

Project	Bedford Beverly Brownfield Site	Report No.	1
BCP Site	BCP Site No. C224384	Date	4/26/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	45-59 °F
Contractor	Haley & Aldrich, Lakewood Environmental Services	Wind Direction	SW
Weather	Mostly Sunny	Personnel on Site	N. Mooney, N. Manzione, M. Cal
Humidity	65%	Time on Site	7:00am to 4:10pm

Haley & Aldrich of New York (Haley & Aldrich) was present to document implementation of the NYSDEC-approved April 2023 Remedial Investigation Work Plan (RIWP) prepared by Haley & Aldrich. Site Observations are summarized below.

Daily Observations:

- Contractor advanced soil borings and installed groundwater monitoring wells.
- Soil samples were collected from the soil boring locations: SB-01, SB-02, SB-06, SB-09, SB-23, SB-24, and SB-25.
- Monitoring well installation and development was completed at monitoring well locations: MW-01, MW-06, and MW-09.

Samples Collected:

- The following soil samples were collected: SB-01 (0-0.16), SB-01 (3-5), SB-01 (8-10), SB-01 (12-14); SB-02 (0-0.16), SB-02 (3-5), SB-02 (8-10), SB-02 (12-14); SB-06 (0-0.16), SB-06 (3-5), SB-06 (8-10), SB-06 (12-14); SB-09 (0-0.16), SB-09 (3-5), SB-09 (6-8), SB-09 (12-14); SB-23 (0-0.16), SB-23 (3-5), SB-23 (6-8), SB-23 (12-14); SB-24 (0-0.16), SB-24 (3-5), SB-24 (6-8), SB-24 (12-14); SB-25 (0-0.16), SB-25 (3-5), SB-25 (6-8), and SB-25 (12-14).
 - The soil samples were relinquished to Eurofins Environmental Testing Northeast, LLC of Edison, NJ (a NYSDOH ELAP-certified laboratory) under standard chain of custody procedures.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at two locations during ground intrusive work from 8:00 am to 2:45 pm. No 15-minute average concentration of volatile organic compounds (VOCs) or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels. While the Upwind DustTrak battery ran out at 9:00am, Downwind readings were collected throughout the day. The Upwind DustTrak battery will be charged and/or replaced, as needed, for future work. No visible dust was observed leaving the site perimeter.

Activities Planned for Coming Week:

- Drilling and collection of environmental samples (soil, groundwater, soil vapor) at approximately 55 locations.

Site Photographs:



Photo 1: View of soil from SB-24 from 0-15 feet below grade surface, facing north-northwest.

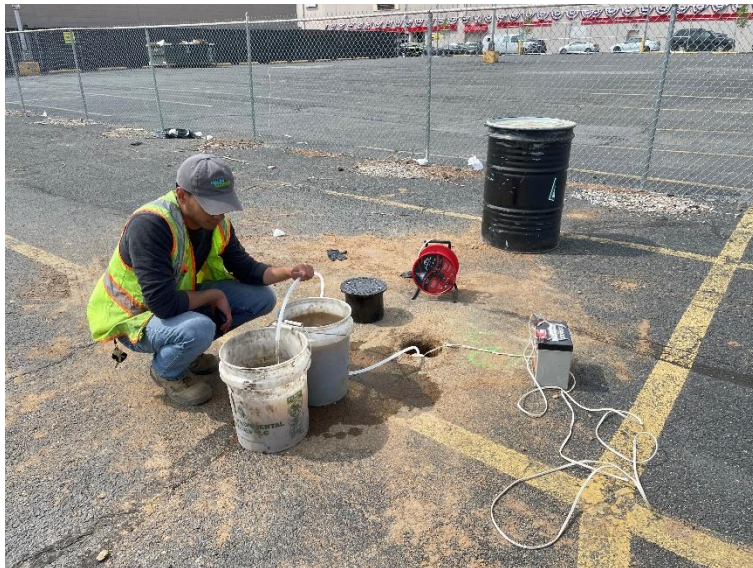
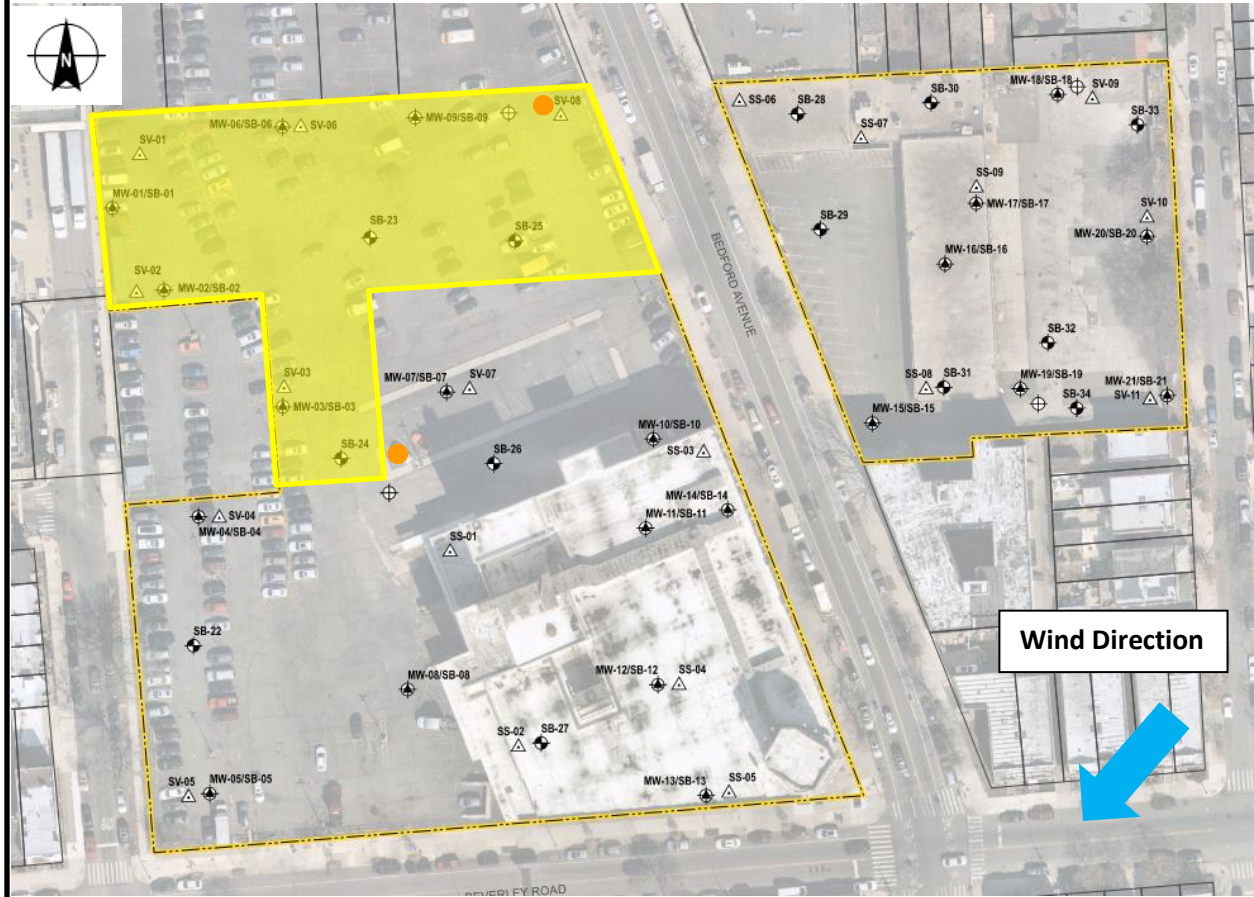




Photo 2: View of monitoring well development, facing north-northwest.

Site Plan:

Reference: RIWP Figure 2 Proposed Sample Location Plan, prepared by Haley & Aldrich, dated April 2023



LEGEND:

-  Area of work
-  CAMP Station

2360 Bedford Avenue, Brooklyn, NY
0205432 - Air Monitorin Log

Date: 4/26/2023
 Personnel: M. Cal, N. Manzione & N. Mooney
 Weather: 49 deg F Partly Cloudy
 Humidity: 65%
 Wind Direction: NE

Particulate Background (mcg/m3): 0.0195
 PID Background (ppm): 0

Upwind
 Dustrak #:
Downwind
 Dustrak #:

Site Map:



Time	Upwind	Downwind	PID			Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)	Odors (y/n)	Activities/Additional Monitoring
630						
645						
700						
715						
730						
745						
800	0.016	0.023	0	0	N	
815	0.016	0.023	0	0.2	N	
830	0.003	0.021	0	0.5	N	
845	0.002	0.022	0	0.6	N	
900	-	0.023	0	0.5	N	DustTrak Battery Dead
915	-	0.019	0	0.5	N	
930	-	0.022	0.1	0.6	N	
945	-	0.021	0.1	0.5	N	
1000	-	0.019	0.1	0.6	N	
1015	-	0.015	0.2	0.8	N	
1030	-	0.015	0.2	0.5	N	
1045	-	0.015	0.2	0.4	N	

2360 Bedford Avenue, Brooklyn, NY

0205432 - Air Monitorin Log

Time	Upwind	Downwind	PID			Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)	Odors (y/n)	Activities/Additional Monitoring
1100	-	0.015	0.2	0.5	N	
1115	-	0.017	0.2	0.5	N	
1130	-	0.021	0.1	0.4	N	
1145	-	0.021	0.2	0.3	N	
1200	-	0.024	0.2	0.3	N	
1215	-	0.028	0.2	0.1	N	
1230	-	0.022	0.2	0.1	N	
1245	-	0.019	0.2	0	N	
1300	-	0.018	0.2	0	N	
1315	-	0.019	0.1	0.1	N	
1330	-	0.018	0.1	0	N	
1345	-	0.018	0.1	0	N	
1400	-	0.022	0.1	0	N	
1430	-	0.021	0.1	0	N	
1445	-	0.017	0.1	0	N	
1500	-	0.017	0.2	0	N	
1515	-	0.014	0.2	0	N	
1530	-	0.016	0.1	0	N	
1545	-	0.017	0	0	N	
1600						
1615						
1630						
1645						
1700						
1715						
1730						
1745						
1800						
1815						
1830						
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1900						