SITE OBSERVATION REPORT - RAWP Implementation – Day 118

LANGAN

PROJECT No.:	170390001	**CLIENT:**	Third Street Owner LLC and 155 Third St., LLC	**DATE:**	Tuesday, December 30, 2025
PROJECT:	141 3rd Street			**WEATHER:**	Cloudy, 26 – 32^{0}F Wind: S @ 1.3 – 8.7 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 5:15 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
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 seventeen displacement piles (pile ID numbers 6, 120, 294, 25, 109, 246, 376, 407, 416, 332, 329, 323, 341, 348, 356, 437 to about 65 feet below grade surface [bgs]) and pile ID number 372 to about 70 feet bgs) in the northern and eastern parts of the site.
    - New Leaf advanced pile ID number 276 to a depth of about 65 feet bgs and abandoned the hole due to inability to set the cage. 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

- Langan conducted drum sampling in preparation for off-site disposal. One sample, DS01_GW_12302025, was relinquished to Pace Analytical Laboratories for the following analyses: target compound list (TCL)/NYSDEC Part 375/New Jersey Department of Environmental Protection (NJDEP) volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total RCRA metals, TCLP Metals.

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:

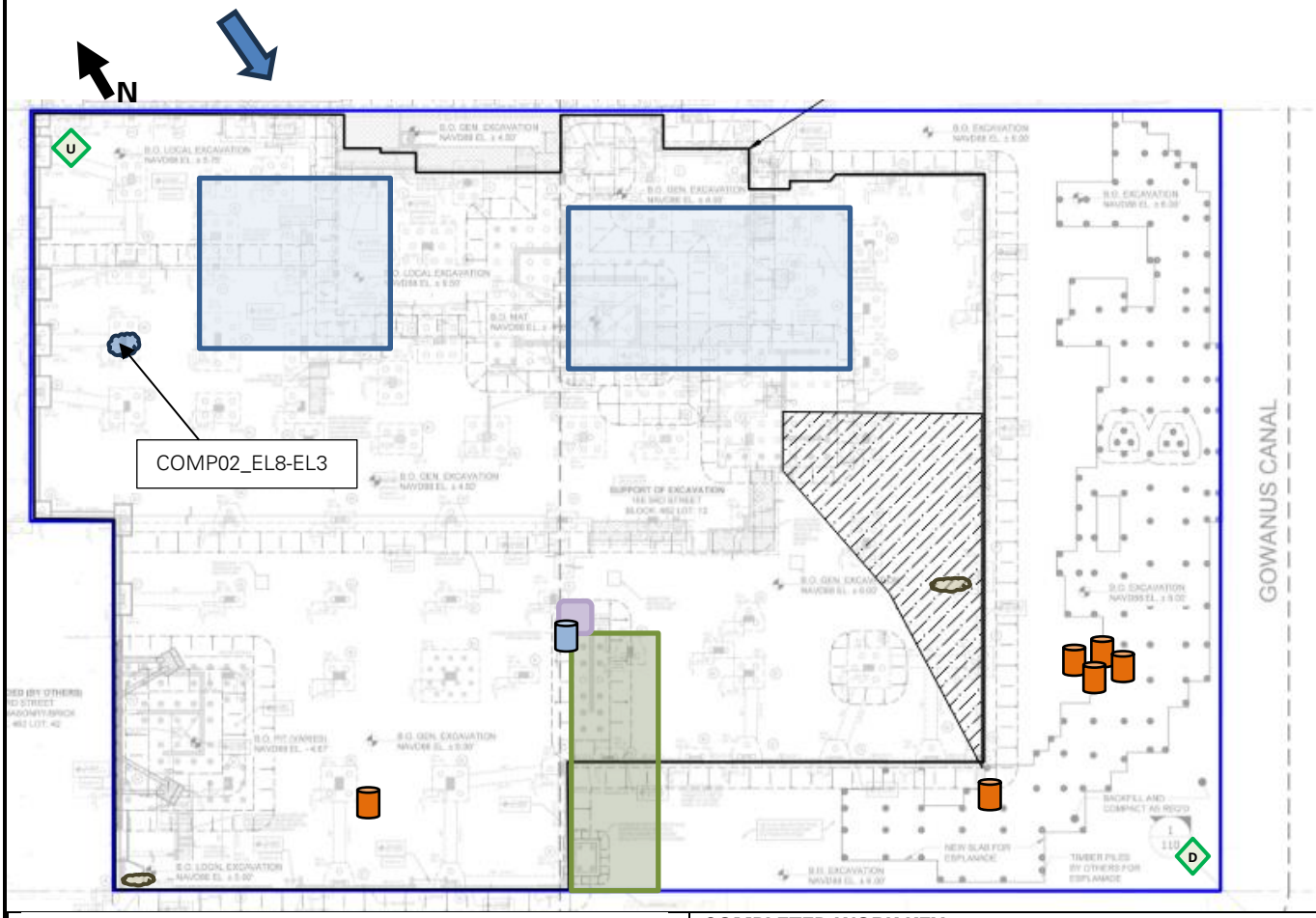


Photo 1: New Leaf drilling displacement piles in the eastern part of site (facing east).



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

FIGURE 1 - SITE MAP:



LEGEND:

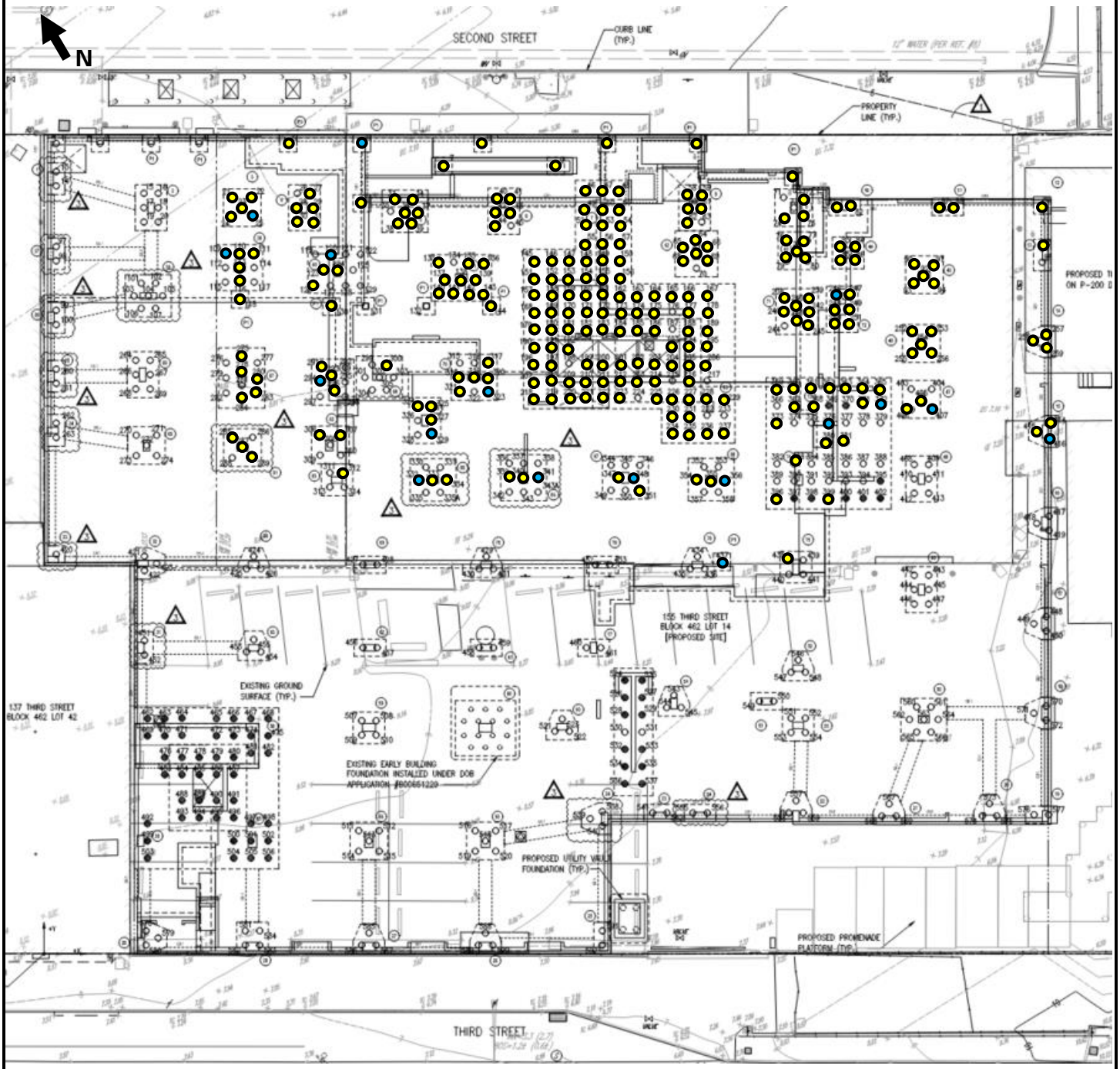
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

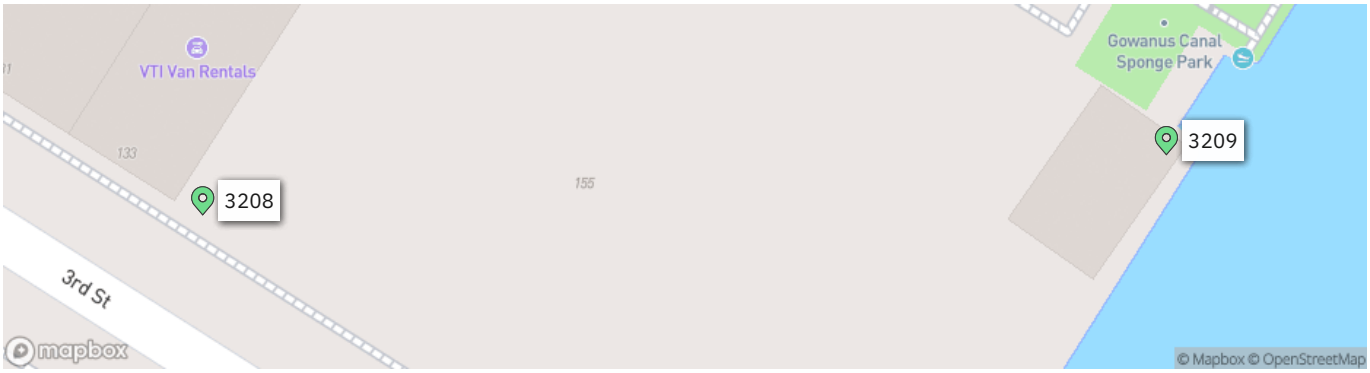
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously

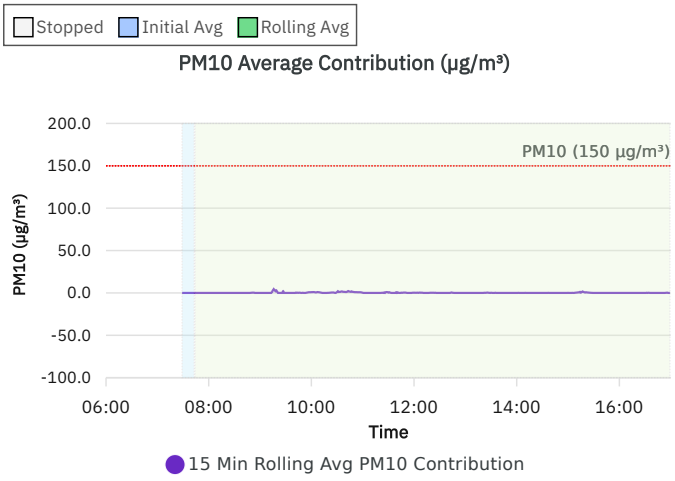
Base map includes Drawing P100 – Full Displacement Pile (FDP) ID, prepared by Mueser Rutledge Consulting Engineers PLLC, dated 8/18/2025

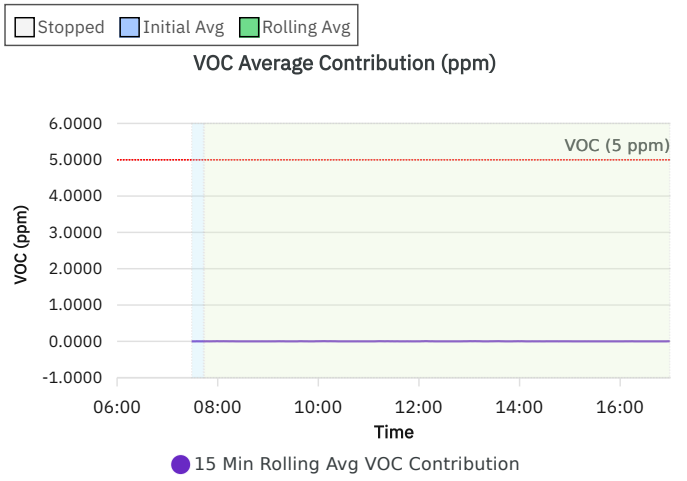
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	12/30/2025 06:00
		To:	12/30/2025 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
12/30/2025	28.0 - 34.9	33.8 - 49.0	29.7 - 29.8	1.3 - 8.7	N

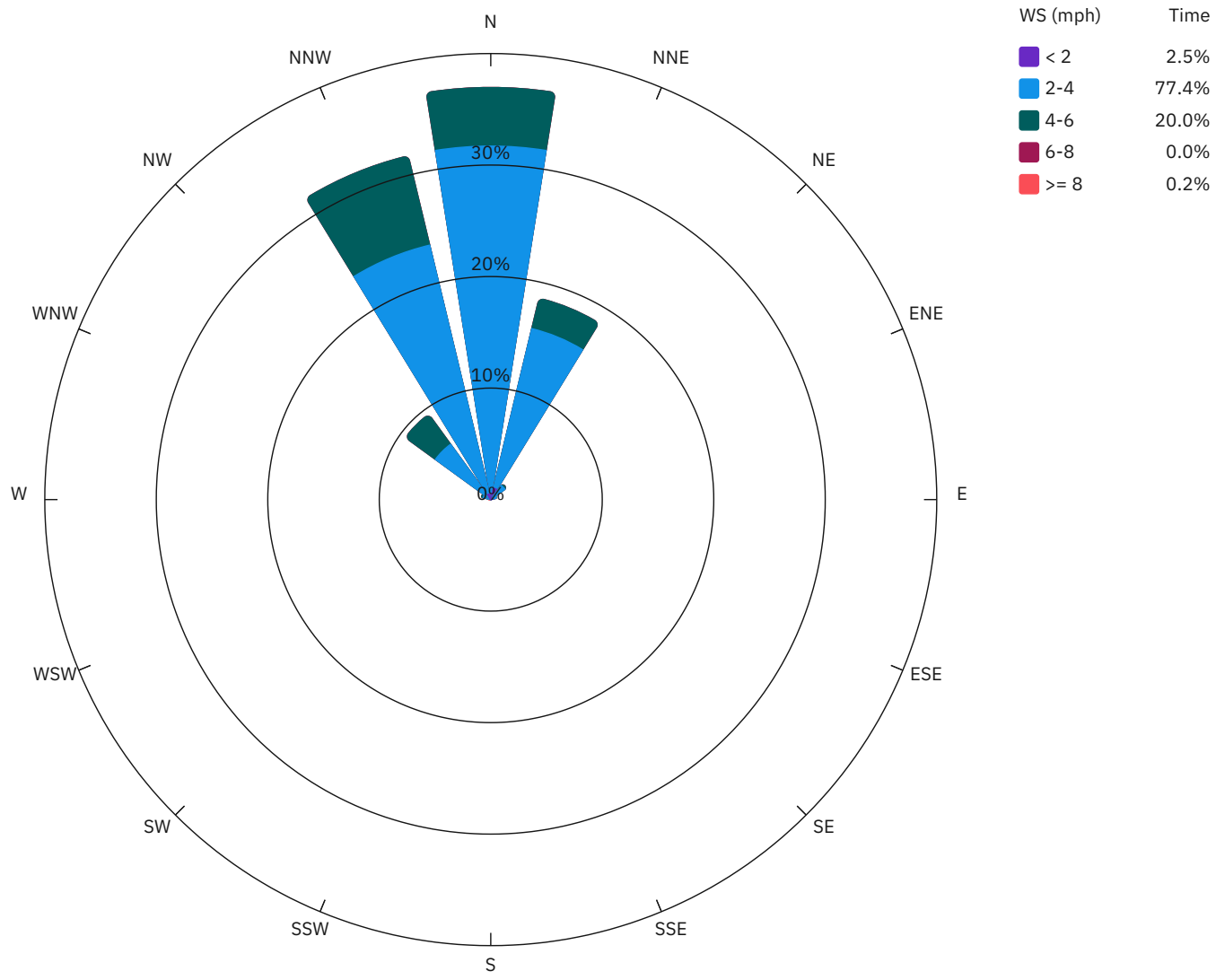
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 12/30/2025	0.0	07:30	0.0000	07:30
Max Contribution (15 min avg.) - 12/30/2025	3.0	09:15	0.0040	08:00
Daily Avg. Contribution (15 min avg.) - 12/30/2025	0.2	-	0.0010	-



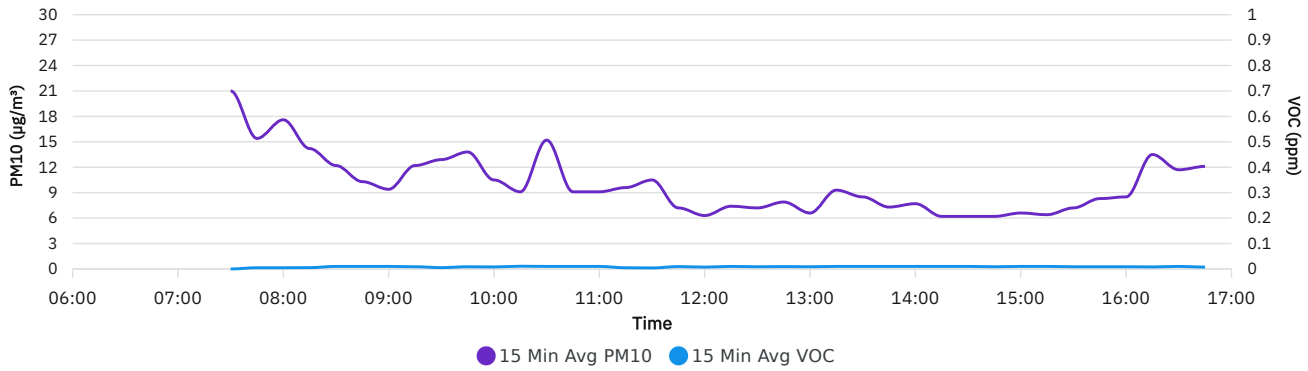




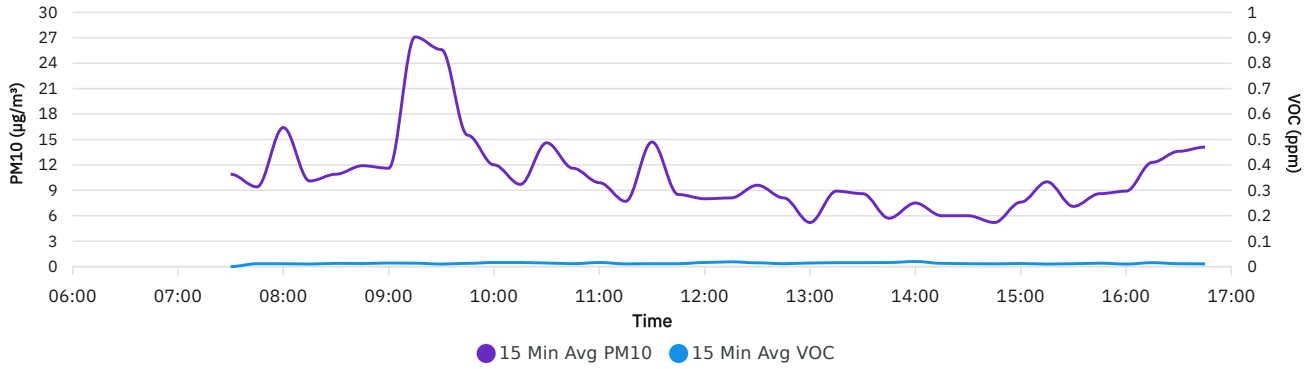
Wind rose (mph)



3208



3209


30
27
24
21
18
15
12
9
6
3
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
12/30/2025 07:30	21.0	10.8	0.0	0.0000	0.0000	0.0000	5.5	WNW
12/30/2025 07:45	14.0	10.8	0.0	0.0080	0.0080	0.0000	2.8	NNW
12/30/2025 08:00	17.8	16.1	0.0	0.0060	0.0100	0.0040	3.3	N
12/30/2025 08:15	12.7	11.6	0.0	0.0067	0.0087	0.0020	2.8	N
12/30/2025 08:30	12.8	10.3	0.0	0.0113	0.0113	0.0000	3.6	NNW
12/30/2025 08:45	11.1	11.1	0.0	0.0113	0.0107	0.0000	2.6	N
12/30/2025 09:00	11.3	9.7	0.0	0.0120	0.0120	0.0000	2.7	N
12/30/2025 09:15	18.2	21.1	3.0	0.0100	0.0120	0.0020	3.0	N
12/30/2025 09:30	21.7	16.7	0.0	0.0087	0.0067	0.0000	3.1	N
12/30/2025 09:45	14.6	14.7	0.1	0.0100	0.0113	0.0013	3.1	N
12/30/2025 10:00	10.8	11.7	0.9	0.0107	0.0133	0.0027	2.9	N
12/30/2025 10:15	9.6	9.2	0.0	0.0113	0.0153	0.0040	3.2	NNW
12/30/2025 10:30	14.4	15.4	1.0	0.0140	0.0100	0.0000	3.6	N
12/30/2025 10:45	9.6	11.1	1.5	0.0107	0.0107	0.0000	3.6	NNW
12/30/2025 11:00	9.4	9.6	0.2	0.0133	0.0127	0.0000	2.9	N
12/30/2025 11:15	9.2	8.2	0.0	0.0060	0.0093	0.0033	3.5	NNW
12/30/2025 11:30	12.4	12.8	0.4	0.0073	0.0080	0.0007	3.8	N
12/30/2025 11:45	7.7	8.0	0.3	0.0100	0.0107	0.0007	2.9	N
12/30/2025 12:00	7.0	7.3	0.3	0.0113	0.0120	0.0007	3.3	NNW
12/30/2025 12:15	7.8	7.6	0.0	0.0133	0.0153	0.0020	3.3	NNW
12/30/2025 12:30	8.8	8.0	0.0	0.0127	0.0107	0.0000	3.5	N
12/30/2025 12:45	7.9	8.1	0.2	0.0107	0.0100	0.0000	3.6	NNW
12/30/2025 13:00	6.1	5.7	0.0	0.0093	0.0133	0.0040	3.2	NNW
12/30/2025 13:15	9.3	8.9	0.0	0.0120	0.0133	0.0013	3.7	N
12/30/2025 13:30	8.5	8.6	0.2	0.0113	0.0140	0.0027	3.4	NNW
12/30/2025 13:45	6.7	6.3	0.0	0.0133	0.0127	0.0000	2.5	N
12/30/2025 14:00	7.7	7.5	0.0	0.0140	0.0160	0.0020	3.0	N
12/30/2025 14:15	6.2	6.0	0.0	0.0107	0.0120	0.0013	3.3	NNW
12/30/2025 14:30	6.2	6.1	0.0	0.0107	0.0107	0.0000	2.7	N
12/30/2025 14:45	5.8	5.6	0.0	0.0087	0.0107	0.0020	2.7	NNW
12/30/2025 15:00	7.0	7.1	0.1	0.0107	0.0113	0.0007	2.9	N

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
12/30/2025 15:15	8.0	8.4	0.4	0.0100	0.0100	0.0000	3.2	NNW
12/30/2025 15:30	7.2	7.1	0.0	0.0100	0.0100	0.0000	2.9	N
12/30/2025 15:45	8.5	8.4	0.0	0.0120	0.0100	0.0000	3.1	N
12/30/2025 16:00	8.8	8.6	0.0	0.0100	0.0087	0.0000	3.6	N
12/30/2025 16:15	13.2	12.6	0.0	0.0107	0.0127	0.0020	3.2	N
12/30/2025 16:30	12.8	12.5	0.0	0.0113	0.0100	0.0000	3.3	N
12/30/2025 16:45	13.2	13.0	0.0	0.0100	0.0080	0.0000	3.6	N

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
12/30/2025 07:30	21.0	0.0000	10.9	0.0000	WNW	5.5
12/30/2025 07:45	15.4	0.0047	9.4	0.0113	NNW	2.8
12/30/2025 08:00	17.6	0.0047	16.4	0.0113	N	3.3
12/30/2025 08:15	14.2	0.0053	10.1	0.0100	N	2.8
12/30/2025 08:30	12.2	0.0100	10.9	0.0127	NNW	3.6
12/30/2025 08:45	10.3	0.0100	11.9	0.0120	N	2.6
12/30/2025 09:00	9.4	0.0100	11.6	0.0140	N	2.7
12/30/2025 09:15	12.2	0.0087	27.1	0.0133	N	3.0
12/30/2025 09:30	12.9	0.0053	25.6	0.0100	N	3.1
12/30/2025 09:45	13.8	0.0087	15.5	0.0127	N	3.1
12/30/2025 10:00	10.5	0.0080	12.0	0.0160	N	2.9
12/30/2025 10:15	9.1	0.0107	9.7	0.0160	NNW	3.2
12/30/2025 10:30	15.2	0.0100	14.6	0.0140	N	3.6
12/30/2025 10:45	9.1	0.0100	11.6	0.0113	NNW	3.6
12/30/2025 11:00	9.1	0.0100	9.9	0.0160	N	2.9
12/30/2025 11:15	9.6	0.0047	7.7	0.0107	NNW	3.5
12/30/2025 11:30	10.5	0.0040	14.7	0.0113	N	3.8
12/30/2025 11:45	7.2	0.0093	8.5	0.0113	N	2.9
12/30/2025 12:00	6.3	0.0073	8.0	0.0160	NNW	3.3
12/30/2025 12:15	7.4	0.0100	8.1	0.0187	NNW	3.3
12/30/2025 12:30	7.2	0.0087	9.6	0.0147	N	3.5
12/30/2025 12:45	7.9	0.0093	8.1	0.0113	NNW	3.6
12/30/2025 13:00	6.6	0.0087	5.2	0.0140	NNW	3.2
12/30/2025 13:15	9.3	0.0100	8.9	0.0153	N	3.7
12/30/2025 13:30	8.5	0.0100	8.6	0.0153	NNW	3.4
12/30/2025 13:45	7.3	0.0100	5.7	0.0160	N	2.5
12/30/2025 14:00	7.7	0.0100	7.5	0.0200	N	3.0
12/30/2025 14:15	6.2	0.0100	6.0	0.0127	NNW	3.3
12/30/2025 14:30	6.2	0.0100	6.0	0.0113	N	2.7
12/30/2025 14:45	6.2	0.0087	5.2	0.0107	NNW	2.7
12/30/2025 15:00	6.6	0.0100	7.6	0.0120	N	2.9
12/30/2025 15:15	6.4	0.0100	10.0	0.0100	NNW	3.2
12/30/2025 15:30	7.2	0.0087	7.1	0.0113	N	2.9
12/30/2025 15:45	8.3	0.0087	8.6	0.0133	N	3.1
12/30/2025 16:00	8.5	0.0087	8.9	0.0100	N	3.6
12/30/2025 16:15	13.5	0.0080	12.3	0.0153	N	3.2
12/30/2025 16:30	11.7	0.0100	13.6	0.0113	N	3.3
12/30/2025 16:45	12.1	0.0073	14.1	0.0107	N	3.6