

LANGAN

SITE OBSERVATION REPORT– Day 081

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Tue., December 30, 2025
PROJECT: 145-165 Wolcott Street		WEATHER: Partly Cloudy, 28 - 33 °F Wind: WNW @ 3.1 – 12.3 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 4:15 pm
SITE CODE: C224256		MONITOR: Brayden Klein, 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): Brayden Klein, Emma Bitar
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 the 145-165 Wolcott Street site in Brooklyn, New York (Site No. C224256).

Site Activities

- ECD used a CAT 335F to excavate the following areas:
 - An about 15-foot-long by 10-feet-wide area to about 6 feet below grade surface (bgs) within the western part of site for pile cap installation. Excavated non-native fill was stockpiled adjacent to the excavation.
 - An about 30-foot-long by 5-feet-wide area to about 6 feet bgs within the western part of site for pile cap installation. Excavated non-native fill was stockpiled adjacent to the excavation.
 - Excavated non-native fill was screened for odors, staining, and organic vapors using a photoionization detector (PID). No impacts were observed.
- ECD used a CAT 335F to continue backfilling an about 30-foot-long by 10-feet-wide area to working level grade in the northern part of site with previously imported clean fill.
- ECD used a CAT 335F to grade an about 40-foot-long by 35-feet-wide area in the northeastern part of site.
- ECD used a CAT 335F to relocate a stockpile containing previously imported clean fill from the northeastern part of site to the western part of site.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within the utility piping area in the southern part of the site.

Cc: M. Burke, G. Nicholls, S. Knoop,
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- 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 11 injection points:
 - Well 10: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 21: 25 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 55: 25 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 47: 10 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 57: 10 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 31: 150 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 42: 175 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 15: 10 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 17: 10 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 44: 10 gal of PetroFix mixture was injected from 12 to 17 feet bgs.
 - Well 1: 100 gal of PetroFix mixture was injected from 7 to 12 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	318	5,243	56	901	21	359	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	564	10,440	39	703	155	2,777

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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	31	645	25	880

Material Import Summary								
Facility Name	Impact Materials, LLC		Callahan & Nannini Quarry Inc.		Durante Brothers Construction		Tilcon West Nyack Quarry	
Location	Jersey City, NJ		Salisbury Mills, NY		Flushing, NY		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

- 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 four 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.

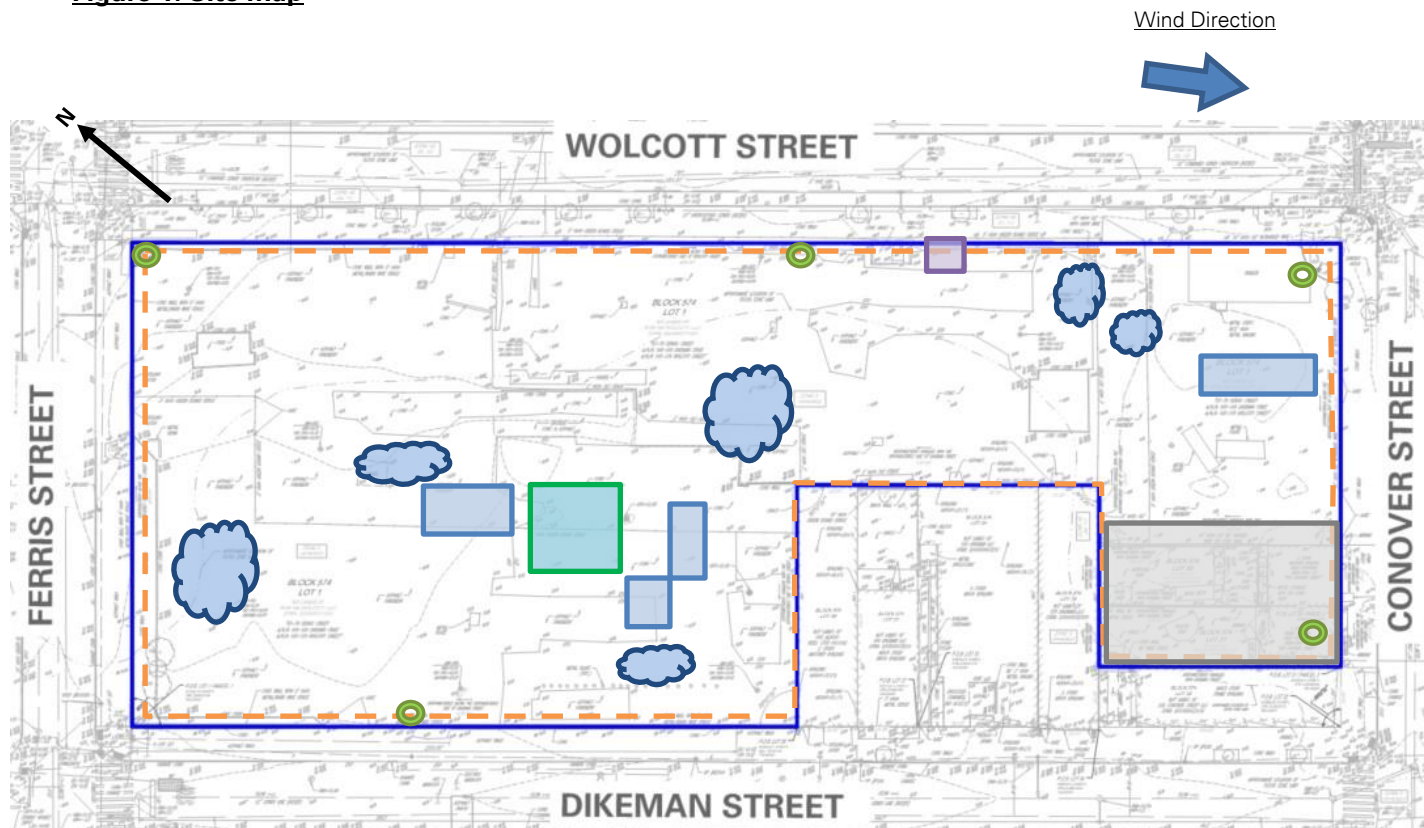
Anticipated Activities

- 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 in-situ PetroFix injections within Treatment Area 1 in the northern part of the site.

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Figure 1: Site Map



Legend

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

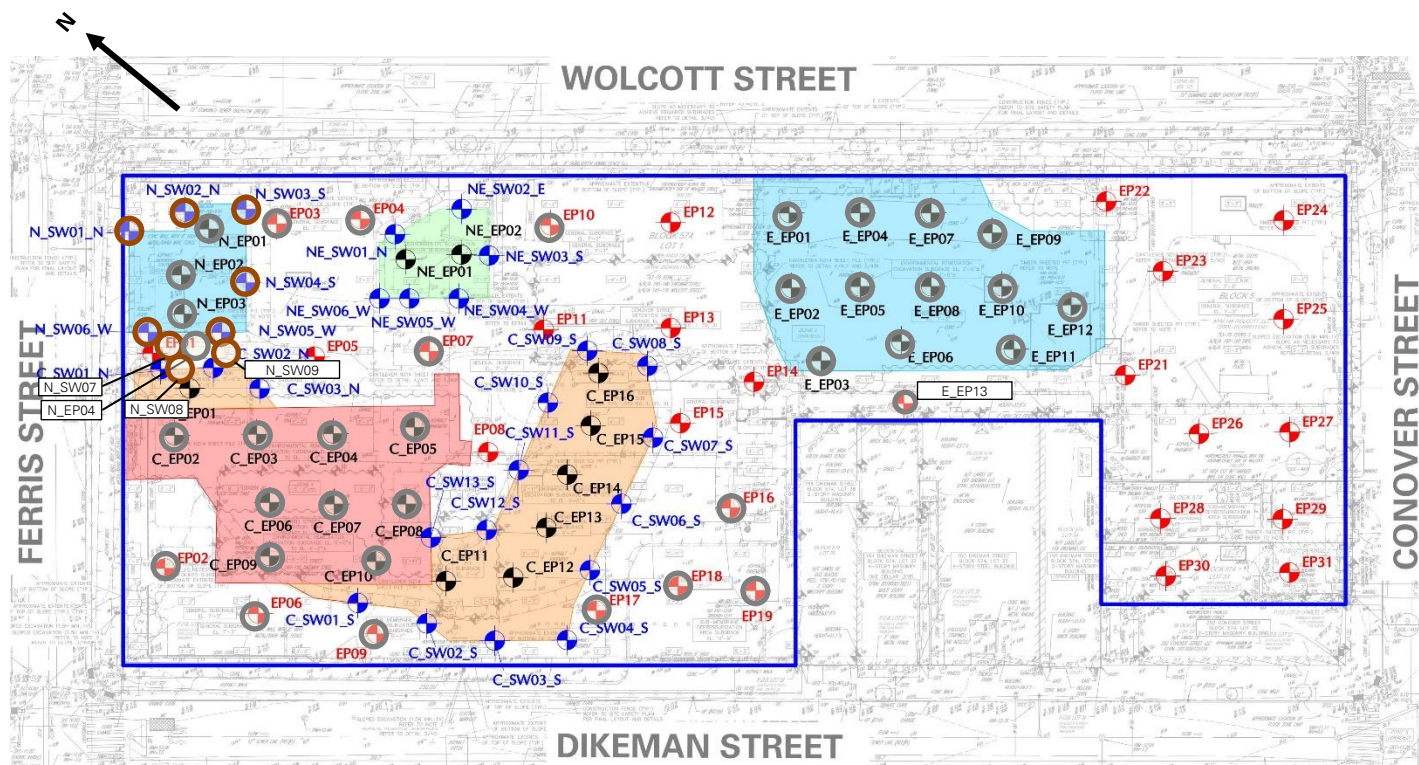
Notes:

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 Previously Collected Documentation Endpoint Soil Sample |
|  | Approximate Location of Documentation Sidewall Soil Sample Collected |  | 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.

Photographs



Photo 1: ECD installing waterproofing in the southern part of site for utility pit installation (facing southeast)



Photo 2: Excavated Treatment Area 2 in the central part of the site (facing north)

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Photo 3: ECD backfilling with previously imported clean fill in the northern part of the site (facing west)



Photo 4: Northern part of the site (facing south)

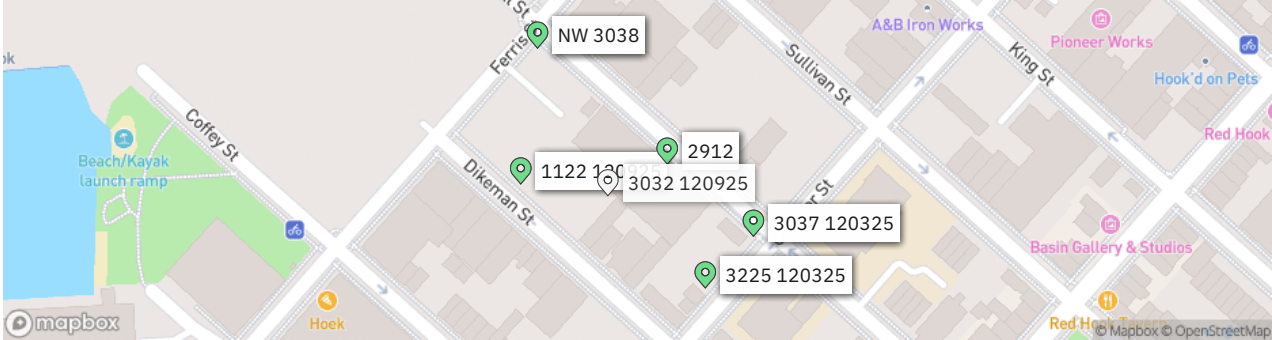
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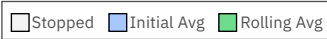
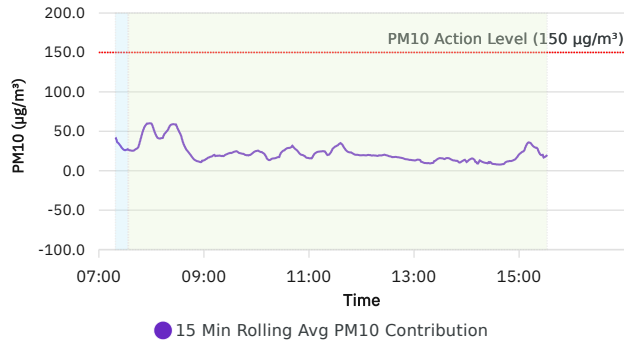
	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	12/30/2025 07:00
		To:	12/30/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/30/2025	28.0 - 33.4	38.0 - 55.2	29.7 - 29.7	3.1 - 12.3	WNW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/30/2025	7.8	14:37	-0.0100	09:33
Max Contribution (15 min avg.) - 12/30/2025	60.2	07:58	0.0133	13:24
Daily Avg. Contribution (15 min avg.) - 12/30/2025	22.6	-	0.0030	-



PM10 Average Contribution (µg/m³)



VOC Average Contribution (ppm)

