SITE OBSERVATION REPORT - RAWP Implementation – Day 109

LANGAN

PROJECT No.:	170390001	**CLIENT:**		**DATE:**	Monday, December 15, 2025
PROJECT:	141 3rd Street	Third Street Owner LLC and 155 Third St., LLC		**WEATHER:**	Partly Cloudy, 18 – 36^{0}F Wind: SSE @ 0.7 – 5.2 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 4:45 p.m.
BCP SITE ID:	C224336				

EQUIPMENT:
(1) Hyundai HX 520L Hydraulic Excavator
(1) Volvo ECR355EL Hydraulic Excavator
(1) Soilmec SR-75 Drill Rig
(1) Leibherr LRB 355.1 Drill Rig
(1) Cammachio MC 22 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, Amani Calderon
Bauer Structures: Brendan Dooley, Brian Dooley
WSP: Christopher DiSclafani

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 twenty displacement piles (pile ID numbers 8, 7, 39, 141, 136, 9, 10, 11, 60, 195, 69, 72, 76, 245, 324, 110, 23, 118, 275, and 284 to about 65 feet below grade surface [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.
- Bauer Structures excavated an approximately 40-foot-long by 2-foot-wide area to about 0.5-foot bgs in the southwestern part of site.
    - Excavated material consisted of soil/fill and C&D debris. Excavated material was screened for odors, staining, and organic vapors using a PID. Evidence of impacts were not observed. Excavated soil/fill was temporarily graded into the surface adjacent to the work area. Excavated C&D debris was stockpiled in the southwestern part of the site.
- Bauer Structures advanced and installed one soldier pile to about 25 feet bgs in the western part of site.
- 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 4 truckloads (approximately 80 CY) of soil/fill from grids WC07 0-5'_COMP 2, COMP05-EL7-EL2, COMP02_EL8-EL3, and COMP08_EL6.5-EL1.5 for off-site disposal at Clean Earth of Carteret (CEC) located in Carteret, NJ.
- 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	**6**
		Quantity (tons)	0	**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**	**Exported**	**Today**	**Total**
Clean Earth of Carteret (CEC) Carteret, NJ Elevated Soil/Fill	9,857 CY (13,800 tons)	**No. Loads**	4	**72**
		Quantity (CY)	80	**1,440**
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.
- Bauer Structures will continue drilling soldier piles.

SITE PHOTOGRAPHS:

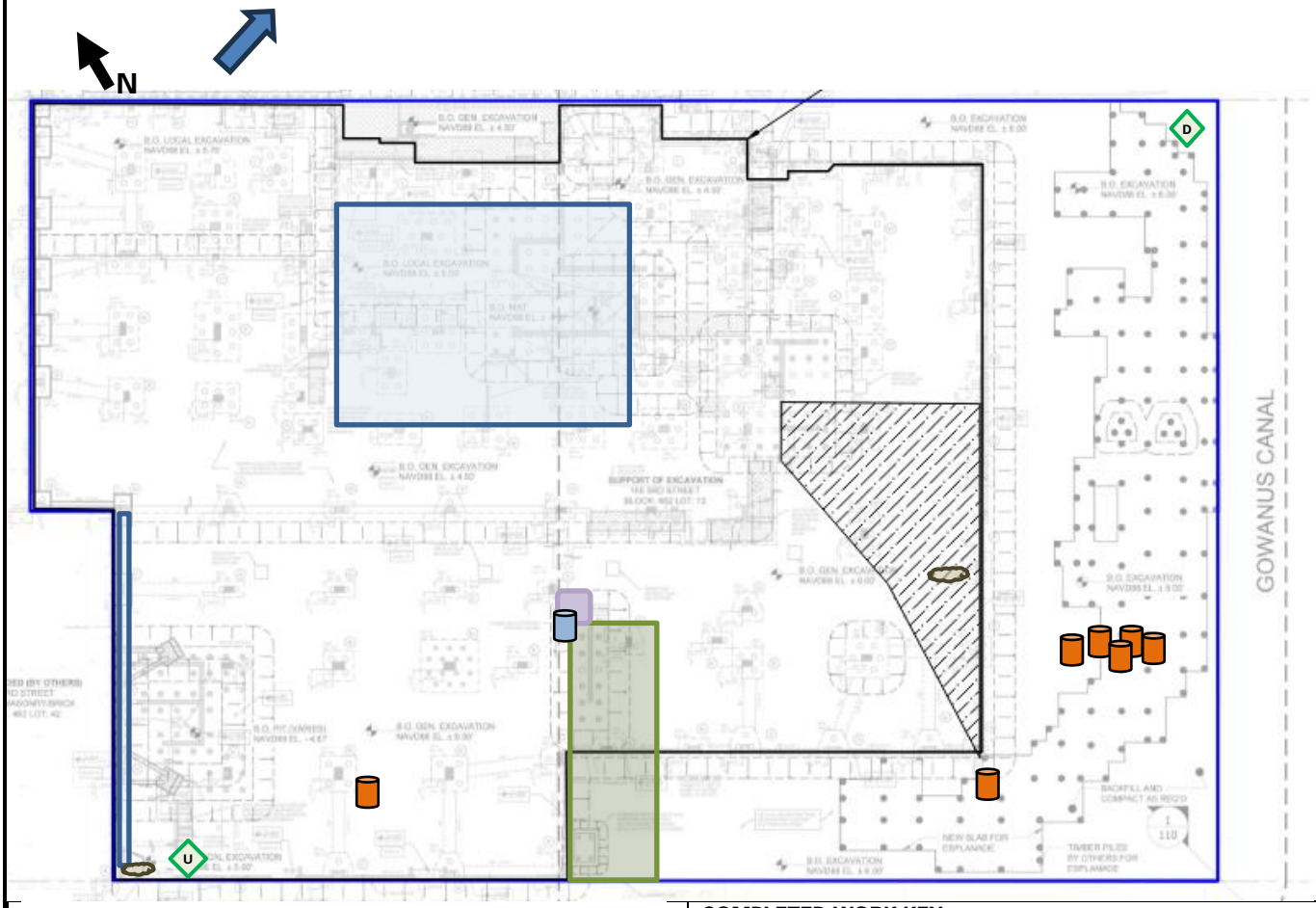


Photo 1: New Leaf loading soil/fill for off-site disposal (facing north).



Photo 2: Bauer Structures drilling a soldier pile in the southwestern part of site (facing west).

FIGURE 1 - SITE MAP:



LEGEND:

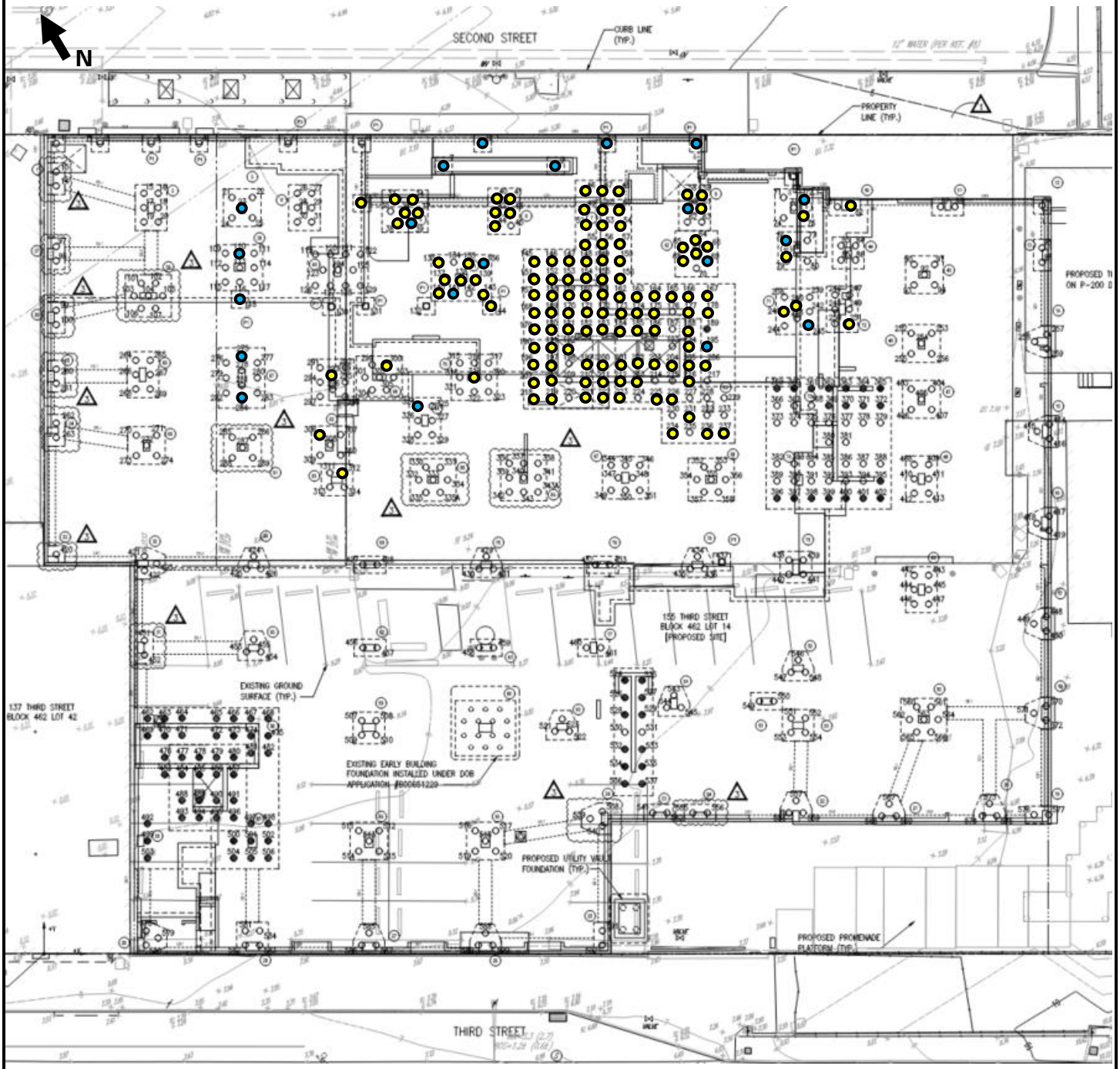
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

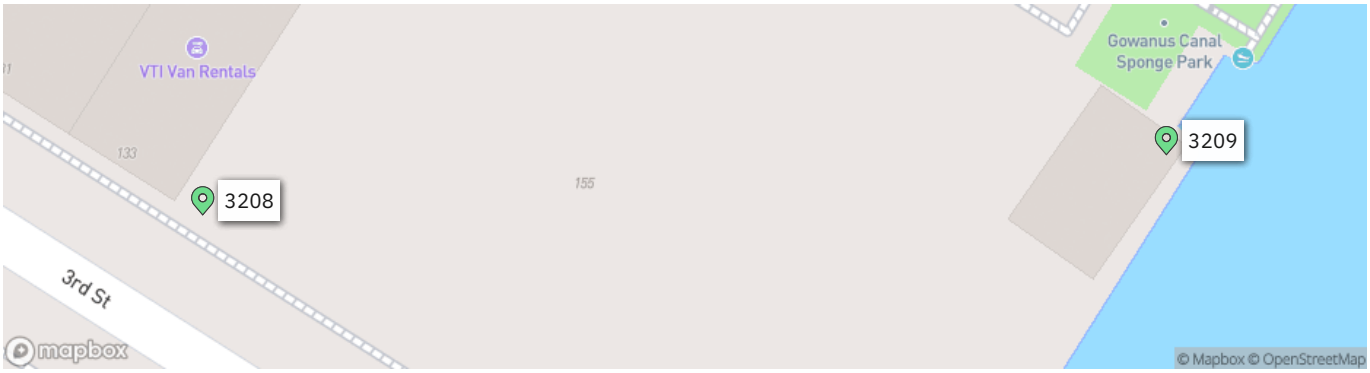
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously

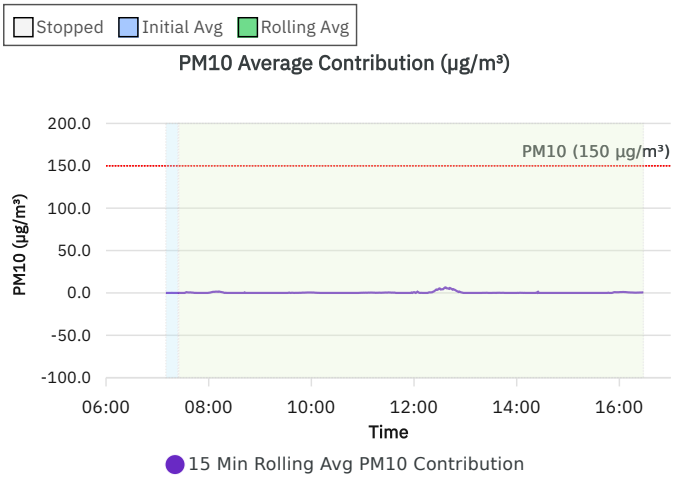
Base map includes Drawing P100 – Full Displacement Pile (FDP) ID, prepared by Mueser Rutledge Consulting Engineers PLLC, dated 8/18/2025

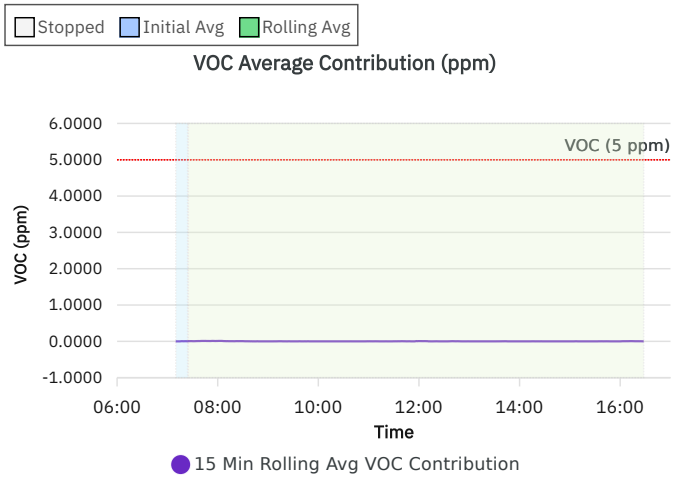
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	12/15/2025 06:00
		To:	12/15/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/15/2025	18.0 - 36.3	40.5 - 64.7	30.3 - 30.5	0.7 - 5.2	NNW

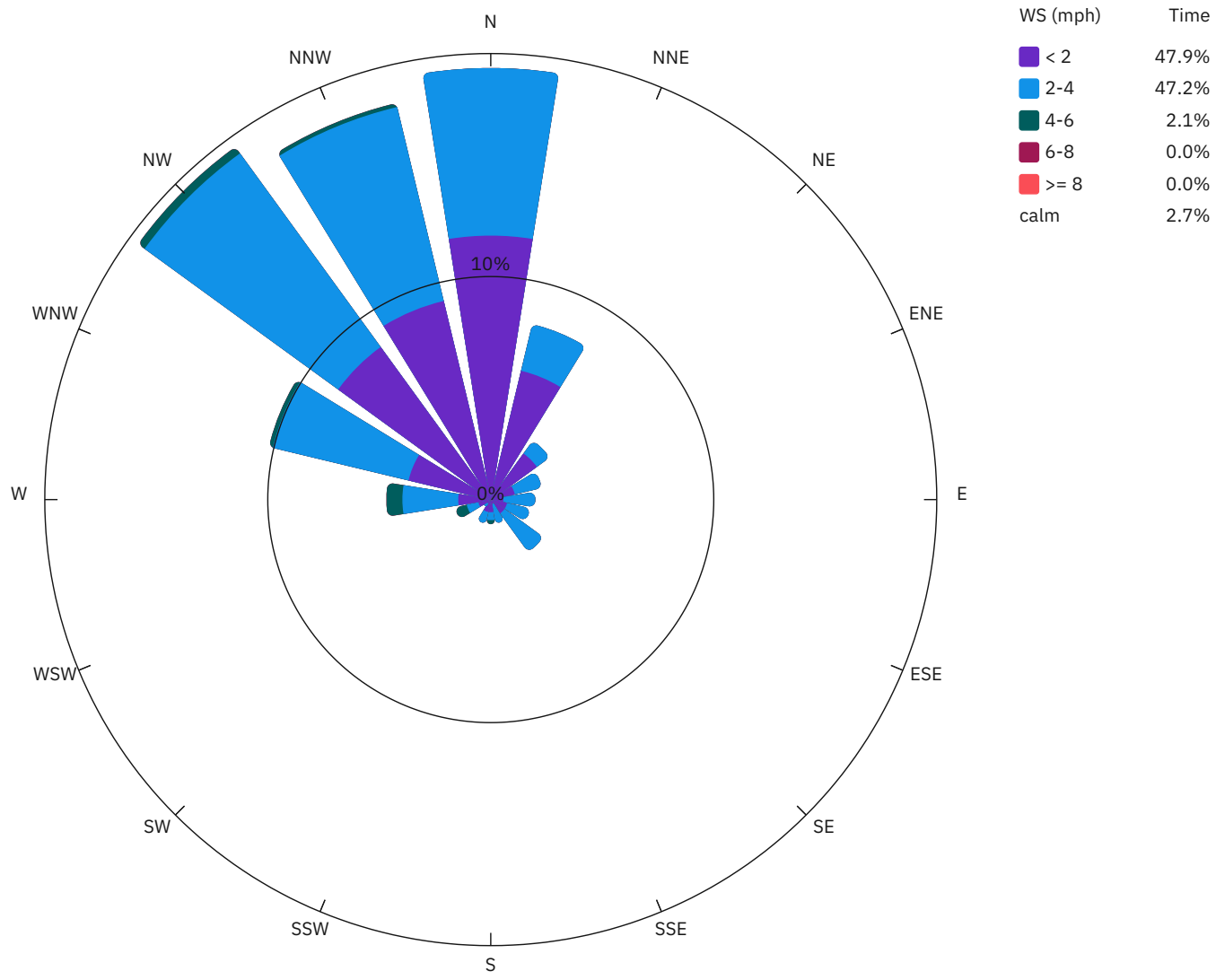
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/15/2025	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 12/15/2025	5.3	12:30	0.0120	07:45
Daily Avg. Contribution (15 min avg.) - 12/15/2025	0.4	-	0.0017	-



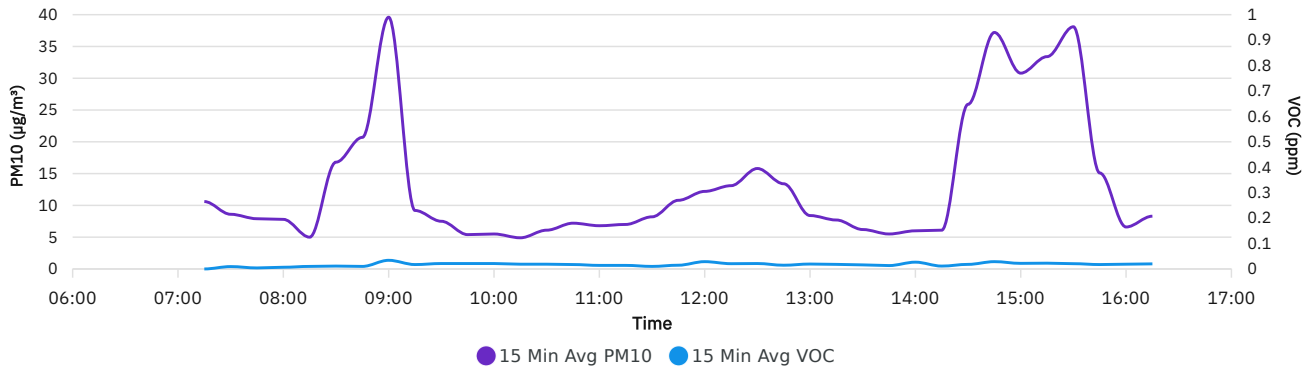




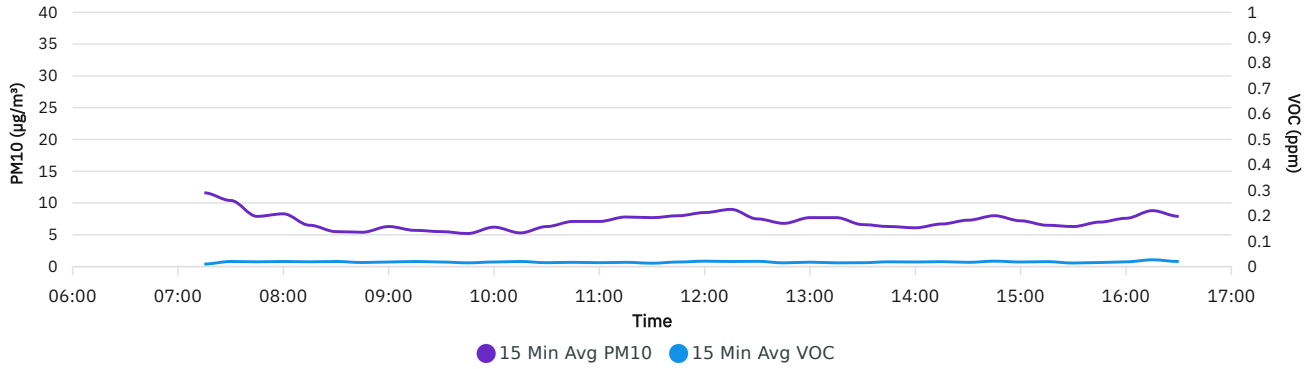
Wind rose (mph)



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
12/15/2025 07:15	11.1	11.1	0.0	0.0050	0.0050	0.0000	0.8	ENE
12/15/2025 07:30	9.9	9.0	0.0	0.0120	0.0173	0.0053	1.2	NW
12/15/2025 07:45	7.8	8.0	0.1	0.0053	0.0173	0.0120	2.7	WNW
12/15/2025 08:00	8.0	8.1	0.2	0.0080	0.0187	0.0107	2.3	NW
12/15/2025 08:15	5.3	6.2	1.0	0.0120	0.0167	0.0047	1.7	NNW
12/15/2025 08:30	14.2	8.1	0.0	0.0127	0.0187	0.0060	1.9	NNW
12/15/2025 08:45	14.6	11.5	0.0	0.0133	0.0127	0.0000	1.8	NNW
12/15/2025 09:00	34.8	11.1	0.0	0.0313	0.0207	0.0000	2.0	WNW
12/15/2025 09:15	8.4	6.5	0.0	0.0173	0.0200	0.0027	1.3	NW
12/15/2025 09:30	6.5	6.5	0.0	0.0200	0.0193	0.0000	1.7	NNW
12/15/2025 09:45	5.2	5.4	0.1	0.0180	0.0180	0.0000	1.5	NW
12/15/2025 10:00	5.6	6.1	0.5	0.0207	0.0187	0.0000	1.4	NW
12/15/2025 10:15	5.1	5.1	0.0	0.0200	0.0187	0.0000	0.8	N
12/15/2025 10:30	6.3	6.1	0.0	0.0187	0.0153	0.0000	1.9	N
12/15/2025 10:45	7.1	7.1	0.0	0.0173	0.0167	0.0000	1.8	NNW
12/15/2025 11:00	6.8	7.0	0.2	0.0140	0.0153	0.0013	1.2	NNW
12/15/2025 11:15	7.3	7.5	0.1	0.0160	0.0147	0.0000	0.7	NNW
12/15/2025 11:30	7.7	8.2	0.6	0.0107	0.0127	0.0020	0.5	E
12/15/2025 11:45	10.1	8.8	0.0	0.0160	0.0167	0.0007	1.5	NNW
12/15/2025 12:00	9.9	10.8	0.9	0.0213	0.0287	0.0073	1.3	N
12/15/2025 12:15	11.3	10.8	0.0	0.0207	0.0200	0.0000	0.9	NNW
12/15/2025 12:30	9.0	14.3	5.3	0.0213	0.0207	0.0000	1.2	NE
12/15/2025 12:45	8.2	12.1	3.9	0.0133	0.0160	0.0027	1.7	NNE
12/15/2025 13:00	8.2	8.0	0.0	0.0187	0.0180	0.0000	1.8	N
12/15/2025 13:15	7.8	7.6	0.0	0.0173	0.0153	0.0000	2.1	NNW
12/15/2025 13:30	6.5	6.4	0.0	0.0173	0.0140	0.0000	1.2	N
12/15/2025 13:45	5.9	5.9	0.1	0.0153	0.0167	0.0013	1.4	NNW
12/15/2025 14:00	6.1	6.0	0.0	0.0253	0.0193	0.0000	1.2	NW
12/15/2025 14:15	6.4	6.4	0.0	0.0147	0.0160	0.0013	0.2	NNE
12/15/2025 14:30	22.5	10.7	0.0	0.0187	0.0160	0.0000	1.1	NW
12/15/2025 14:45	33.2	12.0	0.0	0.0280	0.0220	0.0000	1.4	NW

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
12/15/2025 15:00	28.0	10.0	0.0	0.0220	0.0180	0.0000	1.8	NW
12/15/2025 15:15	29.6	10.2	0.0	0.0220	0.0200	0.0000	1.8	NW
12/15/2025 15:30	27.0	17.4	0.0	0.0187	0.0160	0.0000	1.0	WNW
12/15/2025 15:45	12.5	9.6	0.0	0.0160	0.0173	0.0013	0.7	NNW
12/15/2025 16:00	6.7	7.6	0.9	0.0187	0.0187	0.0000	1.3	NW
12/15/2025 16:15	8.4	8.8	0.5	0.0207	0.0260	0.0053	1.7	NNW

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
12/15/2025 07:15	10.6	0.0000	11.6	0.0100	ENE	0.8
12/15/2025 07:30	8.6	0.0093	10.4	0.0200	NW	1.2
12/15/2025 07:45	7.9	0.0040	7.9	0.0187	WNW	2.7
12/15/2025 08:00	7.8	0.0067	8.3	0.0200	NW	2.3
12/15/2025 08:15	5.0	0.0100	6.5	0.0187	NNW	1.7
12/15/2025 08:30	16.8	0.0113	5.5	0.0200	NNW	1.9
12/15/2025 08:45	20.7	0.0100	5.4	0.0160	NNW	1.8
12/15/2025 09:00	39.6	0.0340	6.3	0.0180	WNW	2.0
12/15/2025 09:15	9.2	0.0173	5.7	0.0200	NW	1.3
12/15/2025 09:30	7.5	0.0213	5.5	0.0180	NNW	1.7
12/15/2025 09:45	5.4	0.0213	5.2	0.0147	NW	1.5
12/15/2025 10:00	5.5	0.0213	6.2	0.0180	NW	1.4
12/15/2025 10:15	4.9	0.0187	5.3	0.0200	N	0.8
12/15/2025 10:30	6.1	0.0187	6.3	0.0153	N	1.9
12/15/2025 10:45	7.2	0.0173	7.1	0.0167	NNW	1.8
12/15/2025 11:00	6.8	0.0140	7.1	0.0153	NNW	1.2
12/15/2025 11:15	7.0	0.0140	7.8	0.0167	NNW	0.7
12/15/2025 11:30	8.2	0.0100	7.7	0.0133	E	0.5
12/15/2025 11:45	10.8	0.0147	8.0	0.0180	NNW	1.5
12/15/2025 12:00	12.2	0.0287	8.5	0.0213	N	1.3
12/15/2025 12:15	13.1	0.0207	9.0	0.0200	NNW	0.9
12/15/2025 12:30	15.8	0.0213	7.5	0.0207	NE	1.2
12/15/2025 12:45	13.4	0.0147	6.8	0.0147	NNE	1.7
12/15/2025 13:00	8.4	0.0193	7.7	0.0173	N	1.8
12/15/2025 13:15	7.7	0.0180	7.7	0.0147	NNW	2.1
12/15/2025 13:30	6.2	0.0160	6.6	0.0153	N	1.2
12/15/2025 13:45	5.5	0.0133	6.3	0.0187	NNW	1.4
12/15/2025 14:00	6.0	0.0267	6.1	0.0180	NW	1.2
12/15/2025 14:15	6.1	0.0113	6.7	0.0193	NNE	0.2
12/15/2025 14:30	25.9	0.0180	7.3	0.0167	NW	1.1
12/15/2025 14:45	37.2	0.0287	8.0	0.0213	NW	1.4
12/15/2025 15:00	30.8	0.0220	7.2	0.0180	NW	1.8
12/15/2025 15:15	33.4	0.0227	6.5	0.0193	NW	1.8
12/15/2025 15:30	38.1	0.0207	6.3	0.0140	WNW	1.0
12/15/2025 15:45	15.1	0.0173	7.0	0.0160	NNW	0.7
12/15/2025 16:00	6.6	0.0187	7.6	0.0187	NW	1.3
12/15/2025 16:15	8.3	0.0200	8.8	0.0267	NNW	1.7
12/15/2025 16:30			7.9	0.0200		