# SITE OBSERVATION REPORT - RAWP Implementation – Day 105

LANGAN

| | | | | | |
|---|---|---|---|---|---|
| **PROJECT No.:** | 170390001 | **CLIENT:** | | **DATE:** | Tuesday, December 9, 2025 |
| **PROJECT:** | 141 3rd Street | Third Street Owner LLC and 155 Third St., LLC | | **WEATHER:** | Partly Cloudy, 17 – 33$^0$F<br>Wind: ENE @ 0.4 – 6.3 mph |
| **LOCATION:** | Brooklyn, New York | | | **TIME:** | 7:00 a.m. – 4:30 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, Joe Sullivan
**Monadnock Construction, Inc. (Monadnock):** Bob Hempfling, Gavin Gawley
**Mueser Rutledge Consulting Engineers (MRCE)**: Joseph Croft
**WSP:** Eddy Nunez

**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 fifteen displacement piles (pile ID numbers 34, 137, 40, 144, 153, 51, 59, 67, 192, 184, 222, 236, and 225 to about 65 feet below grade surface [bgs], and pile ID numbers 165 and 207 to 70 feet bgs) in the northeastern and 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**

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

| Material Import Summary | | | | |
|---|---|---|---|---|
| **Facility** | **NYSDEC Approved Quantity** | **Imported** | **Today** | **Total** |
| **Tilcon - Haverstraw<br>Haverstraw, NY<br>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)<br>Jersey City, NJ<br>0.75-inch Stone** | 2,000 CY (2,800 tons) | **No. Loads** | 0 | **0** |
| | | **Quantity (tons)** | 0 | **0** |
| **IMJC<br>Jersey City, NJ<br>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)<br>Carteret, NJ<br>Elevated Soil/Fill** | 9,857 CY (13,800 tons) | **No. Loads** | 0 | **68** |
| | | **Quantity (CY)** | 0 | **1,320** |
| **Clean Earth of New Castle (CENC)<br>New Castle, DE<br>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)<br>Egg Harbor Township, NJ<br>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)<br>Kearny, NJ<br>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.
- New Leaf will continue to export stockpiled soil/fill for off-site disposal.

**SITE PHOTOGRAPHS:**

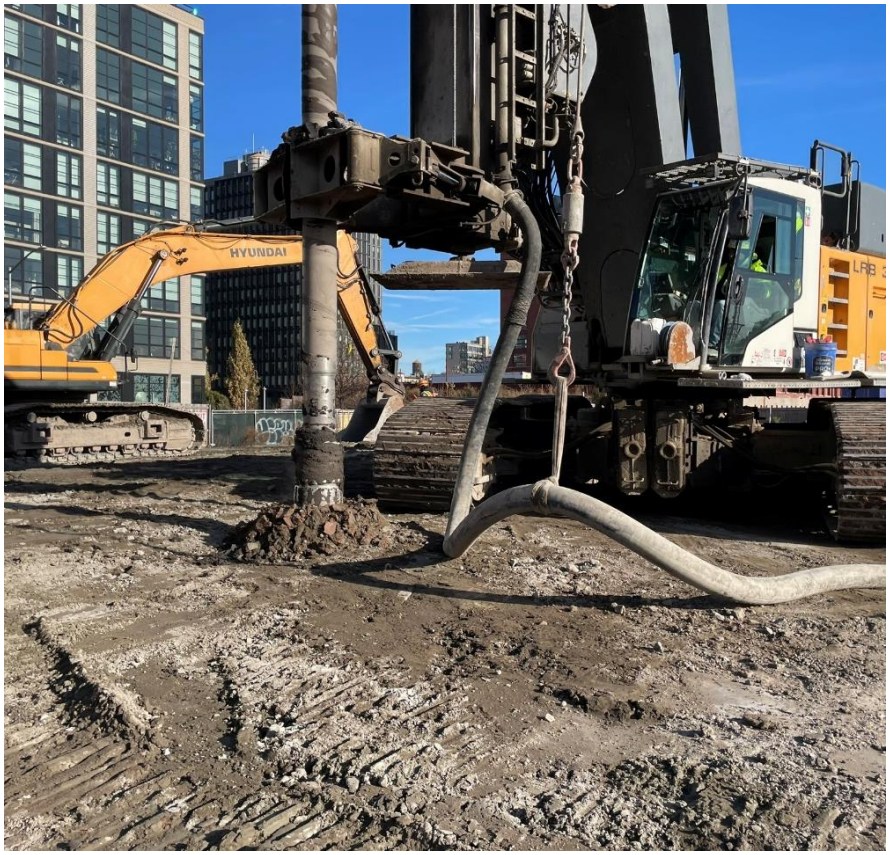
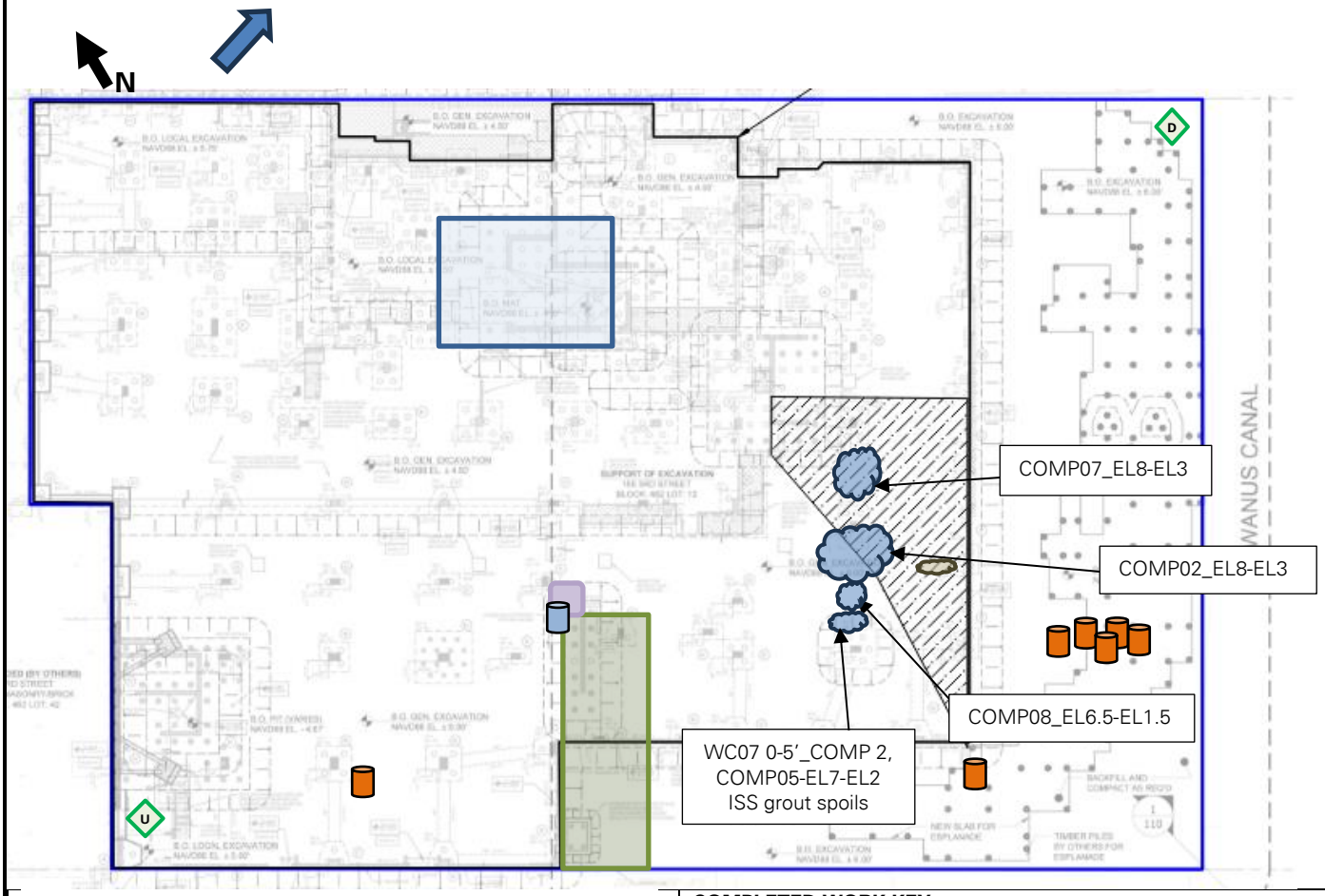



**Photo 1:** New Leaf drilling displacement piles in the eastern part of site (facing east).




**Photo 2:** New Leaf grading the work area adjacent to completed piles (facing north).

**FIGURE 1 - SITE MAP:**




**LEGEND:**

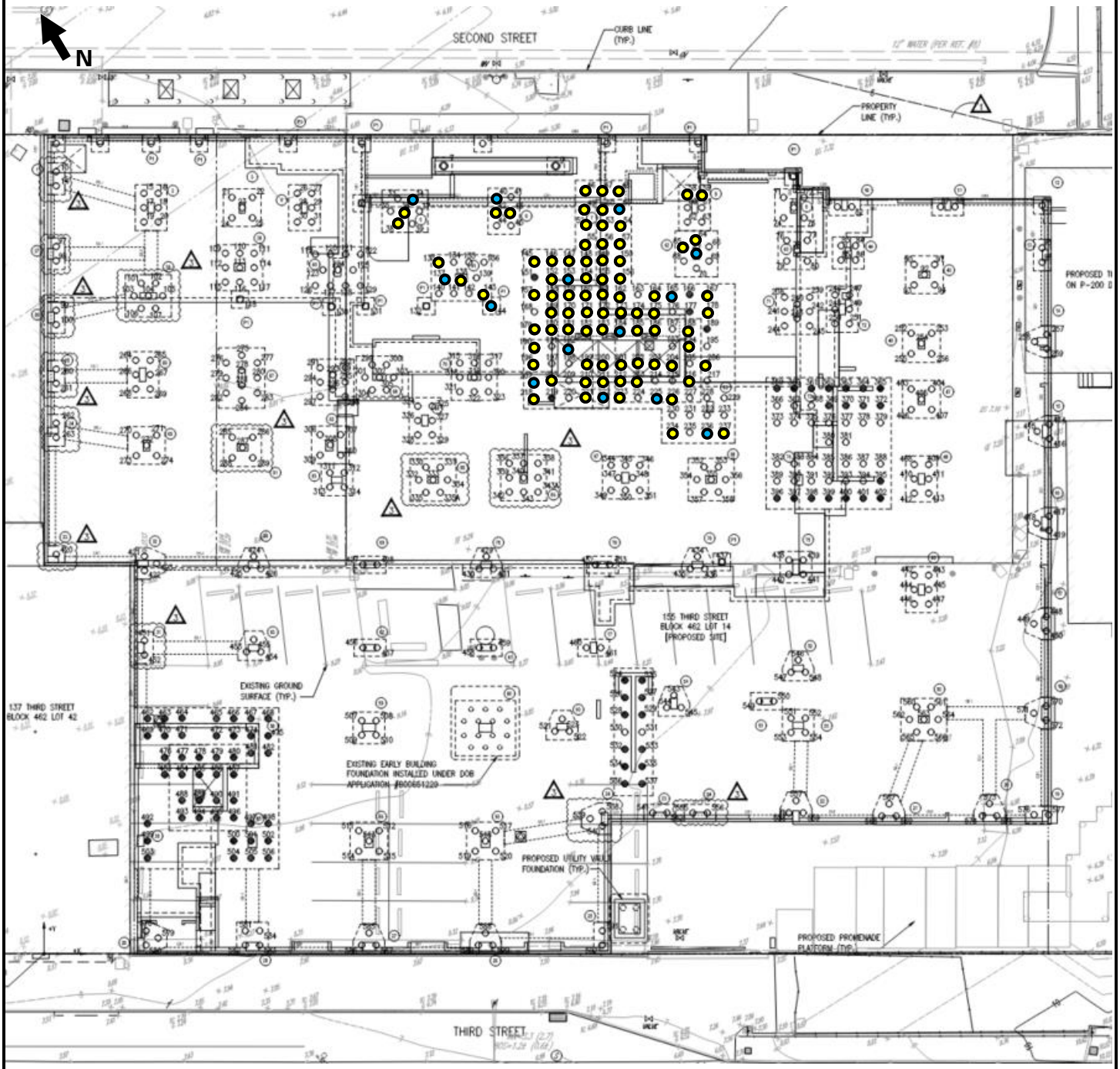
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

**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**

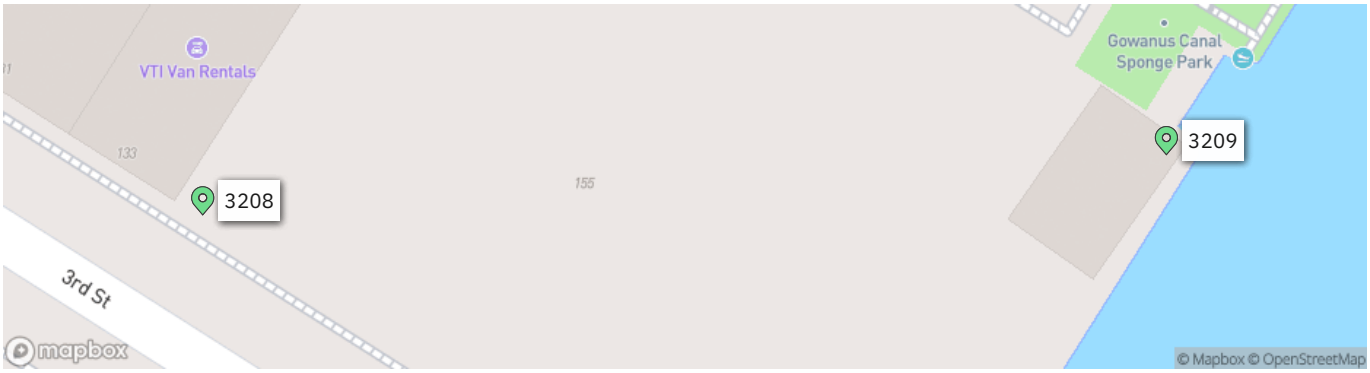
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously

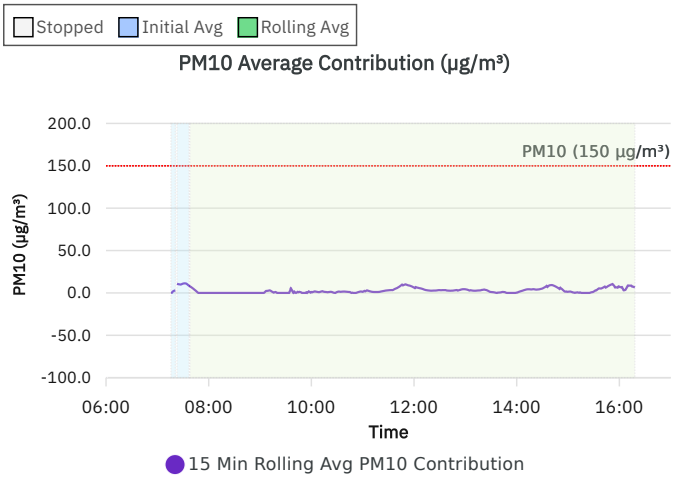
Base map includes Drawing P100 – Full Displacement Pile (FDP) ID, prepared by Mueser Rutledge Consulting Engineers PLLC, dated 8/18/2025

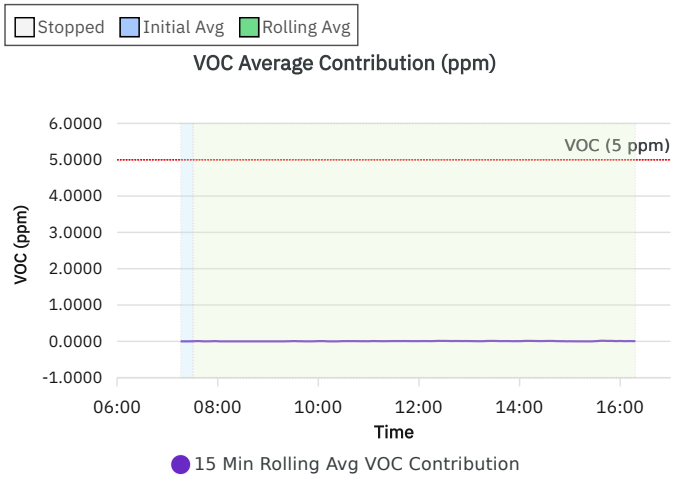
| LANGAN | Site Contribution Report | 170390002 - 155 3rd St Brooklyn | |
|---|---|---|---|
| | | Report Period | |
| | | From: | 12/09/2025 06:00 |
| | | To: | 12/09/2025 17:00 |
| | | PM10 Action Level: | 150 µg/m³ |
| | | VOC Action Level: | 5 ppm |

| Daily Environmental Summary | Temp (°F) | Relative Humidity (%) | Barometer (inHg) | Wind Speed (mph) | Prevailing Wind Direction |
|---|---|---|---|---|---|
| 12/09/2025 | 16.9 - 38.7 | 23.9 - 53.5 | 30.2 - 30.4 | 0.4 - 6.3 | WSW |

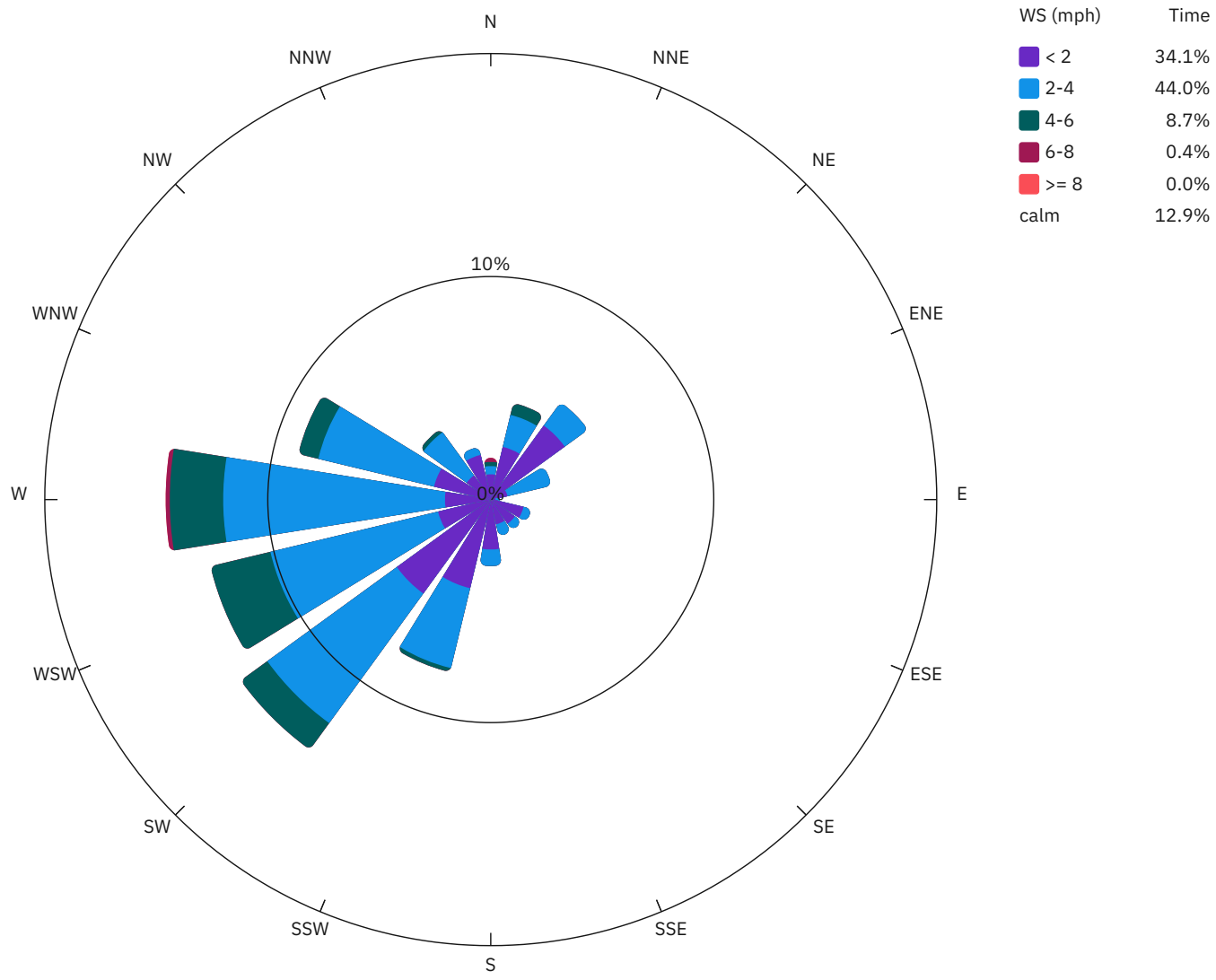
| Daily Monitoring Summary | PM10 (µg/m³) | Time | VOC (ppm) | Time |
|---|---|---|---|---|
| Min Contribution (15 min avg.) - 12/9/2025 | 0.0 | 08:00 | 0.0000 | 08:15 |
| Max Contribution (15 min avg.) - 12/9/2025 | 11.0 | 07:30 | 0.0127 | 12:30 |
| Daily Avg. Contribution (15 min avg.) - 12/9/2025 | 2.8 | - | 0.0054 | - |



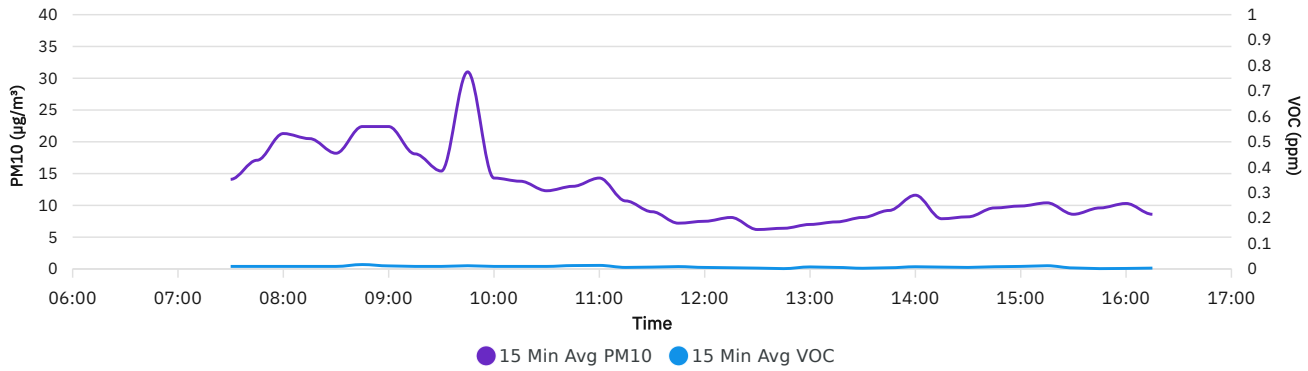



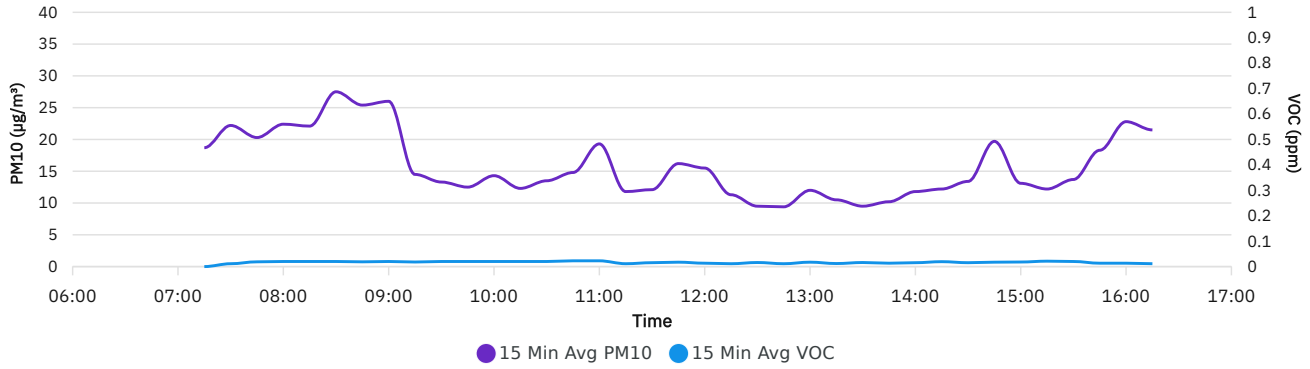
Wind rose (mph)




3208



3209


40
35
30
25
20
15
10
5
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 |
|---|---|---|---|---|---|---|---|---|
| 12/9/2025 07:30 | 14.0 | 25.1 | 11.0 | 0.0093 | 0.0120 | 0.0027 | 0.7 | WNW |
| 12/9/2025 07:45 | 17.4 | 19.9 | 2.5 | 0.0140 | 0.0147 | 0.0007 | 0.7 | NNW |
| 12/9/2025 08:00 | 24.9 | 18.8 | 0.0 | 0.0133 | 0.0167 | 0.0033 | 0.4 | NW |
| 12/9/2025 08:15 | 22.1 | 20.5 | 0.0 | 0.0200 | 0.0100 | 0.0000 | 2.0 | NE |
| 12/9/2025 08:30 | 26.7 | 19.1 | 0.0 | 0.0193 | 0.0107 | 0.0000 | 1.7 | NE |
| 12/9/2025 08:45 | 24.4 | 23.4 | 0.0 | 0.0220 | 0.0140 | 0.0000 | 1.3 | N |
| 12/9/2025 09:00 | 26.0 | 22.4 | 0.0 | 0.0200 | 0.0120 | 0.0000 | 1.4 | NE |
| 12/9/2025 09:15 | 15.8 | 16.7 | 0.9 | 0.0153 | 0.0127 | 0.0000 | 0.4 | ENE |
| 12/9/2025 09:30 | 15.2 | 13.5 | 0.0 | 0.0113 | 0.0187 | 0.0073 | 0.5 | SW |
| 12/9/2025 09:45 | 21.4 | 22.2 | 0.8 | 0.0167 | 0.0160 | 0.0000 | 0.2 | SSW |
| 12/9/2025 10:00 | 13.7 | 14.8 | 1.1 | 0.0120 | 0.0180 | 0.0060 | 1.0 | SW |
| 12/9/2025 10:15 | 12.4 | 13.7 | 1.3 | 0.0160 | 0.0140 | 0.0000 | 1.2 | NNE |
| 12/9/2025 10:30 | 12.3 | 13.4 | 1.1 | 0.0120 | 0.0180 | 0.0060 | 1.3 | WSW |
| 12/9/2025 10:45 | 13.4 | 14.5 | 1.1 | 0.0147 | 0.0213 | 0.0067 | 1.0 | SW |
| 12/9/2025 11:00 | 16.2 | 17.4 | 1.3 | 0.0167 | 0.0200 | 0.0033 | 1.2 | SW |
| 12/9/2025 11:15 | 10.7 | 11.8 | 1.1 | 0.0060 | 0.0113 | 0.0053 | 2.0 | SW |
| 12/9/2025 11:30 | 9.0 | 12.1 | 3.1 | 0.0073 | 0.0153 | 0.0080 | 1.7 | WSW |
| 12/9/2025 11:45 | 7.2 | 16.2 | 9.0 | 0.0093 | 0.0173 | 0.0080 | 2.5 | WSW |
| 12/9/2025 12:00 | 8.4 | 14.6 | 6.3 | 0.0067 | 0.0127 | 0.0060 | 1.8 | WSW |
| 12/9/2025 12:15 | 8.1 | 11.3 | 3.2 | 0.0047 | 0.0113 | 0.0067 | 2.2 | W |
| 12/9/2025 12:30 | 6.2 | 9.5 | 3.3 | 0.0033 | 0.0160 | 0.0127 | 2.1 | WSW |
| 12/9/2025 12:45 | 6.5 | 9.2 | 2.7 | 0.0013 | 0.0113 | 0.0100 | 2.5 | WSW |
| 12/9/2025 13:00 | 7.3 | 11.6 | 4.3 | 0.0087 | 0.0167 | 0.0080 | 2.4 | WSW |
| 12/9/2025 13:15 | 7.5 | 10.4 | 2.9 | 0.0067 | 0.0113 | 0.0047 | 2.2 | WSW |
| 12/9/2025 13:30 | 8.2 | 9.3 | 1.1 | 0.0033 | 0.0153 | 0.0120 | 2.0 | W |
| 12/9/2025 13:45 | 9.2 | 10.2 | 1.0 | 0.0047 | 0.0133 | 0.0087 | 2.1 | WSW |
| 12/9/2025 14:00 | 11.5 | 11.9 | 0.4 | 0.0093 | 0.0147 | 0.0053 | 2.6 | WSW |
| 12/9/2025 14:15 | 7.9 | 12.2 | 4.3 | 0.0073 | 0.0193 | 0.0120 | 3.1 | WSW |
| 12/9/2025 14:30 | 8.2 | 13.4 | 5.2 | 0.0060 | 0.0153 | 0.0093 | 2.8 | WSW |
| 12/9/2025 14:45 | 10.7 | 18.6 | 7.8 | 0.0100 | 0.0160 | 0.0060 | 2.0 | WSW |
| 12/9/2025 15:00 | 10.8 | 12.2 | 1.4 | 0.0127 | 0.0153 | 0.0027 | 1.2 | WSW |

| 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 |
|---|---|---|---|---|---|---|---|---|
| 12/9/2025 15:15 | 11.2 | 11.4 | 0.2 | 0.0173 | 0.0167 | 0.0000 | 1.1 | SSW |
| 12/9/2025 15:30 | 10.4 | 12.0 | 1.6 | 0.0093 | 0.0147 | 0.0053 | 1.6 | W |
| 12/9/2025 15:45 | 10.5 | 17.3 | 6.8 | 0.0013 | 0.0133 | 0.0120 | 2.9 | W |
| 12/9/2025 16:00 | 12.8 | 20.2 | 7.4 | 0.0027 | 0.0127 | 0.0100 | 2.7 | W |
| 12/9/2025 16:15 | 11.3 | 18.8 | 7.4 | 0.0047 | 0.0100 | 0.0053 | 1.9 | W |

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 |
|---|---|---|---|---|---|---|
| 12/09/2025 07:15 | | | 18.7 | 0.0000 | | |
| 12/09/2025 07:30 | 14.1 | 0.0100 | 22.2 | 0.0113 | WNW | 0.7 |
| 12/09/2025 07:45 | 17.1 | 0.0100 | 20.3 | 0.0187 | NNW | 0.7 |
| 12/09/2025 08:00 | 21.3 | 0.0100 | 22.4 | 0.0200 | NW | 0.4 |
| 12/09/2025 08:15 | 20.5 | 0.0100 | 22.1 | 0.0200 | NE | 2.0 |
| 12/09/2025 08:30 | 18.2 | 0.0100 | 27.5 | 0.0200 | NE | 1.7 |
| 12/09/2025 08:45 | 22.4 | 0.0173 | 25.4 | 0.0187 | N | 1.3 |
| 12/09/2025 09:00 | 22.4 | 0.0120 | 26.0 | 0.0200 | NE | 1.4 |
| 12/09/2025 09:15 | 18.1 | 0.0100 | 14.5 | 0.0180 | ENE | 0.4 |
| 12/09/2025 09:30 | 15.4 | 0.0100 | 13.3 | 0.0200 | SW | 0.5 |
| 12/09/2025 09:45 | 31.0 | 0.0127 | 12.5 | 0.0200 | SSW | 0.2 |
| 12/09/2025 10:00 | 14.3 | 0.0100 | 14.3 | 0.0200 | SW | 1.0 |
| 12/09/2025 10:15 | 13.8 | 0.0100 | 12.3 | 0.0200 | NNE | 1.2 |
| 12/09/2025 10:30 | 12.3 | 0.0100 | 13.5 | 0.0200 | WSW | 1.3 |
| 12/09/2025 10:45 | 13.0 | 0.0133 | 14.8 | 0.0227 | SW | 1.0 |
| 12/09/2025 11:00 | 14.3 | 0.0140 | 19.3 | 0.0227 | SW | 1.2 |
| 12/09/2025 11:15 | 10.7 | 0.0060 | 11.8 | 0.0113 | SW | 2.0 |
| 12/09/2025 11:30 | 9.0 | 0.0073 | 12.1 | 0.0153 | WSW | 1.7 |
| 12/09/2025 11:45 | 7.2 | 0.0093 | 16.2 | 0.0173 | WSW | 2.5 |
| 12/09/2025 12:00 | 7.5 | 0.0060 | 15.5 | 0.0133 | WSW | 1.8 |
| 12/09/2025 12:15 | 8.1 | 0.0047 | 11.3 | 0.0113 | W | 2.2 |
| 12/09/2025 12:30 | 6.2 | 0.0033 | 9.5 | 0.0160 | WSW | 2.1 |
| 12/09/2025 12:45 | 6.4 | 0.0013 | 9.4 | 0.0113 | WSW | 2.5 |
| 12/09/2025 13:00 | 7.0 | 0.0080 | 12.0 | 0.0173 | WSW | 2.4 |
| 12/09/2025 13:15 | 7.4 | 0.0060 | 10.5 | 0.0120 | WSW | 2.2 |
| 12/09/2025 13:30 | 8.1 | 0.0027 | 9.5 | 0.0160 | W | 2.0 |
| 12/09/2025 13:45 | 9.2 | 0.0047 | 10.2 | 0.0133 | WSW | 2.1 |
| 12/09/2025 14:00 | 11.6 | 0.0087 | 11.8 | 0.0153 | WSW | 2.6 |
| 12/09/2025 14:15 | 7.9 | 0.0073 | 12.2 | 0.0193 | WSW | 3.1 |
| 12/09/2025 14:30 | 8.2 | 0.0060 | 13.4 | 0.0153 | WSW | 2.8 |
| 12/09/2025 14:45 | 9.6 | 0.0087 | 19.7 | 0.0173 | WSW | 2.0 |
| 12/09/2025 15:00 | 9.9 | 0.0100 | 13.1 | 0.0180 | WSW | 1.2 |
| 12/09/2025 15:15 | 10.4 | 0.0127 | 12.2 | 0.0213 | SSW | 1.1 |
| 12/09/2025 15:30 | 8.6 | 0.0040 | 13.7 | 0.0200 | W | 1.6 |
| 12/09/2025 15:45 | 9.6 | 0.0013 | 18.3 | 0.0133 | W | 2.9 |
| 12/09/2025 16:00 | 10.3 | 0.0020 | 22.8 | 0.0133 | W | 2.7 |
| 12/09/2025 16:15 | 8.6 | 0.0033 | 21.5 | 0.0113 | W | 1.9 |