

LANGAN SITE OBSERVATION REPORT– Day 135

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Mon., March 16, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Rainy, 48 – 56 °F Wind: S @ 1.5 – 8.0 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 6:00 pm
SITE CODE: C224256		MONITOR: Brayden Klein

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Geoprobe 7822DT Kubota KX080-4α2 BW120 AD TA9XP	PRESENT AT SITE: Langan (Environmental): Brayden Klein, Alexandra Fitzgerald Urban Atelier Group (UAG) ECD NY Inc. (ECD): 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 40 foot-long by 5-feet-wide area and an about 30 foot-long by 5-feet-wide area to about 5 feet below grade surface (bgs) the northern part of the site for the installation of utility piping.
 - Excavated non-native fill was stockpiled adjacent to the excavation.
 - 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 northeastern part of the site into permitted tri-axle trucks for off-site disposal.
- ECD installed geotextile fabric within an about 100 foot-long by 30-feet wide area, an about 60 foot-long by 55-feet-wide area, and an about 25 foot-long by 25-feet-wide area and used a TA9XP to backfill an about 12-inch-thick layer of ¾-inch virgin stone (gas permeable aggregate) as part of the sub-slab depressurization system (SSDS) within the western part of the site.
- ECD installed 385 feet of 4-inch-diameter polyvinyl chloride (PVC) piping as part of the SSDS in the western 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	

LANGAN SITE OBSERVATION REPORT- Day 135

- ECD continued installing Preprufe 300R Plus waterproofing/vapor barrier membrane atop a rat slab in the western part of the site.
- ECD continued in-situ injections of PetroFix in the eastern part of the site (Area 2). 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 16 injection points:
 - Well 130: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 132: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 131: 125 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 131: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 130: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 71: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 114: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 186: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 186: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 154: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 154: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 198: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 198: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 134: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 134: 150 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 148: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 148: 150 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 103: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 103: 150 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 128: 125 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 128: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 126: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 126: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Offset point between wells 127 and 128: 125 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Offset point between wells 127 and 128: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 111: 150 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Offset point between wells 93 and 213: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Offset point between wells 93 and 213: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs

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LANGAN SITE OBSERVATION REPORT- Day 135

- ECD continued in-situ injections of PetroFix in the eastern 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 injection point:
 - Well 281: 200 gallons of PetroFix mixture was injected from 20 to 25 feet bgs
 - Well 281: 150 gallons of PetroFix mixture was injected from 15 to 20 feet bgs
 - Well 281: 150 gallons of PetroFix mixture was injected from 10 to 15 feet bgs

Material Tracking

- ECD imported the following material:
 - 4 loads (approximately 72 cubic yards [CY]) of ASTM No. 5 Stone was imported from Tilcon West Nyack Quarry in West Nyack, NY.
- ECD exported the following material:
 - 3 loads (approximately 54 CY) of non-hazardous non-native fill was exported to the Waste Management facility in Morgantown, PA.

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		Non-Hazardous Soil	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	332	5,495	56	901	27	467	5	68	1	18

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	-	-	-	-	3	54
Project Total	729	13,682	39	703	222	3,983

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N. Palumbo, L. Grose

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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)
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		B.G.L.J Servicing Corp	
Location	Jersey City, NJ		Salisbury Mills, NY		Flushing, NY		West Nyack, NY		Moriches, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone		Clean Fill		ASTM No. 5 Stone		Virgin Sand	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	4	72	-	-
Project Total	62	1,240	4	100	224	4,016	37	666	1	18

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 one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). 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

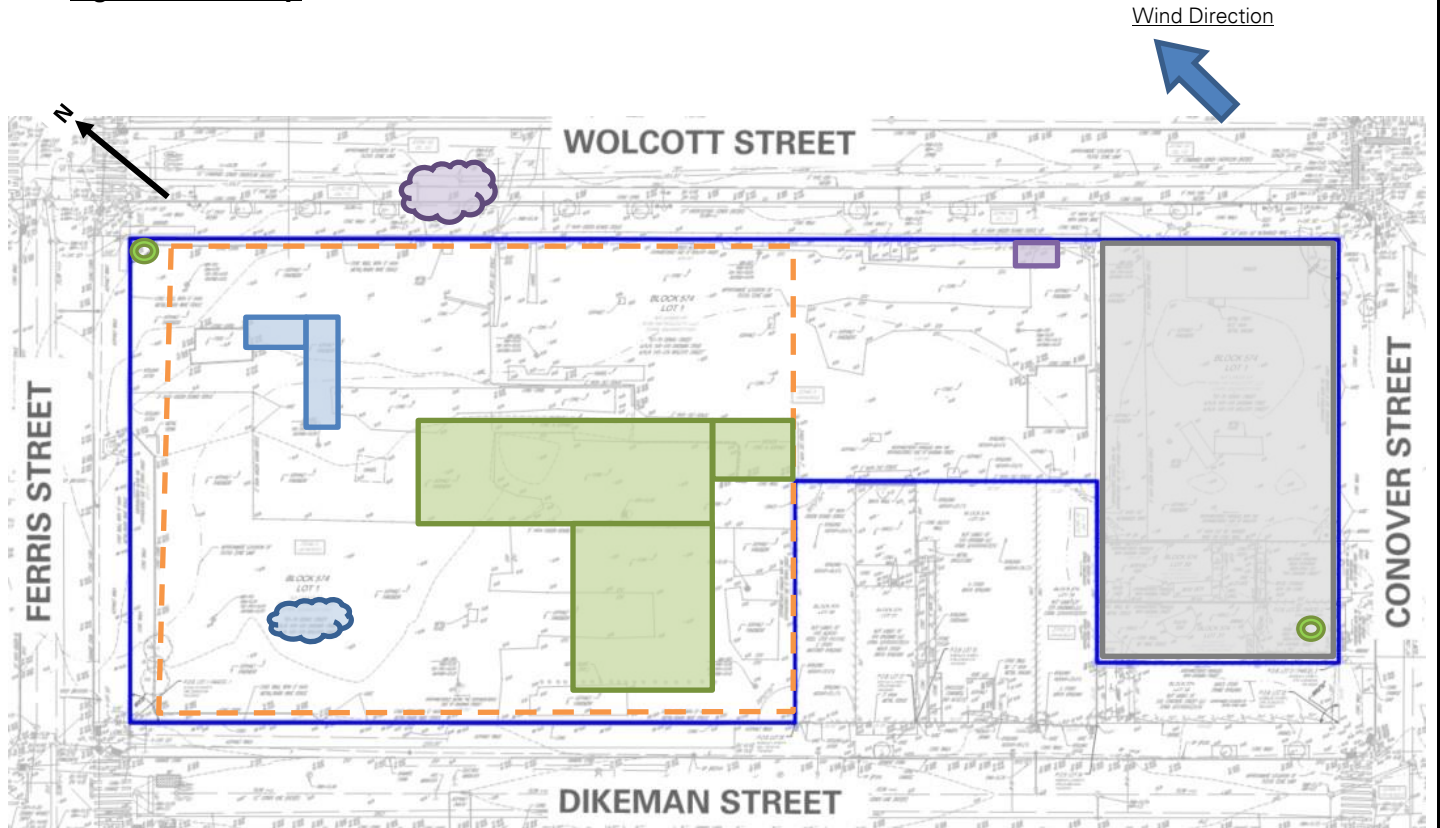
- ECD will continue in-situ PetroFix injections within Treatment Area 2 in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the central part of the site.
- ECD will continue installing PVC piping, geotextile fabric, and ¾-inch virgin stone as part of the SSDS and soil vapor extraction system installation in the western 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
			Approximate Stone Stockpile
			Approximate Sand Stockpile

Notes:

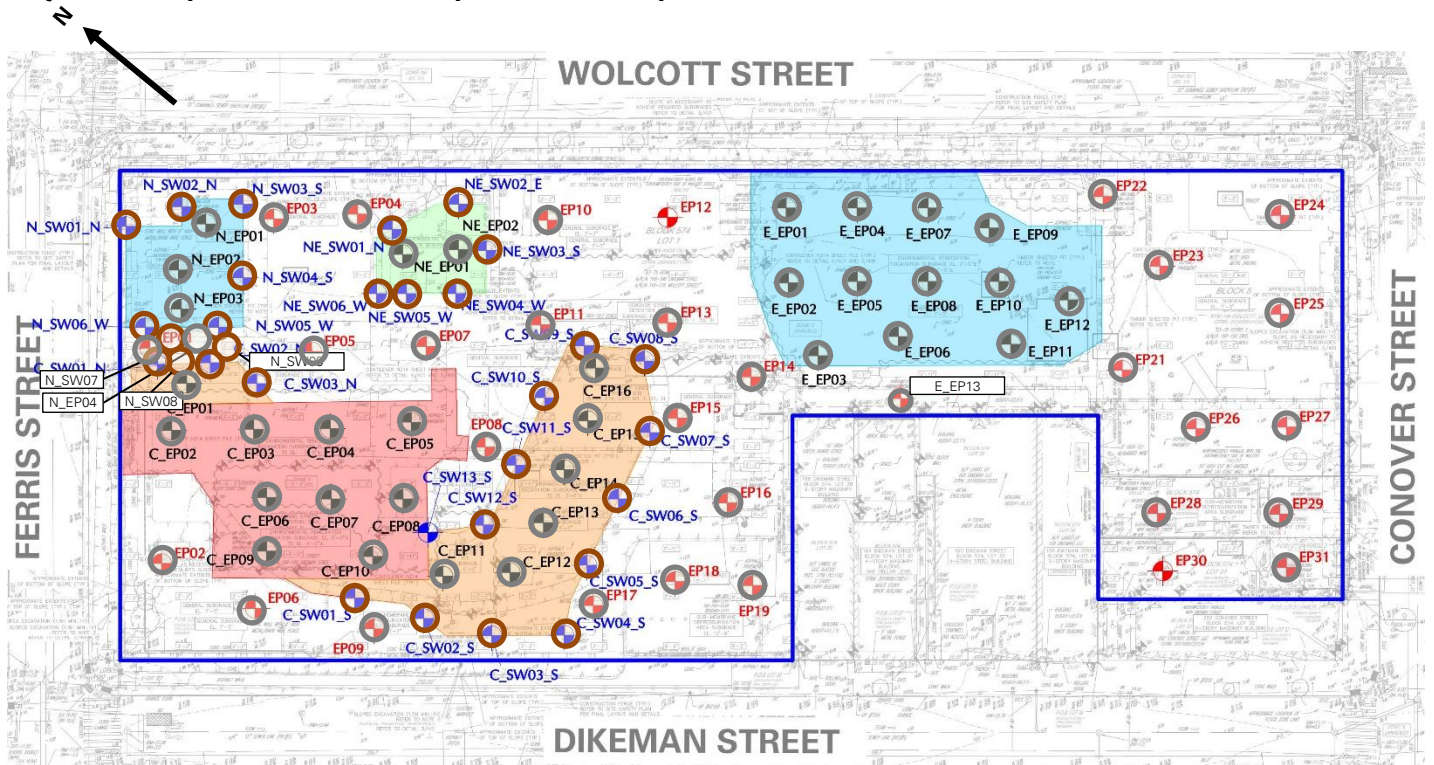
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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Figure 2: Endpoint / 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.

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Photographs



Photo 1: ECD loading a permitted tri-axle truck with stockpiled non-hazardous non-native fill in the northeastern part of the site (facing west)



Photo 2: ECD backfilling with previously imported ¾-inch stone in the western part of the site for SSDS installation (facing southeast)

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

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



Photo 3: ECD installing PVC piping for the installation of the SSDS in the western part of the site (facing south)



Photo 4: ECD injecting PetroFix within Treatment Area 2 in the central part of the site (facing northeast)

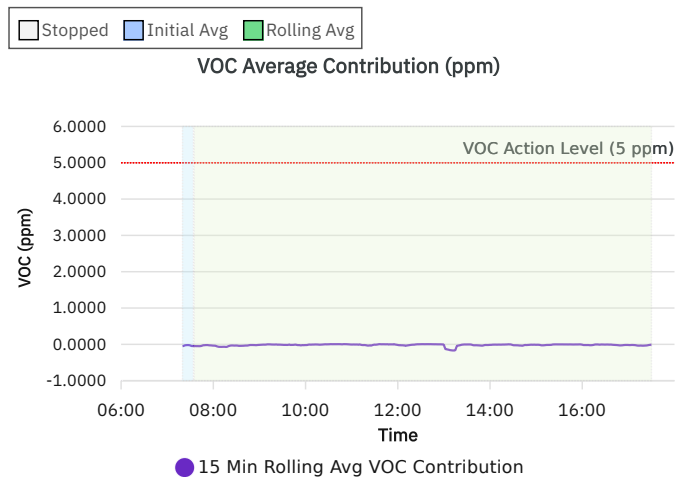
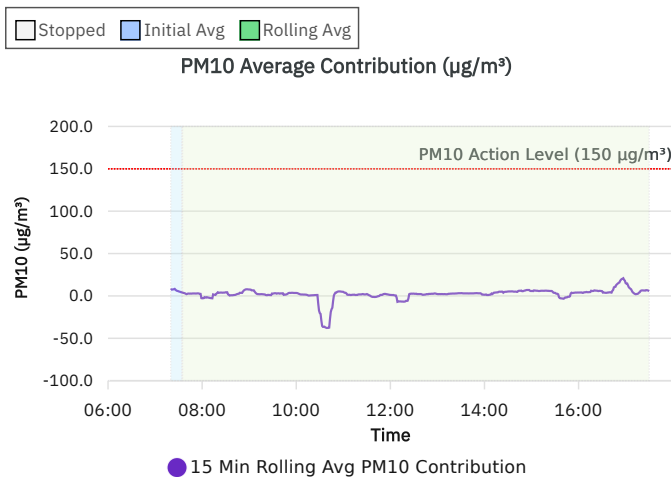
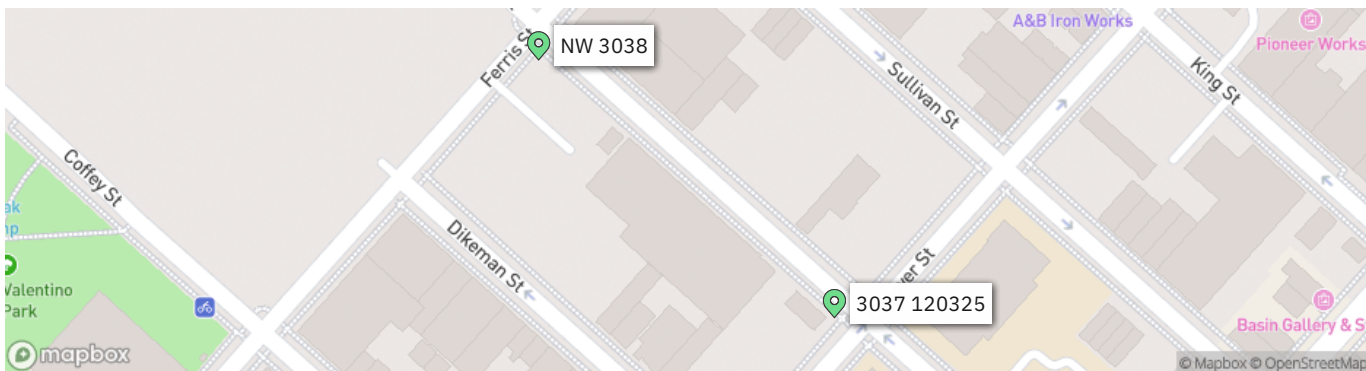
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LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	03/16/2026 06:00
		To:	03/16/2026 18:00
		PM10 Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm		

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
03/16/2026	47.7 - 55.8	79.7 - 97.5	29.5 - 29.8	1.5 - 8.0	S

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/16/2026	-37.8	10:39	-0.1687	13:12
Max Contribution (15 min avg.) - 3/16/2026	20.9	16:57	0.0060	10:33
Daily Avg. Contribution (15 min avg.) - 3/16/2026	2.3	-	-0.0189	-



LANGAN SITE OBSERVATION REPORT- Day 136

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Tue., March 17, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Clear, 32 – 42 °F Wind: NNW @ 2.6 – 12.8 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 6:00 pm
SITE CODE: C224256		MONITOR: Brayden Klein

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Geoprobe 7822DT Kubota KX080-4α2 BW120 AD TA9XP	PRESENT AT SITE: Langan (Environmental): Brayden Klein, Alexandra Fitzgerald Urban Atelier Group (UAG) ECD NY Inc. (ECD): 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 40 foot-long by 5-feet-wide area to about 5 feet below grade surface (bgs) the northern part of the site for the installation of utility piping.
 - Excavated non-native fill was stockpiled adjacent to the excavation.
 - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD installed geotextile fabric within an about 50 foot-long by 10-feet wide area and used a TA9XP to backfill an about 12-inch-thick layer of ¾-inch virgin stone (gas permeable aggregate) as part of the sub-slab depressurization system (SSDS) within the western part of the site.
- ECD continued installing Preprufe 300R Plus waterproofing/vapor barrier membrane atop a rat slab in the western part of the site.
- ECD continued in-situ injections of PetroFix in the eastern part of the site (Area 2). 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 18 injection points:

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 136

- Well 112: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 66: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 66: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 92: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 92: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 82: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 82: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 73: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 73: 25 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 177: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 189: 100 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 190: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 222: 25 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 220: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 171: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 171: 150 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 155: 75 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 161: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 235: 25 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 200: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 200: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 173: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 173: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- Well 86: 100 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 64: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 64: 75 gallons of PetroFix mixture was injected from 8 to 11 feet bgs

Material Tracking

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

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 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		Non-Hazardous Soil	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	332	5,495	56	901	27	467	5	68	1	18

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name	Clean Earth of New Castle		Conestoga Landfill		Waste Management	
Location	New Castle, DE		Morgantown, PA		Morgantown, PA	
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	729	13,682	39	703	222	3,983

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		B.G.L.J Servicing Corp	
Location	Jersey City, NJ		Salisbury Mills, NY		Flushing, NY		West Nyack, NY		Moriches, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone		Clean Fill		ASTM No. 5 Stone		Virgin Sand	
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)	No. of Loads	Approx. Volume (CY)
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Project Total	62	1,240	4	100	224	4,016	37	666	1	18

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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 one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). 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

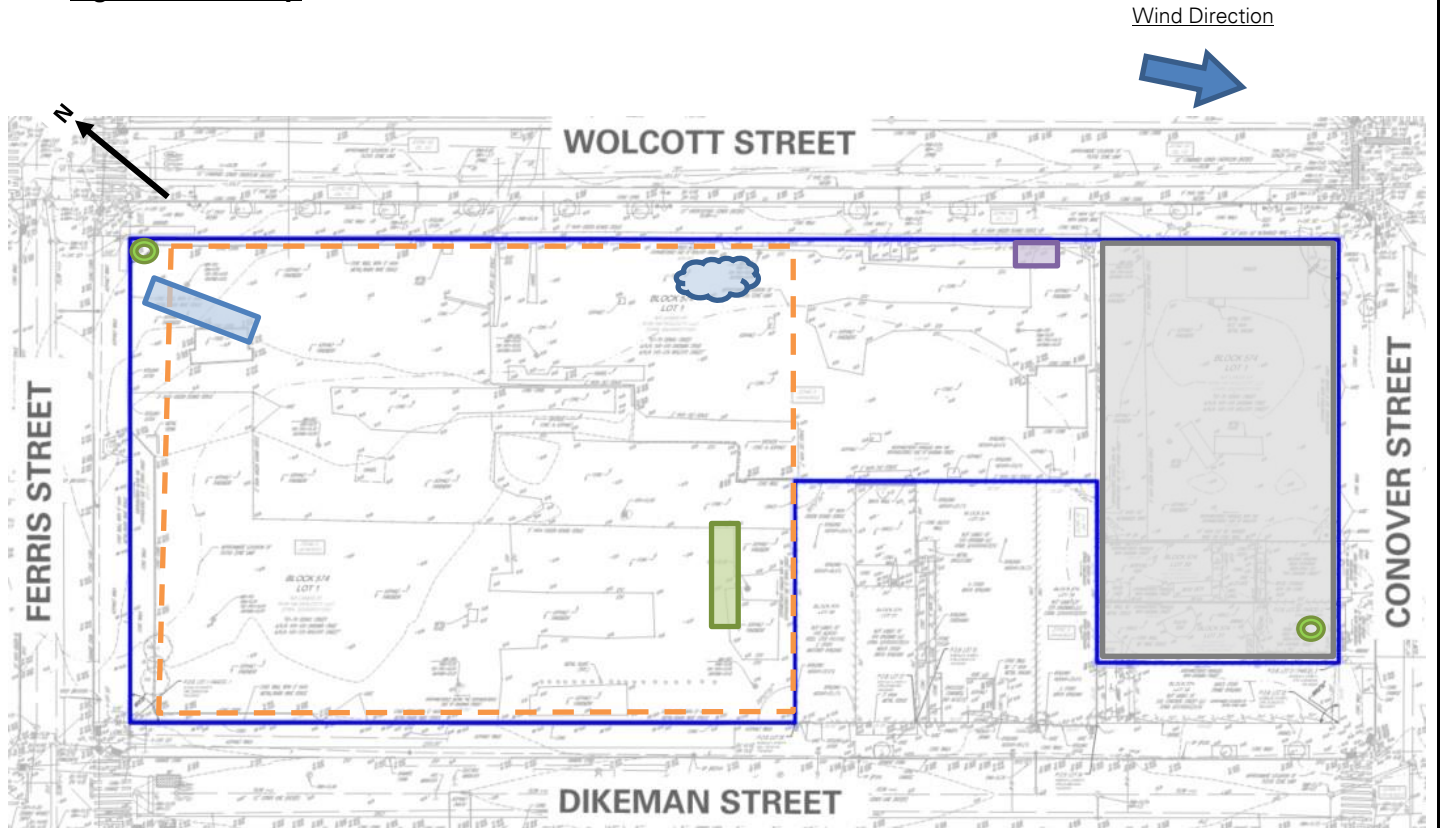
- ECD will continue in-situ PetroFix injections within Treatment Area 2 in the eastern part of the site.
- ECD will continue excavating for pile caps and foundation framing/concrete pouring in the central part of the site.
- ECD will continue laying polyvinyl chloride (PVC) piping, geotextile fabric, and ¾-inch virgin stone as part of the SSDS and soil vapor extraction system installation in the western 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
			Approximate Stone Stockpile
			Approximate Sand Stockpile

Notes:

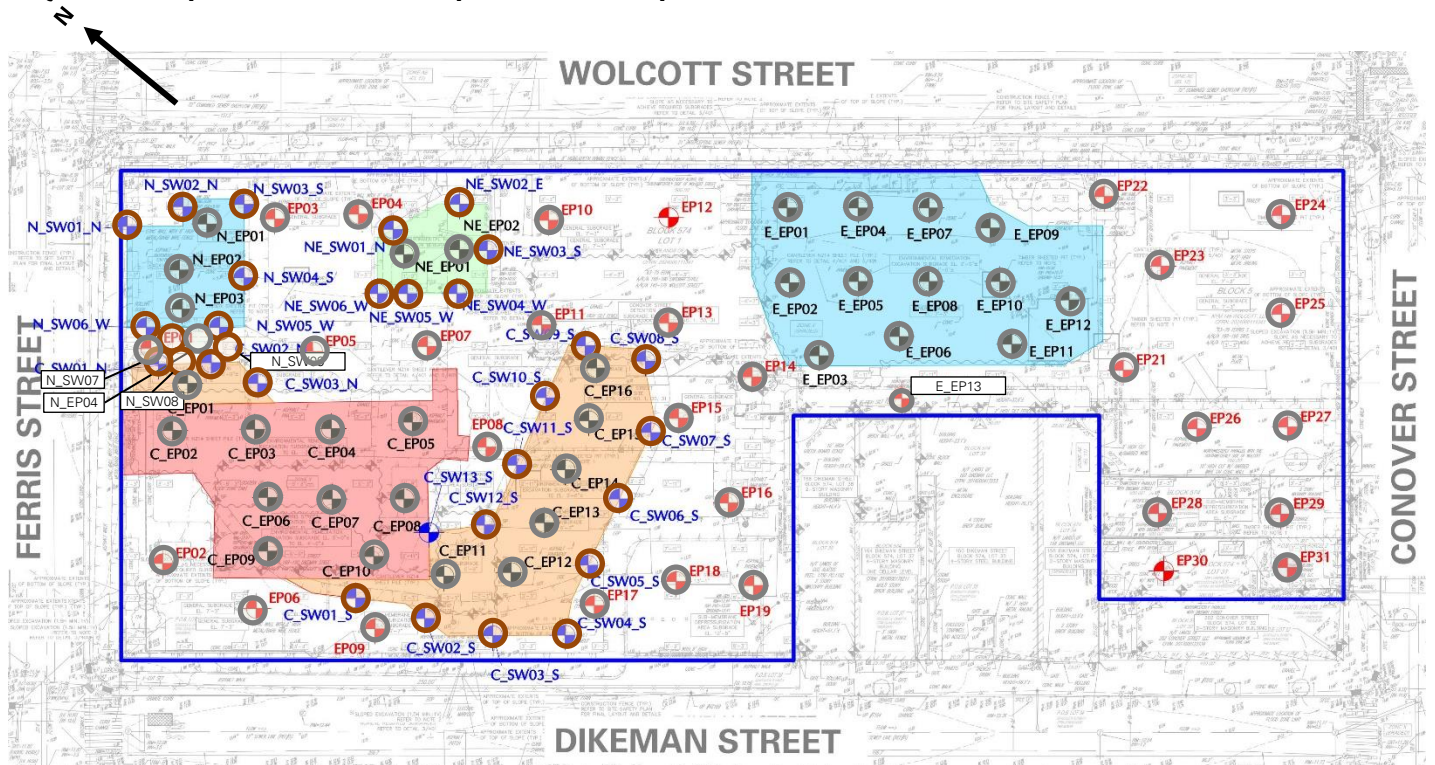
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2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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Figure 2: Endpoint / 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.

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Photographs



Photo 1: ECD laying Preprufe 300R Plus waterproofing vapor barrier membrane atop a rat slab in the western side of the site (facing southwest)



Photo 2: ECD pouring concrete within the building's foundation in the southern 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 excavating for the installation of utility piping in the northern part of the site (facing southwest)



Photo 4: ECD injecting PetroFix within Treatment Area 2 in the central part of the site (facing southwest)

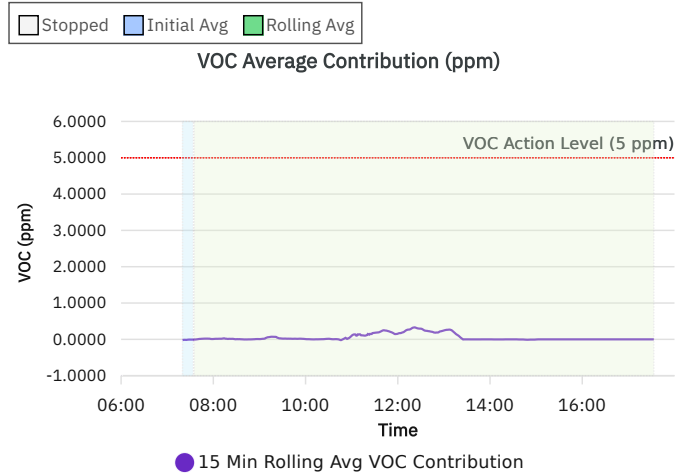
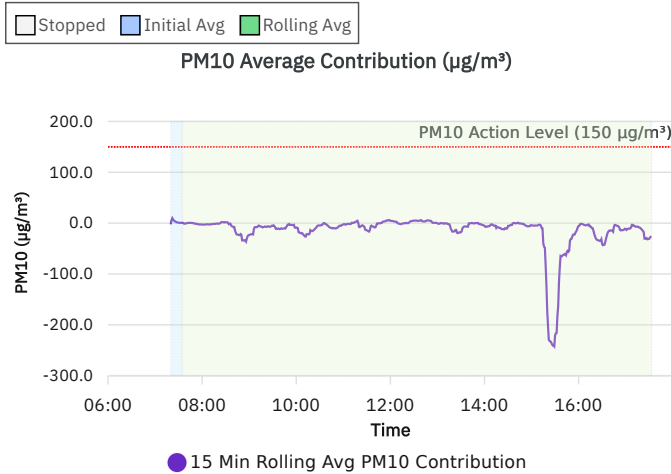
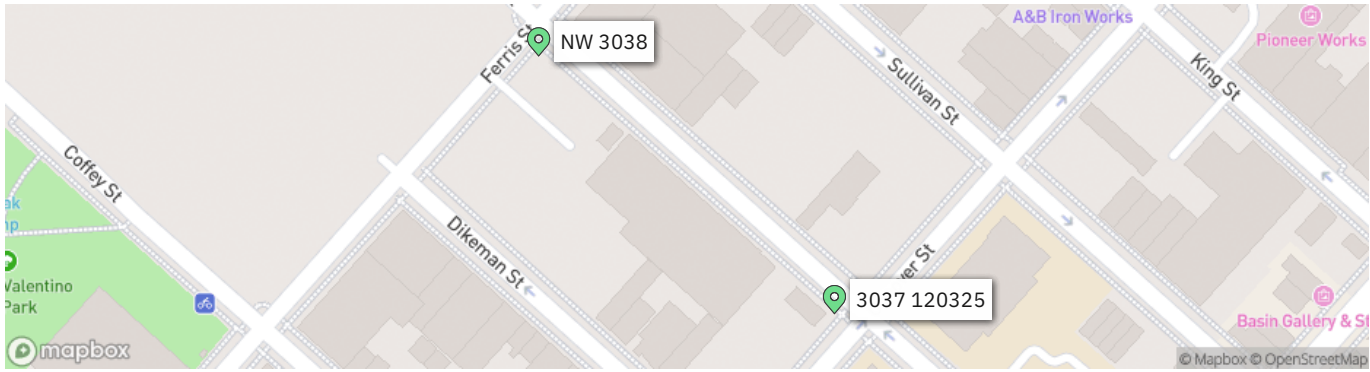
Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Brayden Klein
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LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	03/17/2026 06:00
		To:	03/17/2026 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
03/17/2026	32.0 - 41.5	36.7 - 61.5	29.7 - 29.9	2.6 - 12.8	NNW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/17/2026	-242.0	15:29	-0.0213	10:46
Max Contribution (15 min avg.) - 3/17/2026	9.6	07:22	0.3300	12:22
Daily Avg. Contribution (15 min avg.) - 3/17/2026	-14.2	-	0.0516	-



LANGAN SITE OBSERVATION REPORT- Day 137

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Wed., March 18, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Clear, 23 – 43 °F Wind: SW @ 0.7 – 7.3 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 6:00 pm
SITE CODE: C224256		MONITOR: Brayden Klein

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Geoprobe 7822DT Kubota KX080-4α2 BW120 AD	PRESENT AT SITE: Langan (Environmental): Brayden Klein, Alexandra Fitzgerald Urban Atelier Group (UAG) ECD NY Inc. (ECD): 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 10 foot-long by 3-feet-wide area to about 5 feet below grade surface (bgs) the northern part of the site for the installation of utility piping.
 - Excavated non-native fill was stockpiled adjacent to the excavation.
 - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD used a Kubota KX080-4α2 to backfill an about 10 foot-long by 5-feet-wide and an about 15 foot-long by 5-feet-wide area in the northern part of the site from about 5 feet bgs to working grade with previously imported clean fill.
- ECD installed geotextile fabric within an about 10 foot-long by 10-feet wide area and used a TA9XP to backfill an about 12-inch-thick layer of ¾-inch virgin stone (gas permeable aggregate) as part of the sub-slab depressurization system (SSDS) within the western part of the site.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane atop the rat slab in the western part of the site.
- ECD poured concrete for the site cover and pile caps in the western 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	

LANGAN SITE OBSERVATION REPORT- Day 137

- ECD continued in-situ injections of PetroFix in the eastern part of the site (Area 2). 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 17 injection points:
 - Well 172: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 231: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 231: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well between 127 and 128: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 129: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 208: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 208: 175 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 86: 75 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 64: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 73: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 75: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 76: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 95: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 95: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 94: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 94: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 171: 25 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
 - Well 83: 50 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 84: 100 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
 - Well 84: 75 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 76: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
 - Well 112: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs

Material Tracking

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

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 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		Non-Hazardous Soil	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	332	5,495	56	901	27	467	5	68	1	18

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name	Clean Earth of New Castle		Conestoga Landfill		Waste Management	
Location	New Castle, DE		Morgantown, PA		Morgantown, PA	
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	729	13,682	39	703	222	3,983

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		B.G.L.J Servicing Corp	
Location	Jersey City, NJ		Salisbury Mills, NY		Flushing, NY		West Nyack, NY		Moriches, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone		Clean Fill		ASTM No. 5 Stone		Virgin Sand	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	62	1,240	4	100	224	4,016	37	666	1	18

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 137

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 one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). 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

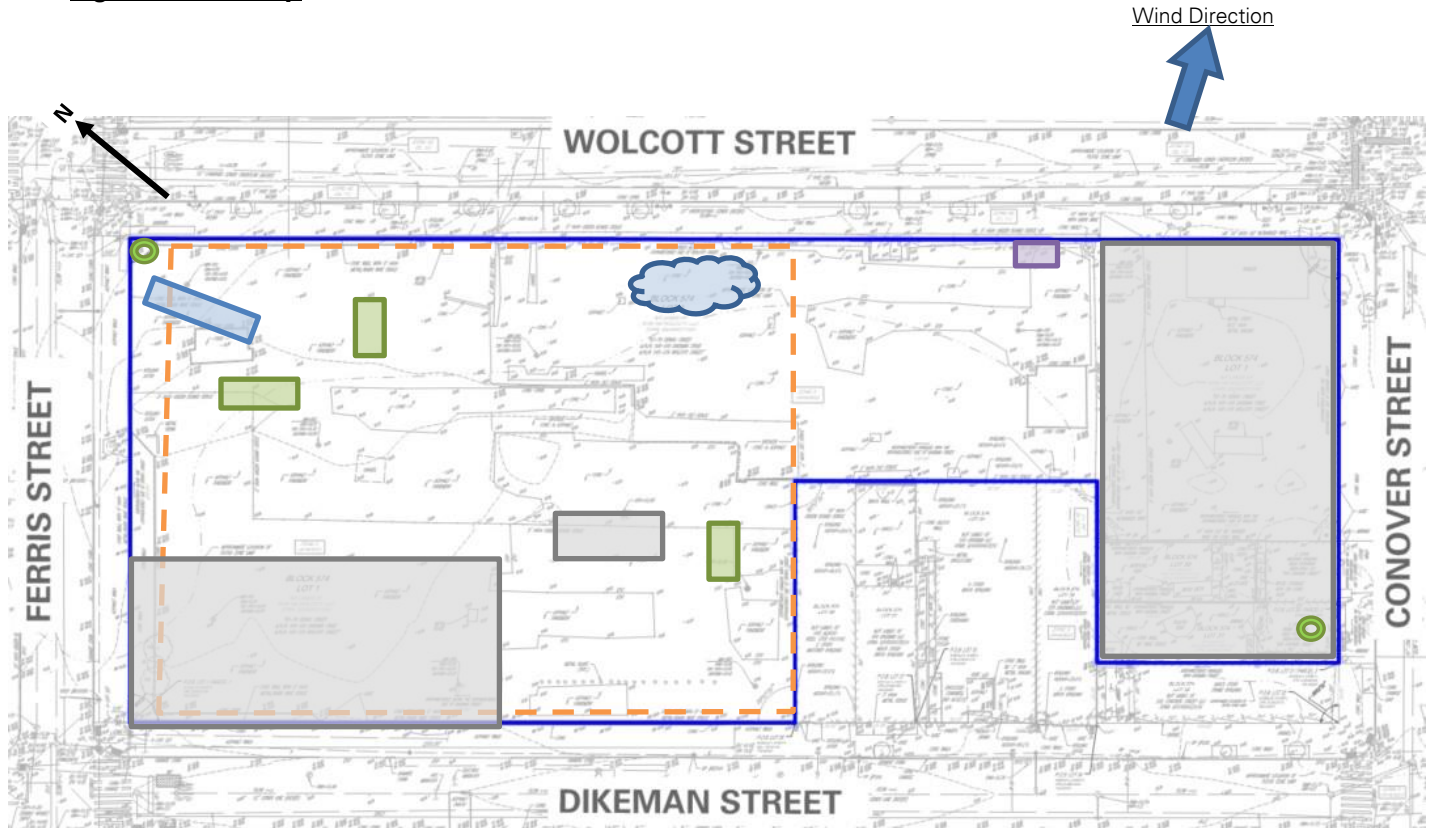
- ECD will continue in-situ PetroFix injections within Treatment Area 2 in the eastern part of the site.
- ECD will continue excavating and backfilling for utility piping in the northern part of the site.
- ECD will continue foundation framing/concrete pouring in the central part of the site.
- ECD will continue laying polyvinyl chloride (PVC) piping, geotextile fabric, and ¾-inch virgin stone as part of the SSDS and soil vapor extraction system installation in the western 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
			Approximate Sand Stockpile

Notes:

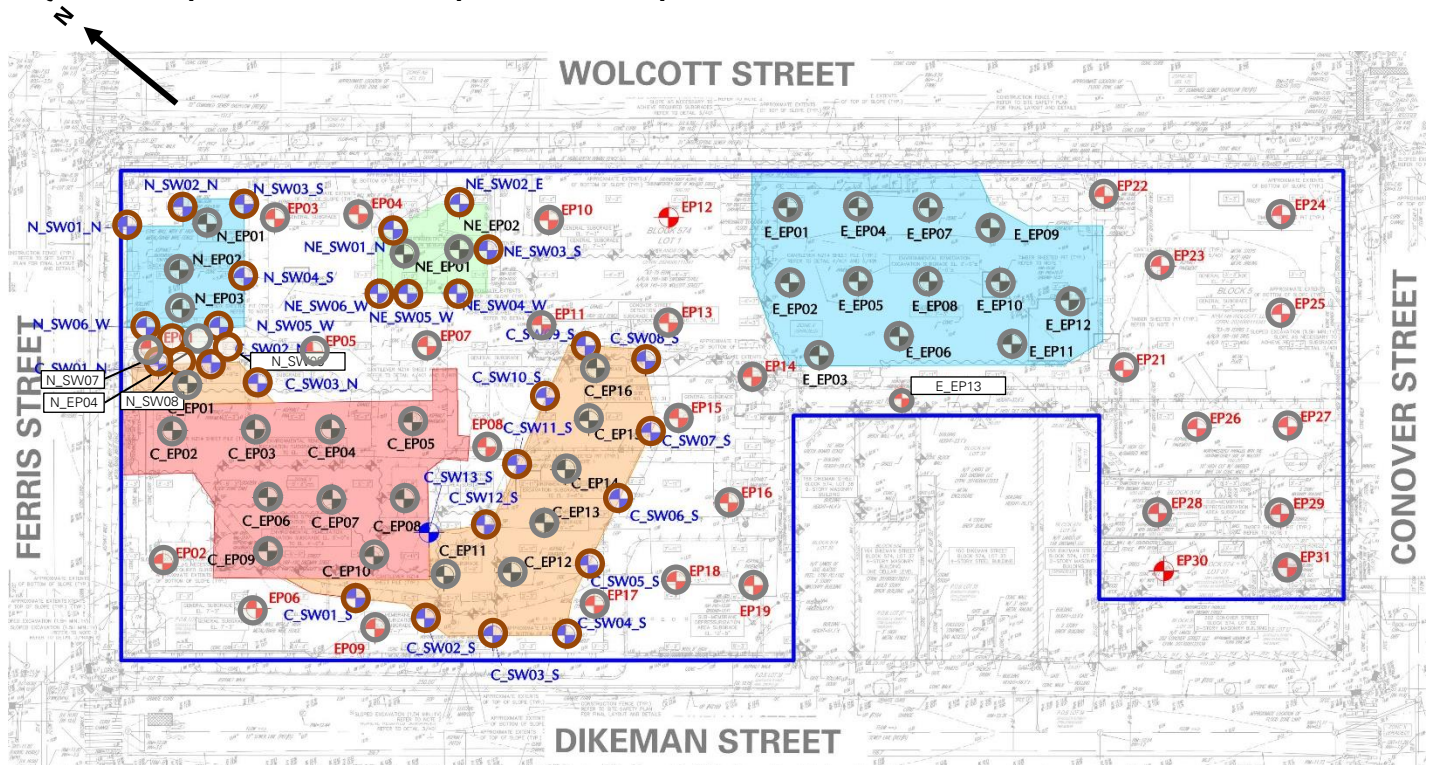
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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 installing Preprufe 300R Plus waterproofing vapor barrier membrane atop a rat slab in the western part of the site (facing west)



Photo 2: ECD pouring concrete for the site cover in the western part of the site (facing southwest)

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

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



Photo 3: General view of the western part of the site (facing northwest)



Photo 4: ECD backfilling a utility pipe trench with previously imported clean fill in the northern part of the site (facing east)

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

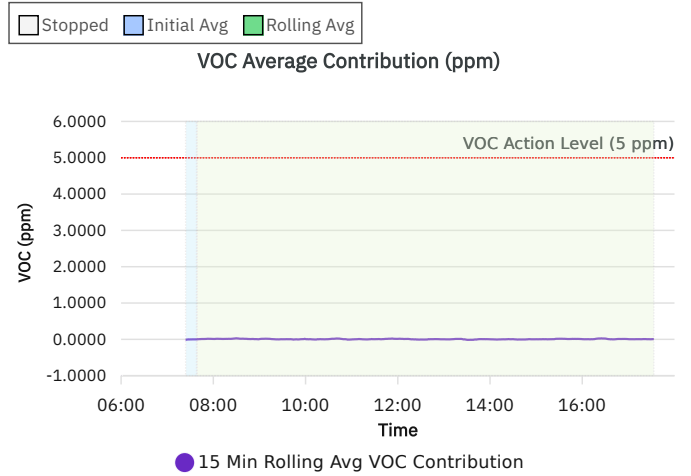
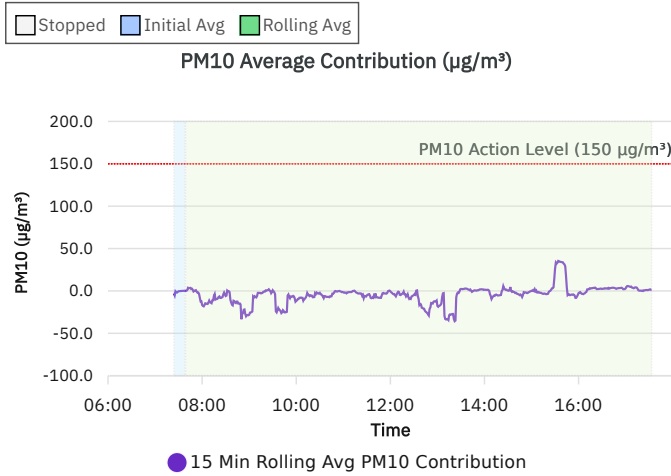
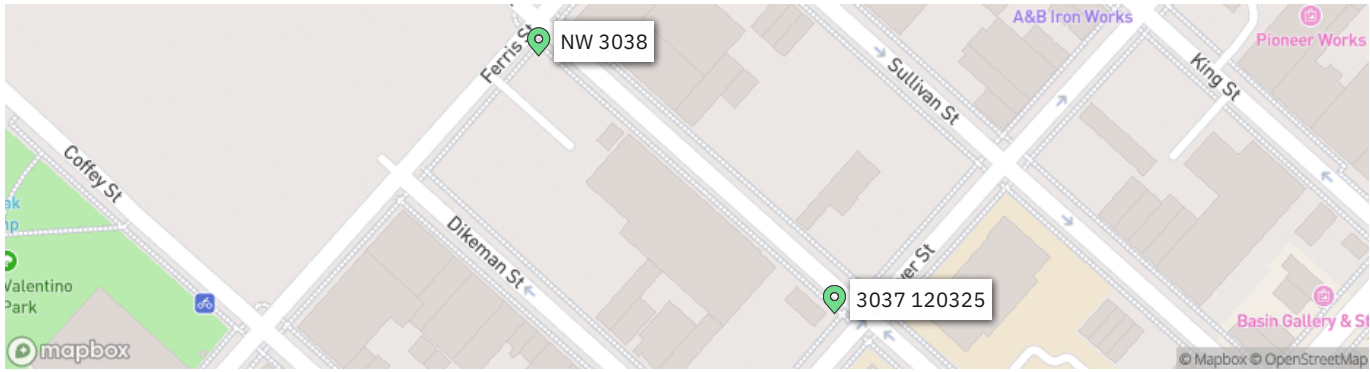
By: Brayden Klein

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

LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	03/18/2026 06:00
		To:	03/18/2026 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
03/18/2026	23.2 - 43.2	26.0 - 51.0	30.3 - 30.5	0.7 - 7.3	SW

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/18/2026	-35.7	13:22	-0.0140	13:31
Max Contribution (15 min avg.) - 3/18/2026	35.4	15:34	0.0293	08:30
Daily Avg. Contribution (15 min avg.) - 3/18/2026	-4.4	-	0.0063	-



LANGAN SITE OBSERVATION REPORT- Day 137

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Thu., March 19, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Clear, 31 – 44 °F Wind: S @ 9-13 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 6:00 pm
SITE CODE: C224256		MONITOR: Max Ringold

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Geoprobe 7822DT Kubota KX080-4α2 BW120 AD	PRESENT AT SITE: Langan (Environmental): Max Ringold, Alexandra Fitzgerald Urban Atelier Group (UAG) ECD NY Inc. (ECD): 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 3-feet-wide area to about 5 feet below grade surface (bgs) in the northern part of the site, and an 8 foot-long by 5-feet-wide area to about 5 feet bgs in the northwestern part of the site for the installation of utility piping.
 - Excavated non-native fill was stockpiled adjacent to the excavations.
 - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD used hand tools and a CAT 335F to backfill an about 12-inch-thick layer of ¾-inch virgin stone (gas permeable aggregate) as part of the sub-slab depressurization system (SSDS) within the western part of the site.
- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane atop the rat slab in the western part of the site.
- ECD continued in-situ injections of PetroFix in the eastern part of the site (Area 2). 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 96: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs

Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose	By: Max Ringold
Langan Eng, Env, Surv, L.A. & Geo, DPC	

LANGAN SITE OBSERVATION REPORT- Day 137

- Well 97: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 75: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 67: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 67: 100 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 84: 75 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 84: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 83: 125 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 83: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 81: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 81: 150 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 74: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 74: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 65: 175 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 65: 125 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 85: 150 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- Well 85: 175 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- Well 86: 125 gallons of PetroFix mixture was injected from 8 to 11 feet bgs

Material Tracking

- ECD imported the following materials:
 - 4 loads (approximately 72 cubic yards) of clean fill were imported from Durante Brothers Construction in Flushing, NY.
 - 1 load (approximately 18 cubic yards) of ASTM No. 5 Stone was imported from Tilcon West Nyack Quarry in West Nyack, NY.
- ECD exported the following materials:
 - 2 loads (approximately 36 CY) of non-hazardous non-native fill was exported to the Waste Management facility in Morgantown, PA.

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

By: Max Ringold

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

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		Non-Hazardous Soil	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	332	5,495	56	901	27	467	5	68	1	18

Notes:

1. UHC – Underlying Hazardous Constituent

Material Export Summary – Soil						
Facility Name	Clean Earth of New Castle		Conestoga Landfill		Waste Management	
Location	New Castle, DE		Morgantown, PA		Morgantown, PA	
Material	Non-Hazardous Soil		Non-Hazardous Soil		Non-Hazardous Soil	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	2	36
Project Total	729	13,682	39	703	224	4,007

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		B.G.L.J Servicing Corp	
Location	Jersey City, NJ		Salisbury Mills, NY		Flushing, NY		West Nyack, NY		Moriches, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone		Clean Fill		ASTM No. 5 Stone		Virgin Sand	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	4	72	1	18	-	-
Project Total	62	1,240	4	100	228	4,088	38	684	1	18

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

By: Max Ringold
Langan Eng, Env, Surv, L.A. & Geo, DPC

LANGAN SITE OBSERVATION REPORT– Day 137

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 one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). 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

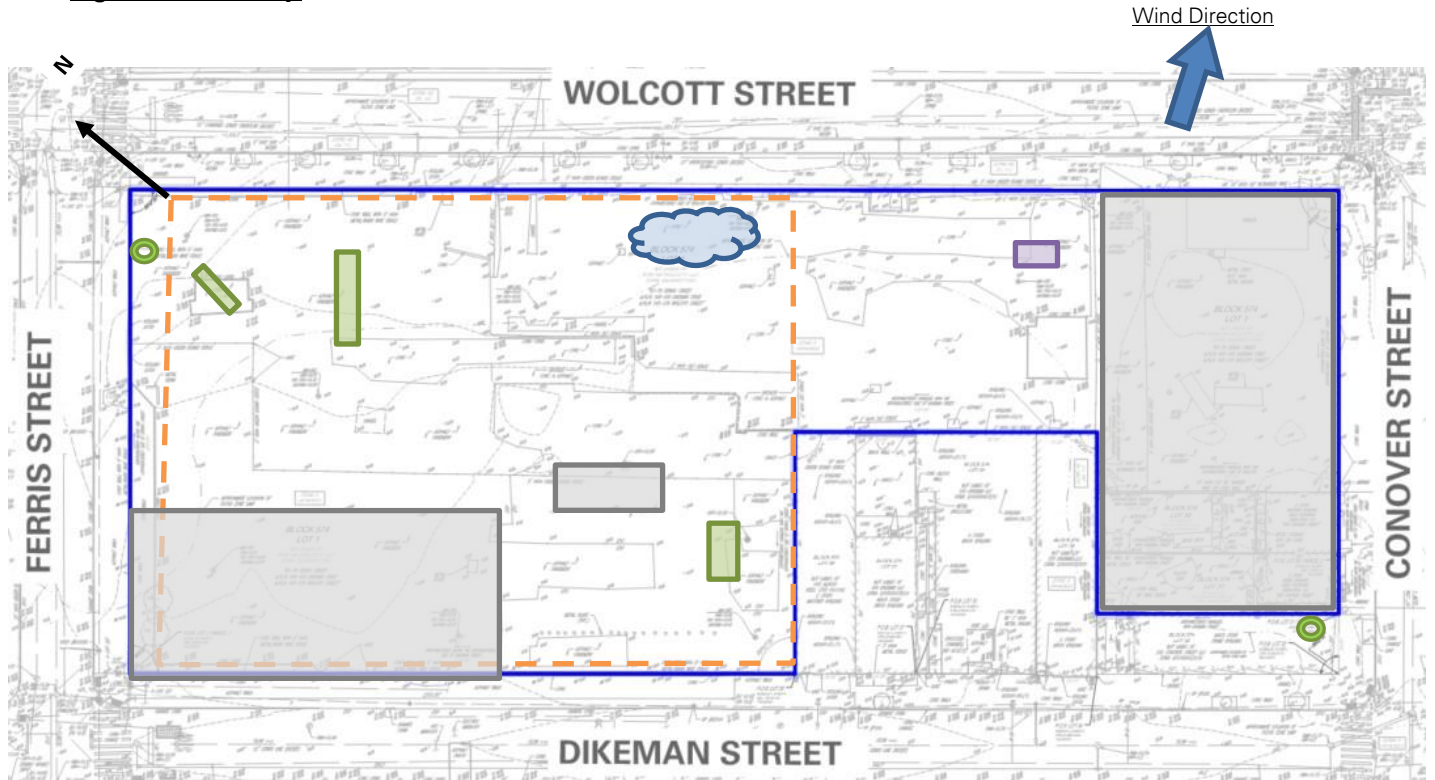
- ECD will continue in-situ PetroFix injections within Treatment Area 2 in the eastern part of the site.
- ECD will continue excavating and backfilling for utility piping in the northern part of the site.
- ECD will continue foundation framing/concrete pouring in the central part of the site.
- ECD will continue laying polyvinyl chloride (PVC) piping, geotextile fabric, and ¾-inch virgin stone as part of the SSDS and soil vapor extraction system installation in the western part of the site.

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

By: Max Ringold

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
			Approximate Sand Stockpile

Notes:

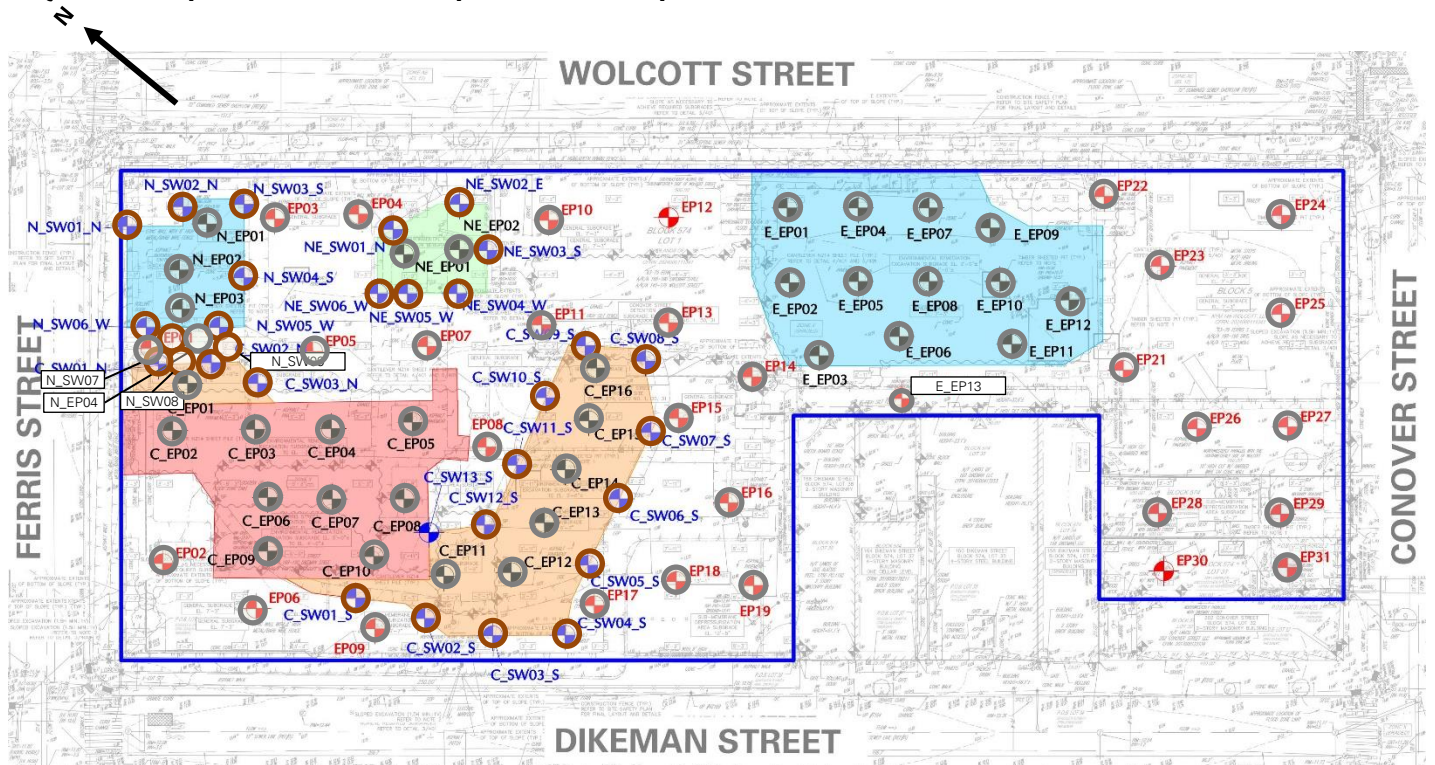
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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

By: Max Ringold

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: Max Ringold
Langan Eng, Env, Surv, L.A. & Geo, DPC

Photographs



Photo 1: ECD injecting PetroFix within Treatment Area 2 in the central part of the site (facing east)



Photo 2: ECD excavating within clean fill for utility piping in the western part of the site (facing southeast)

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

By: Max Ringold

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



Photo 3: ECD excavating within clean fill for utility piping in the northwestern part of the site (facing northwest)



Photo 4: ECD backfilling ASTM #5 stone atop SSDS piping in the southern part of site (facing west).

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

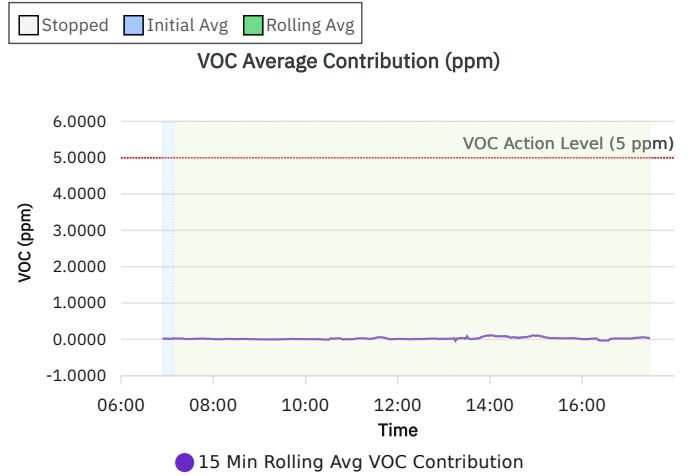
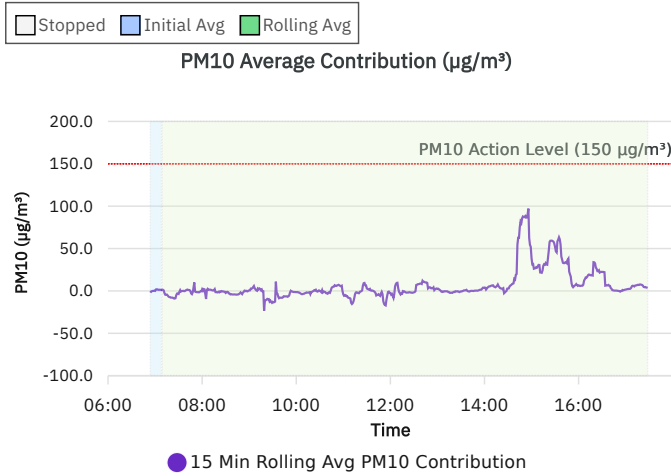
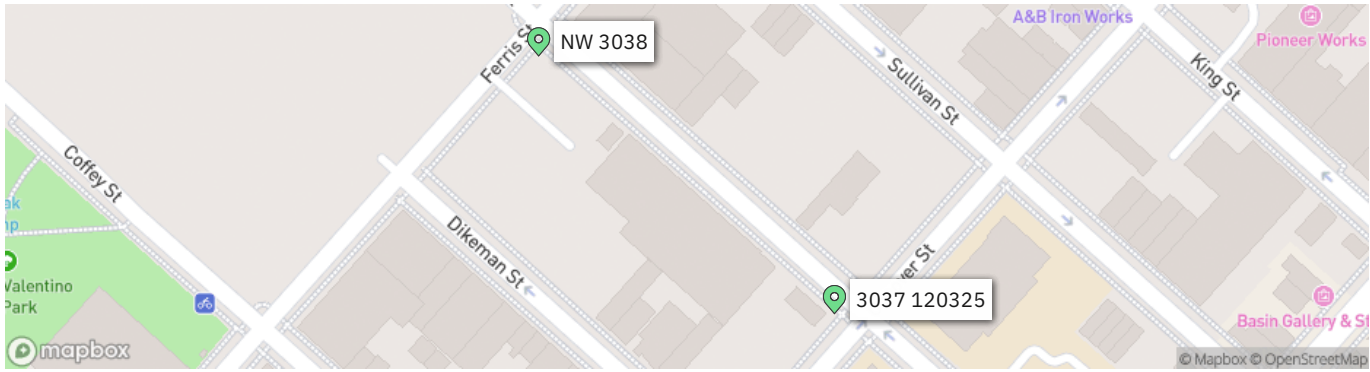
By: Max Ringold

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

LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	03/19/2026 06:00
		To:	03/19/2026 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
03/19/2026	30.7 - 46.0	44.1 - 65.2	30.2 - 30.4	0.7 - 5.9	S

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/19/2026	-23.5	09:19	-0.0380	13:15
Max Contribution (15 min avg.) - 3/19/2026	97.1	14:56	0.1113	14:01
Daily Avg. Contribution (15 min avg.) - 3/19/2026	6.2	-	0.0240	-



LANGAN SITE OBSERVATION REPORT- Day 139

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Fri., March 20, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Clear, 33 - 60 °F Wind: ESE @ 0.6 – 8.7 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 6:00 pm
SITE CODE: C224256		MONITOR: Max Ringold

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F x 2 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Geoprobe 7822DT Kubota KX080-4α2 BW120 AD	PRESENT AT SITE: Langan (Environmental): Max Ringold, Brayden Klein Urban Atelier Group (UAG) ECD NY Inc. (ECD): 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 10-foot-long by 3-feet-wide area to about 5 feet below grade surface (bgs) in the northwestern part of the site for the installation of utility piping.
 - Excavated non-native fill was stockpiled adjacent to the excavations.
 - Excavated non-native fill was screened for odors, staining, and organic vapors using a PID. No impacts were observed.
- ECD used a Kubota KX080-4α2 to grade an area 100-feet-wide by 60-feet-wide in the southeast of site.
 - Graded clean fill was used to backfill utility trenches in the southeastern part of the site and as general backfill in the central part of the site.
- ECD used a CAT 335F to grade an about 60-foot-long by 30-feet-wide area in the northern part of site as an access ramp.
- ECD continued in-situ injections of PetroFix in the eastern part of the site (Area 2). 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 16 injection points:
 - Well 214: 25 gallons of PetroFix mixture was injected from 11 to 16 feet bgs

Cc: M. Burke, G. Nicholls, S. Knoop, N. Palumbo, L. Grose	By: Max Ringold
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- o Well 214: 25 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 206: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 204: 75 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 203: 100 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 122: 100 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 85: 85 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 87: 75 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 90: 150 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 107: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 128: 50 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 143: 125 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 86: 75 gallons of PetroFix mixture was injected from 8 to 11 feet bgs
- o Well 227: 75 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 227: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 217: 65 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 217: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 182: 50 gallons of PetroFix mixture was injected from 11 to 16 feet bgs
- o Well 182: 50 gallons of PetroFix mixture was injected from 6 to 11 feet bgs
- o Well 196: 25 gallons of PetroFix mixture was injected from 11 to 16 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									
Material	Non-Hazardous Low pH Soil		Hazardous Lead Impacted Soil with UHCs		Hazardous Lead Impacted Soil with No UHCs		High Hazardous Lead		Non-Hazardous Soil	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	332	5,495	56	901	27	467	5	68	1	18

Notes:

1. UHC – Underlying Hazardous Constituent

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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	729	13,682	39	703	224	4,007

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		B.G.L.J Servicing Corp	
Location	Jersey City, NJ		Salisbury Mills, NY		Flushing, NY		West Nyack, NY		Moriches, NY	
Material	3/4" Recycled Clean Stone		2-4" Granite Stone		Clean Fill		ASTM No. 5 Stone		Virgin Sand	
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)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-	-	-	-	-
Project Total	62	1,240	4	100	228	4,088	38	684	1	18

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 one downwind location during intrusive work. Implementation of the Community Air Monitoring Plan (CAMP) included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOC). 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 2 in the eastern part of the site.
- ECD will continue excavating and backfilling for utility piping in the northern part of the site.

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LANGAN SITE OBSERVATION REPORT- Day 139

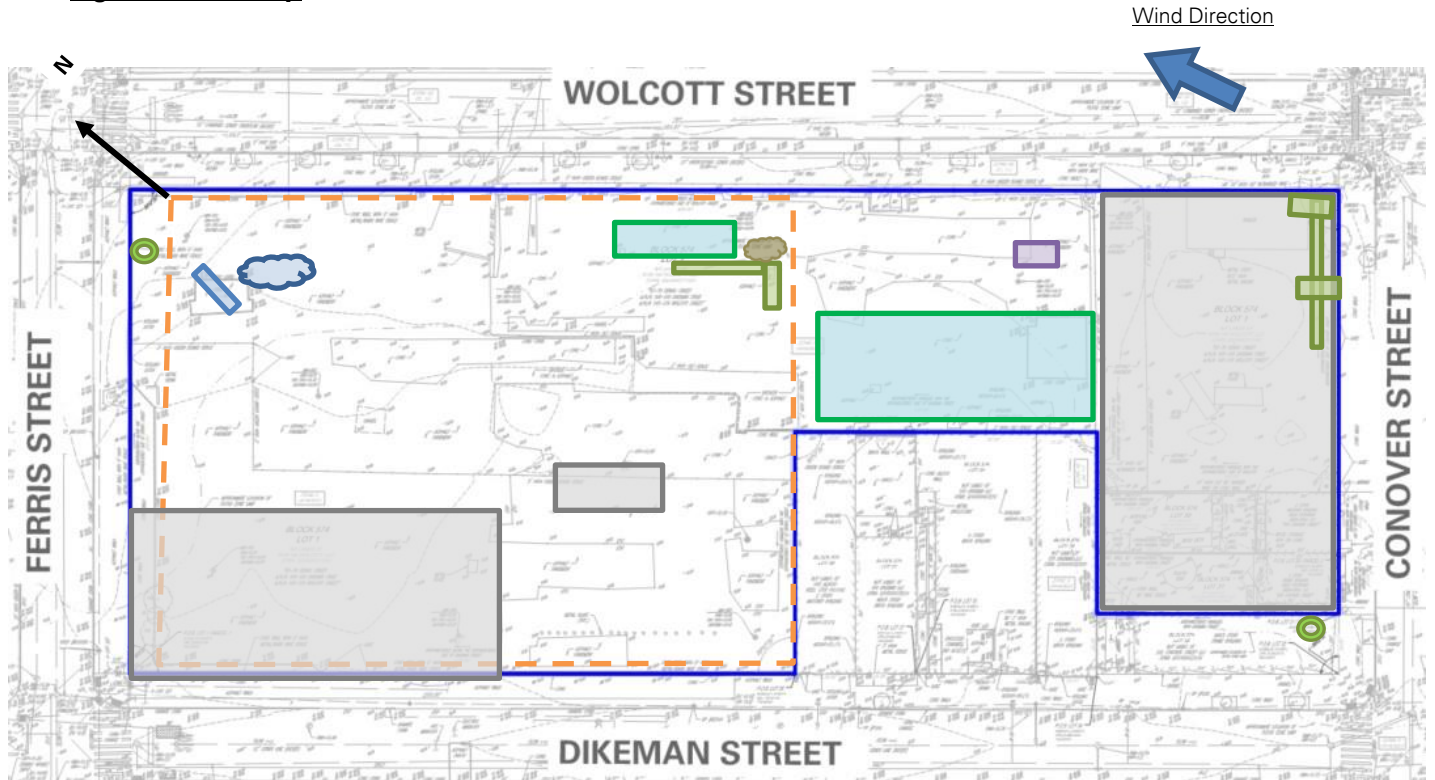
- ECD will continue foundation framing/concrete pouring in the central part of the site.
- ECD will continue laying polyvinyl chloride (PVC) piping, geotextile fabric, and ¾-inch virgin stone as part of the SSDS and soil vapor extraction system installation in the western part of the site.

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Figure 1: Site Map



Legend

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

Notes:

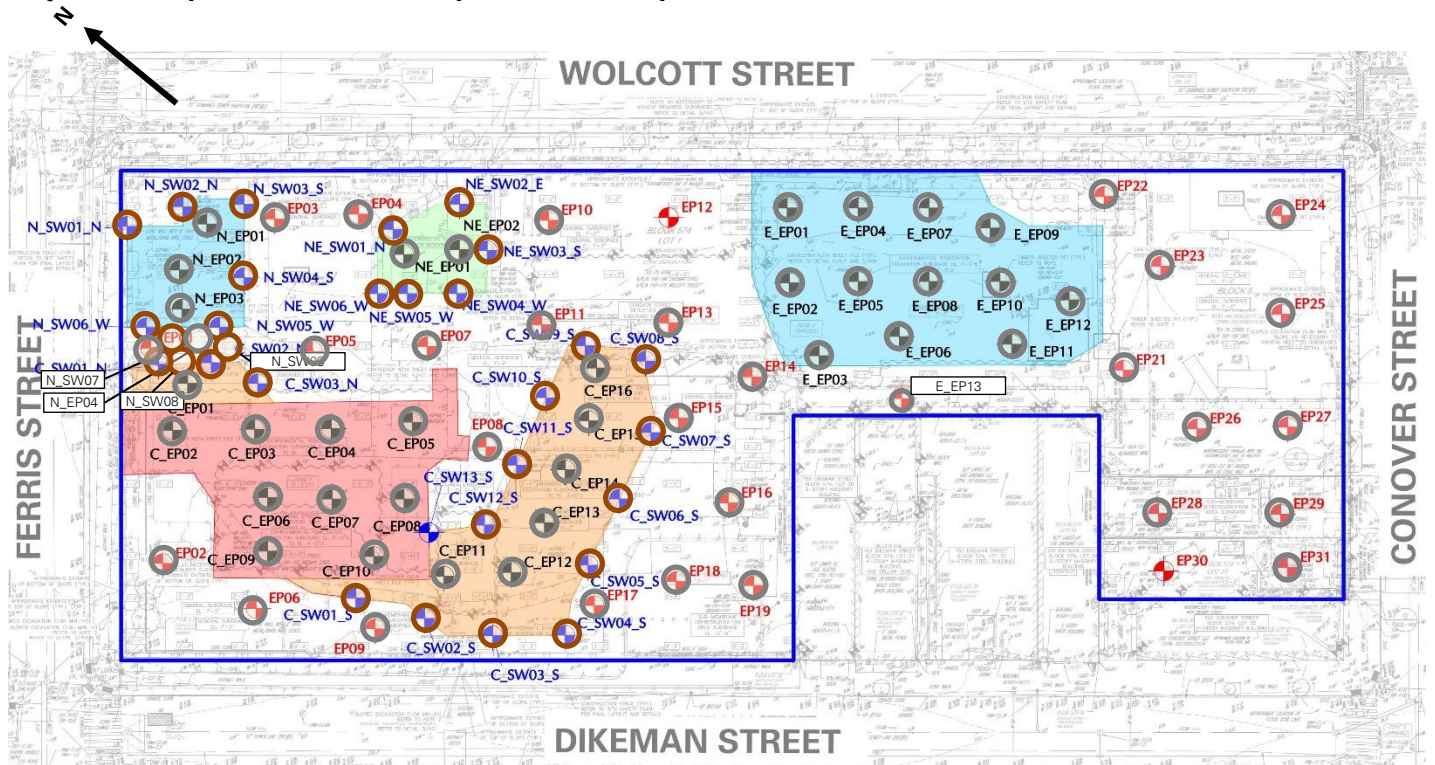
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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Figure 2: Endpoint / 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.

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Photographs



Photo 1: ECD injecting PetroFix within Treatment Area 2 in the central part of the site (facing east)



Photo 2: ECD backfilling utility trenches in the eastern part of the site (facing northeast)

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Photo 3: ECD grading non-native fill in the northwestern part of the site (facing southeast)



Photo 4: ECD stockpiling clean fill collected from grading in the southern part of site (facing south).

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LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	03/20/2026 06:00
		To:	03/20/2026 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
03/20/2026	33.4 - 59.7	47.3 - 77.2	29.8 - 30.2	0.6 - 8.7	ESE

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/20/2026	-41.2	10:01	0.0067	17:38
Max Contribution (15 min avg.) - 3/20/2026	24.7	10:16	0.3113	10:23
Daily Avg. Contribution (15 min avg.) - 3/20/2026	3.9	-	0.0564	-

