

Project	Bedford Beverly Brownfield Site	Report No.	2
BCP Site	BCP Site No. C224384	Date	4/27/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	48-57 °F
Contractor	Haley & Aldrich, Lakewood Environmental Services	Wind Direction	SW
Weather	Cloudy	Personnel on Site	N. Mooney, N. Manzione, M. Cal
Humidity	82%	Time on Site	7:00am to 3:45pm

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 soil boring locations: SB-03, SB-07, SB-08, SB-10, and SB-26.
- Monitoring well installation and development was completed at monitoring well locations: MW-02, MW-03, and MW-07.

Samples Collected:

- The following soil samples were collected: SB-03 (0-0.16), SB-03 (3-5), SB-03 (6-8), SB-03 (12-14); SB-07 (0-0.16), SB-07 (3-5), SB-07 (6-8), SB-07 (12-14); SB-08 (0-0.16), SB-08 (3-5), SB-08 (8-10), SB-08 (12-14); SB-10 (0-0.16), SB-10 (3-5), SB-10 (8-10), SB-10 (12-14); SB-26 (0-0.16), SB-26 (3-5), SB-26 (8-10), and SB-26 (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 3:00 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. No visible dust or odors were 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:



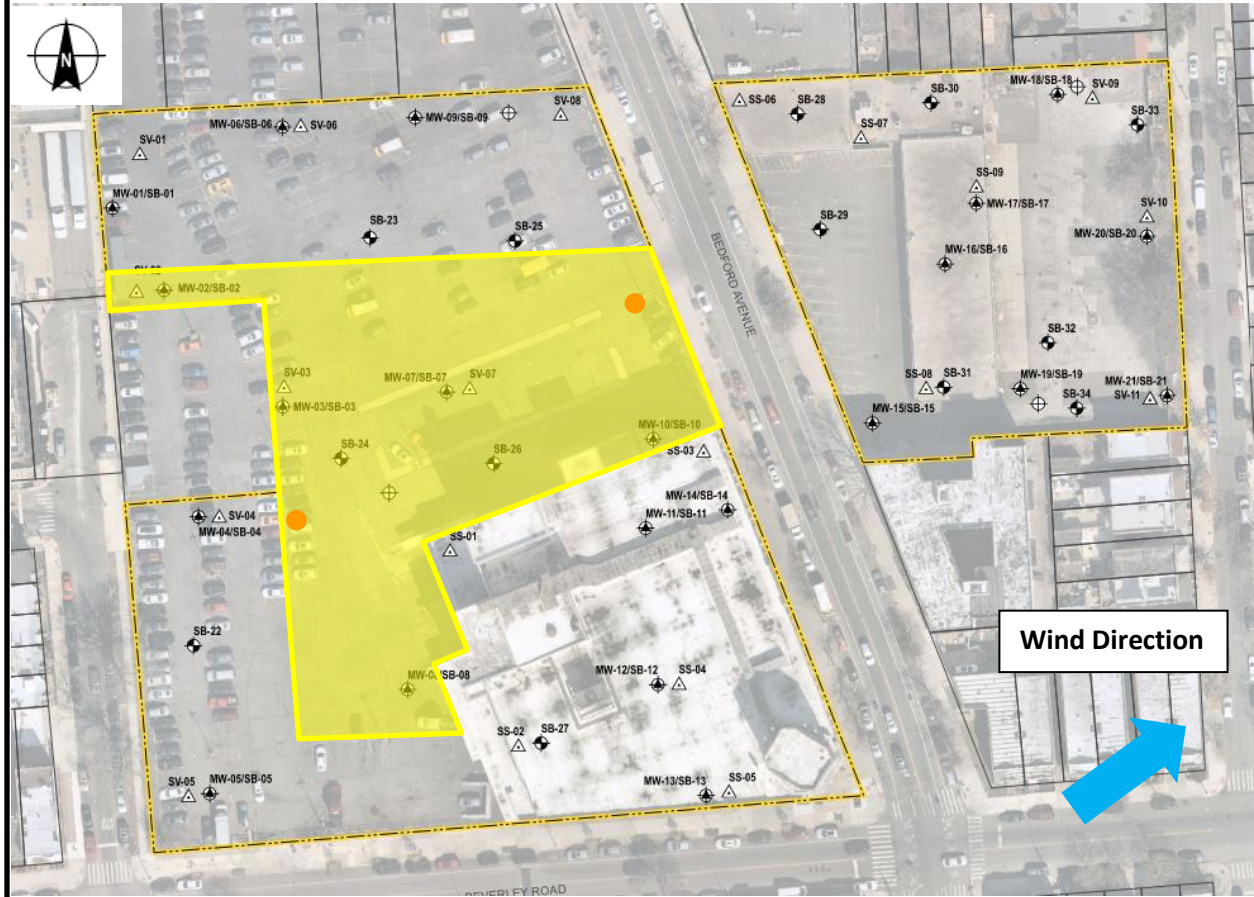
Photo 1: View of soil from SB-07 from 0-15 feet below grade surface, facing east.





Photo 2: View of monitoring well development, facing west-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: 4/27/2023
 Personnel: M. Cal, N. Manzione & N. Mooney
 Weather: 52 deg F Mostly Cloudy
 Humidity: 79%
 Wind Direction: SW

Particulate Background (mcg/m3): 0.026
 PID Background (ppm): 0.05

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	0.029	0.023	0.0	0.1	N	
800	0.029	0.021	0.1	0.0	N	
815	0.033	0.025	0.1	0.0	N	
830	0.031	0.025	0.0	0.0	N	
845	0.034	0.028	0.0	0.0	N	
900	0.031	0.027	0.0	0.0	N	
915	0.03	0.024	0.0	0.0	N	
930	0.028	0.024	0.1	0.0	N	
945	0.028	0.021	0.1	0.0	N	
1000	0.028	0.018	0.0	0.0	N	
1015	0.029	0.018	0.0	0.0	N	
1030	0.026	0.016	0.0	0.0	N	
1045	0.027	0.019	0.0	0.0	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	0.027	0.014	0.2	0.5	N	
1115	0.023	0.012	0.2	0.5	N	
1130	0.025	0.010	0.1	0.4	N	
1145	0.025	0.010	0.2	0.3	N	
1200	0.022	0.011	0.2	0.3	N	
1215	0.021	0.007	0.2	0.1	N	
1230	0.021	0.009	0.2	0.1	N	
1245	0.018	0.009	0.2	0	N	
1300	0.018	0.008	0.2	0	N	
1315	0.018	0.010	0.1	0.1	N	
1330	0.019	0.011	0.1	0	N	
1345	0.019	0.017	0.1	0	N	
1400	0.018	0.011	0.1	0	N	
1430	0.017	0.010	0.1	0	N	
1445						
1500						
1515						
1530						
1545						
1600						
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