SITE OBSERVATION REPORT - RAWP Implementation – Day 138

LANGAN

PROJECT No.:	170390001	**CLIENT:**	Third Street Owner LLC and 155 Third St., LLC	**DATE:**	Wednesday, January 28, 2026
PROJECT:	141 3rd Street			**WEATHER:**	Cloudy, 12 – 28^{0}F Wind: E @ 0.8 – 7.8 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 5:15 pm
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
(1) FES Drill Rig
(2) Aeroqual Air Monitoring Stations
(1) MiniRAE 3000 Photoionization Detector (PID)
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): Amani Calderon
Bauer Structures: Brendan Dooley
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 used a Liebherr LRB 355.1 drill rig to advance 48-inch-diameter steel casings at Column Nos. SR-001 and SR-024:
    - The 48-inch-diameter casings were incrementally advanced to about 15 feet below surface grade (bgs) (corresponding to elevation[1] [el] -9.42 and -8.90 respectively). Soil/fill was periodically extracted from surface grade from each location. The columns are currently in progress and will be further advanced and completed tomorrow.
    - Extracted soil/fill was temporarily staged on polyethylene (poly) sheeting adjacent to each work area. Langan screened the extracted soil/fill for evidence of environmental impacts using visual, olfactory, and instrumental (PID) methods. No evidence of impacts was observed. New Leaf applied ATMOS AC645 odor/vapor suppressing foam, as needed, to exposed soil/fill during extraction and stockpiling.
    - Following soil/fill extraction at each location, the auger was retracted, and the casings were left in-place. New Leaf will advance the auger to depth and place flowable fill from the base of the source removal columns (about el -23) to el -2.16 (the mean low water level) and backfill the remainder of the source removal columns using imported 1.5-inch virgin stone (ASTM #3) from el -2.16 to surface grade before removing the 48-inch-diameter steel casings at a later date.
    - New Leaf relocated the extracted soil/fill to the designated spoils staging area in the eastern part of the site. The soil/fill was stockpiled on and covered with secured poly sheeting, pending future off-site disposal to a designated facility.
- New Leaf advanced and installed three displacement piles (pile ID numbers 447, 393, and 409) to about 65 feet bgs in the eastern part of the site.
    - Less than one cubic yard (CY) 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 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 pile. Excess grout will be stockpiled and managed as construction and demolition (C&D) debris at a later date.

[1] Elevations herein are referenced to the North American Vertical Datum of 1988 (NAVD88).

- Bauer Structures excavated an approximately 30-foot-long by 15-foot-wide area to about 2 feet bgs in the northwestern part of site for removal and off-site disposal of non-hazardous soil/fill as part of the remedial excavation.
    - Excavated material consisted of soil/fill and C&D debris. Langan screened the excavated material for odors, staining, and organic vapors using a PID. No evidence of impacts was observed. Excavated material was placed on and covered with poly sheeting at the end of the workday.
- Bauer Structures excavated an approximately 15-foot-long by 8-foot-wide area to about 5 feet bgs in the northwestern part of site for removal and off-site disposal of non-hazardous soil/fill as part of the developmental excavation.
    - Excavated material consisted of soil/fill and C&D debris. Langan screened the excavated material for odors, staining, and organic vapors using a PID. No evidence of impacts was observed. Excavated material was placed on and covered with poly sheeting at the end of the workday.
- 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 collected the following documentation endpoint and sidewall soil samples (plus quality assurance/quality control samples) for laboratory analysis of target compound list (TCL) and NYSDEC Part 375 volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs) (including 1,4-dioxane), pesticides, herbicides, polychlorinated biphenyls (PCBs), target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), and/or per- and polyfluoroalkyl substances (PFAS).
    - EP01_EL_5
    - EP08_EL_5.6
    - SW01_EL_5.3
    - SW02_EL_5.2
    - SW25_EL_5.1
    - FB01_PFAS_012826
    - TB01_012826
- The samples were relinquished to Pace Analytical Labs, an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols.

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 one truckload (20 CY) of non-hazardous timber to Clean Earth of New Jersey (CENJ) located in Kearny, NJ.
- New Leaf imported two truckloads (45.79 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**	2	**9**
		Quantity (tons)	45.79	**199.15**
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**
Clean Earth of North Jersey (CENJ) Kearny, NJ Non-hazardous timber	20 CY	**No. Loads**	1	**1**
		Quantity (CY)	20	**20**

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.
- New Leaf will continue source removal.
- Bauer Structures will continue excavation.
- Bauer Structures will export excavated soil/fill for off-site disposal.
- AARCO will remove staged investigation derived waste (IDW) drums located on the eastern portion of the site.

SITE PHOTOGRAPHS:

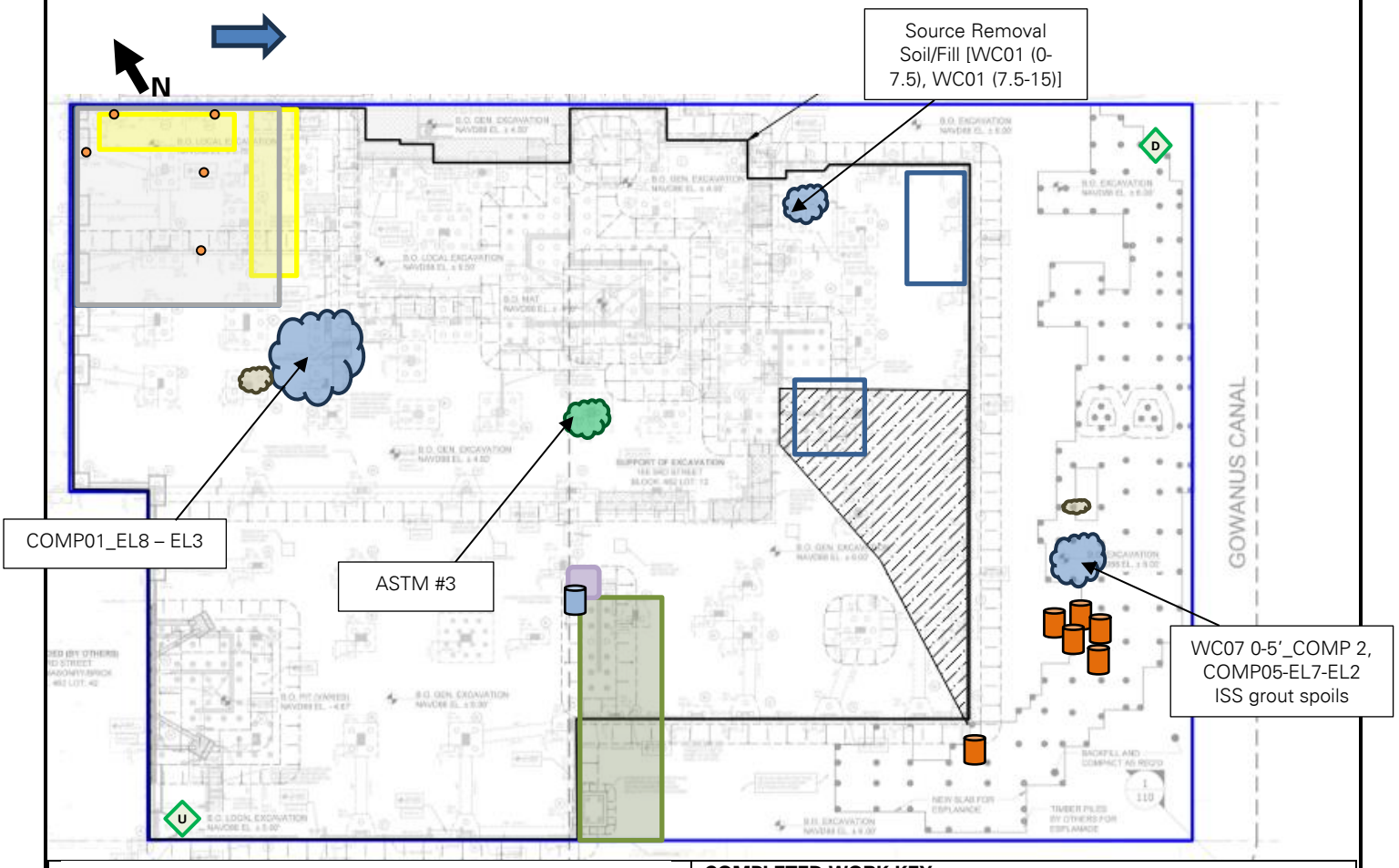


Photo 1: Bauer Structures excavating in the northwestern part of site (facing north).



Photo 2: New Leaf spraying Atmos® AC-645 odor/vapor suppressing foam on excavated soil/fill in the eastern part of the site (facing northeast).

FIGURE 1 - SITE MAP:



LEGEND:

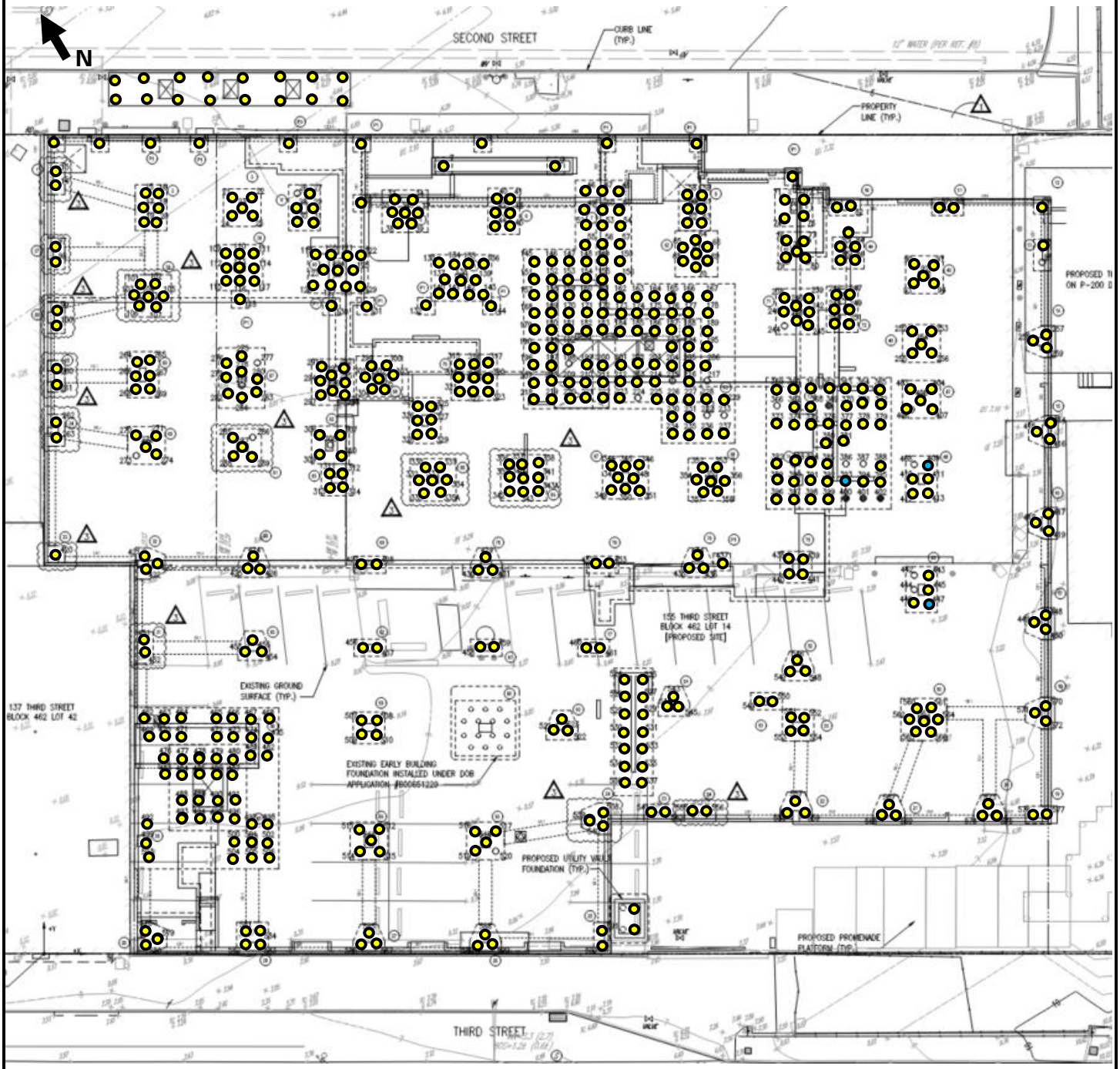
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

Base map includes Figure 5 – Pre-ISS Excavation Plan from the NYSDEC-approved RDD for ISS, prepared by Langan Engineering, dated 4/5/2024

COMPLETED WORK KEY

- Approximate work area
- Approximate excavation area
- Approximate previous excavation area
- Approximate location of documentation sample collected today
- Approximate location of previously collected documentation sample
- 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

FIGURE 2 – DISPLACEMENT PILE PLAN:

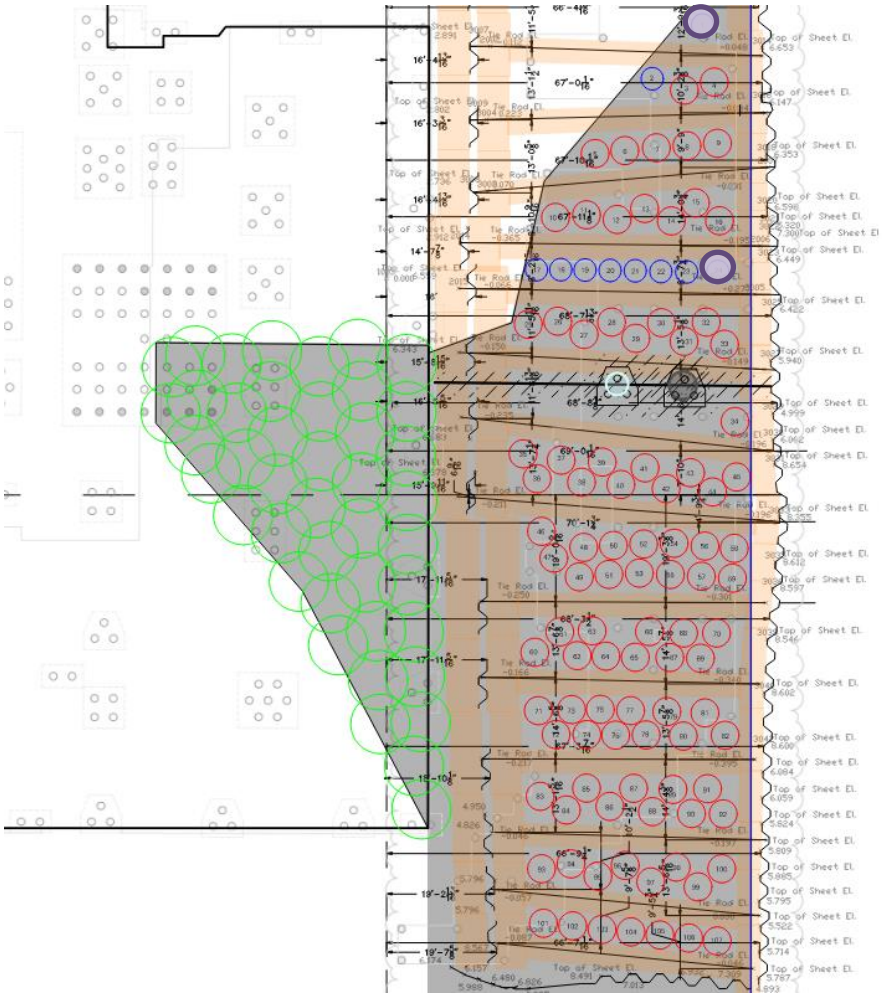


COMPLETED WORK KEY

- 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

FIGURE 3 – SOURCE REMOVAL PLAN:



LEGEND:

- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE EXTENT OF MANUFACTURED GAS PLANT WASTE IMPACTS FROM EL -19 TO -23
- APPROXIMATE LOCATION OF ISS COLUMNS
- APPROXIMATE EXTENT OF THE BUFFER ZONE
- APPROXIMATE 60-INCH DIAMETER CASING
- APPROXIMATE 48-INCH DIAMETER CASING
- APPROXIMATE LOCATION OF HYDRODYNAMIC SEPARATOR TANK AND ASSOCIATED PILES/PILE CAP
- APPROXIMATE LOCATION OF MANHOLE AND ASSOCIATED PILES/PILE CAP
- APPROXIMATE LOCATION OF OUTFALL PIPE AND PILE CAP WITH BUFFER ZONE

COMPLETED WORK KEY

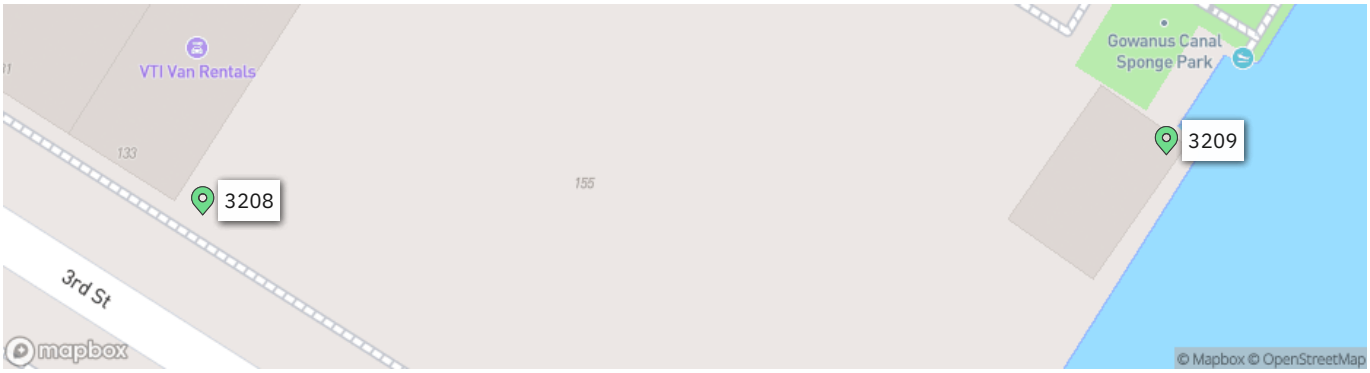
- Approximate location of source removal column completed today
- Approximate location of source removal column in progress
- Approximate location of previously advanced and column

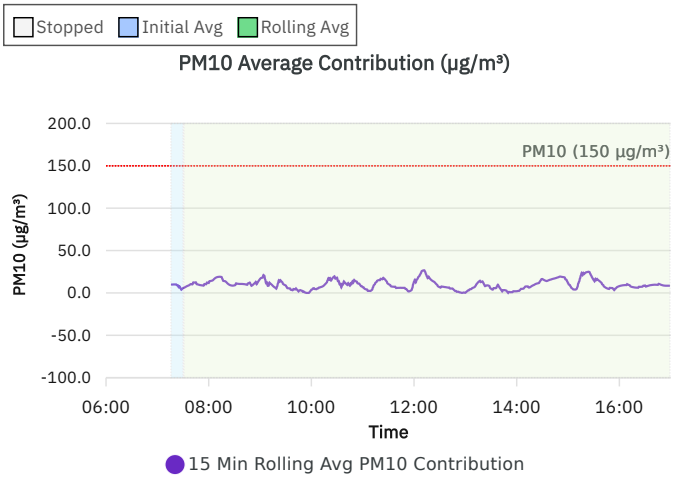
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

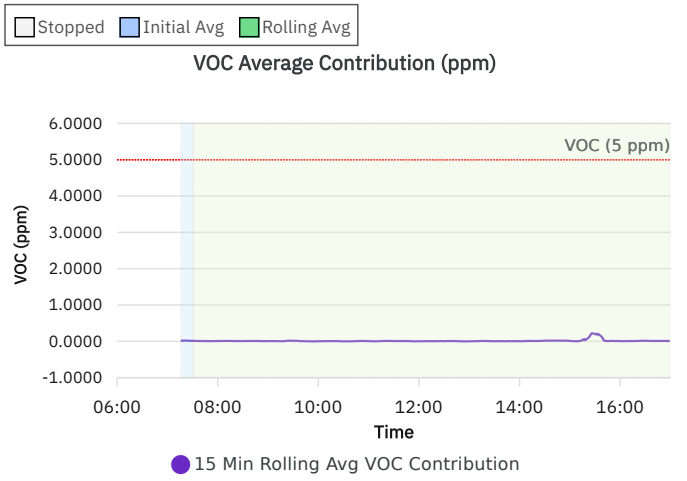
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	01/28/2026 06:00
		To:	01/28/2026 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
01/28/2026	12.4 - 27.9	32.9 - 62.3	30.1 - 30.3	0.8 - 7.8	W

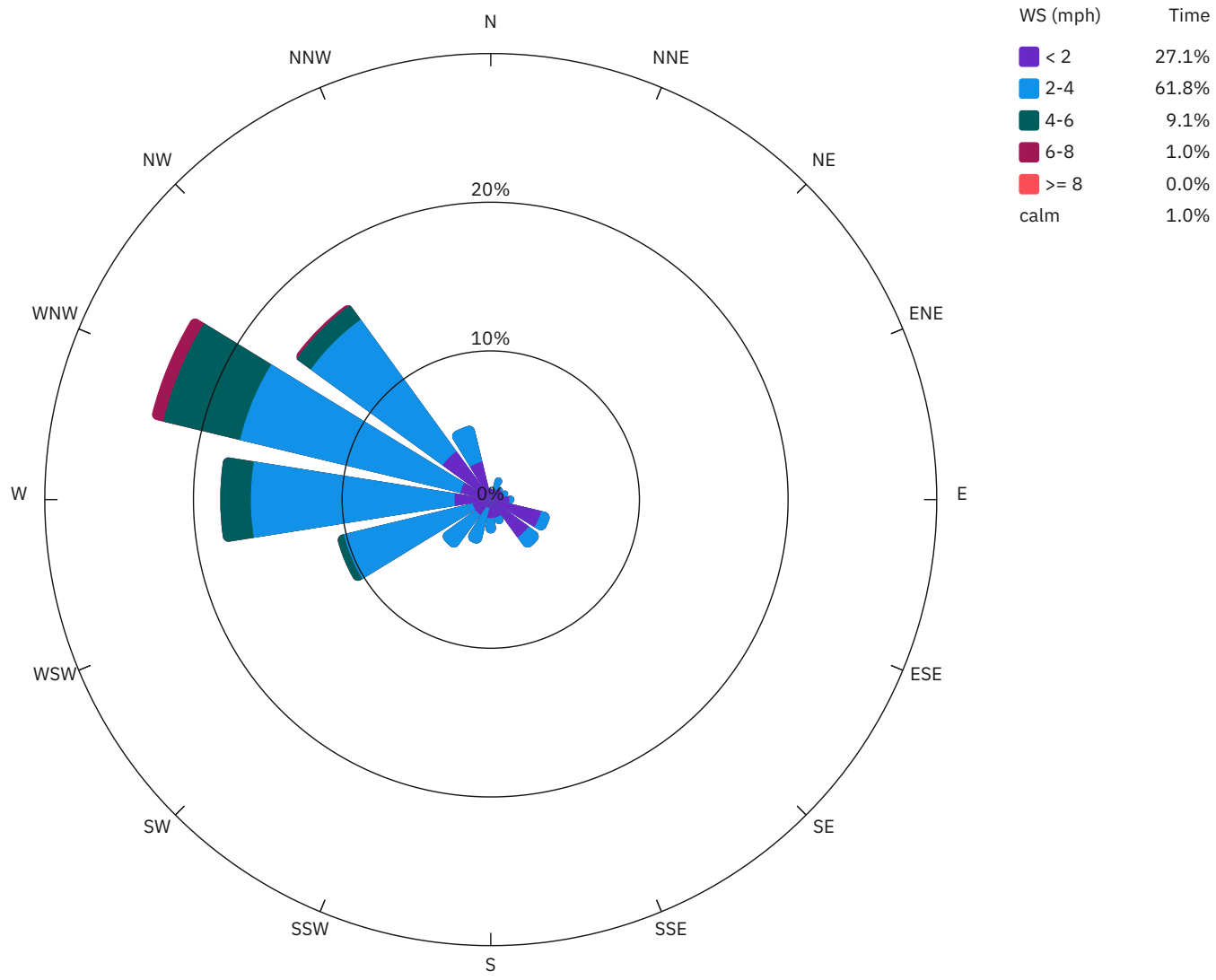
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 1/28/2026	0.2	13:00	0.0000	10:30
Max Contribution (15 min avg.) - 1/28/2026	20.6	15:15	0.2053	15:30
Daily Avg. Contribution (15 min avg.) - 1/28/2026	9.8	-	0.0142	-



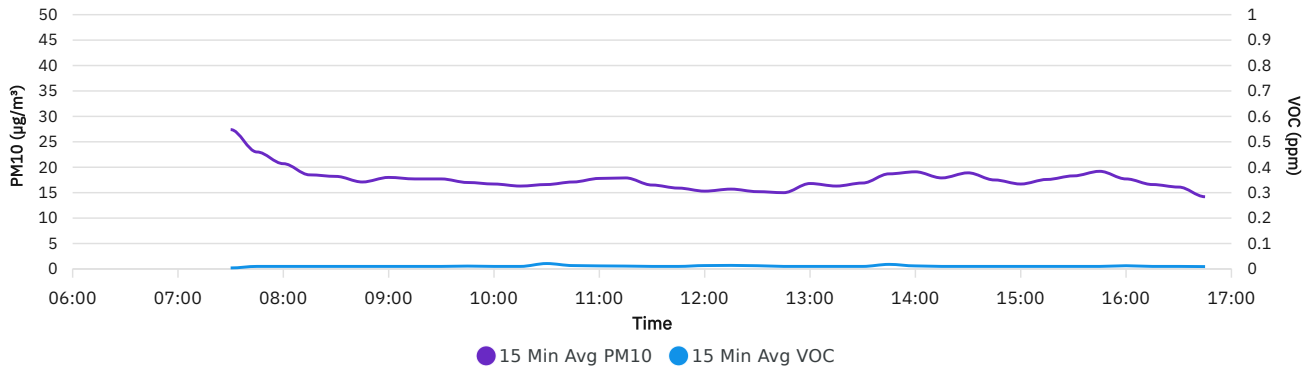




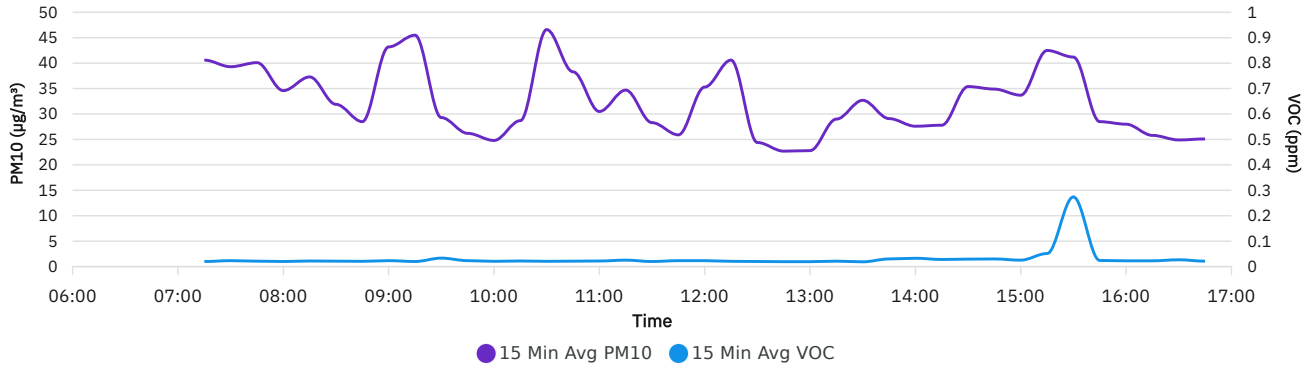
Wind rose (mph)



3208



3209


50
45
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
1/28/2026 07:30	30.5	36.2	5.6	0.0067	0.0207	0.0140	2.0	WNW
1/28/2026 07:45	25.3	37.8	12.5	0.0113	0.0200	0.0087	1.8	WNW
1/28/2026 08:00	21.8	33.5	11.7	0.0107	0.0193	0.0087	2.6	WNW
1/28/2026 08:15	18.5	37.3	18.8	0.0100	0.0220	0.0120	2.5	WNW
1/28/2026 08:30	20.6	29.5	8.9	0.0113	0.0200	0.0087	2.1	W
1/28/2026 08:45	18.0	27.6	9.6	0.0107	0.0200	0.0093	2.3	WNW
1/28/2026 09:00	22.4	38.8	16.5	0.0133	0.0200	0.0067	1.3	W
1/28/2026 09:15	27.5	35.7	8.3	0.0127	0.0173	0.0047	1.7	W
1/28/2026 09:30	19.1	27.9	8.8	0.0127	0.0307	0.0180	1.2	WSW
1/28/2026 09:45	20.6	22.5	1.8	0.0167	0.0180	0.0013	0.6	WNW
1/28/2026 10:00	18.9	22.6	3.8	0.0133	0.0173	0.0040	1.2	WNW
1/28/2026 10:15	17.9	27.0	9.1	0.0120	0.0200	0.0080	1.1	W
1/28/2026 10:30	22.6	40.6	18.0	0.0220	0.0200	0.0000	1.2	WNW
1/28/2026 10:45	23.4	31.9	8.5	0.0140	0.0207	0.0067	1.5	WNW
1/28/2026 11:00	20.8	27.5	6.7	0.0140	0.0200	0.0060	1.5	W
1/28/2026 11:15	20.3	32.4	12.1	0.0140	0.0227	0.0087	1.3	WNW
1/28/2026 11:30	17.2	27.7	10.5	0.0107	0.0193	0.0087	2.0	WSW
1/28/2026 11:45	17.9	23.9	6.0	0.0127	0.0207	0.0080	1.6	W
1/28/2026 12:00	18.7	31.9	13.2	0.0167	0.0200	0.0033	0.9	WNW
1/28/2026 12:15	18.3	37.9	19.6	0.0147	0.0200	0.0053	1.8	W
1/28/2026 12:30	16.5	23.1	6.7	0.0133	0.0193	0.0060	1.4	WNW
1/28/2026 12:45	16.3	21.4	5.2	0.0113	0.0180	0.0067	1.6	WNW
1/28/2026 13:00	19.7	19.9	0.2	0.0147	0.0147	0.0000	0.7	WSW
1/28/2026 13:15	16.3	29.0	12.7	0.0100	0.0213	0.0113	2.8	WSW
1/28/2026 13:30	22.3	27.3	5.0	0.0127	0.0160	0.0033	1.1	W
1/28/2026 13:45	22.3	25.6	3.3	0.0220	0.0260	0.0040	0.7	WSW
1/28/2026 14:00	22.3	24.4	2.0	0.0200	0.0247	0.0047	0.8	W
1/28/2026 14:15	19.7	26.1	6.4	0.0140	0.0240	0.0100	1.8	WSW
1/28/2026 14:30	18.9	35.4	16.4	0.0100	0.0293	0.0193	3.6	W
1/28/2026 14:45	17.5	34.9	17.3	0.0100	0.0300	0.0200	2.1	WNW
1/28/2026 15:00	19.3	31.0	11.7	0.0120	0.0233	0.0113	1.8	W

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
1/28/2026 15:15	19.8	40.4	20.6	0.0127	0.0487	0.0360	1.9	W
1/28/2026 15:30	22.1	37.3	15.2	0.0393	0.2447	0.2053	2.7	WNW
1/28/2026 15:45	21.0	26.7	5.7	0.0127	0.0213	0.0087	1.4	W
1/28/2026 16:00	18.8	26.9	8.0	0.0140	0.0213	0.0073	2.7	WNW
1/28/2026 16:15	17.7	24.7	7.0	0.0120	0.0207	0.0087	3.1	WNW
1/28/2026 16:30	16.1	24.9	8.8	0.0100	0.0267	0.0167	3.7	WNW
1/28/2026 16:45	14.9	24.4	9.5	0.0100	0.0207	0.0107	4.1	WNW

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
01/28/2026 07:15			40.6	0.0200		
01/28/2026 07:30	27.4	0.0040	39.3	0.0233	WNW	2.0
01/28/2026 07:45	23.0	0.0100	40.1	0.0213	WNW	1.8
01/28/2026 08:00	20.7	0.0100	34.6	0.0200	WNW	2.6
01/28/2026 08:15	18.5	0.0100	37.3	0.0220	WNW	2.5
01/28/2026 08:30	18.2	0.0100	31.9	0.0213	W	2.1
01/28/2026 08:45	17.1	0.0100	28.5	0.0207	WNW	2.3
01/28/2026 09:00	18.0	0.0100	43.2	0.0233	W	1.3
01/28/2026 09:15	17.7	0.0100	45.5	0.0200	W	1.7
01/28/2026 09:30	17.7	0.0100	29.3	0.0333	WSW	1.2
01/28/2026 09:45	17.0	0.0113	26.2	0.0233	WNW	0.6
01/28/2026 10:00	16.7	0.0100	24.8	0.0207	WNW	1.2
01/28/2026 10:15	16.3	0.0100	28.7	0.0220	W	1.1
01/28/2026 10:30	16.6	0.0213	46.6	0.0207	WNW	1.2
01/28/2026 10:45	17.1	0.0133	38.3	0.0213	WNW	1.5
01/28/2026 11:00	17.8	0.0120	30.5	0.0220	W	1.5
01/28/2026 11:15	17.9	0.0113	34.7	0.0253	WNW	1.3
01/28/2026 11:30	16.5	0.0100	28.3	0.0200	WSW	2.0
01/28/2026 11:45	15.9	0.0100	25.9	0.0233	W	1.6
01/28/2026 12:00	15.3	0.0133	35.3	0.0233	WNW	0.9
01/28/2026 12:15	15.7	0.0140	40.6	0.0207	W	1.8
01/28/2026 12:30	15.2	0.0127	24.4	0.0200	WNW	1.4
01/28/2026 12:45	15.0	0.0100	22.7	0.0193	WNW	1.6
01/28/2026 13:00	16.8	0.0100	22.8	0.0193	WSW	0.7
01/28/2026 13:15	16.3	0.0100	29.0	0.0213	WSW	2.8
01/28/2026 13:30	16.9	0.0100	32.7	0.0187	W	1.1
01/28/2026 13:45	18.7	0.0180	29.1	0.0300	WSW	0.7
01/28/2026 14:00	19.1	0.0120	27.6	0.0327	W	0.8
01/28/2026 14:15	17.9	0.0100	27.8	0.0280	WSW	1.8
01/28/2026 14:30	18.9	0.0100	35.4	0.0293	W	3.6
01/28/2026 14:45	17.5	0.0100	34.9	0.0300	WNW	2.1
01/28/2026 15:00	16.7	0.0100	33.7	0.0253	W	1.8
01/28/2026 15:15	17.6	0.0100	42.5	0.0513	W	1.9
01/28/2026 15:30	18.3	0.0100	41.2	0.2740	WNW	2.7
01/28/2026 15:45	19.2	0.0100	28.5	0.0240	W	1.4
01/28/2026 16:00	17.7	0.0127	28.0	0.0227	WNW	2.7
01/28/2026 16:15	16.6	0.0100	25.8	0.0227	WNW	3.1
01/28/2026 16:30	16.1	0.0100	24.9	0.0267	WNW	3.7
01/28/2026 16:45	14.2	0.0093	25.1	0.0213	WNW	4.1