

PROJECT No.: 170452203 PROJECT: 145-165 Wolcott Street LOCATION: Brooklyn, New York SITE CODE: C224256	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Mon., October 13, 2025 WEATHER: Rainy; 52 – 58 °F Wind: SSW @ 1.4 – 6.2 mph TIME: 6:45am – 4:20pm MONITOR: Emma Bitar
EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis ZX670 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9		PRESENT AT SITE: Langan (Environmental): Emma Bitar, Thomas Keane, Jay Dep, Michelle Pittner Urban Atelier Group (UAG) ECD NY Inc. (ECD): Kyle McGovern, Gareth McMahon
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved July 22, 2025 Remedial Action Work Plan (RAWP) at the 145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256). Site Activities - ECD used a CAT 335F to load stockpiled non-hazardous non-native fill from WCSP03 into tri-axel trucks for off-site disposal. - ECD used a CAT 335F to excavate an about 5-foot-long by 5-feet-wide test pit to about 11 feet below grade surface (bgs) for waste characterization sampling in the central part of site . Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed. - Excavated non-native fill was temporarily stockpiled adjacent to the excavation. Following sample collection, the test pit was backfilled with non-native fill from the test pit of origin. - ECD advanced continuous flight auger (CFA) piles in the central part of the site. - Drilling spoils consisting of non-native fill and grout were screened for odors, staining, and organic vapors using a PID; a maximum PID reading of 70.1 parts per million was observed. - Drilling spoils were stockpiled on and covered with 8-mil polyethylene sheeting in the southwestern part of the site. - ECD advanced stone column ground improvement elements with 3/4-inch recycled clean stone within the eastern part of the site. Material Tracking - No material was imported to the site		
Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose		By: Emma Bitar Langan Eng, Env, Surv, L.A. & Geo, DPC

- ECD exported the following material:
 - 5 loads (approximately 100 cubic yards) of non-hazardous soil/fill were exported to the Clean Earth of New Castle facility in New Castle, DE.

Material Export Summary - Soil										
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Clean Earth of North Jersey Kearny, NJ					
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Low pH Soil		Hazardous Lead Impacted Soil with UHCs		High Hazardous Lead	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	5	100	-	-	-	-	-	-	-	-
Project Total	265	5,300	11	220	118	2,400	51	1,020	1	20

Notes:

- UHC – Underlying Hazardous Constituent

Material Export Summary – Soil		
Facility Name Location	Waste Management Morgantown, PA	
Material	Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)
Today	-	-
Project Total	49	980

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	30	600	21	735

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Emma Bitar

Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Import Summary				
Facility Name	Impact Materials, LLC		Callahan & Nannini Quarry Inc.	
Location	Jersey City, NJ		Salisbury Mills, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-
Project Total	35	700	2	40

Sampling

- Langan collected one waste characterization soil sample from the stockpiled drilling spoils generated during CFA pile installation at the site and one waste characterization soil sample from a test pit advanced in the central part of the site. Langan collected the following:
 - Two grab soil sample for laboratory analysis of total volatile solids and Toxicity Characteristic Leaching Procedure (TCLP) volatile organic compounds (VOC)
 - Two composite soil sample for laboratory analysis of semivolatile organic compounds (SVOC); polychlorinated biphenyls; pesticides; herbicides; total metals (including hexavalent and trivalent chromium); total cyanide, boron, and tin; TCLP SVOCs, pesticides, and herbicides; TCLP Resource Conservation and Recovery Act (RCRA) 8 metals (plus copper, nickel, zinc, and beryllium); RCRA characteristics; total petroleum hydrocarbons diesel range organics; and total organic halides; and sulfate.
- Samples were relinquished to York Analytical Laboratories, an Environmental Laboratory Accredited Program-certified laboratory under standard chain-of-custody protocols.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the work area at one upwind and one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and VOCs. VOC and PM10 concentrations did not exceed the action levels established by the community air monitoring plan.
- No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

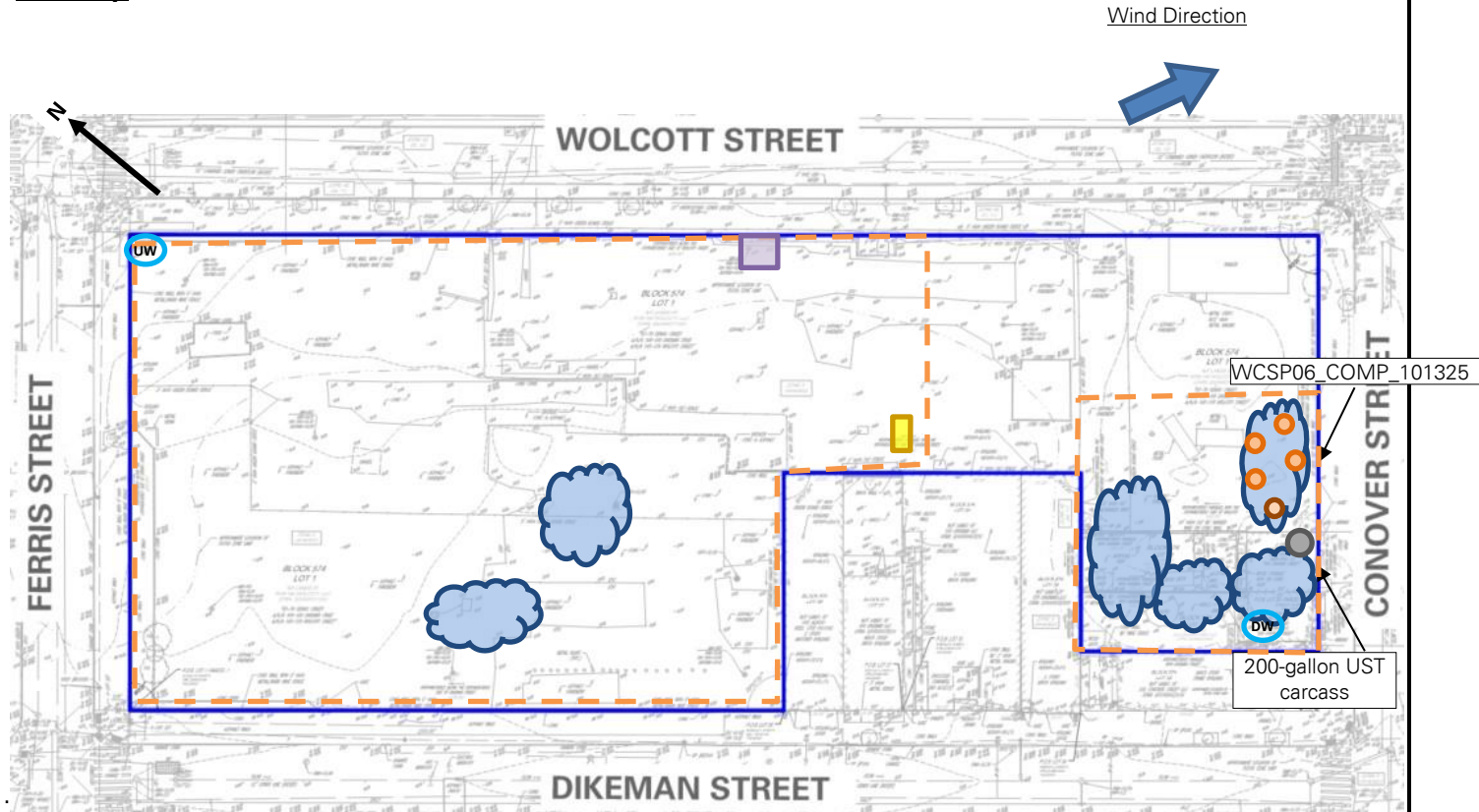
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue demolition and stockpiling of C&D debris.
- ECD will continue advancing sheet piles for support of remedial excavation in the eastern part of the site.
- ECD will continue ground improvement and advancing CFAs in the eastern part of the site.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Emma Bitar

Langan Eng, Env, Surv, L.A. & Geo, DPC

Site Map



Legend

	Site Boundary		Approximate IDW Drum Staging Area
	Approximate Work Area		Approximate C&D Stockpile
	Approximate Location of Upwind CAMP Station		Approximate Non-Native Fill Stockpile
	Approximate Location of Downwind CAMP Station		Approximate Staging Location of UST Carcass
	Approximate Area of Asphalt and Concrete removed		Approximate Waste Characterization Composite Soil Sample
	Approximate Area Excavated		Approximate Waste Characterization Grab Soil Sample
	Approximate Area Backfilled		Approximate Test Pit Area
	Approximate Area Graded		

Notes:

1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Emma Bitar

Langan Eng, Env, Surv, L.A. & Geo, DPC

Photographs



Photo 1: ECD loading non-hazardous non-native fill in the northwestern part of the site for off-site disposal (facing west).



Photo 2: ECD installing CFA piles in the northern part of the site (facing north).

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Emma Bitar

Langan Eng, Env, Surv, L.A. & Geo, DPC



Photo 3: Test pit advanced in the central part of the site

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

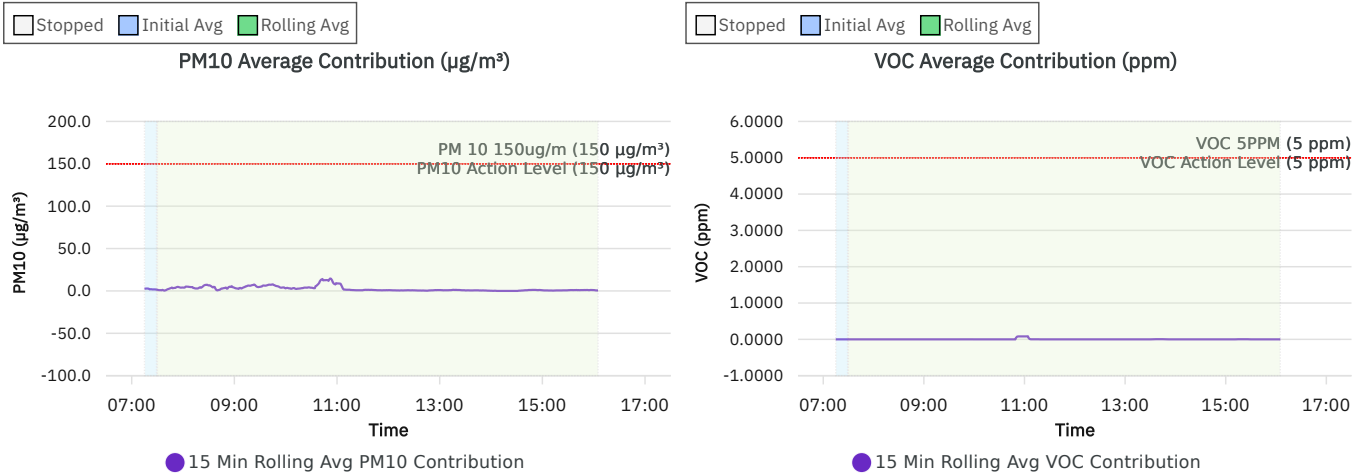
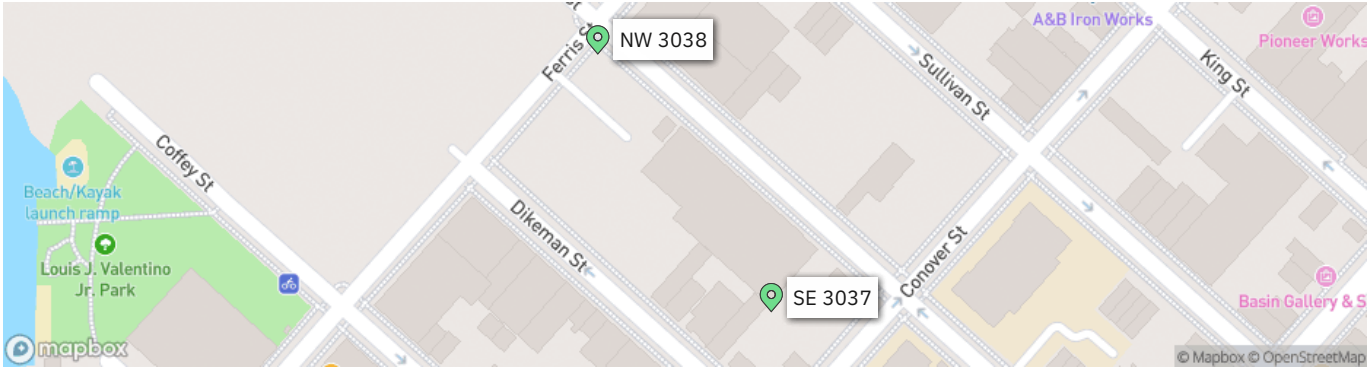
By: Emma Bitar

Langan Eng, Env, Surv, L.A. & Geo, DPC

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/13/2025 06:30
		To:	10/13/2025 17:30
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
10/13/2025	51.6 - 57.2	90.2 - 97.0	29.9 - 30.0	1.4 - 6.2	SSW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/13/2025	0.0	14:07	0.0000	07:15
Max Contribution (15 min avg.) - 10/13/2025	14.6	10:52	0.0833	11:04
Daily Avg. Contribution (15 min avg.) - 10/13/2025	2.5	-	0.0026	-



PROJECT No.: 170452203 PROJECT: 145-165 Wolcott Street LOCATION: Brooklyn, New York SITE CODE: C224256	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Tue., October 14, 2025 WEATHER: Cloudy; 52 – 64 °F Wind: SW @ 1.0 – 5.5 mph TIME: 6:45am – 4:45pm MONITOR: Michelle Pittner
EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis ZX670 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9		PRESENT AT SITE: Langan (Environmental): Michelle Pittner, Thomas Keane, Zhiren Zhou Urban Atelier Group (UAG) ECD NY Inc. (ECD): Kyle McGovern, Gareth McMahon
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved July 22, 2025 Remedial Action Work Plan (RAWP) at the 145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256). Site Activities - ECD used a Zaxis ZX670 to excavate an about 12-foot-long by 6-feet-wide trench to about 5-feet below grade surface (bgs) to crush/form pile caps in the southern part of site along the 45-degree slope. Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed. - Excavated non-native fill is temporarily stockpiled adjacent to the excavation. - ECD used two CAT 335F excavators to grade an about 80-foot-long by 40-foot-wide area across the northern part of the site. Excess graded soil/fill was stockpiled on and covered with 8-mil polyethylene sheeting in the eastern part of the site. - ECD advanced continuous flight auger (CFA) piles in the northern and western parts of the site. - Drilling spoils consisting of non-native fill and grout were screened for odors, staining, and organic vapors using a PID; a maximum PID reading of 3.5 parts per million was observed. - Drilling spoils were stockpiled on and covered with 8-mil polyethylene sheeting in the eastern part of the site. - ECD advanced stone column ground improvement elements with 3/4-inch recycled clean stone within the eastern part of the site.		
Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose		By: Michelle Pittner Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Tracking

- ECD imported the following material:
 - 4 loads (approximately 80 tons) of 3/4-inch recycled clean stone were imported from Impact Materials LLC in Jersey City, New Jersey.
- No material was exported from the site.

Material Export Summary – Soil										
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Clean Earth of North Jersey Kearny, NJ					
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Low pH Soil		Hazardous Lead Impacted Soil with UHCs		High Hazardous Lead	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	265	5,300	11	220	118	2,400	51	1,020	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil		
Facility Name Location	Waste Management Morgantown, PA	
Material	Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)
Today	-	-
Project Total	49	980

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	30	600	21	735

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner
Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Import Summary				
Facility Name Location	Impact Materials, LLC		Callahan & Nannini Quarry Inc.	
	Jersey City, NJ		Salisbury Mills, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	4	80	-	-
Project Total	39	780	2	40

Sampling

- No samples were collected.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the work area at one upwind and one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). VOC and PM10 concentrations did not exceed the action levels established by the community air monitoring plan.
- No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

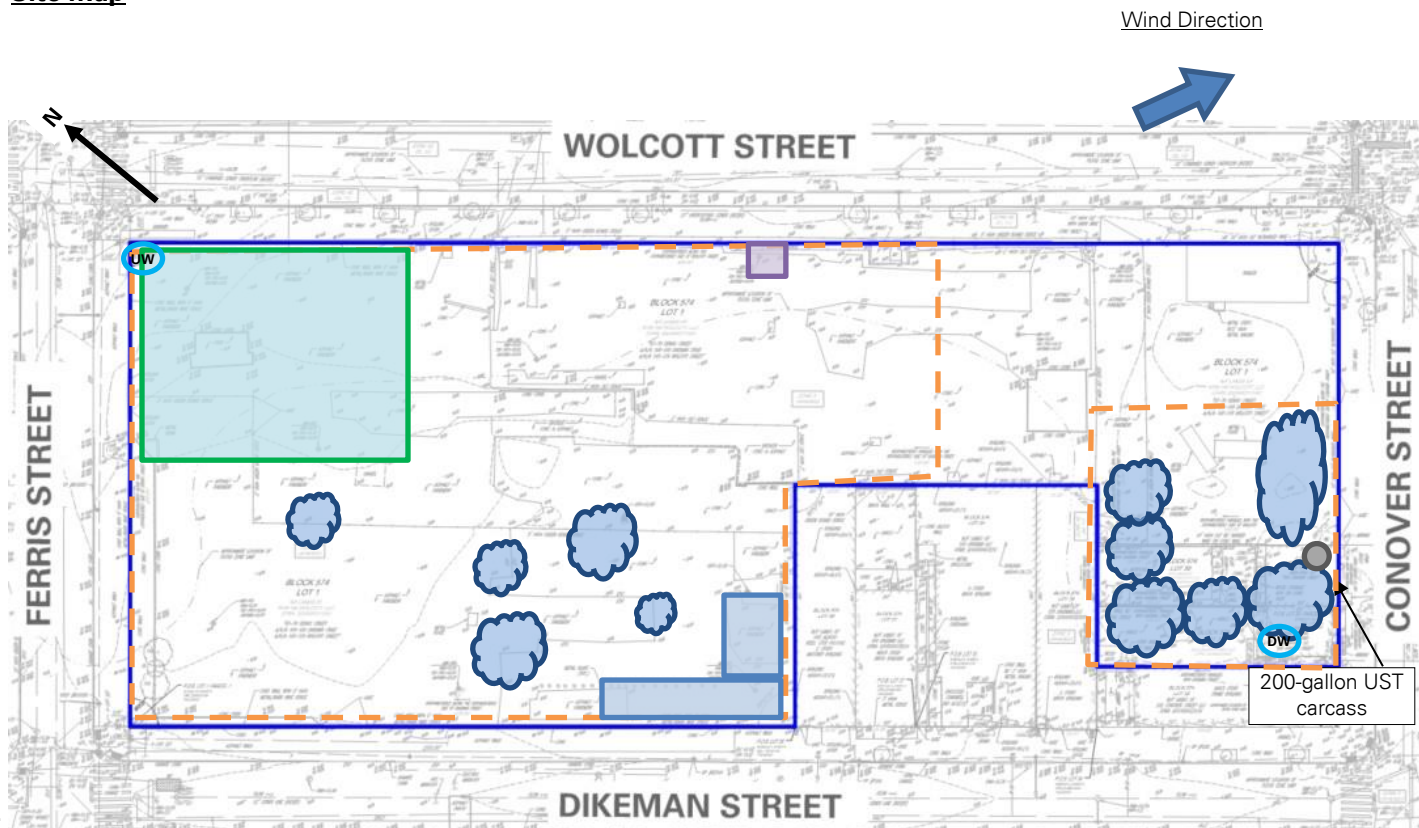
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue demolition and stockpiling of C&D debris.
- ECD will continue advancing sheet piles for foundations in the western part of the site.
- ECD will continue ground improvement and advancing CFAs in the eastern part of the site.
- ECD will continue excavating for pile cap installation in the southern part of the site.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Site Map



Legend

	Site Boundary		Approximate IDW Drum Staging Area
	Approximate Work Area		Approximate C&D Stockpile
	Approximate Location of Upwind CAMP Station		Approximate Non-Native Fill Stockpile
	Approximate Location of Downwind CAMP Station		Approximate Staging Location of UST Carcass
	Approximate Area of Asphalt and Concrete removed		
	Approximate Area Excavated		
	Approximate Area Backfilled		
	Approximate Area Graded		

Notes:

1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Photographs



Photo 1: ECD importing 3/4-inch recycled clean stone (facing west)



Photo 2: ECD installing CFA piles in the northern part of the site (facing northeast)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC



Photo 3: General view of the southeastern part of the site (facing south)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

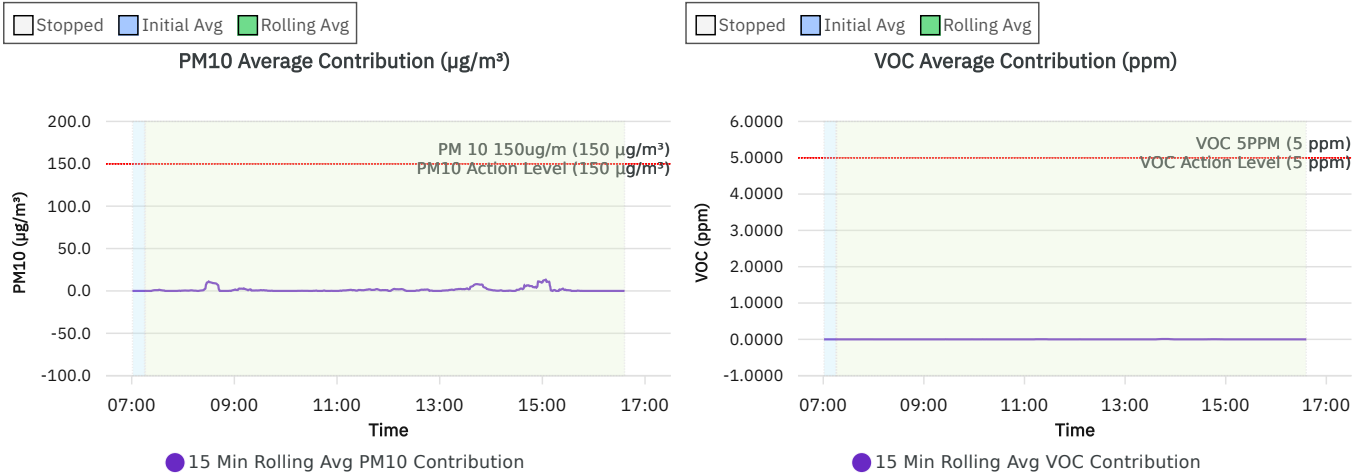
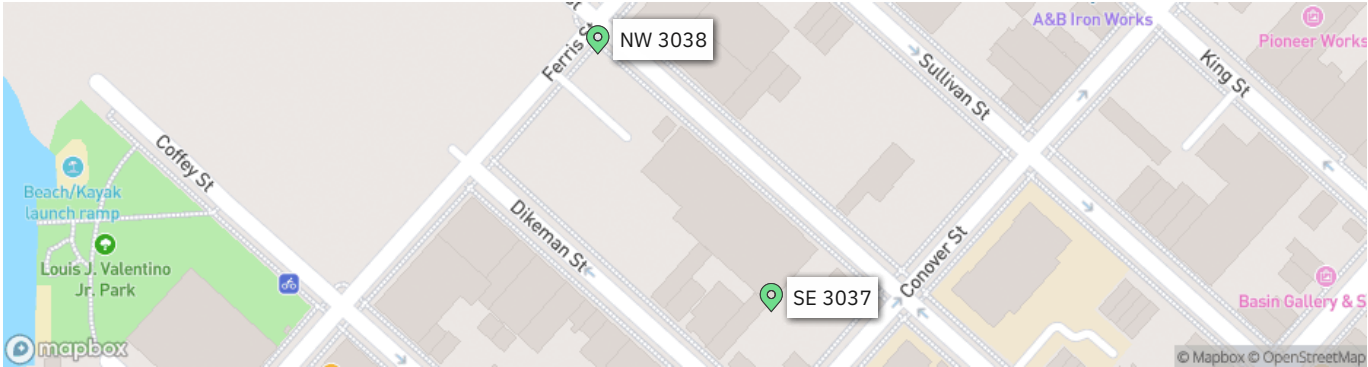
By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/14/2025 06:30
		To:	10/14/2025 17:30
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
10/14/2025	51.6 - 63.7	64.7 - 91.4	30.0 - 30.1	1.0 - 5.5	SW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/14/2025	0.0	07:01	0.0000	07:01
Max Contribution (15 min avg.) - 10/14/2025	13.3	15:04	0.0093	13:44
Daily Avg. Contribution (15 min avg.) - 10/14/2025	1.4	-	0.0004	-



PROJECT No.: 170452203 PROJECT: 145-165 Wolcott Street LOCATION: Brooklyn, New York SITE CODE: C224256	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Wed., October 15, 2025 WEATHER: Partly cloudy; 55 – 69 °F Wind: W @ 0.6 – 6.6 mph TIME: 6:45am – 4:15pm MONITOR: Michelle Pittner
EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis ZX670 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9		PRESENT AT SITE: Langan (Environmental): Michelle Pittner, Thomas Keane, Zhiren Zhou Urban Atelier Group (UAG) ECD NY Inc. (ECD): Kyle McGovern, Gareth McMahon
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved July 22, 2025 Remedial Action Work Plan (RAWP) at the 145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256). Site Activities - ECD used a Zaxis ZX670 to excavate an about 40-foot-long by 12-feet-wide trench to about 4-feet below grade surface (bgs) within the western part of the site to crush/form pile caps. Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed. - Excavated non-native fill was stockpiled on polyethylene sheeting adjacent to the excavation. - ECD used a Cat 335F excavator to live load previously stockpiled non-hazardous non-native fill into triaxle trucks for off-site disposal. - ECD installed four 2-inch-diameter dewatering well points to a maximum depth of about 15 feet bgs in the western part of the site. - ECD advanced continuous flight auger (CFA) piles in the northern and western parts of the site. - Drilling spoils consisting of non-native fill and grout were screened for odors, staining, and organic vapors using a PID; a maximum PID reading of 9.0 parts per million was observed. - Drilling spoils were stockpiled on and covered with 8-mil polyethylene sheeting in the eastern part of the site. - ECD advanced stone column ground improvement elements with 3/4-inch recycled clean stone within the eastern part of the site.		
Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose		By: Michelle Pittner Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Tracking

- ECD imported the following material:
 - 4 loads (approximately 80 tons) of 3/4-inch recycled clean stone were imported from Impact Materials LLC in Jersey City, New Jersey.
- ECD exported the following material:
 - 5 loads (approximately 100 cubic yards) of non-hazardous soil/fill were exported to the Clean Earth of New Castle facility in New Castle, DE.

Material Export Summary – Soil										
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Clean Earth of North Jersey Kearny, NJ					
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Low pH Soil		Hazardous Lead Impacted Soil with UHCs		High Hazardous Lead	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	5	100	-	-	-	-	-	-	-	-
Project Total	270	5,400	11	220	118	2,400	51	1,020	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil		
Facility Name Location	Waste Management Morgantown, PA	
Material	Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)
Today	-	-
Project Total	49	980

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	30	600	21	735

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner
Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Import Summary				
Facility Name Location	Impact Materials, LLC		Callahan & Nannini Quarry Inc.	
	Jersey City, NJ		Salisbury Mills, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	4	80	-	-
Project Total	43	860	2	40

Sampling

- No samples were collected.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the work area at one upwind and one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). VOC and PM10 concentrations did not exceed the action levels established by the community air monitoring plan.
- No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

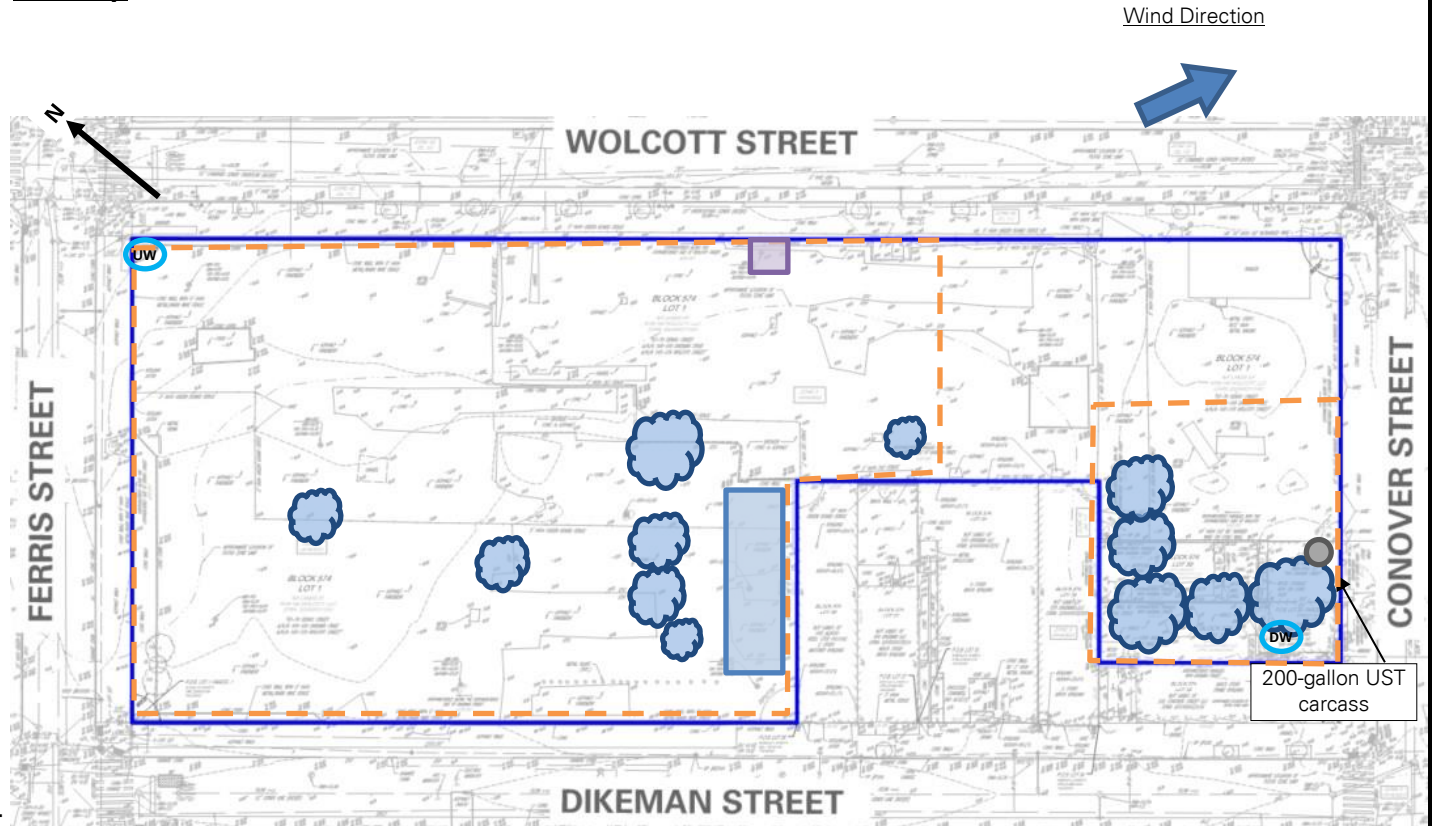
- Langan will collect a waste characterization sample from previously uncharacterized stockpiled drilling spoils.
- ECD will continue advancing sheet piles for foundations in the western part of the site.
- ECD will continue ground improvement and advancing CFAs in the eastern part of the site.
- ECD will continue excavating for pile cap installation in the southern part of the site.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Site Map



Legend

	Site Boundary		Approximate IDW Drum Staging Area
	Approximate Work Area		Approximate C&D Stockpile
	Approximate Location of Upwind CAMP Station		Approximate Non-Native Fill Stockpile
	Approximate Location of Downwind CAMP Station		Approximate Staging Location of UST Carcass
	Approximate Area of Asphalt and Concrete removed		
	Approximate Area Excavated		
	Approximate Area Backfilled		
	Approximate Area Graded		

Notes:

1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Photographs



Photo 1: ECD live-loading stockpiled non-hazardous non-native fill into tri-axle trucks for off-site disposal (facing south)



Photo 2: ECD excavating to crush/form pile caps (facing northeast)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC



Photo 3: General view of the southwestern part of the site (facing south)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

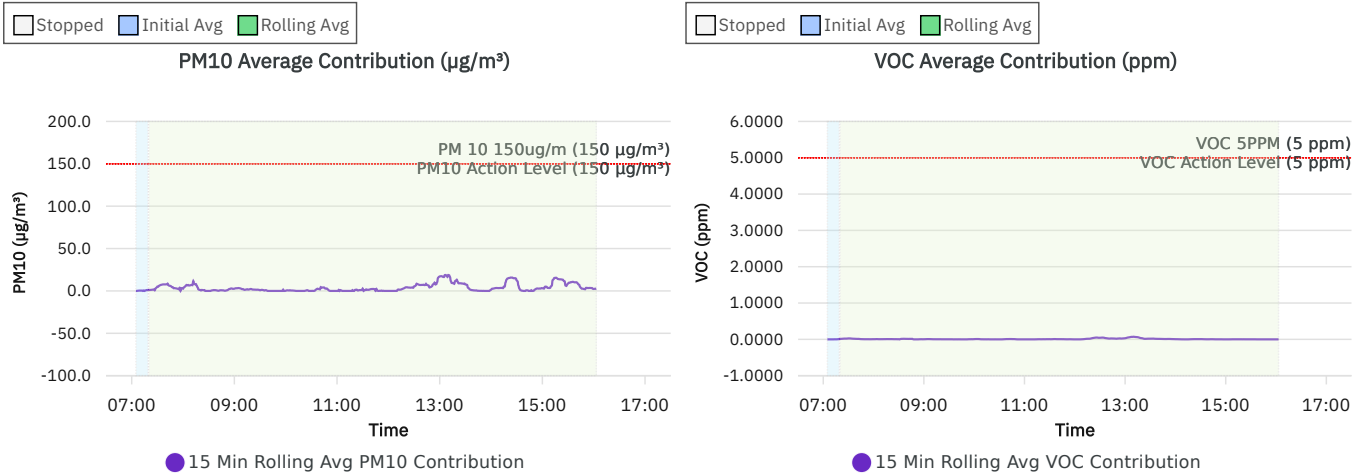
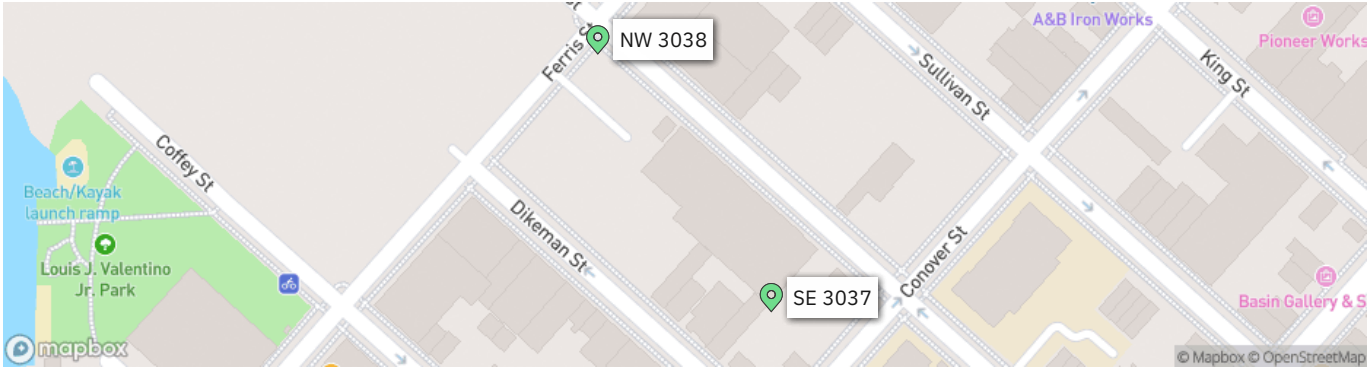
By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/15/2025 06:30
		To:	10/15/2025 17:30
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
10/15/2025	55.2 - 69.3	49.0 - 84.8	29.9 - 30.0	0.6 - 6.6	W

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/15/2025	0.0	07:05	0.0000	07:05
Max Contribution (15 min avg.) - 10/15/2025	18.8	13:07	0.0720	13:10
Daily Avg. Contribution (15 min avg.) - 10/15/2025	3.7	-	0.0089	-



PROJECT No.: 170452203 PROJECT: 145-165 Wolcott Street LOCATION: Brooklyn, New York SITE CODE: C224256	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Thu., October 16, 2025 WEATHER: Partly cloudy; 45 – 64 °F Wind: W @ 1.4 – 11.7 mph TIME: 6:45am – 4:30pm MONITOR: Michelle Pittner
EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis ZX670 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9		PRESENT AT SITE: Langan (Environmental): Michelle Pittner, Thomas Keane, Zhiren Zhou Urban Atelier Group (UAG) ECD NY Inc. (ECD): Kyle McGovern, Gareth McMahon
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved July 22, 2025 Remedial Action Work Plan (RAWP) at the 145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256). Site Activities - ECD used a Zaxis ZX670 to excavate an about 40-foot-long by 12-feet-wide trench to about 4-feet below grade surface (bgs), an about 20-foot-long by 10-feet-wide trench to about 6-feet bgs, an about 11-foot-long by 11-feet-wide trench to about 6-feet bgs, and an about 30-foot-long by 8-feet-wide trench to about 4-feet bgs within the western part of the site to crush/form pile caps and create footing frames out of lumber. Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed. - Excavated non-native fill was stockpiled on polyethylene sheeting adjacent to the excavation. - ECD advanced continuous flight auger (CFA) piles in the central part of the site. - Drilling spoils consisting of non-native fill and grout were screened for odors, staining, and organic vapors using a PID; a maximum PID reading of 10.4 parts per million was observed. - Drilling spoils were stockpiled on and covered with 8-mil polyethylene sheeting in the eastern part of the site. - ECD advanced stone column ground improvement elements with 3/4-inch recycled clean stone within the eastern part of the site. - ECD advanced sheet piles for foundations in the western part of the site in the elevator pit area.		
Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose		By: Michelle Pittner Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Tracking

- ECD imported the following material:
 - 2 loads (approximately 40 tons) of 3/4-inch recycled clean stone were imported from Impact Materials LLC in Jersey City, New Jersey.
 - No material was exported.

Material Export Summary – Soil										
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Clean Earth of North Jersey Kearny, NJ					
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Low pH Soil		Hazardous Lead Impacted Soil with UHCs		High Hazardous Lead	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	270	5,400	11	220	118	2,400	51	1,020	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil		
Facility Name Location	Waste Management Morgantown, PA	
Material	Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)
Today	-	-
Project Total	49	980

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	30	600	21	735

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner
Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Import Summary				
Facility Name	Impact Materials, LLC		Callahan & Nannini Quarry Inc.	
Location	Jersey City, NJ		Salisbury Mills, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	2	40	-	-
Project Total	45	900	2	40

Sampling

- Langan collected one waste characterization soil sample from the stockpiled drilling spoils generated during CFA pile installation at the site. Langan collected the following:
 - One grab soil sample for laboratory analysis of total volatile solids and Toxicity Characteristic Leaching Procedure (TCLP) volatile organic compounds (VOC).
 - One composite soil sample for laboratory analysis of semivolatile organic compounds (SVOCs); polychlorinated biphenyls; pesticides; herbicides; total metals (including hexavalent and trivalent chromium); total cyanide, boron, and tin; TCLP SVOCs, pesticides, and herbicides; TCLP Resource Conservation and Recovery Act (RCRA) 8 metals (plus copper, nickel, zinc, and beryllium); RCRA characteristics; total petroleum hydrocarbons diesel range organics; and total organic halides; and sulfate.
- Samples were relinquished to York Analytical Laboratories, an Environmental Laboratory Accredited Program-certified laboratory under standard chain-of-custody protocols.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the work area at one upwind and one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and VOCs. VOC and PM10 concentrations did not exceed the action levels established by the community air monitoring plan.
- No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

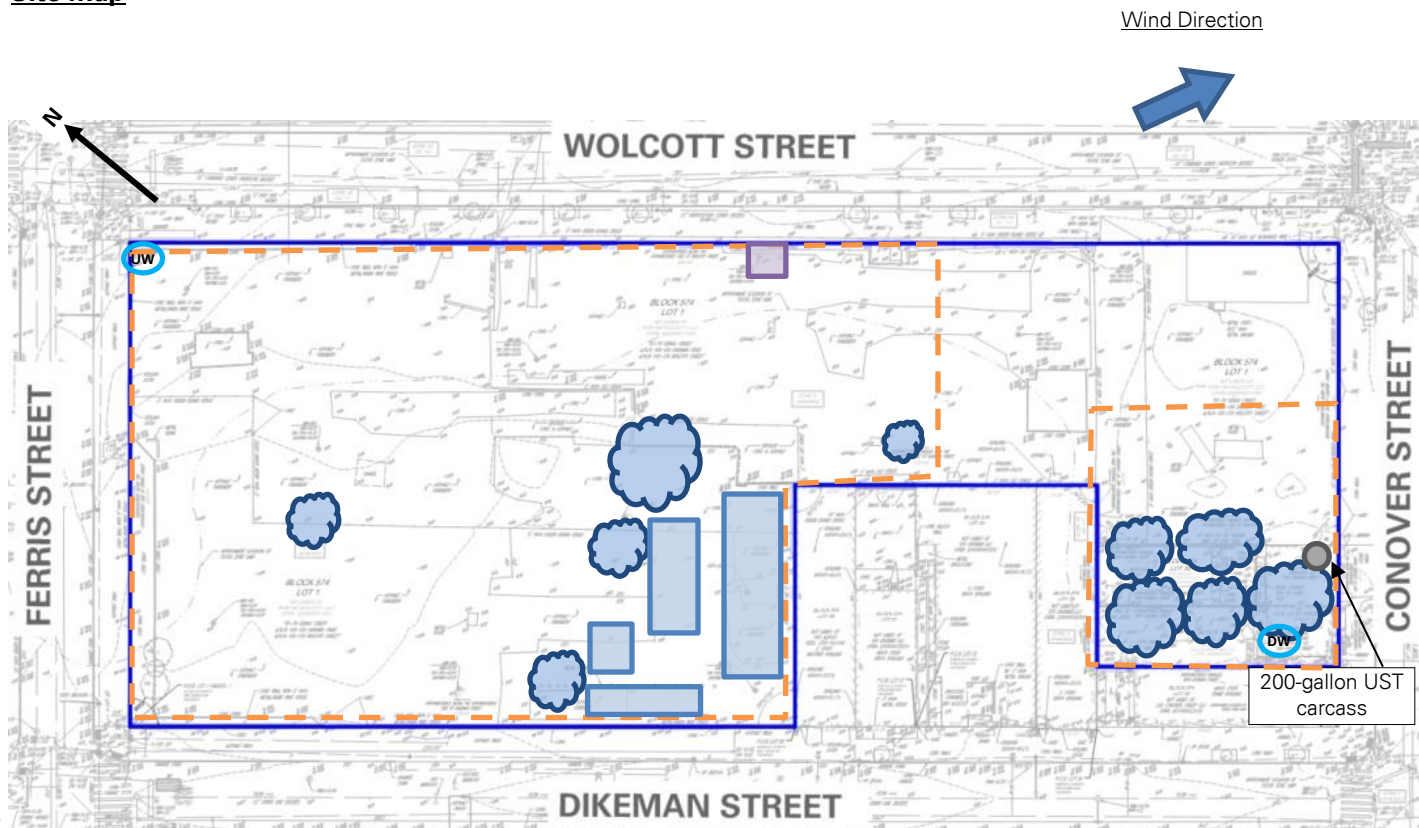
- ECD will excavate and export hazardous and non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will advance sheet piles for environmental remediation in the central part of the site.
- ECD will continue ground improvement in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern part of the site.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Site Map



Legend

	Site Boundary		Approximate IDW Drum Staging Area
	Approximate Work Area		Approximate C&D Stockpile
	Approximate Location of Upwind CAMP Station		Approximate Non-Native Fill Stockpile
	Approximate Location of Downwind CAMP Station		Approximate Staging Location of UST Carcass
	Approximate Area Excavated		
	Approximate Area Backfilled		
	Approximate Area Graded		

Notes:

1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Photographs



Photo 1: Stockpiled non-native fill generated during CFA advancement area in the southern part of the site (facing south)



Photo 2: Excavated area to crush/form pile caps (facing west)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

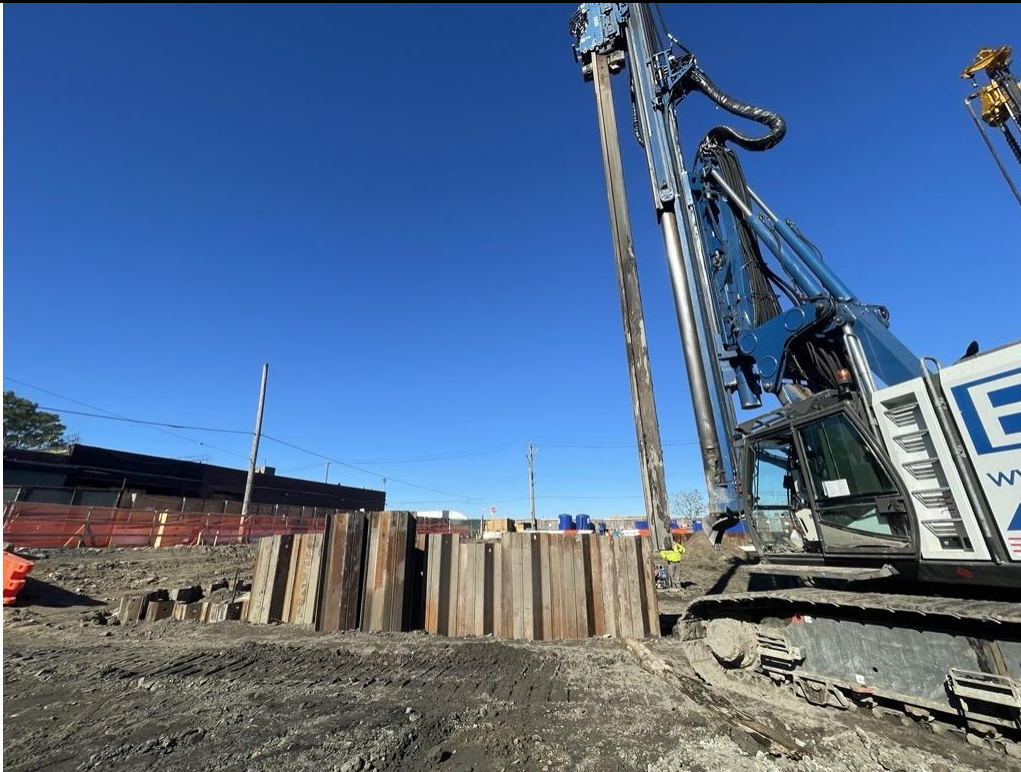


Photo 3: ECD advancing sheet piles for the elevator pit (facing west)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

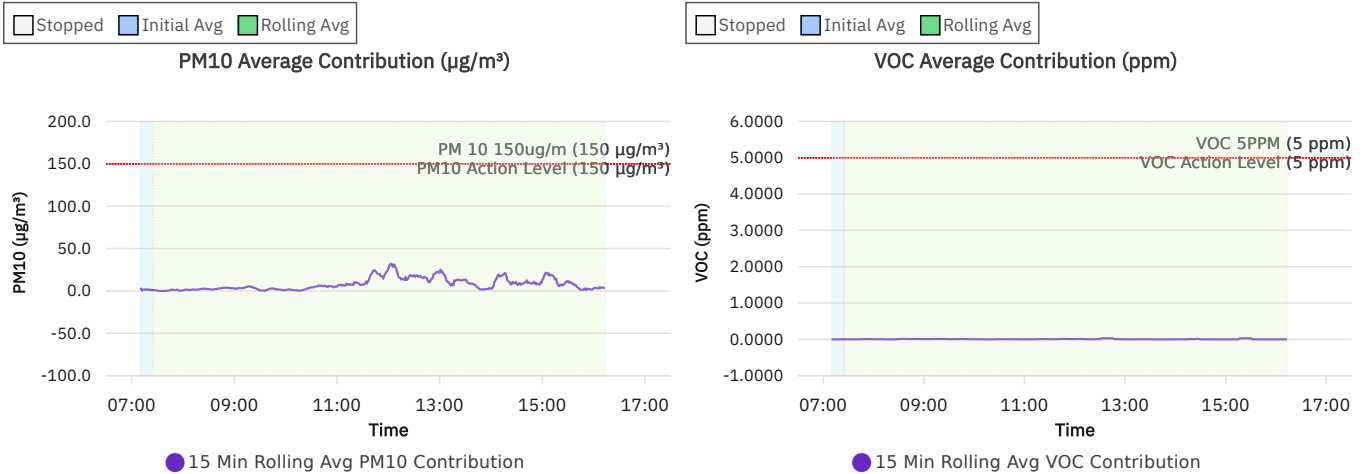
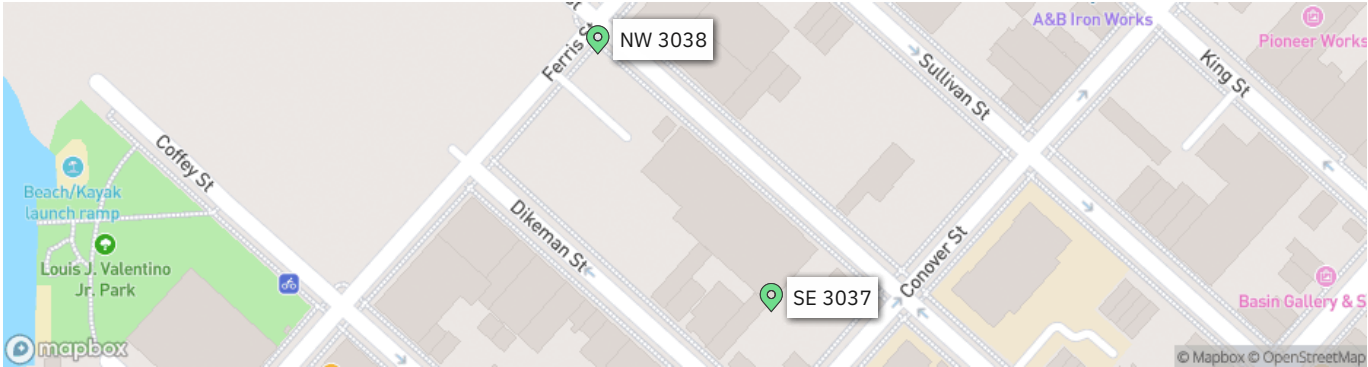
By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/16/2025 06:30
		To:	10/16/2025 17:30
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
10/16/2025	44.8 - 64.2	22.8 - 71.9	29.9 - 30.1	1.4 - 11.7	W

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/16/2025	0.0	07:31	0.0000	07:10
Max Contribution (15 min avg.) - 10/16/2025	31.8	12:03	0.0300	15:23
Daily Avg. Contribution (15 min avg.) - 10/16/2025	7.8	-	0.0049	-



PROJECT No.: 170452203 PROJECT: 145-165 Wolcott Street LOCATION: Brooklyn, New York SITE CODE: C224256	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Fri., October 17, 2025 WEATHER: Partly cloudy; 45 – 68 °F Wind: SW @ 0.7 – 5.8 mph TIME: 6:45am – 3:45pm MONITOR: Michelle Pittner
EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis ZX670 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 Pneumatic Foam Unit NTC/8		PRESENT AT SITE: Langan (Environmental): Michelle Pittner, Zhiren Zhou Urban Atelier Group (UAG) ECD NY Inc. (ECD): Kyle McGovern, Gareth McMahon
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved July 22, 2025 Remedial Action Work Plan (RAWP) at the 145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256). Site Activities - ECD used a Zaxis ZX670 to excavate an about 20-foot-long by 10-feet-wide trench to about 6-feet below grade surface (bgs), an about 11-foot-long by 11-feet-wide trench to about 6-feet bgs, and an about 30-foot-long by 8-feet-wide trench to about 4-feet bgs within the western part of the site to crush/form pile caps and create footing frames out of lumber. Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed. - Excavated non-native fill was stockpiled on polyethylene sheeting adjacent to the excavation. - ECD used a Takeuchi TB260 to excavate an about 9-foot-long by 9-feet-wide trench to about 5-feet bgs in the western part of the site. Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. An acid-like odor was detected in ambient air. A maximum ambient air reading 0.0 parts per million (ppm) was observed within the work zone. The excavated non-native fill was observed to have black staining. - Excavated non-native fill was stockpiled adjacent to the excavation. - ECD used a pneumatic foam unit NTC / 8 to apply odor control foam to the excavation within the western part of the site. - ECD used a Hitachi 670 and CAT 335F to load stockpiled non-hazardous non-native fill in the southern part of the site into tri-axle trucks for off-site disposal. - ECD advanced stone column ground improvement elements with 3/4-inch recycled clean stone within the eastern part of the site.		
Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose		By: Michelle Pittner Langan Eng, Env, Surv, L.A. & Geo, DPC

- ECD advanced sheet piles for foundations in the central part of the site in the northeastern corner of the excavation area for environmental remediation.

Material Tracking

- No material was imported.
- ECD exported the following material:
 - 6 loads (approximately 120 cubic yards) of non-hazardous non-native fill were exported to the Clean Earth of New Castle facility in New Castle, DE.
 - 10 loads (approximately 200 cubic yards) of non-hazardous non-native fill were exported to Waste Management in Morgantown, PA.
 - 10 loads (approximately 200 cubic yards) of hazardous non-native fill were exported to Clean Earth of North Jersey in Kearny, NJ.

Material Export Summary – Soil								
Facility Name	Clean Earth of North Jersey							
Location	Kearny, NJ							
Material	Non-Hazardous Low pH Soil		Hazardous Lead Impacted Soil with UHCs		Hazardous Lead Impacted Soil with No UHCs		High Hazardous Lead	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	10	200	-	-
Project Total	118	2,400	51	1,020	10	200	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name	Clean Earth of New Castle		Conestoga Landfill		Waste Management	
Location	New Castle, DE		Morgantown, PA		Morgantown, PA	
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	6	120	-	-	10	200
Project Total	276	5,520	11	220	59	1180

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Material Export Summary – C&D						
Facility Name	PPark NJ, LLC		Bayshore Soil Management, LLC		Silva Recycling, LLC	
Location	Prospect Park, NJ		Keasbey, NJ		Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	30	600	21	735

Material Import Summary				
Facility Name	Impact Materials, LLC		Callahan & Nannini Quarry Inc.	
Location	Jersey City, NJ		Salisbury Mills, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-
Project Total	45	900	2	40

Sampling

- No samples were collected.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the work area at one upwind and one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). VOC and PM10 concentrations did not exceed the action levels established by the community air monitoring plan.
- No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

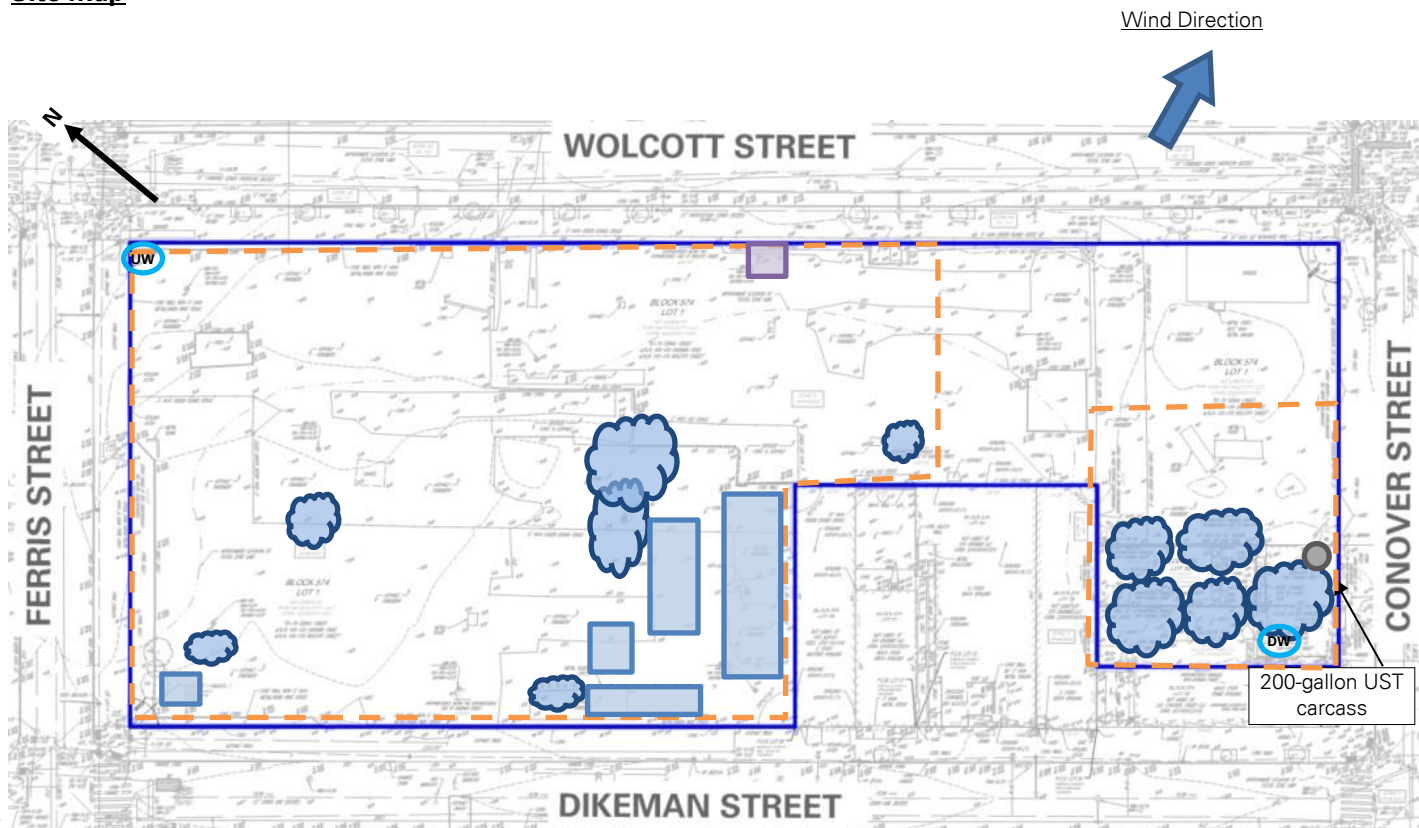
- ECD will export hazardous and non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will advance sheet piles in the central part of the site.
- ECD will continue ground improvement in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern part of the site.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

Site Map



Legend

	Site Boundary		Approximate IDW Drum Staging Area
	Approximate Work Area		Approximate C&D Stockpile
	Approximate Location of Upwind CAMP Station		Approximate Non-Native Fill Stockpile
	Approximate Location of Downwind CAMP Station		Approximate Staging Location of UST Carcass
	Approximate Area Excavated		
	Approximate Area Backfilled		
	Approximate Area Graded		

Notes:

1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner
Langan Eng, Env, Surv, L.A. & Geo, DPC

Photographs



Photo 1: General view of the site (facing north)



Photo 2: Excavated area in the northern part of the site (facing west)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC



Photo 3: Odor suppressing foam over open excavation and stockpiled non-native fill in the northern part of the site (facing northwest)

Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Michelle Pittner

Langan Eng, Env, Surv, L.A. & Geo, DPC

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/17/2025 06:30
		To:	10/17/2025 17:30
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
10/17/2025	45.0 - 68.2	30.4 - 56.6	29.9 - 30.2	0.7 - 5.8	SW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/17/2025	0.0	07:05	0.0000	07:20
Max Contribution (15 min avg.) - 10/17/2025	86.6	14:22	0.0180	13:15
Daily Avg. Contribution (15 min avg.) - 10/17/2025	10.3	-	0.0052	-

