SITE OBSERVATION REPORT - RAWP Implementation – Day 90

LANGAN

PROJECT No.:	170390001	**CLIENT:**	**DATE:**	Saturday, November 1, 2025	
PROJECT:	141 3rd Street	Third Street Owner LLC and 155 Third St., LLC	**WEATHER:**	Partly Cloudy, 45-59 ^{0}F Wind: E @ 0-15 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:45 a.m. – 4:15 p.m.	
BCP SITE ID:	C224336				

EQUIPMENT:
Geoprobe 8150LS
Mini RAE 3000 x3
TSI Dust Trak x2
Hand tools

PRESENT AT SITE:
Langan: Seyena Simpson
AARCO Environmental Services Corp. (AARCO): Jose Garcia + two assistants
WSP: Monica Pula
Monadnock Construction, Inc. (Monadnock): John Henry

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) was present to conduct a waste characterization investigation under implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) dated 12 December 2023

Site Activities

- AARCO used a Geoprobe 8150LS to advance five soil borings (WC01A, WC01B, WC01C, WC01D, and WC01E) in the eastern part of the site to about 30 feet below grade surface (bgs). Langan documented the work and screened the recovered soil continuously for evidence of environmental impacts using visual and olfactory methods and with a photoionization detector (PID).
    - **WC01A**: Naphthalene-like odor, staining, sheen, and globules were observed between about 26.75 and 28.5 feet bgs. A maximum PID reading of 57.7 parts per million (ppm) were observed at about 27 feet bgs.
    - **WC01B:** Naphthalene-like odor and sheen were observed between about 23.5 and 24.5 feet bgs. A maximum PID reading of 154 ppm were observed at about 24 feet bgs.
    - **WC01C**: Naphthalene-like odor, staining, sheen, and globules were observed between about 23 and 23.5 feet bgs. A maximum PID reading of 28 ppm were observed at about 23.5 feet bgs.
    - **WC01D**: Naphthalene-like odor, staining, sheen, and areas of coal-tar saturation were observed between about 22.75 and 23.5 feet bgs. A maximum PID reading of 69.7 ppm were observed at about 23 feet bgs.
    - **WC01E**: No evidence of environmental impacts were identified in this boring.

  Boreholes were backfilled with bentonite and clean sand. Soil cuttings were containerized in two labeled 55-gallon United Nations/Department of Transportation-approved drums and staged in the eastern part of the site pending future off-site disposal.

Sampling

- Langan collected the following waste characterization soil samples for laboratory analysis. The samples were submitted to Pace Analytical Laboratories (Pace), a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.
    - The following soil samples were submitted to be analyzed for NYSDEC Part 375/New Jersey Department of Environmental Protection (NJDEP) volatile organic compounds (VOCs) and Extractable Petroleum Hydrocarbons (EPH Cat 1) as well as Toxicity Characteristic Leaching Procedure (TCLP) for VOCs.
        - WC01B_GRAB_6-7
        - WC01C_GRAB_11-12

        - WC01A_GRAB_15-16
        - WC01B_GRAB_23.5-24.5
    - The following soil samples were submitted to be analyzed for NYSDEC Part 375/Target Compound List (TCL)/NJDEP-listed semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, Total inorganics/metals (including hexavalent and trivalent chromium, and total cyanide), TCLP inorganics/metals (including SVOC, pesticides, and herbicides), Resource Conservation and Recovery Act (RCRA) Characteristics, Total Organic Halogens (TOX)/Extractable Organic Halides (EOX), and paint filter.
        - WC01_COMP_0-7.5
        - WC01_COMP_7.5-15
        - WC01_COMP_15-22.5
        - WC01_COMP_22.5-30
    - An additional 20 soil samples were submitted to be put on hold for TCLP metals, SVOCs, pesticides herbicides.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using two perimeter air monitoring stations at upwind and downwind locations. The PM10 and VOC action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on CAMP summary data sheet appended to the end of this Daily Field Report.

Anticipated Activities

- None.

SITE PHOTOGRAPHS:

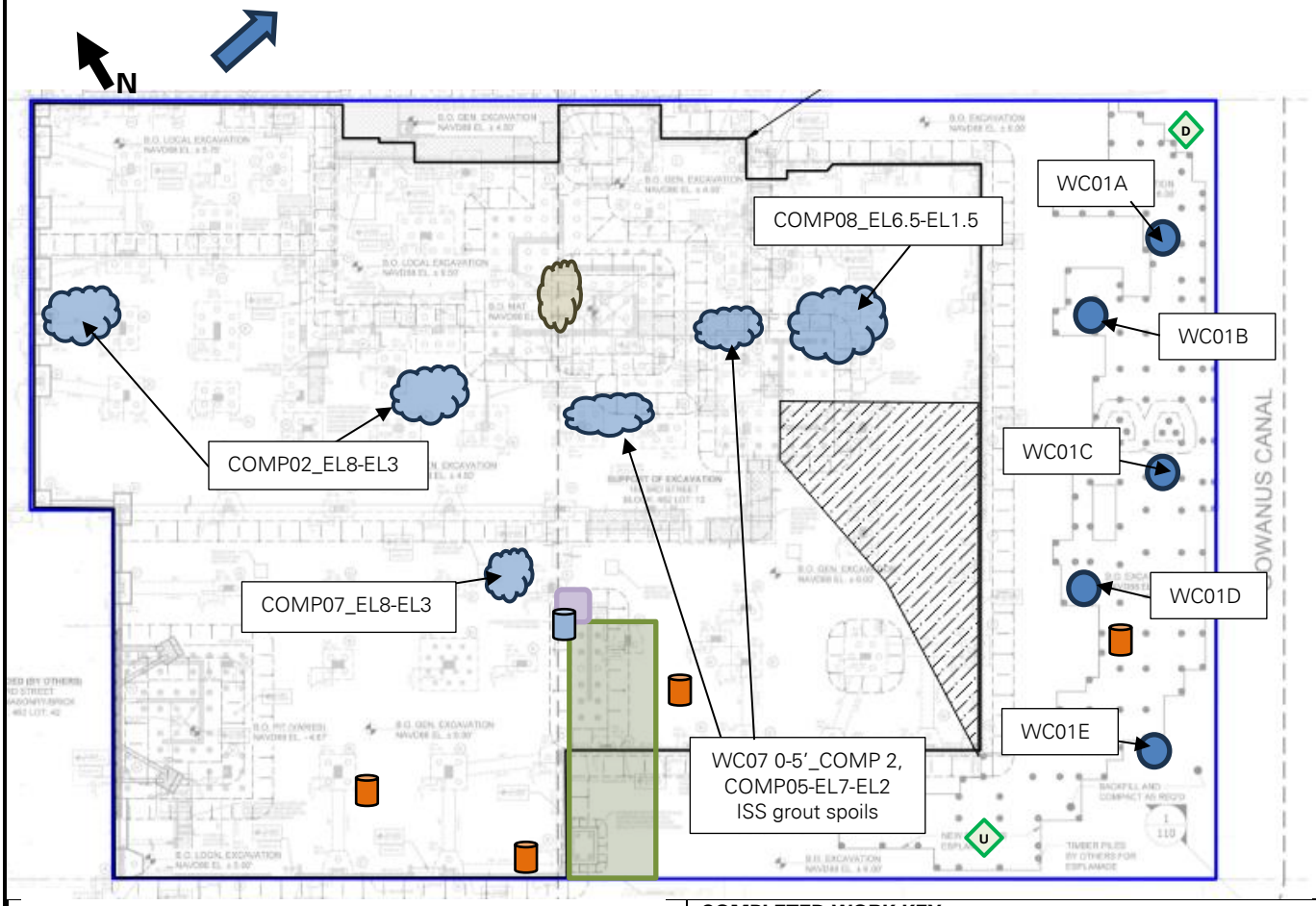


Photo 1: AARCO advancing soil boring WC01D (facing northwest).



Photo 2: Downwind CAMP station (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
- Waste characterization boring

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

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141 3rd Street
170390001
CAMP Data Summary

7:53:00 AM Date: 11/1/2025
Observer: Seyena Simpson

Particulate Monitoring		
	Upwind Station	**Downwind Station**
Minimum 15min Average	0.004	0.005
Maximum 15min Average	0.014	0.030
High Intervals "exceedances" (15min > 0.150 + Upwind level)	N/A	No
Minimum 1min Reading	0.004	0.005
Maximum 1min Reading	0.015	0.041

Organic Vapor Monitoring		
	Upwind Station	**Downwind Station**
Minimum 15min Average	0.0	0.0
Maximum 15min Average	0.0	0.0
High Intervals "exceedances" (15min > 5 + Upwind level)	N/A	No
Minimum 1min Reading	0.0	0.0
Maximum 1min Reading	0.1	0.0

All reported particulate concentrations are in mg/m3 or milligrams per cubic meter and all reported organic vapor concentrations are in ppm or parts per million, unless specified otherwise.

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