

LANGAN SITE OBSERVATION REPORT- Day 160

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Mon., April 20, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Partly Cloudy, 39 - 54°F Wind: NW @ 1.0 – 12.6 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 5:15 pm
SITE CODE: C224256		MONITOR: Brayden Klein

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Kubota KX080-4α2 BW120 AD Terex TA9 9-ton Dumper CAT 303E	PRESENT AT SITE: Langan (Environmental): 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 20-foot-long by 8-feet-wide area to about 6 feet below grade surface (bgs) in the central part of the site for the installation of utility piping.
 - Excavated non-native fill was live-loaded into a Terex TA9 9-ton Dumper and relocated to the western part of the site for backfill.
 - 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 40-foot-long by 5-feet-wide area from about 7 feet bgs to surface grade and an about 10-foot-long by 5-feet-wide area from about 4 feet bgs to surface grade with previously imported clean fill in the western part of the site.
 - Backfill consisted of previously stockpiled clean fill from the central part of the site.
- ECD used a Terex TA9 9-ton Dumper to relocate part of a stockpile made up of imported ASTM No. 5 stone to the western part of the site from the eastern 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	

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- ECD used a Kubota KX080-4α2 to backfill an about 10-foot-long by 5-feet-wide area from about 0.5 feet bgs to surface grade with previously imported ASTM No.5 stone in the western part of the site.

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:

- UHC – Underlying Hazardous Constituent

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

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	31	645	25	880

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

By: Brayden Klein

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

Material Import Summary										
Facility Name Location	Impact Materials, LLC Jersey City, NJ		Callahan & Nannini Quarry Inc. Salisbury Mills, NY		Durante Brothers Construction Flushing, NY		Tilcon West Nyack Quarry West Nyack, NY		B.G.L.J Servicing Corp 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	63	1,134	2	36	638	11,484	49	882	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

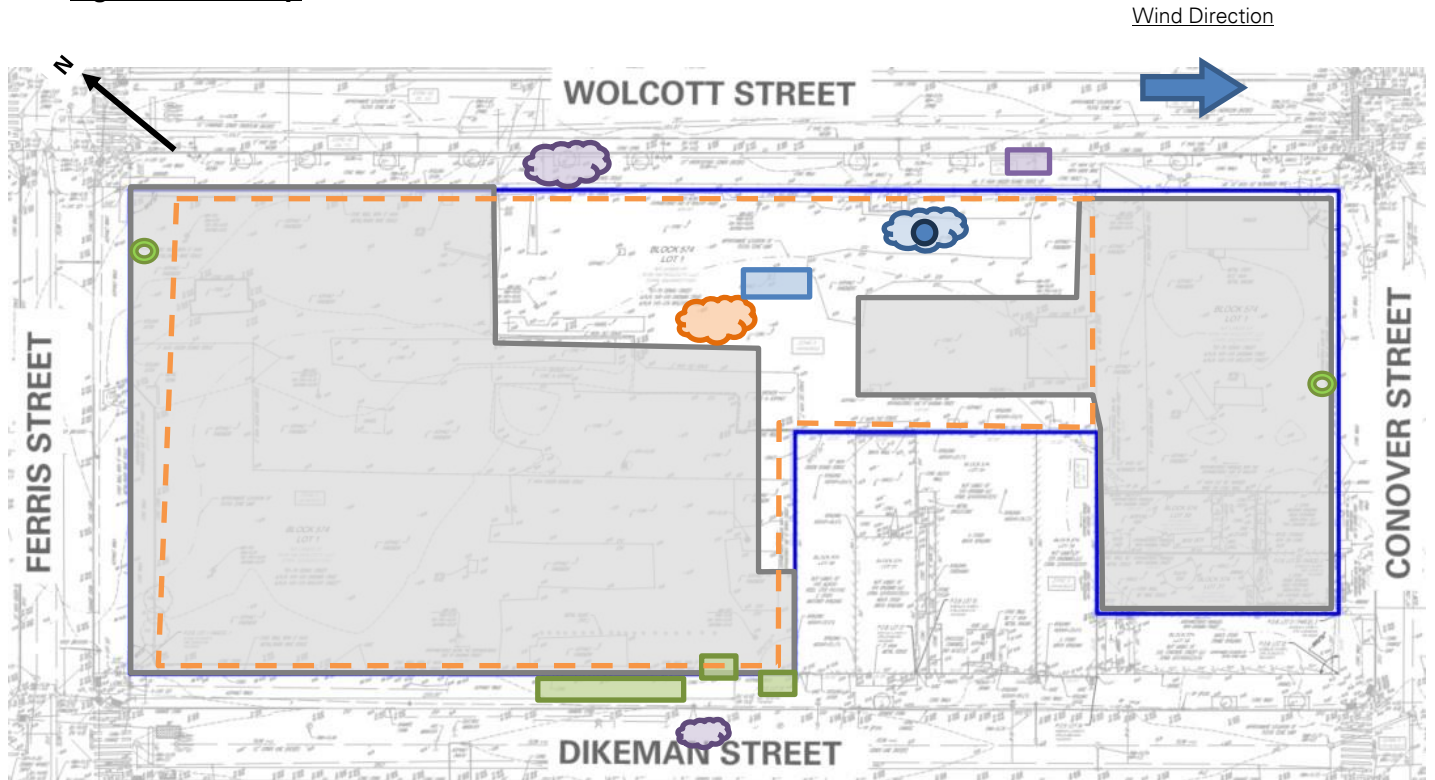
- ECD will continue excavating and backfilling for utility piping in the central part of the site.
- ECD will continue foundation framing and concrete pouring in the central and northern part of the site.
- ECD will continue laying PVC piping, geotextile fabric, and ¾-inch virgin stone as part of the sub slab depressurization system and soil vapor extraction system installation in the western and central parts 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 C&D Stockpile
	Approximate IDW Drum Staging Area		Approximate Non-Native Fill Stockpile
	Approximate Steel Tank Location		Approximate Stone Stockpile
			Approximate Imported Clean Fill Stockpile

Notes:

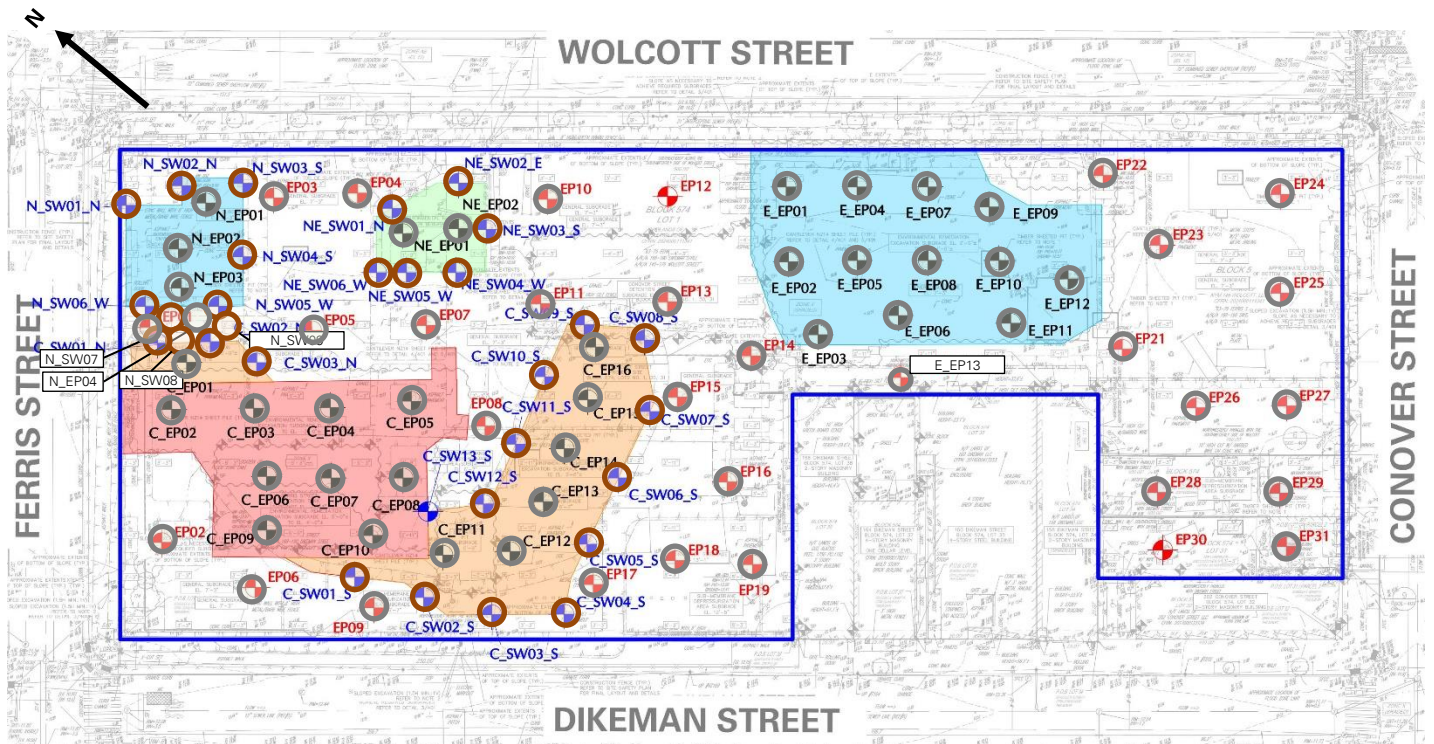
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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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
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Photographs



Photo 1: ECD backfilling with imported ¾-inch ASTM No.5 stone in the western part of the site (facing southeast)



Photo 2: ECD excavating for utility piping in the central part of the site (facing east)

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

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LANGAN SITE OBSERVATION REPORT- Day 160



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



Photo 4: General view of the southern part of the site (facing south)

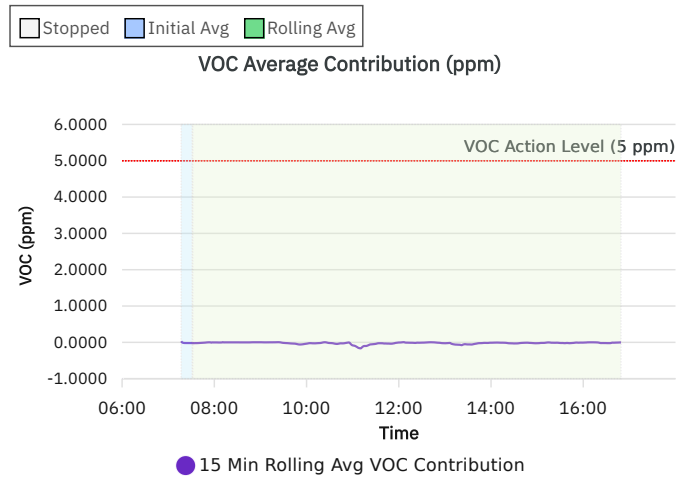
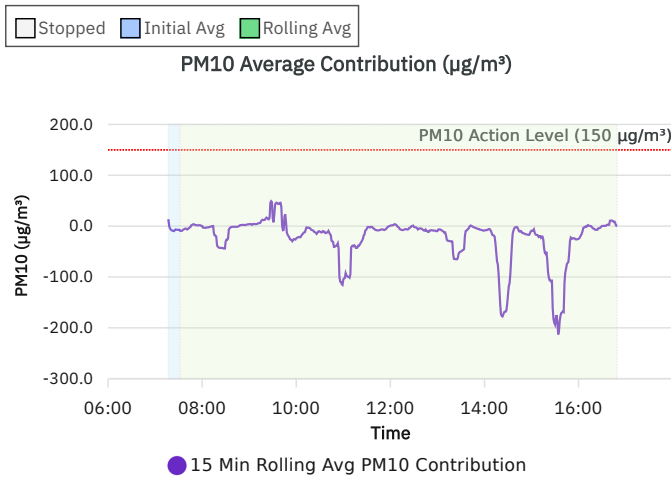
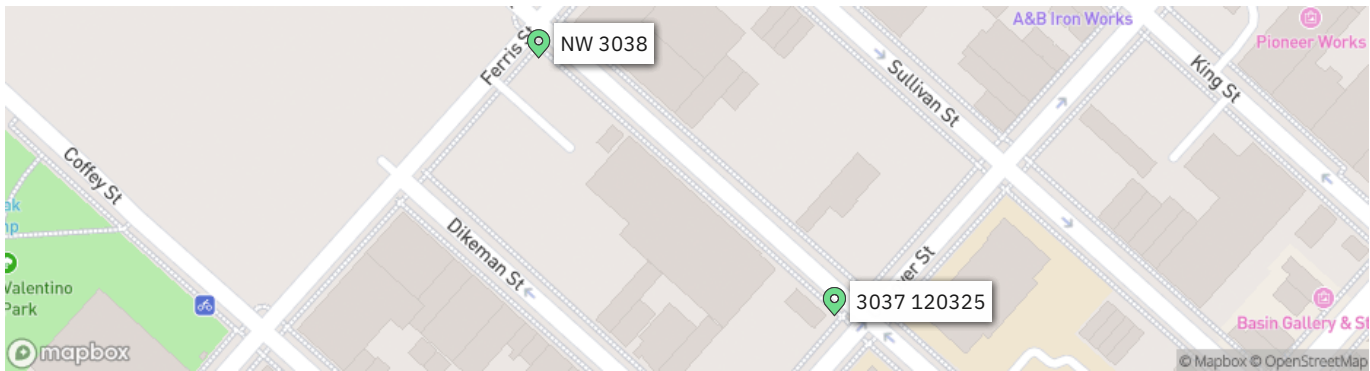
Cc: M. Burke, G. Nicholls, S. Knoop,
N. Palumbo, L. Grose

By: Brayden Klein
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LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	04/20/2026 06:00
		To:	04/20/2026 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
04/20/2026	39.2 - 53.8	32.4 - 80.8	30.1 - 30.2	1.0 - 12.6	NW

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 4/20/2026	-218.8	07:15	-0.1647	11:10
Max Contribution (15 min avg.) - 4/20/2026	49.0	09:28	0.0300	07:17
Daily Avg. Contribution (15 min avg.) - 4/20/2026	-23.1	-	-0.0206	-



LANGAN SITE OBSERVATION REPORT- Day 161

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Tue., April 21, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Clear, 35 - 59°F Wind: N @ 0.6 – 5.5 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 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Kubota KX080-4α2 BW120 AD Terex TA9 9-ton Dumper CAT 303E	PRESENT AT SITE: Langan (Environmental): 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 8-feet-wide area to about 6 feet below grade surface (bgs) in the central part of the site for the installation of utility piping.
 - Excavated soil/fill consisted of previously imported clean fill and was relocated to the western part of the site for reuse as backfill.
 - Excavated clean 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 area from about 7 feet bgs to surface grade with previously imported clean fill in the western part of the site.
 - Backfill consisted of previously stockpiled clean fill from the central 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	

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

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

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	31	645	25	880

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

By: Brayden Klein

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

Material Import Summary										
Facility Name Location	Impact Materials, LLC Jersey City, NJ		Callahan & Nannini Quarry Inc. Salisbury Mills, NY		Durante Brothers Construction Flushing, NY		Tilcon West Nyack Quarry West Nyack, NY		B.G.L.J Servicing Corp 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	63	1,134	2	36	638	11,484	49	882	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

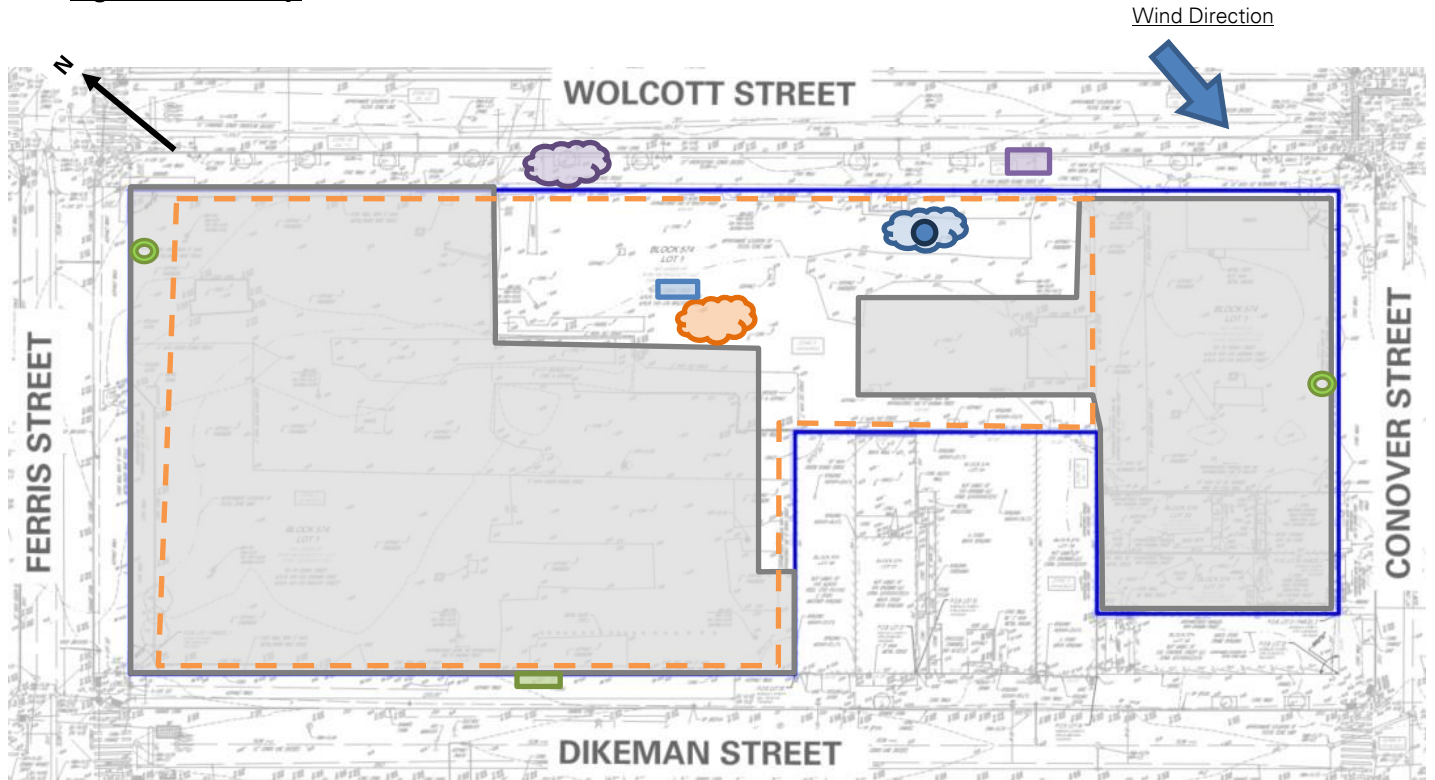
- ECD will continue excavating and backfilling for utility piping in the central part of the site.
- ECD will continue foundation framing and concrete pouring in the central and northern part of the site.

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 C&D Stockpile
	Approximate IDW Drum Staging Area		Approximate Non-Native Fill Stockpile
	Approximate Steel Tank Location		Approximate Stone Stockpile
			Approximate Imported Clean Fill Stockpile

Notes:

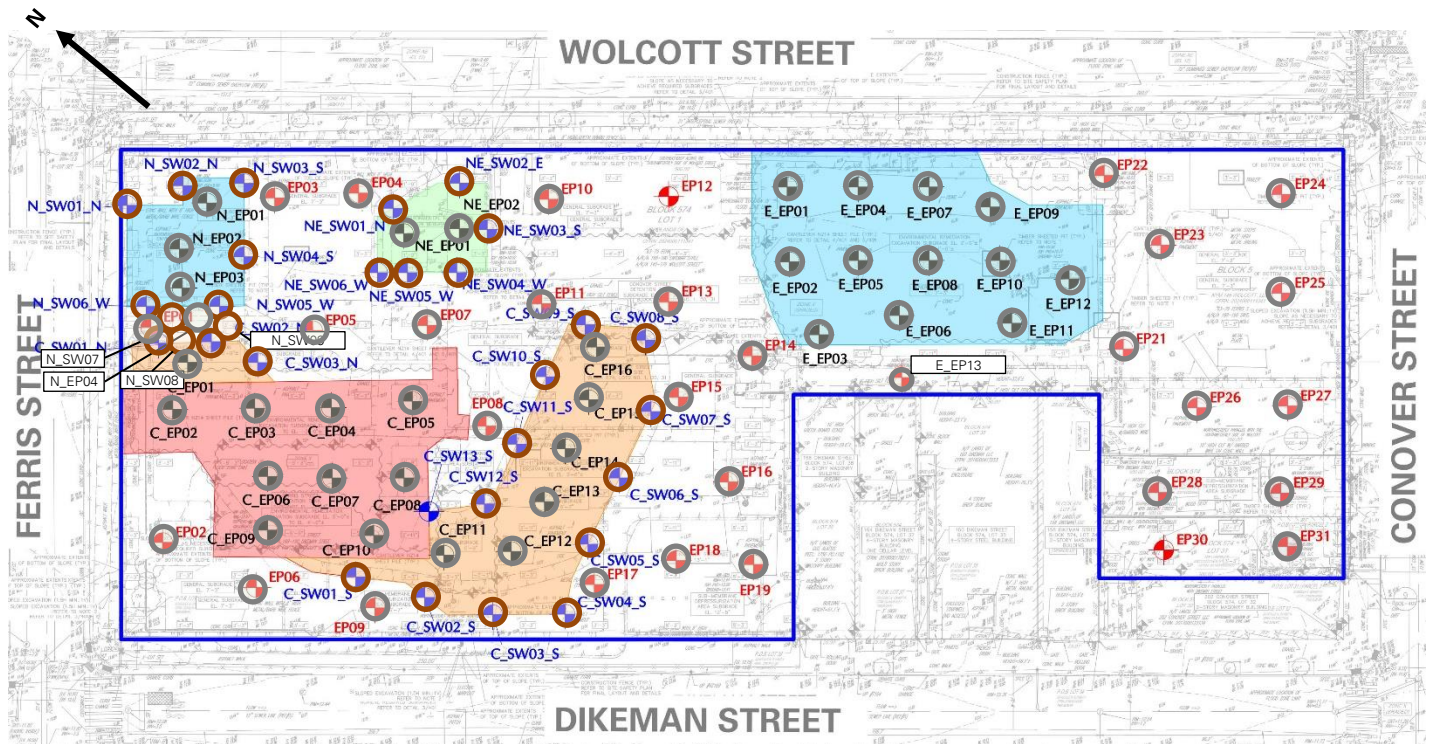
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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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 backfilling with clean imported fill in the western part of the site (facing southeast)



Photo 2: ECD excavating for utility piping installation in the central 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



Photo 3: ECD installing scaffolding in the western side of the site (facing west)



Photo 4: General view of the southern part of the site (facing south)

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

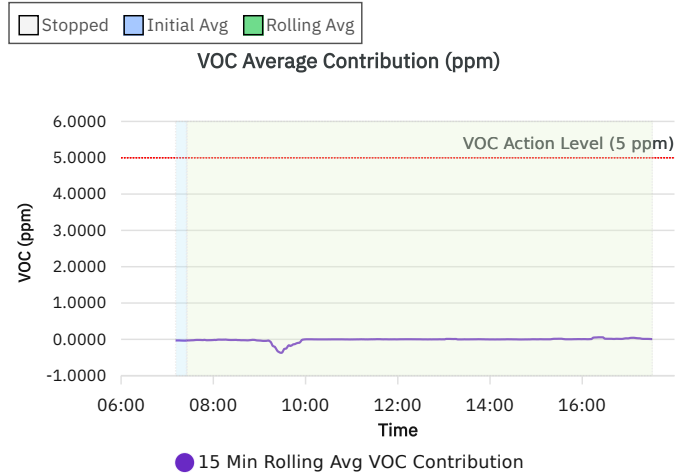
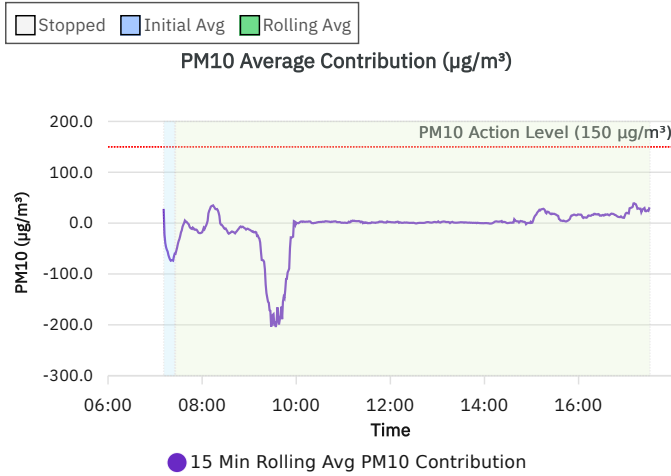
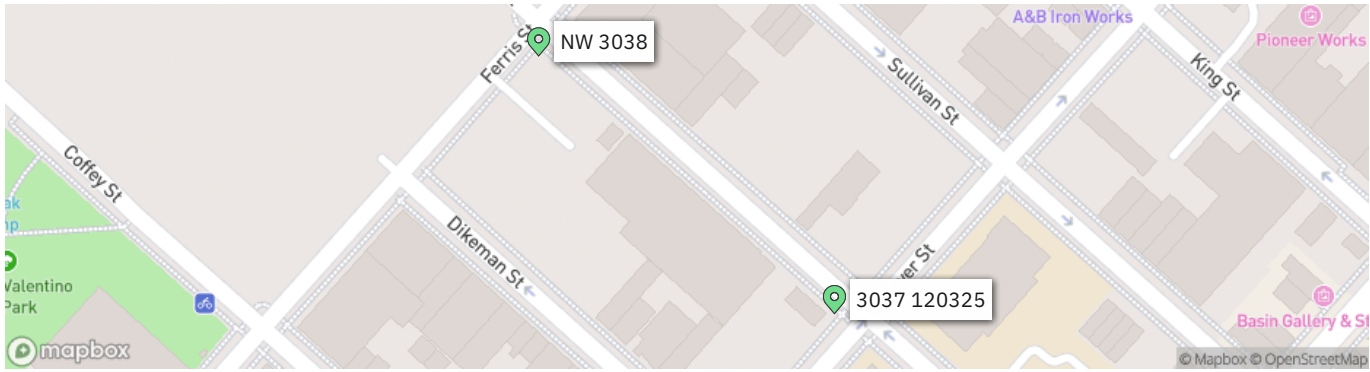
By: Brayden Klein

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

LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	04/21/2026 06:00
		To:	04/21/2026 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
04/21/2026	34.7 - 58.8	22.4 - 54.1	30.3 - 30.5	0.6 - 5.5	N

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 4/21/2026	-204.3	09:34	-0.3707	09:28
Max Contribution (15 min avg.) - 4/21/2026	39.0	17:11	0.0573	16:22
Daily Avg. Contribution (15 min avg.) - 4/21/2026	-6.7	-	-0.0131	-



LANGAN SITE OBSERVATION REPORT- Day 162

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Wed., April 22, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Cloudy, 44 - 60°F Wind: SSE @ 0.5 – 4.7 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 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Kubota KX080-4α2 BW120 AD Terex TA9 9-ton Dumper CAT 303E	PRESENT AT SITE: Langan (Environmental): 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 Kubota KX080-4α2 to backfill an about 5-foot-long by 5-feet-wide area from about 7 feet below grade surface (bgs) to surface grade with previously imported clean fill in the western part of the site.
 - Backfill consisted of previously stockpiled clean fill from the central part of the site.

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	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)
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N. Palumbo, L. Grose

By: Brayden Klein

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

LANGAN SITE OBSERVATION REPORT- Day 162

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

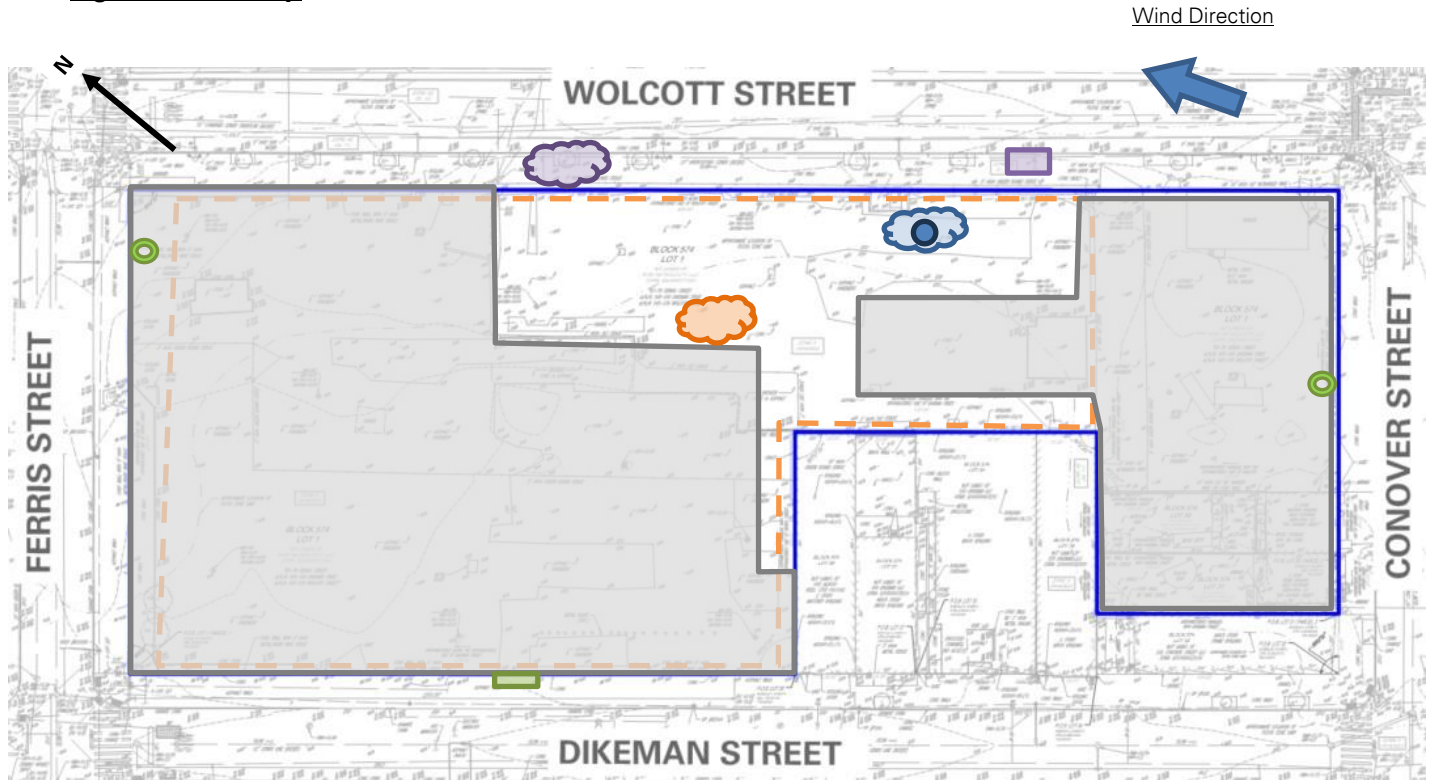
- ECD will continue excavating and backfilling for utility piping in the central part of the site.
- ECD will continue foundation framing and concrete pouring in the central and northern part of the site.

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 C&D Stockpile
	Approximate IDW Drum Staging Area		Approximate Non-Native Fill Stockpile
	Approximate Steel Tank Location		Approximate Stone Stockpile
			Approximate Imported Clean Fill Stockpile

Notes:

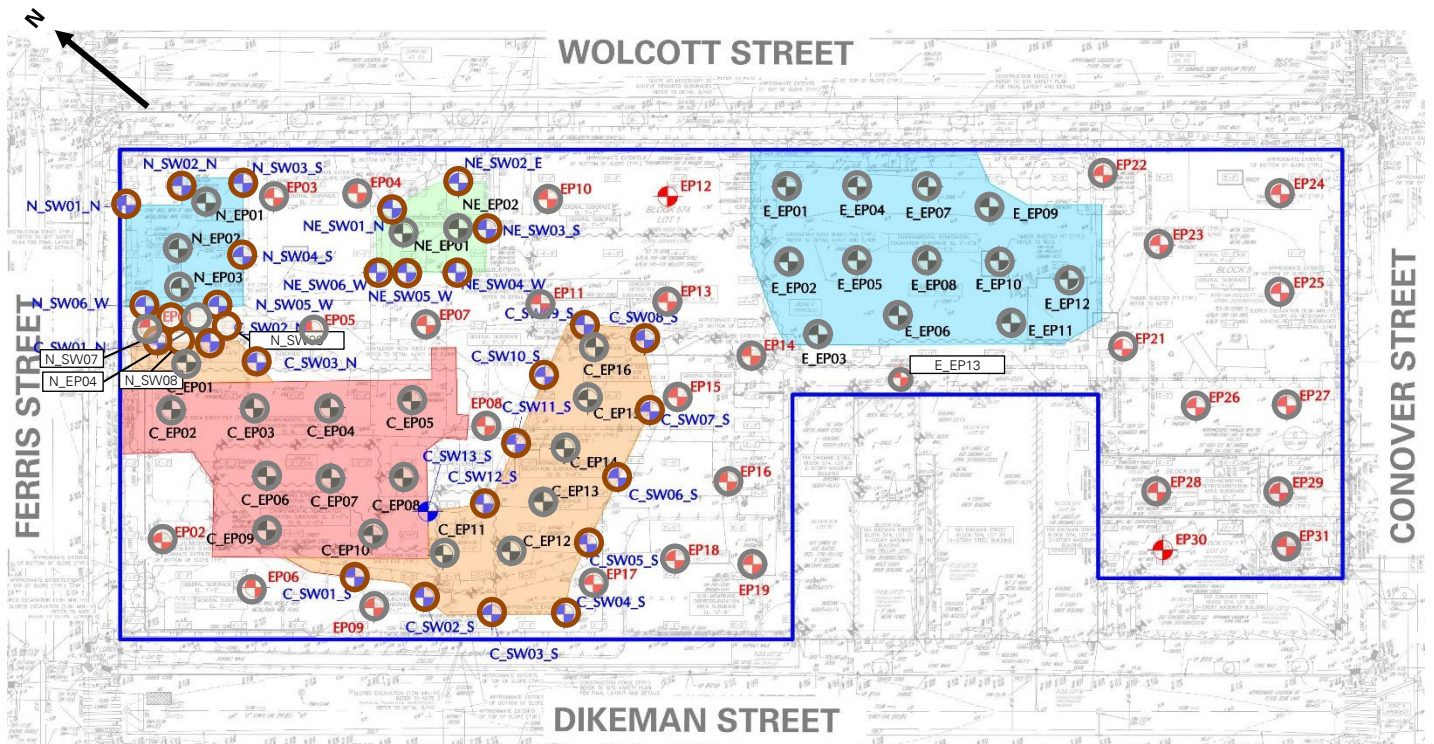
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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: General view of the southern part of the site (facing south)



Photo 2: General view of the western 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 installing scaffolding in the western part of the site (facing southwest)



Photo 4: ECD pouring concrete on the second floor of the building (facing south)

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

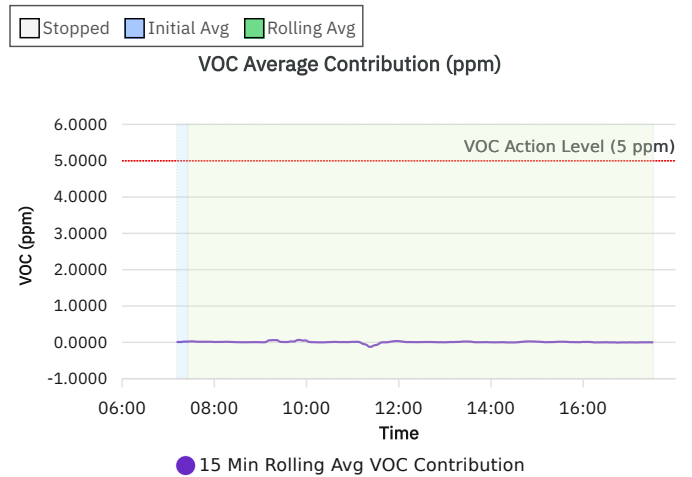
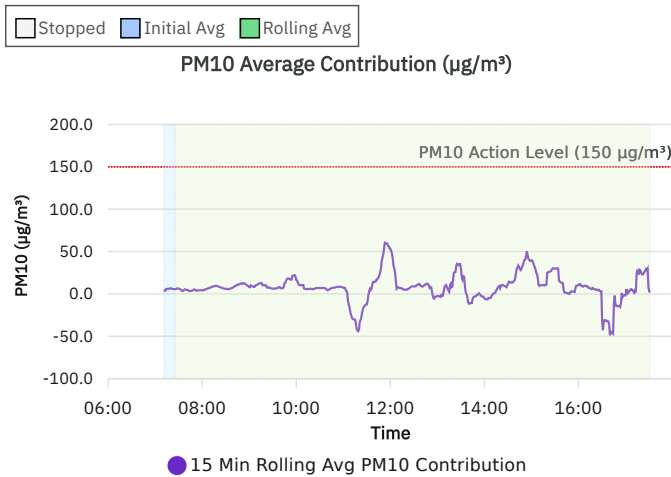
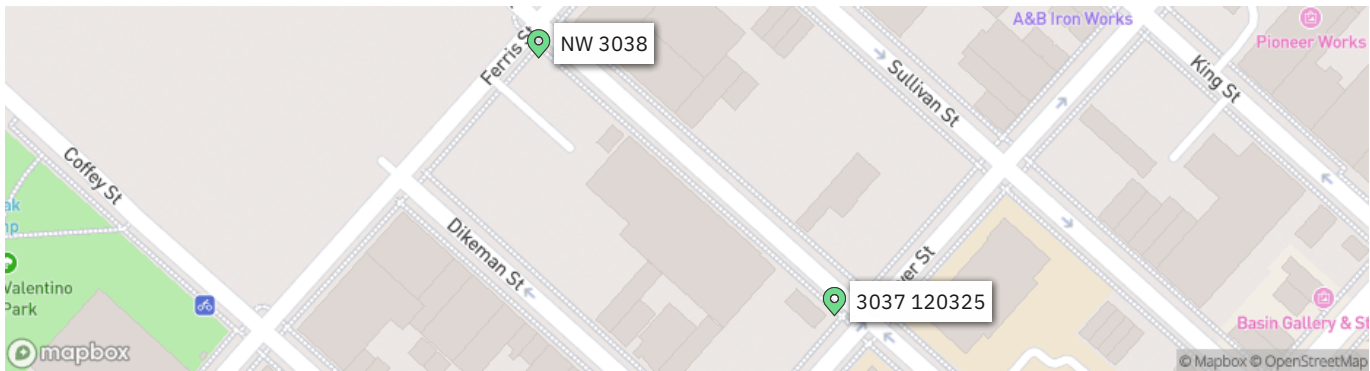
By: Brayden Klein

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

LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	04/22/2026 06:00
		To:	04/22/2026 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
04/22/2026	44.1 - 59.7	54.5 - 79.0	30.0 - 30.2	0.5 - 4.7	SSE

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 4/22/2026	-48.8	16:40	-0.1233	11:23
Max Contribution (15 min avg.) - 4/22/2026	60.4	11:53	0.0673	09:51
Daily Avg. Contribution (15 min avg.) - 4/22/2026	8.0	-	0.0080	-



LANGAN SITE OBSERVATION REPORT- Day 163

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Thu., April 23, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Sunny, 44 - 75°F Wind: NW @ 0.5 – 14.7 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 6:00 pm
SITE CODE: C224256		MONITOR: Nikos Pallis

EQUIPMENT: AQS1 Air Monitoring Station x 2 MiniRAE 3000 Photoionization Detector (PID) CAT 335F Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Kubota KX080-4α2 BW120 AD Terex TA9 9-ton Dumper CAT 303E	PRESENT AT SITE: Langan (Environmental): Nikos Pallis 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 303E and a Kubota KX080-4α2 to excavate four about 14-foot-long by 6-foot-wide areas to about 3 feet below grade surface (bgs) in the eastern part of the site for future concrete pour.
 - Excavated non-native fill was transported to and stockpiled in the central part of the site for future grading.
 - Excavated non-native fill was screened for odors, staining, and organic vapors using a photoionization detector (PID). No impacts were observed.
- ECD used a Kubota KX080-4α2 to excavate an about 100-foot-long by 3-foot-wide area to about 2 feet bgs in the eastern part of the site for future reuse during soil vapor extraction pipe installation.
 - Excavated non-native fill was transported to and stockpiled in the central part of the site for future grading.
 - 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: Nikos Pallis
Langan Eng, Env, Surv, L.A. & Geo, DPC	

LANGAN SITE OBSERVATION REPORT- Day 163

- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within an about 14-foot-long by 6-feet-wide area in the eastern part of the site.

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:

- UHC – Underlying Hazardous Constituent

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

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	31	645	25	880

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

By: Nikos Pallis

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

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	63	1,134	2	36	638	11,484	49	882	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

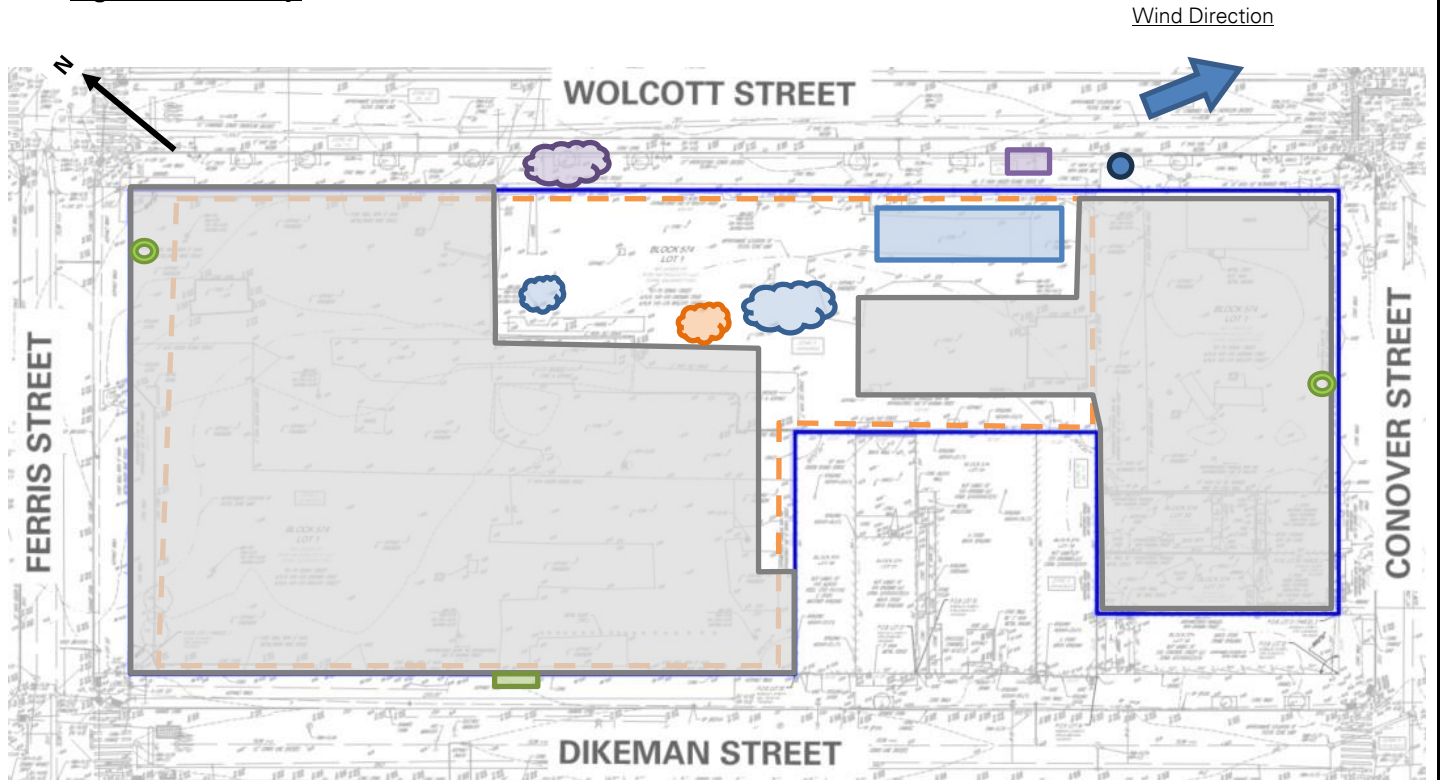
- ECD will continue excavating and backfilling for utility piping in the central part of the site.
- ECD will continue foundation framing and concrete pouring in the central and northern part of the site.

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

By: Nikos Pallis

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 C&D Stockpile
	Approximate IDW Drum Staging Area		Approximate Non-Native Fill Stockpile
	Approximate Steel Tank Location		Approximate Stone Stockpile
			Approximate Imported Clean Fill Stockpile

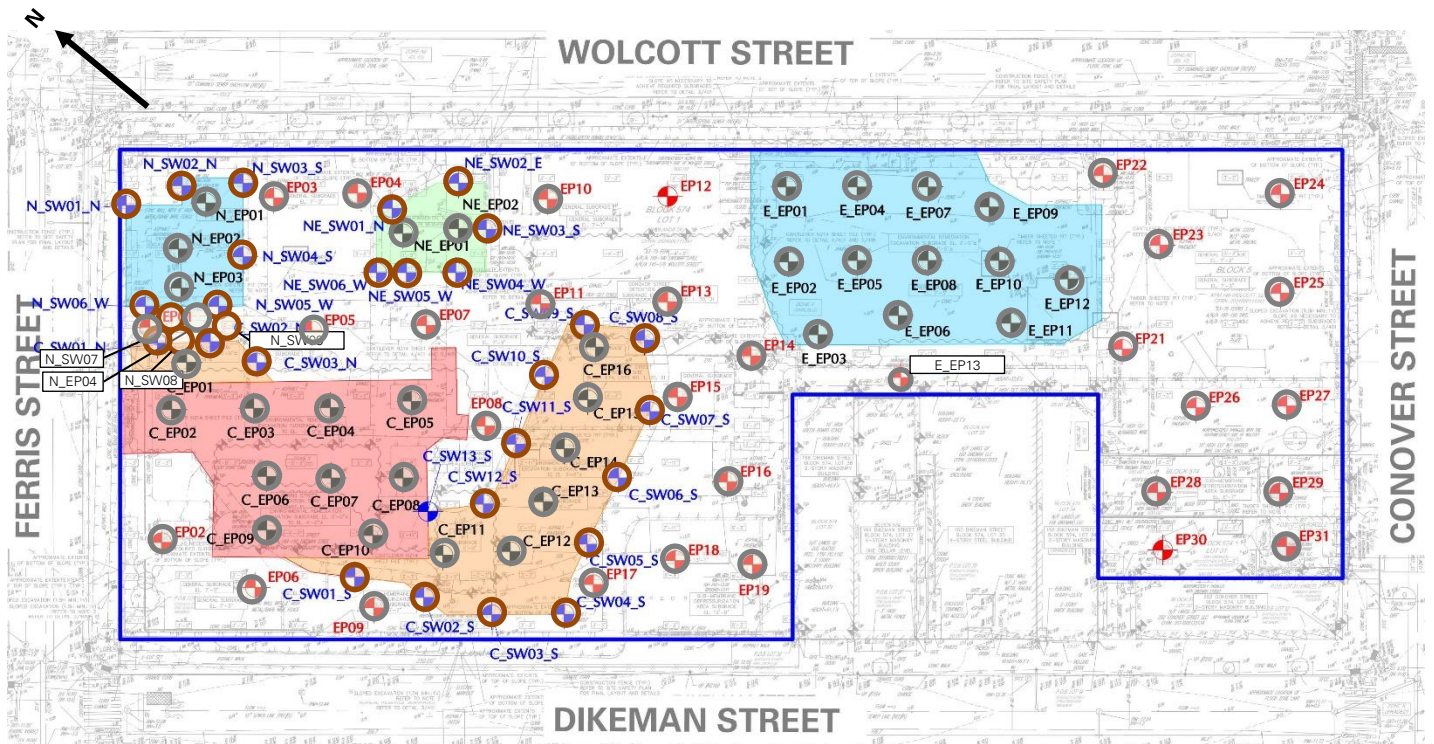
Notes:

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.

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

By: Nikos Pallis
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: Nikos Pallis
Langan Eng, Env, Surv, L.A. & Geo, DPC

LANGAN SITE OBSERVATION REPORT- Day 163

Photographs

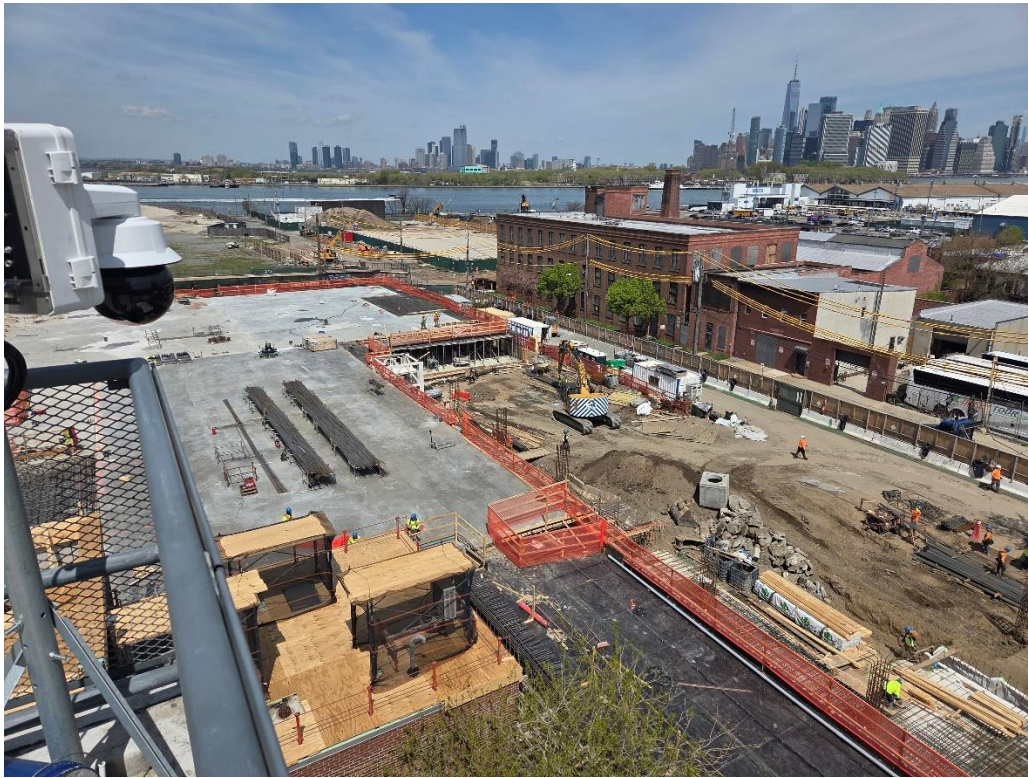


Photo 1: General view of the site (facing north)



Photo 2: ECD excavating in the eastern part of the site (facing south)

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

By: Nikos Pallis
Langan Eng, Env, Surv, L.A. & Geo, DPC



Photo 3: ECD stockpiling excavated non-native fill in the central part of the site (facing west)



Photo 4: ECD installing Preprufe 300R Plus waterproofing/vapor barrier membrane in the eastern part of the site (facing southeast)

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

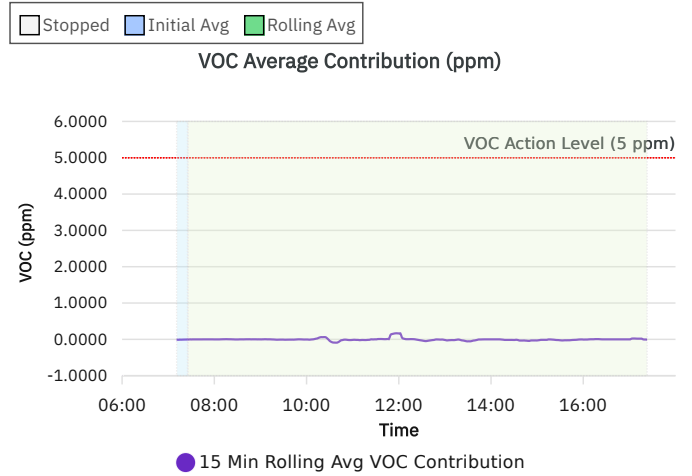
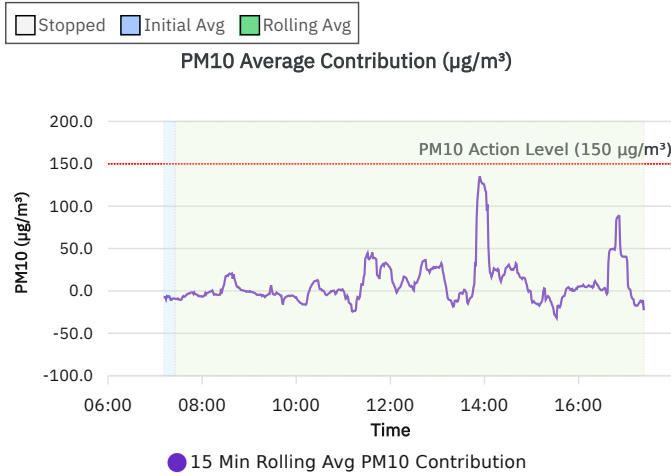
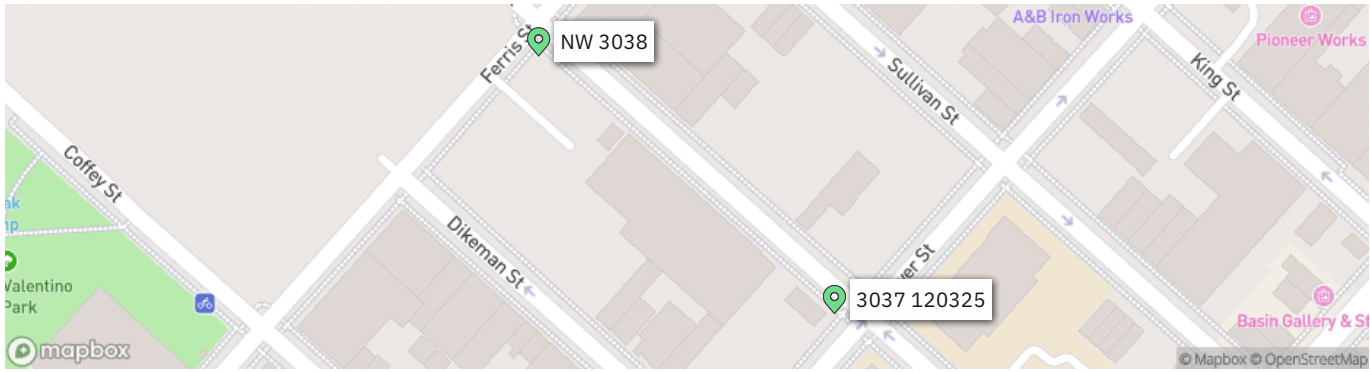
By: Nikos Pallis

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

LANGAN	Contribution 2 Station 031026 Report	170562203 - 145 Wolcott St	
		Report Period	
		From:	04/23/2026 06:00
		To:	04/23/2026 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
04/23/2026	44.1 - 74.7	26.9 - 90.3	29.8 - 30.0	0.5 - 14.7	NW

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 4/23/2026	-31.8	15:32	-0.0907	10:38
Max Contribution (15 min avg.) - 4/23/2026	135.2	13:54	0.1673	11:57
Daily Avg. Contribution (15 min avg.) - 4/23/2026	8.1	-	-0.0039	-



LANGAN SITE OBSERVATION REPORT- Day 164

PROJECT No.: 170452203	CLIENT: NYM 145 Wolcott, LLC 233 Broadway, 10 th Fl., New York, NY 10279	DATE: Fri., April 24, 2026
PROJECT: 145-165 Wolcott Street		WEATHER: Sunny, 54 - 71°F Wind: W @ 0.8 – 4.6 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 Zaxis 135US Hyundai HL955A Bauer BG 36 H ABI TM22 RTG RG 27S Hitachi 670 Takeuchi TB260 Terex TA9 TB260 Kubota KX080-4α2 BW120 AD Terex TA9 9-ton Dumper CAT 303E	PRESENT AT SITE: Langan (Environmental): Brayden Klein Urban Atelier Group (UAG) ECD NY Inc. (ECD): Kyle McGovern Patriot Electric Corp. M&W Environmental Solutions
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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 and a Kubota KX080-4α2 to excavate two about 15-foot-long by 8-foot-wide areas to about 5 feet below grade surface (bgs) in the eastern part of the site for pile cap installation.
 - Excavated clean fill was stockpiled in the central part of the site for future reuse as backfill.
- ECD used a Kubota KX080-4α2 to excavate an about 50-foot-long by 4-foot-wide area to about 5 feet bgs in the eastern part of the site for future soil vapor extraction system installation.
 - Excavated clean fill was transported to and stockpiled in the central part of the site for future grading.
- ECD used a Kubota KX080-4α2 to backfill two about 5-foot-long by 5-foot wide areas in the eastern part of the site with previously imported clean fill for pile cap installation.
- ECD used a Terex TA9 9-ton Dumper to backfill an about 20-foot-long by 5-foot wide area in the western part of the site with previously imported clean fill from the central 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 164

- ECD installed Preprufe 300R Plus waterproofing/vapor barrier membrane within three about 15-foot-long by 8-foot-wide areas and one 30-foot-long by 15-foot-wide area in the eastern part of the site.
- M&W Environmental Solutions transported one 55-gallon drum containing non-hazardous groundwater for off-site disposal to Innovative Recycling Technologies of Hartfield, Pennsylvania.

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

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

Material Export Summary – C&D						
Facility Name Location	PPark NJ, LLC Prospect Park, NJ		Bayshore Soil Management, LLC Keasbey, NJ		Silva Recycling, LLC Newark, NJ	
Material	Asphalt, Concrete		Asphalt, Concrete		Concrete	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	-	-	-	-	-	-
Project Total	119	2,380	31	645	25	880

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

By: Brayden Klein

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

Material Import Summary										
Facility Name Location	Impact Materials, LLC Jersey City, NJ		Callahan & Nannini Quarry Inc. Salisbury Mills, NY		Durante Brothers Construction Flushing, NY		Tilcon West Nyack Quarry West Nyack, NY		B.G.L.J Servicing Corp 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	63	1,134	2	36	638	11,484	49	882	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). VOC concentrations did not exceed the action levels established by the community air monitoring plan.
 - PM10 exceeded the 15-minute time-weighted-average (TWA) site contribution action level of 150 micrograms per cubic meter (µg/m³) for 3 minutes from 3:56 to 3:58 PM. The exceedance was attributed to dust generated from stockpiling of ¾-inch virgin stone in the northern part of the site and was mitigated by the Contractor spraying the stone with water. Work was temporarily halted until PM10 concentrations returned to below action levels.
 - No fugitive dust or odors associated with site activities were observed migrating from the site.

Anticipated Activities

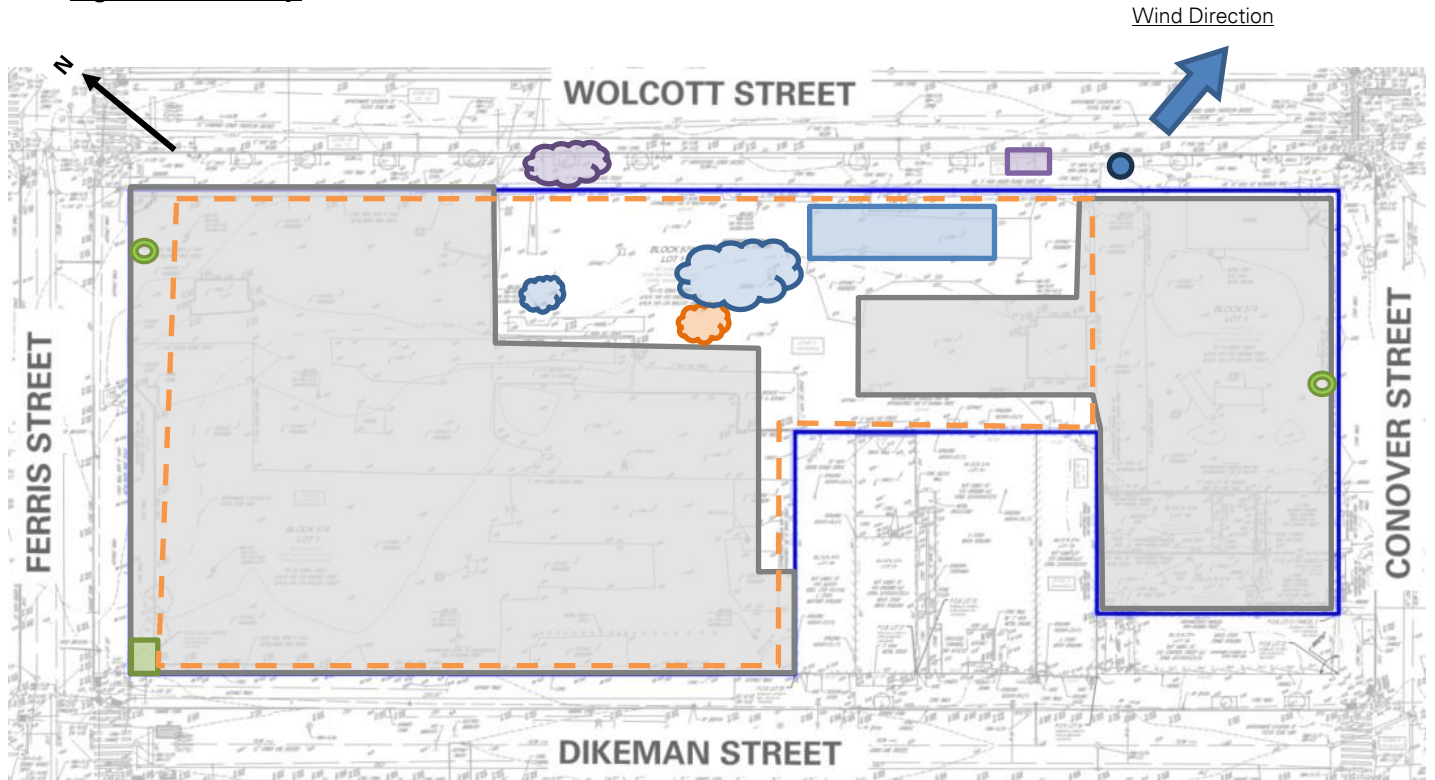
- ECD will continue excavating and backfilling for utility piping in the central part of the site.
- ECD will continue foundation framing and concrete pouring in the central and northern part of the site.

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 C&D Stockpile
	Approximate IDW Drum Staging Area		Approximate Non-Native Fill Stockpile
	Approximate Steel Tank Location		Approximate Stone Stockpile
			Approximate Imported Clean Fill Stockpile

Notes:

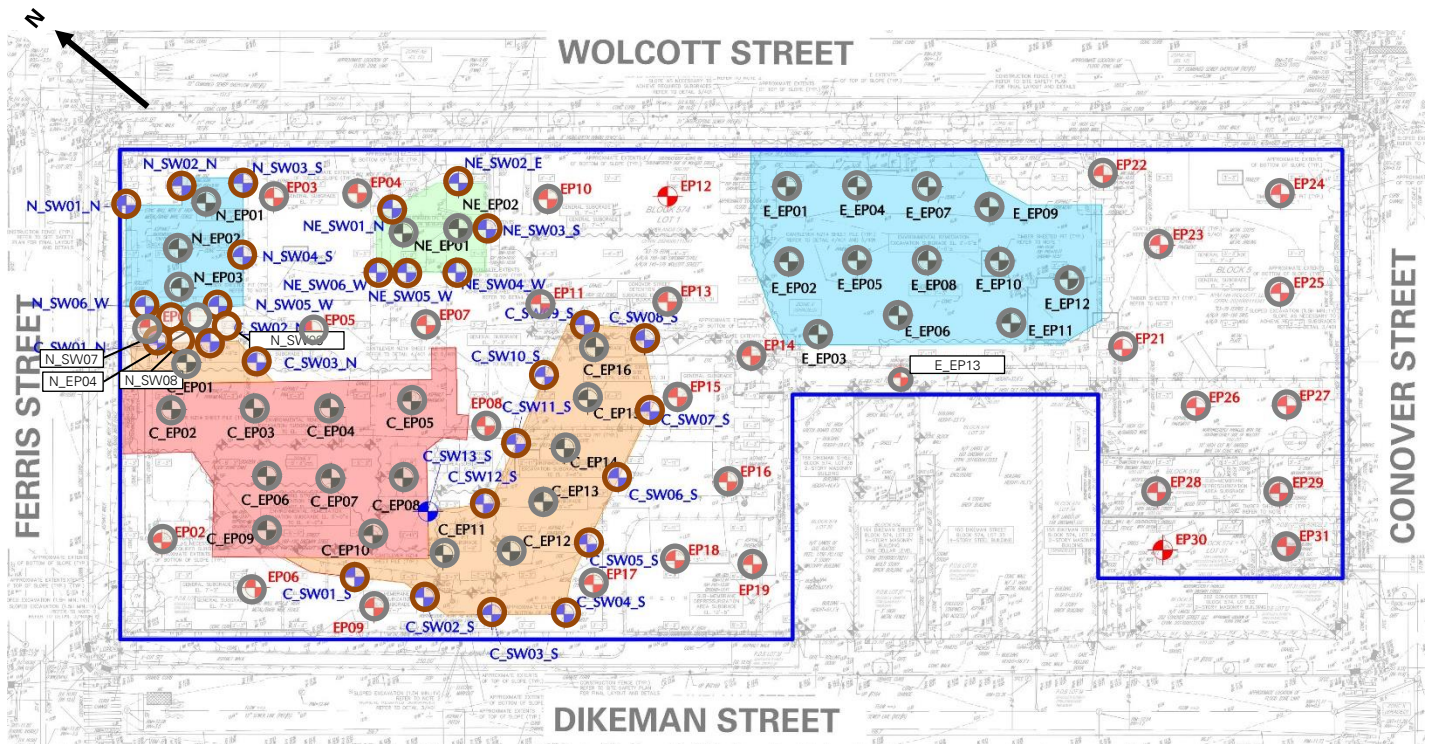
1. Basemap is referenced from 26 March 2025 ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc PC.
2. IDW – Investigation-derived waste generated during the April 2025 and August 2025 supplemental waste characterizations and the January through May 2025 non-aqueous phase liquid gauging.

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 backfilling a utility trench with previously imported clean fill in the eastern part of the site (facing south)



Photo 2: ECD installing Preprufe 300R Plus waterproofing/vapor barrier in the eastern part of the site (facing south)

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 future soil vapor extraction system installation in the eastern part of the site (facing west)



Photo 4: M&W Environmental Solutions collecting one 55-gallon drum for offsite disposal in the eastern 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:	04/24/2026 06:00
		To:	04/24/2026 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
04/24/2026	53.6 - 70.7	26.4 - 60.9	29.8 - 30.0	0.8 - 4.6	W

Daily Monitoring Summary	PM10 ($\mu\text{g}/\text{m}^3$)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 4/24/2026	-109.7	09:19	-0.1173	12:13
Max Contribution (15 min avg.) - 4/24/2026	153.8	15:57	0.0513	14:29
Daily Avg. Contribution (15 min avg.) - 4/24/2026	11.6	-	-0.0029	-

