

# LANGAN SITE OBSERVATION REPORT- Day 100

<b>PROJECT No.:</b> 170452203	<b>CLIENT:</b> NYM 145 Wolcott, LLC 233 Broadway, 10 <sup>th</sup> Fl., New York, NY 10279	<b>DATE:</b> Thu., January 29, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Clear, 11 – 14 °F Wind: NW @ 1.1 – 7.1 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 4:15 pm
<b>SITE CODE:</b> C224256		<b>MONITOR:</b> Brayden Klein

<b>EQUIPMENT:</b> 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 TB260 Pneumatic Foam Unit NTC/8	<b>PRESENT AT SITE:</b> <b>Langan (Environmental):</b> Brayden Klein, Alexandra Fitzgerald <b>Urban Atelier Group (UAG)</b> <b>ECD NY Inc. (ECD):</b> Kyle McGovern
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**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 clear snow in the northern, southern, and western parts of site.
- ECD used a CAT 335F to excavate an about 10 foot-long by 5-foot-wide area to about 9 feet below grade surface (bgs) within the central part of the site for the installation of foundation elements.
  - Excavated fill was stockpiled adjacent to the area of excavation and graded to create a level working surface.
  - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD continued in-situ injections of PetroFix in the southern part of the site (Area 3). 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 8 injection points:
  - Well 313: 35 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.
  - Well 322: 75 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.
  - Well 266: 110 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.
  - Well 272: 60 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.

Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose	By: Brayden Klein
<b>Langan Eng, Env, Surv, L.A. &amp; Geo, DPC</b>	

# **LANGAN** SITE OBSERVATION REPORT– Day 100

- Well 291: 110 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.
- Well 354: 150 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.
- Well 301: 175 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.
- Well 331: 50 gallons of PetroFix mixture was injected from 8 to 13 feet bgs.

## **Material Tracking**

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

## **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 three 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 volatile organic compounds (VOC). PM10 and 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**

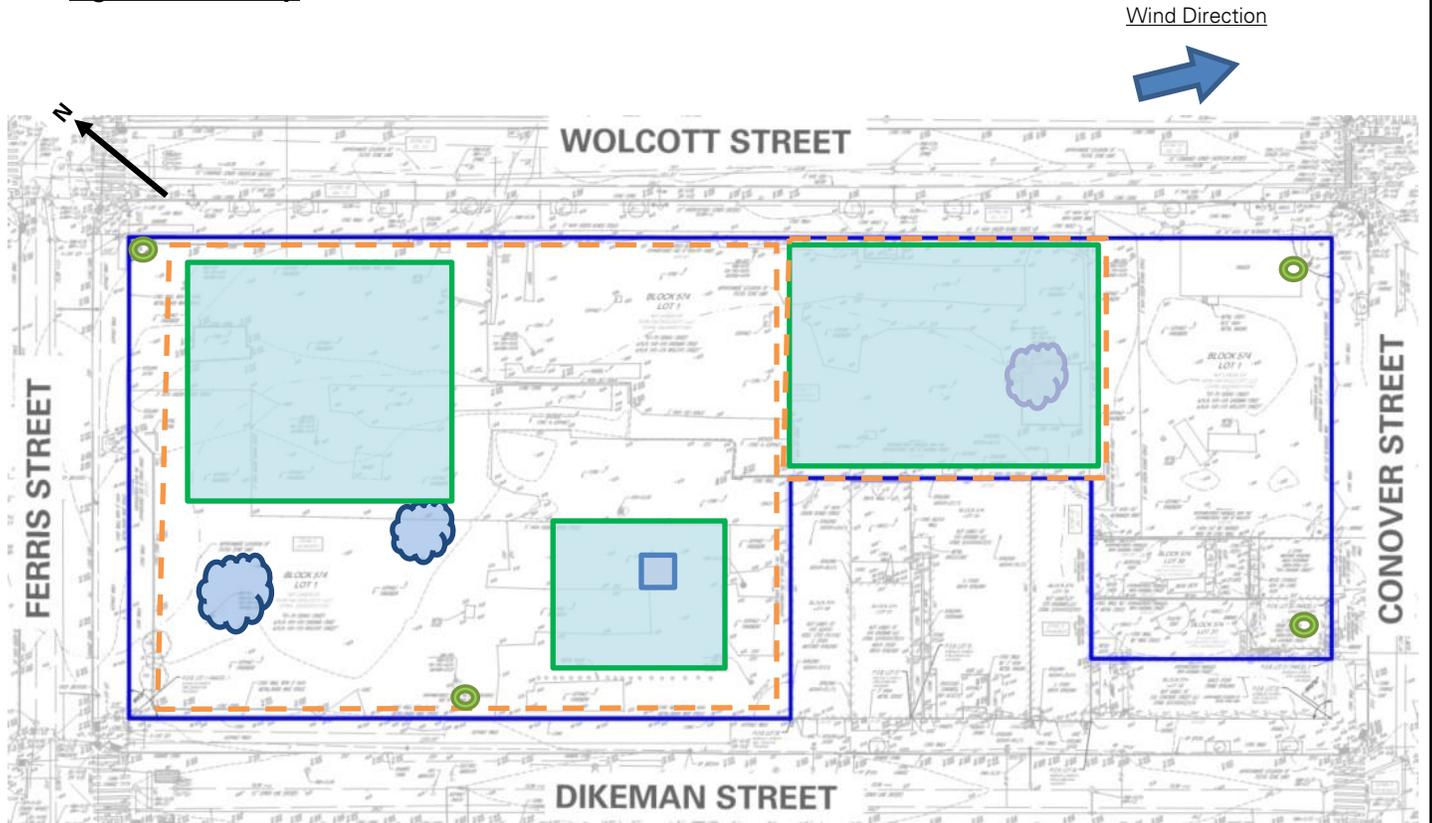
- ECD will continue in-situ PetroFix injections within Treatment Area 3 in the southern part of the site.
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern part of the site.

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

By: Brayden Klein

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

**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 |
|  |                                                     |  | Approximate Stone 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.

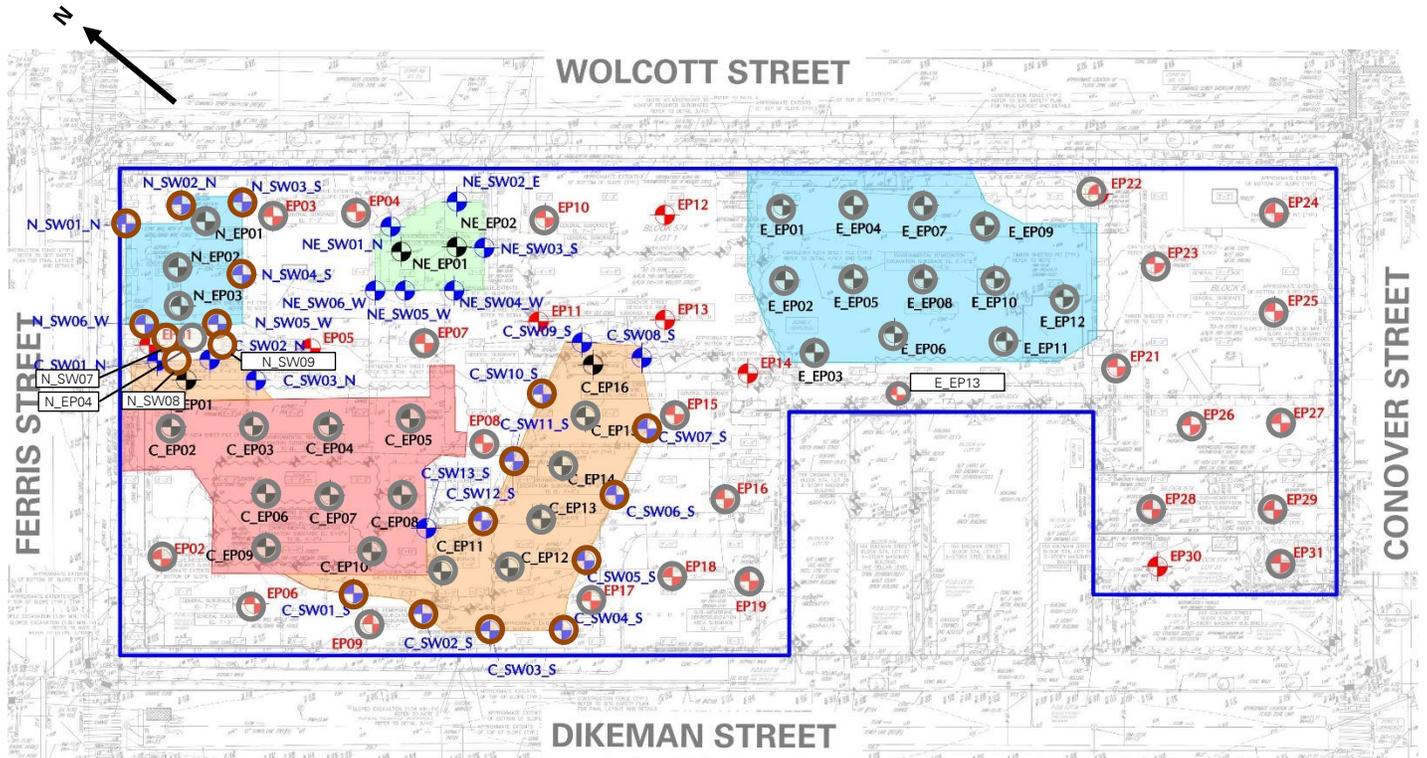
Cc: M. Burke, G. Nicholls, S. Knoop,  
N. Palumbo, L. Grose

By: Brayden Klein

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

# LANGAN SITE OBSERVATION REPORT- Day 100

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



**Legend**

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

**Notes:**

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

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

By: Brayden Klein  
Langan Eng, Env, Surv, L.A. & Geo, DPC

## Photographs



**Photo 1:** ECD stockpiling snow in the southern part of site (facing south)



**Photo 2:** ECD clearing snow in the northern part of site (facing northwest)

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

By: Brayden Klein

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



**Photo 3:** ECD using a CAT 335F to excavate fill in the central part of site (facing southeast)



**Photo 4:** ECD injecting PetroFix in Treatment Area 3 (facing south)

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

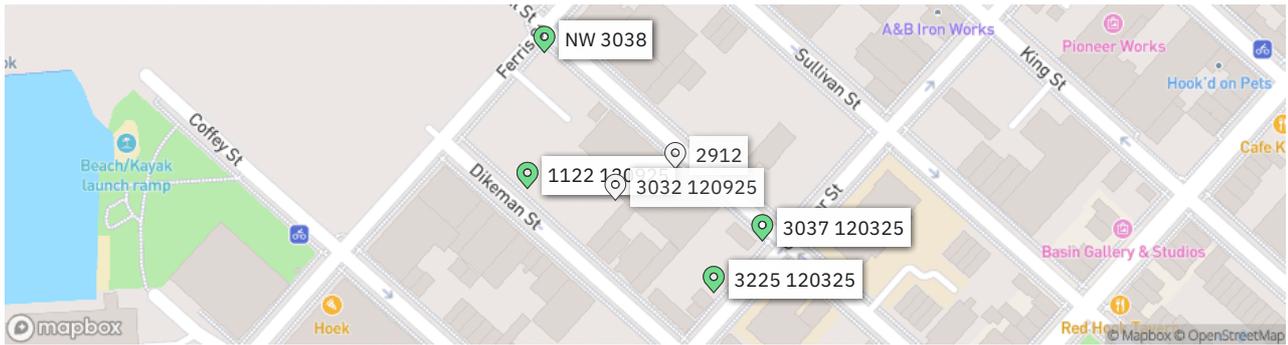
By: Brayden Klein

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

<b>LANGAN</b>	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	01/29/2026 06:00
		To:	01/29/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

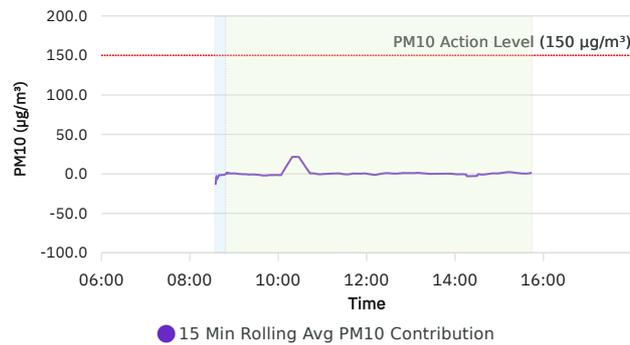
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
01/29/2026	11.1 - 14.4	50.1 - 60.6	30.1 - 30.2	1.1 - 7.1	NW

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 1/29/2026	-12.6	08:35	-0.0133	11:19
Max Contribution (15 min avg.) - 1/29/2026	21.7	10:23	0.0107	10:19
Daily Avg. Contribution (15 min avg.) - 1/29/2026	1.1	-	-0.0034	-



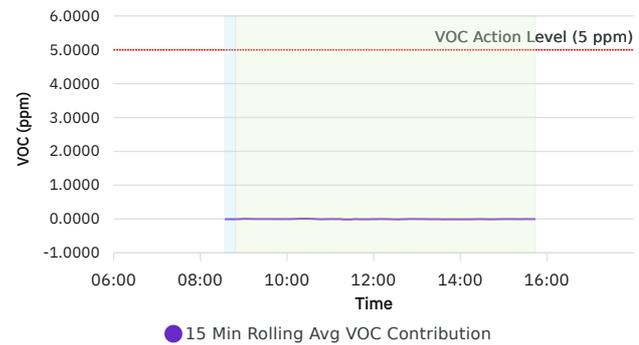
Stopped  
 Initial Avg  
 Rolling Avg

PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



Stopped  
 Initial Avg  
 Rolling Avg

VOC Average Contribution (ppm)



# LANGAN SITE OBSERVATION REPORT- Day 101

<b>PROJECT No.:</b> 170452203	<b>CLIENT:</b> NYM 145 Wolcott, LLC 233 Broadway, 10 <sup>th</sup> Fl., New York, NY 10279	<b>DATE:</b> Fri., January 30, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Clear, 6 – 20 °F Wind: NNW @ 3.5 – 12.5 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 5:00 pm
<b>SITE CODE:</b> C224256		<b>MONITOR:</b> Emma Bitar

<b>EQUIPMENT:</b> 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 TB260 Pneumatic Foam Unit NTC/8	<b>PRESENT AT SITE:</b> <b>Langan (Environmental):</b> Emma Bitar, Max Ringold <b>Urban Atelier Group (UAG)</b> <b>ECD NY Inc. (ECD):</b> Kyle McGovern
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**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 an about 20-foot-long by 10-foot-wide area to about 9 feet below grade surface (bgs) within the central part of the site for the installation of foundation elements.
  - Excavated non-native fill was live-loaded into permitted tri-axle trucks for off-site disposal.
  - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD used a CAT 335F to excavate an about 10-foot-long by 10-foot-wide area to about 9 feet bgs within the western part of the site for the installation of foundation elements.
  - Excavated fill was stockpiled adjacent to the area of excavation and graded to create a level working surface.
  - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD used a CAT 335F to load previously stockpiled non-hazardous non-native fill in the eastern part of the site into triaxle trucks for off-site disposal.

Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose	By: Emma Bitar
<b>Langan Eng, Env, Surv, L.A. &amp; Geo, DPC</b>	

# LANGAN SITE OBSERVATION REPORT- Day 101

- ECD continued in-situ injections of PetroFix in the southern part of the site (Area 3). 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 9 injection points:
  - Well 331: 50 gallons of PetroFix mixture was injected from 15 to 20 feet bgs.
  - Well 333: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs.
  - Well 318: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs.
  - Well 335: 75 gallons of PetroFix mixture was injected from 15 to 20 feet bgs.
  - Well 328: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs.
  - Well 344: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs.
  - Well 345: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs.
  - Well 353: 100 gallons of PetroFix mixture was injected from 10 to 15 feet bgs.
  - Well 301: 50 gallons of PetroFix mixture was injected from 10 to 15 feet bgs.

## **Material Tracking**

- No material was imported into the site.
- ECD exported the following material:
  - 12 loads (approximately 216 CY) of non-hazardous non-native fill were exported to the Waste Management facility in Morgantown, PA.
  - 26 loads (approximately 468 CY) of non-hazardous non-native fill were exported to the Clean Earth facility in New Castle, DE.

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)
<b>Today</b>	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>331</b>	<b>5,477</b>	<b>56</b>	<b>901</b>	<b>21</b>	<b>359</b>	<b>5</b>	<b>68</b>

Notes:

1. UHC – Underlying Hazardous Constituent

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

By: Emma Bitar

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

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)
<b>Today</b>	26	468	-	-	12	216
<b>Project Total</b>	<b>678</b>	<b>12,492</b>	<b>39</b>	<b>703</b>	<b>197</b>	<b>3,533</b>

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)
<b>Today</b>	-	-	-	-	-	-
<b>Project Total</b>	<b>119</b>	<b>2,380</b>	<b>31</b>	<b>645</b>	<b>25</b>	<b>880</b>

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)
<b>Today</b>	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>62</b>	<b>1,240</b>	<b>4</b>	<b>100</b>	<b>157</b>	<b>2,810</b>	<b>15</b>	<b>270</b>

### 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 three 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 volatile organic compounds (VOC). PM10 and 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 continue in-situ PetroFix injections within Treatment Area 3 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**

# **LANGAN** SITE OBSERVATION REPORT- Day 101

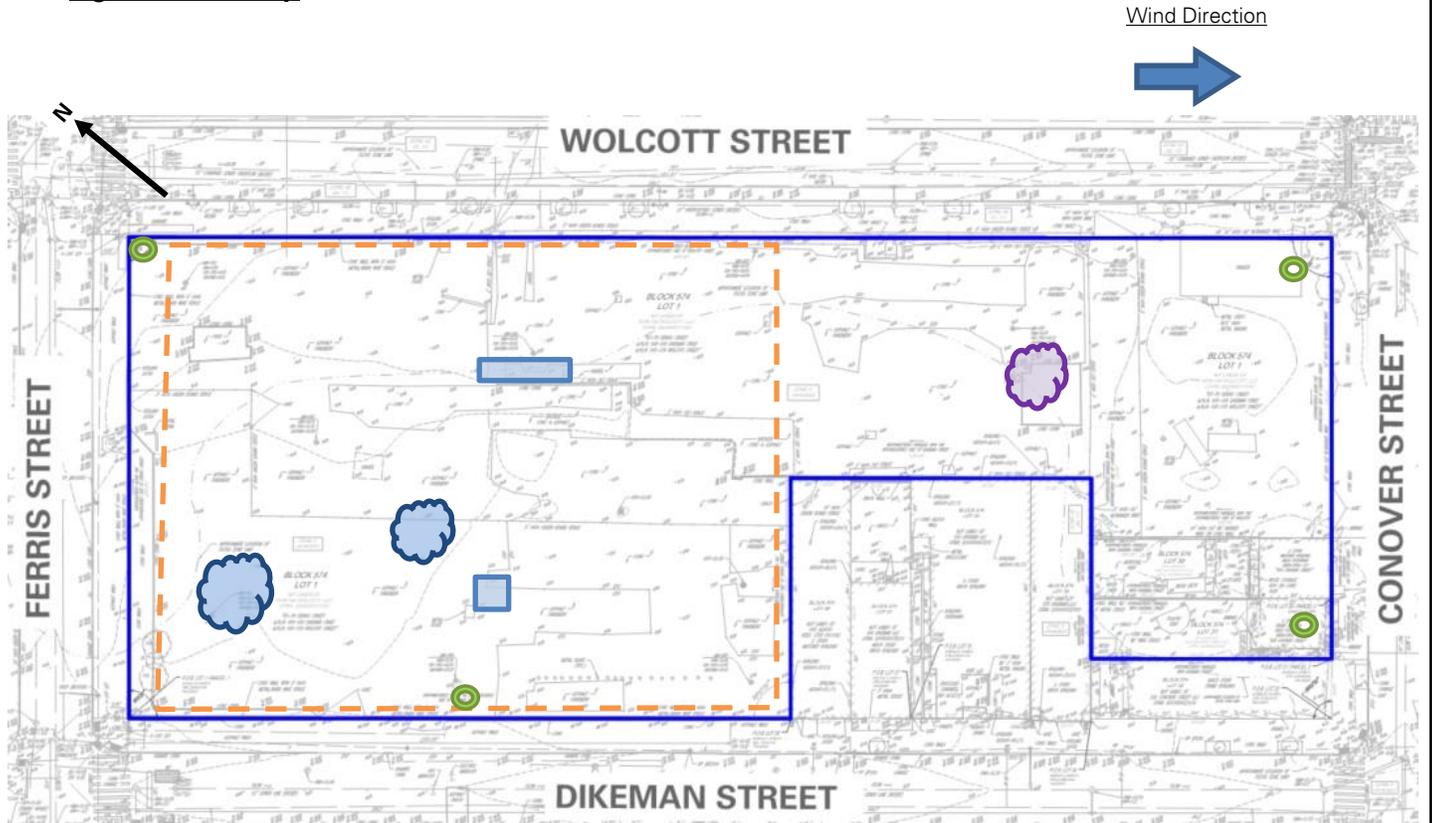
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern part of the site.

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

By: Emma Bitar

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

**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 |
|  |                                                     |  | Approximate Stone Stockpile           |

**Notes:**

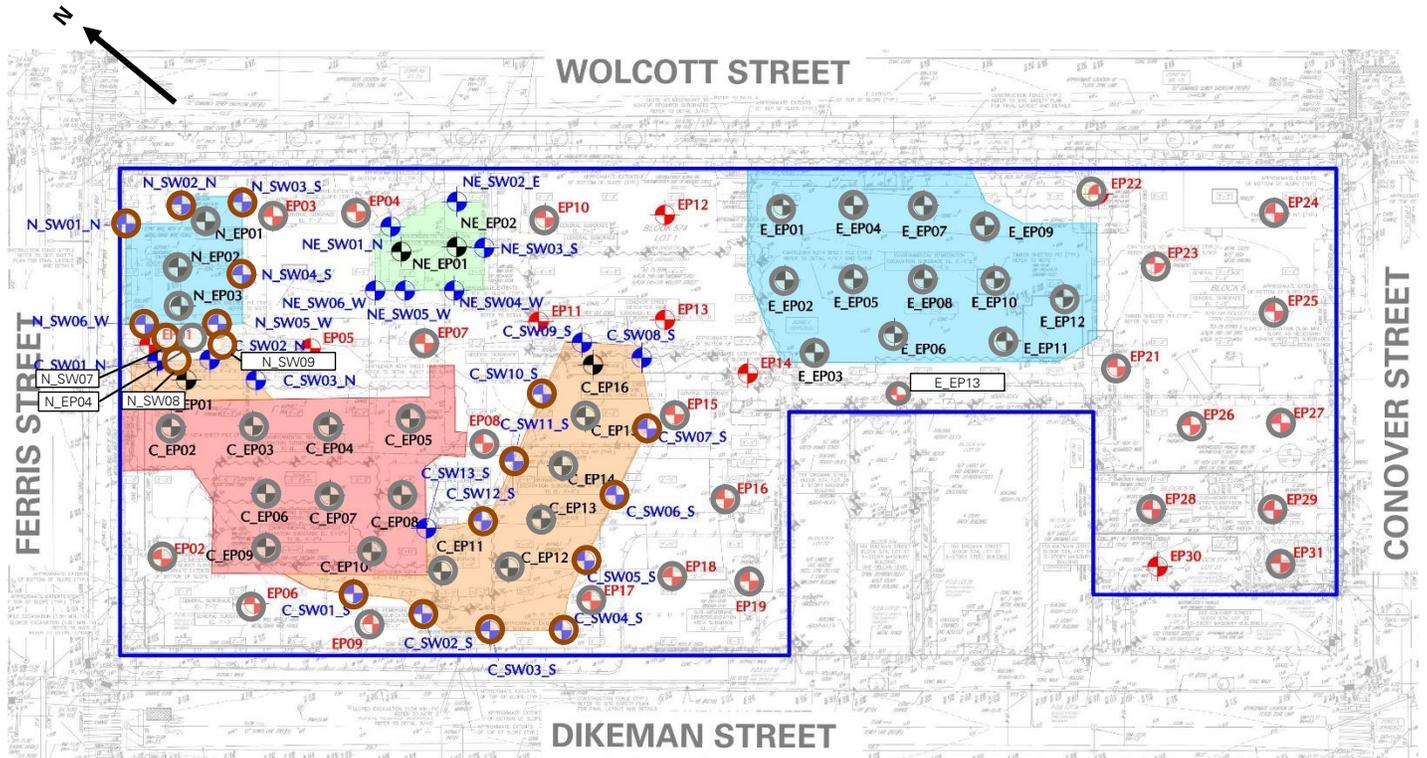
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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

By: Emma Bitar

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

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



**Legend**

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

**Notes:**

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

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:** View of the western part of site (facing northwest)



**Photo 2:** ECD live-loading non-native fill into permitted tri-axle trucks for off-site disposal in the northern part of site (facing northwest)

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

By: Emma Bitar

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



**Photo 3:** ECD using a CAT 335F to excavate fill in the western part of site (facing southwest)



**Photo 4:** ECD injecting PetroFix in Treatment Area 3 (facing southwest)

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

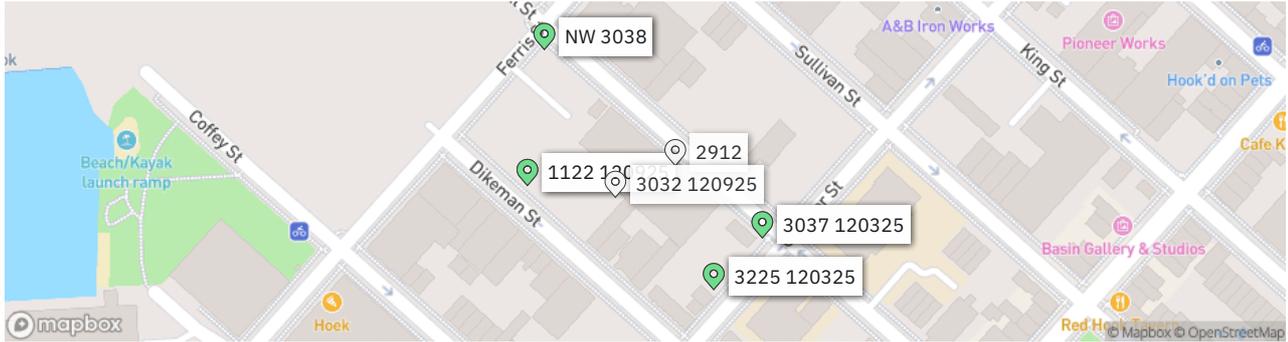
By: Emma Bitar

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

<b>LANGAN</b>	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	01/30/2026 06:00
		To:	01/30/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

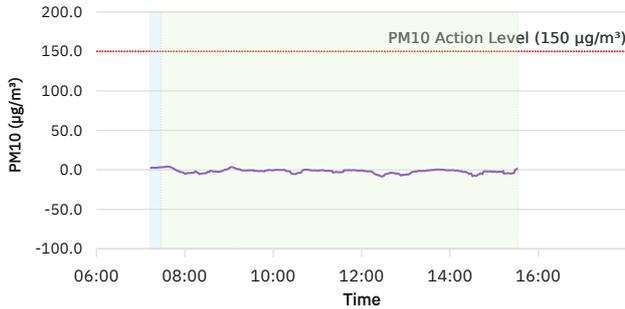
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
01/30/2026	6.3 - 19.4	36.3 - 60.5	30.2 - 30.2	3.5 - 12.5	NNW

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 1/30/2026	-8.4	12:28	-0.0127	07:55
Max Contribution (15 min avg.) - 1/30/2026	4.1	07:35	0.0180	07:18
Daily Avg. Contribution (15 min avg.) - 1/30/2026	-1.8	-	-0.0025	-



Stopped  
 Initial Avg  
 Rolling Avg

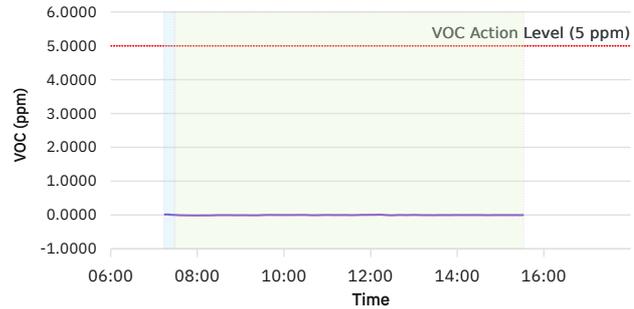
PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



● 15 Min Rolling Avg PM10 Contribution

Stopped  
 Initial Avg  
 Rolling Avg

VOC Average Contribution (ppm)



● 15 Min Rolling Avg VOC Contribution