SITE OBSERVATION REPORT - RAWP Implementation – Day 100

LANGAN

PROJECT No.:	170390001	**CLIENT:**	Third Street Owner LLC and 155 Third St., LLC	**DATE:**	Tuesday, December 2, 2025
PROJECT:	141 3rd Street			**WEATHER:**	Rain, 35.8 – 40.5^{0}F Wind: WSW @ 0.3 – 8.9 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 3:45 p.m.
BCP SITE ID:	C224336				

EQUIPMENT:
(1) Hyundai HX 520L Hydraulic Excavator
(1) Soilmec SR-75 Drill Rig
(1) Leibherr LRB 355.1 Drill Rig
(2) Aeroqual Air Monitoring Stations
(1) MiniRAE 3000 Photoionization Detector
Hand Tools

PRESENT AT SITE:
Langan: Jessie Almont
New Leaf: Jose Gomez
Monadnock Construction, Inc. (Monadnock): Bob Hempfling, John Henry, Gavin Gawley
Mueser Rutledge Consulting Engineers (MRCE): Joseph Croft
WSP: Chuck Porecca

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 2023

Site Activities

- New Leaf advanced and installed 13 production piles (pile ID numbers 157, 179, 181, 159, 50, 56, 172, 155, 211, 204, 206, 175, and 188) to about 65 feet below grade surface (bgs) in the eastern part of the site.
    - Less than one cubic yard of drilling spoils was generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts was observed. The drilling spoils will be removed and stockpiled during future excavation around the piles.
    - New Leaf used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction and demolition (C&D) debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit.

Sampling

- No samples were collected.

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 the CAMP summary data sheet appended to the end of this Daily Field Report.

Material Tracking

- New Leaf exported six truckloads (120 cubic yards (CY)) of C&D debris for off-site disposal at Con Aggregates Recycling located in Kings Park, NY.
- No material was imported to the 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	**5**
		Quantity (tons)	0	**110.66**
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.
- Two 55-gallon drums containing purged groundwater are staged in the southern part of the site.
- Three 55-gallon drums containing drill cuttings are staged in the eastern part of the site.
- One 55-gallon drum containing spent personal protective equipment (PPE) is staged in the southeastern part of the site.

Anticipated Activities

- New Leaf will continue drilling displacement piles.
- New Leaf will continue to export stockpiled C&D debris for off-site disposal.

SITE PHOTOGRAPHS:



Photo 1: New Leaf drilling and installing displacement piles in the eastern part of site (facing east).

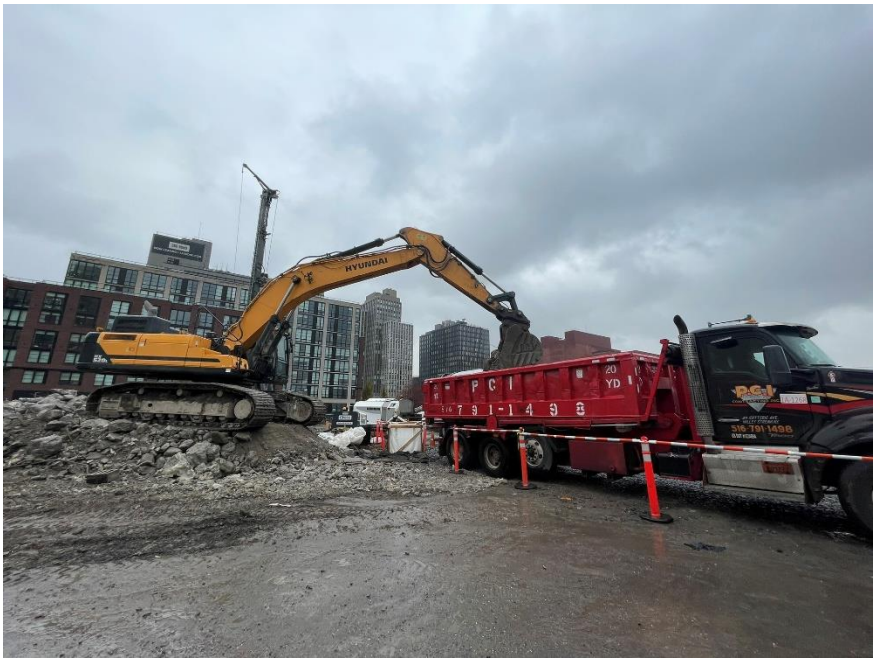
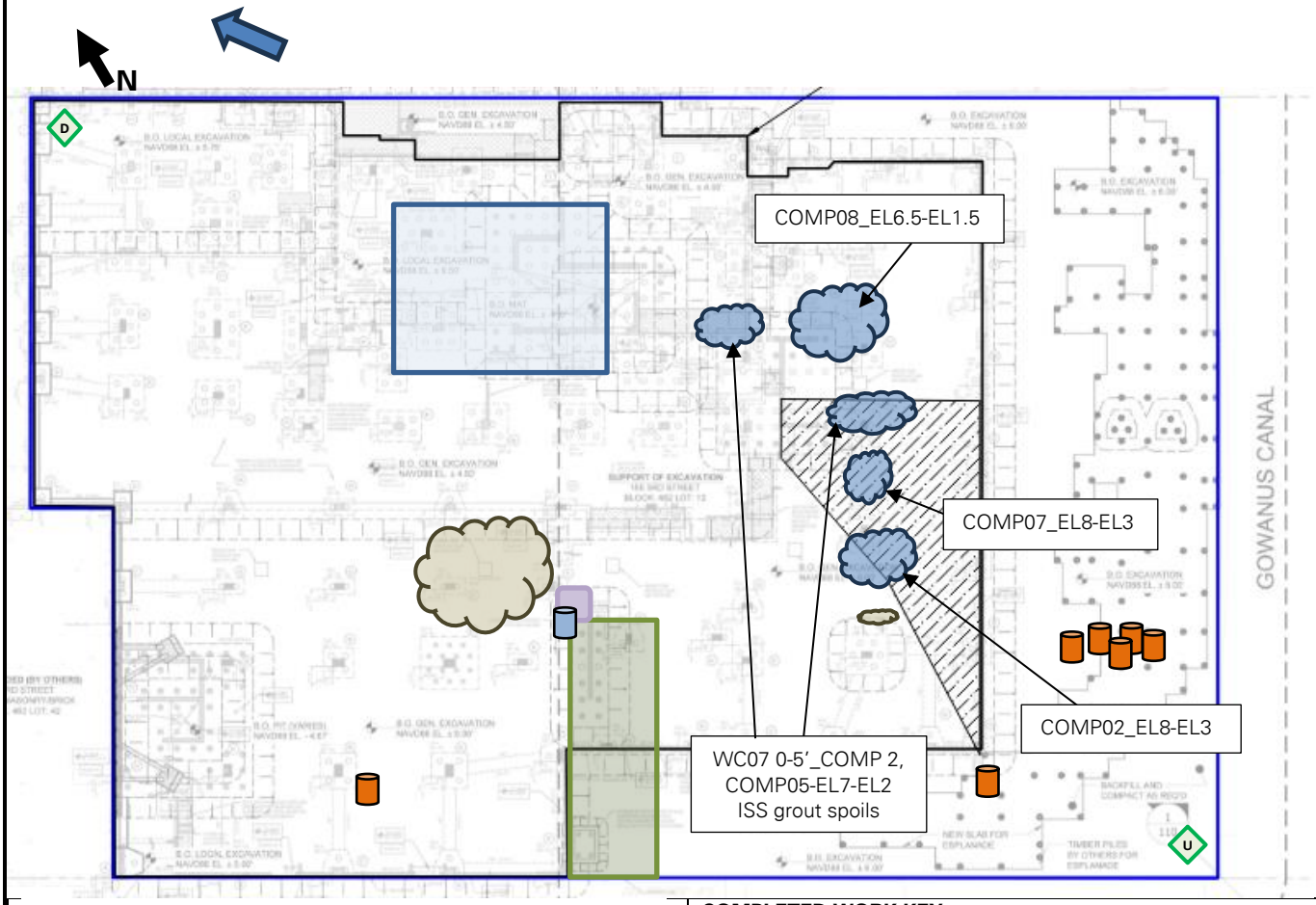


Photo 2: New Leaf loading C&D debris for off-site disposal (facing east).

FIGURE 1 - SITE MAP:



LEGEND:

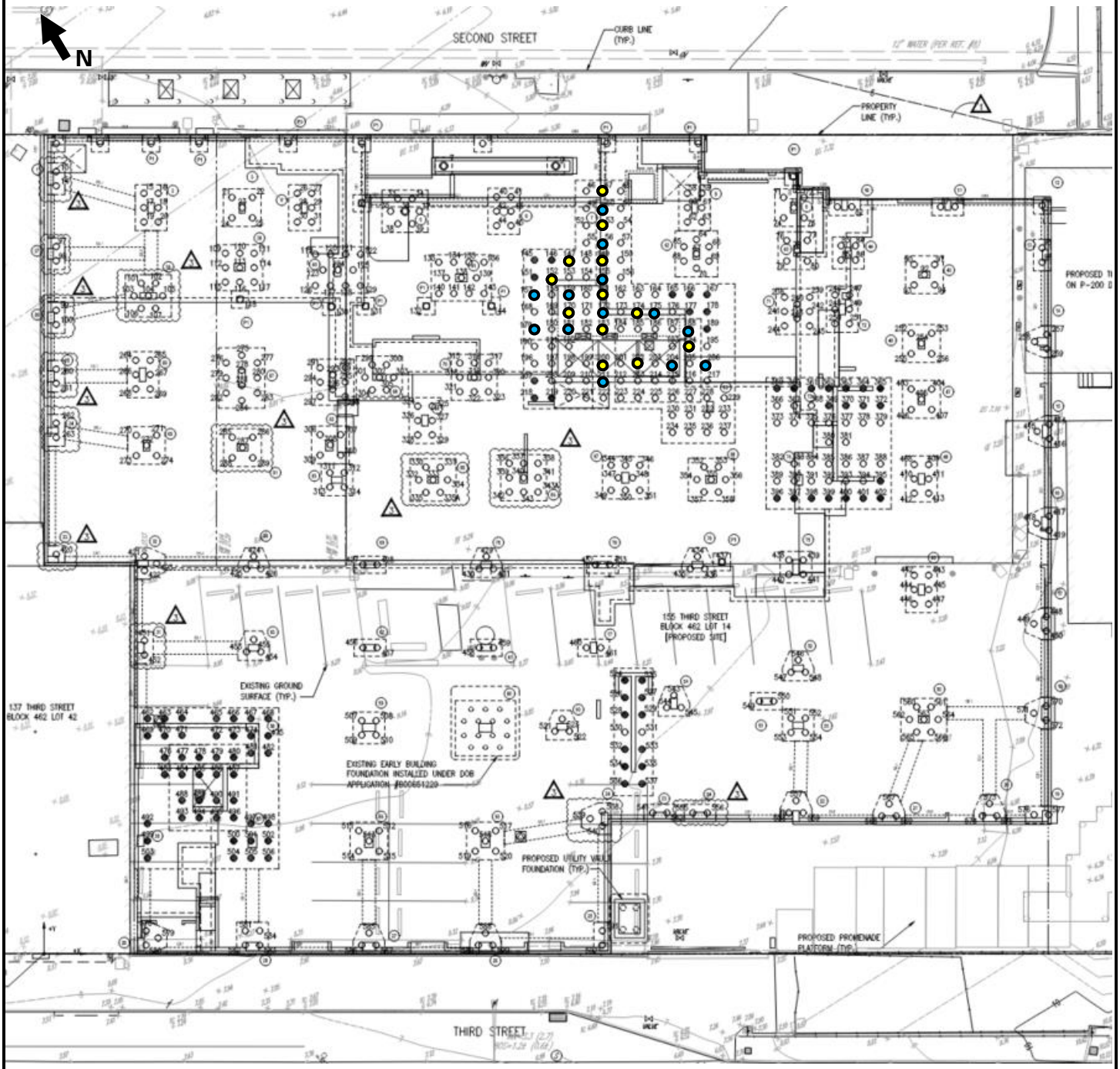
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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 – DISPLACEMENT PILE PLAN:



COMPLETED WORK KEY

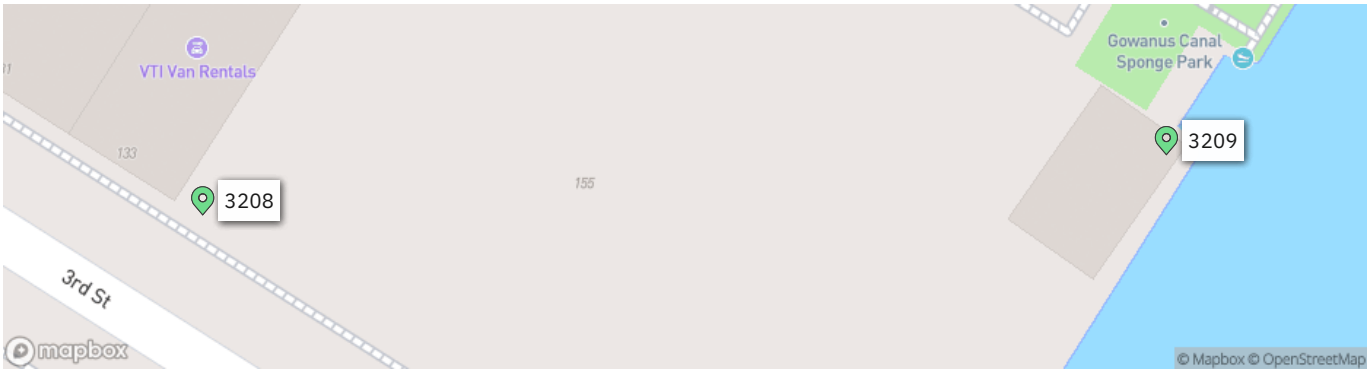
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously

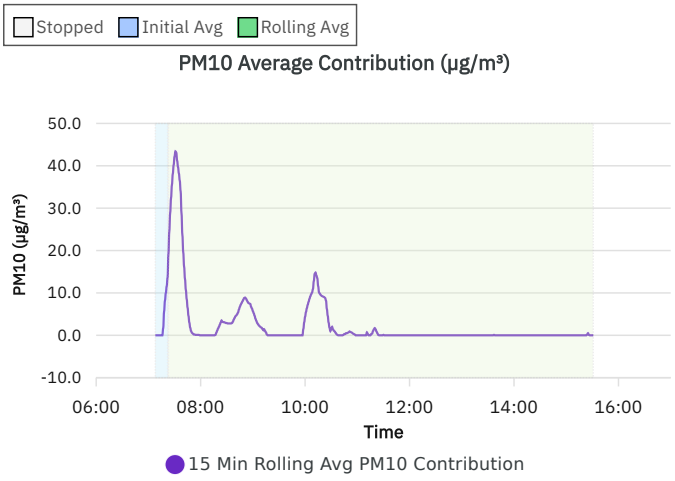
Base map includes Drawing P100 – Full Displacement Pile (FDP) ID, prepared by Mueser Rutledge Consulting Engineers PLLC, dated 8/18/2025

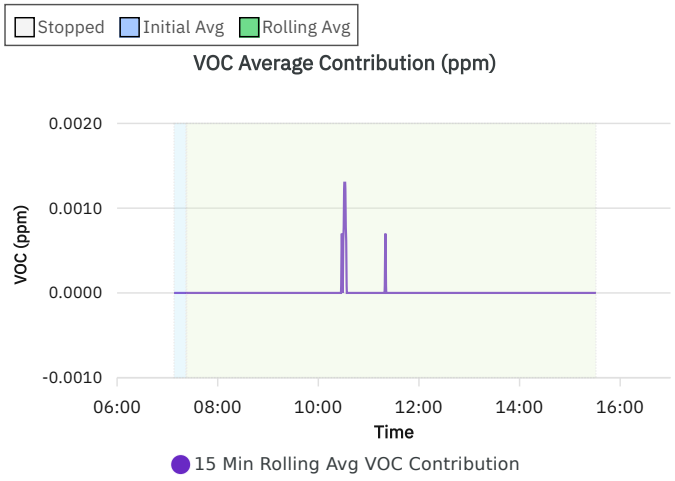
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	12/02/2025 06:00
		To:	12/02/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/02/2025	35.8 - 40.5	60.8 - 89.4	29.8 - 30.2	0.3 - 8.9	ENE

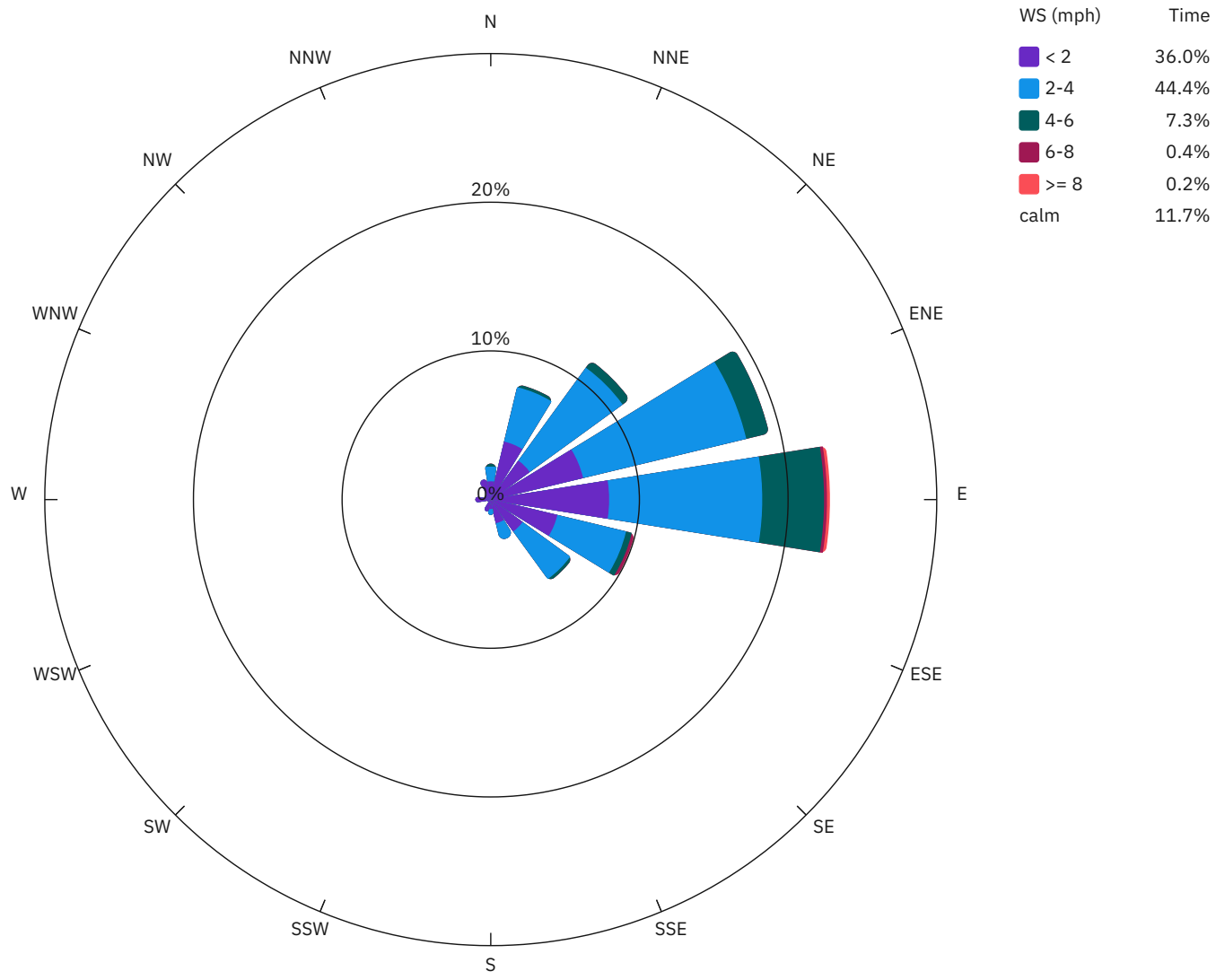
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/2/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 12/2/2025	42.2	07:30	0.0007	10:30
Daily Avg. Contribution (15 min avg.) - 12/2/2025	2.4	-	0.0000	-



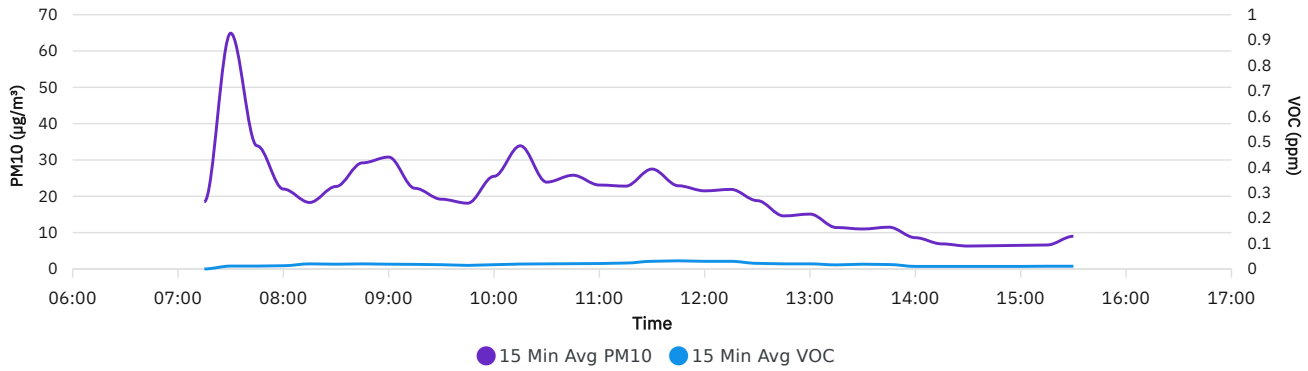




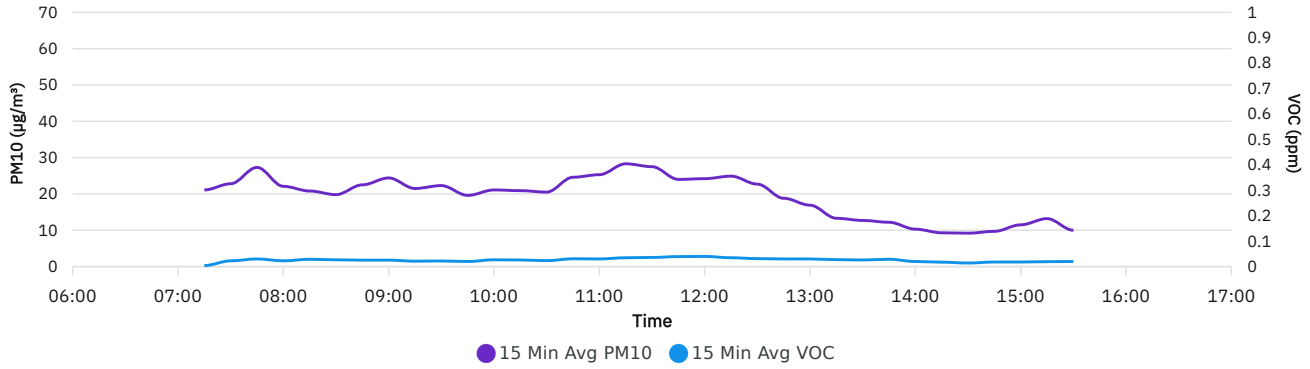
Wind rose (mph)



3208



3209


70
60
50
40
30
20
10
0
PM10 (µg/m³)
1
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
VOC (ppm)
06:00
07:00
08:00
09:00
10:00
11:00
12:00
13:00
14:00
15:00
16:00
17:00
Time
15 Min Avg PM10
15 Min Avg VOC

DER-10 Summary: 15 Min Rolling Avg Data

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
12/2/2025 07:15	21.0	18.5	0.0	0.0050	0.0000	0.0000	2.3	NE
12/2/2025 07:30	22.8	64.9	42.2	0.0227	0.0113	0.0000	2.6	ENE
12/2/2025 07:45	27.3	33.9	6.5	0.0300	0.0113	0.0000	3.8	ENE
12/2/2025 08:00	22.1	22.0	0.0	0.0227	0.0127	0.0000	3.2	NE
12/2/2025 08:15	20.1	18.9	0.0	0.0273	0.0213	0.0000	1.9	NE
12/2/2025 08:30	19.8	22.7	2.9	0.0260	0.0193	0.0000	2.1	ENE
12/2/2025 08:45	22.5	29.2	6.7	0.0253	0.0200	0.0000	2.0	ENE
12/2/2025 09:00	24.7	30.4	5.7	0.0253	0.0187	0.0000	2.3	ENE
12/2/2025 09:15	21.5	22.2	0.7	0.0213	0.0180	0.0000	2.6	NE
12/2/2025 09:30	22.0	19.5	0.0	0.0220	0.0167	0.0000	1.6	NE
12/2/2025 09:45	19.6	18.1	0.0	0.0200	0.0140	0.0000	1.9	ENE
12/2/2025 10:00	21.1	25.5	4.4	0.0267	0.0167	0.0000	1.5	NE
12/2/2025 10:15	21.6	33.2	11.6	0.0260	0.0193	0.0000	1.8	NE
12/2/2025 10:30	21.4	23.0	1.6	0.0213	0.0220	0.0007	1.0	NE
12/2/2025 10:45	25.0	25.3	0.3	0.0287	0.0227	0.0000	1.1	NNE
12/2/2025 11:00	24.6	23.7	0.0	0.0273	0.0240	0.0000	0.4	ENE
12/2/2025 11:15	25.7	25.4	0.0	0.0293	0.0287	0.0000	0.3	NE
12/2/2025 11:30	27.5	27.5	0.1	0.0360	0.0300	0.0000	1.7	ENE
12/2/2025 11:45	24.0	22.9	0.0	0.0393	0.0320	0.0000	1.3	ENE
12/2/2025 12:00	24.2	21.5	0.0	0.0400	0.0300	0.0000	2.0	ENE
12/2/2025 12:15	24.4	22.3	0.0	0.0347	0.0300	0.0000	1.1	E
12/2/2025 12:30	22.4	19.1	0.0	0.0307	0.0227	0.0000	2.1	E
12/2/2025 12:45	18.6	14.8	0.0	0.0293	0.0207	0.0000	1.2	E
12/2/2025 13:00	16.7	15.2	0.0	0.0293	0.0207	0.0000	1.6	E
12/2/2025 13:15	13.2	11.5	0.0	0.0260	0.0173	0.0000	2.3	ESE
12/2/2025 13:30	12.4	11.3	0.0	0.0247	0.0200	0.0000	0.9	ESE
12/2/2025 13:45	11.9	11.7	0.0	0.0240	0.0220	0.0000	1.0	SSE
12/2/2025 14:00	10.2	8.8	0.0	0.0193	0.0107	0.0000	2.5	ESE
12/2/2025 14:15	9.0	7.2	0.0	0.0167	0.0107	0.0000	1.6	SE
12/2/2025 14:30	9.0	6.5	0.0	0.0140	0.0100	0.0000	2.7	E
12/2/2025 14:45	9.4	6.6	0.0	0.0173	0.0107	0.0000	3.0	E

Date/Time	Average Upwind PM10 (µg/m³)	Average Downwind PM10 (µg/m³)	Average Contribution PM10 (µg/m³)	Average Upwind VOC (ppm)	Average Downwind VOC (ppm)	Average Contribution VOC (ppm)	Wind Speed	Wind Direction
12/2/2025 15:00	11.5	6.5	0.0	0.0180	0.0100	0.0000	2.9	ESE
12/2/2025 15:15	12.3	7.6	0.0	0.0173	0.0127	0.0000	2.9	ESE
12/2/2025 15:30	9.7	9.3	0.0	0.0180	0.0127	0.0000	1.9	SE

Air Monitoring Data by Location: 15 Min Avg Data

Date/Time	3208 PM10 (µg/m³)	3208 VOC (ppm)	3209 PM10 (µg/m³)	3209 VOC (ppm)	Wind Direction	Wind Speed
12/02/2025 07:15	18.5	0.0000	21.1	0.0040	NE	2.3
12/02/2025 07:30	64.9	0.0113	22.8	0.0227	ENE	2.6
12/02/2025 07:45	33.9	0.0113	27.3	0.0300	ENE	3.8
12/02/2025 08:00	22.0	0.0127	22.1	0.0227	NE	3.2
12/02/2025 08:15	18.3	0.0200	20.8	0.0287	NE	1.9
12/02/2025 08:30	22.7	0.0187	19.8	0.0267	ENE	2.1
12/02/2025 08:45	29.2	0.0200	22.5	0.0253	ENE	2.0
12/02/2025 09:00	30.8	0.0187	24.4	0.0253	ENE	2.3
12/02/2025 09:15	22.2	0.0180	21.5	0.0213	NE	2.6
12/02/2025 09:30	19.2	0.0167	22.3	0.0220	NE	1.6
12/02/2025 09:45	18.1	0.0140	19.6	0.0200	ENE	1.9
12/02/2025 10:00	25.5	0.0167	21.1	0.0267	NE	1.5
12/02/2025 10:15	33.9	0.0193	20.9	0.0260	NE	1.8
12/02/2025 10:30	23.9	0.0200	20.5	0.0233	NE	1.0
12/02/2025 10:45	25.8	0.0207	24.6	0.0307	NNE	1.1
12/02/2025 11:00	23.1	0.0213	25.3	0.0300	ENE	0.4
12/02/2025 11:15	22.8	0.0233	28.3	0.0347	NE	0.3
12/02/2025 11:30	27.5	0.0300	27.5	0.0360	ENE	1.7
12/02/2025 11:45	22.9	0.0320	24.0	0.0393	ENE	1.3
12/02/2025 12:00	21.5	0.0300	24.2	0.0400	ENE	2.0
12/02/2025 12:15	21.9	0.0300	24.9	0.0347	E	1.1
12/02/2025 12:30	18.8	0.0220	22.7	0.0313	E	2.1
12/02/2025 12:45	14.6	0.0200	18.8	0.0300	E	1.2
12/02/2025 13:00	15.1	0.0200	16.9	0.0300	E	1.6
12/02/2025 13:15	11.4	0.0160	13.3	0.0273	ESE	2.3
12/02/2025 13:30	11.0	0.0187	12.7	0.0260	ESE	0.9
12/02/2025 13:45	11.5	0.0173	12.2	0.0287	SSE	1.0
12/02/2025 14:00	8.6	0.0100	10.3	0.0200	ESE	2.5
12/02/2025 14:15	6.9	0.0100	9.3	0.0173	SE	1.6
12/02/2025 14:30	6.3	0.0100	9.2	0.0140	E	2.7
12/02/2025 14:45	6.4	0.0100	9.7	0.0180	E	3.0
12/02/2025 15:00	6.5	0.0100	11.5	0.0180	ESE	2.9
12/02/2025 15:15	6.6	0.0107	13.2	0.0193	ESE	2.9
12/02/2025 15:30	9.0	0.0107	10.0	0.0200	SE	1.9