

Project	Bedford Beverly Brownfield Site	Report No.	5
BCP Site	BCP Site No. C224384	Date	5/2/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	48-56 °F
Contractor	Haley & Aldrich, Lakewood Environmental Services	Wind Direction	NE
Weather	Rain	Personnel on Site	N. Mooney, N. Manzione, M. Cal
Humidity	77-100%	Time on Site	7:20am to 4:20pm

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-13, SB-19, SB-21, and SB-27.
- A sub-slab soil vapor sample was collected from: SS-04.
- Monitoring well installation and development was completed at monitoring well locations: MW-13, MW-19, and MW-21.

Samples Collected:

- The following soil samples were collected: SB-13 (0-2); SB-19 (0-0.16), SB-19 (3-5), SB-19 (6-8), SB-19 (12-14); SB-21 (0-0.16), SB-21 (3-5), SB-21 (8-10), SB-21 (12-14); and SB-27 (0-2).
- The following sub-slab soil vapor sample was collected: SS-04.
- The soil and soil vapor 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 8:30 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.
 - Outdoor drilling was conducted between 8:30 AM and 3:00 PM. The remainder of the drilling was conducted within the basement of the Site buildings.

Activities Planned for Coming Week:

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

Site Photographs:



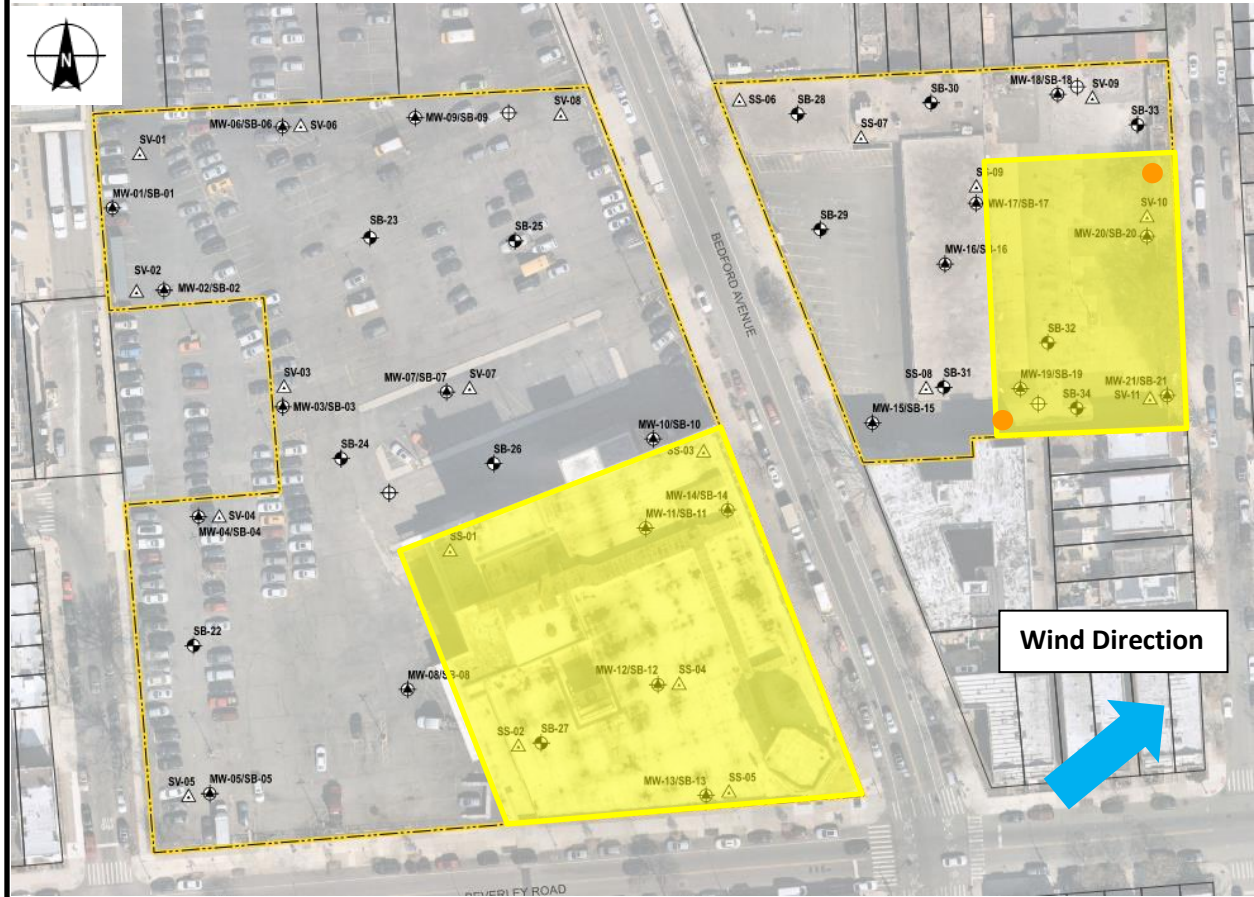
Photo 1: View of soil from SB-21 from 0-15 feet below grade surface, facing east.





Photo 2: View of monitoring well development, facing south.

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: 5/2/2023
 Personnel: M. Cal, N. Manzione & N. Mooney
 Weather: 48-56 °F, Rain
 Humidity: 77-100%
 Wind Direction: W

Particulate Background (mcg/m3): 0.0185
 PID Background (ppm): 0.25

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						
815						
830	0.019	0.018	0.1	0.4	N	
845	0.014	0.017	0.1	0.3	N	
900	0.013	0.011	0.1	0.3	N	
915	0.014	0.013	0.1	0.2	N	
930	0.013	0.011	0	0.3	N	
945	0.013	0.003	0.1	0.1	N	
1000	0.013	0.002	0	0.1	N	
1015	0.013	0.002	0	0	N	
1030	0.012	0.002	0	0	N	
1045	0.012	0.001	0	0.3	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	0.012	0.006	0.1	0.3	N	
1115	0.012	0.005	0.1	0.3	N	
1130	0.013	0.006	0	0.2	N	
1145	0.011	0.007	0	0.1	N	
1200	0.011	0.006	0	0.1	N	
1215	0.011	0.003	0.1	0.3	N	
1230	0.010	0.003	0	0.1	N	
1245	0.014	0.001	0	0.4	N	
1300	0.015	0.007	0.1	0.3	N	
1315	0.013	0.002	0.1	0.5	N	
1330	0.017	0.002	0.1	0.4	N	
1345	0.015	0.006	0	0.1	N	
1400	0.013	0.004	0	0.4	N	
1430	0.015	0.004	0	0.3	N	
1445	0.015	0.003	0	0.1	N	
1500	0.014	0.003	0	0.1	N	
1515						
1530						
1545						
1600						
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