

# LANGAN SITE OBSERVATION REPORT- Day 102

<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> Mon., February 02, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Clear, 16 – 36 °F Wind: NW @ 2.4 – 15.7 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 5:00 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 Geoprobe 7822DT	<b>PRESENT AT SITE:</b> <b>Langan (Environmental):</b> Brayden Klein, Emma Bitar, Charbel Abou-khalil <b>Urban Atelier Group (UAG)</b> <b>ECD NY Inc. (ECD):</b> 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 335, a Kubota KX080-4α2, and a Doosan DX80 to backfill an about 100-foot-long by 60-foot-wide area to grade in the central part of site with imported clean fill.
- ECD continued pile cap installation in the southern and central parts of site.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within the pile caps in the southern and central parts of the site.
- 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 12 injection points:
  - Well 258: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
  - Well 266: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
  - Well 274: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
  - Well 308: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
  - Well 297: 175 gallons of PetroFix mixture was injected from 5 to 10 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 102

- Well 291: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- Well 286: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- Well 279: 75 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- Well 246: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- Well 273: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- Well 265: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- Well 280: 175 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
- ECD used a Geoprobe 7822DT drill rig to continue in-situ injections of PetroFix in the northern part of the site (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 2 injection points:
  - Well 45: 320 gallons of PetroFix mixture was injected from 7 to 22 feet bgs
  - Well 63: 250 gallons of PetroFix mixture was injected from 7 to 17 feet bgs

## **Material Tracking**

- ECD imported the following material:
  - 58 loads (approximately 1,044 cubic yards) of clean fill were imported from Durante Brothers Construction in Flushing, NY.
- No material was exported from the site.

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)
<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

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>	-	-	-	-	-	-
<b>Project Total</b>	<b>678</b>	<b>12,492</b>	<b>39</b>	<b>703</b>	<b>197</b>	<b>3,533</b>

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

By: Brayden Klein

**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)
<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>	-	-	-	-	58	1,044	-	-
<b>Project Total</b>	<b>62</b>	<b>1,240</b>	<b>4</b>	<b>100</b>	<b>215</b>	<b>3,854</b>	<b>15</b>	<b>270</b>

### Samples

- Langan collected one side-wall documentation endpoint soil sample (C\_SW12R\_S\_EL\_4.0) from the western part of the site (plus quality assurance/quality control samples). Langan collected the following:
  - One grab soil sample for laboratory analysis of target compound list and NSYDEC Part 375 volatile organic compounds (VOC) and semivolatile organic compounds (including 1,4-dioxane), pesticides, herbicides, polychlorinated biphenyls (PCB), target analyte list metals (including hexavalent and trivalent chromium), total cyanide, and per- and polyfluoroalkyl substances.
  - 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 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 VOCs. 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

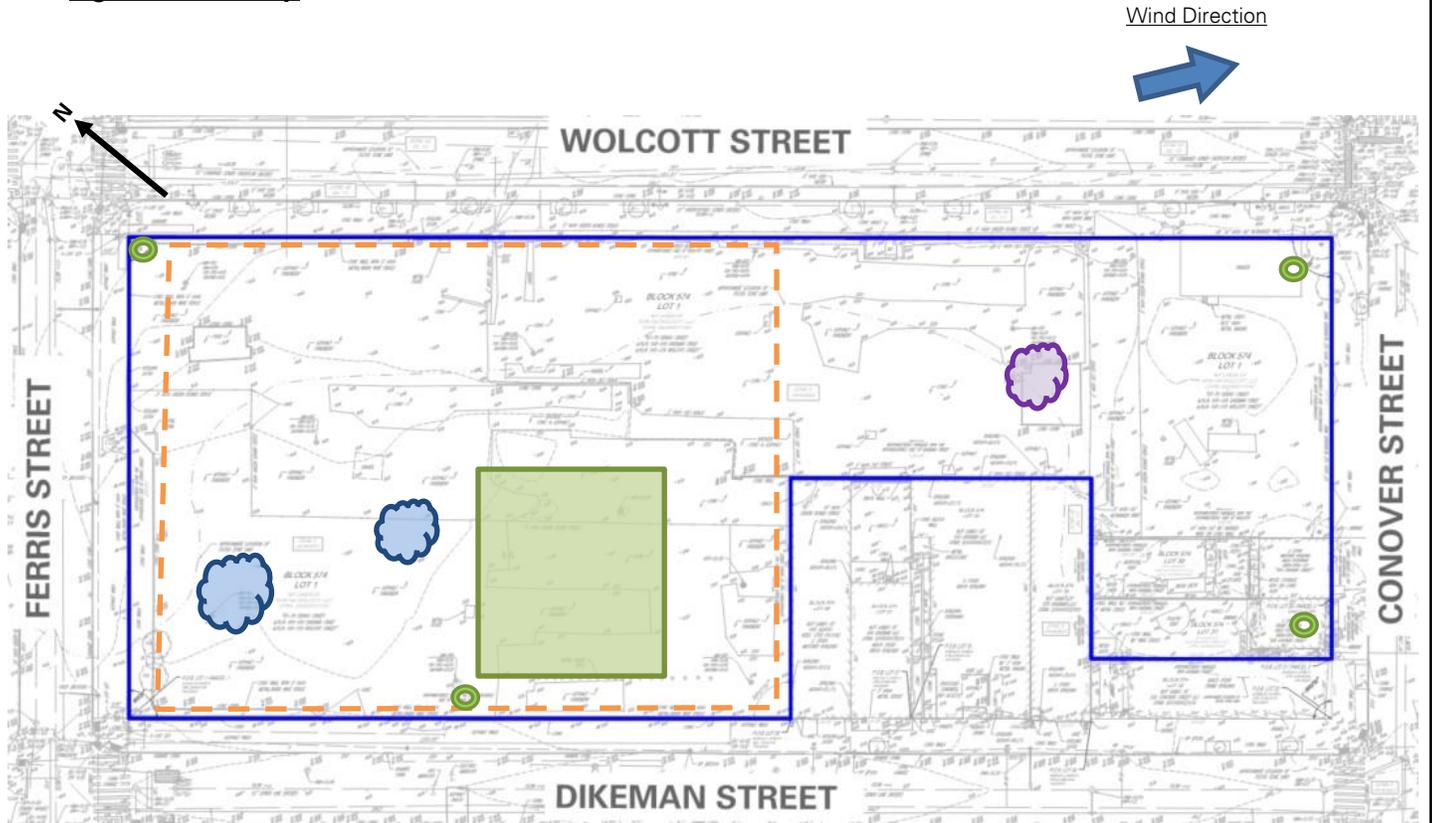
- ECD will continue in-situ PetroFix injections within Treatment Area 3 in the southern part of the site.
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern part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

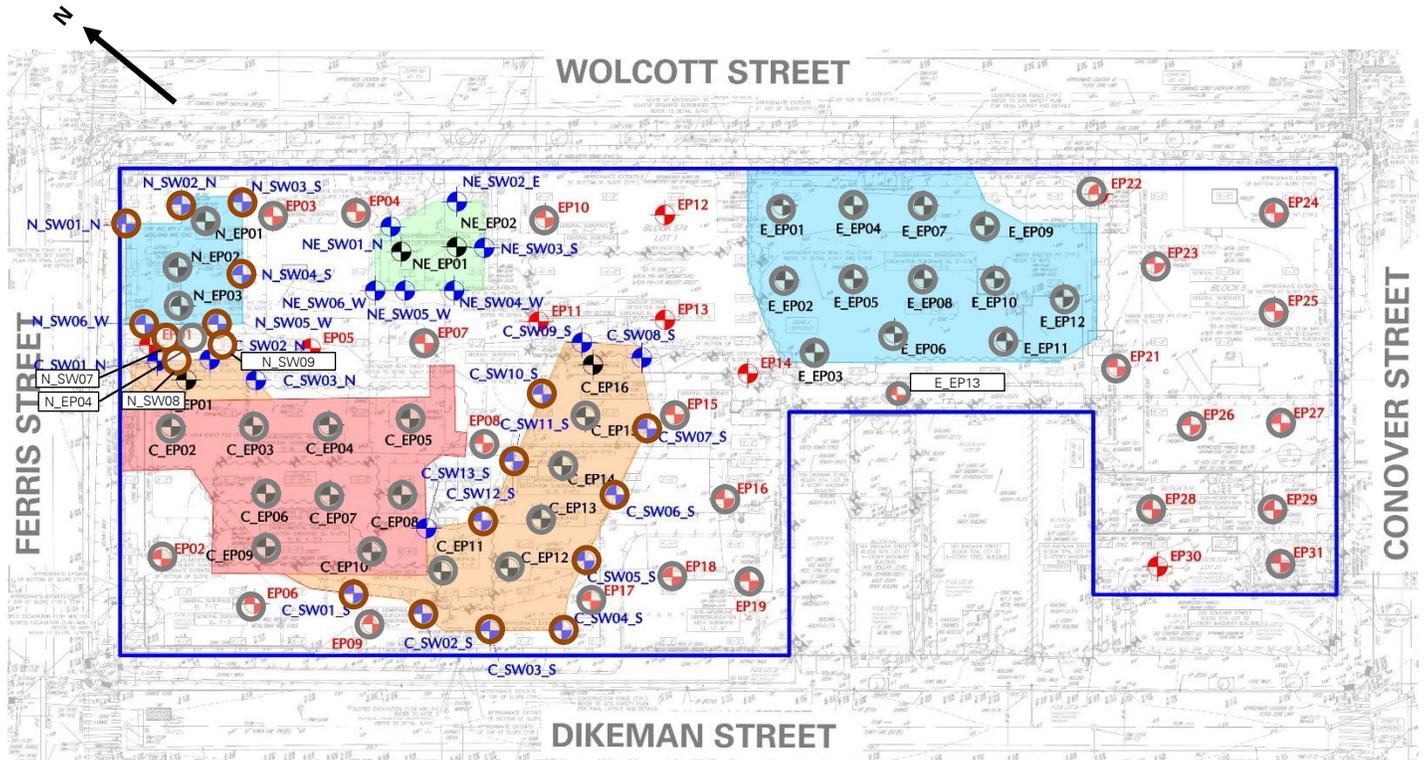
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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

By: Brayden Klein

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

**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 loading import trucks to the center of site with clean fill (facing west)



**Photo 2:** ECD using an excavator to load imported clean fill in the center of site (facing east)

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 installing pile caps in the southern part of site (facing south)



**Photo 4:** ECD using a Geoprobe to inject PetroFix in Treatment Area 1 (facing northeast)

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

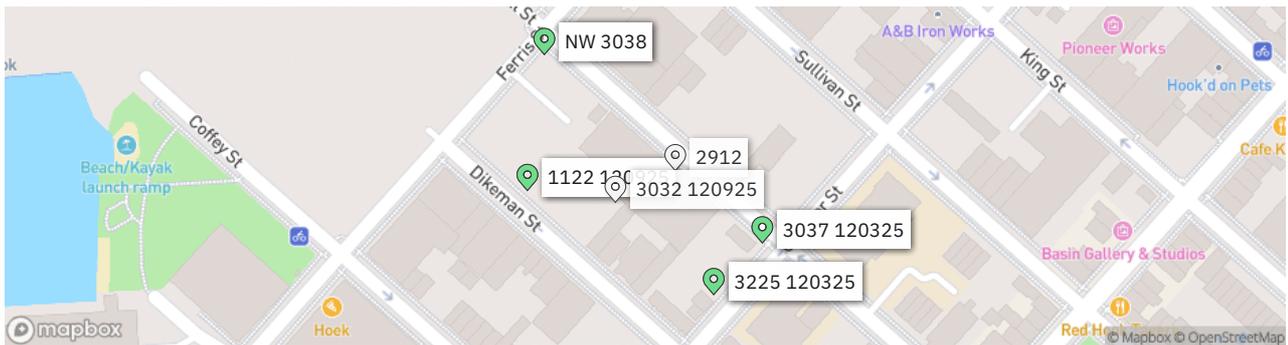
By: Brayden Klein

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

<b>LANGAN</b>	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	02/02/2026 06:00
		To:	02/02/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

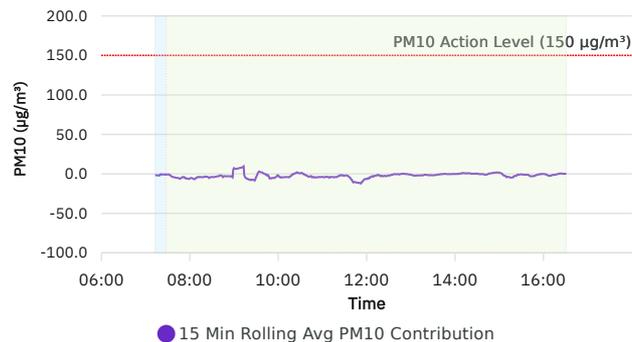
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/02/2026	16.0 - 36.1	34.8 - 57.6	30.0 - 30.1	2.4 - 15.7	NW

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/2/2026	-12.2	11:52	-0.0360	13:29
Max Contribution (15 min avg.) - 2/2/2026	9.5	09:13	0.0207	09:07
Daily Avg. Contribution (15 min avg.) - 2/2/2026	-2.1	-	-0.0058	-



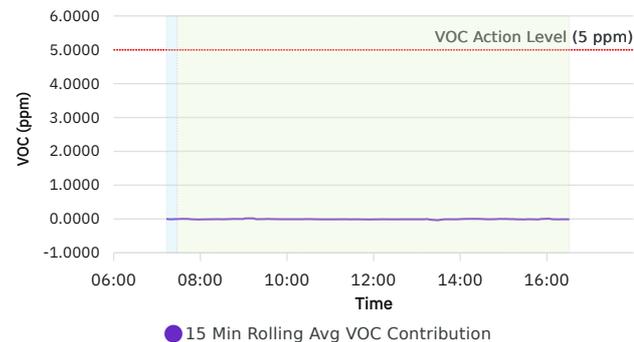
Stopped  
 Initial Avg  
 Rolling Avg

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



Stopped  
 Initial Avg  
 Rolling Avg

VOC Average Contribution (ppm)



# LANGAN SITE OBSERVATION REPORT- Day 103

<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> Tue., February 03, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Partly Cloudy, 19 – 43 °F Wind: WNW @ 0.6 – 8.3 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 5:00 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 Geoprobe 7822DT	<b>PRESENT AT SITE:</b> <b>Langan (Environmental):</b> Brayden Klein, Emma Bitar, Alexandra Fitzgerald <b>Urban Atelier Group (UAG)</b> <b>ECD NY Inc. (ECD):</b> 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 335, a Kubota KX080-4α2, and a Doosan DX80 to backfill an about 50-foot-long by 50-foot-wide area to surface grade in the central part of site with previously imported clean fill.
- ECD used a CAT 335F to excavate an about 60 foot-long by 30-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 75 foot-long by 20-foot-wide area to about 9 feet 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.

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 103

- ECD used a CAT 335F to load stockpiled non-hazardous non-native fill in the central part of the site into tri-axle trucks for off-site disposal.
- ECD continued pile cap installation in the southern and central parts of site.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within the pile caps in the southern and central parts of the site.
- 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 15 injection points:
  - Well 313: 25 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 313: 170 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 326: 110 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 324: 90 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 331: 100 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 336: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 264: 150 gallons of PetroFix mixture was injected from 5 to 10 feet bgs
  - Well 329: 150 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 252: 50 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 320: 170 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 266: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 273: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 279: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 342: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 349: 75 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- ECD used a Geoprobe 7822DT drill rig to continue in-situ injections of PetroFix in the northern part of the site (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 12 injection points:
  - Well 59: 70 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 57: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 57: 160 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 57: 165 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 55: 150 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 55: 165 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 41: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 41: 105 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 41: 145 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 21: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 21: 145 gallons of PetroFix mixture was injected from 12 to 17 feet bgs

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 103

- o Well 21: 50 gallons of PetroFix mixture was injected from 7 to 12 feet bgs

## Material Tracking

- No material was imported into the site.
- ECD exported the following material:
  - o 3 loads (approximately 54 CY) of non-hazardous non-native fill were exported to the Waste Management facility in Morgantown, PA.
  - o 30 loads (approximately 540 CY) of non-hazardous non-native fill were exported to the Clean Earth facility in New Castle, DE.

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)
<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

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>	30	540	-	-	3	54
<b>Project Total</b>	<b>729</b>	<b>13,038</b>	<b>39</b>	<b>703</b>	<b>189</b>	<b>3,389</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>

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 103

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	<b>62</b>	<b>1,240</b>	<b>4</b>	<b>100</b>	<b>215</b>	<b>3,854</b>	<b>15</b>	<b>270</b>

## Samples

- Langan collected one documentation endpoint soil sample (C\_EP16\_EL\_-1.5) from the western part of the site (plus quality assurance/quality control samples). Langan collected the following:
  - One grab soil sample for laboratory analysis of target compound list and NSYDEC Part 375 volatile organic compounds (VOC) and semivolatile organic compounds (including 1,4-dioxane), pesticides, herbicides, polychlorinated biphenyls (PCB), target analyte list metals (including hexavalent and trivalent chromium), total cyanide, and per- and polyfluoroalkyl substances.
  - Samples will be relinquished to York Analytical Laboratories on 2/4/2026, 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 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 VOCs. 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

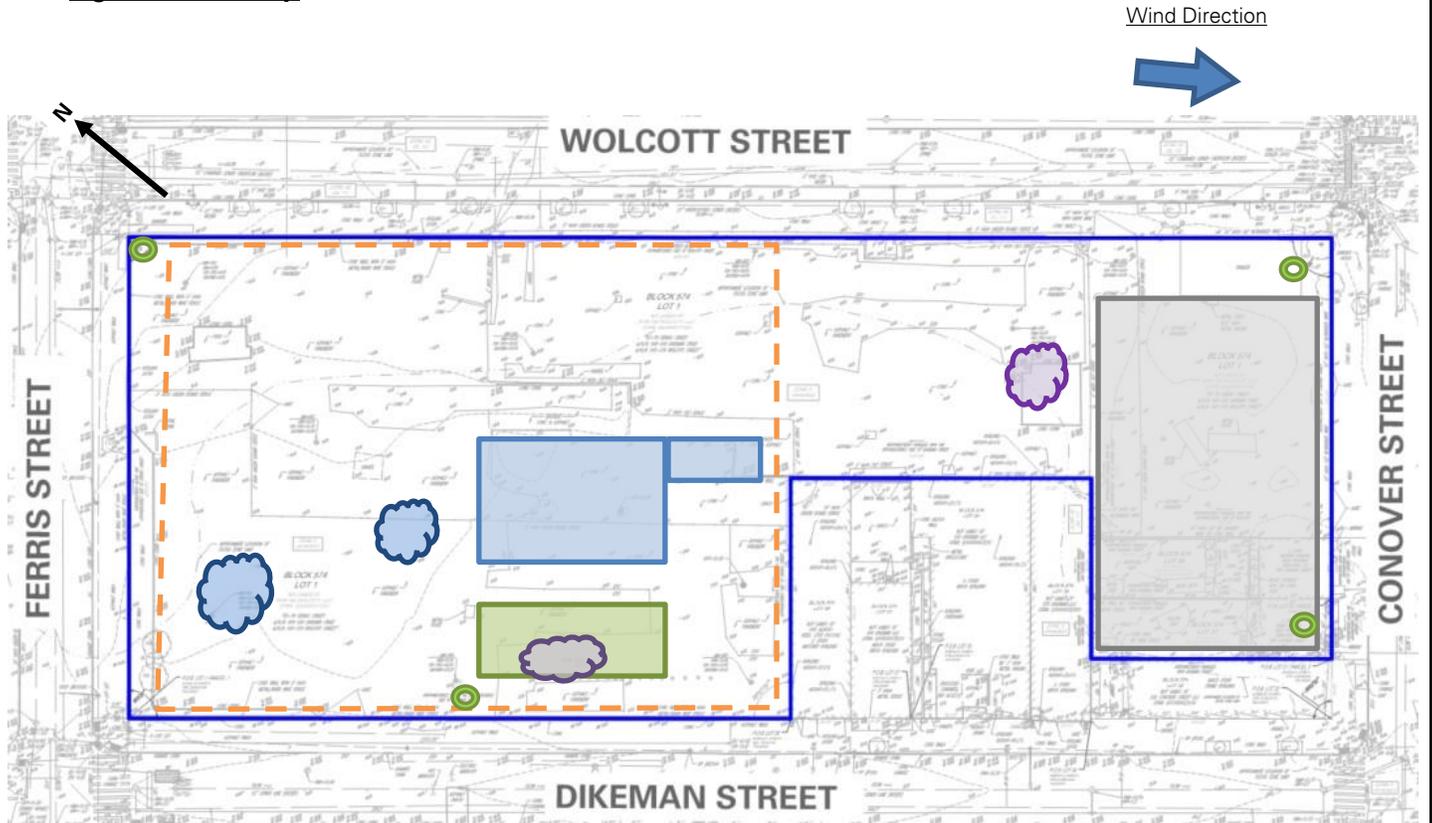
- ECD will continue in-situ PetroFix injections within Treatment Area 1 and 3 in the northern part of the site.
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern 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:**

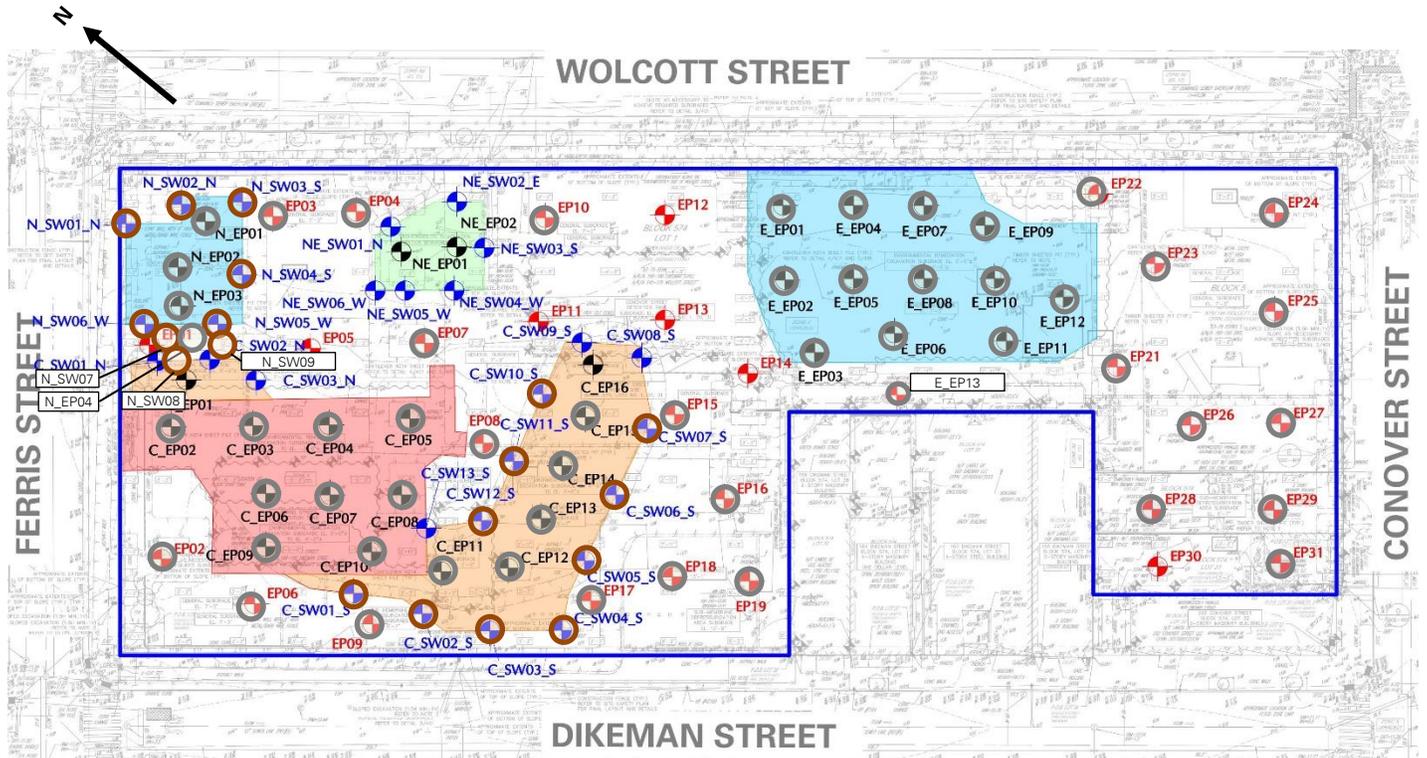
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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

By: Brayden Klein

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

**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

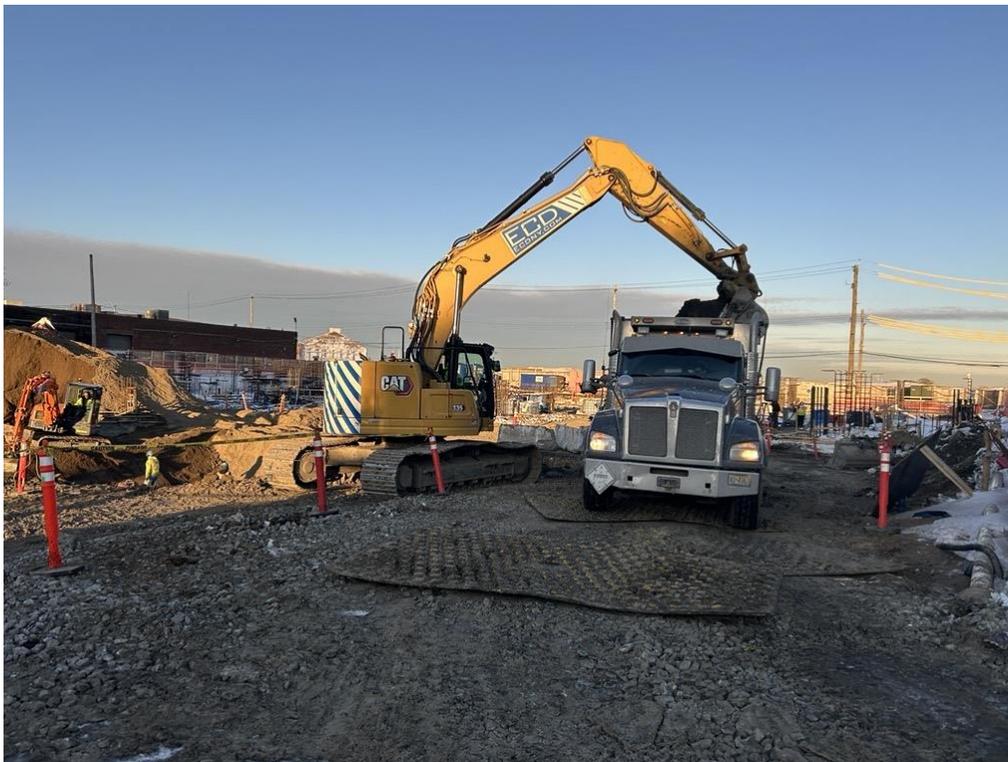
**Notes:**

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 loading permitted tri-axle trucks with non-hazardous fill in the center of site (facing west)



**Photo 2:** ECD using an excavator to excavate in the center of site for foundation elements (facing east)

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 installing pile caps in the central part of site (facing south)



**Photo 4:** ECD injecting wells with PetroFix in Treatment Area 3 (facing north)

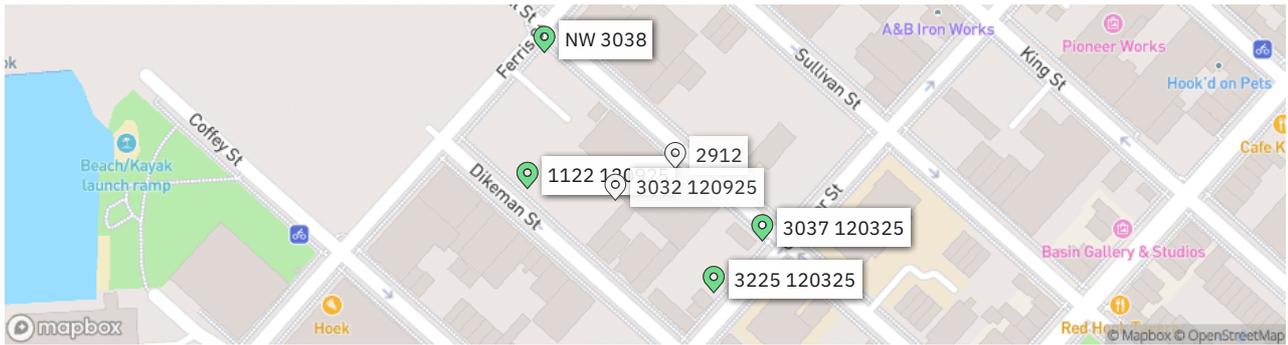
Cc: M. Burke, G. Nicholls, S. Knoop,  
N. Palumbo, L. Grose

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:	02/03/2026 06:00
		To:	02/03/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

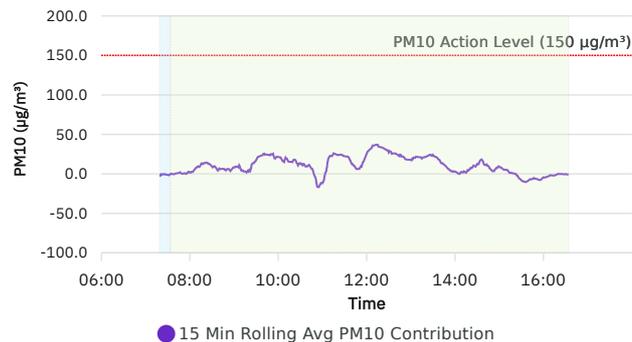
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/03/2026	18.7 - 43.3	34.5 - 65.8	30.1 - 30.2	0.6 - 8.3	WNW

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/3/2026	-16.8	10:55	-0.0293	15:30
Max Contribution (15 min avg.) - 2/3/2026	37.0	12:14	0.0207	07:49
Daily Avg. Contribution (15 min avg.) - 2/3/2026	10.4	-	-0.0001	-



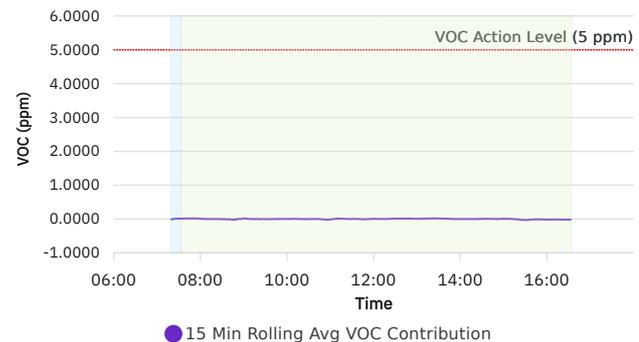
Stopped  
 Initial Avg  
 Rolling Avg

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



Stopped  
 Initial Avg  
 Rolling Avg

VOC Average Contribution (ppm)



# LANGAN SITE OBSERVATION REPORT- Day 104

<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> Wed., February 04, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Clear, 26 – 36 °F Wind: NW @ 1.0 – 14.2 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 5:00 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 Geoprobe 7822DT	<b>PRESENT AT SITE:</b> <b>Langan (Environmental):</b> Brayden Klein, Emma Bitar <b>Urban Atelier Group (UAG)</b> <b>ECD NY Inc. (ECD):</b> 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, a Kubota KX080-4α2, and a Doosan DX80 to backfill an about 50-foot-long by 10-foot-wide area to surface grade in the western part of site with previously imported clean fill.
- ECD used a CAT 335F to excavate an about 55 foot-long by 20-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 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 pile cap installation in the southern and central parts of site.
- ECD poured concrete within the pile cap areas in the southern and central parts of site.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within the pile caps in the southern and central parts of the site.
- 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 12 injection points:

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 104

- Well 322: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- Well 252: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 265: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 279: 105 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- Well 353: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- Well 355: 75 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- Well 307: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 296: 175 gallons of PetroFix mixture was injected from 20 to 25 feet bgs
- Well 349: 150 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 342: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- Well 324: 125 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- Well 319: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- ECD used a Geoprobe 7822DT drill rig to continue in-situ injections of PetroFix in the northern part of the site (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 6 injection points:
  - Well 9: 115 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 9: 125 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 27: 50 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 27: 150 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 25: 140 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 25: 175 gallons of PetroFix mixture was injected from 7 to 12 feet bgs

## **Material Tracking**

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

Material Export Summary – Soil								
Facility Name Location	Clean Earth of North Jersey Kearny, NJ							
	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: Brayden Klein

**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)
Today	-	-	-	-	-	-
Project Total	<b>729</b>	<b>13,038</b>	<b>39</b>	<b>703</b>	<b>189</b>	<b>3,389</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)
Today	-	-	-	-	-	-
Project Total	<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)
Today	-	-	-	-	-	-	-	-
Project Total	<b>62</b>	<b>1,240</b>	<b>4</b>	<b>100</b>	<b>215</b>	<b>3,854</b>	<b>15</b>	<b>270</b>

### Samples

- Langan collected three documentation endpoint soil samples (EP11\_EL\_1.5, EP13\_EL\_0.5, and EP14\_EL\_0.0), and two documentation sidewall soil samples (C\_SW08\_S\_EL\_3.5 and C\_SW09\_S\_EL4.0) from the central and western parts of the site (plus quality assurance/quality control samples). Langan collected the following:
  - Five grab soil sample for laboratory analysis of target compound list and NSYDEC Part 375 volatile organic compounds (VOC) and semivolatile organic compounds (including 1,4-dioxane), pesticides, herbicides, polychlorinated biphenyls (PCB), target analyte list metals (including hexavalent and trivalent chromium), total cyanide, and per- and polyfluoroalkyl substances.
  - Samples were relinquished to York Analytical Laboratories, an Environmental Laboratory Accredited Program-certified laboratory under standard chain-of-custody protocols.

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 104

## **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 VOCs. 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**

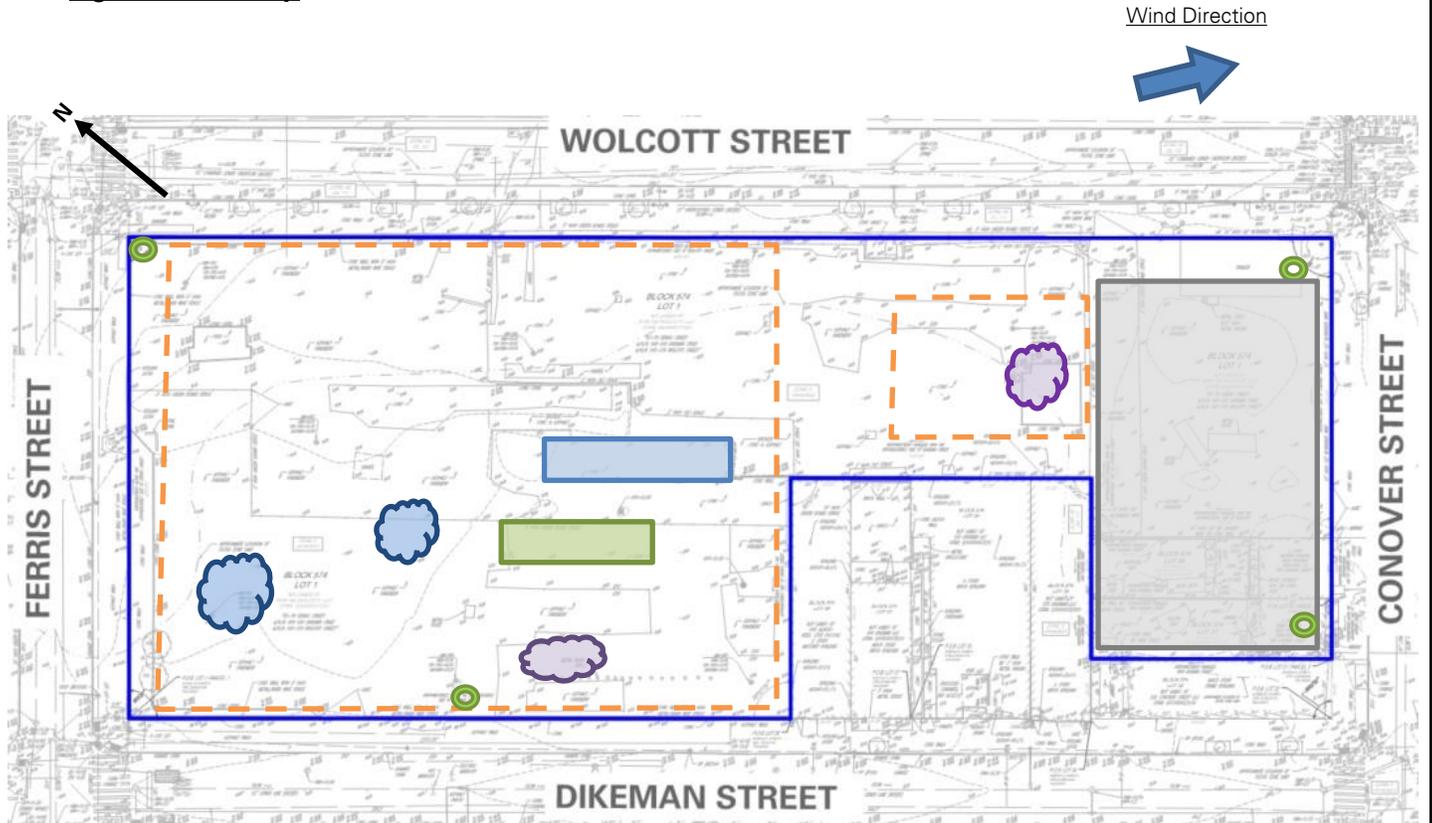
- ECD will continue in-situ PetroFix injections within Treatment Area 1 and 3 in the northern part of the site.
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern 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.

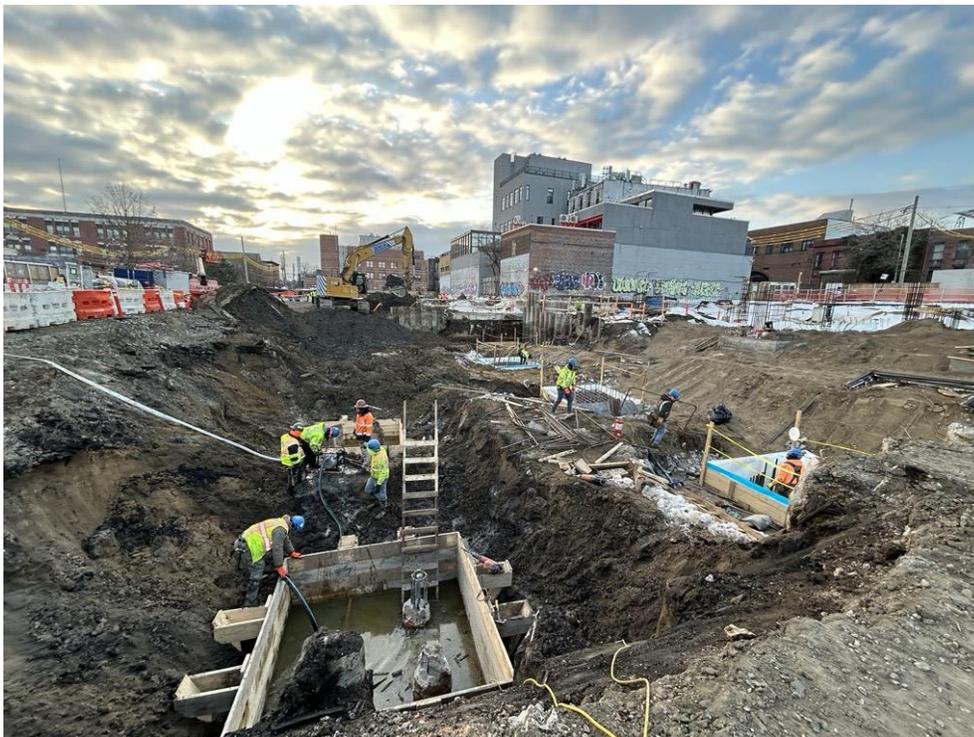
Cc: M. Burke, G. Nicholls, S. Knoop,  
N. Palumbo, L. Grose

By: Brayden Klein

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



## Photographs



**Photo 1:** ECD installing pile caps in the central part of the site (facing south)



**Photo 2:** ECD pouring concrete for pile cap installation in the central part of the site (facing west)

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 compacting previously imported and backfilled clean fill in the western part of the site (facing west)



**Photo 4:** ECD injecting wells with PetroFix in Treatment Area 3 in the northern part of the site (facing northwest)

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

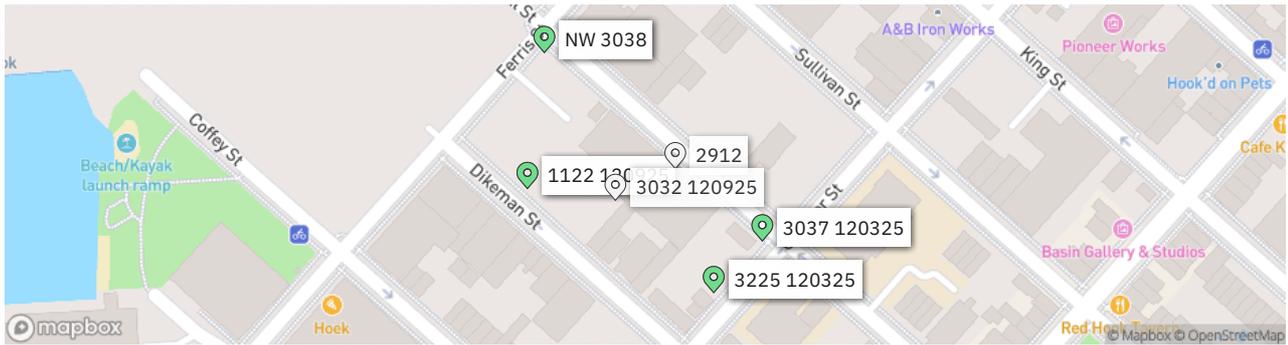
By: Brayden Klein

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

<h1>LANGAN</h1>	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	02/04/2026 06:00
		To:	02/04/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

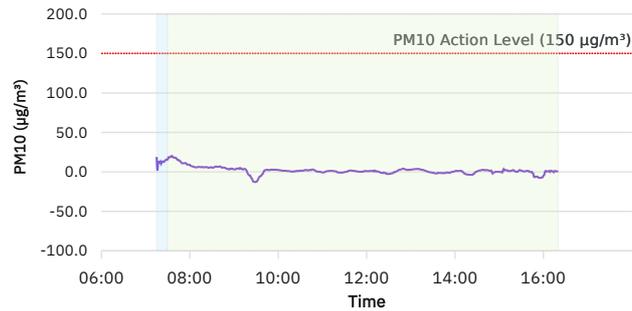
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/04/2026	26.1 - 36.1	32.9 - 68.8	30.2 - 30.3	1.0 - 14.2	NW

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/4/2026	-12.9	09:29	-0.0407	08:52
Max Contribution (15 min avg.) - 2/4/2026	20.1	07:36	0.0180	12:49
Daily Avg. Contribution (15 min avg.) - 2/4/2026	1.9	-	-0.0124	-



Stopped  
  Initial Avg  
  Rolling Avg

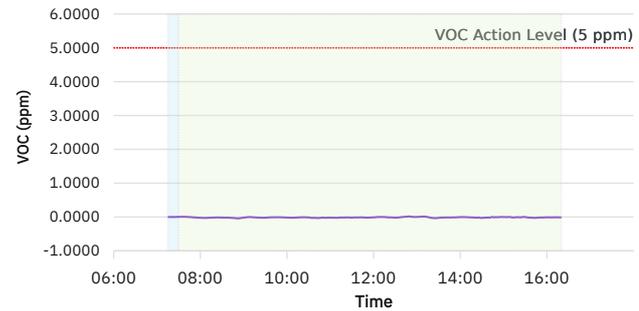
PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



● 15 Min Rolling Avg PM10 Contribution

Stopped  
  Initial Avg  
  Rolling Avg

VOC Average Contribution (ppm)



● 15 Min Rolling Avg VOC Contribution

# LANGAN SITE OBSERVATION REPORT- Day 105

<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., February 05, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Clear, 20 – 41 °F Wind: WNW @ 0.9 – 7.5 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 5:00 pm
<b>SITE CODE:</b> C224256		<b>MONITOR:</b> 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 Geoprobe 7822DT	<b>PRESENT AT SITE:</b> <b>Langan (Environmental):</b> Brayden Klein, Emma Bitar, Alexandra Fitzgerald, Max Ringold <b>Urban Atelier Group (UAG)</b> <b>ECD NY Inc. (ECD):</b> 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, a Kubota KX080-4α2, and a Doosan DX80 to backfill an about 30-foot-long by 20-foot-wide area to surface grade in the central and western part of site with previously imported clean fill.
- ECD used a CAT 335F to excavate an about 10 foot-long by 10-foot-wide area to about 9 feet below grade surface (bgs) within the western part of the site.
  - 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 load stockpiled non-hazardous non-native fill in the central part of the site into triaxle trucks for off-site disposal.
- ECD used a CAT 335F to excavate the following areas:
  - An about 50 foot-long by 20-foot-wide area to about 9 feet bgs within the central part of the site for the installation of foundation elements.
  - An about 10 foot-long by 10-foot-wide area to about 4 feet bgs within the southern part of the site for the installation of a pile cap.

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 105

- Excavated non-native 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 pile cap installation in the southern and central parts of the site.
- ECD poured concrete within the pile cap and dewatering area in the central part of site.
- ECD continued installing Preprufe 300R Plus waterproofing/vapor barrier membrane within the pile caps in the southern and central parts of the site.
- 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 13 injection points:
  - Well 321: 150 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 247: 125 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 330: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 328: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 326: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 341: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 332: 125 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 337: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 272: 95 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 349: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 347: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 291: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 351: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
- ECD used a Geoprobe 7822DT drill rig to continue in-situ injections of PetroFix in the northern part of the site (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 7 injection points:
  - Well 7: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 7: 325 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 19: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 38: 135 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 31: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 31: 35 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 3: 60 gallons of PetroFix mixture was injected from 7 to 12 feet bgs

## **Material Tracking**

- No material was imported into the site.

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 105

- ECD exported the following material:
  - 1 load (approximately 18 cubic yards) of non-hazardous low pH non-native fill was exported to the Clean Earth facility in Kearny, NJ.
  - 7 loads (approximately 126 cubic yards) of non-hazardous non-native fill were exported to the Clean Earth facility in New Castle, DE.

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)
<b>Today</b>	1	18	-	-	-	-	-	-
<b>Project Total</b>	<b>332</b>	<b>5,495</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

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>	7	126	-	-	-	-
<b>Project Total</b>	<b>715</b>	<b>13,158</b>	<b>39</b>	<b>703</b>	<b>200</b>	<b>3,587</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>

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 105

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	<b>62</b>	<b>1,240</b>	<b>4</b>	<b>100</b>	<b>215</b>	<b>3,854</b>	<b>15</b>	<b>270</b>

## Samples

- Langan collected groundwater samples from three sidewalk monitoring wells (MW-1, MW-3, and MW-4) adjacent to the site. Langan collected the following:
  - Three groundwater samples for volatile organic compounds (VOC), semivolatile organic compounds, nitrate/nitrite, metals – total and dissolved, mercury – total and dissolved, polychlorinated biphenyls, pesticides, and oil and grease.
  - 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 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 VOCs. 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

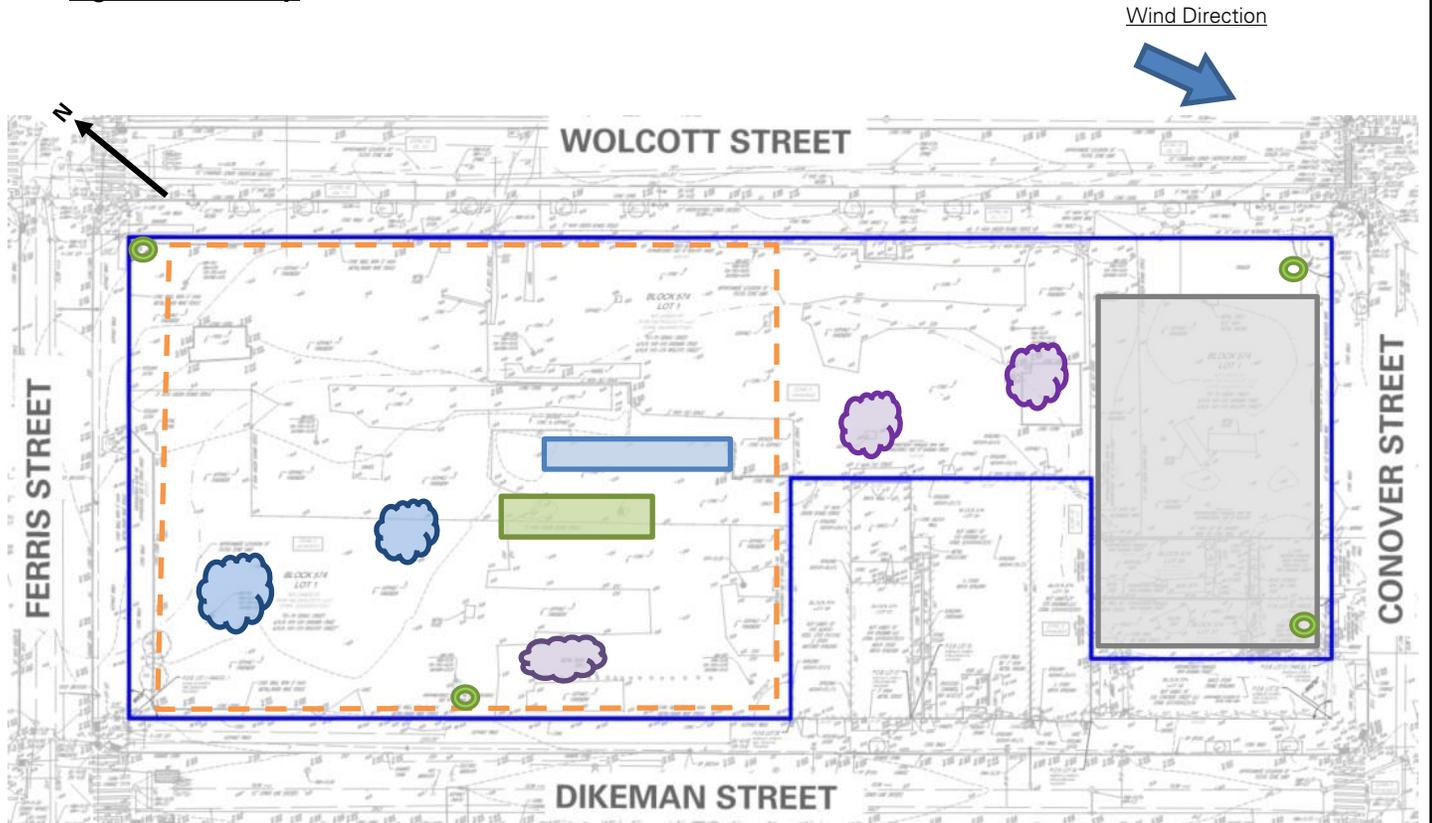
- ECD will continue in-situ PetroFix injections within Treatment Area 1 and 3 in the northern part of the site.
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern 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:**

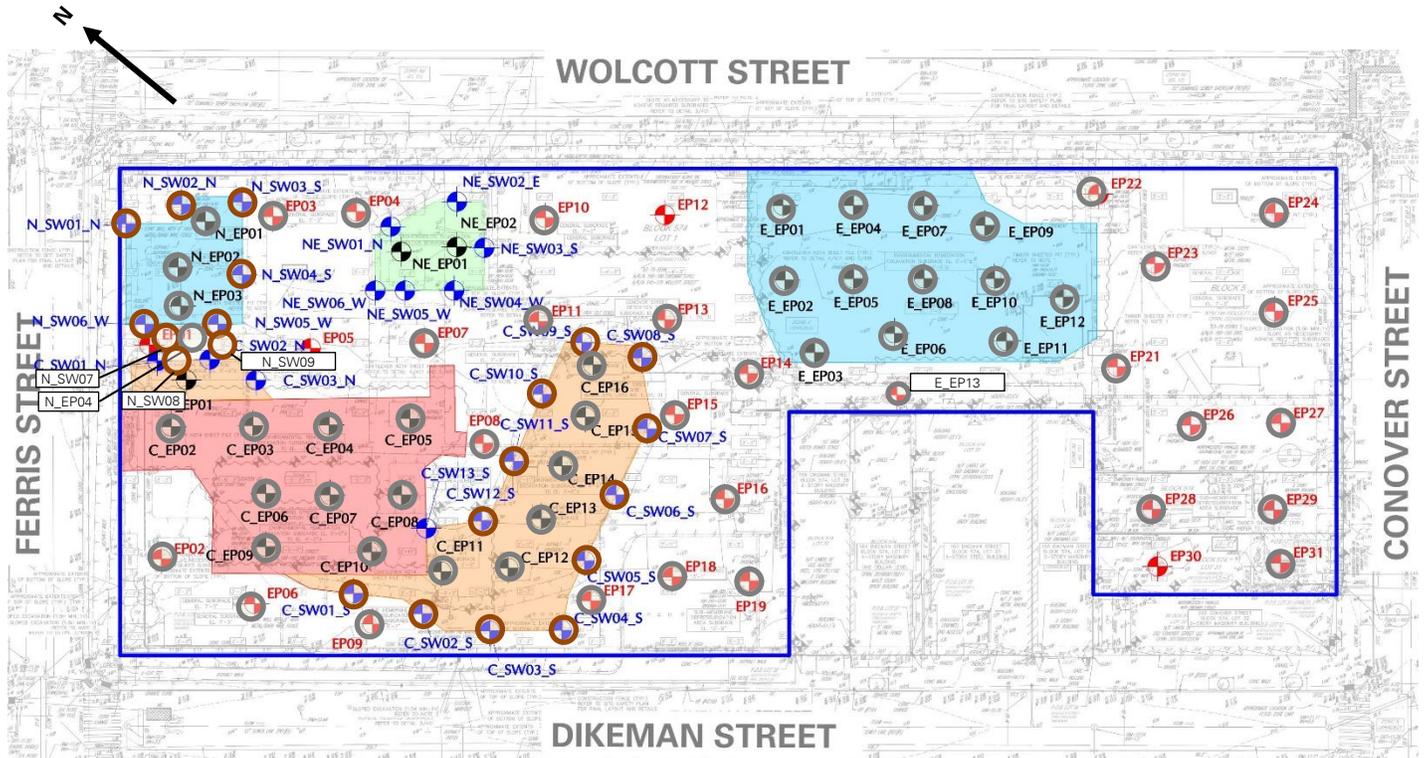
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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

By: Brayden Klein

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

**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 excavating non-native fill in the western side of the site (facing west)



**Photo 2:** ECD backfilling with previously imported fill in the central part of site (facing northwest)

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

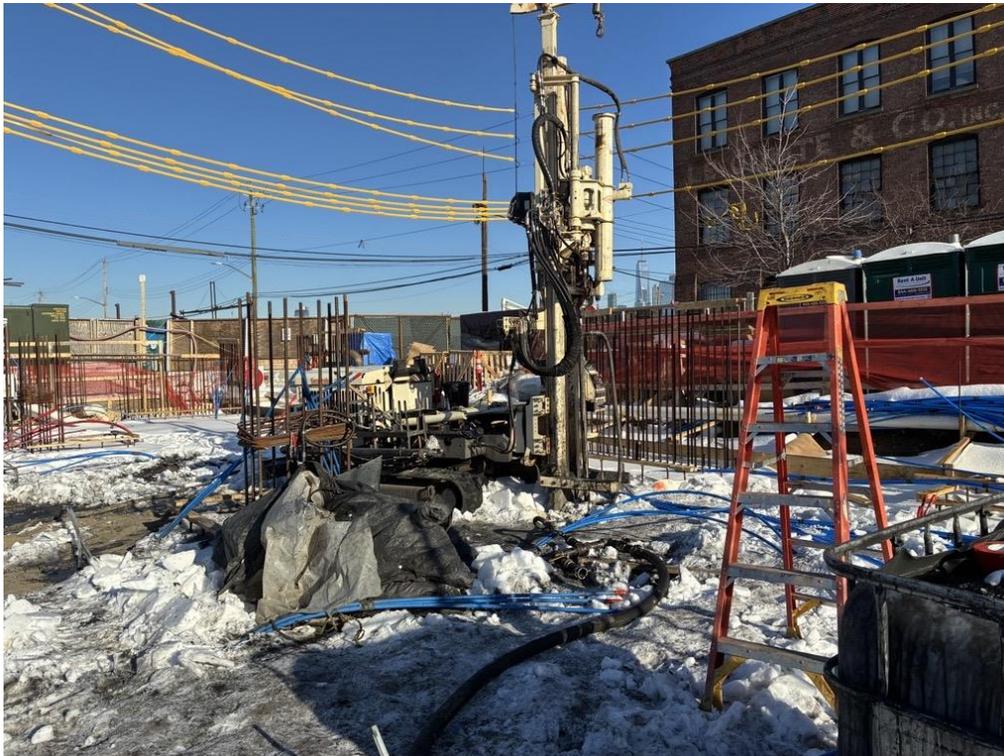
By: Brayden Klein

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

# LANGAN SITE OBSERVATION REPORT- Day 105



**Photo 3:** ECD loading a permitted tri-axle truck with non-hazardous non-native stockpiled fill in the center of site (facing south)



**Photo 4:** ECD using a Geoprobe to inject PetroFix in Treatment Area 1 in the northern part of the site (facing north)

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

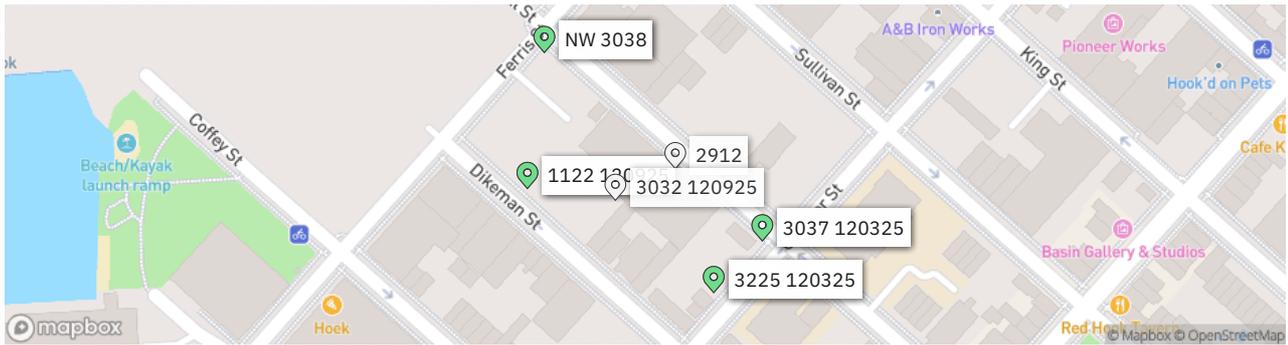
By: Brayden Klein

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

<b>LANGAN</b>	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	02/05/2026 06:00
		To:	02/05/2026 18:00
		PM10 Action Level:	150 µg/m³
VOC Action Level:	5 ppm		

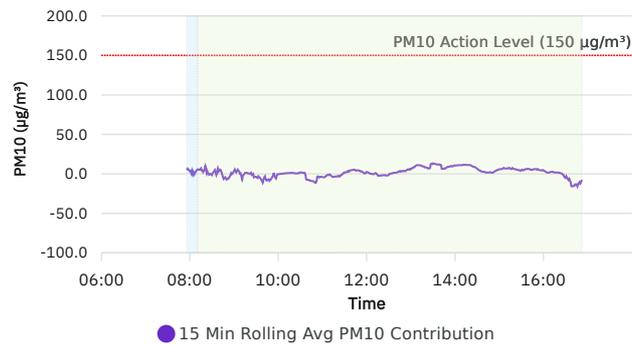
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/05/2026	19.9 - 40.6	34.5 - 65.1	30.0 - 30.2	0.9 - 7.5	WNW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/5/2026	-15.8	16:39	-0.0213	09:36
Max Contribution (15 min avg.) - 2/5/2026	13.3	13:30	0.0250	07:57
Daily Avg. Contribution (15 min avg.) - 2/5/2026	1.9	-	-0.0015	-



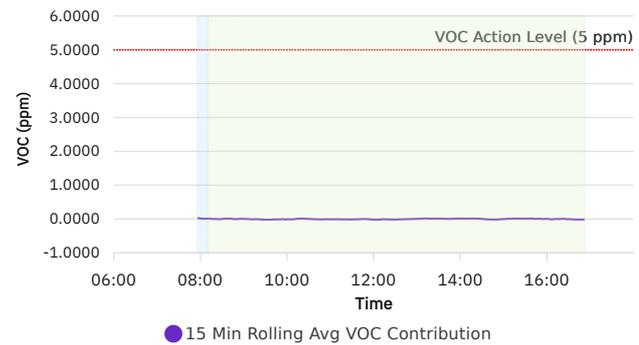
Stopped 
  Initial Avg 
  Rolling Avg

PM10 Average Contribution (µg/m³)



Stopped 
  Initial Avg 
  Rolling Avg

VOC Average Contribution (ppm)



# LANGAN SITE OBSERVATION REPORT- Day 106

<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., February 06, 2026
<b>PROJECT:</b> 145-165 Wolcott Street		<b>WEATHER:</b> Clear, 21 – 37 °F Wind: WSW @ 0.7 – 5.8 mph
<b>LOCATION:</b> Brooklyn, New York		<b>TIME:</b> 6:45 am – 5:15 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 Geoprobe 7822DT	<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
---	--

**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 poured concrete within the pile cap and dewatering area in the central part of site.
- ECD continued installing Preprufe 300R Plus waterproofing/vapor barrier membrane within the pile caps in the southern and central parts of the site.
- 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 12 injection points:
  - Well 248: 100 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 314: 150 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 245: 175 gallons of PetroFix mixture was injected from 10 to 15 feet bgs
  - Well 323: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 340: 175 gallons of PetroFix mixture was injected from 20 to 25 feet bgs
  - Well 335: 150 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
  - Well 329: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs

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 106

- Well 258: 175 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 272: 115 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 349: 100 gallons of PetroFix mixture was injected from 20 to 25 feet bgs
- Well 301: 125 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
- Well 303: 175 gallons of PetroFix mixture was injected from 20 to 25 feet bgs
- ECD used a Geoprobe 7822DT drill rig to continue in-situ injections of PetroFix in the northern part of the site (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 7 injection points:
  - Well 2: 50 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 43: 180 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 23: 175 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 23: 170 gallons of PetroFix mixture was injected from 7 to 12 feet bgs
  - Well 5: 100 gallons of PetroFix mixture was injected from 17 to 22 feet bgs
  - Well 5: 175 gallons of PetroFix mixture was injected from 12 to 17 feet bgs
  - Well 5: 170 gallons of PetroFix mixture was injected from 7 to 12 feet bgs

## Material Tracking

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

Material Export Summary – Soil								
Facility Name Location	Clean Earth of North Jersey Kearny, NJ							
	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>332</b>	<b>5,495</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

Material Export Summary – Soil						
Facility Name Location	Clean Earth of New Castle New Castle, DE		Conestoga Landfill Morgantown, PA		Waste Management Morgantown, PA	
	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>	-	-	-	-	-	-
<b>Project Total</b>	<b>715</b>	<b>13,158</b>	<b>39</b>	<b>703</b>	<b>200</b>	<b>3,587</b>

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 – 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>215</b>	<b>3,854</b>	<b>15</b>	<b>270</b>

### Samples

- Langan collected a groundwater sample from one sidewalk monitoring well (MW-2) adjacent to the site. Langan collected the following:
  - One groundwater samples for volatile organic compounds (VOC), semivolatile organic compounds, nitrate/nitrite, metals – total and dissolved, mercury – total and dissolved, polychlorinated biphenyls, pesticides, and oil and grease.
- 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 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 VOCs. 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

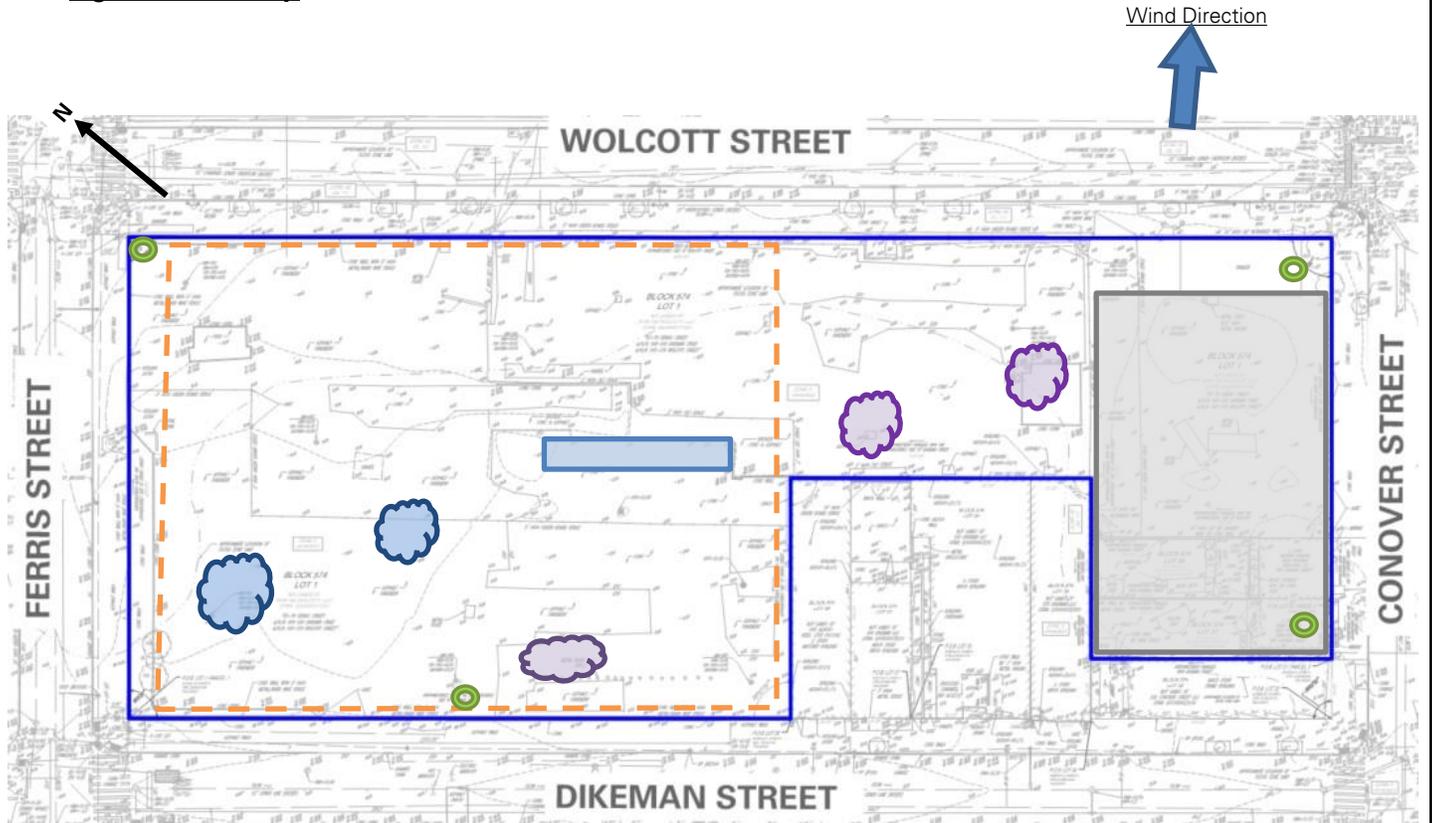
- ECD will continue in-situ PetroFix injections within Treatment Area 1 and 3 in the northern part of the site.
- ECD will export non-hazardous non-native fill to a facility permitted to accept the waste.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the southern part of the site.

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

By: 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:**

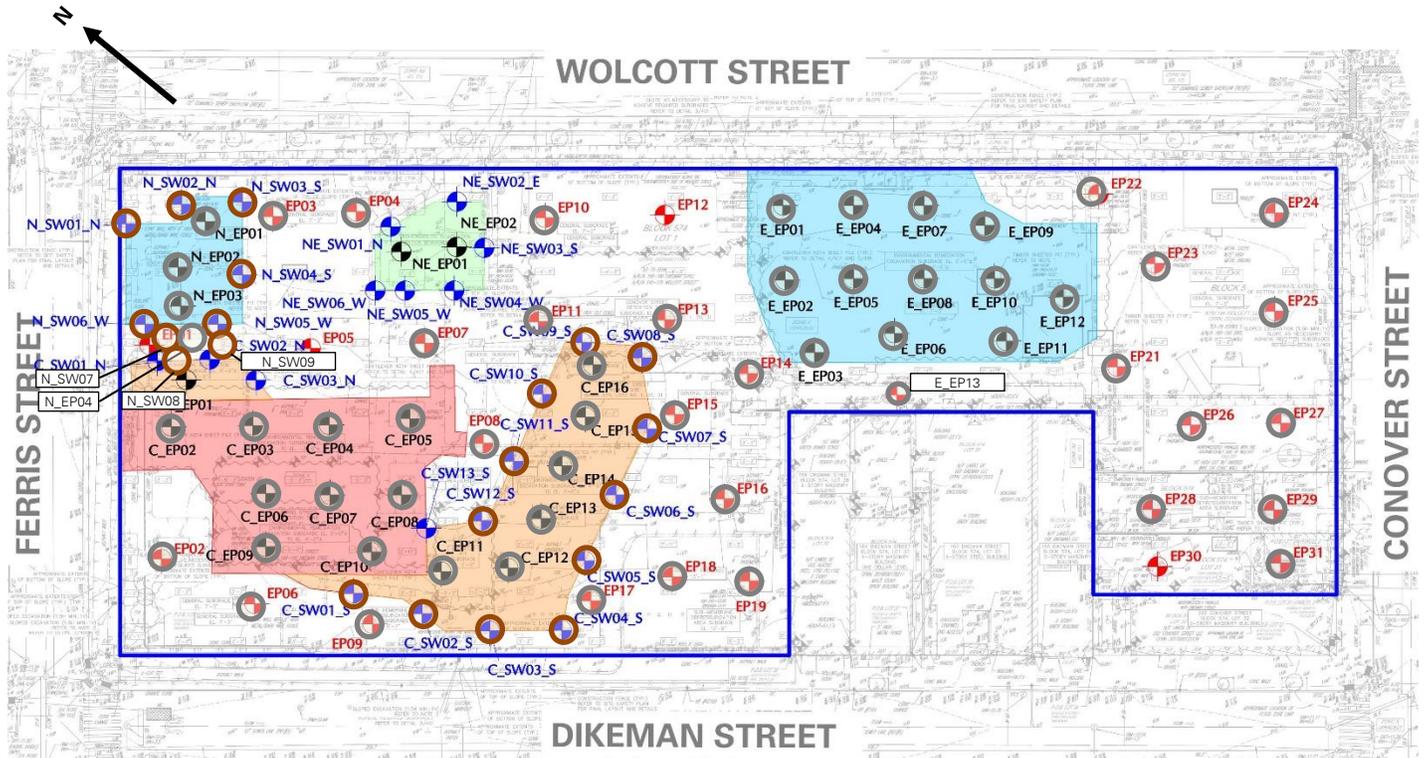
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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

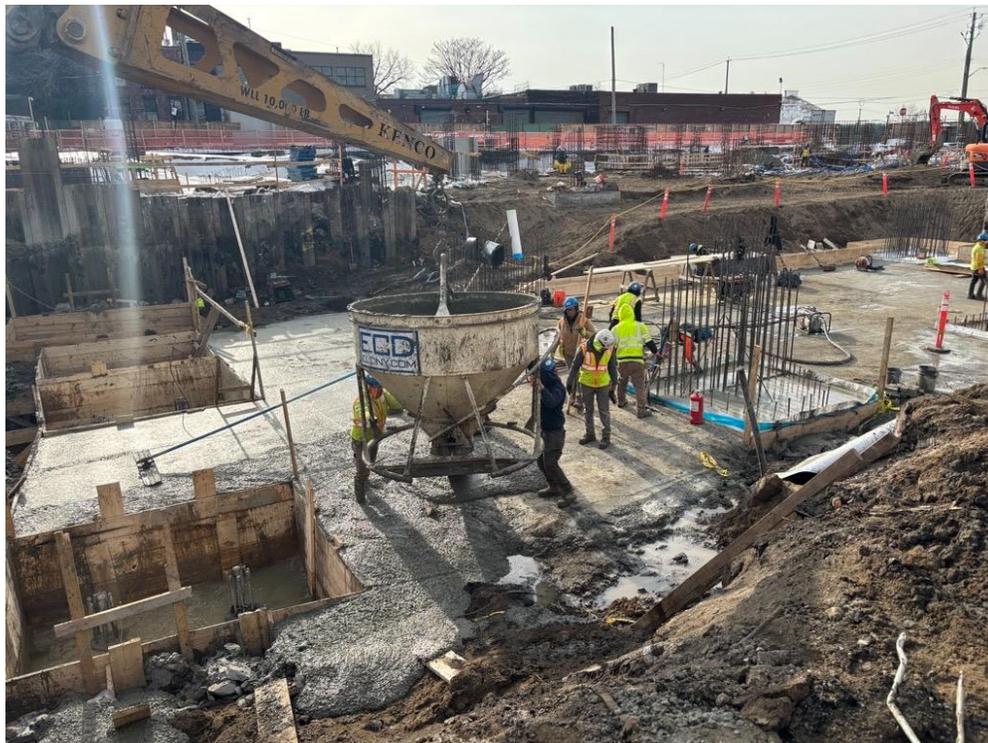
**Notes:**

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

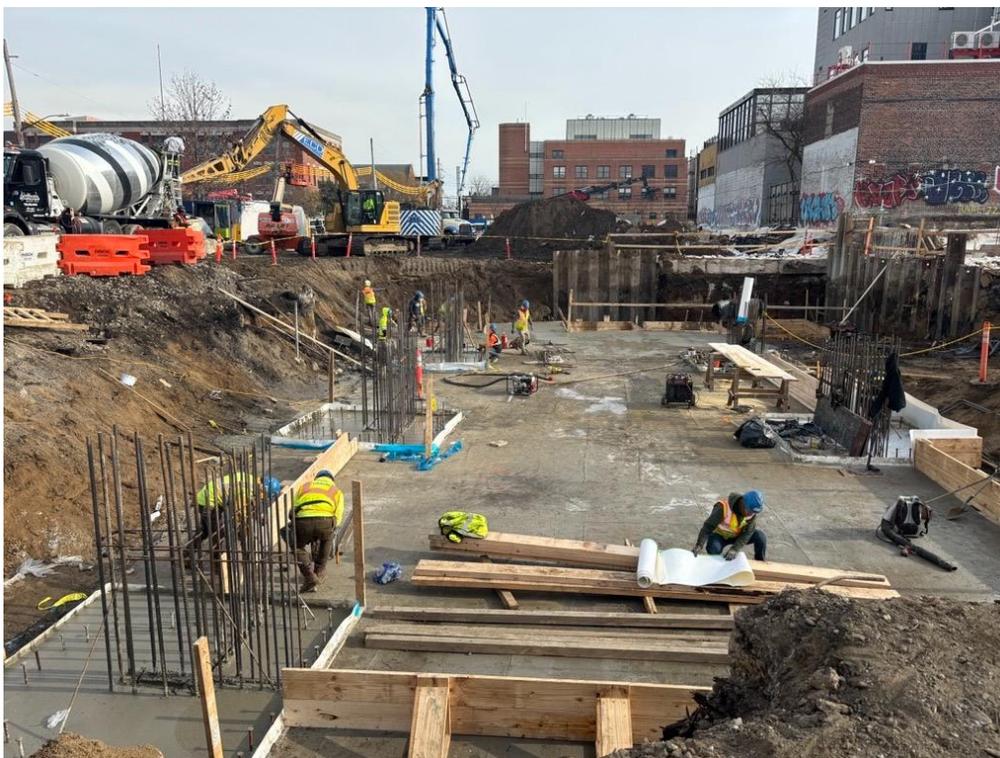
Cc: M. Burke, G. Nicholls, S. Knoop,  
N. Palumbo, L. Grose

By: Emma Bitar  
Langan Eng, Env, Surv, L.A. & Geo, DPC

## Photographs



**Photo 1:** ECD pouring concrete in the detention tank area within the central part of the site (facing west)



**Photo 2:** General view of the central part of site (facing south)

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 western part of site (facing south)



**Photo 4:** ECD using a Geoprobe to inject PetroFix in Treatment Area 1 in the northern part of the site (facing northeast)

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

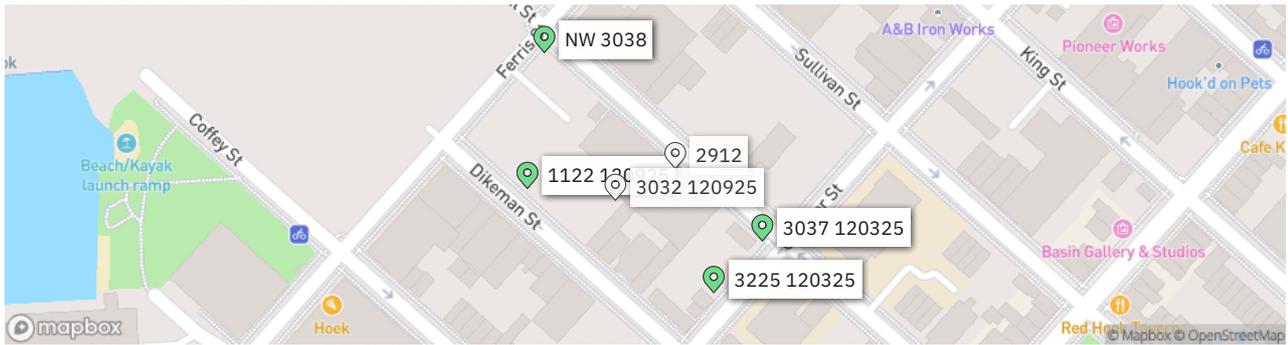
By: Emma Bitar

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

<b>LANGAN</b>	Contribution 6 Station 120925 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	02/06/2026 06:00
		To:	02/06/2026 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
02/06/2026	20.8 - 37.2	41.4 - 70.3	29.6 - 29.8	0.7 - 5.8	WSW

Daily Monitoring Summary	PM10 ( $\mu\text{g}/\text{m}^3$ )	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/6/2026	-13.7	11:56	-0.0453	14:24
Max Contribution (15 min avg.) - 2/6/2026	31.3	13:05	0.1893	08:19
Daily Avg. Contribution (15 min avg.) - 2/6/2026	9.7	-	0.0081	-



Stopped  
 Initial Avg  
 Rolling Avg

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



Stopped  
 Initial Avg  
 Rolling Avg

VOC Average Contribution (ppm)

