SITE OBSERVATION REPORT – RAWP Implementation – Day 71

LANGAN

PROJECT No.:	170390001	**CLIENT:**		**DATE:**	Thursday, July 10, 2025
PROJECT:	141 3rd Street			**WEATHER:**	Cloudy, 72- 84 ^{0}F Wind: SE @ 0-7 mph
LOCATION:	Brooklyn, New York		Third Street Owner LLC and 155 Third St., LLC	**TIME:**	9:00 a.m. – 5:30 p.m
BCP SITE ID:	C224336			**MONITOR:**	Savannah Walters

EQUIPMENT: LB36-410 Drill Rig LB36 Drill Rig MiniRae 3000 Photoionization detector (PID)	**PRESENT AT SITE:** **Langan**: Savannah Walters **Monadnock Construction (Construction Management)**: Gisselle Barrera **New Leaf (Development/Drilling Contractor):** 4-person crew

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was onsite to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) dated 12 December 2024 and Revised In-Situ Geochemical Stabilization (ISGS) Pilot Test Work Plan dated 11 June 2025.

Remedial Action Work Summary:

- Langan used an interface probe to screen for the presence of dense non-aqueous phase liquid (DNAPL) in monitoring well PTMW01 and photoionization detector (PID) to screen the monitoring well headspace. The headspace of the monitoring well was recorded at 83.2 parts per million (ppm) and about 5.83 feet of DNAPL was measured within the well sump.
    - Langan used a peristaltic pump to remove all DNAPL from PTMW01. About 1.5 gallons of DNAPL was recovered and drummed pending future off-site disposal.
    - Following DNAPL removal, Langan gauged PTMW01 every 60 minutes for about 3 hours to measure the rate of DNAPL recharge. DNAPL recharge was measured at approximately 0.01 gallons per hour.
- New Leaf was on site to demobilize equipment and perform grout plant maintenance.

Sampling

- No samples were collected.

Community Air Monitoring Plan (CAMP) Activities

- Community air monitoring was not implemented due to a lack of ground-intrusive work performed throughout the workday. Fugitive dust or odors were not observed migrating from the site.

Material Tracking

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

Material Import Summary				
Facility	**NYSDEC Approved Quantity**	**Imported**	**Today**	**Total**
Tilcon - Haverstraw Haverstraw, NY ASTM #3 Virgin Stone (1.5-Inch)	400 CY (560 tons)	**No. Loads**	0	**4**
		Quantity (tons)	0	**89.95**
Impact Materials Jersey City (IMJC) Jersey City, NJ 0.75-inch Stone	2,000 CY (2,800 tons)	**No. Loads**	0	**0**
		Quantity (tons)	0	**0**
IMJC Jersey City, NJ 1.5-inch Stone	400 CY (560 tons)	**No. Loads**	0	**2**
		Quantity (tons)	0	**49.65**

Material Export Summary				
Facility	**Approved Quantity**	**Imported**	**Today**	**Total**
Clean Earth of Carteret (CEC) Carteret, NJ Elevated Soil/Fill	9,857 CY (13,800 tons)	**No. Loads**	0	**62**
		Quantity (CY)	0	**1,240**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	0	**0**
		Quantity (CY)	0	**0**
Atlantic County Utilities Authority (ACUA) Egg Harbor Township, NJ Non-Hazardous Contaminated Soil/Urban Fill	714 CY (1,000 tons)	**No. Loads**	0	**0**
		Quantity (CY)	0	**0**
Clean Earth of North Jersey (CENJ) Kearny, NJ Hazardous Lead	107 CY (150 tons)	**No. Loads**	0	**2**
		Quantity (CY)	0	**40**

Drums

- One 55-gallon drum containing purged groundwater and DNAPL is staged in the southern part of the site.
- One 55-gallon drum containing truck wash water is staged in the central part of the site.
- One 55-gallon drum containing purged groundwater is staged in the southern part of the site.
- One 55-gallon drum containing drill cuttings is staged in the eastern part of the site.

Anticipated Activities

- IET will mobilize to prepare for ISGS implementation.
- Langan will gauge existing monitoring well for DNAPL accumulation and remove product, if identified.

SITE PHOTOGRAPHS:

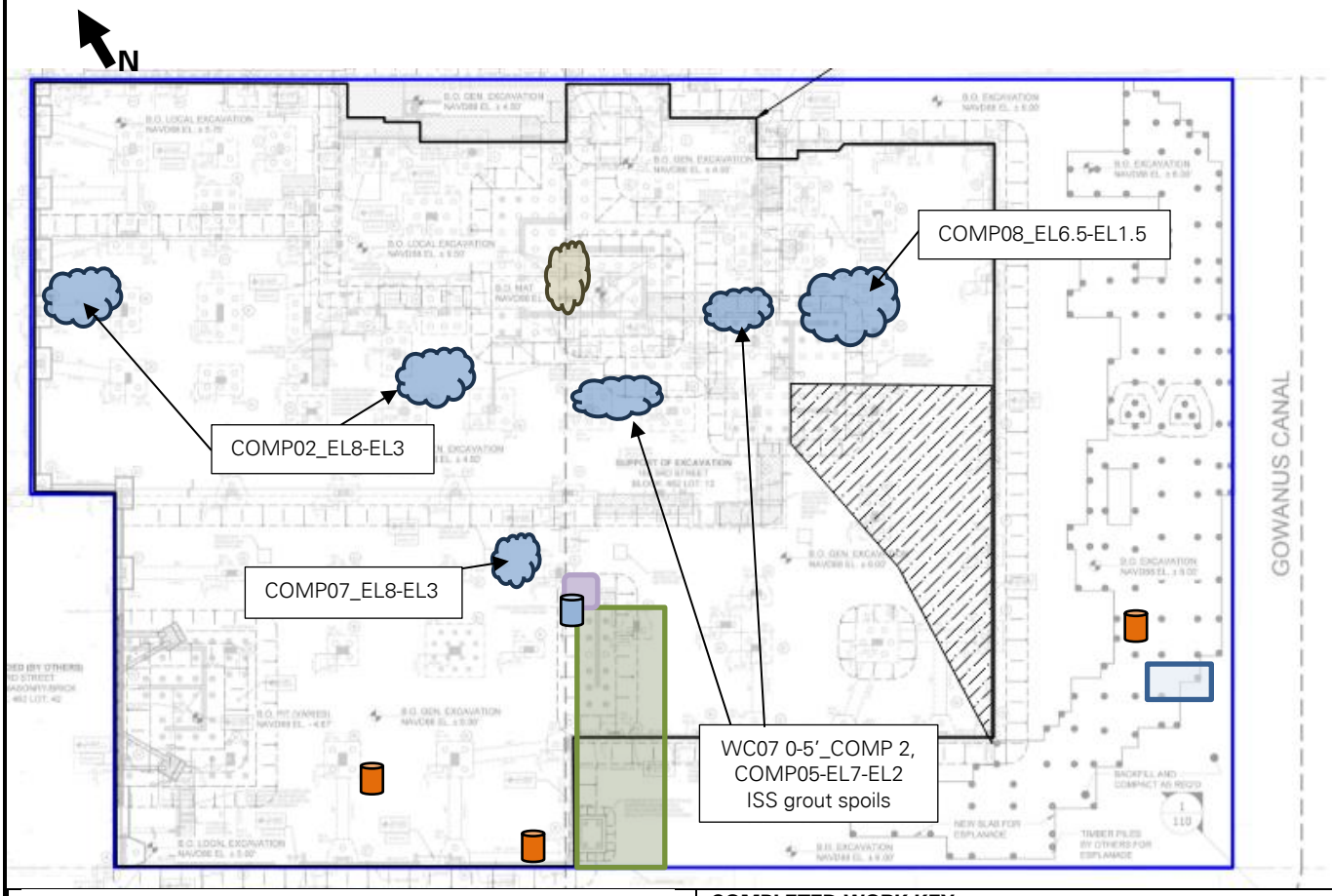


Photo 1: Langan measuring headspace at PTMW01 (facing west).



Photo 2: View of recovered DNAPL (facing northeast).

FIGURE 1 - SITE MAP:



LEGEND:

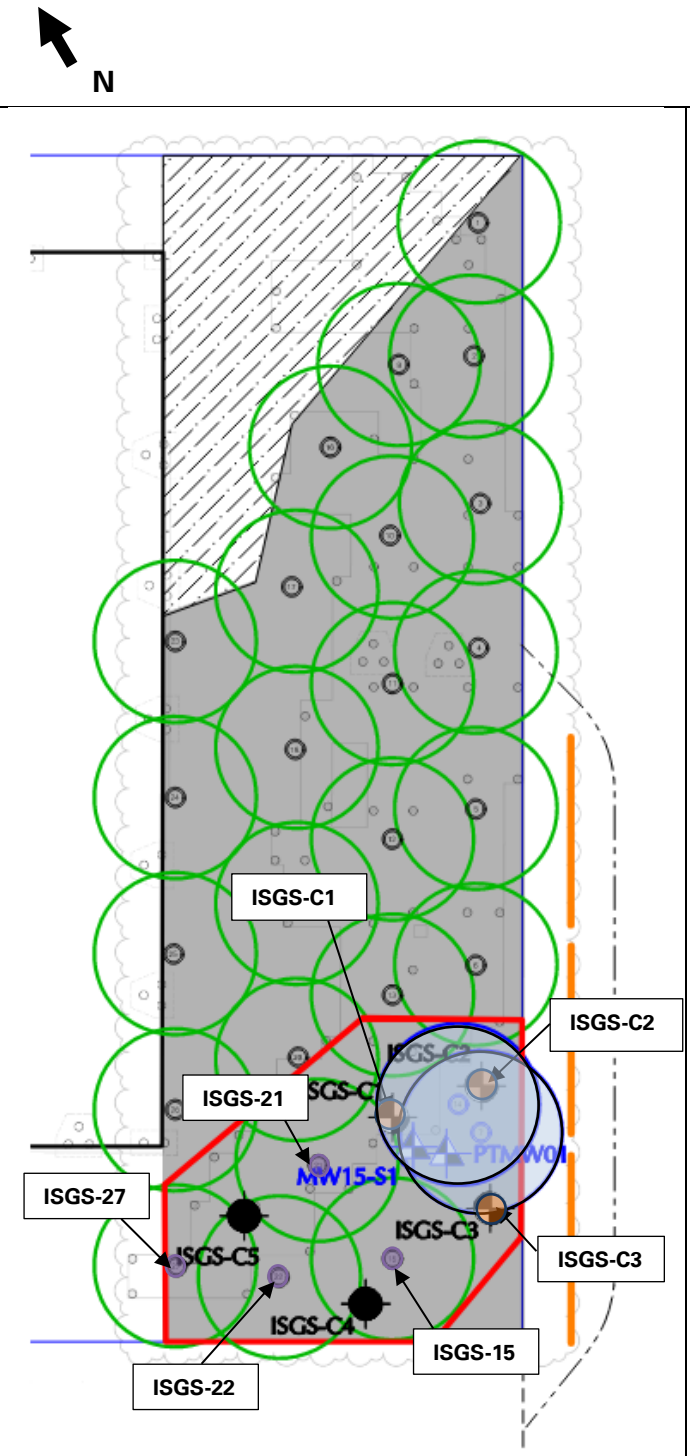
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

COMPLETED WORK KEY

- Approximate work area
- Approximate location of upwind CAMP station
- Approximate location of downwind CAMP station
- Approximate location of drum
- Approximate location of truck wash drum
- Approximate wind direction
- Stockpiled soil/fill
- Stockpiled C&D debris
- Stockpiled imported stone
- Temporary stabilized construction entrance
- Truck wash catch basin

Base map includes Figure 5 – Pre-ISS Excavation Plan from the NYSDEC-approved RDD for ISS, prepared by Langan Engineering, dated 4/5/2024

FIGURE 2 - ISGS PROGRESS MAP



LEGEND:

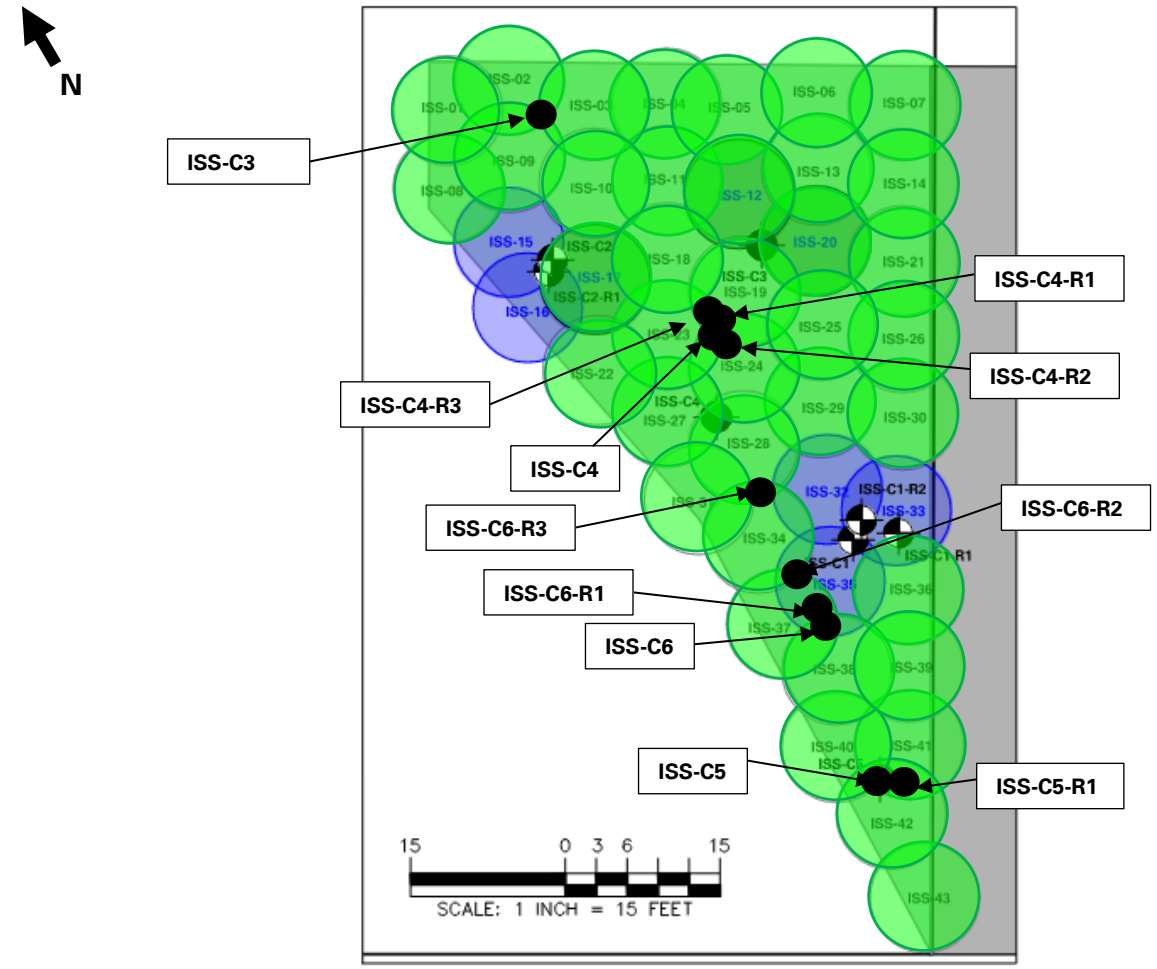
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISGS AREA BETWEEN EL. -19± TO EL. -23±
- APPROXIMATE PROPOSED EXTENT OF ISGS SUPPORT/LAYDOWN AREA
- APPROXIMATE PROPOSED TEMPORARY DIRECT-PUSH INJECTION POINT LOCATION
- APPROXIMATE ROI (13-FOOT RADIUS, 25-FOOT SPACING)
- C1 — APPROXIMATE PROPOSED PILOT TEST QA/QC CORE LOCATION
- APPROXIMATE ISGS PILOT TEST AREA
- MW15-S1 — EXISTING MONITORING WELL LOCATION
- PTWM01 — PROPOSED MONITORING WELL LOCATION

COMPLETED WORK KEY

- ISGS injection point completed today
- ISGS injection point previously completed
- Core location completed today
- Core location previously completed
- Pre-probe drilling completed

Base map includes Figure 5 – ISGS Plan, prepared by Langan, dated February 2025

FIGURE 3 - ISS PROGRESS MAP:



LEGEND:

- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE EXTENT OF ISS SUPPORT/LAYDOWN AREA
- APPROXIMATE EXTENT OF ISS IMPLEMENTATION AREA
- ISS-C1 APPROXIMATE COMPLETED CORE LOCATION
- ISS-C3 APPROXIMATE PROPOSED CORE LOCATION

COMPLETED WORK KEY

- Completed ISS Pilot Test Columns
- Columns to be re-mixed
- Completed Full-Scale ISS Columns
- ISS Columns mixed today
- Columns to be mixed tomorrow
- Collected core today
- Previously collected sample location

Base map includes Figure 2 – ISS Plan from the ISS Pilot Test Results Letter, prepared by Langan, dated March 5, 2025

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TABLE 1 - ISS PROGRESS TABLE:

ISS Column ID	Coordinates (N, E)	Column Diameter (ft)	No. of Column Passes	Bottom Elevation of Column	Approximate Volume Treated (CY)	Mixing Time Per Interval (min/ft)	Reagent Additional Per Interval (kg)	Injection Pressure (psi)	Injection Rate (gal/min)	Rotational Speed (rpm)	Advance Rate (ft/min)	Sampled
Pilot Study												
ISS-20	98.87, 221.23	10.6	N/A	-26.5±	N/A	N/A	N/A	50	6.5	30	3.75	Yes
ISS-12	103.418, 213.788	10.6	N/A	-21.5±	N/A	N/A	N/A	N/A	N/A	15	1.4	Yes
ISS-16	92.59, 193.29	10.6	1	-26.5±	93	5	948.78	N/A	N/A	17	0.1	Yes
ISS-17	95.14, 199.81	10.6	1	-26.5±	105	10	841.75	N/A	N/A	18	0.19	Yes
ISS-15	98.75, 191.97	10.6	1	-26.5±	105	5	765.22	N/A	N/A	16	0.28	Yes
ISS-35	65.47, 222.59	10.6	2	-26.5±	101	7	871.43	N/A	N/A	16	0.36	Yes
ISS-32	74.47, 222.33	10.6	2	-26.5±	105	4	841.75	N/A	N/A	16	0.25	Yes
ISS-33	74.47, 229.01	10.6	2	-26.5±	105	11	765.22	N/A	N/A	16	0.17	Yes
Full-Scale Implementation												
ISS-01	110.99, 185.10	10.6	2	-26.5±	100	5.3*	800*	22*	21*	13*	0.2*	No
ISS-02	113.11, 190.95	10.6	2	-26.5±	109	4.3*	809*	24*	34*	14*	0.2*	No
ISS-03	112.32, 199.07	10.6	2	-26.5±	99	7.8*	886*	19*	37*	14*	0.1*	Yes
ISS-04	114.11, 206.99	10.6	2	-26.5±	109	9.1*	956*	21*	24*	13*	0.1*	No
ISS-05	111.93, 214.38	10.6	2	-26.5±	101	8.6*	874*	25*	21*	13*	0.1*	No
ISS-06	113.45, 221.56	10.6	2	-26.5±	102	8.0*	938*	22*	27*	13*	0.1*	Yes
ISS-07	111.72, 229.09	10.6	2	-26.5±	101	9.5*	1,027*	24*	22*	13*	0.1*	Yes
ISS-08	103.02, 187.19	10.6	2	-26.5±	100	5.6*	964*	22*	41*	13*	0.2*	No
ISS-09	107.17, 192.43	10.6	2	-26.5±	100	6.6*	964*	21*	24*	14*	0.2*	No
ISS-10	103.57, 199.17	10.6	2	-26.5±	100	5.8*	803*	21*	29*	14*	0.2*	No
ISS-11	107.82, 206.44	10.6	2	-26.5±	101	6.8*	869*	19*	27*	13*	0.2*	No
ISS-12	103.42, 213.80	10.6	2	-26.5±	100	9.1*	964*	21*	30*	14*	0.1*	No
ISS-13	106.26, 221.37	10.6	2	-26.5±	102	6.0*	861*	20*	28*	14*	0.2*	No
ISS-14	104.02, 228.87	10.6	2	-26.5±	100	9.8*	961*	19*	40*	13*	0.1*	No
ISS-17	95.14, 199.81	10.6	2	-26.5±	109	8.8*	877*	19*	28*	13*	0.1*	No
ISS-18	99.32, 206.56	10.6	2	-26.5±	101	5.9*	790*	25*	35*	13*	0.2*	No
ISS-19	94.57, 213.51	10.6	2	-26.5±	104	9.2*	1081*	20*	31*	13*	0.1*	Yes
ISS-20	98.37, 221.23	10.6	2	-26.5±	98	9.9*	1,221*	17*	28*	13*	0.1*	No
ISS-21	96.47, 229.17	10.6	2	-26.5±	100	6.0*	876*	18*	21*	13*	0.2*	No
ISS-22	86.23, 199.71	10.6	2	-26.5±	109	6.2*	804*	23*	27*	13*	0.2*	No
ISS-23	90.11, 206.59	10.6	2	-26.5±	100	5.7*	882*	23*	35*	14*	0.2*	No
ISS-24	86.32, 213.53	10.6	2	-26.5±	101	5.6*	875*	19*	35*	14*	0.2*	Yes
ISS-25	91.32, 221.3	10.6	2	-26.5±	110	6.6*	799*	17*	21*	12*	0.2*	No
ISS-26	88.63, 229.16	10.6	2	-26.5±	109	7.1*	807*	30*	28*	13*	0.1*	No
ISS-27	81.32, 206.11	10.6	2	-26.5±	109	6.6*	735*	24*	32*	13*	0.2*	Yes
ISS-28	78.50, 215.04	10.6	2	-26.5±	100	5.4*	880*	23*	37*	13*	0.3*	No
ISS-29	83.08, 221.62	10.6	2	-26.5±	100	5.5*	878*	21*	47*	13*	0.2*	No

ISS Column ID	Coordinates (N, E)	Column Diameter (ft)	No. of Column Passes	Bottom Elevation of Column	Approximate Volume Treated (CY)	Mixing Time Per Interval (min/ft)	Reagent Additional Per Interval (kg)	Injection Pressure (psi)	Injection Rate (gal/min)	Rotational Speed (rpm)	Advance Rate (ft/min)	Sampled
ISS-30	80.66, 229.01	10.6	2	-26.5±	101	5.5*	948*	19*	35*	13*	0.3*	No
ISS-31	73.77, 209.56	10.6	2	-26.5±	105	7.3*	842*	23*	30*	13*	0.2*	No
ISS-34	69.19, 215.20	10.6	2	-26.5±	104	5.9*	850*	17*	34*	14*	0.3*	No
ISS-36	64.95, 229.19	10.6	2	-26.5±	102	6.8*	782*	24*	27*	13*	0.3*	No
ISS-37	61.04, 216.20	10.6	2	-26.5±	105	6.2*	837*	25*	33*	13*	0.3*	No
ISS-38	56.31, 222.47	10.6	2	-26.5±	105	6.0*	759*	19.3*	32*	14*	0.3*	No
ISS-39	57.46, 228.81	10.6	2	-26.5±	103	5.7*	853*	16*	33*	13*	0.3*	No
ISS-40	49. 31, 222.87	10.6	2	-26.5±	104	5.5*	848*	28*	33*	13*	0.4*	Yes
ISS-41	49.74, 229.96	10.6	2	-26.5±	99	8.1*	890*	19*	30*	13*	0.2*	Yes
ISS-42	42.22, 228.29	10.6	2	-26.5±	103	5.4*	851*	16.4*	31*	13*	0.3*	No
ISS-43	35.19, 230.66	10.6	2	-26.5±	102	8.1*	781.47*	8*	45*	14*	0.3*	No

1. Coordinates were measured in northing and eastings from the project datum.
2. * = Estimated parameters based on field observations. Exact parameters will be updated (as needed) once received.

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TABLE 2 - ISS QC RESULTS TABLE

ISS Cell	Sample Depth (elevation)	7-day		14-day		21-day		28-day		56-day	
		UCS (psi)	HC (cm/sec)	UCS (psi)	HC (cm/sec)	UCS (psi)	HC (cm/sec)	UCS (psi)	HC (cm/sec)	UCS (psi)	HC (cm/sec)
Pilot Study											
ISS-15	-18.5± to -20.5±	40	1.3×10^{-6}	**80**	**8.6×10^{-7}**	**90**	**4.6×10^{-7}**	**90**	**4.7×10^{-7}**	**100**	**4.2×10^{-7}**
ISS-16	-18.5± to -20.5±	30	3.6×10^{-6}	**50**	1.1×10^{-6}	**60**	**9.8×10^{-7}**	**70**	**7.4×10^{-7}**	**70**	**7.2×10^{-7}**
ISS-17	-18.5± to -20.5±	20	1.6×10^{-6}	30	3.0×10^{-6}	40	2.8×10^{-6}	**50**	2.7×10^{-6}	**60**	2.6×10^{-6}
ISS-32	-18.5± to -20.5±	30	**8.8×10^{-7}**	**60**	**7.5×10^{-7}**	**70**	**6.0×10^{-7}**	**90**	**5.5×10^{-7}**	**100**	**5.3×10^{-7}**
ISS-33	-18.5± to -20.5±	**50**	**2.3×10^{-7}**	**80**	**2.0×10^{-7}**	**90**	**2.0×10^{-7}**	**100**	**2.2×10^{-7}**	**100**	**1.9×10^{-7}**
ISS-35	-18.5± to -20.5±	30	1.3×10^{-6}	**60**	**8.1×10^{-7}**	**80**	**5.9×10^{-7}**	**90**	**5.0×10^{-7}**	**100**	**4.9×10^{-7}**
Full-Scale Implementation											
ISS-03	-14± to -15±	**150**	**1.1×10^{-7}**	**150**	**9.9×10^{-8}**	**340**	**8.7×10^{-8}**	**240**	**8.2×10^{-8}**	*Pending*	*Pending*
ISS-06	-13± to -14±	**170**	**3.8×10^{-7}**	**220**	**2.0×10^{-7}**	**110**	**9.9×10^{-8}**	**330**	**9.0×10^{-8}**	*Pending*	*Pending*
ISS-07	-17± to -18±	**130**	**1.2×10^{-7}**	**210**	**1.7×10^{-7}**	**330**	**9.6×10^{-8}**	**300**	**8.8×10^{-8}**	*Pending*	*Pending*
ISS-19	-16± to -17±	**110**	**2.0×10^{-7}**	**200**	**1.6×10^{-7}**	**220**	**1.9×10^{-7}**	**230**	**1.7×10^{-7}**	*Pending*	*Pending*
ISS-24	-17± to -18±	**100**	**1.1×10^{-7}**	**230**	**1.8×10^{-7}**	**190**	**2.0×10^{-7}**	**420**	**1.3×10^{-7}**	*Pending*	*Pending*
ISS-27	-16± to -17±	**120**	**1.2×10^{-7}**	**230**	**9.9×10^{-8}**	**170**	**1.5×10^{-7}**	**260**	**9.1×10^{-8}**	*Pending*	*Pending*
ISS-40	-19± to -21±	**210**	**3.1×10^{-7}**	**250**	**3.5×10^{-7}**	**400**	**1.0×10^{-7}**	**420**	**2.1×10^{-7}**	*Pending*	*Pending*
ISS-41	-15.3± to -16.3±	**190**	**4.7×10^{-7}**	**150**	**4.4×10^{-7}**	**220**	**3.5×10^{-7}**	**220**	**3.9×10^{-7}**	*Pending*	*Pending*

1. Results meeting or exceeding field performance criterion (50 pounds per square inch [psi] for unconfined compressive strength [UCS] and 1×10^{-6} centimeters per second [cm/s] for hydraulic conductivity [HC]) are shown in bold.
2. Elevation recorded in North American Vertical Datum of 1988