downwind monitoring station from 11:01 to 11:08 due to unloading of equipment adjacent to the station. Concentrations subsequently returned below action levels after equipment unloading was complete.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.042		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.042	0.054	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.063	0.229	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.012	0.012	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.146	2.065	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

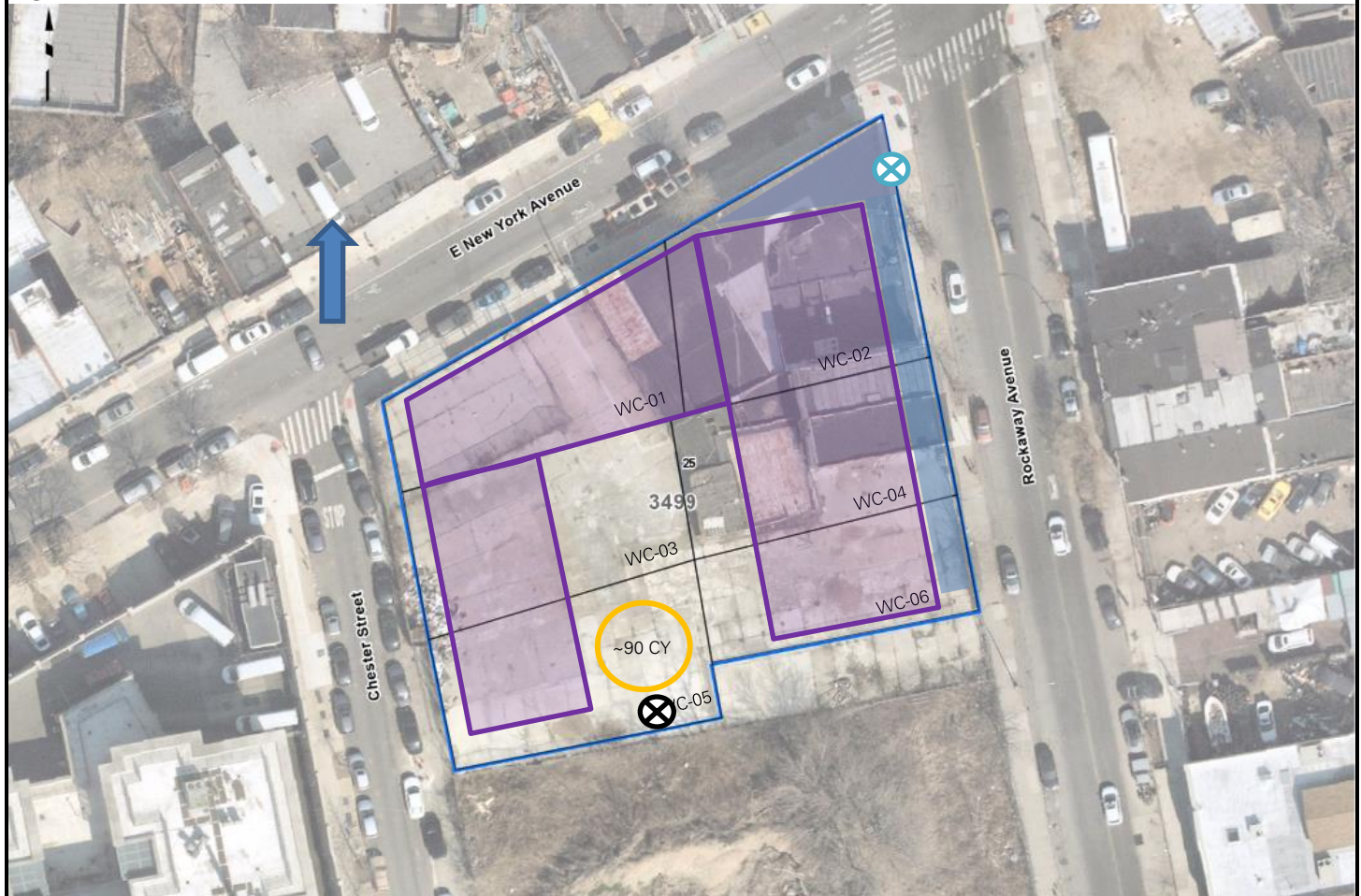
Anticipated Activities

- Legacy will continue to import clean sand for backfill at the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- | | | | |
|--|---------------------------------------|--|----------------------------------------------|
| | Upwind CAMP Station | | Wind Direction |
| | Downwind CAMP Station | | Approximate Work Area |
| | Clean Sand Stockpile Location | | Approximate Extent of Graded Area |
| | Approximate Extent of Backfilled Area | | Approximate Location of Poured Concrete Slab |
| | Gravel Stockpile Location | | |

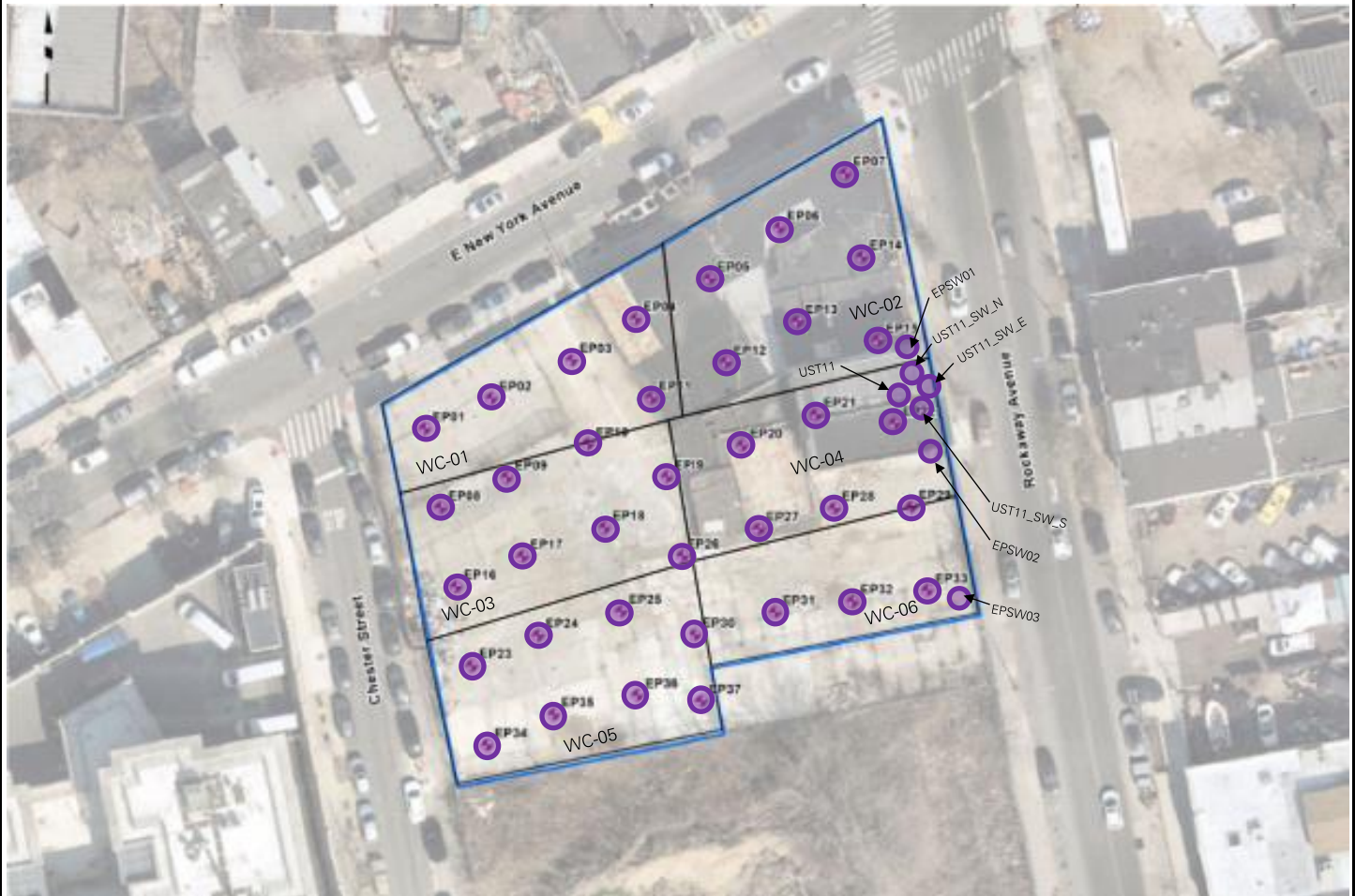
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur
(Langan)

By: Emily Rodriguez





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SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of graded clean sand in the eastern part of the site (facing southwest).



Photo 2: View of imported clean sand in the southern part of the site (facing northeast).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Tuesday, July 11, 2023 WEATHER: Sunny, 74 – 91 °F Wind: WNW @ 2.3 – 4.0 mph TIME: 6:45 am – 5:00 pm
CONTRACTOR: SD Builders			LANGAN REP.: Andrew Ashley
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Andrew Ashley General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 255 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. Approximately 155 CY of the clean sand was backfilled and compacted in an about 50-foot-wide by 85-foot-long area between about 10 to 11 feet below grade surface (bgs) in the central part of the site. The remaining clean sand was stockpiled in the southern part of the site. Legacy installed W.R. Meadows Mel-Rol ® waterproofing on foundation walls in the central part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Andrew Ashley LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 13 loads (about 255 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	13	108
	Quantity (CY)	255	1,680
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- One-minute average concentrations of PM10 and VOCs were not recorded at the upwind and downwind monitoring stations from 7:00 to 8:18 due to a server error. The power was reconnected to the server and the issue was resolved.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.045		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.045	0.039	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.098	0.073	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.025	0.023	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.311	0.395	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

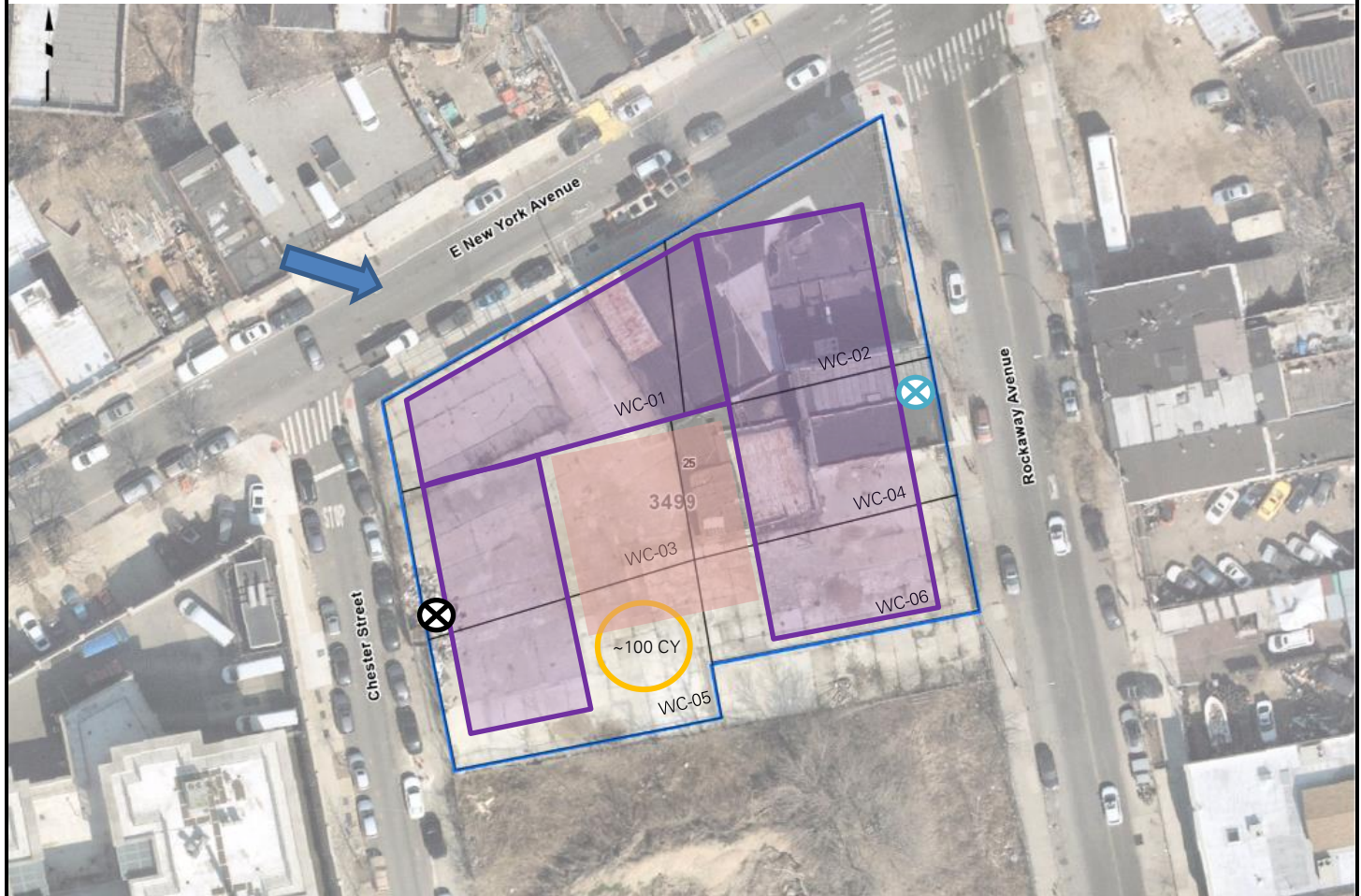
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- | | | | |
|--|---------------------------------------|--|----------------------------------------------|
| | Upwind CAMP Station | | Wind Direction |
| | Downwind CAMP Station | | Approximate Work Area |
| | Clean Sand Stockpile Location | | Approximate Extent of Graded Area |
| | Approximate Extent of Backfilled Area | | Approximate Location of Poured Concrete Slab |
| | Gravel Stockpile Location | | |

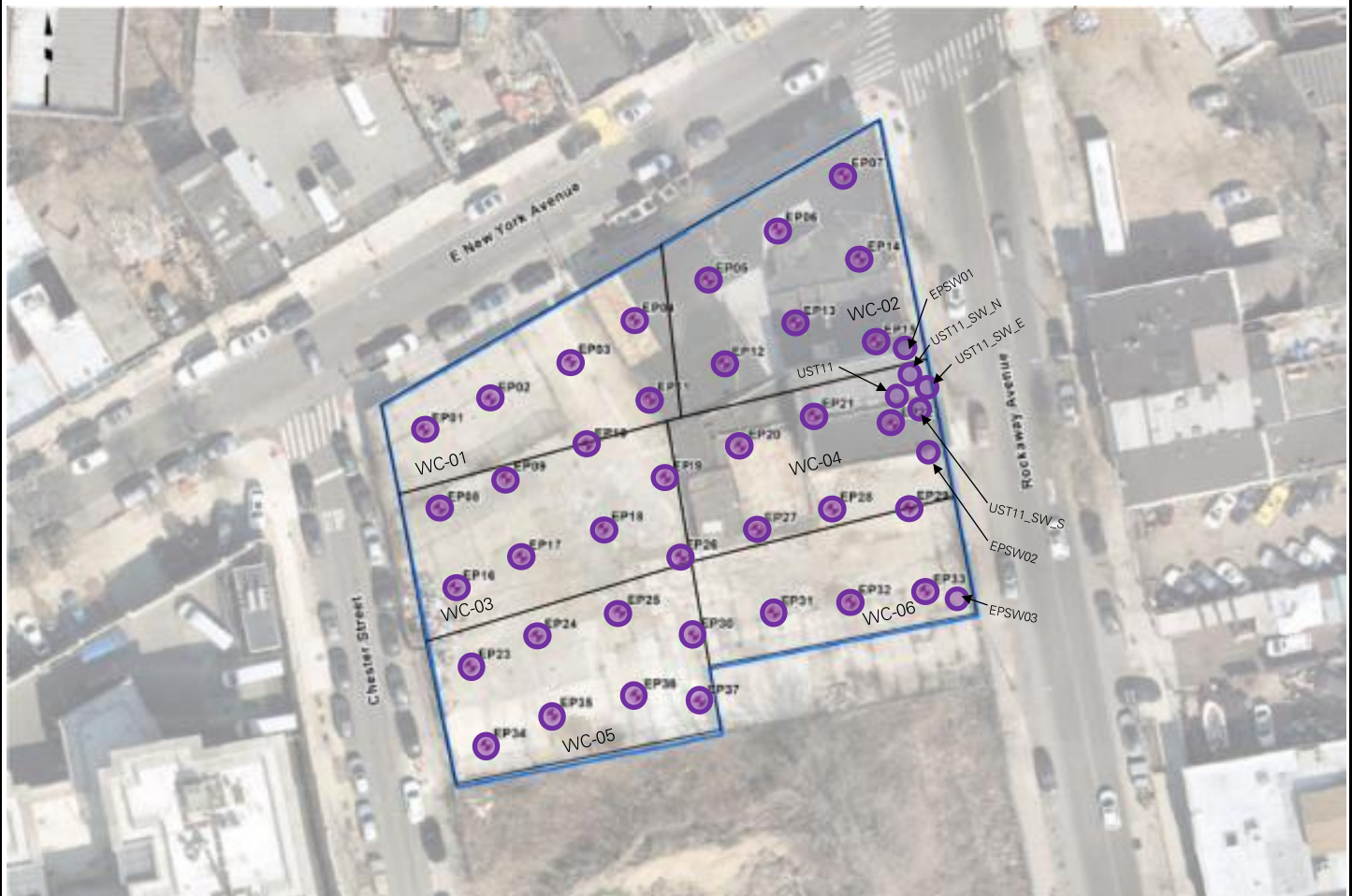
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur
(Langan)

By: Andrew Ashley





LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of Legacy importing clean sand in the central part of the site (facing northeast).



Photo 2: View of Legacy compacting backfilled clean sand in the central part of the site (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Wednesday, July 12, 2023 WEATHER: Sunny, 78 – 95 °F Wind: W @ 0.6 – 4.4 mph TIME: 6:45 am – 3:30 pm
CONTRACTOR: SD Builders			LANGAN REP.: Andrew Ashley
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Andrew Ashley General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 180 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. Approximately 120 CY of the clean sand was backfilled and compacted in an about 85-foot-long by 50-foot-wide between about 9 and 10 feet below grade surface (bgs) in the central part of the site. The remaining clean sand was stockpiled in the southern part of the site. Legacy installed W.R. Meadows Mel-Rol ® waterproofing on foundation walls in the central part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Andrew Ashley LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 9 loads (about 180 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	9	117
	Quantity (CY)	180	1,860
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 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	0.044		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.044	0.044	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.058	0.050	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.020	0.035	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.122	0.070	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

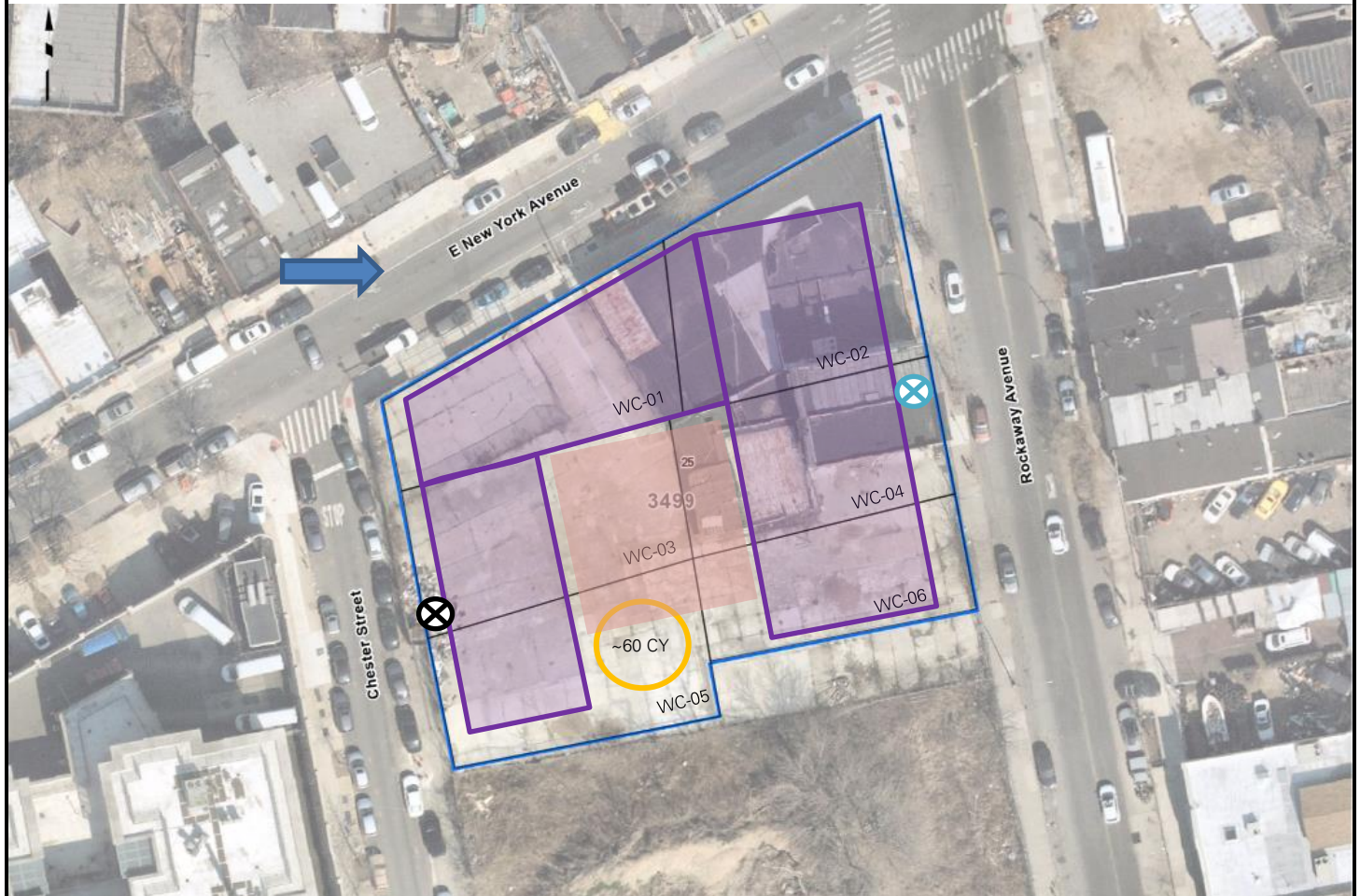
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



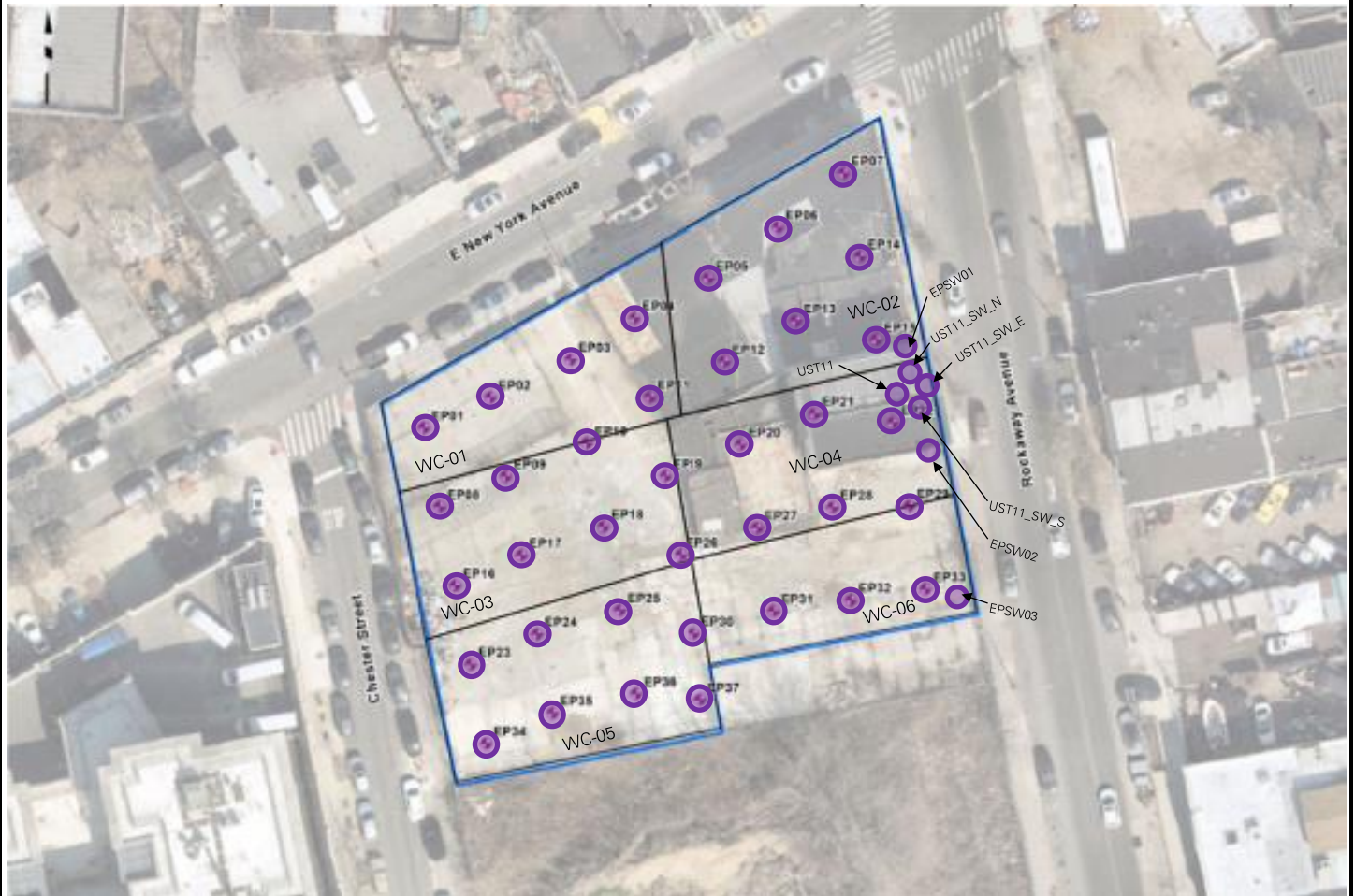
Legend:

- Upwind CAMP Station
- Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of Legacy importing clean sand in the central part of the site (facing northeast).



Photo 2: View of Legacy compacting backfilled clean sand in the central part of the site (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Thursday, July 13, 2023 WEATHER: Sunny, 79.0 – 88.0 °F Wind: S @ 1.2 – 7.8 mph TIME: 6:45 am – 3:30 pm
CONTRACTOR: SD Builders			LANGAN REP.: Andrew Ashley
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Andrew Ashley General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 295 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. Approximately 200 CY of clean sand was backfilled and compacted in an about 45-foot-long by 50-foot-wide area between about 7.5 to 9 feet below grade surface (bgs) in the central part of the site. The remaining clean sand was stockpiled in the southern part of the site. Legacy installed W.R. Meadows Mel-Rol ® waterproofing on foundation walls in the central part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Andrew Ashley LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 15 loads (about 295 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	15	132
	Quantity (CY)	295	2,155
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Elevated one-minute concentrations of PM10 were observed at the upwind monitoring station from 8:22 to 8:24 due to an equipment error. The equipment was recalibrated and subsequent concentrations declined.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.050		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.050	0.051	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.172	0.071	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.026	0.021	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	1.125	0.167	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

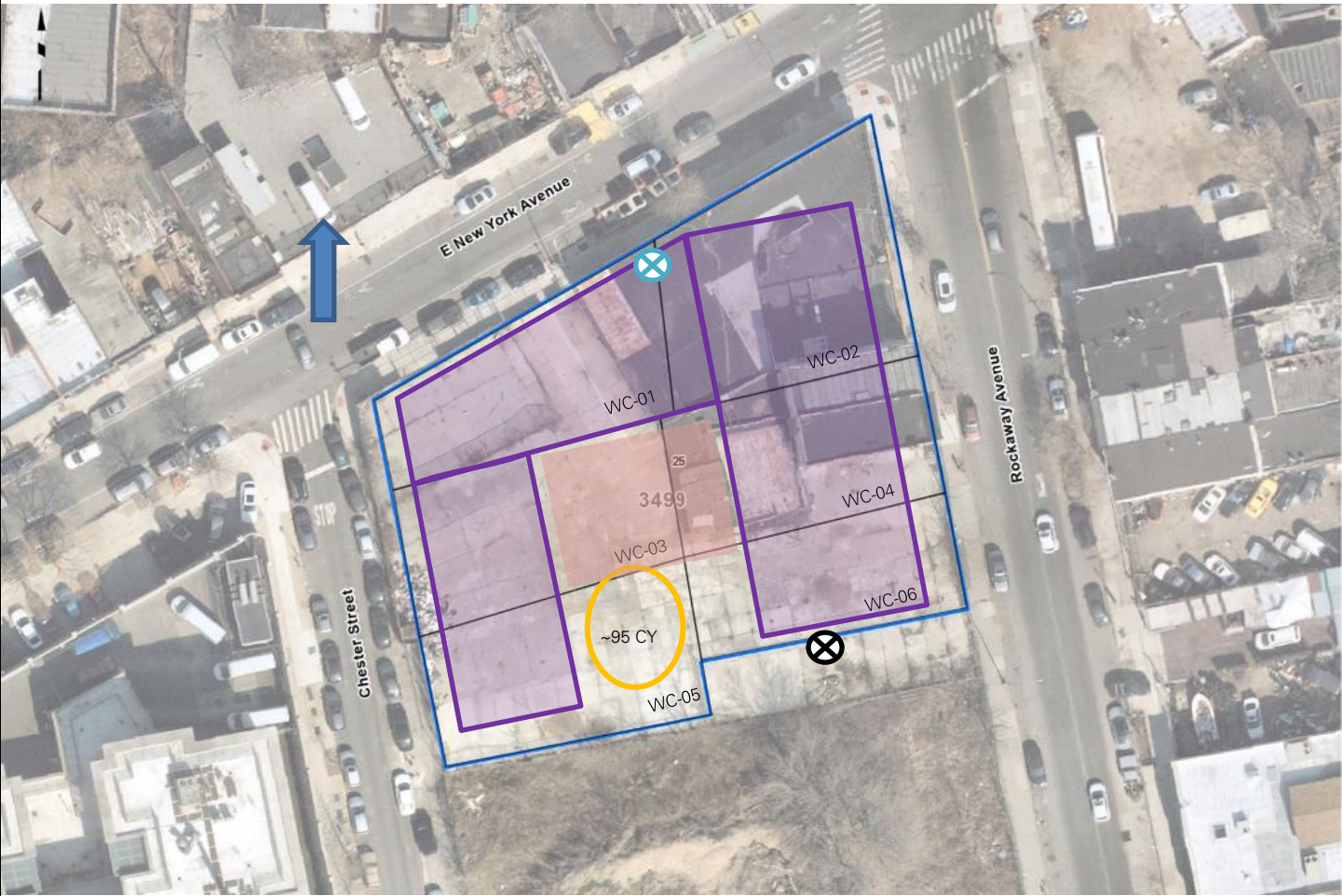
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



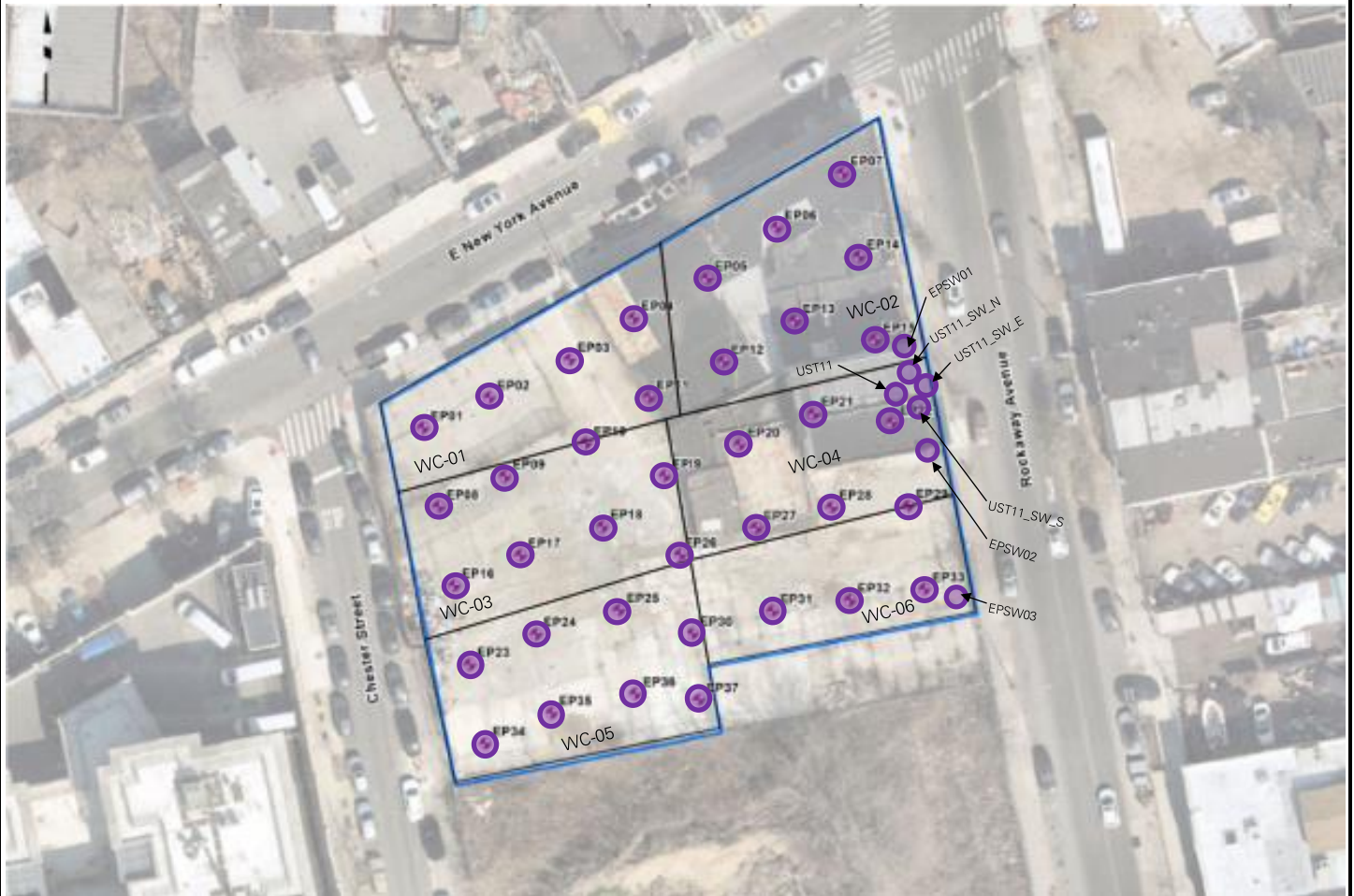
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of Legacy importing clean sand in the central part of the site (facing northeast).



Photo 2: View of Legacy backfilling clean sand in the central part of the site (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Andrew Ashley LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Friday, July 14, 2023 WEATHER: Sunny, 73.0 – 85.0 °F Wind: E @ 1.7 – 4.5 mph TIME: 6:45 am – 4:00 pm
CONTRACTOR: SD Builders			LANGAN REP.: Emily Rodriguez
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Emily Rodriguez General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 120 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area between about 7.5 to 9 feet below grade surface (bgs) in the central part of the site. Legacy installed W.R. Meadows Mel-Rol ® waterproofing on foundation walls in the central part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Emily Rodriguez LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported six loads (about 120 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	6	138
	Quantity (CY)	120	2,275
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Community air monitoring was not implemented from 7:49 to 8:03 due to inclement weather. Fugitive dust and odors associated with ground-intrusive activity were not observed.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.031		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.031	0.029	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.097	0.046	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.017	0.011	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.491	0.158	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

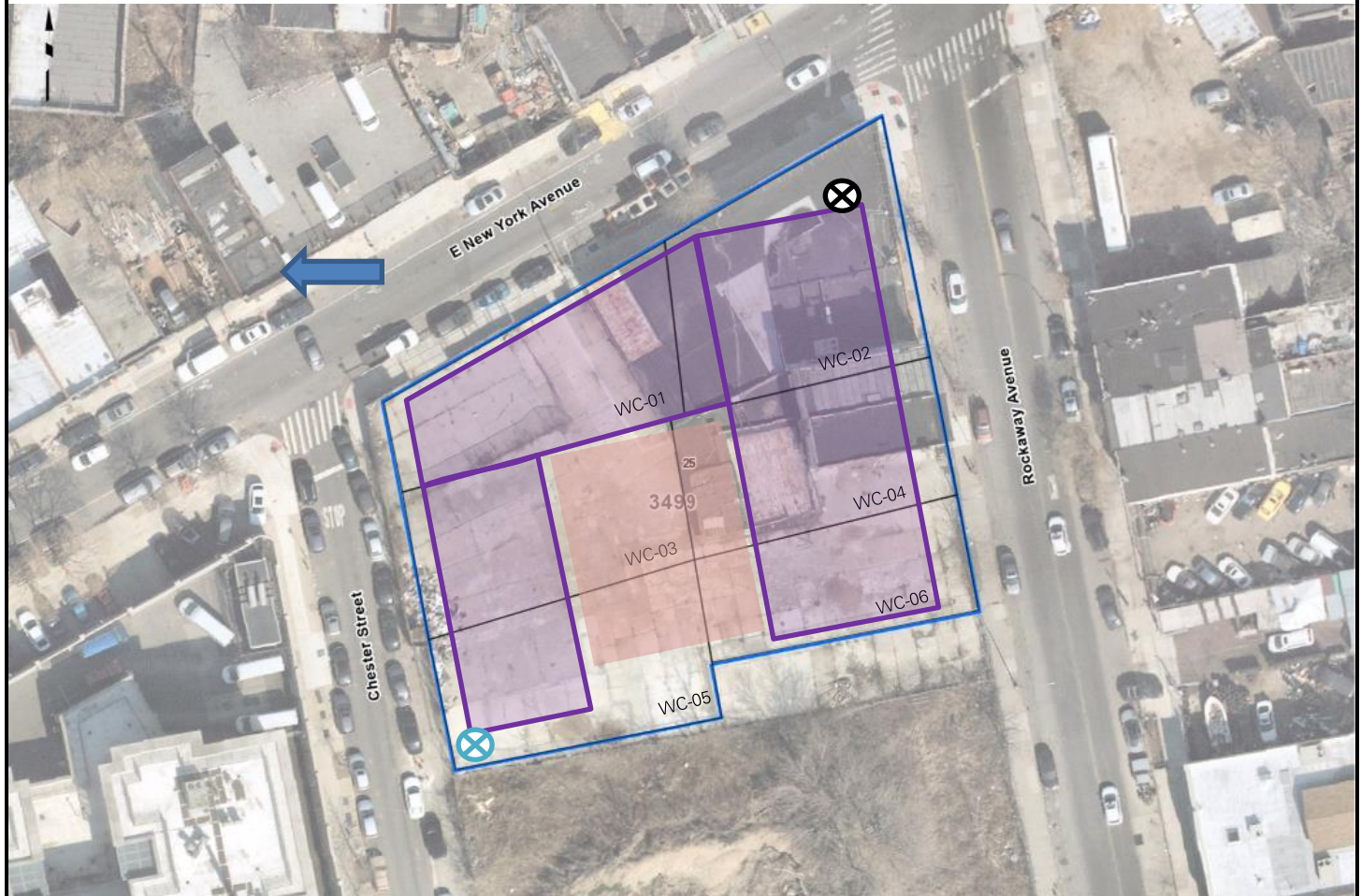
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

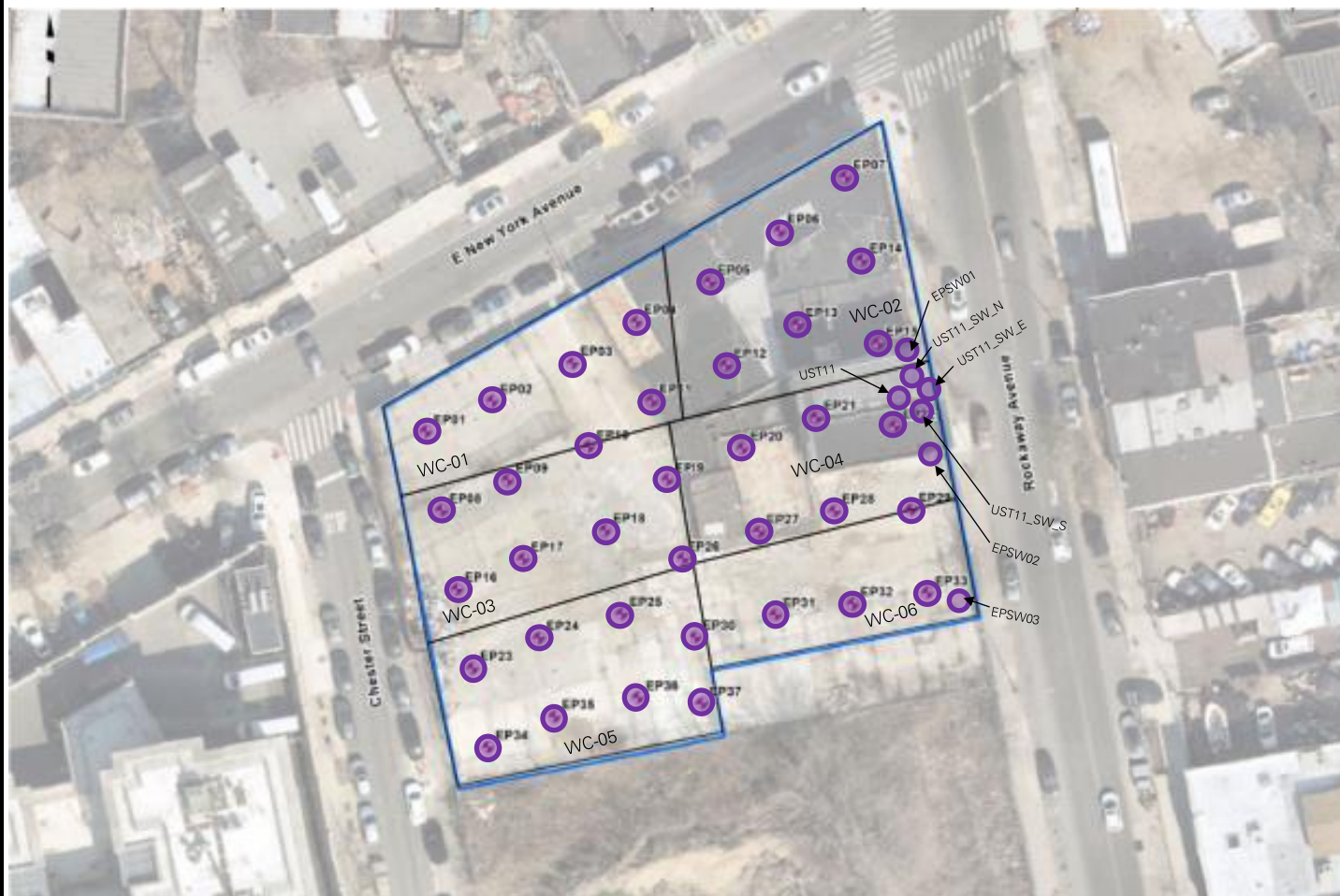
- | | | | |
|--|---------------------------------------|--|----------------------------------------------|
| | Upwind CAMP Station | | Wind Direction |
| | Downwind CAMP Station | | Approximate Work Area |
| | Clean Sand Stockpile Location | | Approximate Extent of Graded Area |
| | Approximate Extent of Backfilled Area | | Approximate Location of Poured Concrete Slab |
| | Gravel Stockpile Location | | |

Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur
(Langan)





By: Emily Rodriguez
LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy installing W.R. Meadows Mel-Rol ® waterproofing on foundation walls in the central part of the site (facing northwest).



Photo 2: View of Legacy importing and backfilling clean sand in the central part of the site (facing northwest).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Emily Rodriguez LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Monday, July 17, 2023 WEATHER: Sunny, 75.0 – 90.0 °F Wind: NW @ 1.1 – 4.4 mph TIME: 6:50 am – 4:50 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 300 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area from about 7 to 7.5 feet below grade surface (bgs) in the central part of the site. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Angelina Schott LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 15 loads (about 300 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	15	153
	Quantity (CY)	300	2,575
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- One-minute average concentrations of PM10 and VOCs were not recorded at the downwind monitoring station from 12:37 to 12:45 due to relocation of the station and recalibration of the equipment.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Daily background	0.045		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.045	0.051	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.156	0.202	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.000	0.000	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.729	0.901	Maximum 1-min Instant Reading	0.0	0.0

mg/m^3 = milligrams per cubic meter

ppm = parts per million

NA = Not Available

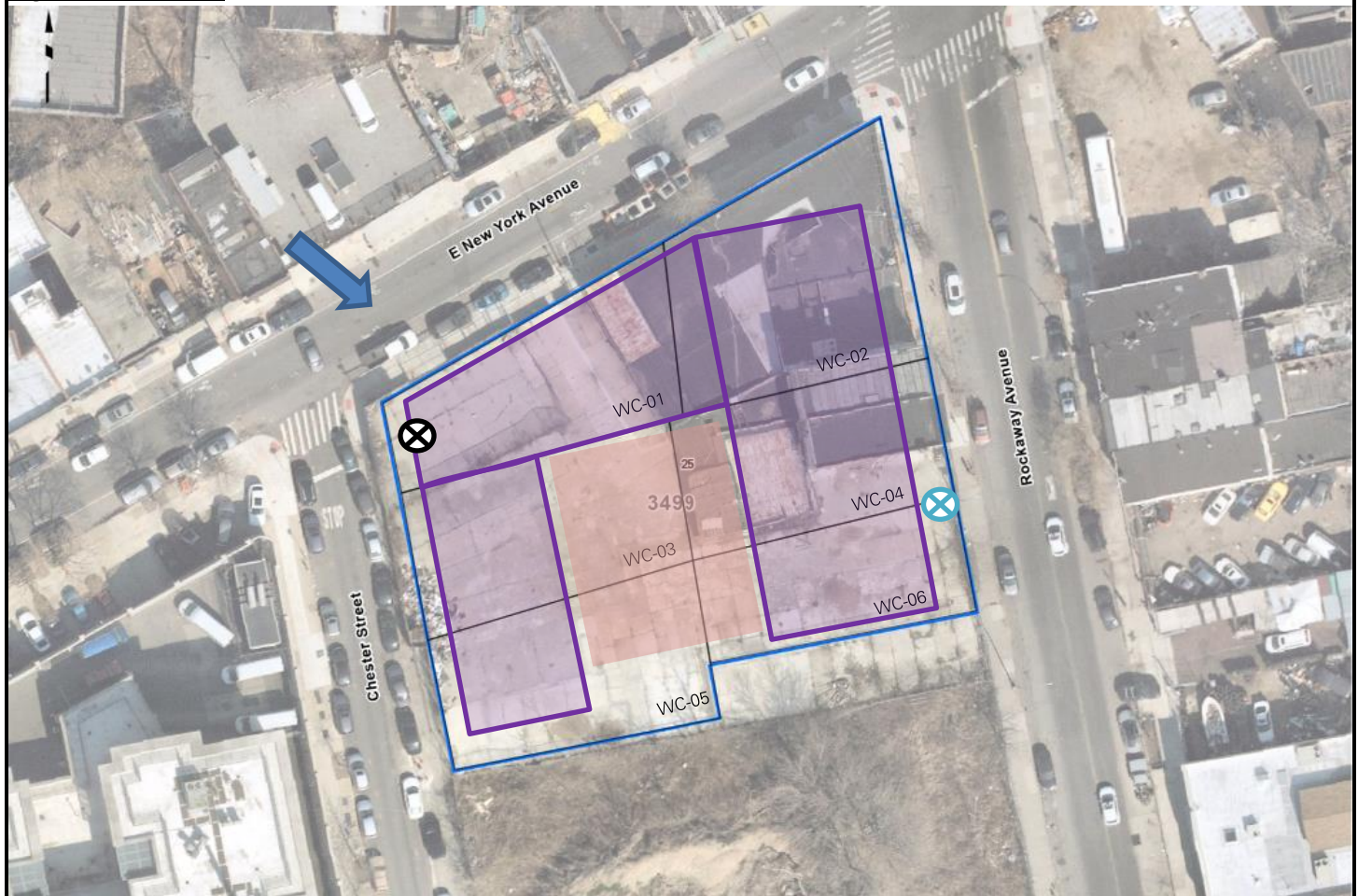
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- | | | | |
|--|---------------------------------------|--|----------------------------------------------|
| | Upwind CAMP Station | | Wind Direction |
| | Downwind CAMP Station | | Approximate Work Area |
| | Clean Sand Stockpile Location | | Approximate Extent of Graded Area |
| | Approximate Extent of Backfilled Area | | Approximate Location of Poured Concrete Slab |
| | Gravel Stockpile Location | | |

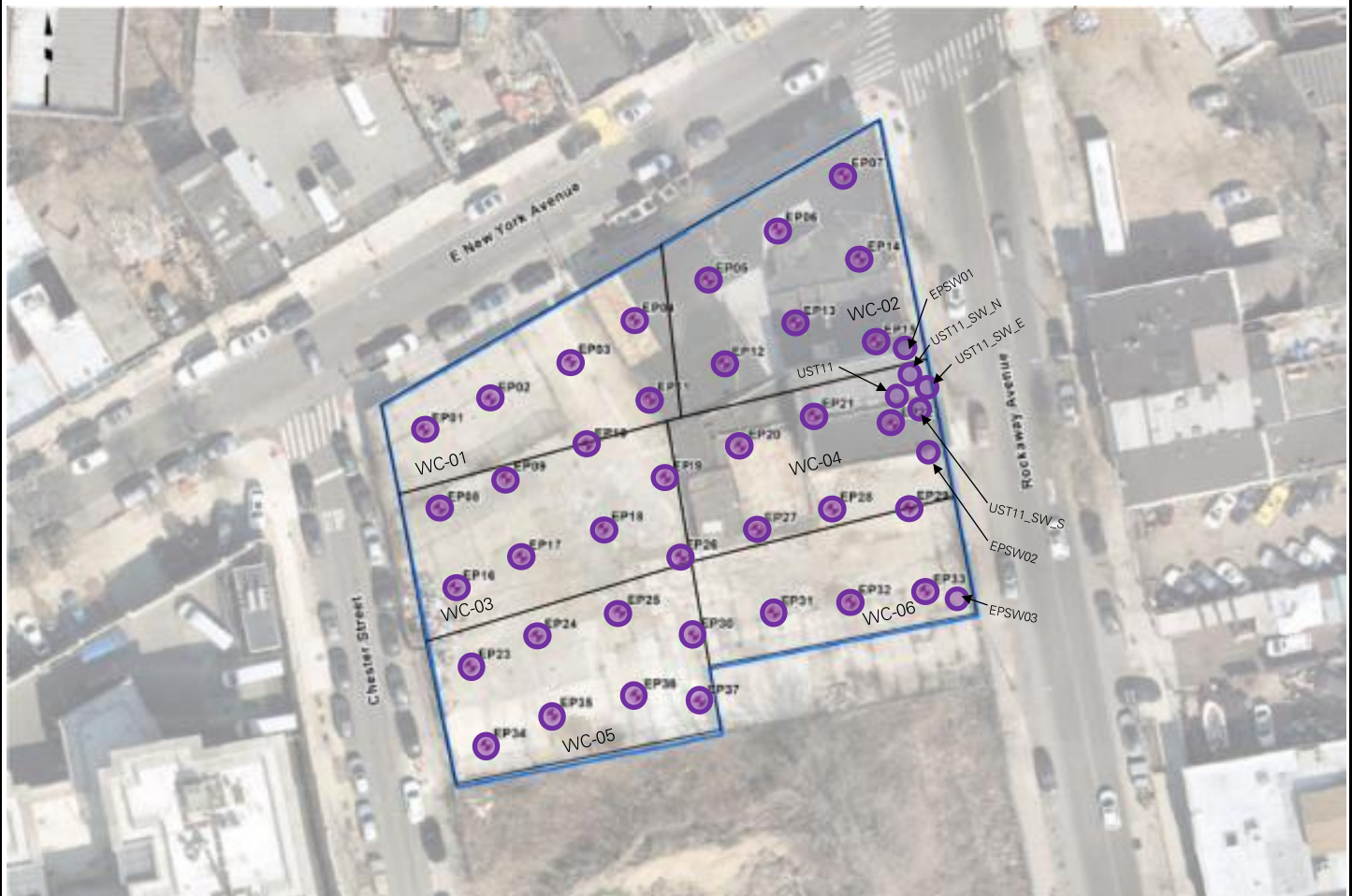
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur
(Langan)

By: Angelina Schott





LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy importing clean sand in the southern part of the site (facing east).



Photo 2: View of Legacy backfilling and compacting clean sand in the central part of the site (facing northeast).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Tuesday, July 18, 2023 WEATHER: Rain, 75.0 – 84.0 °F Wind: S @ 0.7 – 5.0 mph TIME: 6:45 am – 4:50 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 300 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area from about 5.5 to 7 feet below grade surface (bgs) in the central part of the site. Legacy installed W.R. Meadows Mel-Rol ® waterproofing on foundation walls in the eastern part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Angelina Schott LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 15 loads (about 300 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	15	168
	Quantity (CY)	300	2,875
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Community air monitoring was not implemented from 12:42 to 15:39 due to inclement weather. Fugitive dust and odors associated with ground-intrusive activity were not observed.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Daily background	0.056		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.056	0.065	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.075	0.169	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.034	0.033	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.119	0.479	Maximum 1-min Instant Reading	0.5	0.0

mg/m^3 = milligrams per cubic meter

ppm = parts per million

NA = Not Available

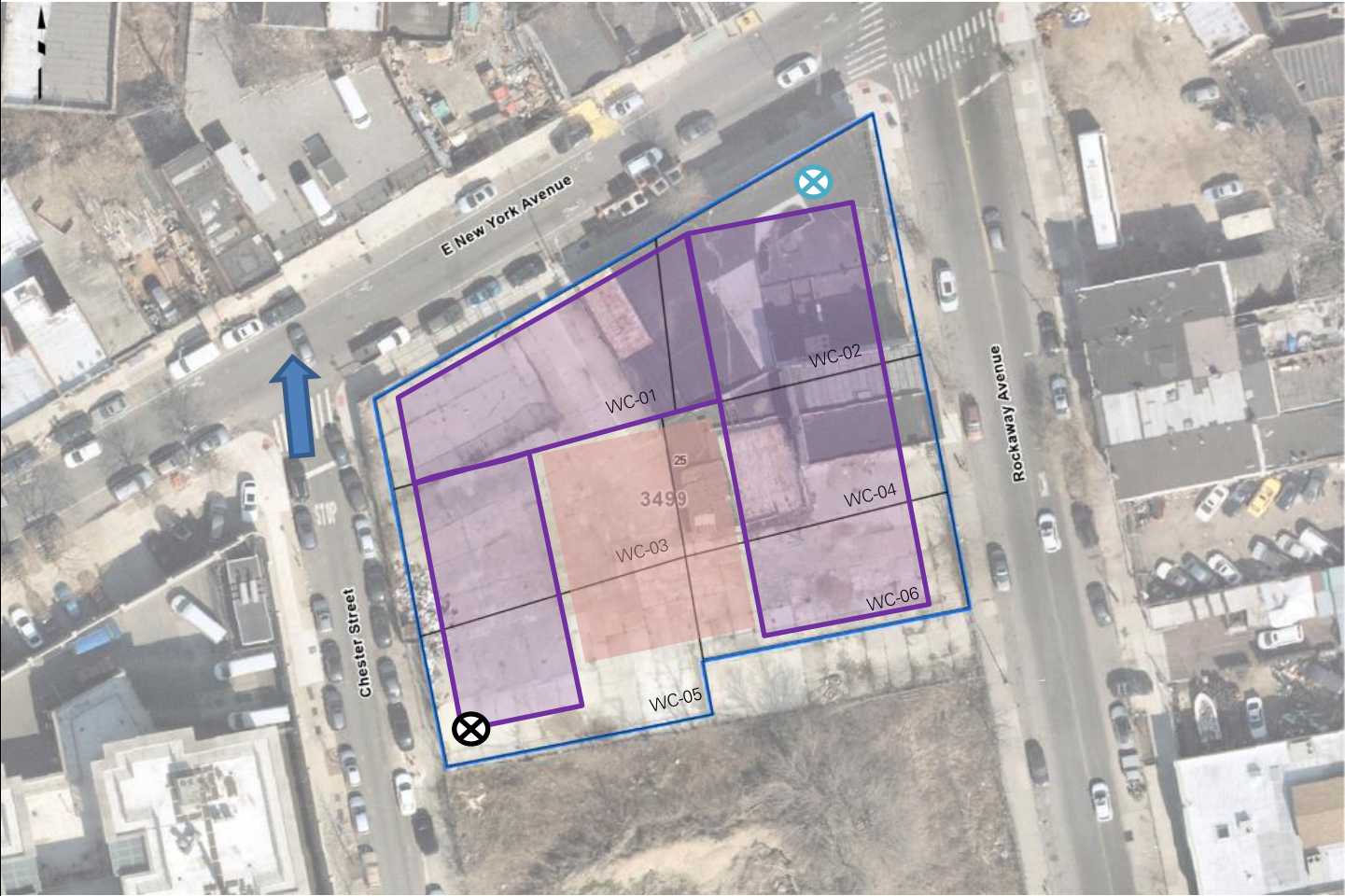
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



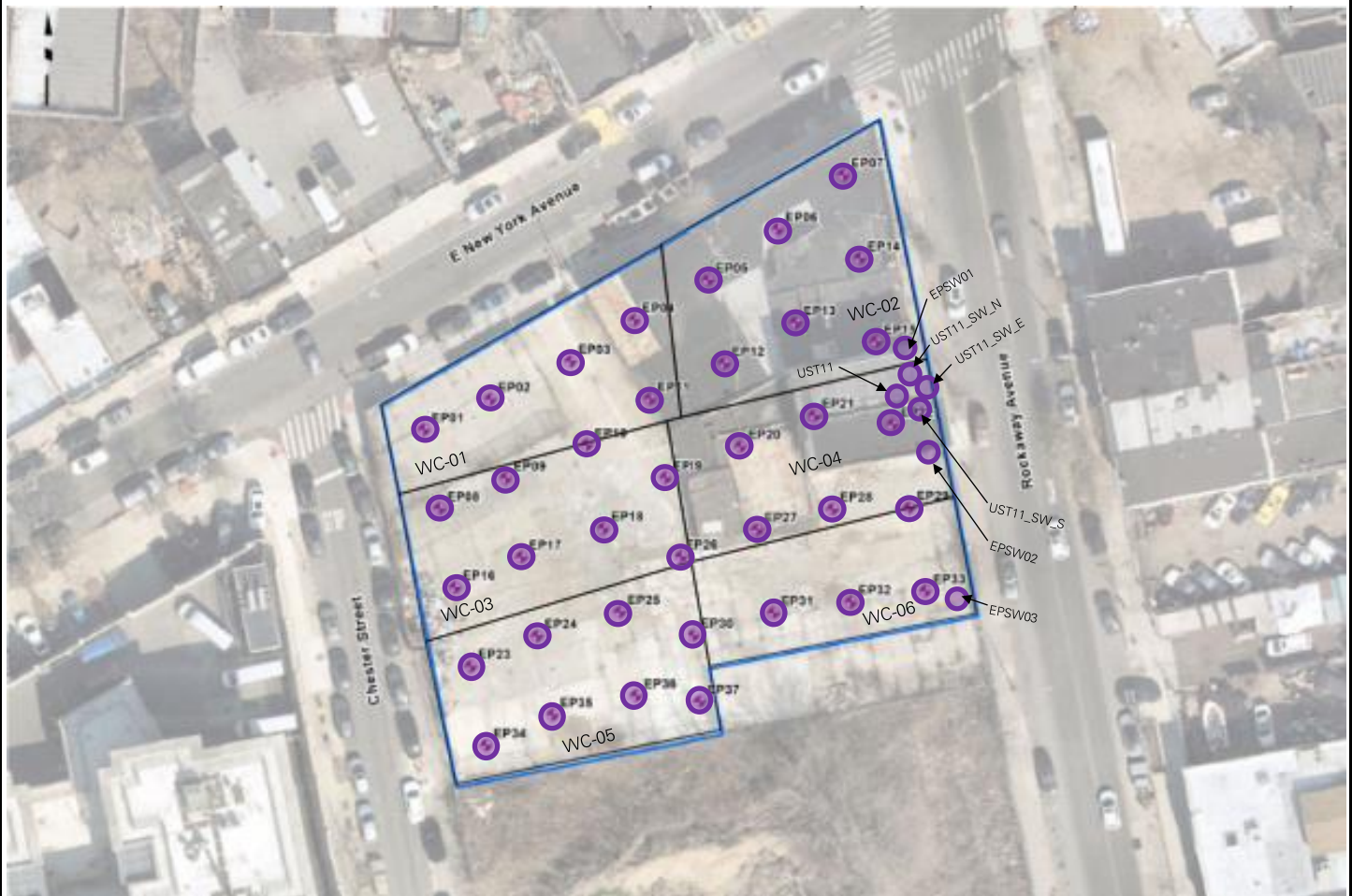
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy backfilling and compacting imported clean sand in the central part of the site (facing northeast).

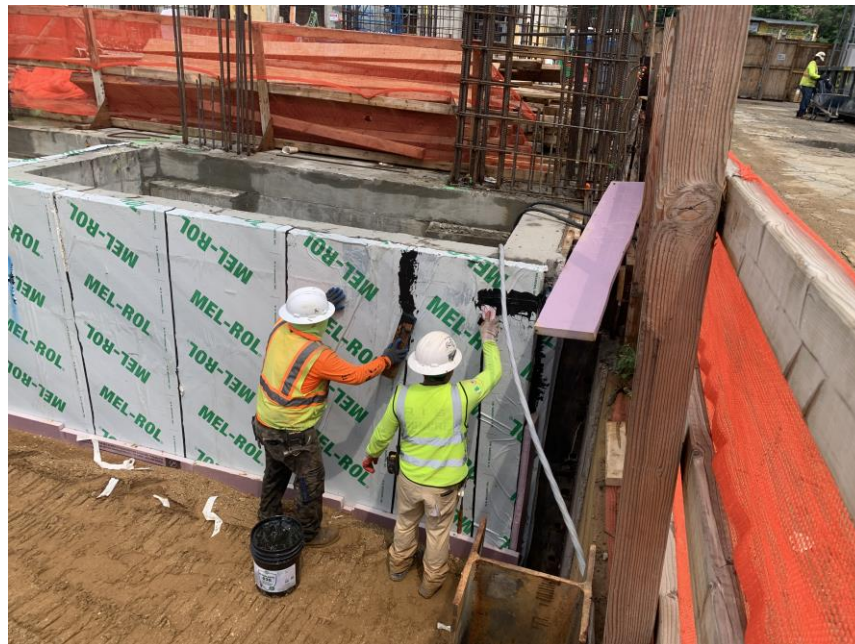


Photo 2: View of Legacy installing W.R. Meadows Mel-Rol ® waterproofing on a foundation wall in the eastern part of the site (facing east).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Wednesday, July 19, 2023 WEATHER: Overcast/Rain, 71.5 – 80.0 °F Wind: NW @ 0.5 – 2.8 TIME: 6:45 am – 4:40 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 180 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area from about 5 to 5.5 feet below grade surface (bgs) in the central part of the site. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Angelina Schott LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 9 loads (about 180 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	9	177
	Quantity (CY)	180	3,055
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- One-minute average concentrations of PM10 were not recorded at the upwind monitoring station from 10:45 to 10:52 due to equipment replacement. Monitoring resumed upon replacement of the equipment.
- Elevated one-minute average concentrations of PM10 were recorded at the upwind and downwind monitoring stations from about 7:24 to 8:00, and persisted after multiple attempts of recalibration and restarting of the equipment. The elevated PM10 concentrations are attributed to poor air quality throughout the tri-state area.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.122		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.122	0.111	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.728	0.196	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.048	0.068	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	4.318	0.517	Maximum 1-min Instant Reading	0.2	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

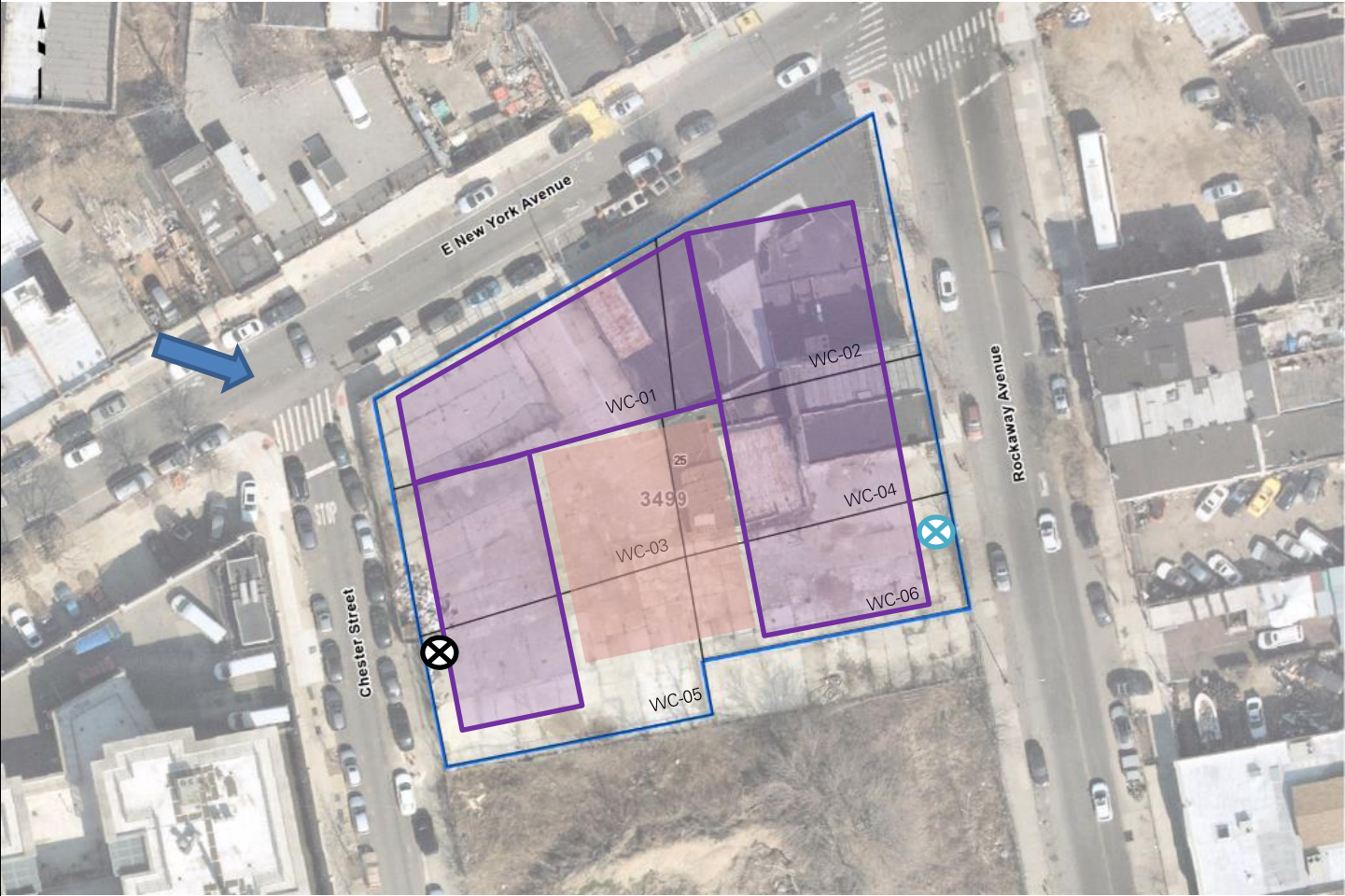
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



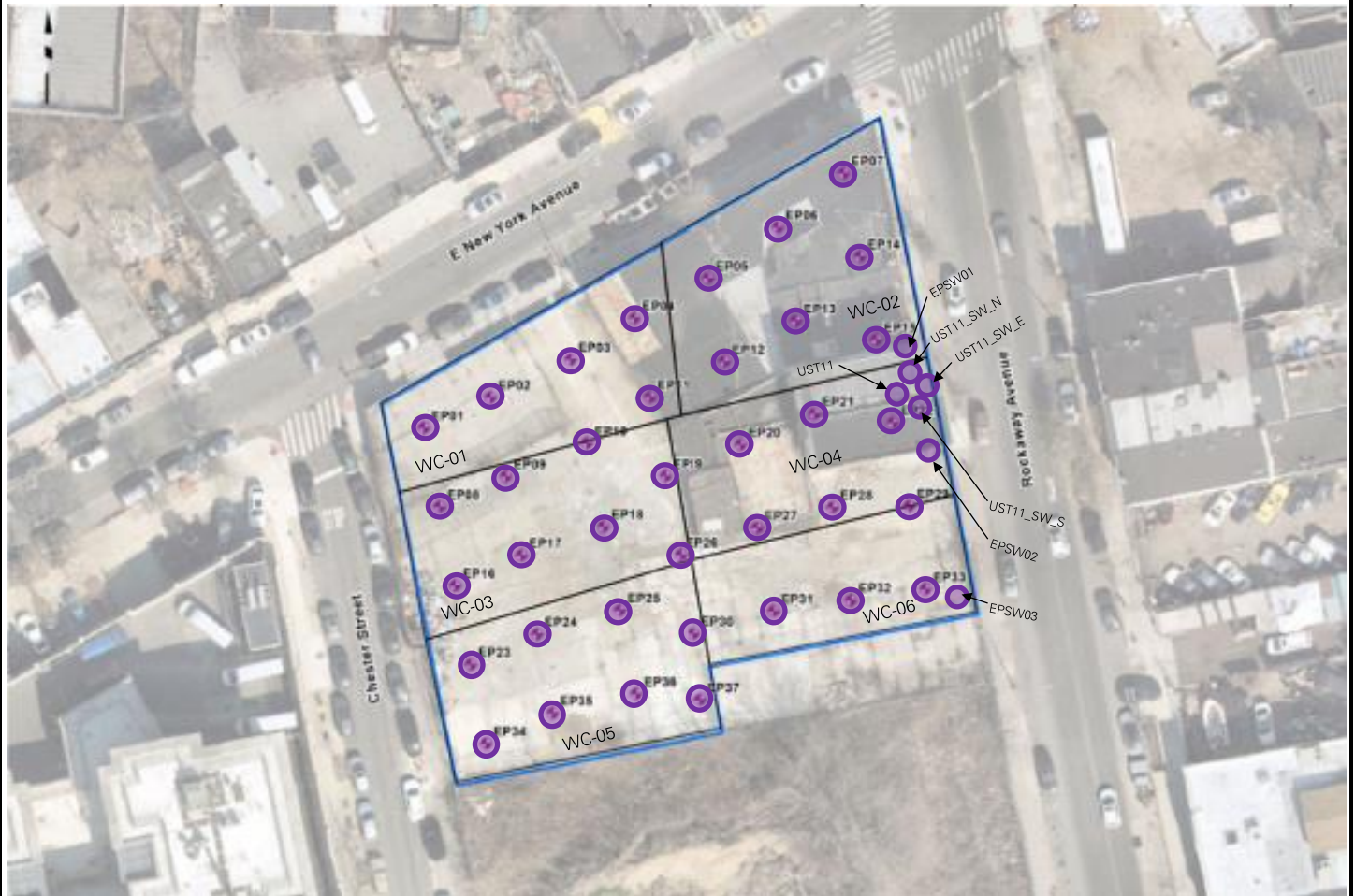
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Extent of Backfilled Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy backfilling and compacting imported clean sand in the central part of the site (facing north).



Photo 2: General view of the site at the end of the work day (facing east).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Thursday, July 20, 2023 WEATHER: Sunny 73.0 – 87.0 °F Wind: N @ 1.2 – 5.0 mph TIME: 6:45 am – 5:00 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 320 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area from about 4.5 to 5 feet below grade surface (bgs) in the central part of the site. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Angelina Schott LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 16 loads (about 320 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	16	193
	Quantity (CY)	320	3,375
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 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	0.070		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.070	0.061	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.208	0.187	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.041	0.025	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.456	0.616	Maximum 1-min Instant Reading	0.0	0.0

mg/m^3 = milligrams per cubic meter

ppm = parts per million

NA = Not Available

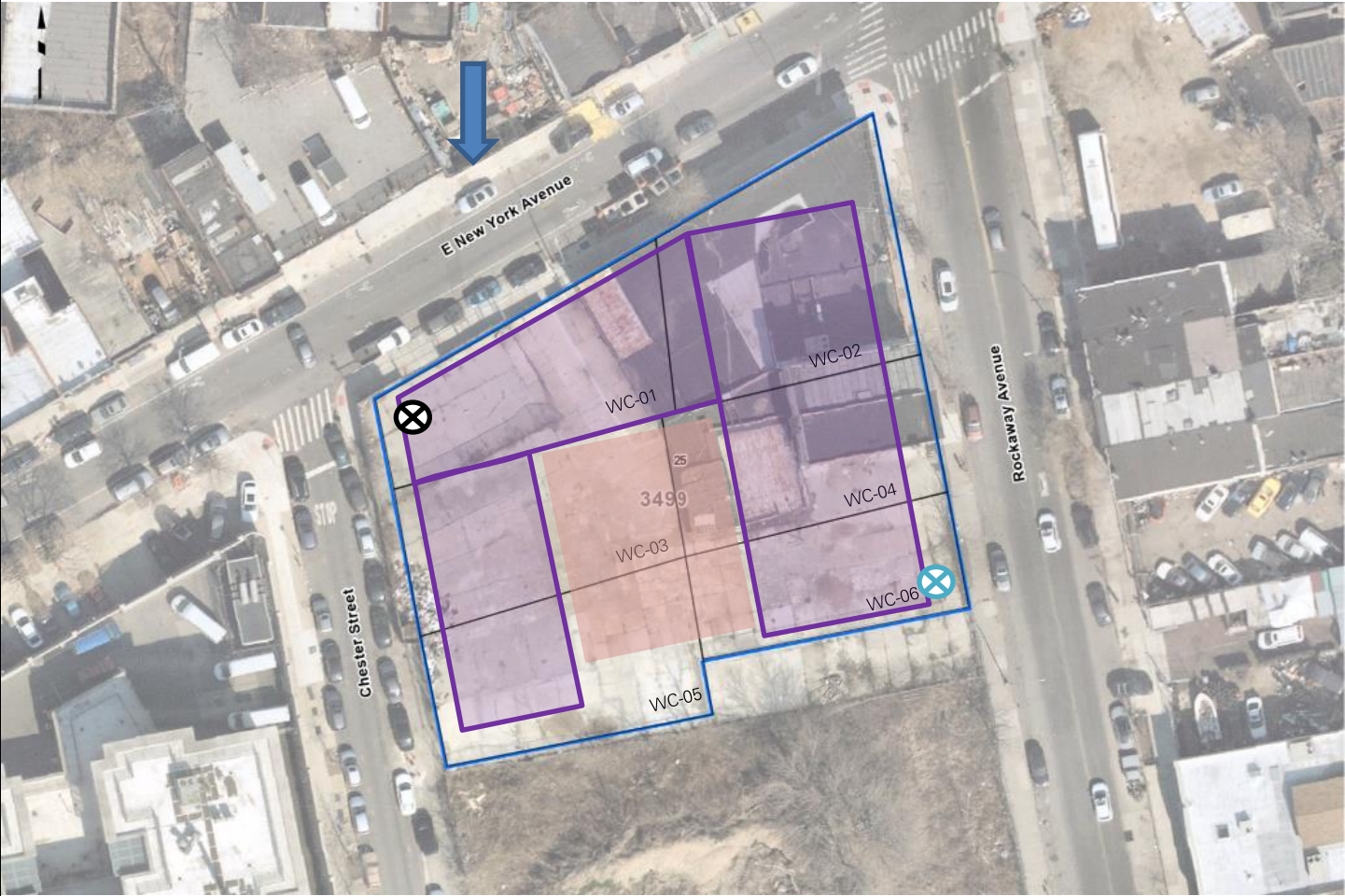
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



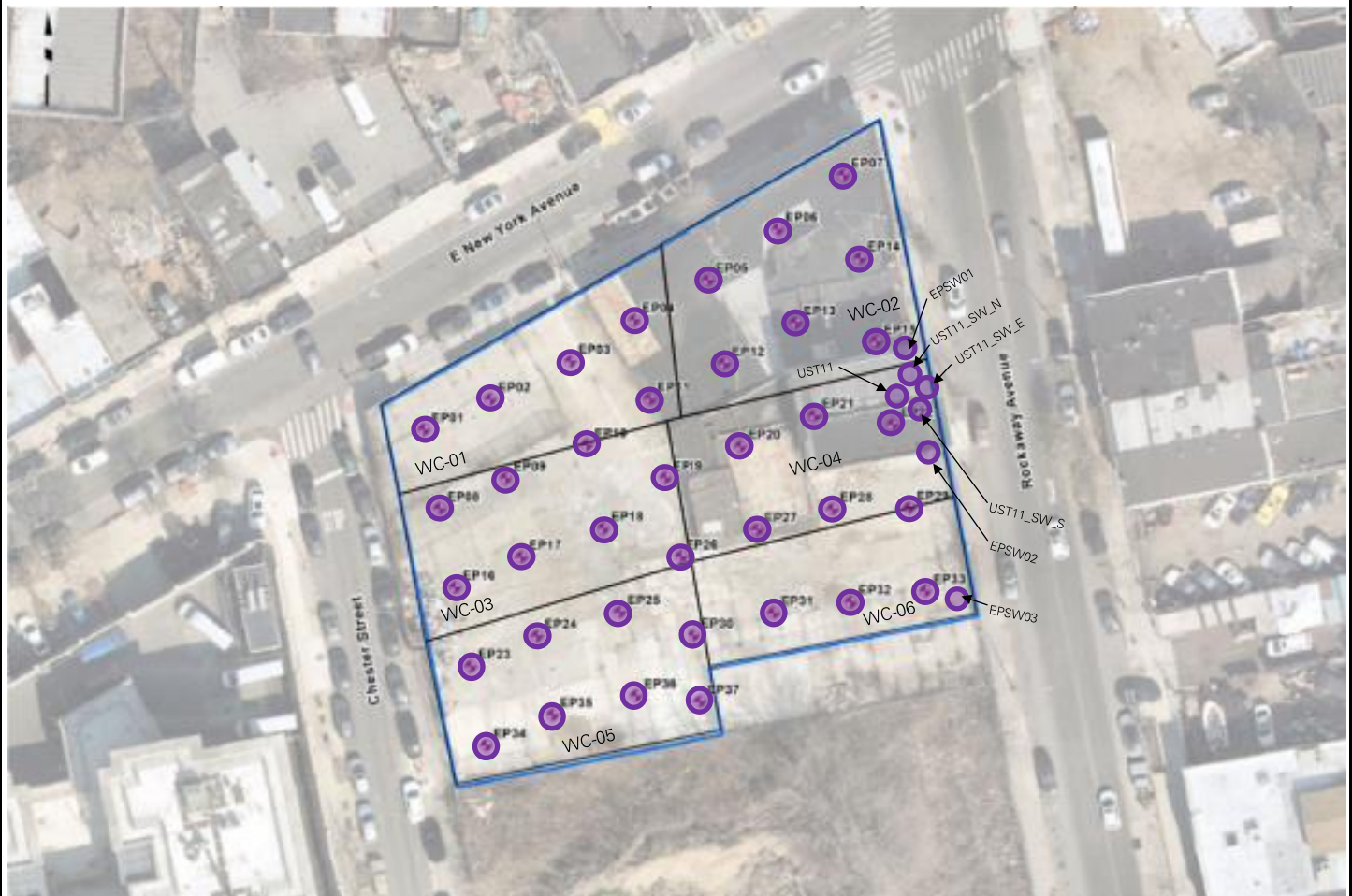
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy backfilling and compacting imported clean sand in the central part of the site (facing north).



Photo 2: General view of the site at the end of the work day (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Friday, July 21, 2023 WEATHER: Sunny 74.0 – 88.0 °F Wind: SSW @ 1.9 – 4.4 mph TIME: 6:58 am – 4:30 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 140 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area from about 3 to 4.5 feet below grade surface (bgs) in the central part of the site. 			
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Angelina Schott LANGAN		

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 7 loads (about 140 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	7	200
	Quantity (CY)	140	3,515
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs and PM10 did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Elevated one-minute average concentrations of PM10 were observed at the upwind monitoring station from 15:47 to 15:48 due to concrete cutting activities adjacent to the station. Subsequent concentrations declined and elevated concentrations were not the result of ground-intrusive activity.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Daily background	0.062		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.062	0.041	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.454	0.148	Maximum 15-min Average	0.1	0.1
Minimum 1-min Instant Reading	0.021	0.018	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	1.890	0.467	Maximum 1-min Instant Reading	0.3	0.3

mg/m^3 = milligrams per cubic meter

ppm = parts per million

NA = Not Available

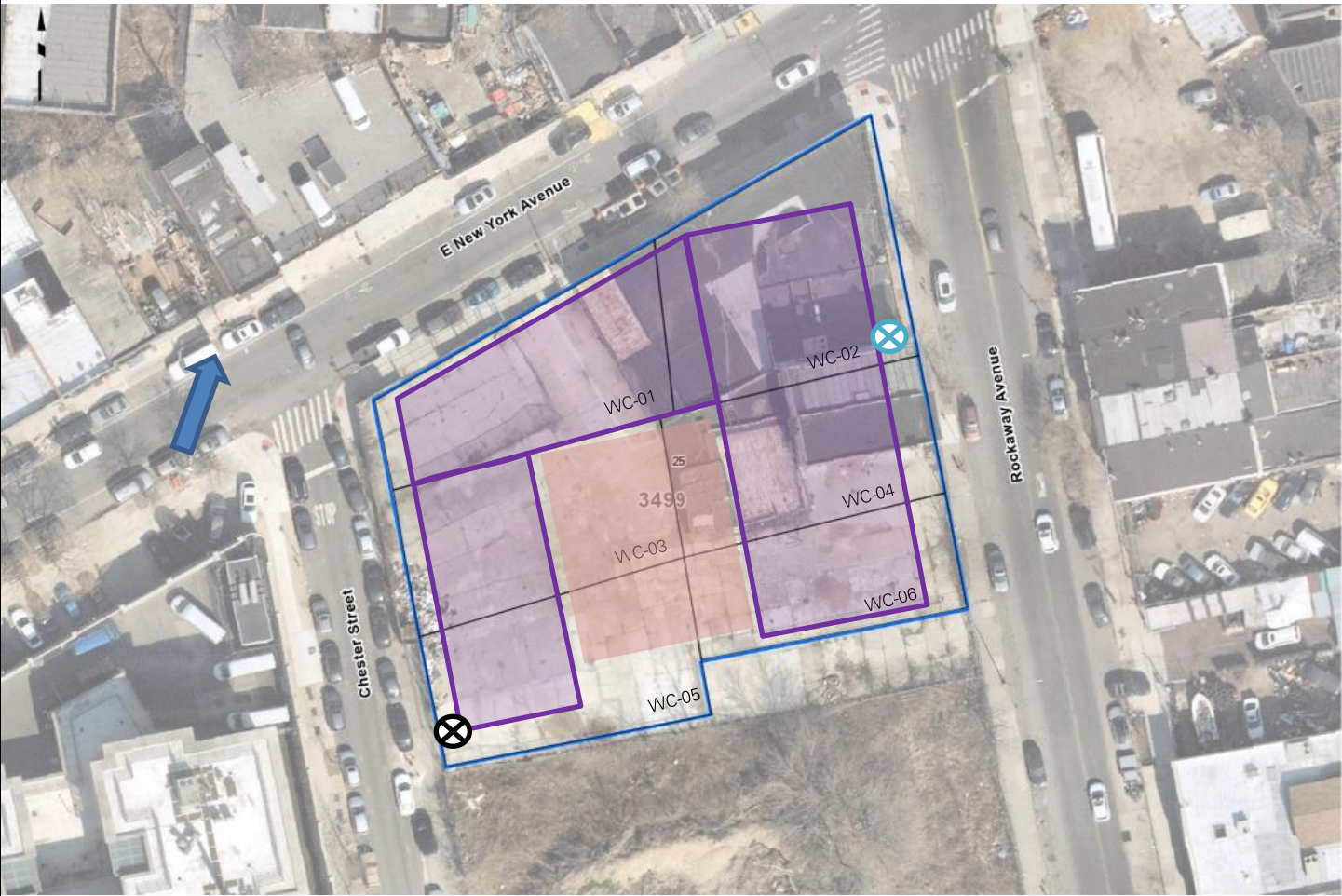
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



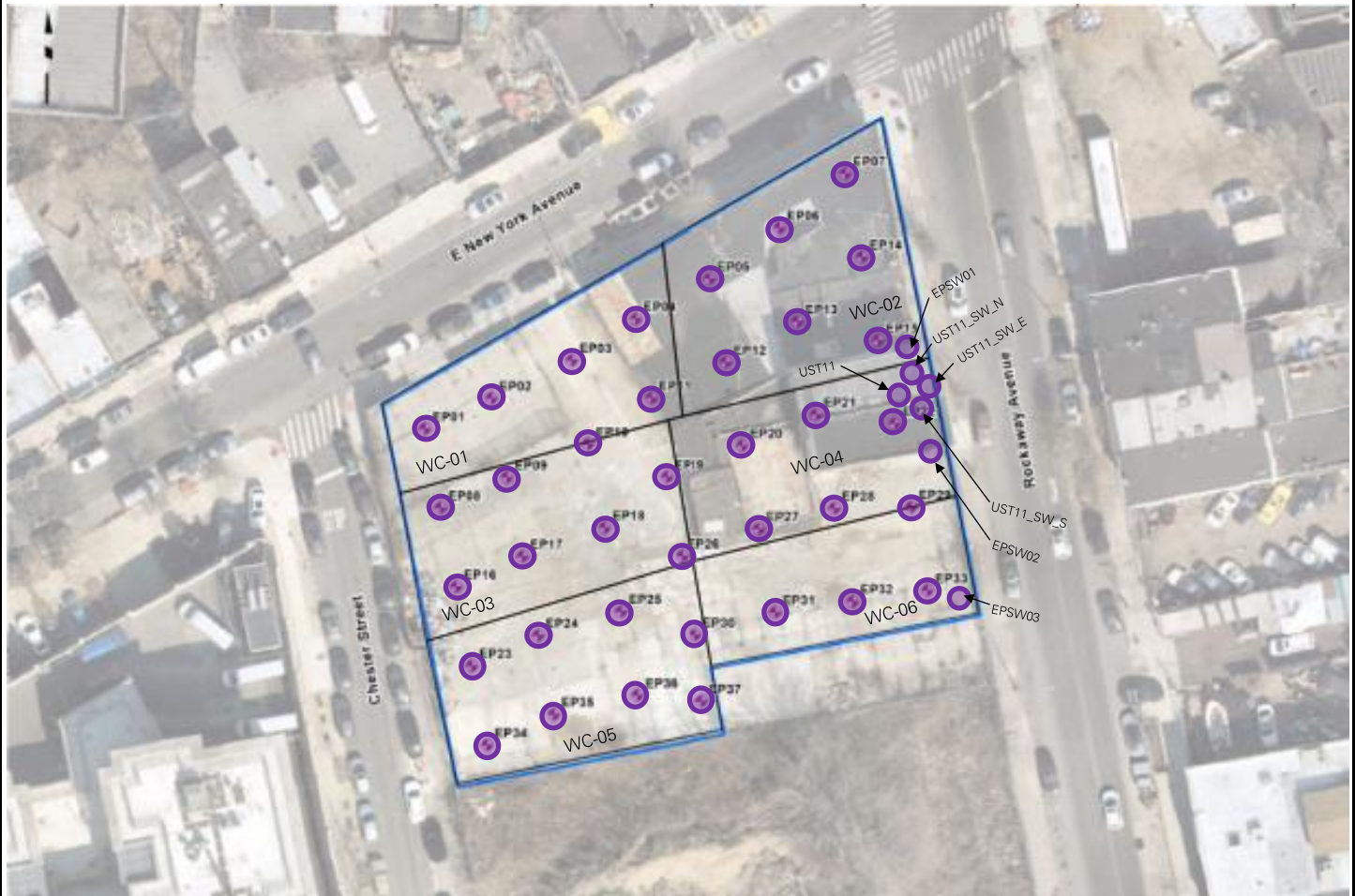
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Extent of Backfilled Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy backfilling imported clean sand in the central part of the site (facing northeast).



Photo 2: General view of the site at the end of the work day (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Monday, July 24, 2023 WEATHER: Sunny 75.0 – 86.0 °F Wind: SSW @ 0.6 – 8.7 mph TIME: 6:45 am – 4:30 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 260 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 90-foot-long by 65-foot-wide area from about 2 to 3.5 feet below grade surface (bgs) in the central part of the site. 			
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)		By: Angelina Schott LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 13 loads (about 260 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	13	213
	Quantity (CY)	260	3,775
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Fifteen-minute average concentrations of PM10 exceeded action levels at the downwind monitoring station from 09:38 to 09:51 due to concrete cutting activities adjacent to the station. The area was sprayed with water and concentrations returned below action levels. Exceedances were not the result of ground-intrusive activity.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.027		Daily Background	0.1	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.027	0.028	Daily Time Weighted Average	0.1	0.0
Maximum 15-min Average	0.228	0.282	Maximum 15-min Average	0.8	0.3
Minimum 1-min Instant Reading	0.000	0.003	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.539	1.650	Maximum 1-min Instant Reading	1.1	0.6

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

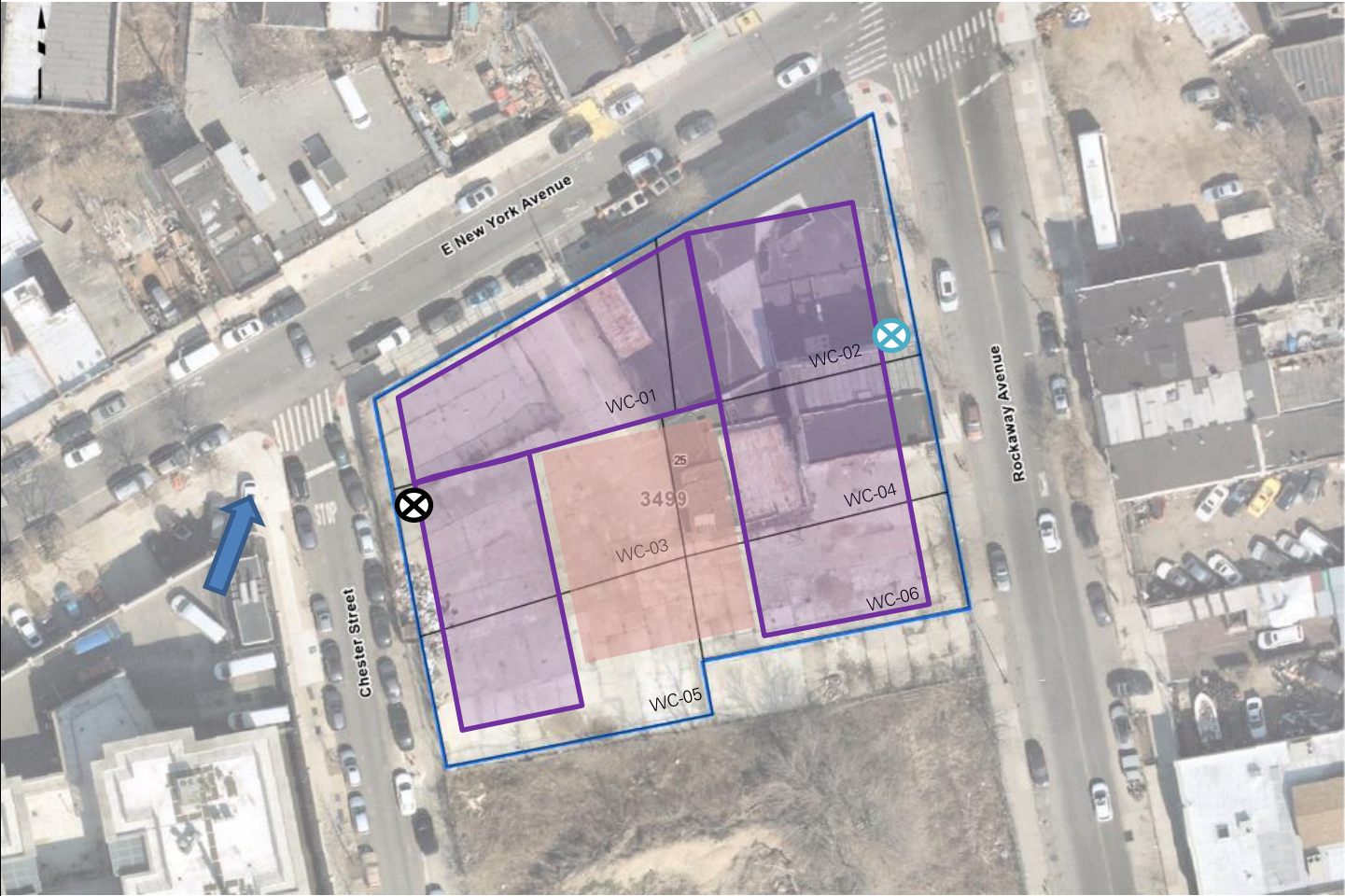
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



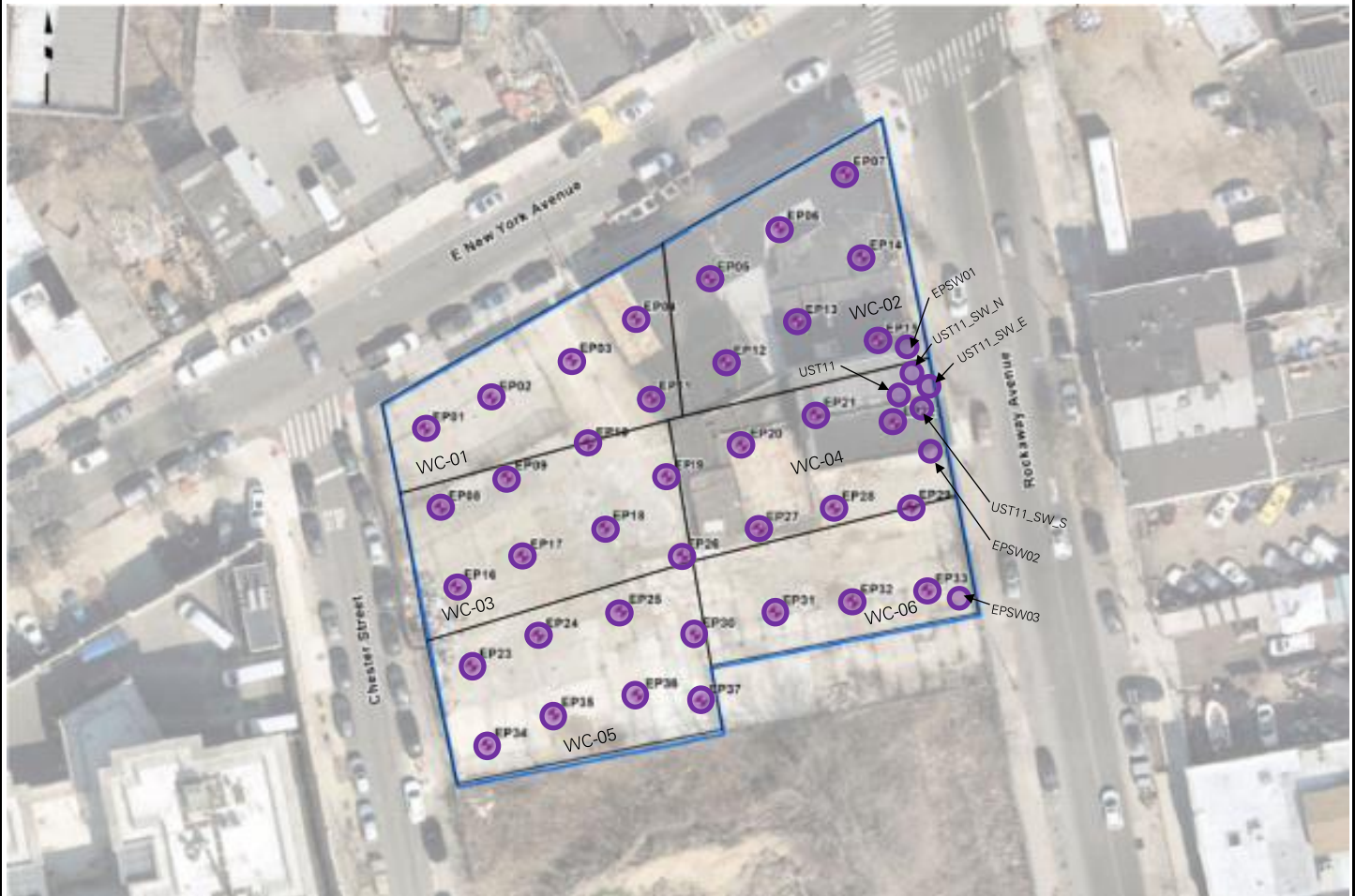
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy compacting imported clean sand in the central part of the site (facing north).



Photo 2: General view of the site at the end of the work day (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Tuesday, July 25, 2023 WEATHER: Sunny/Rain, 74.0 – 87.0 °F Wind: W @ 1.7 – 6.1 mph TIME: 6:45 am – 4:30 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 160 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled and compacted in an about 95-foot-long by 10-foot-wide area from about 5.5 to 6 feet below grade surface (bgs) in the west-central part of the site. 			
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)		By: Angelina Schott LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 8 loads (about 160 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	8	221
	Quantity (CY)	160	3,935
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Community air monitoring was not implemented after 15:11 due to inclement weather. Fugitive dust and odors were not observed during this time.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.041		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.041	0.061	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.212	0.127	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.009	0.016	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.877	0.454	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

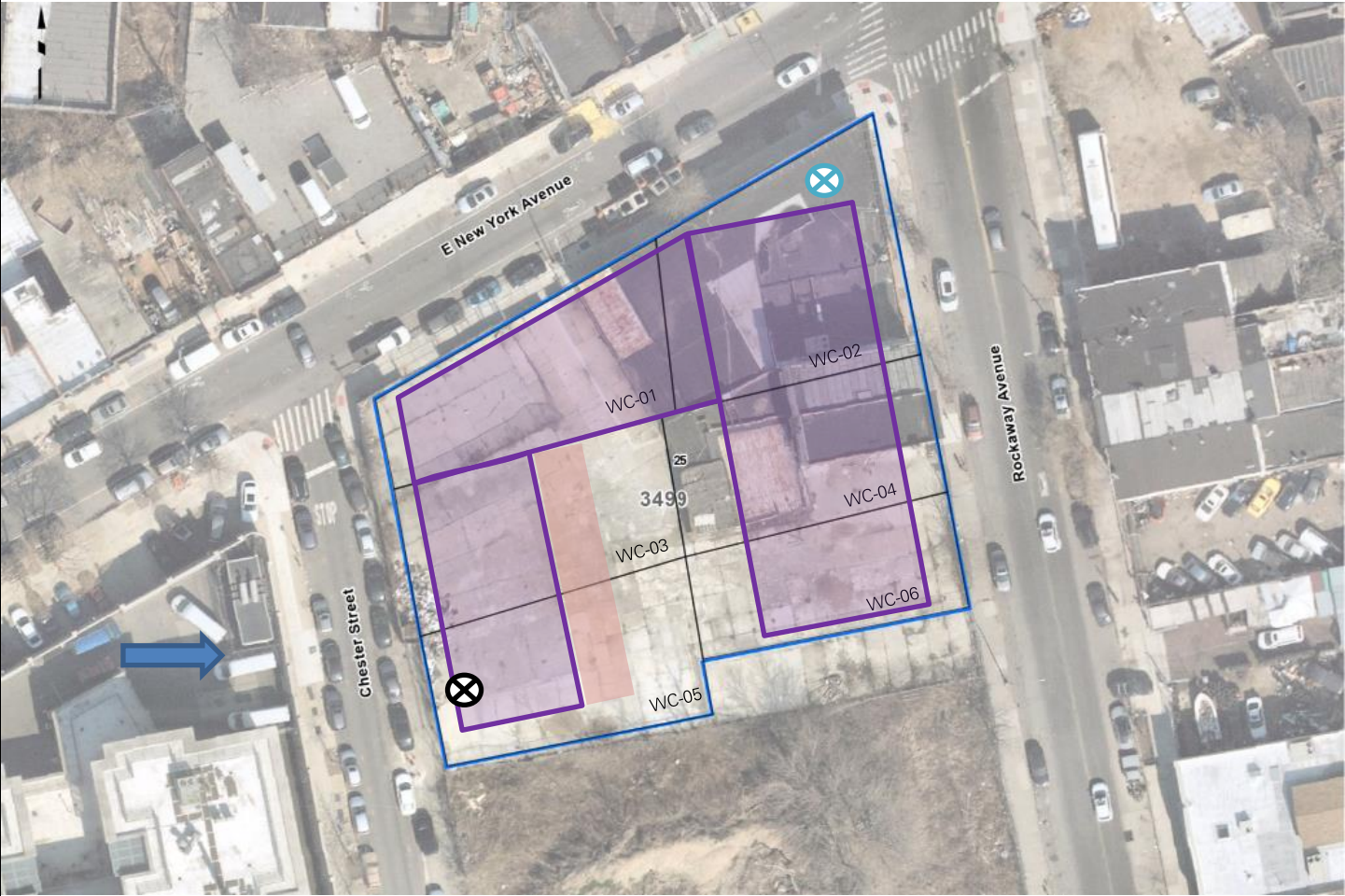
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the west-central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



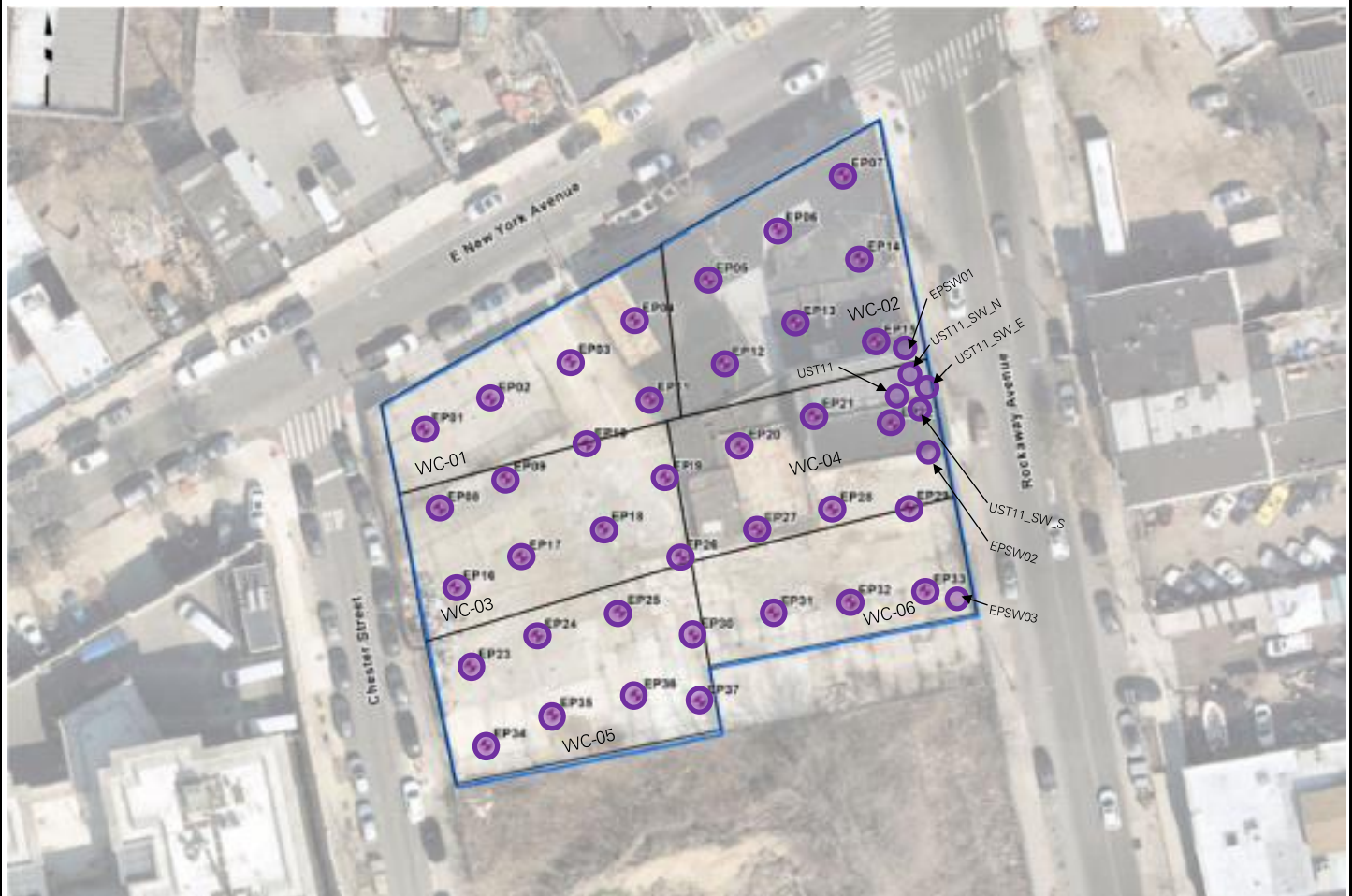
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy backfilling and compacting imported clean sand in the west-central part of the site (facing north).



Photo 2: General view of the site at the end of the work day (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Wednesday, July 26, 2023 WEATHER: Sunny 69.0 – 89.0 °F Wind: W @ 1.1 – 4.5 mph TIME: 6:45 am – 4:30 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 460 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. About 300 CY of the clean sand was backfilled and compacted in an about 95-foot-long by 10-foot-wide area from about 5 to 5.5 feet below grade surface (bgs) in the west-central part of the site. About 160 CY of the clean sand was backfilled and compacted in an about 70-foot-long by 8-foot-wide area from about 4 to 12 bgs in the northwestern corner of the site. 			
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)		By: Angelina Schott LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 23 loads (about 460 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	23	244
	Quantity (CY)	460	4,395
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of 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	0.054		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.054	0.076	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.105	0.143	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.037	0.042	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.215	1.023	Maximum 1-min Instant Reading	0.1	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

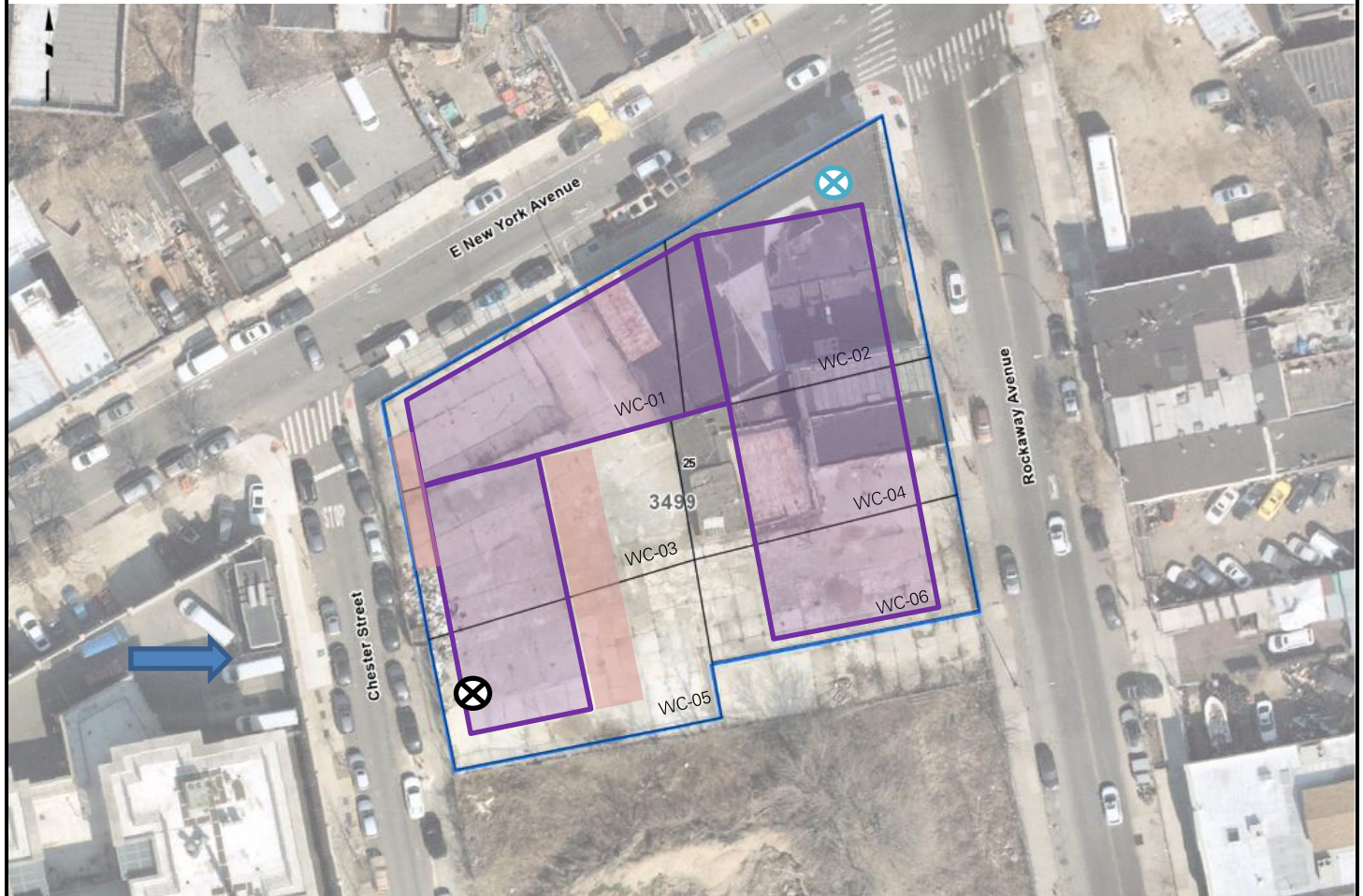
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central and northwestern parts of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

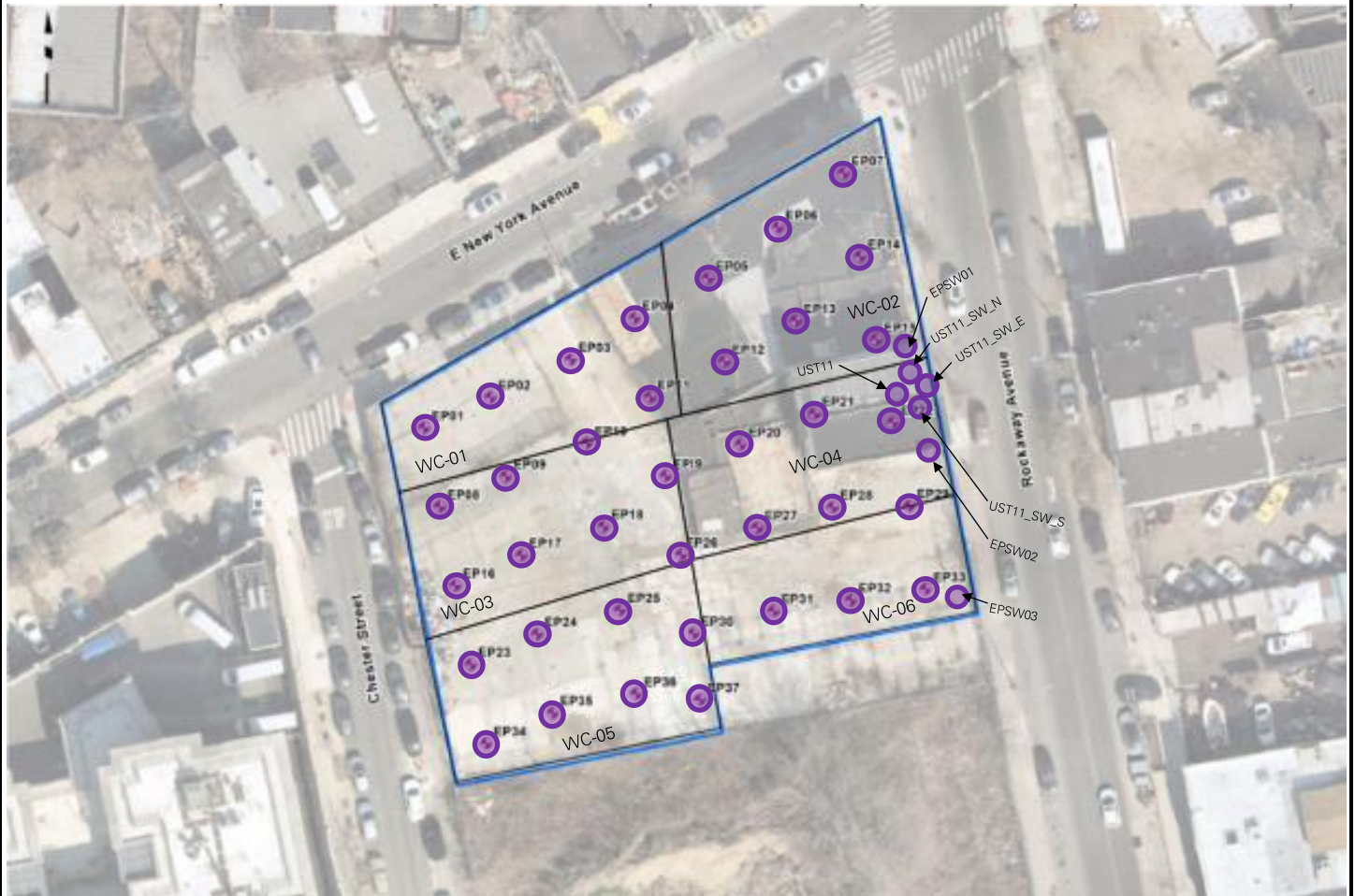
- | | | | |
|--|---------------------------------------|--|----------------------------------------------|
| | Upwind CAMP Station | | Wind Direction |
| | Downwind CAMP Station | | Approximate Work Area |
| | Clean Sand Stockpile Location | | Approximate Extent of Graded Area |
| | Approximate Extent of Backfilled Area | | Approximate Location of Poured Concrete Slab |
| | Gravel Stockpile Location | | |

Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur
 (Langan)





By: Angelina Schott
LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy backfilling imported clean sand in the west-central part of the site (facing northwest).



Photo 2: General view of the site at the end of the work day (facing north).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401	CLIENT: 326 Rockaway Investors LLC	DATE: Thursday, July 27, 2023
PROJECT: 326-350 Rockaway Avenue		WEATHER: Sunny 76.0 – 95.0 °F Wind: SSW @ 2.4 – 7.8 mph
LOCATION: Brooklyn, NY		TIME: 6:45 am – 3:45 pm
CONTRACTOR: SD Builders		LANGAN REP.: Savannah Walters
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer	PRESENT AT SITE: Environmental Staff (Langan) – Savannah Walters General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: <p>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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows:</p> <p>Site Activities</p> <ul style="list-style-type: none">Legacy imported about 125 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. About 30 CY of the clean sand was backfilled and sloped in an about 15-foot-long by 10-foot-wide area from about surface grade to 5 feet below grade surface (bgs) in the south-central part of the site. About 95 CY of the clean sand was backfilled and compacted in an about 70-foot-long by 8-foot-wide area from about surface grade to 4 feet bgs in the northwestern corner of the site.		
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Savannah Walters LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 8 loads (about 125 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	8	252
	Quantity (CY)	125	4,520
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Savannah Walters LANGAN
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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of 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	0.071		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.071	0.067	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.101	0.125	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.046	0.038	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.166	0.223	Maximum 1-min Instant Reading	0.0	0.0

mg/m^3 = milligrams per cubic meter

ppm = parts per million

NA = Not Available

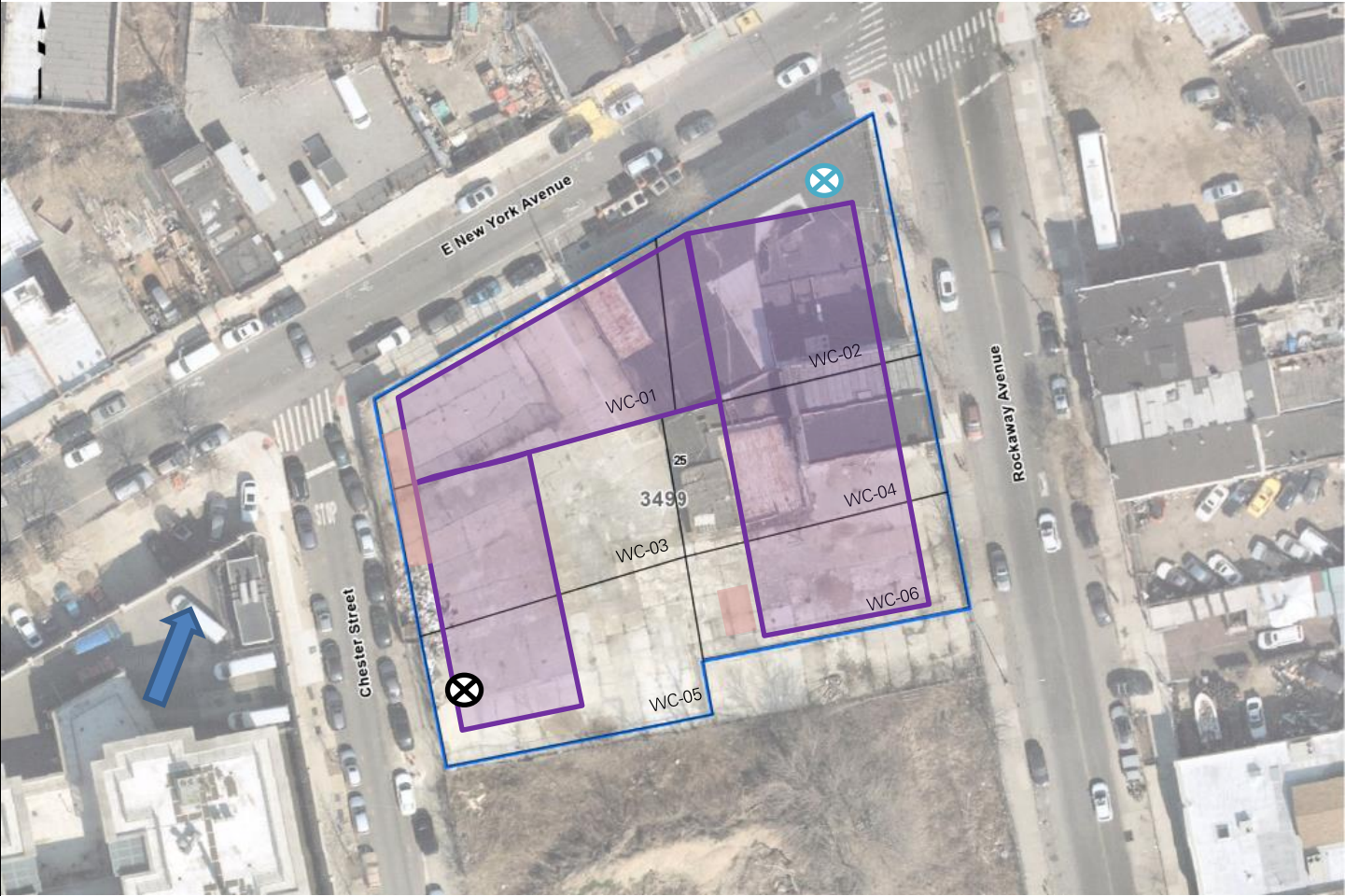
Anticipated Activities

- Legacy will continue to import clean sand for backfill.
- Legacy will continue to backfill clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Savannah Walters
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



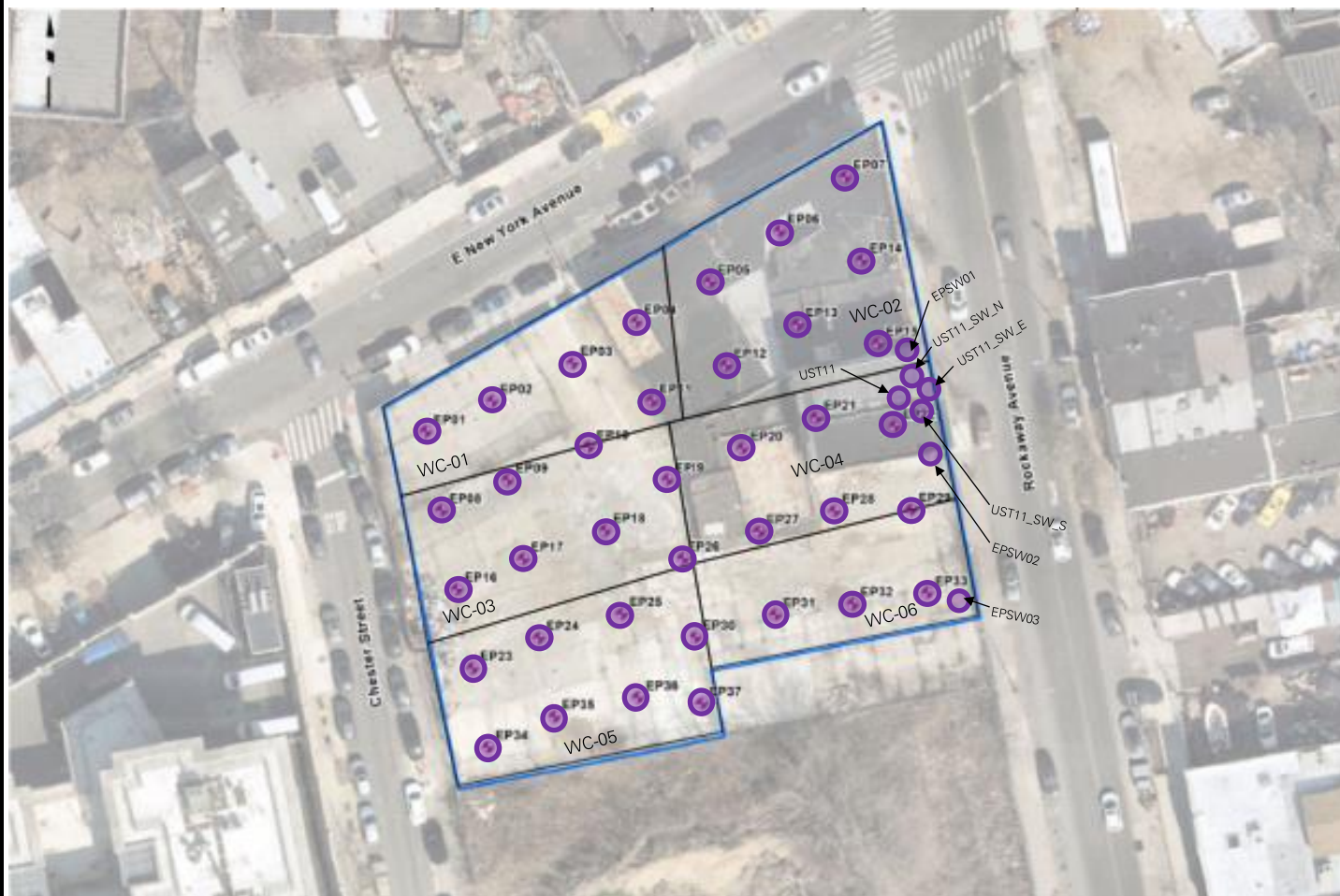
Legend:

- Upwind CAMP Station
- Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Savannah Walters
			LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Savannah Walters LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy importing clean sand in the northwestern part of the site (facing southeast).



Photo 2: General view of the central part of the site at the end of the work day (facing northeast).

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Savannah Walters LANGAN
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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Friday, July 28, 2023 WEATHER: Sunny 78.0 – 94.0 °F Wind: NW @ 0.6 – 4.5 mph TIME: 6:45 am – 3:30 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 120 cubic yards (CY) of clean sand from the Belmont Raceway located in Elmont, New York. About 45 CY of the clean sand was backfilled and sloped in an about 60-foot-long by 3-foot-wide area from about 9 to 12 feet below grade surface (bgs) in the western part of the site. About 75 CY of the clean sand was backfilled and compacted in an about 70-foot-long by 8-foot-wide area from about 2 to 4 feet below grade surface (bgs) in the south-central part of the site. 			
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)		By: Angelina Schott LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 8 loads (about 120 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	8	260
	Quantity (CY)	120	4,640
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Elevated one-minute concentrations of PM10 were observed at the upwind monitoring station from 14:32 14:33 due to compaction activities adjacent to the station. Work was paused and concentrations of PM10 decreased. Concentrations did not exceed the action levels.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.061		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.061	0.034	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.296	0.116	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.013	0.017	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	1.204	0.215	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

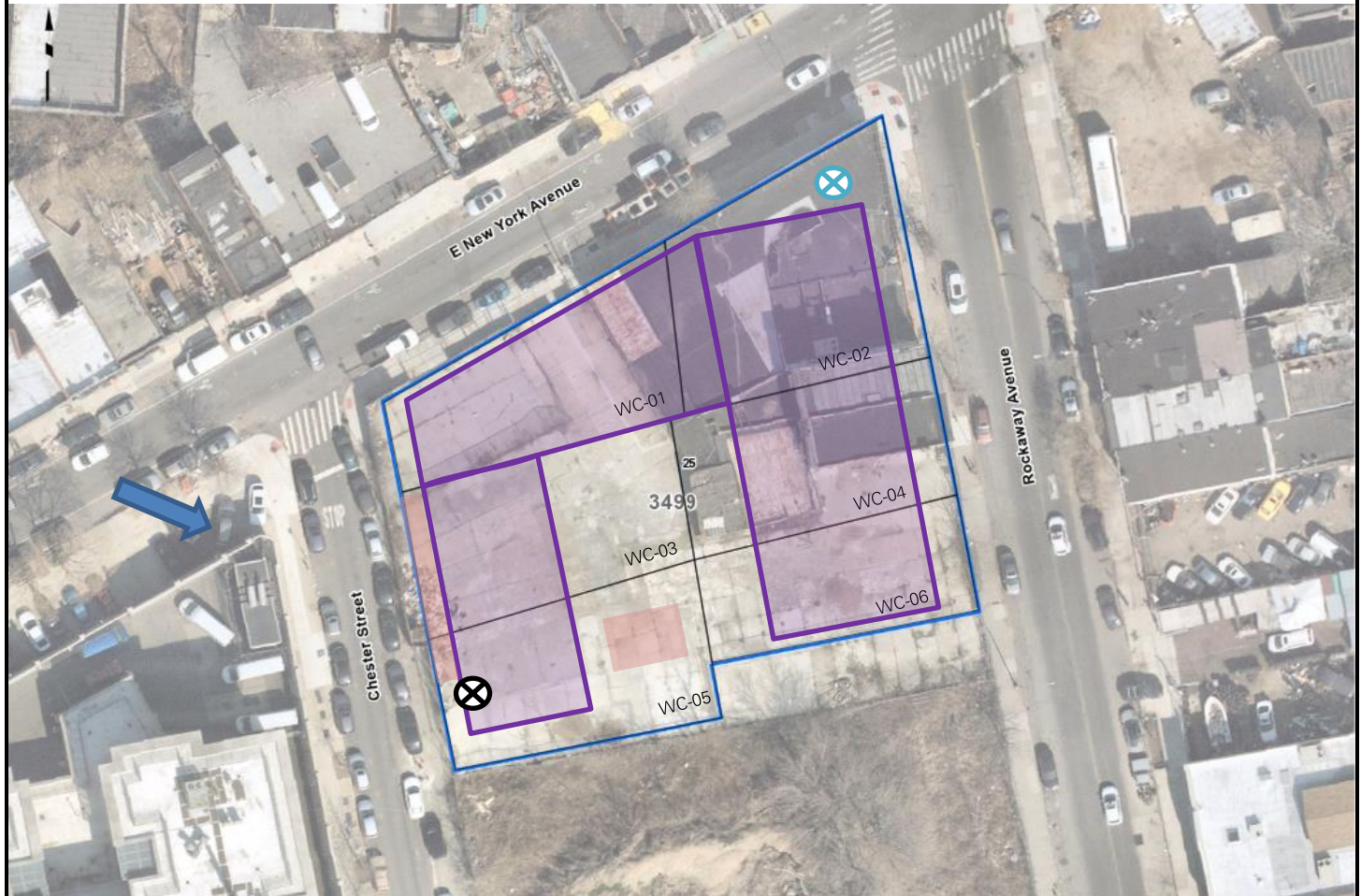
Anticipated Activities

- Legacy will continue to backfill and compact clean sand in the central part of the site.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- | | | | |
|--|---------------------------------------|--|----------------------------------------------|
| | Upwind CAMP Station | | Wind Direction |
| | Downwind CAMP Station | | Approximate Work Area |
| | Clean Sand Stockpile Location | | Approximate Extent of Graded Area |
| | Approximate Extent of Backfilled Area | | Approximate Location of Poured Concrete Slab |
| | Gravel Stockpile Location | | |

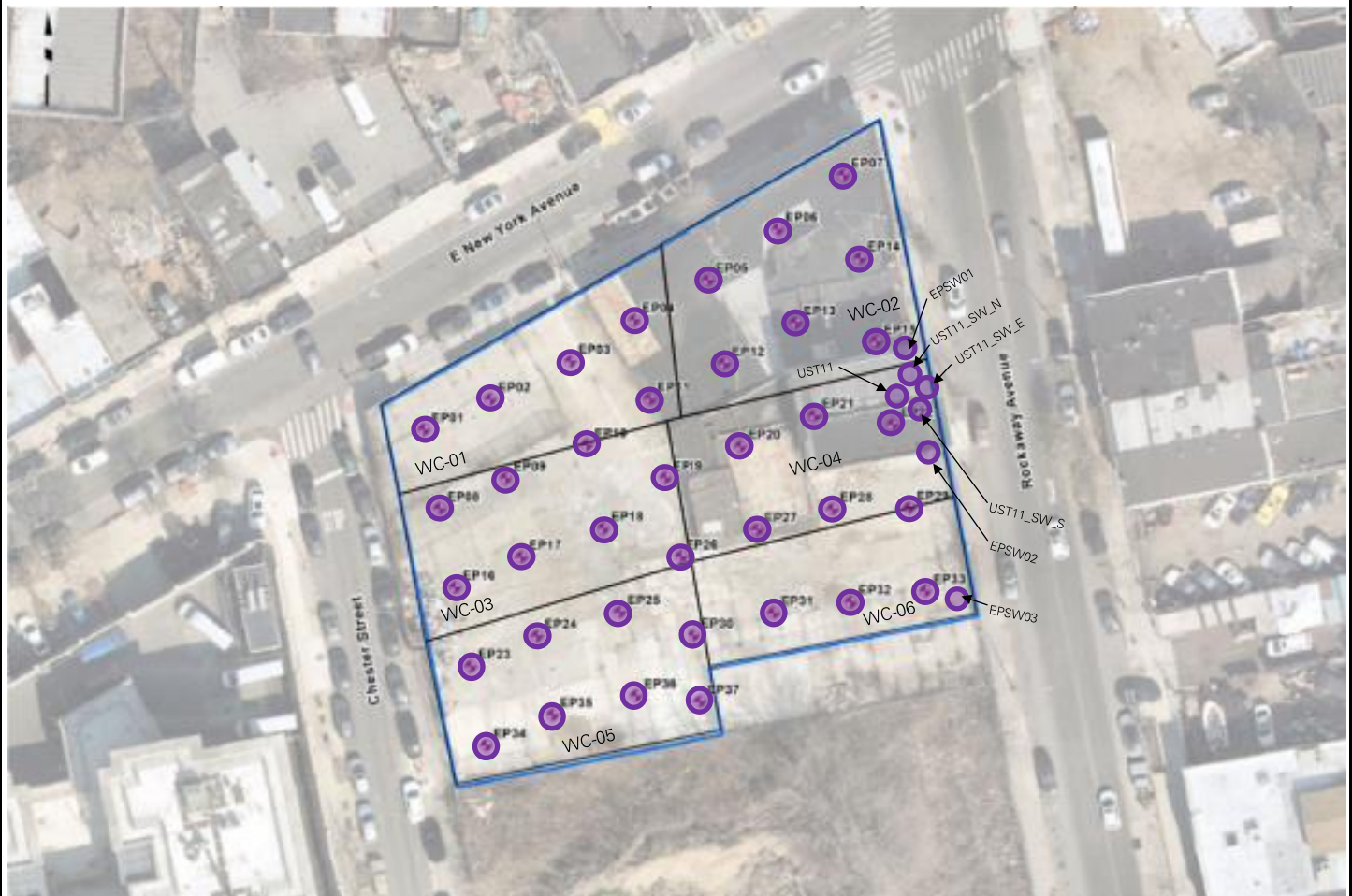
Cc: L. Haley, L. Esmail, K. Semon, B. Gochenaur
(Langan)

By: Angelina Schott





LANGAN

SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy importing clean sand in the central part of the site (facing northeast).



Photo 2: General view of the central part of the site at the end of the work day (facing northwest).

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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY		CLIENT: 326 Rockaway Investors LLC	DATE: Monday, July 31, 2023 WEATHER: Sunny 69.0 – 85.0 °F Wind: NW @ 1.2 – 4.2 mph TIME: 6:45 am – 2:30 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer		PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
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 C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy graded and compacted previously imported clean sand in an about 30-foot long by 20-foot-wide area in the south-central part of the site. 			
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SITE OBSERVATION REPORT

Material Tracking

- No material was imported to the site.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	0	260
	Quantity (CY)	0	4,640
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

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 (VOCs). Fifteen-minute average concentrations of VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

- Fifteen-minute average concentrations of PM10 exceeded action levels at the downwind monitoring station from 12:22 to 12:39 due to exhaust from an idling truck adjacent to the station. Exceedances were not the result of ground-intrusive activity.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Daily background	0.029		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.029	0.048	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.055	0.383	Maximum 15-min Average	0.4	0.0
Minimum 1-min Instant Reading	0.006	0.008	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.170	2.057	Maximum 1-min Instant Reading	0.4	0.1

mg/m^3 = milligrams per cubic meter

ppm = parts per million

NA = Not Available

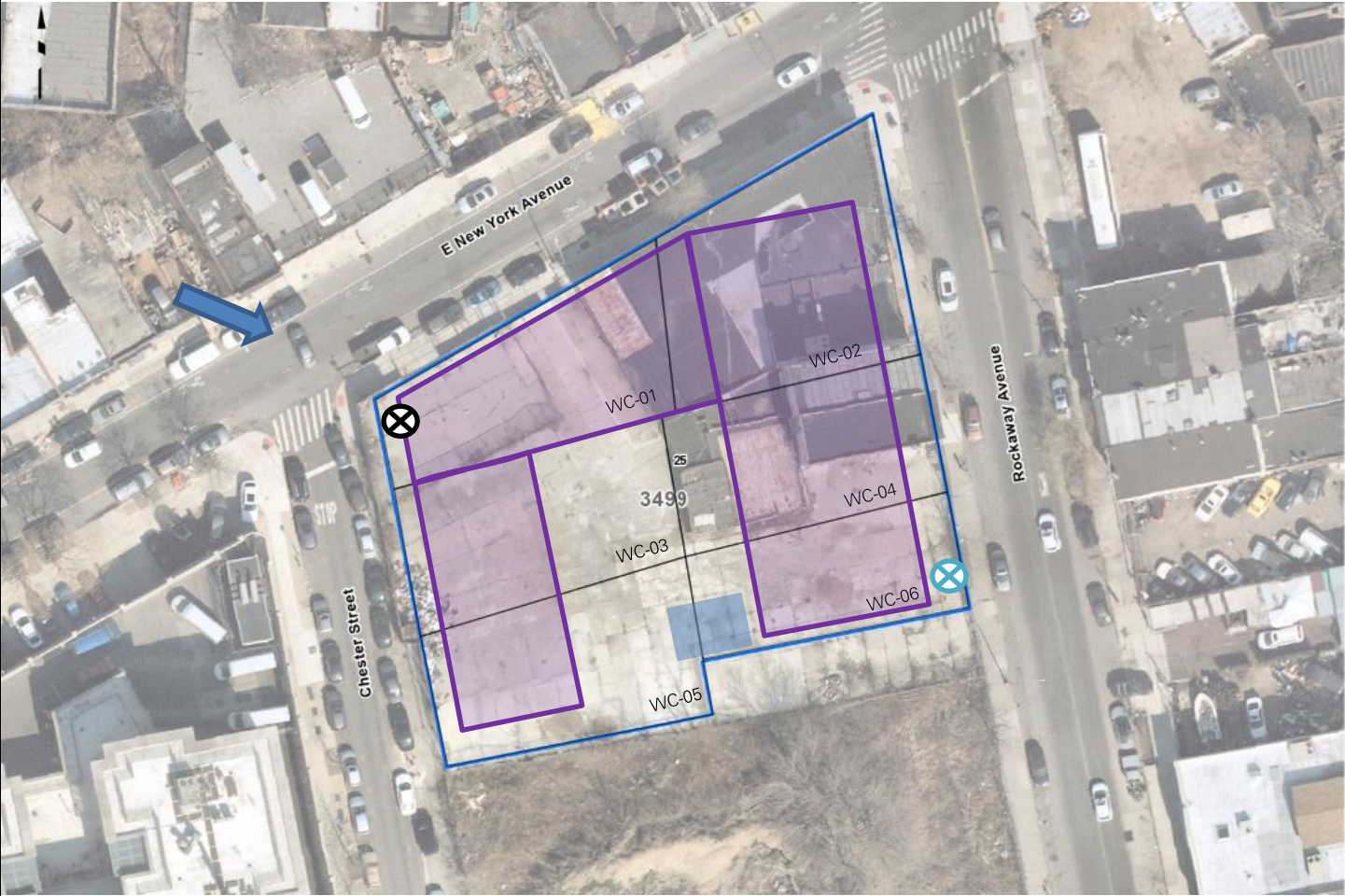
Anticipated Activities

- Legacy will continue to backfill and compact clean sand in the central part of the site.

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			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



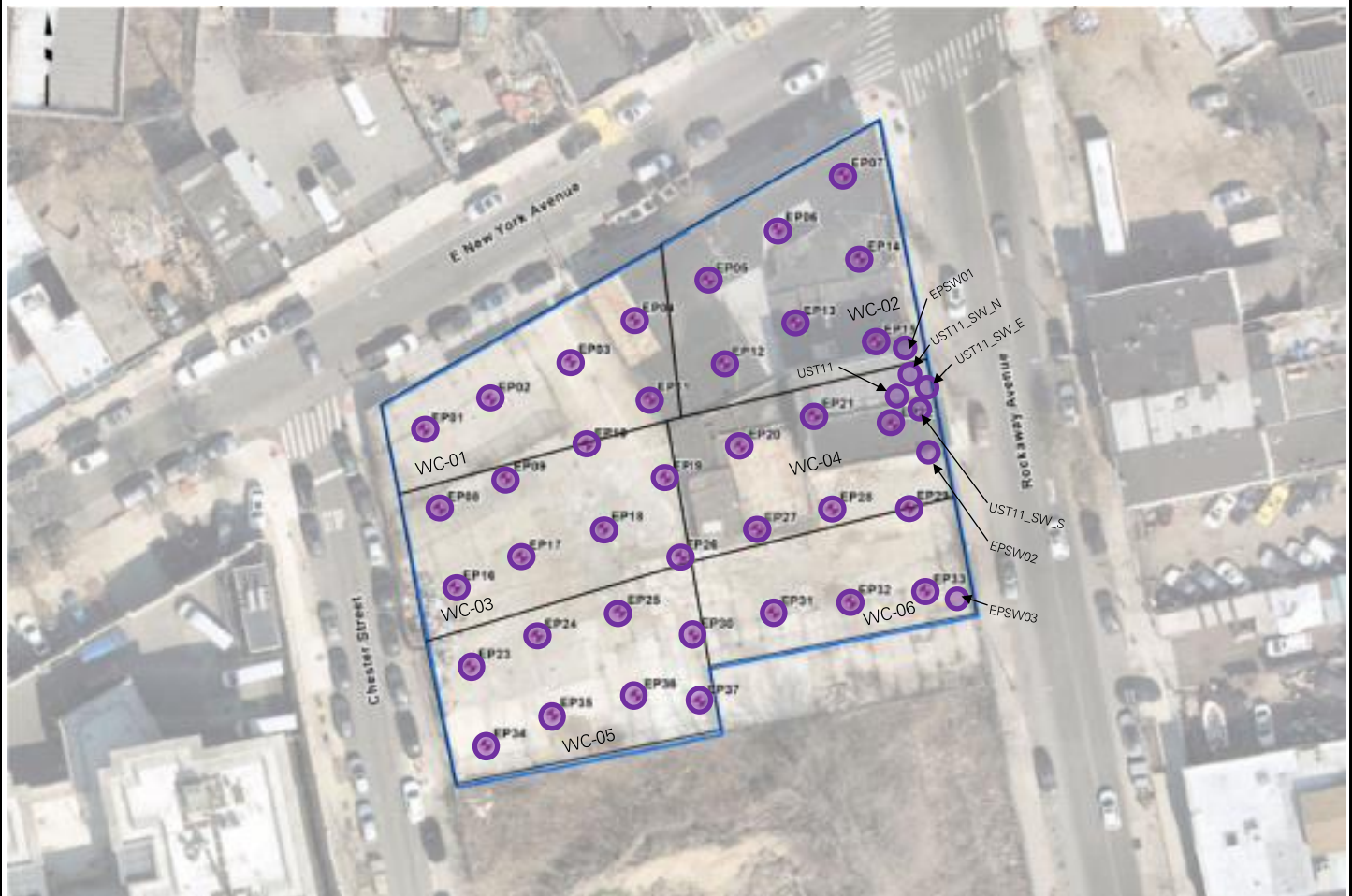
Legend:

- ⊗ Upwind CAMP Station
- ⊗ Downwind CAMP Station
- Clean Sand Stockpile Location
- Approximate Extent of Backfilled Area
- Gravel Stockpile Location
- ➡ Wind Direction
- Approximate Work Area
- Approximate Extent of Graded Area
- Approximate Location of Poured Concrete Slab





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SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: Legacy grading and compacting previously imported clean sand in the south-central part of the site (facing northeast).



Photo 2: General view of the central part of the site at the end of the work day (facing northwest).

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