SITE OBSERVATION REPORT - RAWP Implementation – Day 115

LANGAN

PROJECT No.:	170390001	**CLIENT:**	Third Street Owner LLC and 155 Third St., LLC	**DATE:**	Tuesday, December 23, 2025
PROJECT:	141 3rd Street			**WEATHER:**	Rain/Snow, 27 – 39^{0}F Wind: SE @ 0.5 – 20.5 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 3:00 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, Alexandra DiBernardi
New Leaf: Jose Gomez
Monadnock Construction, Inc. (Monadnock): Gavin Gawley, Bob Hempfling
Mueser Rutledge Consulting Engineers (MRCE): Joseph Croft, Amani Calderon
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 5, 29, 126, 291, 89, 259, 415, 239, 85, 94, 256, and 367 to about 65 feet below grade surface [bgs]) in the northern and eastern parts of the site.
    - New Leaf advanced pile ID number 370 to a depth of about 70 feet bgs and abandoned the hole due to insufficient grout mix. This pile will be reattempted at a later date.
    - 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 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**	0	**72**
		Quantity (CY)	0	**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 Dense Non-Aqueous Phase Liquid (DNAPL) is staged in the southern part of the site.
- One 55-gallon drum containing purged groundwater and DNAPL is staged in the western 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 personal protective equipment (PPE) are staged in the southern part of the site.
- Two 55-gallon drums containing drill cuttings are staged in the southern part of the site.

Anticipated Activities

- New Leaf will continue drilling displacement piles.

SITE PHOTOGRAPHS:

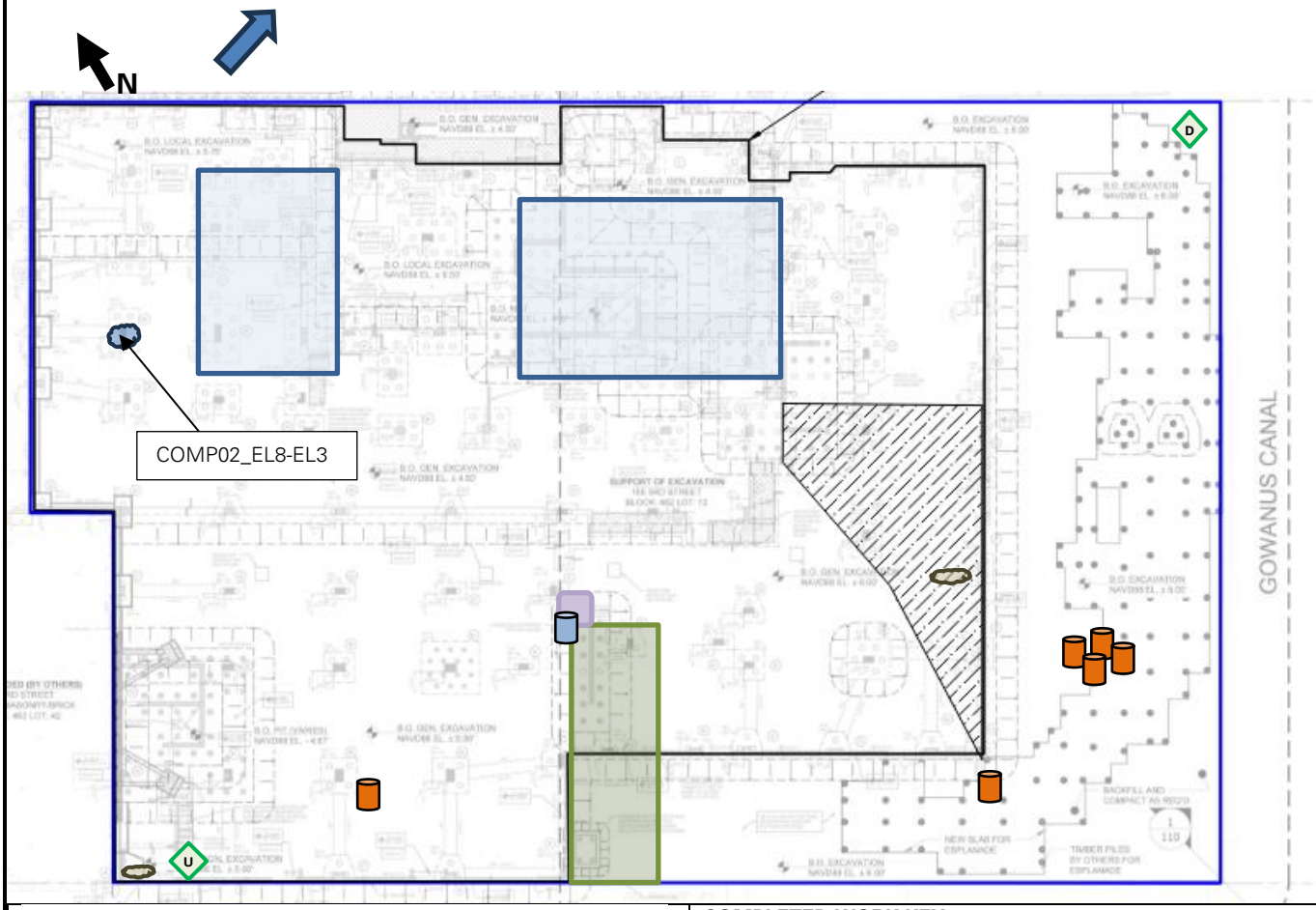


Photo 1: New Leaf drilling displacement piles in the eastern part of site (facing north).



Photo 2: New Leaf drilling displacement piles in the northern part of site (facing east).

FIGURE 1 - SITE MAP:



LEGEND:

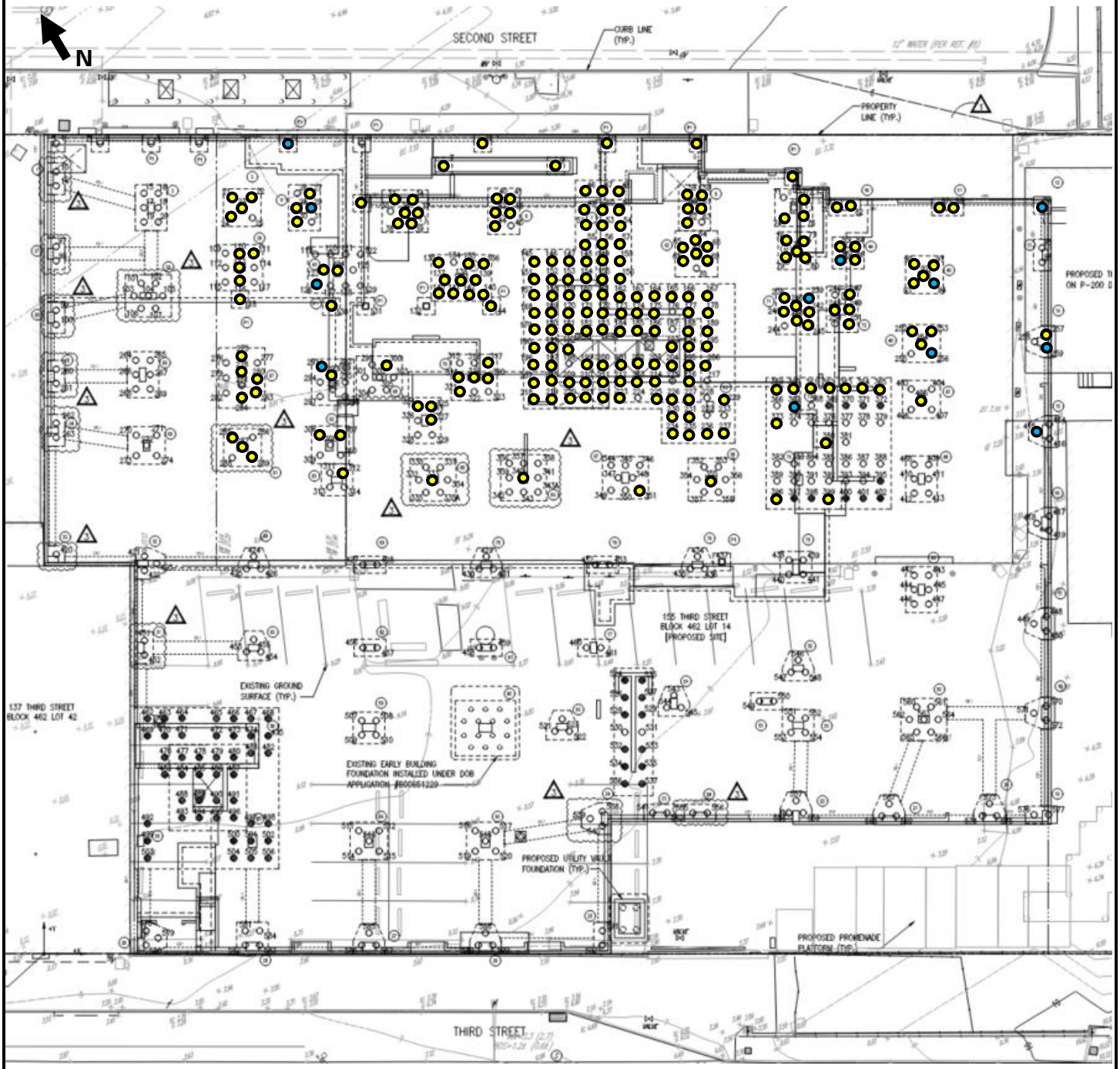
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

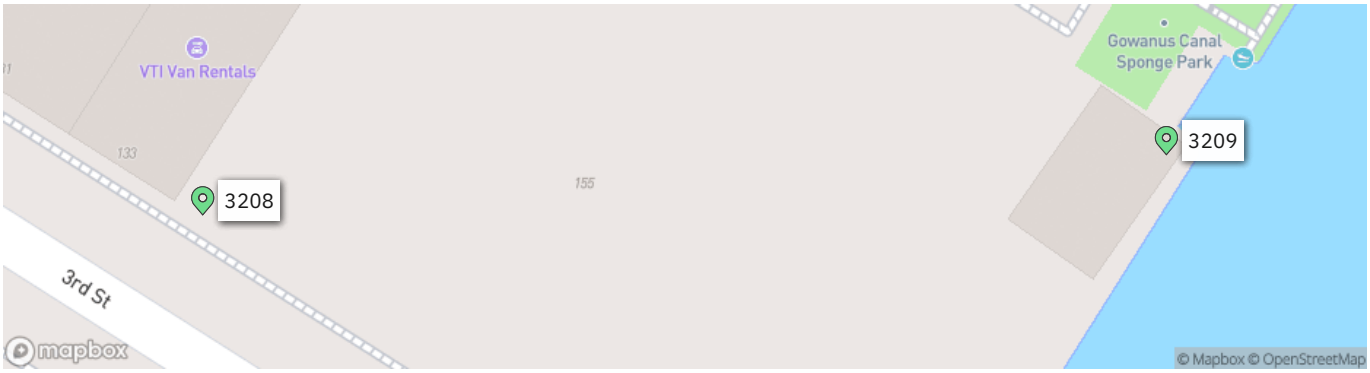
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously

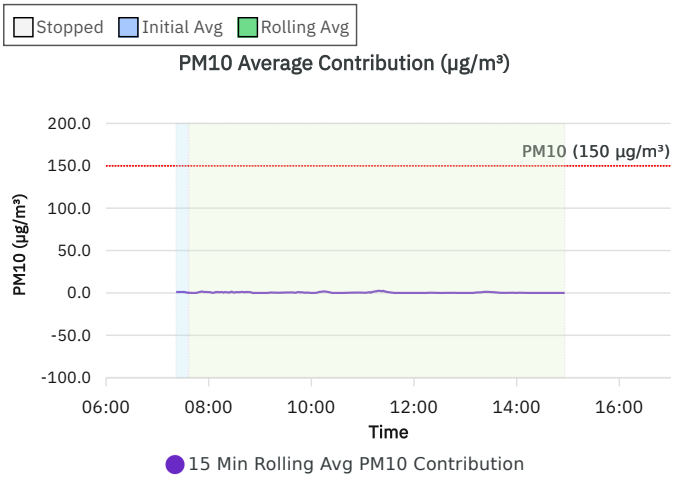
Base map includes Drawing P100 – Full Displacement Pile (FDP) ID, prepared by Mueser Rutledge Consulting Engineers PLLC, dated 8/18/2025

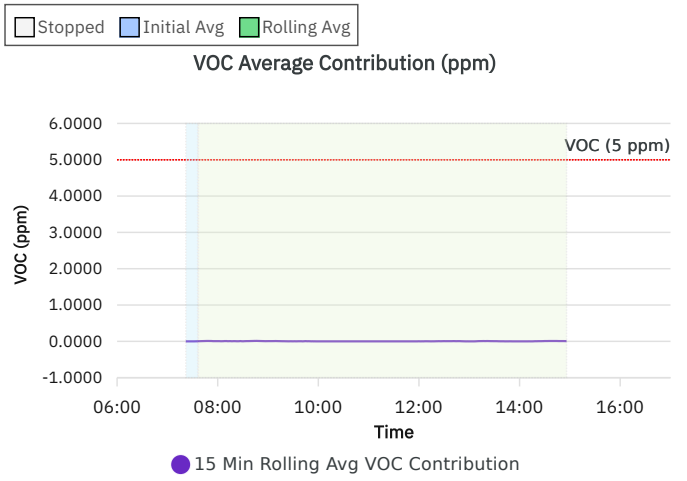
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	12/23/2025 06:00
		To:	12/23/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/23/2025	32.0 - 39.0	78.5 - 87.6	30.1 - 30.4	0.5 - 20.5	NW

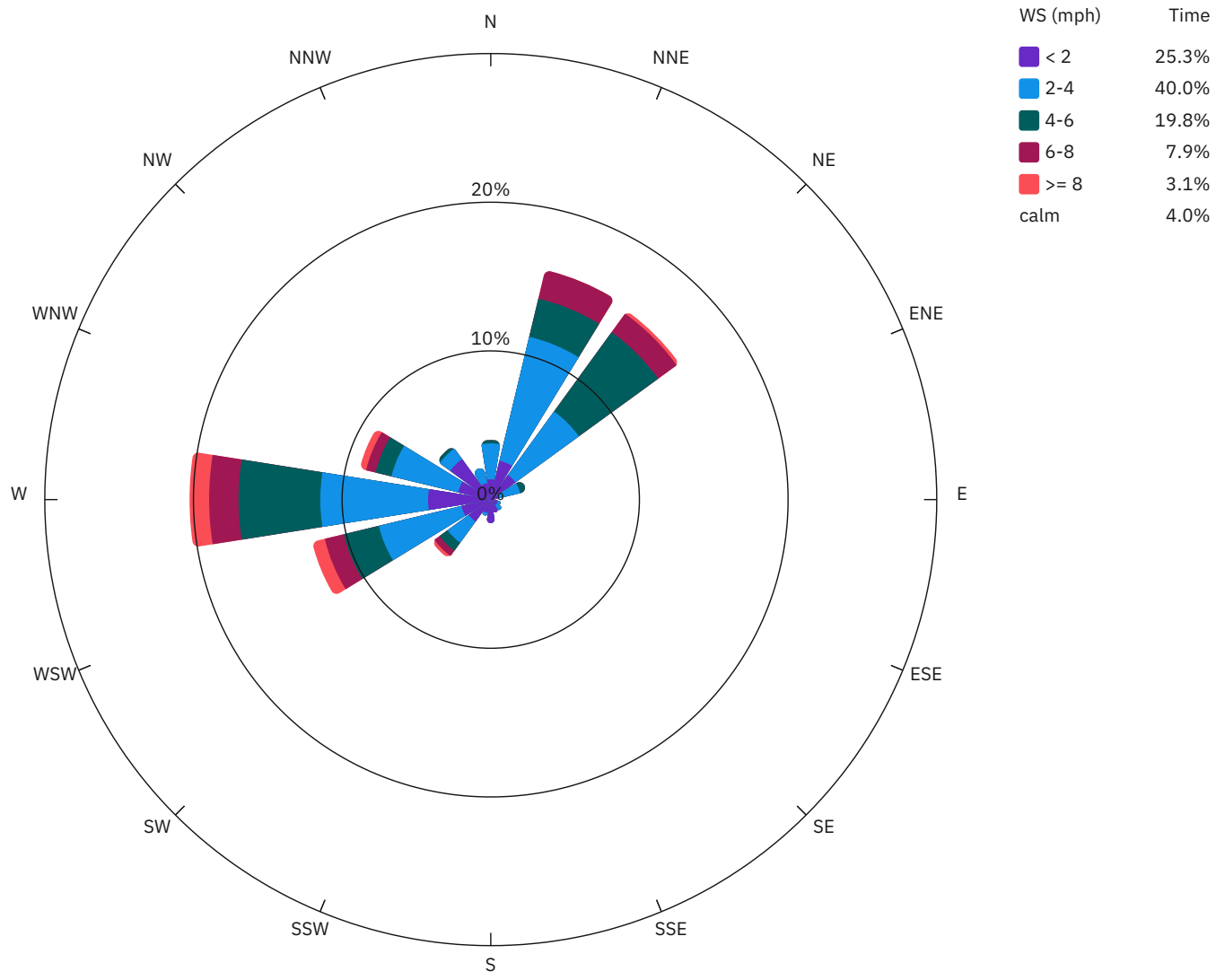
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/23/2025	0.0	07:45	0.0000	07:30
Max Contribution (15 min avg.) - 12/23/2025	1.9	11:15	0.0113	08:45
Daily Avg. Contribution (15 min avg.) - 12/23/2025	0.5	-	0.0033	-



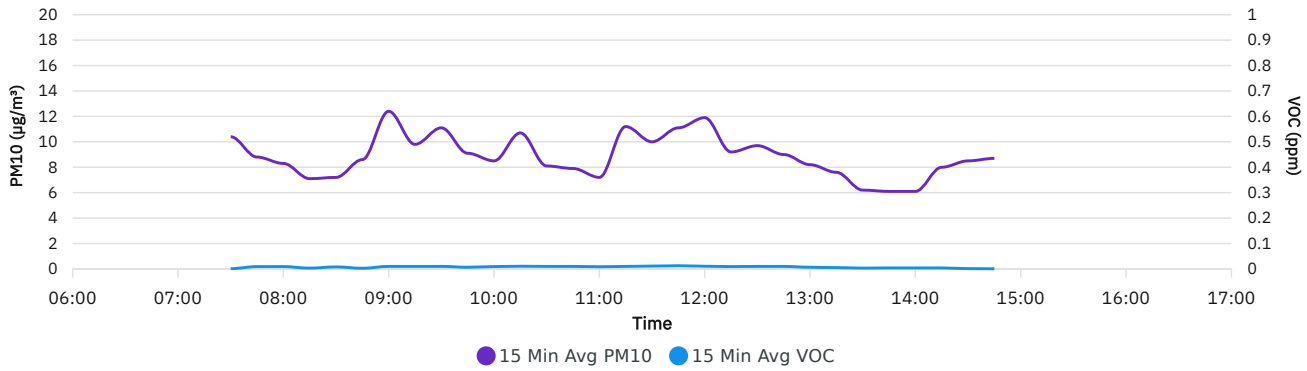




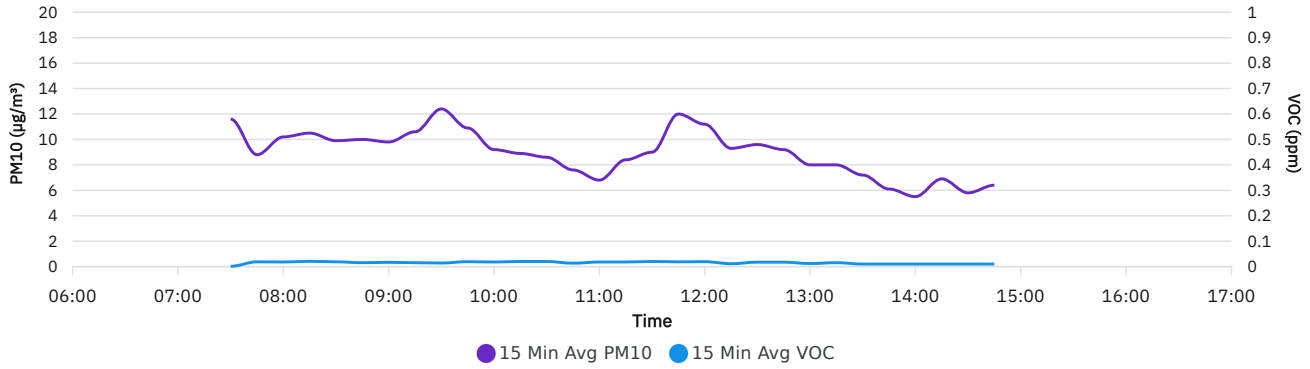
Wind rose (mph)



3208



3209


20
18
16
14
12
10
8
6
4
2
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
12/23/2025 07:30	10.4	11.6	1.2	0.0011	0.0011	0.0000	7.5	W
12/23/2025 07:45	8.8	8.8	0.0	0.0093	0.0187	0.0093	3.4	W
12/23/2025 08:00	8.8	9.8	0.9	0.0107	0.0167	0.0060	2.3	WNW
12/23/2025 08:15	8.2	9.3	1.1	0.0087	0.0153	0.0067	2.0	NW
12/23/2025 08:30	8.2	8.8	0.6	0.0120	0.0147	0.0027	2.1	NW
12/23/2025 08:45	8.8	9.8	0.9	0.0033	0.0147	0.0113	4.4	W
12/23/2025 09:00	12.0	10.3	0.0	0.0100	0.0167	0.0067	5.7	W
12/23/2025 09:15	10.0	10.4	0.4	0.0100	0.0153	0.0053	4.2	W
12/23/2025 09:30	11.5	12.0	0.5	0.0113	0.0127	0.0013	1.3	SSW
12/23/2025 09:45	9.5	10.5	1.0	0.0100	0.0160	0.0060	1.6	W
12/23/2025 10:00	9.1	8.6	0.0	0.0160	0.0113	0.0000	2.5	NNE
12/23/2025 10:15	8.9	10.7	1.8	0.0200	0.0107	0.0000	4.6	NE
12/23/2025 10:30	8.6	8.0	0.0	0.0187	0.0113	0.0000	2.4	NNE
12/23/2025 10:45	7.6	7.9	0.2	0.0133	0.0100	0.0000	3.8	NE
12/23/2025 11:00	6.9	7.2	0.3	0.0173	0.0093	0.0000	4.1	NE
12/23/2025 11:15	8.9	10.8	1.9	0.0173	0.0107	0.0000	3.7	NNE
12/23/2025 11:30	9.0	10.0	0.9	0.0200	0.0113	0.0000	5.4	NE
12/23/2025 11:45	11.9	11.2	0.0	0.0180	0.0133	0.0000	2.3	NE
12/23/2025 12:00	11.8	11.3	0.0	0.0140	0.0160	0.0020	0.8	WSW
12/23/2025 12:15	9.3	9.2	0.0	0.0100	0.0107	0.0007	1.5	W
12/23/2025 12:30	9.6	9.6	0.0	0.0107	0.0167	0.0060	2.0	WSW
12/23/2025 12:45	9.1	9.1	0.1	0.0113	0.0160	0.0047	2.2	W
12/23/2025 13:00	8.1	8.0	0.0	0.0093	0.0093	0.0000	0.9	NW
12/23/2025 13:15	7.5	8.1	0.6	0.0067	0.0140	0.0073	4.1	WSW
12/23/2025 13:30	6.2	7.2	1.0	0.0040	0.0093	0.0053	3.5	W
12/23/2025 13:45	6.1	6.2	0.1	0.0067	0.0073	0.0007	1.7	N
12/23/2025 14:00	5.8	5.8	0.0	0.0087	0.0053	0.0000	2.2	NNE
12/23/2025 14:15	7.4	7.5	0.0	0.0073	0.0067	0.0000	0.9	NNW
12/23/2025 14:30	8.5	5.8	0.0	0.0013	0.0100	0.0087	1.4	W
12/23/2025 14:45	8.7	6.4	0.0	0.0007	0.0100	0.0093	2.5	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
12/23/2025 07:30	10.4	0.0011	11.6	0.0011	W	7.5
12/23/2025 07:45	8.8	0.0093	8.8	0.0187	W	3.4
12/23/2025 08:00	8.3	0.0093	10.2	0.0180	WNW	2.3
12/23/2025 08:15	7.1	0.0033	10.5	0.0207	NW	2.0
12/23/2025 08:30	7.2	0.0080	9.9	0.0187	NW	2.1
12/23/2025 08:45	8.6	0.0027	10.0	0.0153	W	4.4
12/23/2025 09:00	12.4	0.0100	9.8	0.0167	W	5.7
12/23/2025 09:15	9.8	0.0100	10.6	0.0153	W	4.2
12/23/2025 09:30	11.1	0.0100	12.4	0.0140	SSW	1.3
12/23/2025 09:45	9.1	0.0067	10.9	0.0193	W	1.6
12/23/2025 10:00	8.5	0.0093	9.2	0.0180	NNE	2.5
12/23/2025 10:15	10.7	0.0107	8.9	0.0200	NE	4.6
12/23/2025 10:30	8.1	0.0100	8.6	0.0200	NNE	2.4
12/23/2025 10:45	7.9	0.0100	7.6	0.0133	NE	3.8
12/23/2025 11:00	7.2	0.0087	6.8	0.0180	NE	4.1
12/23/2025 11:15	11.2	0.0100	8.4	0.0180	NNE	3.7
12/23/2025 11:30	10.0	0.0113	9.0	0.0200	NE	5.4
12/23/2025 11:45	11.1	0.0127	12.0	0.0187	NE	2.3
12/23/2025 12:00	11.9	0.0107	11.2	0.0193	WSW	0.8
12/23/2025 12:15	9.2	0.0093	9.3	0.0113	W	1.5
12/23/2025 12:30	9.7	0.0100	9.6	0.0173	WSW	2.0
12/23/2025 12:45	9.0	0.0100	9.2	0.0173	W	2.2
12/23/2025 13:00	8.2	0.0067	8.0	0.0120	NW	0.9
12/23/2025 13:15	7.6	0.0053	8.0	0.0153	WSW	4.1
12/23/2025 13:30	6.2	0.0033	7.2	0.0100	W	3.5
12/23/2025 13:45	6.1	0.0040	6.1	0.0100	N	1.7
12/23/2025 14:00	6.1	0.0040	5.5	0.0100	NNE	2.2
12/23/2025 14:15	8.0	0.0040	6.9	0.0100	NNW	0.9
12/23/2025 14:30	8.5	0.0013	5.8	0.0100	W	1.4
12/23/2025 14:45	8.7	0.0007	6.4	0.0100	W	2.5