# LANGAN SITE OBSERVATION REPORT– Day 079

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|---|---|---|---|---|---|
| **PROJECT No.:** | 170452203 | **CLIENT:** | NYM 145 Wolcott, LLC<br>233 Broadway, 10th Fl.,<br>New York, NY 10279 | **DATE:** | Tue., December 23, 2025 |
| **PROJECT:** | 145-165 Wolcott Street | | | **WEATHER:** | Rainy, 33 - 40 °F<br>Wind: SSE @ 0.8 – 6.5 mph |
| **LOCATION:** | Brooklyn, New York | | | **TIME:** | 6:45 am – 4:15 pm |
| **SITE CODE:** | C224256 | | | **MONITOR:** | Emma Bitar |

**EQUIPMENT:**
AQS1 Air Monitoring Station x 6
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
TB260
Pneumatic Foam Unit NTC/8

**PRESENT AT SITE:**
**Langan (Environmental):** Emma Bitar, Charbel Abou-khalil
**Urban Atelier Group (UAG)**
**ECD NY Inc. (ECD):** Kyle McGovern

**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 the145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256).

**Site Activities**

- ECD used a CAT 335F to excavate three about 5-foot-long by 5-feet-wide areas to about 4 feet below grade surface (bgs) within the northwestern part of the site to install foundation elements.
    - Excavated material consisted of previously backfilled imported clean fill was stockpiled adjacent to the area of excavation.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within the pile cap area in the southern part of the site.
- ECD used a CAT 333F to grade an about 30-foot-long by 30-foot-wide area in the central part of site.
- ECD continued in-situ injections of PetroFix in the northern part of the site (Treatment Area 1). ECD used an MQ submersible pump (Serial NO. 804633) to inject a diluted PetroFix mixture (30 to 1 ratio of Water:Petrofix) to the following 13 injection points:
    - Well 34: 100 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
    - Well 53: 25 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
    - Well 45: 25 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
    - Well 16: 100 gal of PetroFix mixture was injected from 17 to 22 feet bgs.

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- Well 9: 5 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
- Well 55: 25 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
- Well 47: 50 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
- Well 44: 40 gal of PetroFix mixture was injected from 17 to 22 feet bgs.
- Well 37: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
- Well 19: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
- Well 12: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
- Well 30: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
- Well 22: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.

**Material Tracking**

- No material was imported to the site.
- No material was exported from the site.

| 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** | **310** | **5,099** | **56** | **901** | **18** | **305** | **5** | **68** |

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** | **585** | **10,446** | **39** | **703** | **152** | **2,723** |

| 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** | **31** | **645** | **25** | **880** |

| Material Import Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Facility Name Location** | **Impact Materials, LLC Jersey City, NJ** | | **Callahan & Nannini Quarry Inc. Salisbury Mills, NY** | | **Durante Brothers Construction Flushing, NY** | | **Tilcon West Nyack Quarry West Nyack, NY** | |
| **Material** | 3/4" Recycled Clean Stone | | 2-4" Granite Stone | | Clean Fill | | ASTM No. 5 Stone | |
| **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** | **62** | **1,240** | **3** | **75** | **157** | **2,810** | **15** | **270** |

## Samples

- Langan collected two waste characterization soil samples from stockpiled non-native fill in the northern part of 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), ethylene glycol, methanol, methylene chloride, cumene, and methyl isobutyl ketone.
    - 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; sulfur; 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

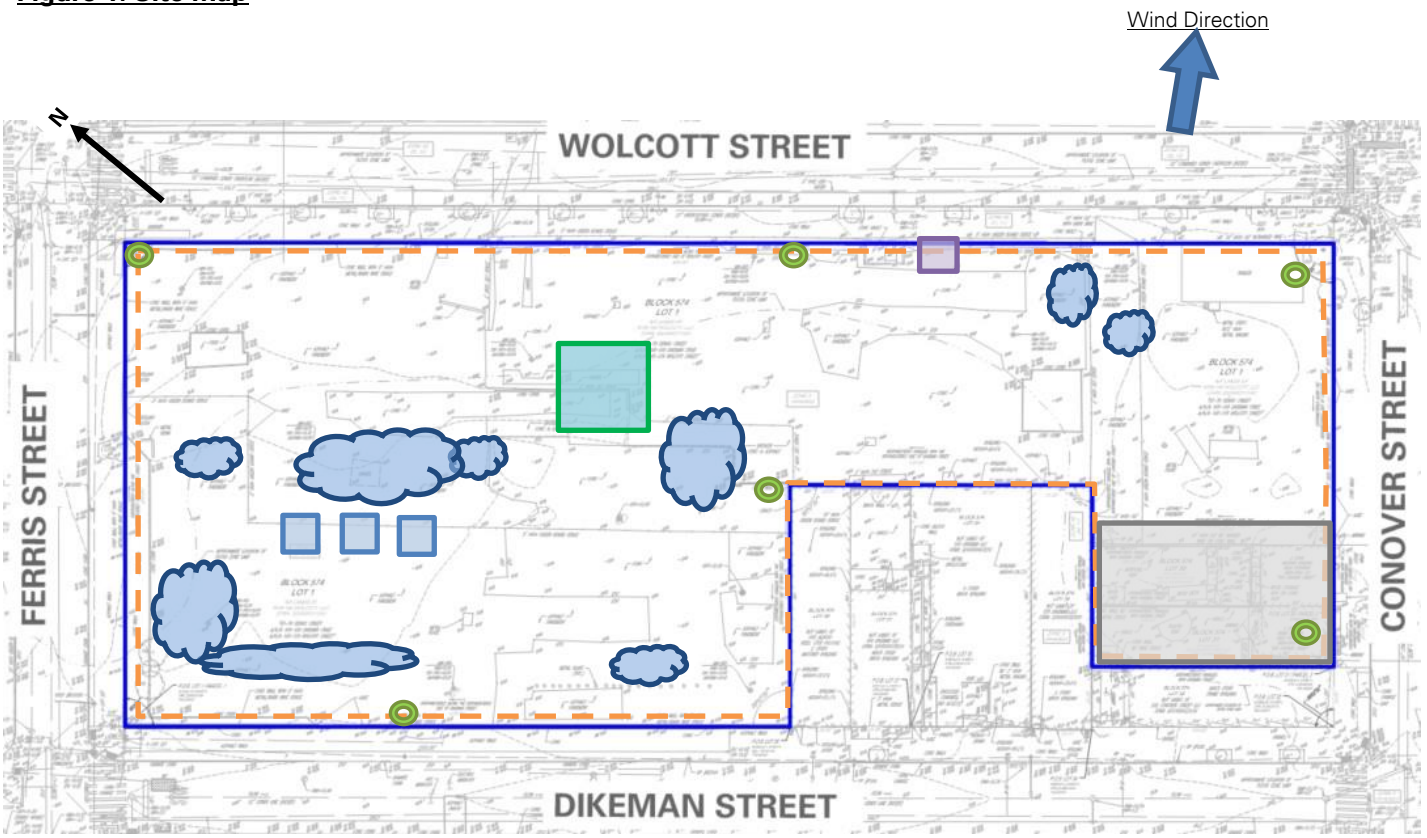
- Langan performed community air monitoring at the perimeter of the work area at one upwind and five downwind locations during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and VOCs. VOC 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 excavating for pile caps and foundation framing/concrete pouring in the southern part of the site.
- ECD will continue installing sub-slab depressurization system components in the southern part of the site.

**Figure 1: Site Map**




**Legend**

- Site Boundary
- Approximate Work Area
- Approximate Location of Perimeter CAMP Station
- Approximate Location of Installed Site Cover System
- Approximate Area Excavated
- Approximate Area Backfilled
- Approximate Area Graded
- Approximate IDW Drum Staging Area
- Approximate C&D Stockpile
- Approximate Non-Native Fill Stockpile

**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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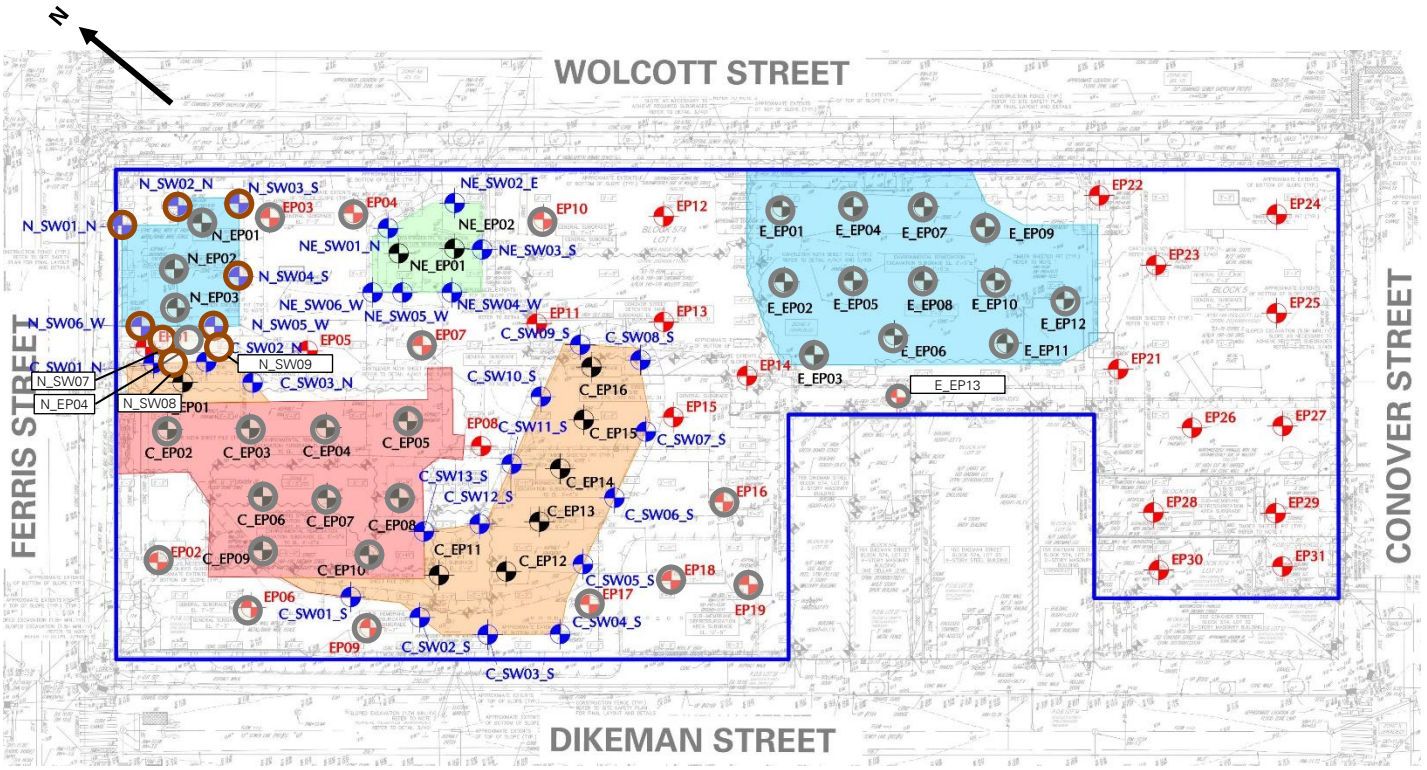
**Figure 2: Endpoint / Sidewall Sample Location Map**




## Legend

- Site Boundary
- Approximate Location of Documentation Endpoint Soil Sample Collected
- Approximate Location of Documentation Sidewall Soil Sample Collected
- Approximate Location of Previously Collected Documentation Endpoint Soil Sample
- Approximate Location of Previously Collected Documentation Sidewall Soil Sample

**Notes:**

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

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**Photographs**

**Photo 1:** ECD excavating non-native fill to install foundation elements within the northwestern part of site (facing north)

**Photo 2:** Trucking entrance within the northwestern part of the site (facing west)

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**Photo 3:** Treatment area 2 within the central part of the site (facing south)

**Photo 4:** Foundation element installation within the southern part of the site (facing southwest)

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| LANGAN | Contribution 6 Station 120925 Report | 170562203 - 145 Wolcott St | |
|---|---|---|---|
| | | Report Period | |
| | | From: | 12/23/2025 07:00 |
| | | To: | 12/23/2025 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 |
|---|---|---|---|---|---|
| 12/23/2025 | 32.5 - 39.6 | 79.0 - 87.9 | 30.0 - 30.3 | 0.8 - 6.5 | SSE |

| Daily Monitoring Summary | PM10 (µg/m³) | Time | VOC (ppm) | Time |
|---|---|---|---|---|
| Min Contribution (15 min avg.) - 12/23/2025 | -12.6 | 10:49 | -0.0060 | 12:51 |
| Max Contribution (15 min avg.) - 12/23/2025 | 16.5 | 07:30 | 0.3567 | 08:02 |
| Daily Avg. Contribution (15 min avg.) - 12/23/2025 | 1.3 | - | 0.0254 | - |