SITE OBSERVATION REPORT - RAWP Implementation – Day 152

LANGAN

PROJECT No.:	170390001	**CLIENT:**		**DATE:**	Tuesday, February 17, 2026
PROJECT:	141 3rd Street		Third Street Owner LLC and 155 Third St., LLC	**WEATHER:**	Cloudy, 33 – 50°F Wind: NNW @ 0.7 – 7.8 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 3:45 pm
BCP SITE ID:	C224336				

EQUIPMENT:
(1) Hyundai HX 520L Hydraulic Excavator
(1) Volvo ECR355EL Hydraulic Excavator
(1) CAT 325F 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 (PID)
Hand Tools

PRESENT AT SITE:
Langan: Jessie Almont
New Leaf: Jose Gomez
Monadnock Construction, Inc. (Monadnock): Gavin Gawley
Bauer Structures: Brendan Dooley
Ancora Engineering
WSP: Charlie Lambert

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 and the Source Removal Work Plan dated 02 October 2025.

Site Activities

- New Leaf used a Liebherr LRB 355.1 drill rig to advance 60-inch-diameter steel casings and a 54-inch-diameter auger to extract soil/fill at the following Column Nos.:
    - *SR-016:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from elevation[1] [el] -2.16 to surface grade (about el 5.08) before removing the 60-inch-diameter steel casings.
    - *SR-028:* The casings were incrementally advanced from surface grade to 33 feet below grade surface (bgs) (corresponding to el 5.43 and el -27.57 respectively). Soil/fill was periodically extracted from el 5.43 to about 23 feet bgs (el -17.57). The column is in progress and will be further advanced and completed on the next work day.
    - *SR-030:* The casings were incrementally advanced from surface grade to 33 feet bgs (corresponding to el 5.29 and el -27.71 respectively. Soil/fill was periodically extracted from el 5.29 to about el -23. Flowable fill was placed from el -23 to el -2.16 (the mean low water level). The column is currently in progress and will be backfilled and completed on the next work day.
    - *SR-032:* The casings were incrementally advanced from surface grade to 33 feet bgs (corresponding to el 5 and el -28 respectively. The column is in progress and will be further advanced and completed on the next work day.
    - *SR-038:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (about el 6.95) before removing the 60-inch-diameter steel casings.
    - *SR-058:* Soil/fill was periodically extracted from about el -11.92 to about el -23. Flowable fill was placed from el -23 to el -2.16 (the mean low water level). Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (about el 6.08) before removing the 60-inch-diameter steel casings.

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

  - 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. A petroleum-like odor was observed and a maximum PID reading of 5.5 parts per million (ppm) was recorded. New Leaf applied ATMOS AC645 odor/vapor suppressing foam to exposed soil/fill during extraction and stockpiling.
  - 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.
- Bauer Structures excavated an approximately 10-foot-long by 10-foot-wide area to about 6 feet bgs in the northwestern part of site as part of developmental excavation.
  - Excavated material consisted of soil/fill and construction and demolition (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 stockpiled 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

- 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 imported two truckloads (48.89 tons) of ASTM #3 Virgin Stone (1.5-Inch) from Tilcon – Haverstraw located in Haverstraw, NY.
- No material was exported from 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**	2	**18**
		Quantity (tons)	48.89	**420.05**
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**
Tilcon – Mount Hope Mount Hope, NJ ASTM #57 Virgin Stone (0.75-Inch)	1,000 CY (1,400 tons)	**No. Loads**	0	**1**
		Quantity (tons)	0	**24.04**

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	**97**
		Quantity (CY)	0	**1,940**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	0	**49**
		Quantity (CY)	0	**980**
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**	0	**1**
		Quantity (CY)	0	**20**

Drums

- One 55-gallon drum containing truck wash water is staged in the central part of the site.

Anticipated Activities

- New Leaf will continue source removal.
- New Leaf will export extracted soil for off-site disposal.
- Bauer Structures will continue excavation.
- Bauer Structures will export excavated soil/fill for off-site disposal.

SITE PHOTOGRAPHS:



Photo 1: New Leaf placing flowable fill into Column No. SR-058 in the eastern part of the site (facing east).



Photo 2: New Leaf covers stockpile of excavated soil/fill with poly sheeting in the eastern part of the site (facing northeast).

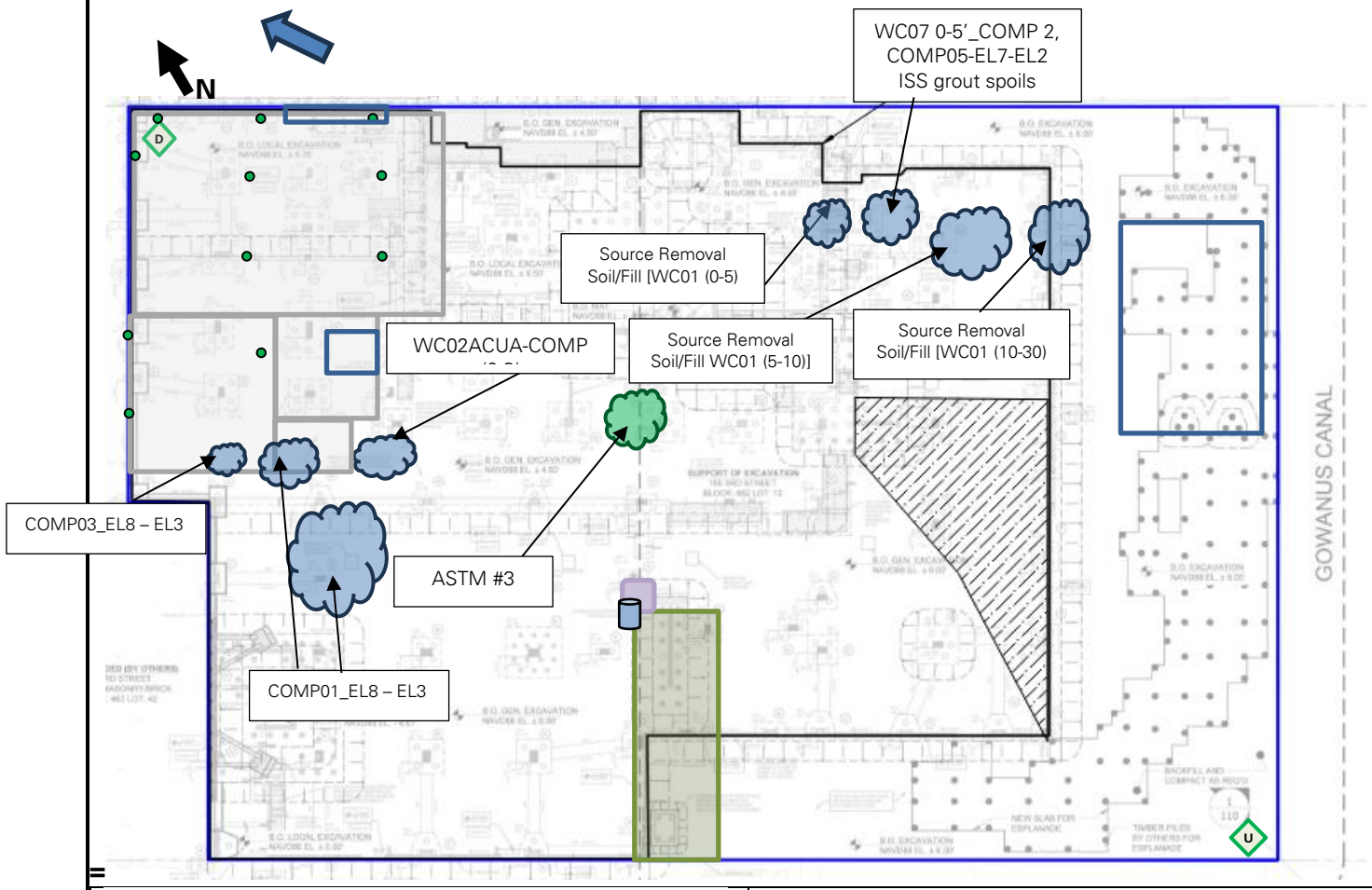


Photo 3: New Leaf advancing steel casing for Column No. SR-028 in the eastern part of site (facing northeast).



Photo 4: Bauer Structures excavating in the northwestern part of site (facing north).

FIGURE 1 - SITE MAP:



LEGEND:

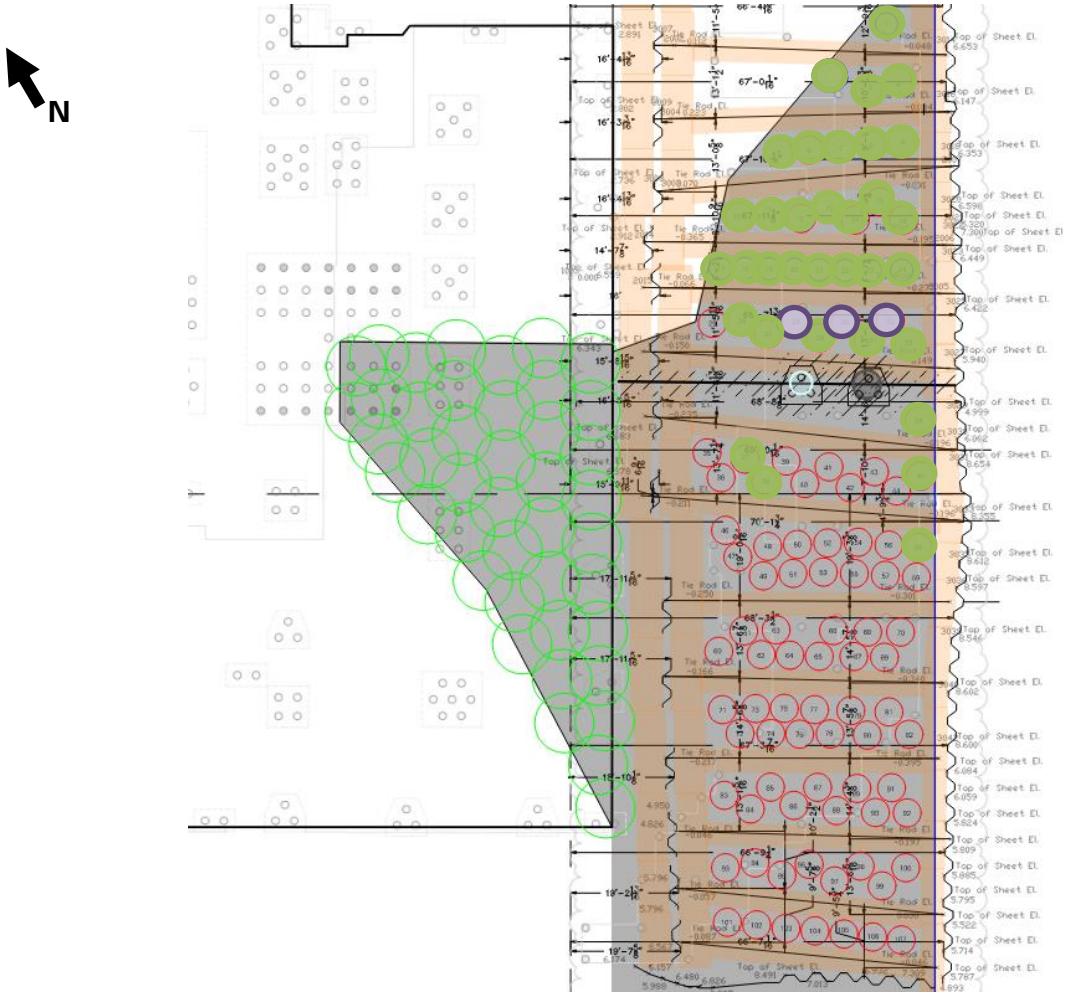
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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 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 – 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

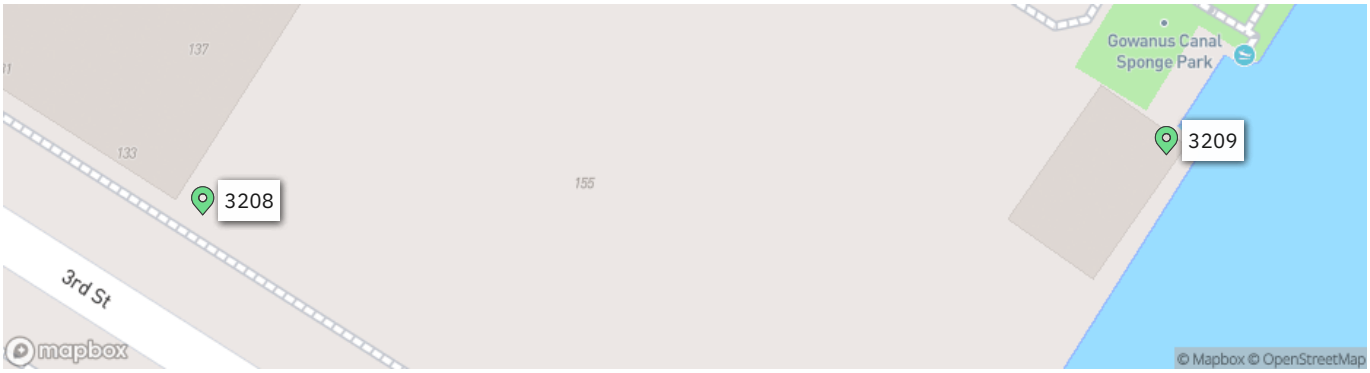
- Approximate location of completed source removal column
- Approximate location of source removal column in progress

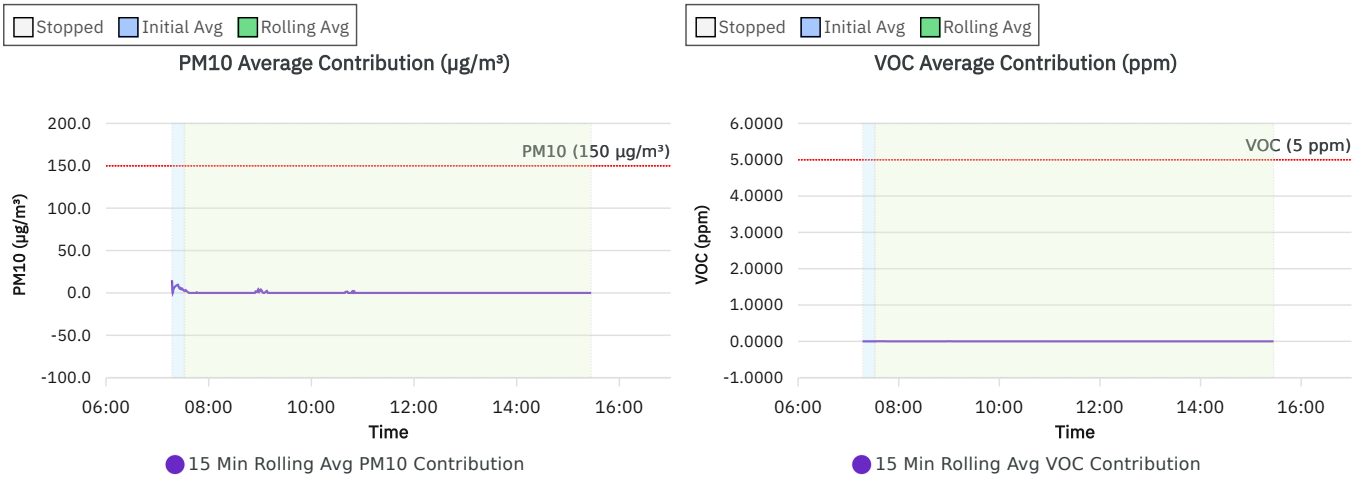
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	02/17/2026 06:00
		To:	02/17/2026 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

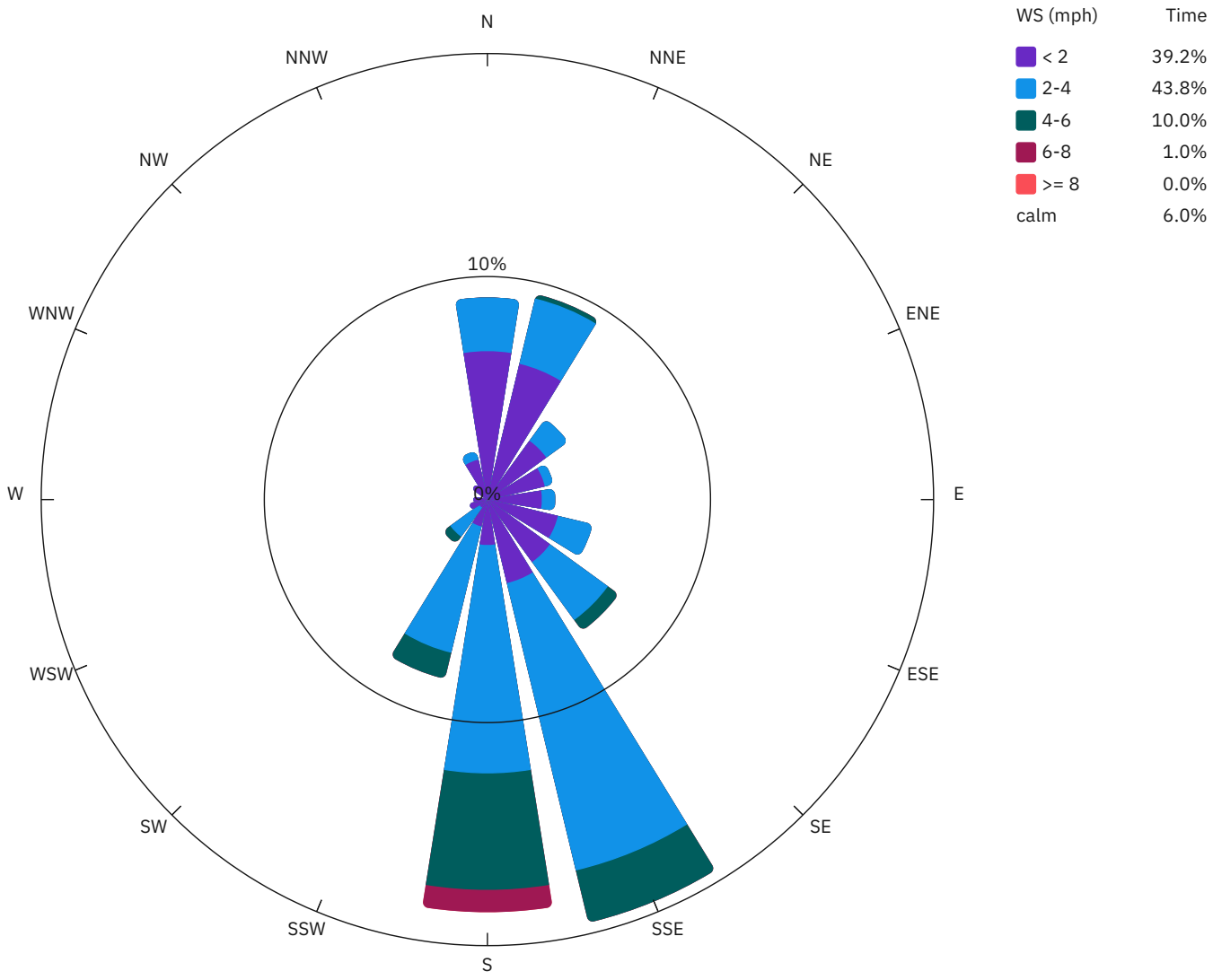
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/17/2026	33.4 - 49.5	59.3 - 83.7	30.1 - 30.3	0.7 - 7.8	SSE

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/17/2026	0.0	07:15	0.0000	07:15
Max Contribution (15 min avg.) - 2/17/2026	3.8	07:30	0.0027	09:00
Daily Avg. Contribution (15 min avg.) - 2/17/2026	0.2	-	0.0001	-

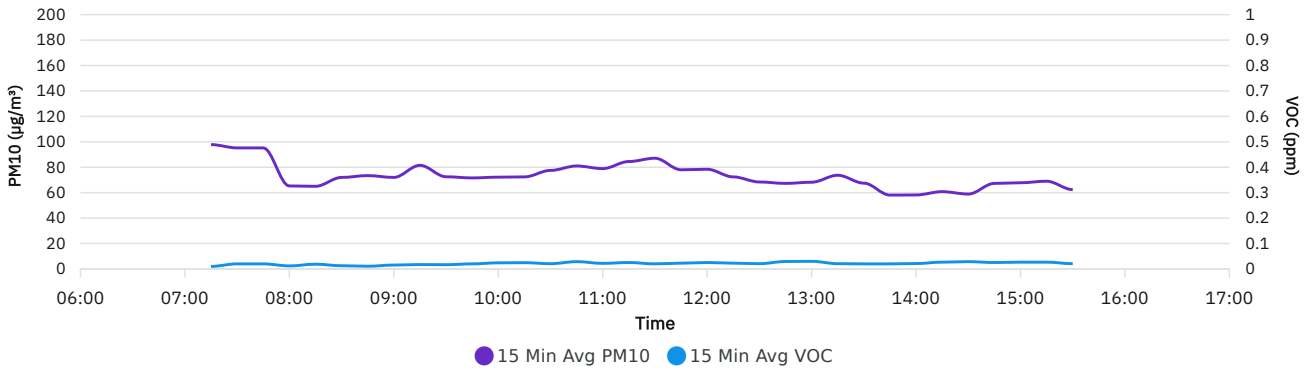




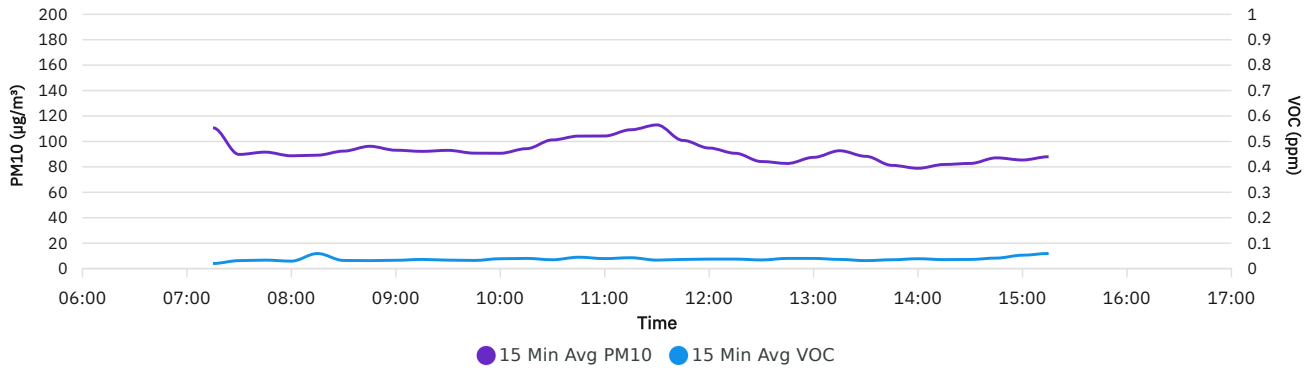
Wind rose (mph)



3208



3209


200
180
160
140
120
100
80
60
40
20
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
2/17/2026 07:15	110.2	97.8	0.0	0.0200	0.0100	0.0000	2.9	SSE
2/17/2026 07:30	89.9	93.6	3.8	0.0264	0.0257	0.0000	3.0	S
2/17/2026 07:45	93.6	93.1	0.0	0.0260	0.0273	0.0013	2.6	S
2/17/2026 08:00	80.3	73.6	0.0	0.0233	0.0180	0.0000	2.6	S
2/17/2026 08:15	80.0	74.3	0.0	0.0507	0.0273	0.0000	2.9	S
2/17/2026 08:30	84.3	80.1	0.0	0.0247	0.0200	0.0000	4.1	S
2/17/2026 08:45	89.6	80.0	0.0	0.0267	0.0153	0.0000	4.4	S
2/17/2026 09:00	81.3	83.9	2.6	0.0227	0.0253	0.0027	2.1	S
2/17/2026 09:15	88.6	85.0	0.0	0.0313	0.0220	0.0000	3.4	SSE
2/17/2026 09:30	87.4	78.1	0.0	0.0280	0.0220	0.0000	2.7	SSE
2/17/2026 09:45	88.3	74.1	0.0	0.0307	0.0213	0.0000	2.0	SE
2/17/2026 10:00	87.1	75.8	0.0	0.0367	0.0260	0.0000	2.2	SSE
2/17/2026 10:15	89.0	77.7	0.0	0.0347	0.0300	0.0000	0.3	ESE
2/17/2026 10:30	96.4	82.2	0.0	0.0320	0.0233	0.0000	0.9	ENE
2/17/2026 10:45	93.2	92.0	0.0	0.0373	0.0360	0.0000	0.1	NE
2/17/2026 11:00	98.2	85.0	0.0	0.0353	0.0260	0.0000	0.9	NNE
2/17/2026 11:15	107.4	86.3	0.0	0.0413	0.0267	0.0000	1.0	ESE
2/17/2026 11:30	102.1	98.0	0.0	0.0280	0.0253	0.0000	1.6	SSE
2/17/2026 11:45	94.9	84.0	0.0	0.0320	0.0267	0.0000	0.5	ENE
2/17/2026 12:00	88.0	85.2	0.0	0.0340	0.0287	0.0000	0.6	SE
2/17/2026 12:15	84.4	78.8	0.0	0.0313	0.0287	0.0000	0.6	NNE
2/17/2026 12:30	81.0	71.5	0.0	0.0307	0.0240	0.0000	0.9	NNE
2/17/2026 12:45	81.7	68.2	0.0	0.0393	0.0300	0.0000	0.8	NE
2/17/2026 13:00	78.5	77.2	0.0	0.0353	0.0347	0.0000	0.7	N
2/17/2026 13:15	90.5	75.9	0.0	0.0347	0.0220	0.0000	1.9	SSE
2/17/2026 13:30	86.9	68.9	0.0	0.0300	0.0213	0.0000	1.4	SE
2/17/2026 13:45	76.3	63.0	0.0	0.0320	0.0227	0.0000	1.0	SE
2/17/2026 14:00	72.1	64.9	0.0	0.0320	0.0280	0.0000	0.8	SSE
2/17/2026 14:15	76.2	66.5	0.0	0.0327	0.0293	0.0000	0.8	SE
2/17/2026 14:30	80.0	61.6	0.0	0.0360	0.0287	0.0000	1.9	NNE
2/17/2026 14:45	81.7	72.7	0.0	0.0373	0.0293	0.0000	1.1	SSE

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
2/17/2026 15:00	79.2	74.0	0.0	0.0427	0.0367	0.0000	0.4	ESE
2/17/2026 15:15	81.9	75.1	0.0	0.0493	0.0367	0.0000	1.1	SSE
2/17/2026 15:30							2.0	SSE

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
02/17/2026 07:15	97.8	0.0100	110.7	0.0200	SSE	2.9
02/17/2026 07:30	95.2	0.0200	89.8	0.0313	S	3.0
02/17/2026 07:45	95.2	0.0200	91.6	0.0333	S	2.6
02/17/2026 08:00	65.3	0.0120	88.7	0.0293	S	2.6
02/17/2026 08:15	65.0	0.0187	89.2	0.0593	S	2.9
02/17/2026 08:30	72.0	0.0127	92.4	0.0320	S	4.1
02/17/2026 08:45	73.4	0.0107	96.2	0.0313	S	4.4
02/17/2026 09:00	72.0	0.0153	93.1	0.0327	S	2.1
02/17/2026 09:15	81.5	0.0173	92.2	0.0360	SSE	3.4
02/17/2026 09:30	72.5	0.0167	93.0	0.0333	SSE	2.7
02/17/2026 09:45	71.6	0.0200	90.8	0.0320	SE	2.0
02/17/2026 10:00	72.2	0.0240	90.7	0.0387	SSE	2.2
02/17/2026 10:15	72.4	0.0247	94.3	0.0400	ESE	0.3
02/17/2026 10:30	77.5	0.0207	101.2	0.0347	ENE	0.9
02/17/2026 10:45	81.0	0.0287	104.2	0.0447	NE	0.1
02/17/2026 11:00	78.9	0.0220	104.3	0.0393	NNE	0.9
02/17/2026 11:15	84.5	0.0253	109.2	0.0427	ESE	1.0
02/17/2026 11:30	87.1	0.0200	113.0	0.0333	SSE	1.6
02/17/2026 11:45	78.0	0.0227	100.8	0.0360	ENE	0.5
02/17/2026 12:00	78.4	0.0253	94.8	0.0373	SE	0.6
02/17/2026 12:15	72.4	0.0227	90.7	0.0373	NNE	0.6
02/17/2026 12:30	68.4	0.0207	84.2	0.0340	NNE	0.9
02/17/2026 12:45	67.3	0.0293	82.7	0.0400	NE	0.8
02/17/2026 13:00	68.2	0.0300	87.5	0.0400	N	0.7
02/17/2026 13:15	73.7	0.0207	92.7	0.0360	SSE	1.9
02/17/2026 13:30	67.5	0.0200	88.3	0.0313	SE	1.4
02/17/2026 13:45	58.1	0.0200	81.2	0.0347	SE	1.0
02/17/2026 14:00	58.2	0.0213	78.9	0.0387	SSE	0.8
02/17/2026 14:15	60.8	0.0267	81.9	0.0353	SE	0.8
02/17/2026 14:30	58.9	0.0287	82.7	0.0360	NNE	1.9
02/17/2026 14:45	67.3	0.0253	87.1	0.0413	SSE	1.1
02/17/2026 15:00	67.8	0.0267	85.4	0.0527	ESE	0.4
02/17/2026 15:15	69.0	0.0267	88.0	0.0593	SSE	1.1
02/17/2026 15:30	62.4	0.0207			SSE	2.0