

PROJECT No.: 170452203	CLIENT:	DATE: Mon., October 20, 2025
PROJECT: 145-165 Wolcott Street	NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	WEATHER: Partly cloudy; 56 – 63 °F Wind: W @ 1.9 – 10.7 mph
LOCATION: Brooklyn, New York		TIME: 6:45am – 5:45pm
SITE CODE: C224256		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
Pneumatic Foam Unit NTC/8
MultiRAE

PRESENT AT SITE:

Langan (Environmental): Emma Bitar, 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 Hitachi 670 to excavate three about 8-foot-long by 8-feet-wide trenches to about 6 feet below grade surface (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 Hitachi 670 to excavate an about 10-foot-long by 10-foot-wide area to about 3 feet bgs across the northern part of the site.
 - Excavated material consisted of hazardous non-native fill and was live-loaded into triaxle trucks for off-site disposal.
- ECD used a Hitachi 670 to excavate an about 15-foot-long by 10-foot-wide area to about 9 feet bgs across the northern part of the site.
 - Excavated material consisted of non-hazardous non-native fill and was live-loaded into triaxle trucks for off-site disposal.
- ECD used a Takeuchi TB260 to excavate an about 10-foot-long by 10-feet-wide trench to about 10 feet bgs in the northwestern area of the site. Excavated non-native fill was screened for odors, staining, organic vapors

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N. Palumbo, L. Grose

By: Emma Bitar

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

using a PID and MultiRAE. The excavated non-native fill was observed with black staining and an acid-like odor.

- 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.

Material Tracking

- ECD imported the following material:
 - 6 loads (approximately 120 cubic yards) of 3/4-inch recycled clean stone were imported from the Impact Materials, LLC located in Jersey City, NJ.
- ECD exported the following material:
 - 24 loads (approximately 480 cubic yards) of non-hazardous non-native fill were exported to the Clean Earth of New Castle facility in New Castle, DE.
 - 3 loads (approximately 60 cubic yards) of hazardous non-native fill were exported to Clean Earth of North Jersey in Kearny, NJ.

Material Export Summary – Soil								
Facility Name Location	Clean Earth of North Jersey							
	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	-	-	-	-	3	60	-	-
Project Total	118	2,400	51	1,020	13	260	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name Location	Clean Earth of New Castle		Conestoga Landfill		Waste Management	
	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	24	480	-	-	-	-
Project Total	300	6,000	11	220	59	1180

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N. Palumbo, L. Grose

By: Emma Bitar

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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	6	120	-	-
Project Total	51	1,020	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

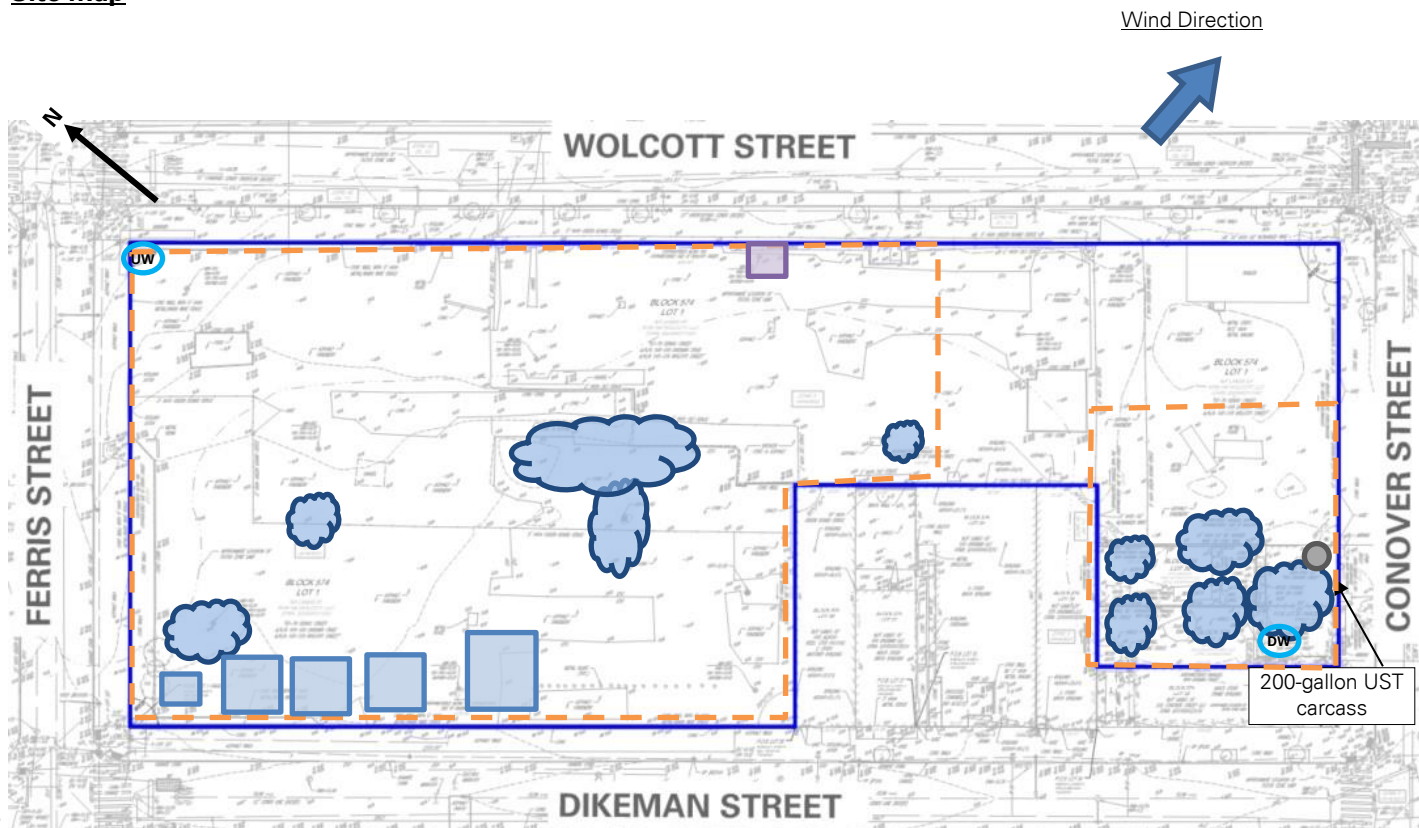
- ECD will export hazardous and non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will advance sheet piles in the central part of the site.
- ECD will continue ground improvement in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation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

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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.

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N. Palumbo, L. Grose

By: Emma Bitar

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Photographs



Photo 1: ECD advancing sheet piles in the central part of the site (facing east)



Photo 2: ECD live-loading non-hazardous fill into triaxle trucks in the western part of the site for off-site disposal (facing west)

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N. Palumbo, L. Grose

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Photo 3: Odor suppressing foam applied to an 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

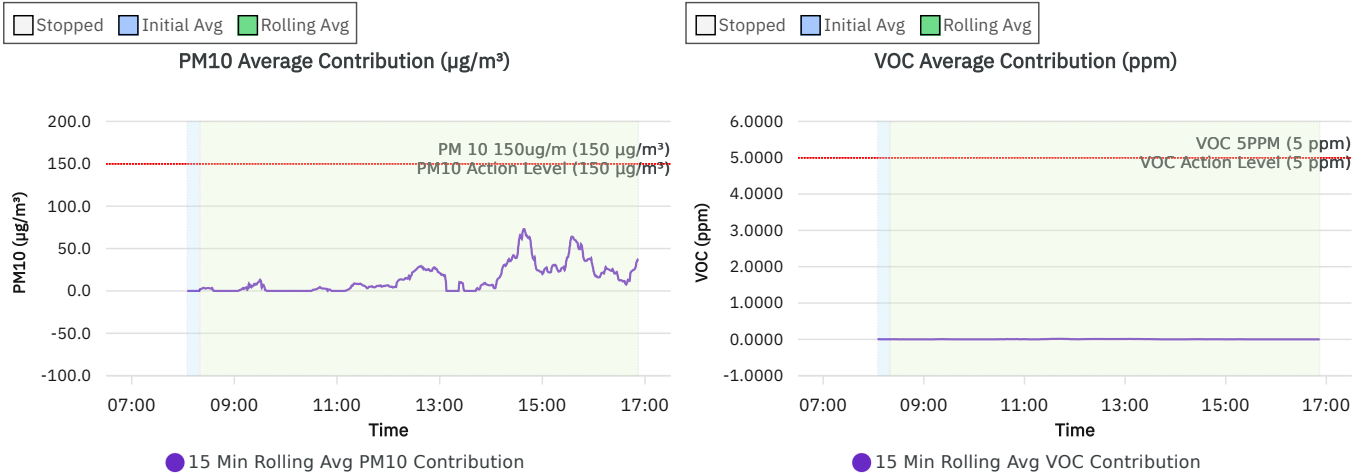
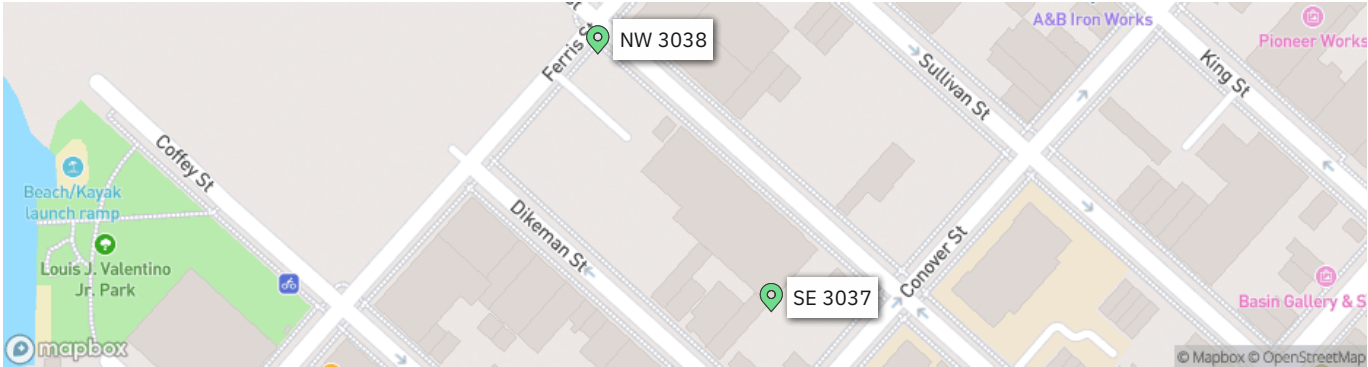
By: Emma Bitar

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	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/20/2025 06:30
		To:	10/20/2025 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
10/20/2025	56.1 - 62.6	53.9 - 85.9	29.7 - 29.9	1.9 - 10.7	W

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/20/2025	0.0	08:05	0.0000	08:32
Max Contribution (15 min avg.) - 10/20/2025	72.9	14:39	0.0153	11:41
Daily Avg. Contribution (15 min avg.) - 10/20/2025	14.1	-	0.0033	-



PROJECT No.: 170452203	CLIENT:	DATE: Tue., October 21, 2025
PROJECT: 145-165 Wolcott Street	NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	WEATHER: Partly cloudy; 48 – 74 °F Wind: S @ 0.9 – 6.8 mph
LOCATION: Brooklyn, New York		TIME: 6:45am – 4:15pm
SITE CODE: C224256		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
Pneumatic Foam Unit NTC/8
MultiRAE
UltraRAE

PRESENT AT SITE:

Langan (Environmental): Emma Bitar, 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 Takeuchi TB260 to excavate an about 10-foot-long by 10-feet-wide trench to about 2 feet below grade surface (bgs) within the eastern part of the 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 stockpiled on polyethylene sheeting adjacent to the excavation.
- ECD used a Hitachi 670 to excavate an about 5-foot-long by 5-foot-wide area to about 6 feet bgs across the northern part of the site.
 - Excavated material consisted of non-hazardous non-native fill and was live-loaded into triaxle trucks for off-site disposal.
- ECD used a CAT 335F excavator to demolish concrete and asphalt in the southern part of the site. The construction and demolition (C&D) debris was stockpiled in the southern part of the site for future off-site disposal at a permitted C&D processing facility.
- ECD used a pneumatic foam unit NTC / 8 to apply odor control foam to the excavation within the western 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: Emma Bitar

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

Material Tracking

- ECD imported the following material:
 - 2 loads (approximately 120 cubic yards) of 3/4-inch recycled clean stone were imported from the Impact Materials, LLC located in Jersey City, NJ.
- ECD exported the following material:
 - 5 loads (approximately 100 cubic yards) of non-hazardous non-native fill were exported to the Waste Management Facility located in Morrisville, PA.
 - 2 loads (approximately 40 cubic yards) of concrete were exported to the Silva Recycling, LLC. facility located in Newark, NJ

Material Export Summary – Soil								
Facility Name Location	Clean Earth of North Jersey 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	-	-	-	-	-	-	-	-
Project Total	118	2,400	51	1,020	13	260	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Waste Management 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	-	-	-	-	5	100
Project Total	300	6,000	11	220	64	1280

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	-	-	-	-	2	40
Project Total	119	2,380	30	600	23	775

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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	6	120	-	-
Project Total	51	1,020	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

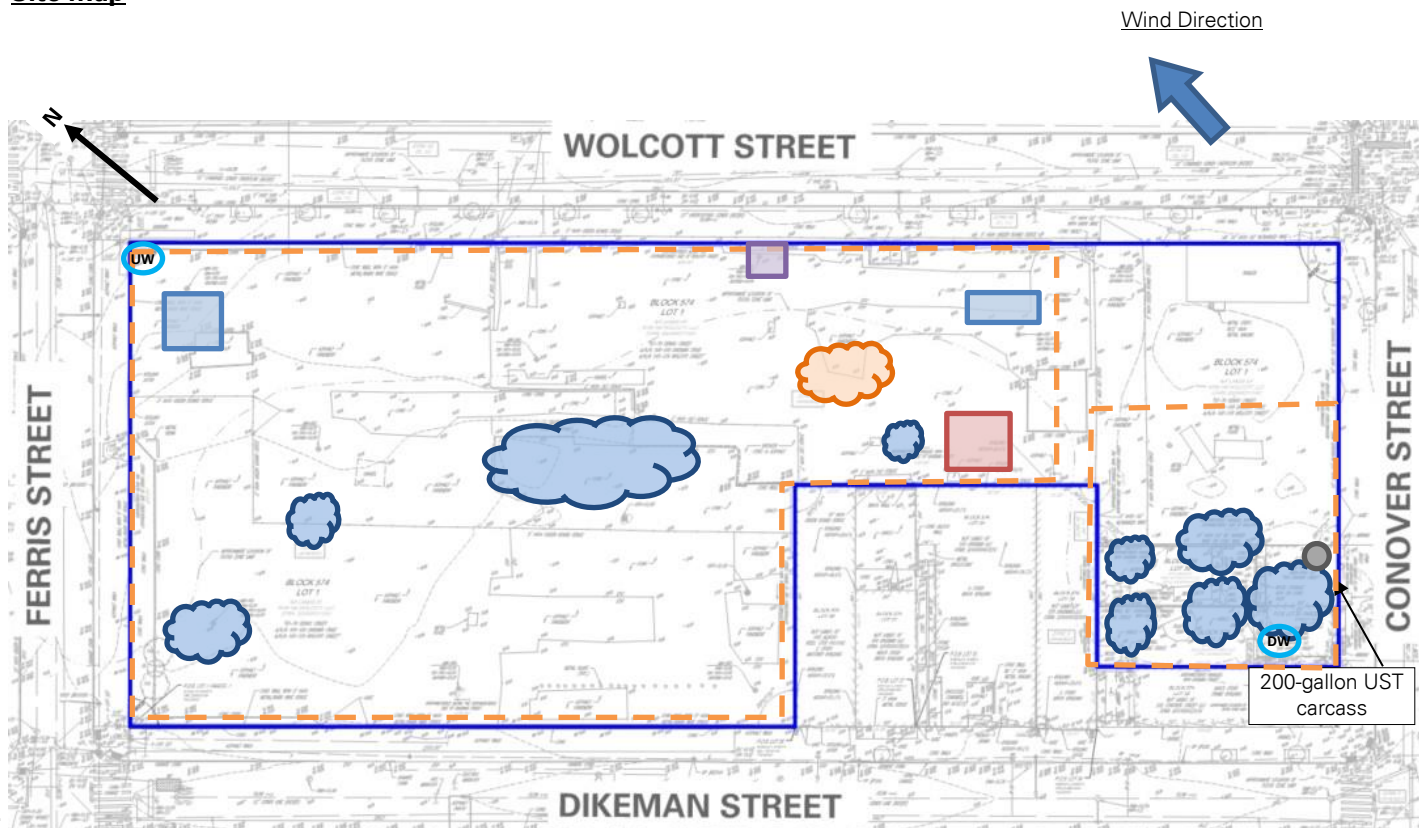
- ECD will export hazardous and non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will advance sheet piles in the central part of the site.
- ECD will continue ground improvement in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation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

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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 Excavated		Approximate Area of Asphalt and Concrete Removed
	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: Emma Bitar

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Photographs



Photo 1: ECD advancing sheet piles in the central part of the site (facing east)



Photo 2: ECD live-loading non-hazardous non-native fill into triaxle trucks in the western part of the site for off-site disposal (facing west)

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

By: Emma Bitar

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



Photo 3: General view of site(facing east)

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

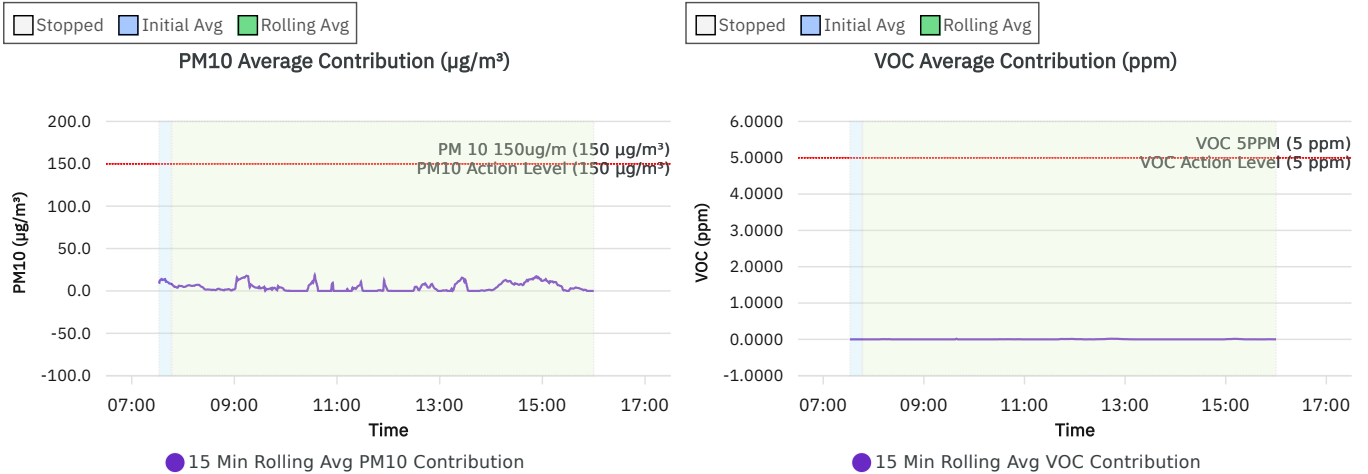
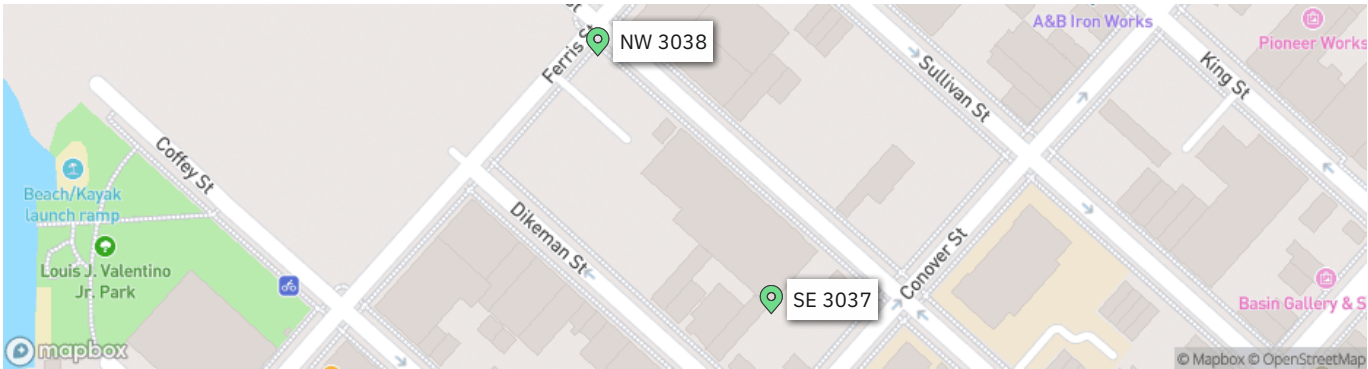
By: Emma Bitar

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

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/21/2025 06:30
		To:	10/21/2025 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
10/21/2025	47.8 - 73.8	36.1 - 74.4	29.8 - 30.0	0.9 - 6.8	S

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/21/2025	0.0	10:03	0.0000	07:32
Max Contribution (15 min avg.) - 10/21/2025	18.8	10:34	0.0180	12:44
Daily Avg. Contribution (15 min avg.) - 10/21/2025	4.5	-	0.0020	-



PROJECT No.: 170452203	CLIENT:	DATE: Wed., October 22, 2025
PROJECT: 145-165 Wolcott Street	NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	WEATHER: Partly cloudy; 54 – 65 °F Wind: W @ 0.8 – 8.2 mph
LOCATION: Brooklyn, New York		TIME: 6:45am – 5:45pm
SITE CODE: C224256		MONITOR: Emma Bitar

EQUIPMENT:

AQS1 Air Monitoring Station x 2
MiniRAE 3000 Photoionization Detector (PID)
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Hitachi 670
Takeuchi TB260
Terex TA9
Pneumatic Foam Unit NTC/8
MultiRAE
UltraRAE

PRESENT AT SITE:

Langan (Environmental): Emma Bitar, 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 Takeuchi TB260 to excavate an about 10-foot-long by 10-feet-wide trench to about 12-feet below grade surface (bgs) within the northwestern part of the 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 stockpiled on polyethylene sheeting adjacent to the excavation.
- ECD used a Hitachi 670 to excavate an about 20-foot-long by 15-foot-wide area and an about 10-foot-long by 15-foot-wide area to about 3 feet bgs across the eastern part of the site.
 - Excavated material consisted of non-hazardous non-native fill and was live-loaded into triaxle trucks for off-site disposal.
- ECD used a Hitachi 670 to load stockpiled non-hazardous non-native fill in the northwestern part of the site into triaxle trucks for off-site disposal
- ECD used a pneumatic foam unit NTC / 8 to apply odor control foam to the excavation within the western 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.

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N. Palumbo, L. Grose

By: Emma Bitar

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

Material Tracking

- ECD imported the following material:
 - 3 loads (approximately 60 cubic yards) of 3/4-inch recycled clean stone were imported from the Impact Materials, LLC located in Jersey City, NJ.
- ECD exported the following material:
 - 15 loads (approximately 300 cubic yards) of non-hazardous non-native fill were exported to the Waste Management Facility located in Morrisville, PA.
 - 5 loads (approximately 100 cubic yards) of non-hazardous non-native fill were exported to the Clean Earth of New Jersey facility located in Kearny, NJ.
 - 1 load (approximately 35 cubic yards) of concrete were exported to the Silva Recycling, LLC. facility located in Newark, 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	5	100	-	-	-	-	-	-
Project Total	123	2,500	51	1,020	13	260	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	-	-	-	-	15	300
Project Total	300	6,000	11	220	79	1,580

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	-	-	-	-	1	35
Project Total	119	2,380	30	600	23	810

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	3	60	-	-
Project Total	54	1,080	2	40

Sampling

- Langan collected one waste characterization soil sample from 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 (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.
- Due to equipment malfunction, the downwind station did not collect data.
- No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

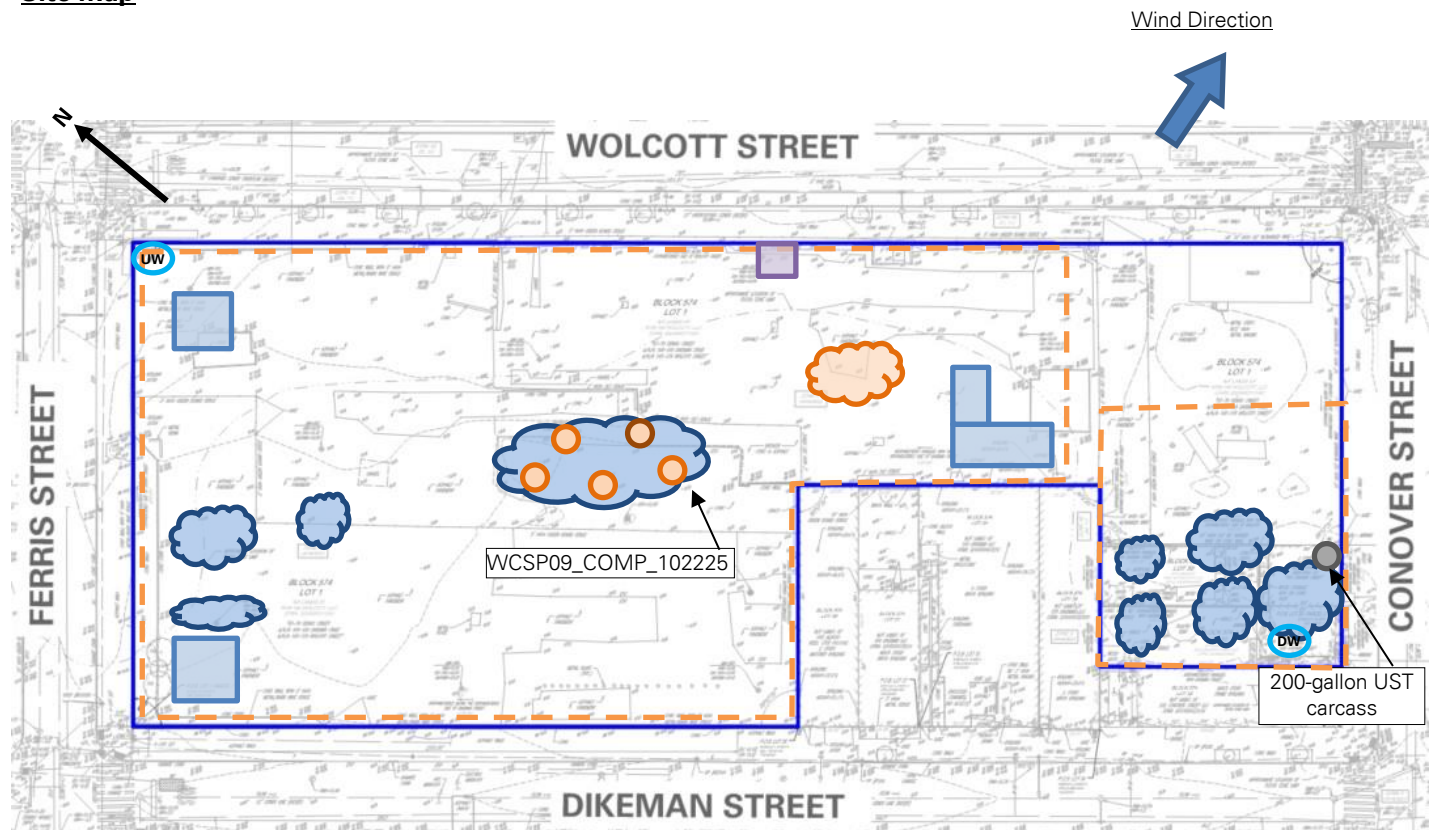
- ECD will export hazardous and non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will advance sheet piles in the central part of the site.
- ECD will continue ground improvement in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation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

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

By: 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 Excavated |  | Approximate Area of Asphalt and Concrete Removed |
|  | Approximate Area Backfilled |  | Approximate Waste Characterization Composite Soil Sample |
|  | Approximate Area Graded |  | Approximate Waste Characterization Grab Soil Sample |

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

Photographs



Photo 1: ECD advancing sheet piles in the central part of the site (facing east)



Photo 2: General view of central 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: General view of the southeastern part of the site (facing northwest)



Photo 4: ECD installing formwork for pile caps in the western part of the site (facing southeast)

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

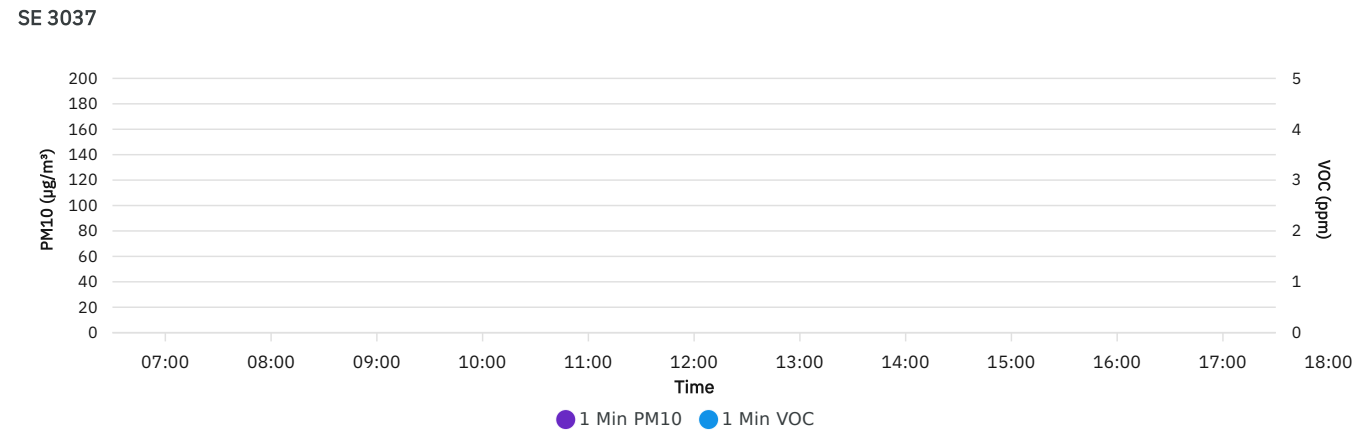
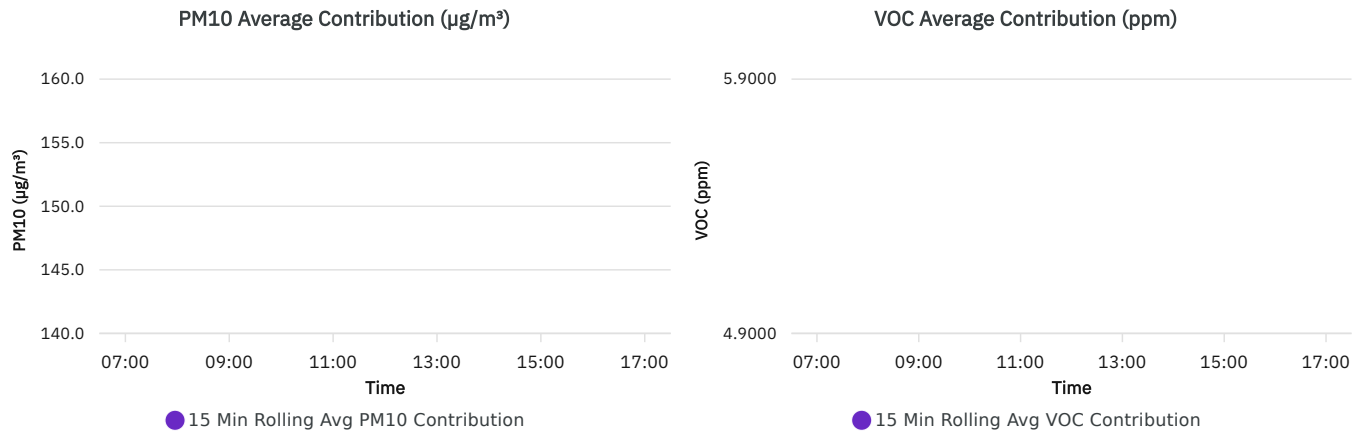
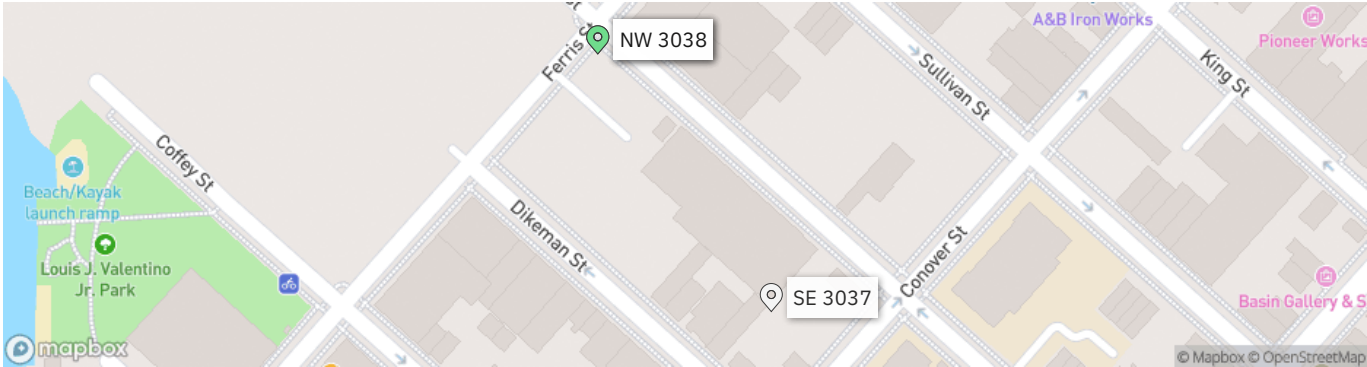
By: Emma Bitar

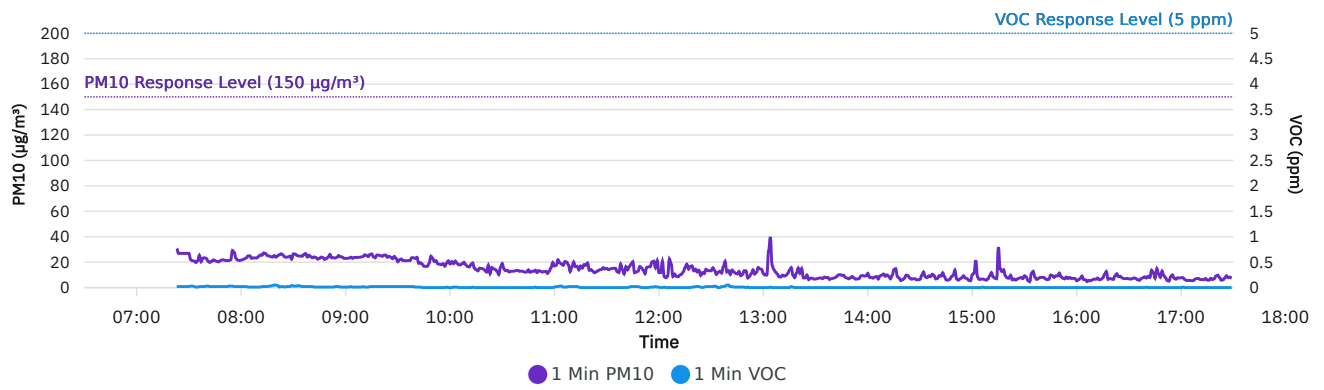
Langan Eng, Env, Surv, L.A. & Geo, DPC

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/22/2025 06:30
		To:	10/22/2025 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
10/22/2025	54.1 - 64.8	38.4 - 92.2	29.7 - 29.8	0.8 - 8.2	W

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/22/2025	-	-	-	-
Max Contribution (15 min avg.) - 10/22/2025	-	-	-	-
Daily Avg. Contribution (15 min avg.) - 10/22/2025	-	-	-	-





PROJECT No.: 170452203	CLIENT:	DATE: Thu., October 23, 2025
PROJECT: 145-165 Wolcott Street	NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	WEATHER: Partly cloudy; 48 – 63 °F Wind: WSW @ 0.9 – 7.6 mph
LOCATION: Brooklyn, New York		TIME: 6:45am – 5:45pm
SITE CODE: C224256		MONITOR: Emma Bitar

EQUIPMENT:

AQS1 Air Monitoring Station x 4
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
MultiRAE
UltraRAE

PRESENT AT SITE:

Langan (Environmental): Emma Bitar, 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 Takeuchi TB260 to excavate an about 30-foot-long by 4-feet-wide trench to about 2 feet below grade surface (bgs) within the central part of the 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 stockpiled on polyethylene sheeting adjacent to the excavation.
- ECD used a Hitachi 670 to excavate an about 5-foot-long by 5-foot-wide area to about 1 foot bgs across the western part of the site.
 - Excavated material consisted of non-hazardous non-native fill and was live-loaded into triaxle trucks for off-site disposal.
- ECD used a Hitachi 670 to load stockpiled non-hazardous non-native fill in the northwestern part of the site into triaxle 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: Emma Bitar

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

Material Tracking

- ECD imported the following material:
 - 2 loads (approximately 40 cubic yards) of 3/4-inch recycled clean stone were imported from the Impact Materials, LLC located in Jersey City, NJ.
- ECD exported the following material:
 - 11 loads (approximately 210 cubic yards) of non-hazardous non-native fill were exported to the Clean Earth of New Jersey facility located in Kearny, NJ.

Material Export Summary – Soil								
Facility Name Location	Clean Earth of North Jersey 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	-	-	-	-	-	-	-	-
Project Total	123	2,500	51	1,020	13	260	1	20

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Waste Management 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	-	-	-	-	-	-
Project Total	300	6,000	11	220	79	1,580

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	-	-	-	-	1	35
Project Total	119	2,380	30	600	23	810

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	2	40	-	-
Project Total	56	1,120	2	40

Sampling

- Langan collected four documentation endpoint soil samples (N_EP01_EL_2.0, N_EP02_EL_2.0, N_EP03_EL_2.0, EP02_EL_-2.0) from the base of excavation in the northern and western parts of the site and three documentation endpoint sidewall samples (N_SW02_N_EL_4.0, N_SW03_S_EL_4.0, and N_SW04_S_EL_4.0) in the northern part of the site (plus quality assurance/quality control [QA/QC] samples). Langan collected the following:
 - Seven grab soil sample for laboratory analysis of target compound list and NSYDEC Part 375 volatile organic compounds (VOC), semivolatile organic compounds (including 1,4-dioxane), pesticides, herbicides, polychlorinated biphenyls, target analyte list metals (including hexavalent/trivalent chromium), total cyanide, and per- and polyfluoroalkyl substances.
- The samples will be relinquished to York Analytical Inc., an Environmental Laboratory Accredited Program-certified laboratory under standard chain-of-custody protocols on 10/24/2025.

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

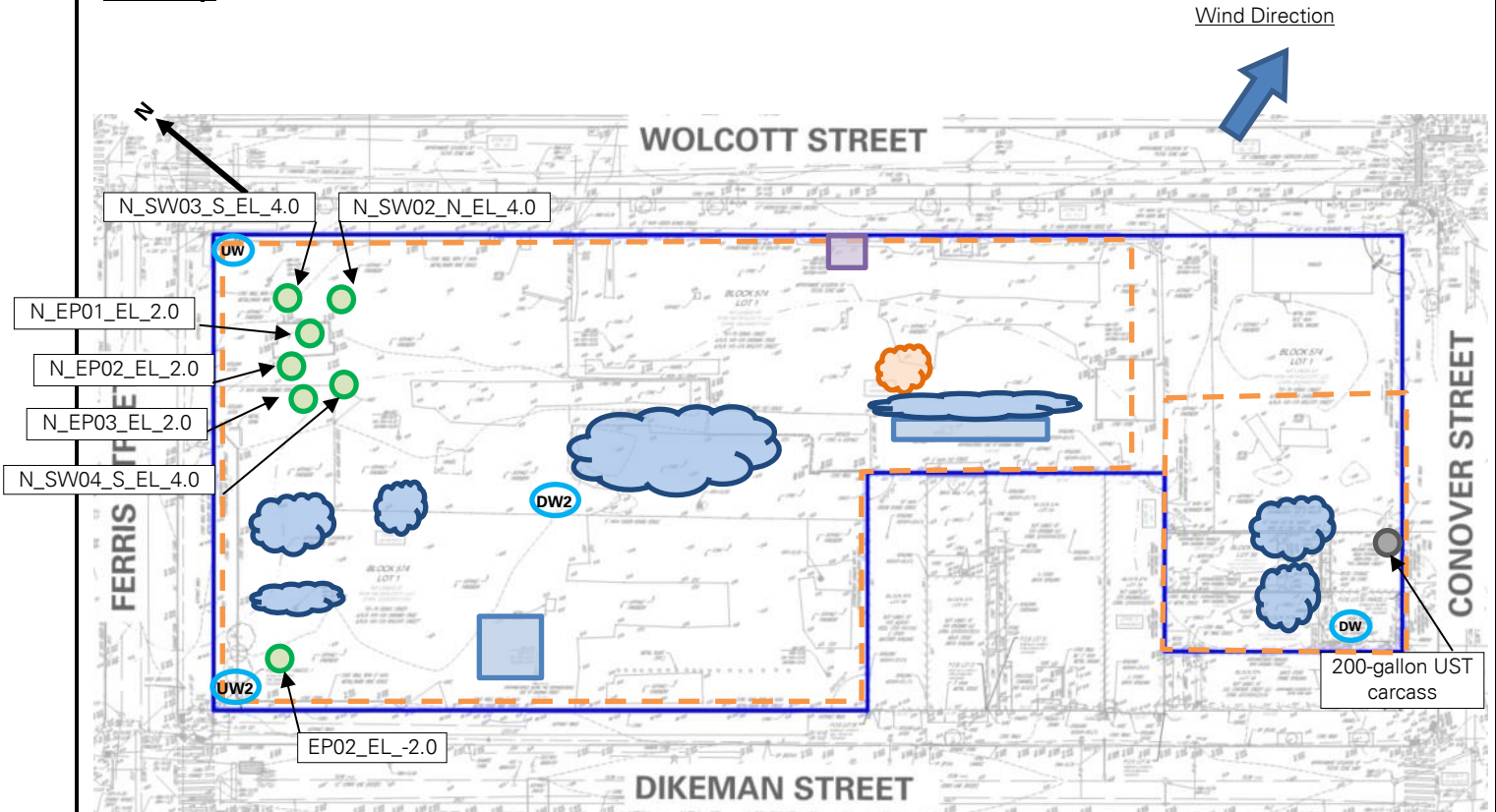
- ECD will export hazardous and non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will advance sheet piles in the central part of the site.
- ECD will continue ground improvement in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation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

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

By: 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 Excavated		Approximate Area of Asphalt and Concrete Removed
	Approximate Area Backfilled		Approximate Location of Documentation Soil Sample Collected Today
	Approximate Area Graded		

Notes:

- Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
- 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 live-loading non-hazardous non-native fill into triaxle trucks for off-site disposal in the southern part of the site (facing south)



Photo 2: ECD excavating in the central part of the site (facing west)

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

By: Emma Bitar

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



Photo 3: General view of the northern remedial excavation area in the northern part of the site (facing northwest)



Photo 4: ECD installing formwork for house trap in the northwestern part of the site (facing southwest)

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

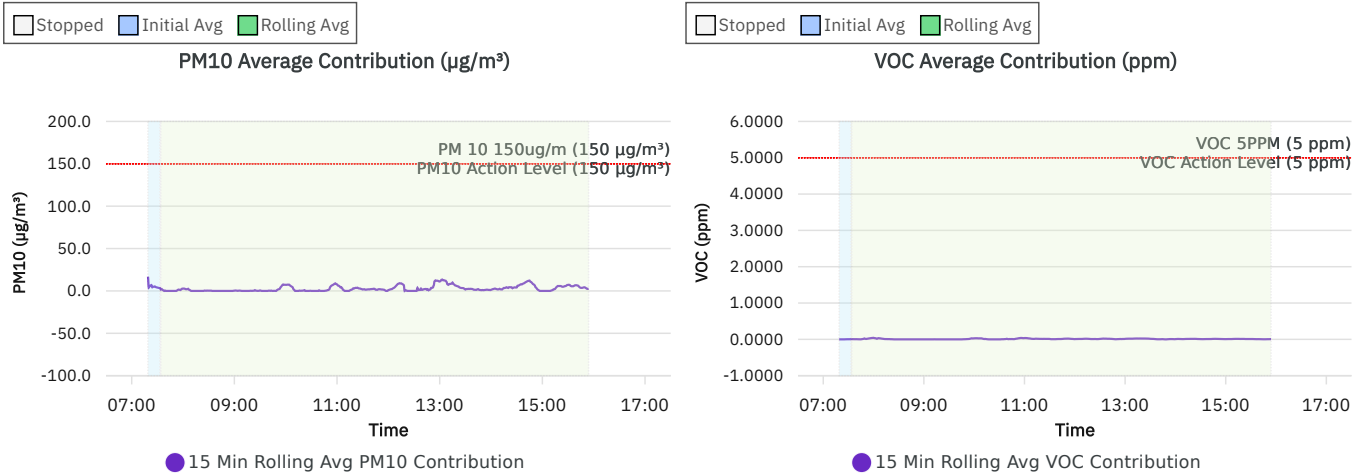
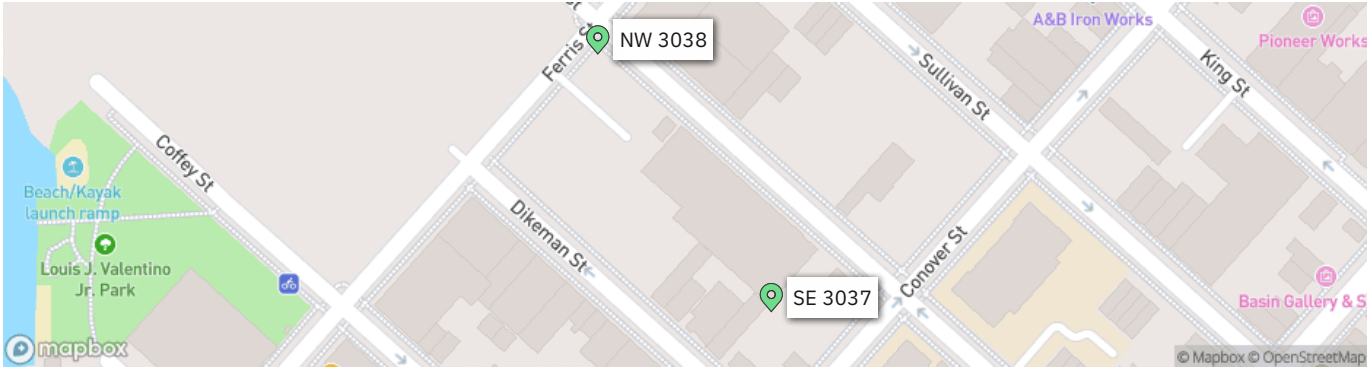
By: Emma Bitar

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

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/23/2025 06:30
		To:	10/23/2025 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
10/23/2025	48.2 - 63.0	42.0 - 68.4	29.9 - 30.0	0.9 - 7.6	WSW

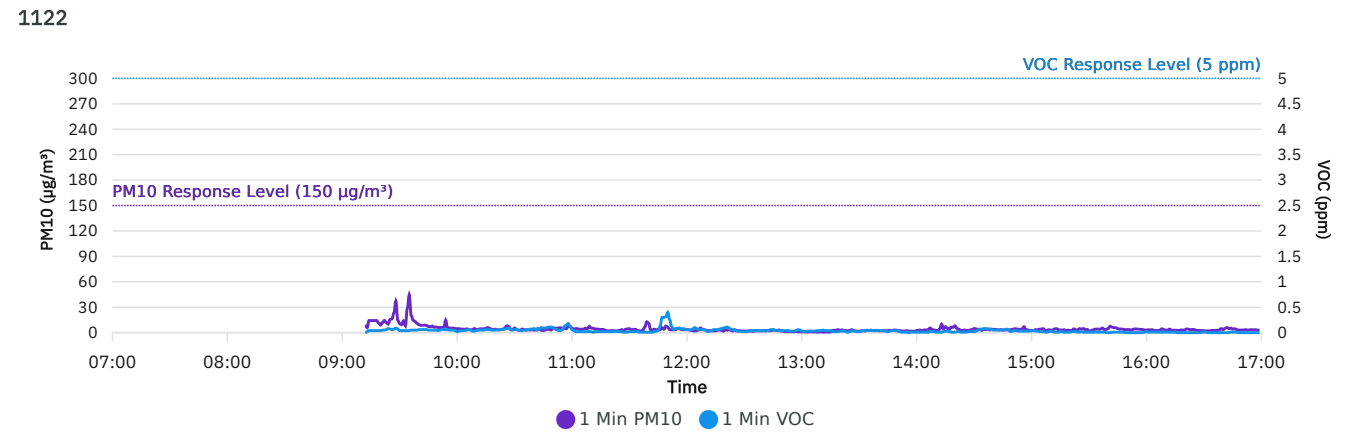
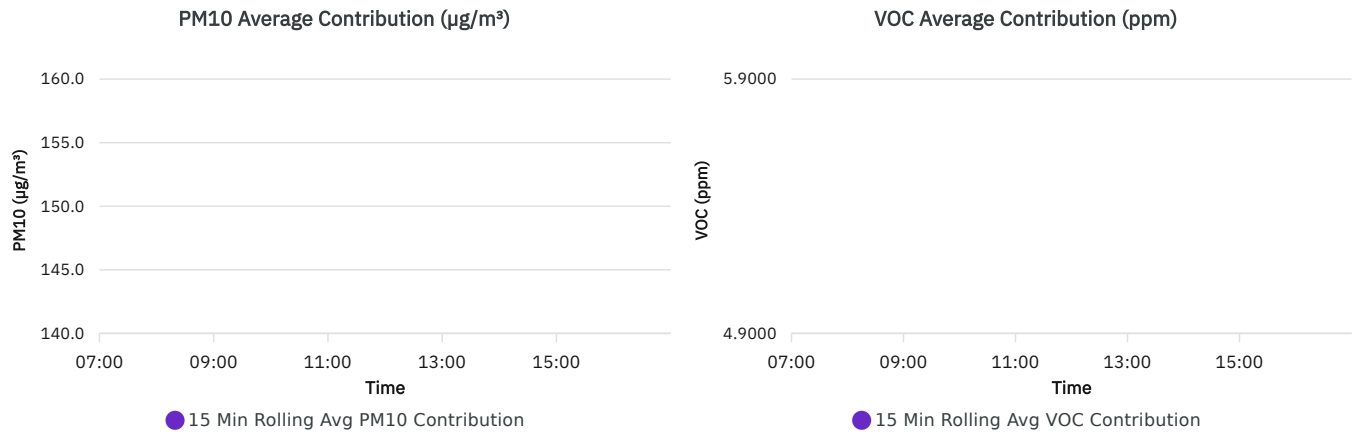
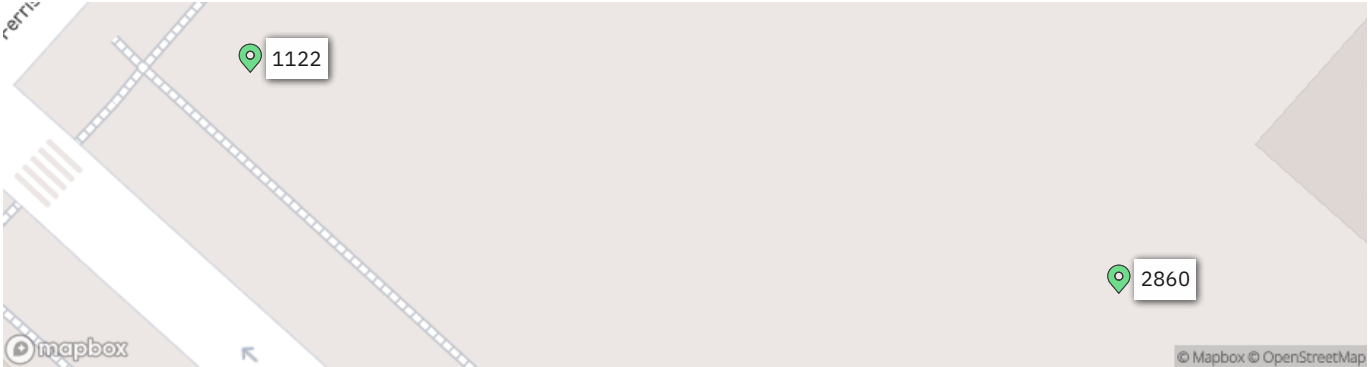
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/23/2025	0.0	07:38	0.0000	07:19
Max Contribution (15 min avg.) - 10/23/2025	16.8	07:19	0.0420	08:00
Daily Avg. Contribution (15 min avg.) - 10/23/2025	2.8	-	0.0102	-

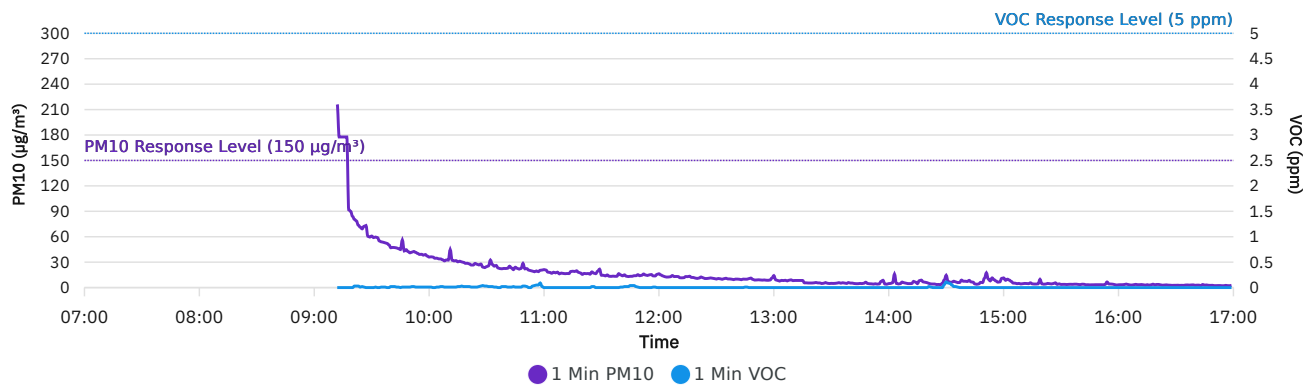


	145 Wolcott 1122 2860 W/E Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/23/2025 07:00
		To:	10/23/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
10/23/2025	-	-	-	-	-

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/23/2025	-	-	-	-
Max Contribution (15 min avg.) - 10/23/2025	-	-	-	-
Daily Avg. Contribution (15 min avg.) - 10/23/2025	-	-	-	-





PROJECT No.: 170452203	CLIENT:	DATE: Fri., October 24, 2025
PROJECT: 145-165 Wolcott Street	NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	WEATHER: Partly cloudy; 48 – 67 °F Wind: W @ 1.0 – 5.1 mph
LOCATION: Brooklyn, New York		TIME: 6:45am – 4:45pm
SITE CODE: C224256		MONITOR: Alexandre Beregi

EQUIPMENT:

AQS1 Air Monitoring Station x 4
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
MultiRAE
UltraRAE

PRESENT AT SITE:

Langan (Environmental): Alexandre Beregi, 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 CAT 335F excavate an about 30-foot-long by 15-feet-wide area to about 2 feet below grade surface (bgs) in the northern part of the site. Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
 - Excavated material consisted of hazardous, lead-impacted non-native fill and was live loaded into triaxle trucks for off-site disposal.
- ECD used CAT 335F and Zaxis 135US to excavate an about 30-foot-long by 6-foot-wide trench to about 1.5 feet bgs in the central part of the site.
 - Excavated material consisted of non-hazardous non-native fill and stockpiled adjacent to the excavation area.
- ECD used CAT 335F to excavate an about 25-foot-long by 15-foot-wide and 30-foot-long by 20-foot-wide to about 4 feet bgs in western part of site.
 - Excavated material consisted of non-hazardous non-native fill and stockpiled adjacent to the excavation area.
- ECD used CAT 335F to grade 60-foot-long by 35-foot-wide area and 55-foot-long by 25-foot-wide area in central part of the site

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

By: Alexandre Beregi

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

- ECD advanced stone column ground improvement elements with 3/4-inch recycled clean stone within the eastern part of the site.

Material Tracking

- ECD imported the following material:
 - 3 loads (approximately 60 cubic yards) of 3/4-inch recycled clean stone were imported from the Impact Materials, LLC located in Jersey City, NJ.
- ECD exported the following material:
 - 3 loads (approximately 60 cubic yards) of hazardous, lead-impacted non-native fill with UHCs were exported to the Clean Earth of North Jersey facility located in Kearny, NJ.

Material Export Summary – Soil								
Facility Name Location	Clean Earth of North Jersey 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	-	-	3	60	-	-	-	-
Project Total	123	2,500	54	1,080	13	260	1	20

Notes:

- UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Waste Management 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	-	-	-	-	-	-
Project Total	300	6,000	11	220	79	1,580

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	23	810

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

By: Alexandre Beregi
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	3	60	-	-
Project Total	59	1,180	2	40

Sampling

- No samples were collected.
- Samples from 10/23/25 were relinquished to York Analytical Inc., an Environmental Laboratory Accredited Program-certified laboratory under standard chain-of-custody protocols on 10/24/2025.

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.
- Langan performed community air monitoring at the perimeter of a source contamination area in the western part of the site at one upwind and one downwind location during intrusive work. Implementation of the CAMP included air monitoring for particulate matter for 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.

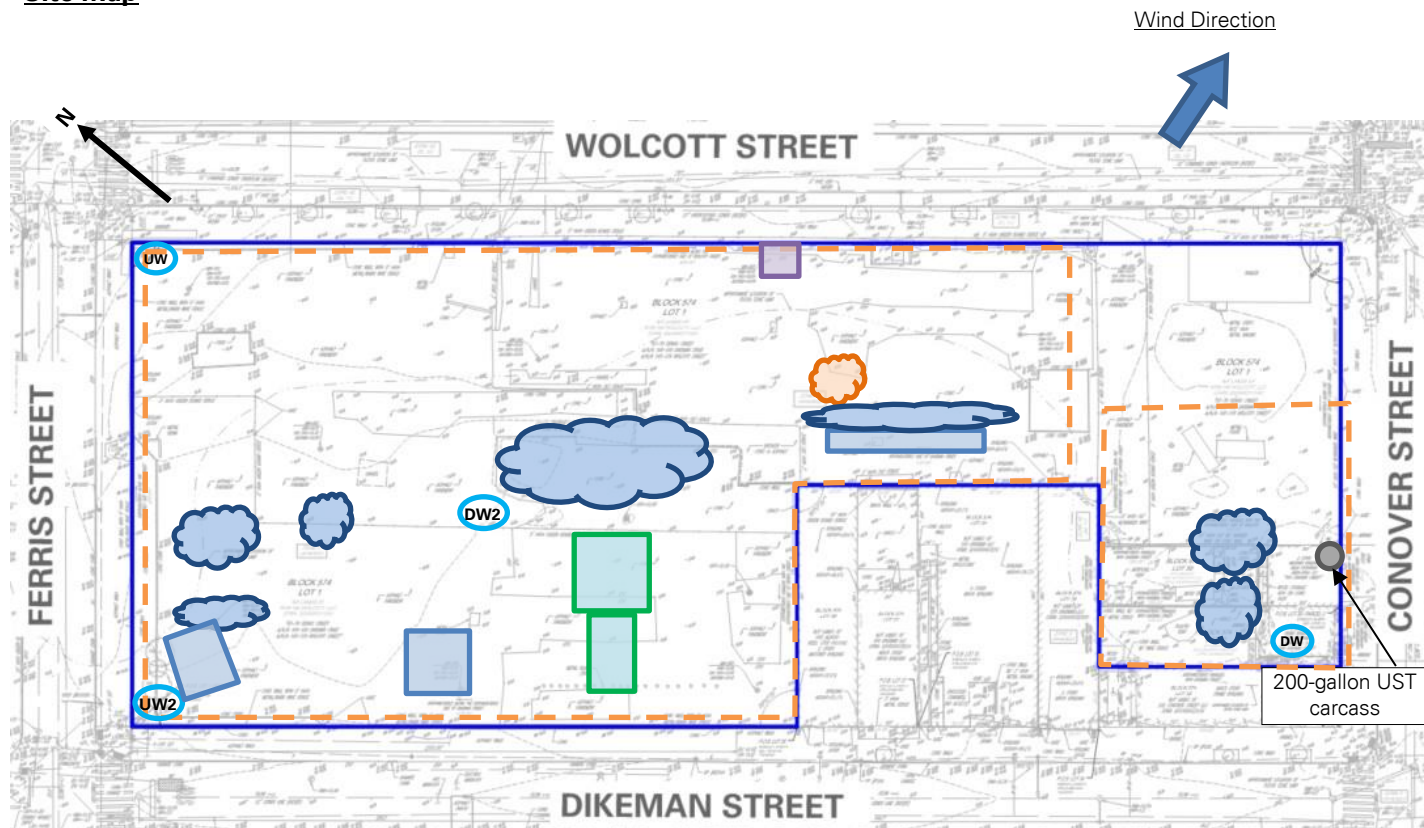
Anticipated Activities

- ECD will export 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: Alexandre Beregi
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 of Asphalt and Concrete Removed
	Approximate Area Backfilled		Approximate Location of Documentation Soil Sample Collected Today
	Approximate Area Graded		

Notes:

- Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
- 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: Alexandre Beregi

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

Photographs



Photo 1: ECD excavating non-hazardous non-native fill in the western part of the site (facing northwest)



Photo 2: ECD grading in the central part of the site (facing west)

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

By: Alexandre Beregi
Langan Eng, Env, Surv, L.A. & Geo, DPC



Photo 3: ECD excavating in central part of site. (facing southwest)

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

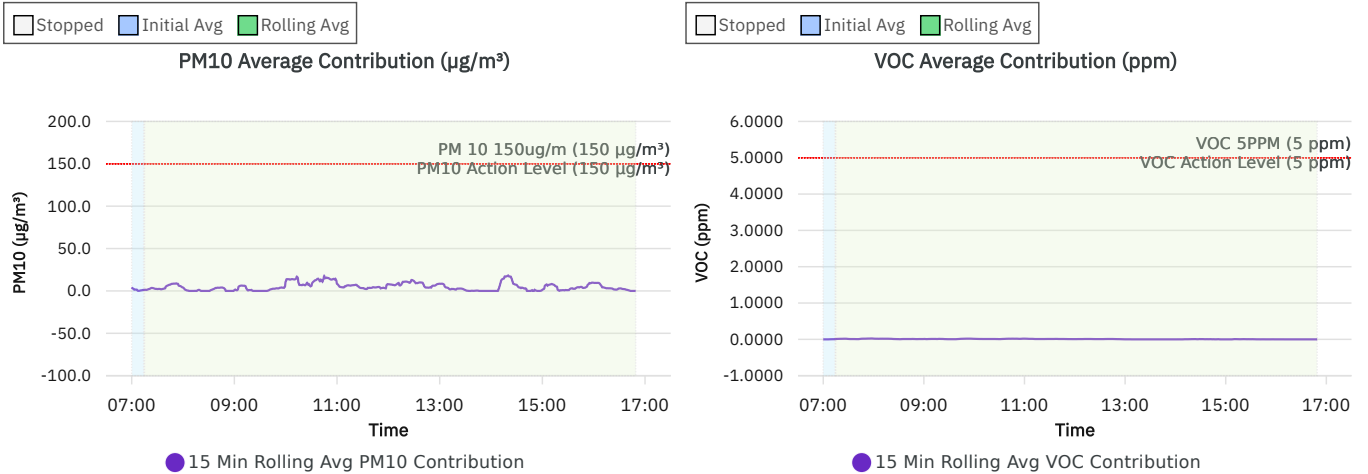
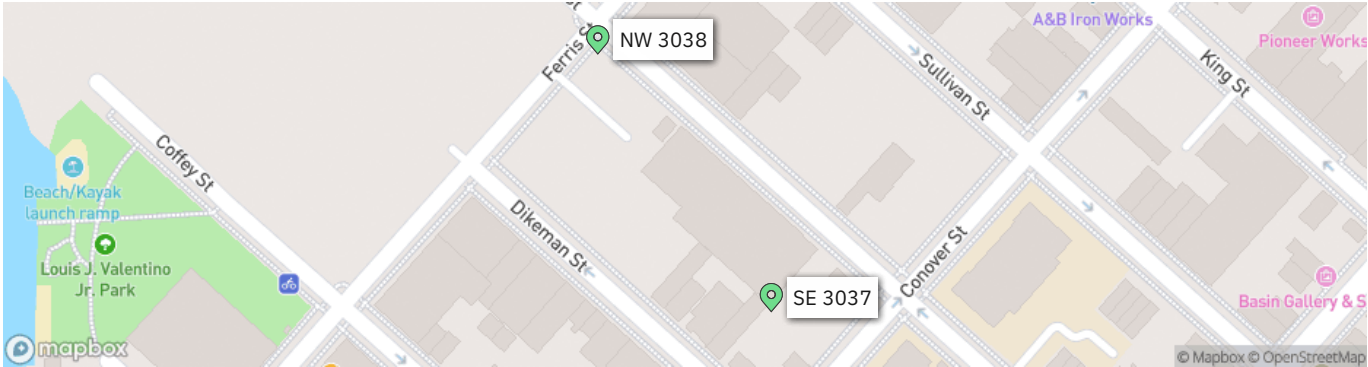
By: Alexandre Beregi

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

	Contribution 9.23.25 3037 3038 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/24/2025 06:30
		To:	10/24/2025 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
10/24/2025	43.7 - 66.7	36.3 - 77.6	30.1 - 30.2	1.0 - 5.1	W

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/24/2025	0.0	08:07	0.0000	07:00
Max Contribution (15 min avg.) - 10/24/2025	18.2	14:20	0.0240	07:57
Daily Avg. Contribution (15 min avg.) - 10/24/2025	4.7	-	0.0073	-



	145 Wolcott 1122 2860 W/E Manual Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	10/24/2025 08:00
		To:	10/24/2025 17:00
		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
10/24/2025	-	-	-	-	-

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 10/24/2025	0.0	12:54	0.0000	12:54
Max Contribution (15 min avg.) - 10/24/2025	0.3	16:51	0.0000	12:54
Daily Avg. Contribution (15 min avg.) - 10/24/2025	0.0	-	0.0000	-

