SITE OBSERVATION REPORT - RAWP Implementation – Day 106

LANGAN

PROJECT No.:	170390001	**CLIENT:**		**DATE:**	Wednesday, December 10, 2025
PROJECT:	141 3rd Street		Third Street Owner LLC and 155 Third St., LLC	**WEATHER:**	Partly Cloudy, 30 – 45^{0}F Wind: ENE @ 0.7 – 6.7 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 5:30 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, John Henry
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 twelve displacement piles (pile ID numbers 33, 41, 139, 191, 163, 61, 73, 240, and 68 to about 65 feet below grade surface [bgs], and pile ID numbers 151, 219, and 177 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.
- New Leaf imported one truck load (20.28 tons) of ASTM #3 Virgin Stone (1.5-Inch) from Tilcon – Haverstraw, located in Haverstraw, NY.

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**	1	**6**
		Quantity (tons)	20.28	**130.94**
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	**68**
		Quantity (CY)	0	**1,320**
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.
- New Leaf will continue to export stockpiled soil/fill for off-site disposal.

SITE PHOTOGRAPHS:

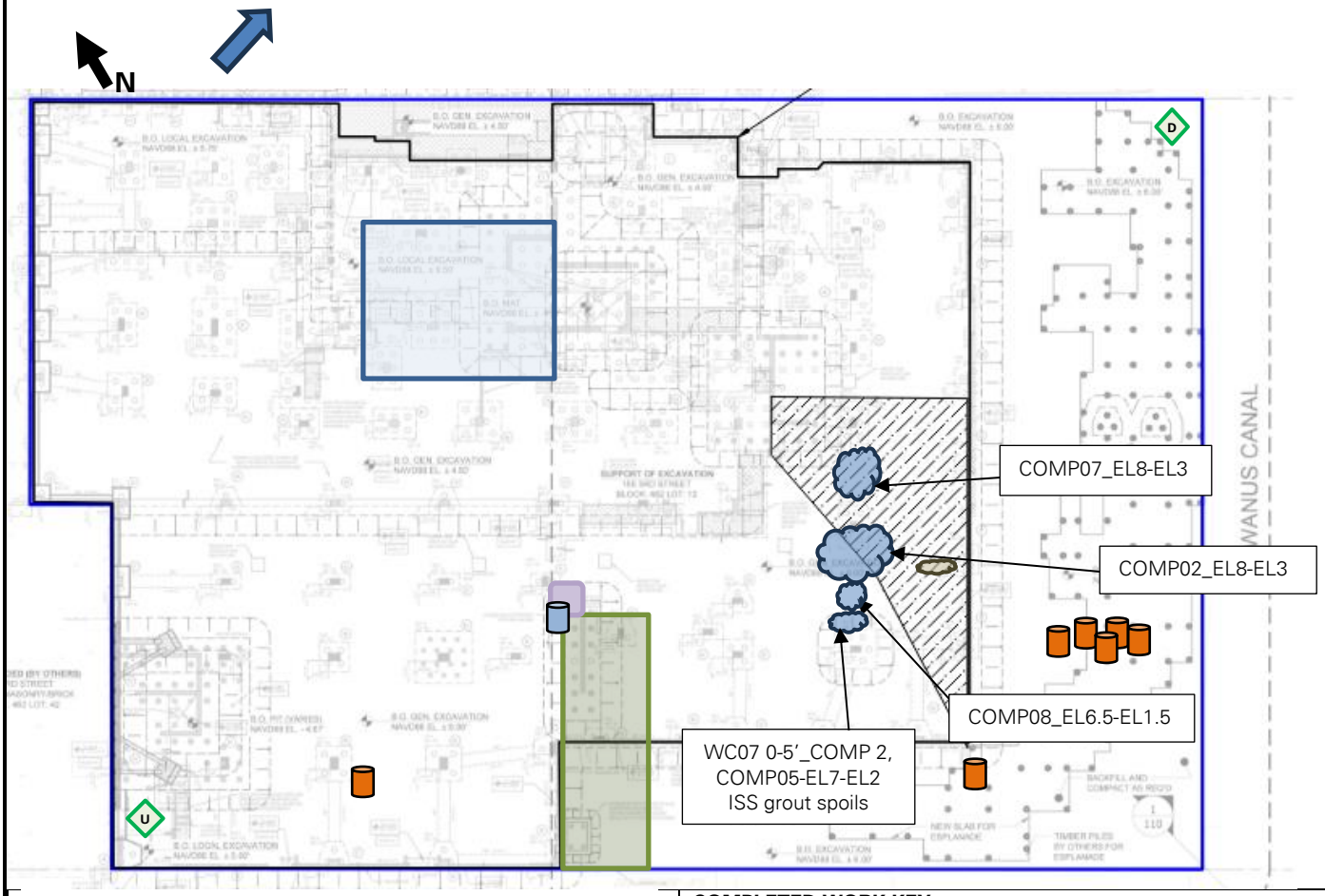


Photo 1: New Leaf drilling displacement piles in the northern part of site (facing north).



Photo 2: New Leaf grading imported stone in the southwestern part of site (facing north).

FIGURE 1 - SITE MAP:



LEGEND:

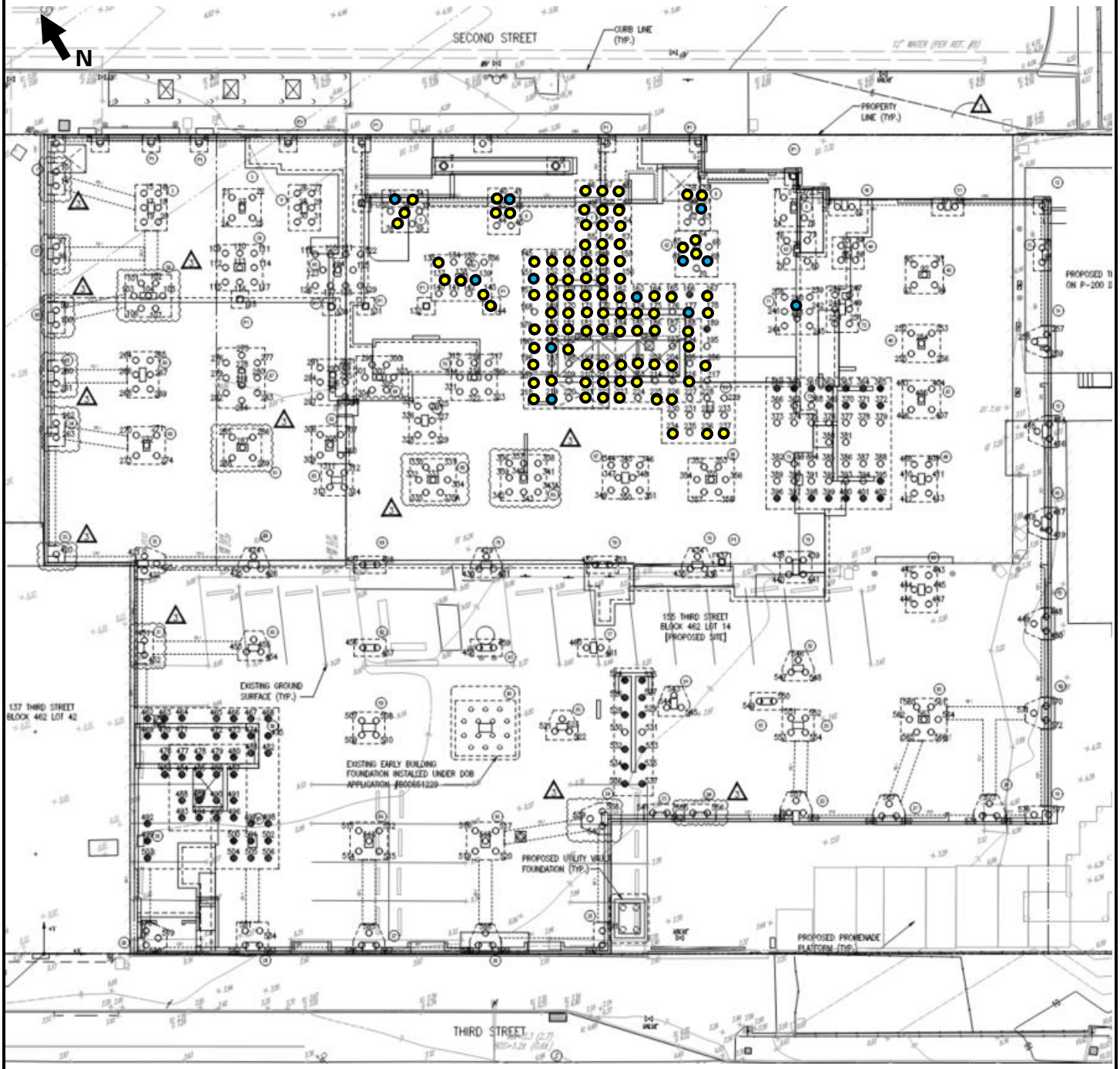
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

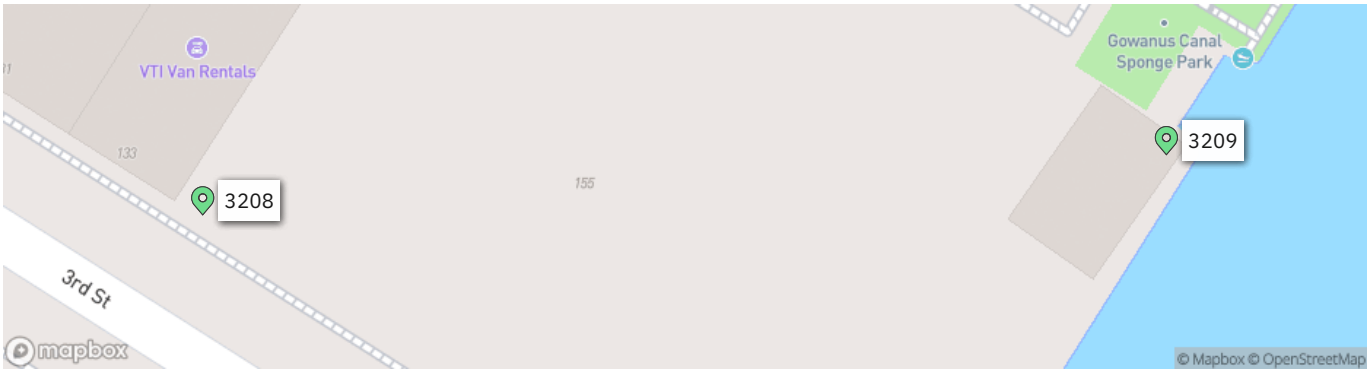
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously

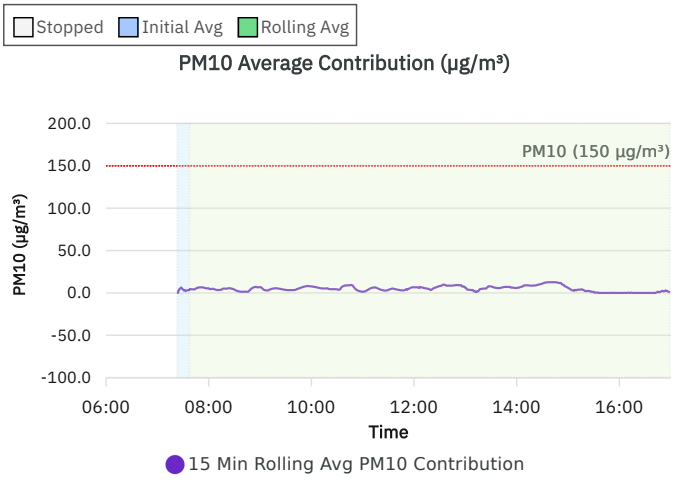
Base map includes Drawing P100 – Full Displacement Pile (FDP) ID, prepared by Mueser Rutledge Consulting Engineers PLLC, dated 8/18/2025

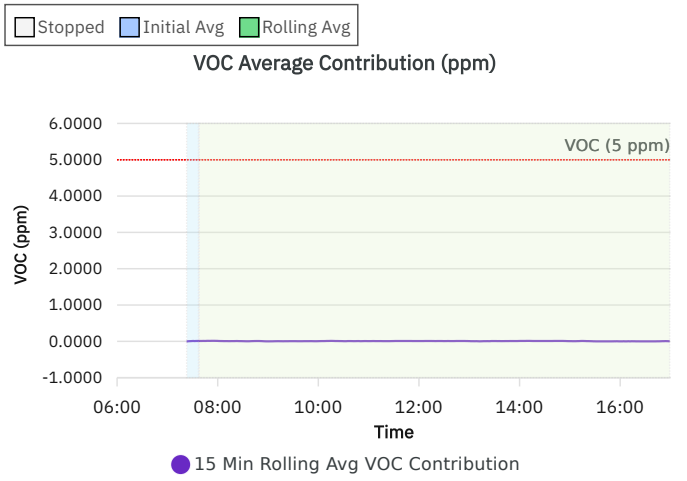
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	12/10/2025 06:00
		To:	12/10/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/10/2025	30.7 - 45.7	52.1 - 77.4	29.5 - 29.9	0.7 - 6.7	WSW

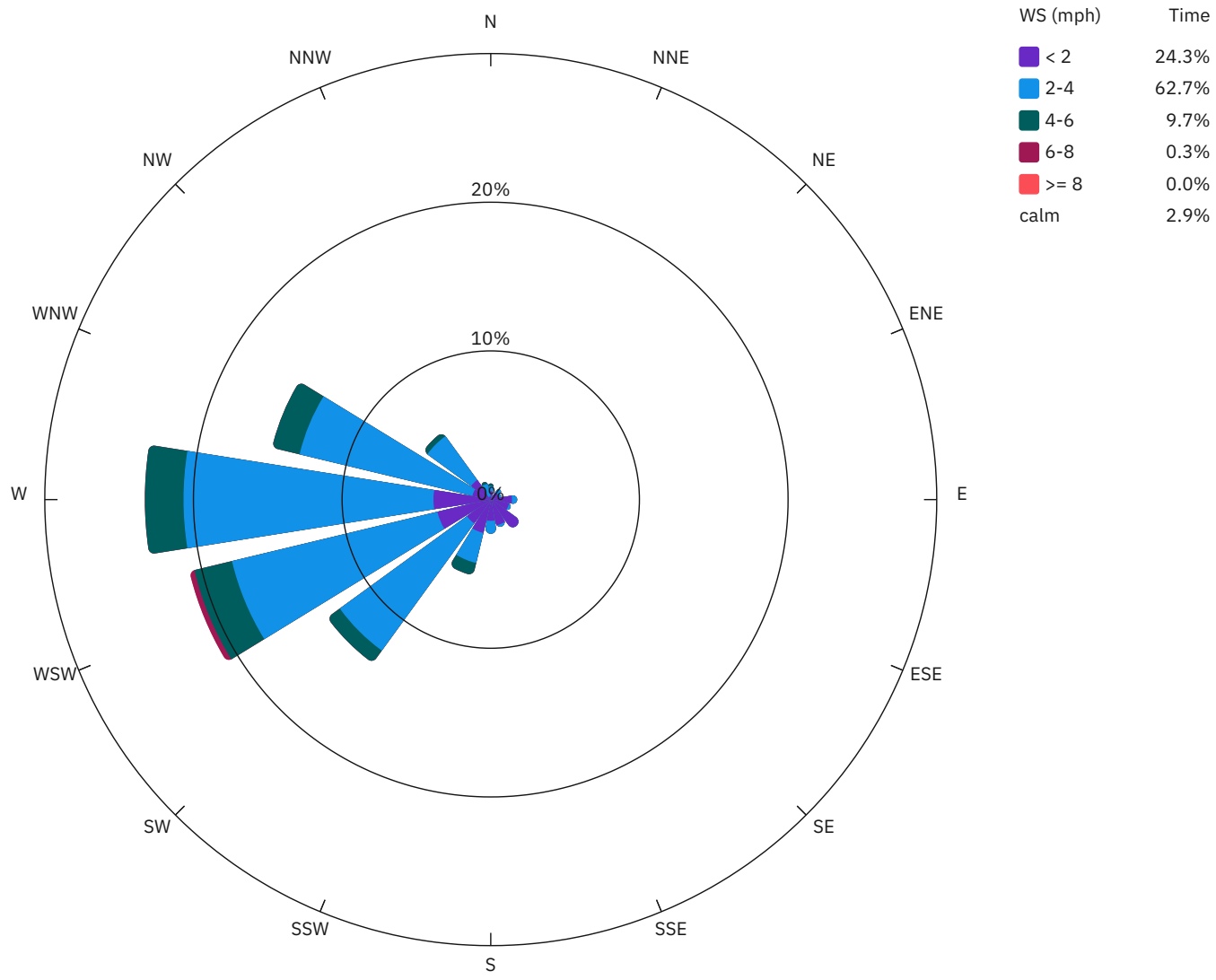
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/10/2025	0.0	15:45	0.0000	15:45
Max Contribution (15 min avg.) - 12/10/2025	12.7	14:45	0.0127	08:00
Daily Avg. Contribution (15 min avg.) - 12/10/2025	4.9	-	0.0068	-



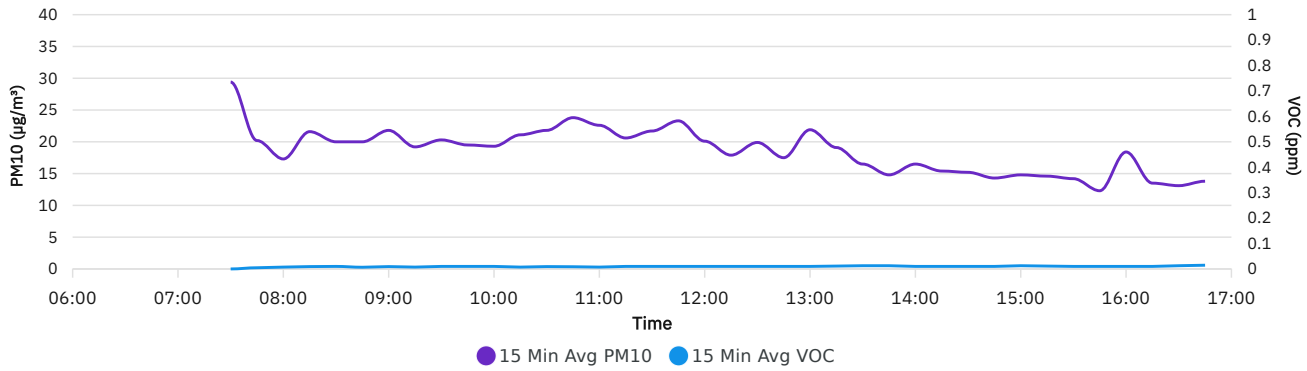




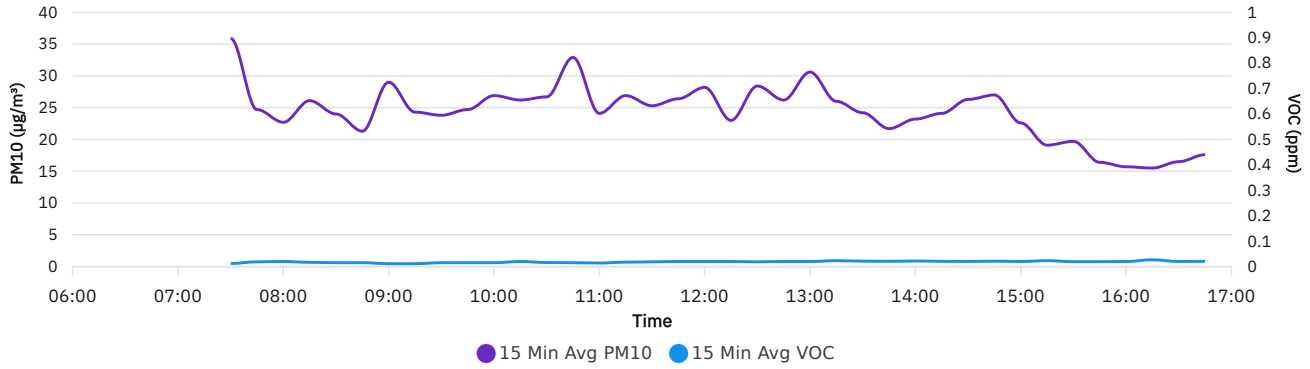
Wind rose (mph)



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
12/10/2025 07:30	30.5	34.5	4.0	0.0012	0.0113	0.0100	2.4	WNW
12/10/2025 07:45	19.9	25.1	5.1	0.0060	0.0173	0.0113	2.6	W
12/10/2025 08:00	17.3	22.7	5.4	0.0073	0.0200	0.0127	2.5	WSW
12/10/2025 08:15	21.9	25.7	3.8	0.0100	0.0160	0.0060	2.0	WSW
12/10/2025 08:30	20.0	24.0	3.9	0.0100	0.0153	0.0053	1.9	W
12/10/2025 08:45	20.0	21.3	1.3	0.0067	0.0153	0.0087	2.5	WSW
12/10/2025 09:00	22.0	28.8	6.8	0.0100	0.0107	0.0007	2.0	WSW
12/10/2025 09:15	19.2	24.3	5.1	0.0073	0.0113	0.0040	3.4	WSW
12/10/2025 09:30	20.3	23.8	3.6	0.0100	0.0153	0.0053	2.7	WSW
12/10/2025 09:45	19.5	24.7	5.2	0.0100	0.0153	0.0053	2.7	WSW
12/10/2025 10:00	19.3	26.9	7.7	0.0100	0.0153	0.0053	3.2	WSW
12/10/2025 10:15	21.1	26.2	5.2	0.0073	0.0200	0.0127	2.3	W
12/10/2025 10:30	22.2	26.4	4.2	0.0100	0.0153	0.0053	1.8	WSW
12/10/2025 10:45	23.8	32.9	9.1	0.0087	0.0153	0.0067	3.0	WSW
12/10/2025 11:00	22.6	24.1	1.5	0.0073	0.0140	0.0067	2.2	W
12/10/2025 11:15	20.6	26.9	6.4	0.0100	0.0173	0.0073	2.2	WSW
12/10/2025 11:30	21.7	25.3	3.5	0.0100	0.0187	0.0087	2.7	W
12/10/2025 11:45	23.3	26.4	3.1	0.0100	0.0200	0.0100	2.6	WSW
12/10/2025 12:00	20.8	27.5	6.6	0.0107	0.0193	0.0087	2.8	WSW
12/10/2025 12:15	17.9	23.0	5.1	0.0100	0.0200	0.0100	2.7	WSW
12/10/2025 12:30	20.1	28.2	8.1	0.0107	0.0180	0.0073	2.5	WSW
12/10/2025 12:45	17.5	26.2	8.7	0.0100	0.0200	0.0100	2.6	WSW
12/10/2025 13:00	23.0	29.5	6.5	0.0113	0.0187	0.0073	1.8	W
12/10/2025 13:15	21.5	23.5	2.0	0.0160	0.0187	0.0027	1.6	W
12/10/2025 13:30	16.5	24.2	7.7	0.0127	0.0213	0.0087	2.2	W
12/10/2025 13:45	14.8	21.7	6.9	0.0127	0.0207	0.0080	2.4	W
12/10/2025 14:00	16.9	22.8	5.9	0.0107	0.0213	0.0107	2.4	W
12/10/2025 14:15	15.4	24.1	8.7	0.0100	0.0207	0.0107	3.1	W
12/10/2025 14:30	15.2	26.3	11.0	0.0100	0.0200	0.0100	3.4	W
12/10/2025 14:45	14.3	27.0	12.7	0.0100	0.0213	0.0113	3.2	W
12/10/2025 15:00	15.7	21.7	6.0	0.0133	0.0193	0.0060	2.0	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
12/10/2025 15:15	14.8	18.9	4.1	0.0120	0.0227	0.0107	1.9	W
12/10/2025 15:30	16.3	17.5	1.2	0.0140	0.0153	0.0013	0.4	SSW
12/10/2025 15:45	15.3	13.4	0.0	0.0167	0.0127	0.0000	0.7	SSE
12/10/2025 16:00	17.5	16.6	0.0	0.0153	0.0147	0.0000	0.4	SSW
12/10/2025 16:15	14.4	14.5	0.1	0.0173	0.0193	0.0020	0.4	SSE
12/10/2025 16:30	16.1	13.5	0.0	0.0187	0.0140	0.0000	0.6	SE
12/10/2025 16:45	15.0	16.4	1.4	0.0167	0.0187	0.0020	0.9	WSW

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
12/10/2025 07:30	29.4	0.0000	35.9	0.0122	WNW	2.4
12/10/2025 07:45	20.2	0.0047	24.7	0.0187	W	2.6
12/10/2025 08:00	17.3	0.0073	22.7	0.0200	WSW	2.5
12/10/2025 08:15	21.6	0.0093	26.1	0.0167	WSW	2.0
12/10/2025 08:30	20.0	0.0100	24.0	0.0153	W	1.9
12/10/2025 08:45	20.0	0.0067	21.3	0.0153	WSW	2.5
12/10/2025 09:00	21.8	0.0093	29.0	0.0113	WSW	2.0
12/10/2025 09:15	19.2	0.0073	24.3	0.0113	WSW	3.4
12/10/2025 09:30	20.3	0.0100	23.8	0.0153	WSW	2.7
12/10/2025 09:45	19.5	0.0100	24.7	0.0153	WSW	2.7
12/10/2025 10:00	19.3	0.0100	26.9	0.0153	WSW	3.2
12/10/2025 10:15	21.1	0.0073	26.2	0.0200	W	2.3
12/10/2025 10:30	21.8	0.0093	26.7	0.0160	WSW	1.8
12/10/2025 10:45	23.8	0.0087	32.9	0.0153	WSW	3.0
12/10/2025 11:00	22.6	0.0073	24.1	0.0140	W	2.2
12/10/2025 11:15	20.6	0.0100	26.9	0.0173	WSW	2.2
12/10/2025 11:30	21.7	0.0100	25.3	0.0187	W	2.7
12/10/2025 11:45	23.3	0.0100	26.4	0.0200	WSW	2.6
12/10/2025 12:00	20.1	0.0100	28.2	0.0200	WSW	2.8
12/10/2025 12:15	17.9	0.0100	23.0	0.0200	WSW	2.7
12/10/2025 12:30	19.9	0.0100	28.4	0.0187	WSW	2.5
12/10/2025 12:45	17.5	0.0100	26.2	0.0200	WSW	2.6
12/10/2025 13:00	21.9	0.0100	30.6	0.0200	W	1.8
12/10/2025 13:15	19.1	0.0113	26.0	0.0233	W	1.6
12/10/2025 13:30	16.5	0.0127	24.2	0.0213	W	2.2
12/10/2025 13:45	14.8	0.0127	21.7	0.0207	W	2.4
12/10/2025 14:00	16.5	0.0100	23.2	0.0220	W	2.4
12/10/2025 14:15	15.4	0.0100	24.1	0.0207	W	3.1
12/10/2025 14:30	15.2	0.0100	26.3	0.0200	W	3.4
12/10/2025 14:45	14.3	0.0100	27.0	0.0213	W	3.2
12/10/2025 15:00	14.8	0.0127	22.6	0.0200	WSW	2.0
12/10/2025 15:15	14.6	0.0113	19.1	0.0233	W	1.9
12/10/2025 15:30	14.2	0.0100	19.7	0.0193	SSW	0.4
12/10/2025 15:45	12.3	0.0100	16.4	0.0193	SSE	0.7
12/10/2025 16:00	18.4	0.0100	15.7	0.0200	SSW	0.4
12/10/2025 16:15	13.5	0.0100	15.5	0.0267	SSE	0.4
12/10/2025 16:30	13.1	0.0127	16.5	0.0200	SE	0.6
12/10/2025 16:45	13.8	0.0147	17.6	0.0207	WSW	0.9