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|-------------------|--|--------------------------|--------------------------------|
| Project | Bedford Beverly Brownfield Site | Report No. | 6 |
| BCP Site | BCP Site No. C224384 | Date | 5/3/2023 |
| Location | 2359 and 2360 Bedford Avenue, Brooklyn, NY | File No. | 0205432 |
| Client | Bedford Beverly Acquisitions LLC | Temperature | 46-57 °F |
| Contractor | Haley & Aldrich, Lakewood Environmental Services | Wind Direction | ENE |
| Weather | Mostly Cloudy | Personnel on Site | N. Mooney, N. Manzione, M. Cal |
| Humidity | 74% | Time on Site | 7:15am to 3:50pm |

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-18, SB-20, SB-32, SB-33, and SB-34.
- Sub-slab and soil vapor samples were collected from: SS-01, SS-02, SS-03, SS-05, and SV-06.
- Monitoring well installation and development was completed at monitoring well locations: MW-18 and MW-20.

Samples Collected:

- The following soil samples were collected: SB-18 (0-0.16), SB-18 (3-5), SB-18 (8-10), SB-18 (12-14); SB-20 (0-0.16), SB-20 (3-5), SB-20 (7-9), SB-20 (12-14); SB-32 (0-0.16), SB-32 (3-5), SB-32 (6-8), SB-32 (12-14); SB-33 (0-0.16), SB-33 (3-5), SB-33 (6-8), SB-33 (12-14); SB-34 (0-0.16), SB-34 (3-5), SB-34 (6-8), and SB-34 (12-14).
- The following sub-slab and soil vapor samples were collected: SS-01, SS-02, SS-03, SS-05, and SV-06.
- 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 7:45 am to 1:45 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. 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:



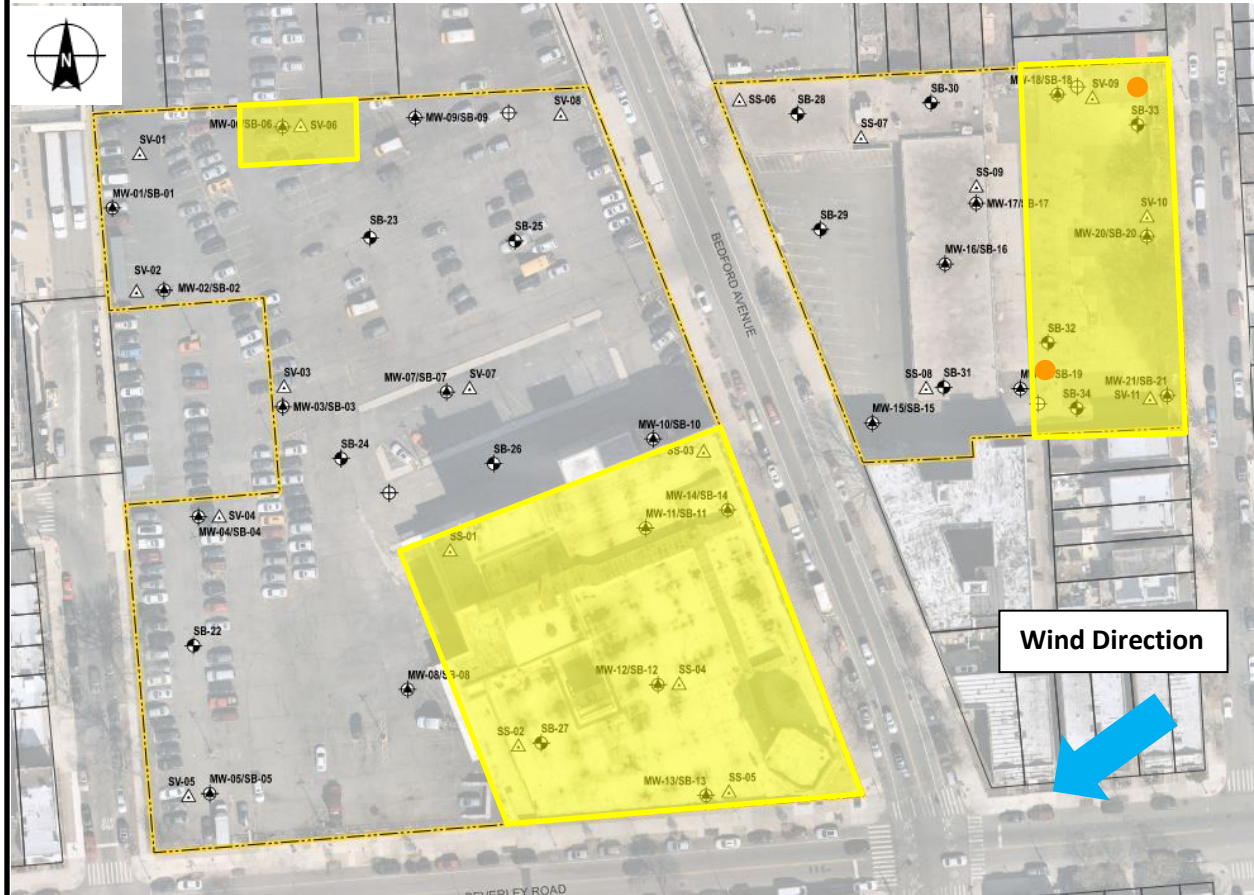
Photo 1: View of soil from SB-32 from 0-15 feet below grade surface, facing east.





Photo 2: View of Site activities, facing north-northeast.

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 Monitoring Log

Date: 5/3/2023
 Personnel: M. Cal, N. Manzione & N. Mooney
 Weather: 46-57°F Mostly Cloudy
 Humidity: 74%
 Wind Direction: ENE

Site Map:



Particulate Background (mcg/m3): 0.0115
 PID Background (ppm): 0

Upwind
 Dustrak #:
Downwind
 Dustrak #:

| 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 | 0.005 | 0.018 | 0 | 0 | N | |
| 800 | 0.004 | 0.023 | 0 | 0 | N | |
| 815 | 0.005 | 0.019 | 0 | 0 | N | |
| 830 | 0.008 | 0.019 | 0 | 0 | N | |
| 845 | 0.007 | 0.018 | 0 | 0 | N | |
| 900 | 0.007 | 0.018 | 0 | 0 | N | |
| 915 | 0.000 | 0.012 | 0.1 | 0 | N | |
| 930 | 0.003 | 0.014 | 0.1 | 0 | N | |
| 945 | 0.001 | 0.013 | 0 | 0 | N | |
| 1000 | 0.000 | 0.008 | 0.1 | 0.3 | N | |
| 1015 | 0.000 | 0.007 | 0.1 | 0.3 | N | |
| 1030 | 0.000 | 0.011 | 0.1 | 0.2 | N | |
| 1045 | 0.001 | 0.009 | 0.1 | 0.2 | N | |

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

| Time | Upwind | Downwind | PID | | | Notes |
|------|---------------|---------------|-----------|-----------|-------------|----------------------------------|
| | Dust (mcg/m3) | Dust (mcg/m3) | PID (ppm) | PID (ppm) | Odors (y/n) | Activities/Additional Monitoring |
| 1100 | 0.001 | 0.012 | 0.1 | 0.3 | N | |
| 1115 | 0.003 | 0.009 | 0.1 | 0.3 | N | |
| 1130 | 0.003 | 0.010 | 0.2 | 0.4 | N | |
| 1145 | 0.003 | 0.012 | 0.1 | 0.3 | N | |
| 1200 | 0.004 | 0.007 | 0.1 | 0.3 | N | |
| 1215 | 0.002 | 0.009 | 0.1 | 0.4 | N | |
| 1230 | 0.000 | 0.011 | 0 | 0.2 | N | |
| 1245 | 0.001 | 0.014 | 0 | 0.1 | N | |
| 1300 | 0.001 | 0.010 | 0 | 0.1 | N | |
| 1315 | 0.000 | 0.010 | 0.1 | 0.1 | N | |
| 1330 | 0.002 | 0.010 | 0.2 | 0.3 | N | |
| 1345 | 0.001 | 0.009 | 0.1 | 0.3 | N | |
| 1400 | | | | | | |
| 1430 | | | | | | |
| 1445 | | | | | | |
| 1500 | | | | | | |
| 1515 | | | | | | |
| 1530 | | | | | | |
| 1545 | | | | | | |
| 1600 | | | | | | |
| 1615 | | | | | | |
| 1630 | | | | | | |
| 1645 | | | | | | |
| 1700 | | | | | | |
| 1715 | | | | | | |
| 1730 | | | | | | |
| 1745 | | | | | | |
| 1800 | | | | | | |
| 1815 | | | | | | |
| 1830 | | | | | | |
| 1845 | | | | | | |
| 1900 | | | | | | |