SITE OBSERVATION REPORT - RAWP Implementation – Day 153

LANGAN

PROJECT No.:	170390001	**CLIENT:**	**DATE:**	Wednesday, February 18, 2026	
PROJECT:	141 3rd Street	Third Street Owner LLC and 155 Third St., LLC	**WEATHER:**	Cloudy, 35 – 42^{0}F Wind: SSW @ 0.5 – 6 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:00 a.m. – 4:00 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-028:* Soil/fill was periodically extracted from elevation[1] [el] -17.57 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 5.43) before removing the 60-inch-diameter steel casings.
    - *SR-030:* The casings were incrementally advanced from surface grade to 33 feet below grade surface (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. Soil/fill was periodically extracted from el 5 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-039:* The casings were incrementally advanced from surface grade to 20 feet bgs (corresponding to el 5.65 and el -14.35 respectively. The column is in progress and will be further advanced and completed on the next work day.
    - *SR-046:* 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. Soil/fill was periodically extracted from el 5.29 to about el -23. Flowable fill was

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

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.

  - 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 33.3 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 two approximately 10-foot-long by 10-foot-wide areas 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.
- Ancora Engineering and Bauer Structures installed sheet piles in the northwestern part of site as part of the support of excavation (SOE).
- 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 three truckloads (63.61 tons) of ASTM #3 Virgin Stone (1.5-Inch) from Tilcon – Haverstraw located in Haverstraw, NY.
- Bauer Structures and New Leaf exported seven truckloads (140 cubic yards [CY]) of non-hazardous contaminated soil/urban fill to Clean Earth of New Castle (CENC) located in New Castle, DE.
- New Leaf exported two truckloads (40 CY) of non-hazardous contaminated soil/urban fill to Clean Earth of Carteret located in Carteret, NJ.

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**	3	**21**
		Quantity (tons)	63.61	**483.66**
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**	2	**99**
		Quantity (CY)	40	**1,980**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	7	**56**
		Quantity (CY)	140	**1,120**
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-032 in the eastern part of the site (facing northeast).



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).

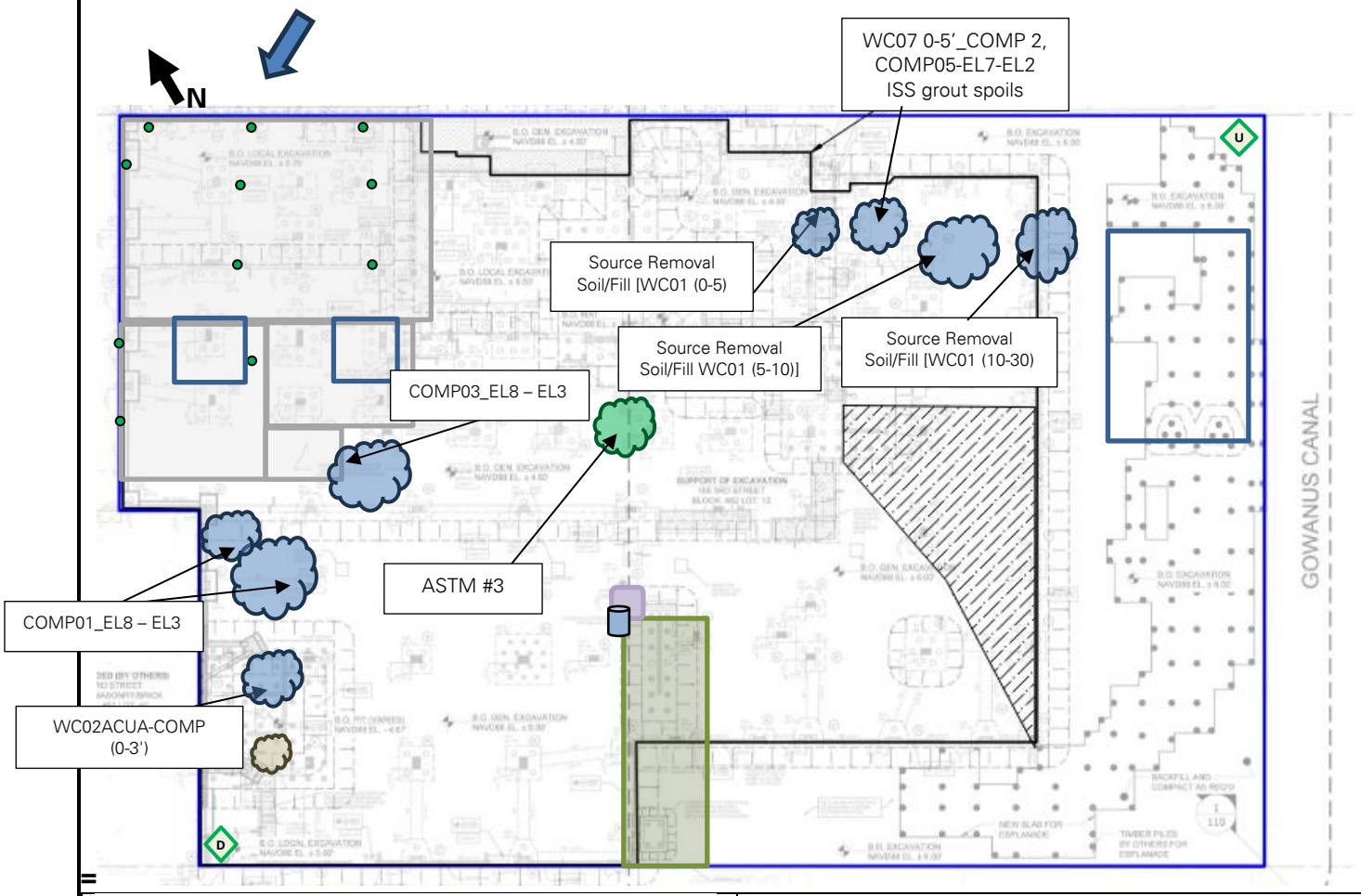


Photo 3: New Leaf extracting soil/fill from Column No. SR-046 in the eastern part of site (facing northeast).



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

FIGURE 1 - SITE MAP:



LEGEND:

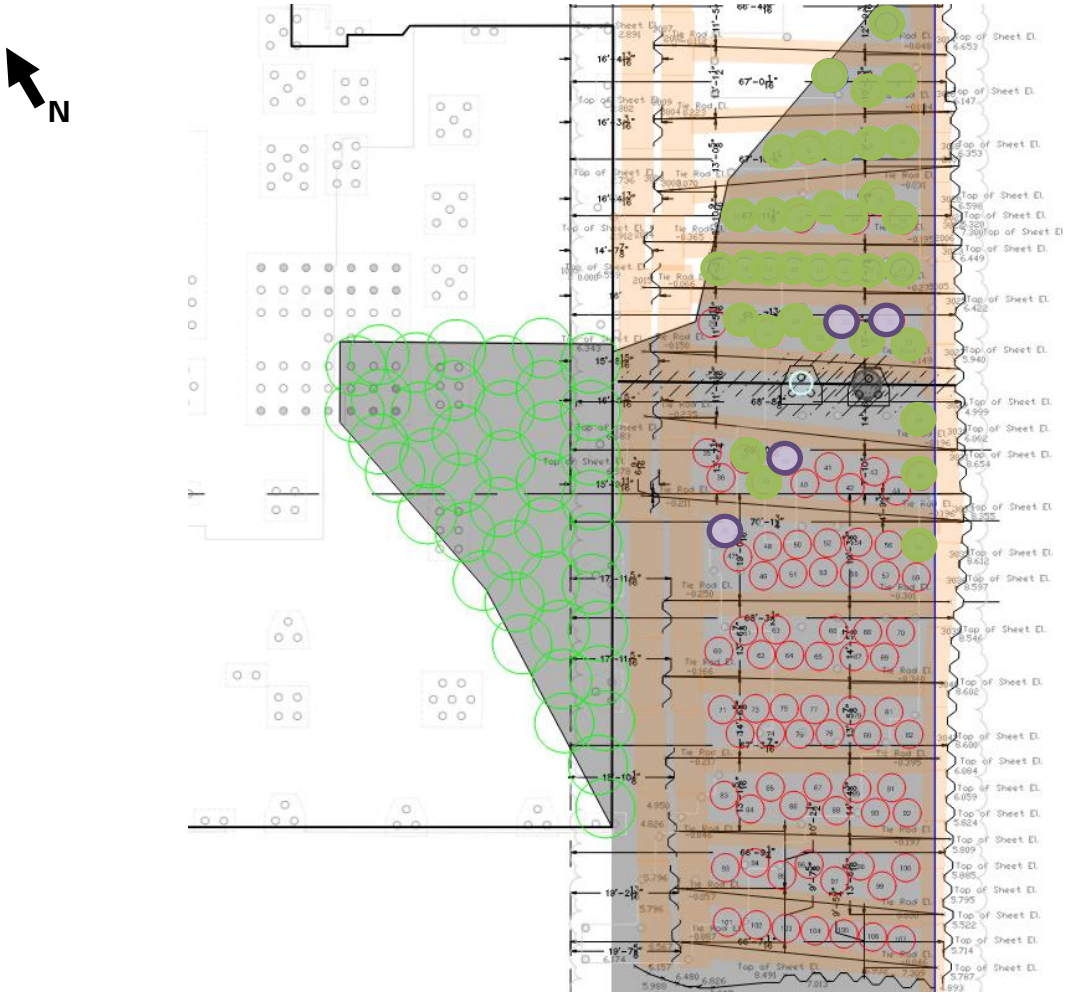
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

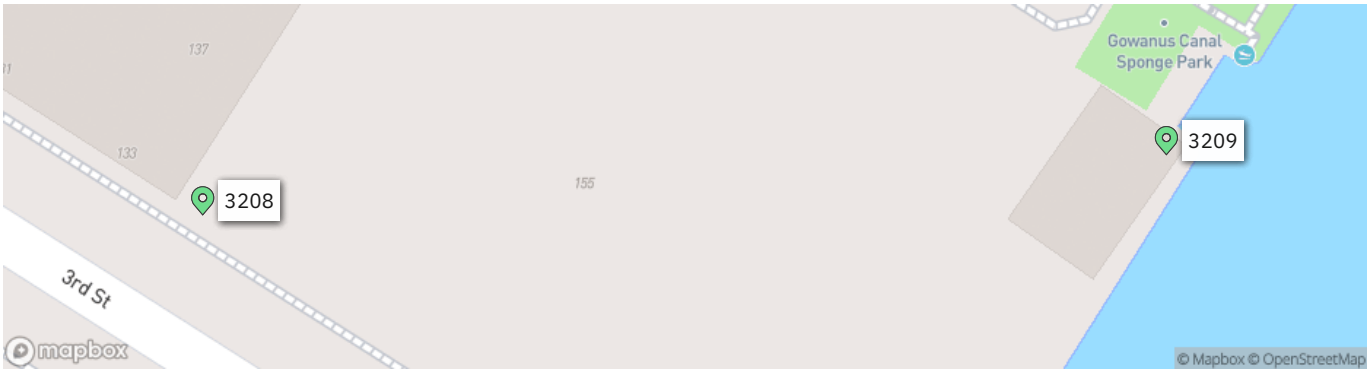
- Approximate location of completed source removal column
- Approximate location of source removal column in progress

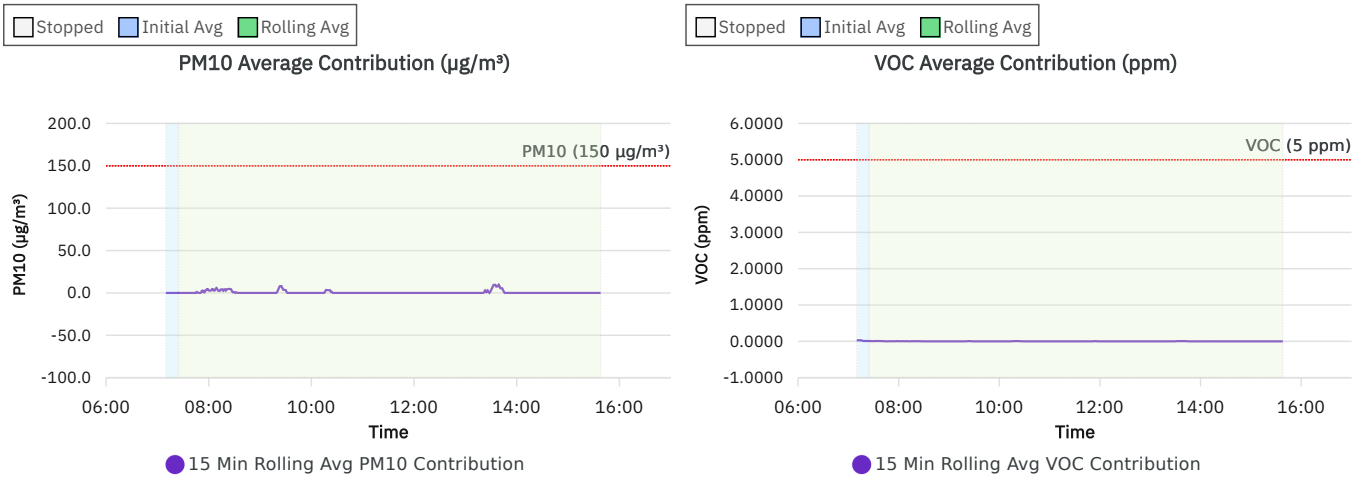
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	02/18/2026 06:00
		To:	02/18/2026 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

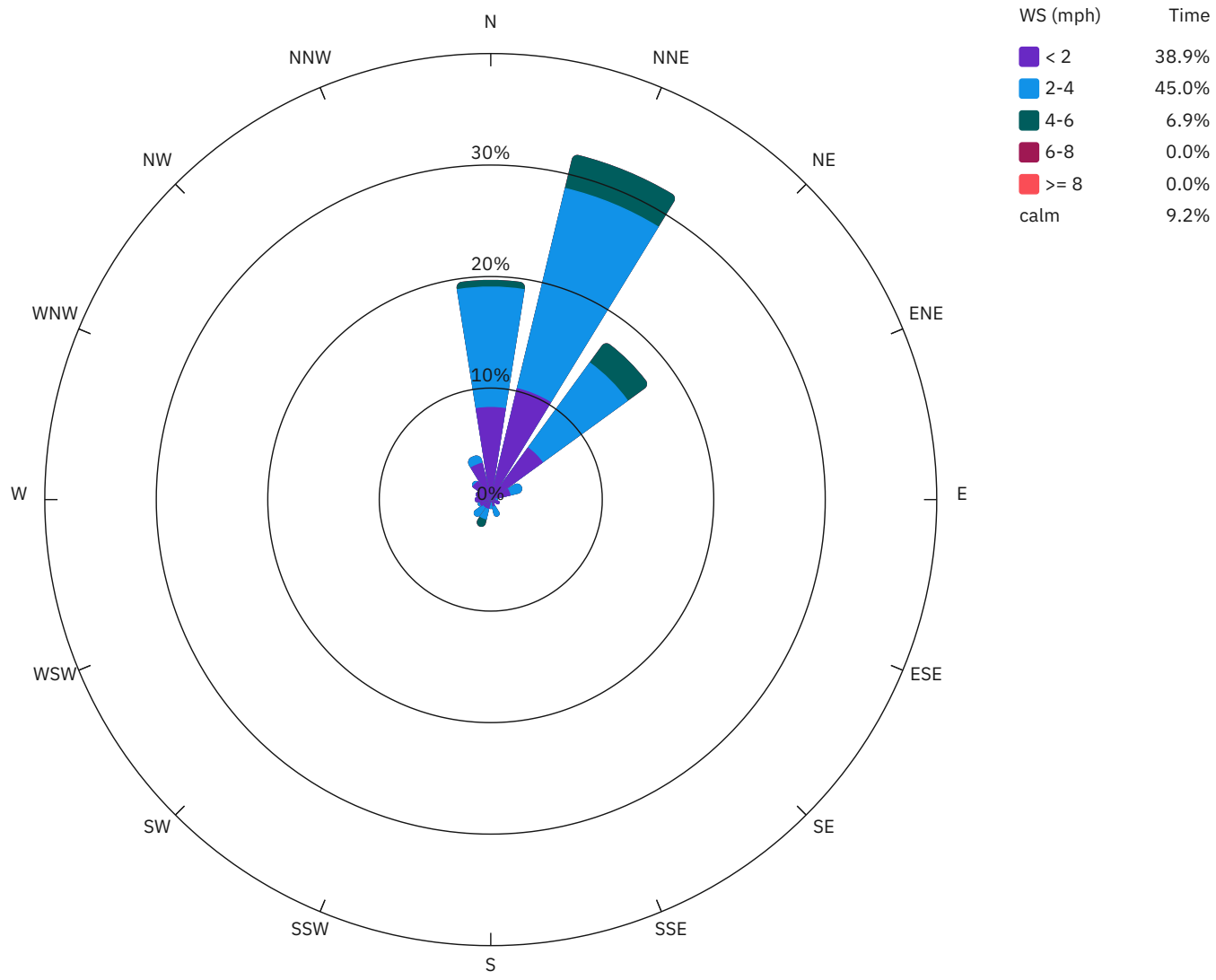
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/18/2026	34.9 - 43.0	77.4 - 91.3	29.8 - 30.1	0.5 - 6.0	NNE

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/18/2026	0.0	07:15	0.0000	08:45
Max Contribution (15 min avg.) - 2/18/2026	4.2	08:15	0.0300	07:15
Daily Avg. Contribution (15 min avg.) - 2/18/2026	0.5	-	0.0015	-

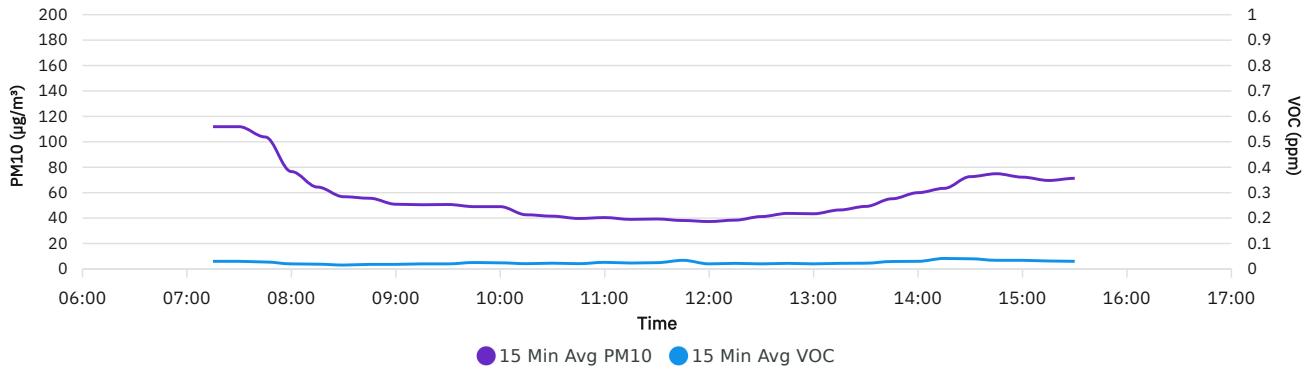




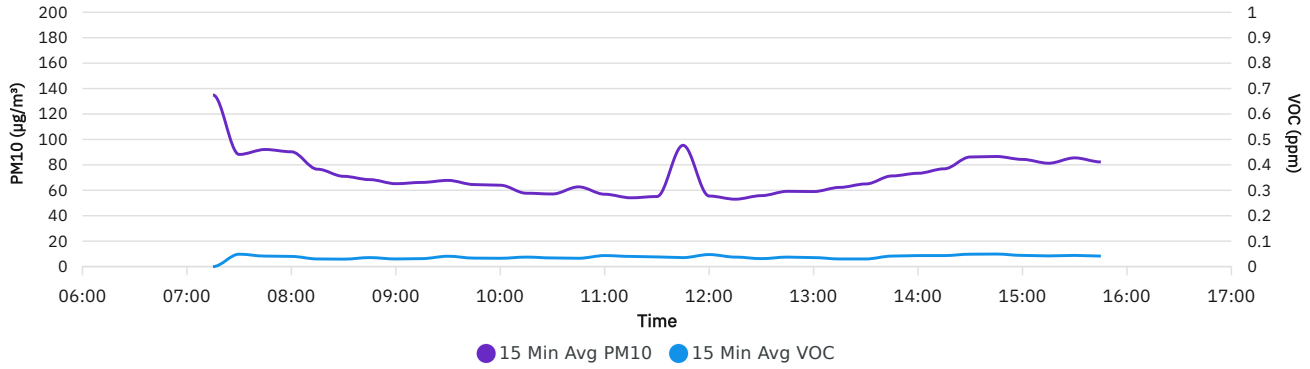
Wind rose (mph)



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
2/18/2026 07:15	134.7	111.9	0.0	0.0000	0.0300	0.0300	2.8	N
2/18/2026 07:30	106.3	93.8	0.0	0.0367	0.0420	0.0053	0.9	WNW
2/18/2026 07:45	98.6	97.3	0.0	0.0340	0.0347	0.0007	0.9	N
2/18/2026 08:00	82.0	84.8	2.8	0.0280	0.0320	0.0040	1.7	SSW
2/18/2026 08:15	68.4	72.6	4.2	0.0227	0.0260	0.0033	0.9	NW
2/18/2026 08:30	63.5	64.3	0.8	0.0220	0.0227	0.0007	1.4	N
2/18/2026 08:45	66.2	57.8	0.0	0.0340	0.0193	0.0000	1.0	NNE
2/18/2026 09:00	63.3	52.9	0.0	0.0280	0.0200	0.0000	1.8	NNE
2/18/2026 09:15	61.0	55.7	0.0	0.0280	0.0233	0.0000	0.5	N
2/18/2026 09:30	57.6	61.0	3.4	0.0307	0.0300	0.0000	0.9	SSW
2/18/2026 09:45	61.5	52.0	0.0	0.0307	0.0280	0.0000	1.3	NNE
2/18/2026 10:00	62.0	50.9	0.0	0.0307	0.0260	0.0000	2.1	NNE
2/18/2026 10:15	50.4	49.9	0.0	0.0280	0.0300	0.0020	1.6	N
2/18/2026 10:30	51.9	46.8	0.0	0.0293	0.0273	0.0000	1.6	NNE
2/18/2026 10:45	61.2	41.2	0.0	0.0320	0.0213	0.0000	2.0	NE
2/18/2026 11:00	56.9	40.4	0.0	0.0433	0.0260	0.0000	2.2	NNE
2/18/2026 11:15	52.0	41.1	0.0	0.0380	0.0253	0.0000	2.3	NNE
2/18/2026 11:30	50.0	44.4	0.0	0.0340	0.0287	0.0000	1.9	N
2/18/2026 11:45	89.3	44.2	0.0	0.0340	0.0353	0.0013	3.4	N
2/18/2026 12:00	49.9	42.9	0.0	0.0373	0.0300	0.0000	2.0	N
2/18/2026 12:15	51.0	40.4	0.0	0.0360	0.0233	0.0000	2.4	NNE
2/18/2026 12:30	54.0	43.0	0.0	0.0300	0.0213	0.0000	2.0	NNE
2/18/2026 12:45	58.2	44.7	0.0	0.0367	0.0227	0.0000	2.1	NE
2/18/2026 13:00	58.0	44.5	0.0	0.0347	0.0207	0.0000	1.8	NE
2/18/2026 13:15	57.0	51.8	0.0	0.0267	0.0253	0.0000	1.5	NNE
2/18/2026 13:30	55.5	58.7	3.2	0.0253	0.0273	0.0020	1.2	N
2/18/2026 13:45	62.5	63.9	1.4	0.0347	0.0360	0.0013	1.1	N
2/18/2026 14:00	73.4	60.0	0.0	0.0433	0.0300	0.0000	2.1	NNE
2/18/2026 14:15	76.1	64.2	0.0	0.0427	0.0420	0.0000	1.7	NNE
2/18/2026 14:30	86.2	72.6	0.0	0.0487	0.0400	0.0000	2.4	NNE
2/18/2026 14:45	85.7	75.8	0.0	0.0480	0.0353	0.0000	3.3	NE

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
2/18/2026 15:00	83.4	73.1	0.0	0.0433	0.0347	0.0000	1.9	NE
2/18/2026 15:15	81.3	69.6	0.0	0.0420	0.0313	0.0000	3.4	NNE
2/18/2026 15:30	85.5	71.3	0.0	0.0440	0.0300	0.0000	3.8	NE

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
02/18/2026 07:15	111.9	0.0300	135.0	0.0000	N	2.8
02/18/2026 07:30	111.9	0.0300	88.2	0.0487	WNW	0.9
02/18/2026 07:45	103.8	0.0273	92.1	0.0413	N	0.9
02/18/2026 08:00	76.6	0.0200	90.3	0.0400	SSW	1.7
02/18/2026 08:15	64.4	0.0187	76.6	0.0300	NW	0.9
02/18/2026 08:30	56.8	0.0153	71.0	0.0293	N	1.4
02/18/2026 08:45	55.6	0.0180	68.4	0.0353	NNE	1.0
02/18/2026 09:00	50.9	0.0180	65.2	0.0300	NNE	1.8
02/18/2026 09:15	50.5	0.0200	66.2	0.0313	N	0.5
02/18/2026 09:30	50.7	0.0200	67.8	0.0407	SSW	0.9
02/18/2026 09:45	49.0	0.0253	64.5	0.0333	NNE	1.3
02/18/2026 10:00	49.0	0.0240	64.0	0.0327	NNE	2.1
02/18/2026 10:15	42.6	0.0207	57.7	0.0373	N	1.6
02/18/2026 10:30	41.5	0.0227	57.1	0.0340	NNE	1.6
02/18/2026 10:45	39.7	0.0207	62.7	0.0327	NE	2.0
02/18/2026 11:00	40.4	0.0260	56.9	0.0433	NNE	2.2
02/18/2026 11:15	39.0	0.0233	54.1	0.0400	NNE	2.3
02/18/2026 11:30	39.3	0.0247	55.1	0.0380	N	1.9
02/18/2026 11:45	38.1	0.0340	95.4	0.0353	N	3.4
02/18/2026 12:00	37.3	0.0200	55.5	0.0473	N	2.0
02/18/2026 12:15	38.4	0.0220	53.0	0.0373	NNE	2.4
02/18/2026 12:30	41.2	0.0200	55.8	0.0313	NNE	2.0
02/18/2026 12:45	43.7	0.0220	59.2	0.0373	NE	2.1
02/18/2026 13:00	43.4	0.0200	59.0	0.0353	NE	1.8
02/18/2026 13:15	46.4	0.0220	62.3	0.0300	NNE	1.5
02/18/2026 13:30	49.2	0.0227	65.0	0.0300	N	1.2
02/18/2026 13:45	55.2	0.0293	71.3	0.0413	N	1.1
02/18/2026 14:00	60.0	0.0300	73.4	0.0433	NNE	2.1
02/18/2026 14:15	63.4	0.0413	76.9	0.0433	NNE	1.7
02/18/2026 14:30	72.6	0.0400	86.2	0.0487	NNE	2.4
02/18/2026 14:45	74.9	0.0340	86.6	0.0493	NE	3.3
02/18/2026 15:00	72.2	0.0340	84.3	0.0440	NE	1.9
02/18/2026 15:15	69.6	0.0313	81.3	0.0420	NNE	3.4
02/18/2026 15:30	71.3	0.0300	85.5	0.0440	NE	3.8
02/18/2026 15:45			82.3	0.0413		