SITE OBSERVATION REPORT - RAWP Implementation – Day 155

LANGAN

PROJECT No.:	170390001	**CLIENT:**	Third Street Owner LLC and 155 Third St., LLC	**DATE:**	Friday, February 20, 2026
PROJECT:	141 3rd Street			**WEATHER:**	Rainy, 34 – 41^{0}F Wind: NE @ 0.7 – 8.8 mph
LOCATION:	Brooklyn, New York			**TIME:**	6:45 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: Dylan Morrison
New Leaf: Joe Sullivan
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.:
    - *SR047:* The casings were incrementally advanced from surface grade to 33 feet bgs (corresponding to el 6.74 and el -26.26 respectively). Soil/fill was periodically extracted from el 6.74 to about el -23. Flowable fill was placed from el -23 to el -2.16 (the mean low water level). The column is in progress and will be backfilled and completed on the next work day.
    - *SR059:* The casings were incrementally advanced from surface grade from 15 feet below grade surface (bgs) to about 33 feet bgs (corresponding to el -8.74 and el -26.74 respectively). Soil/fill was periodically extracted from el 6.26 to about el -23. Flowable fill was placed from el -23 to el -2.16 (the mean low water level). The column is 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 1.7 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 5 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

- Langan collected the following documentation endpoint soil sample (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).
    - EP16_EL_5.5
    - FB01_PFAS_02202026
- 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

- Bauer Structures exported three truckloads (60 cubic yards [CY]) of non-hazardous contaminated soil/urban fill to Clean Earth of Carteret (CEC) located in Carteret, NJ.
- Bauer Structures exported three truckloads (60 cubic yards [CY]) of non-hazardous contaminated soil/urban fill to Clean Earth of New Castle (CEC) located in New Castle, DE.
- 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	**21**
		Quantity (tons)	0	**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**	3	**102**
		Quantity (CY)	60	**2,040**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	3	**59**
		Quantity (CY)	60	**1,180**
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: Bauer exporting a truckload from the COMP03_EL8-EL3 (0-5') stockpile (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 north).

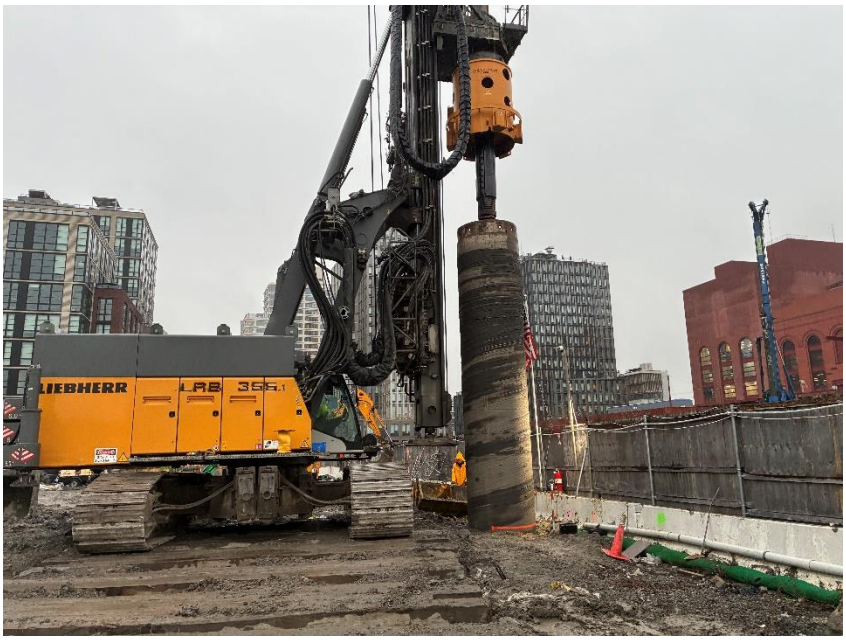
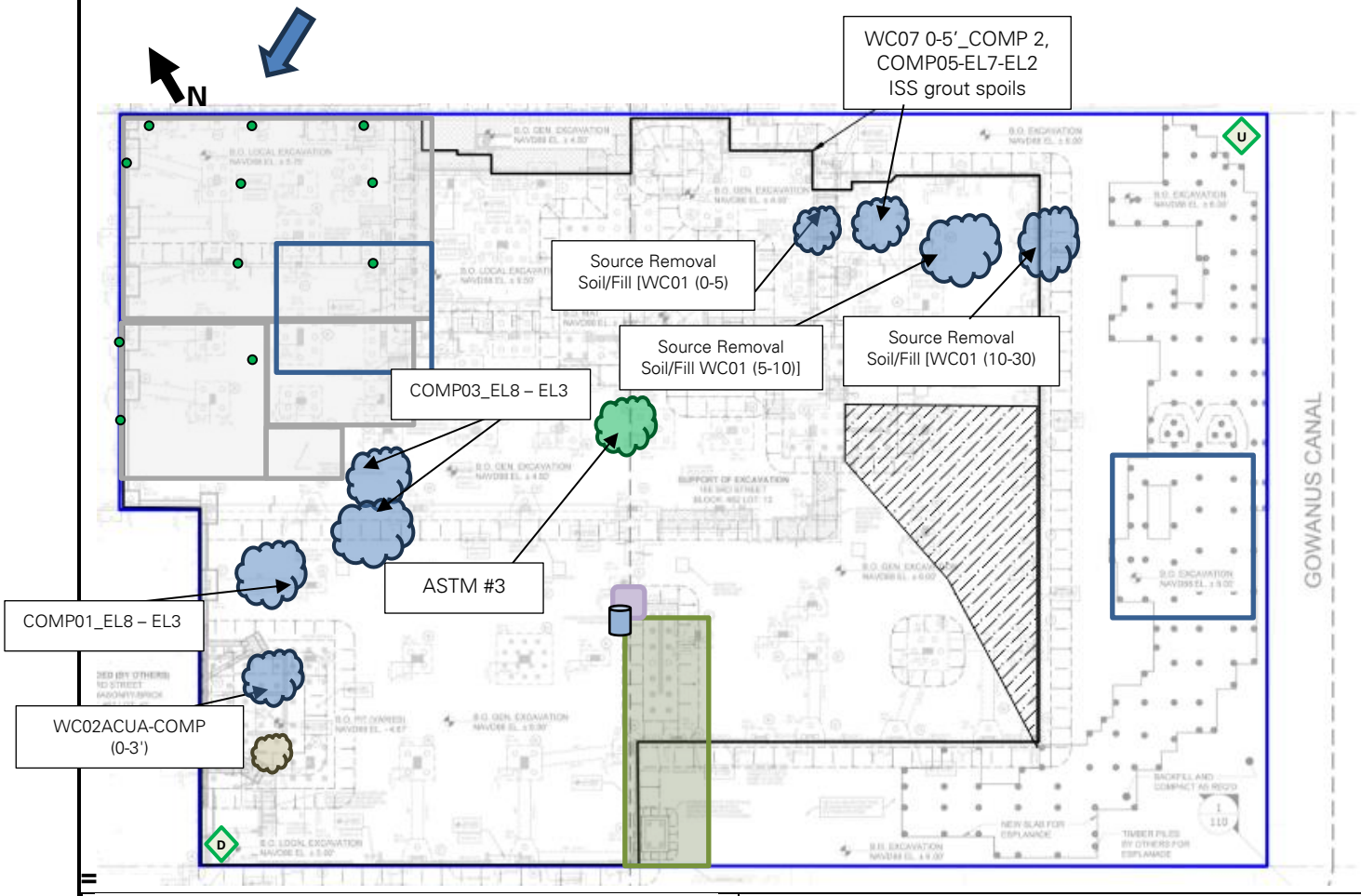


Photo 3: New Leaf advancing casing for Column No. SR-059 in the eastern part of site (facing east).



Photo 4: Bauer performing rebar work building footers in the northwest portion of the site (facing north).

FIGURE 1 - SITE MAP:



LEGEND:

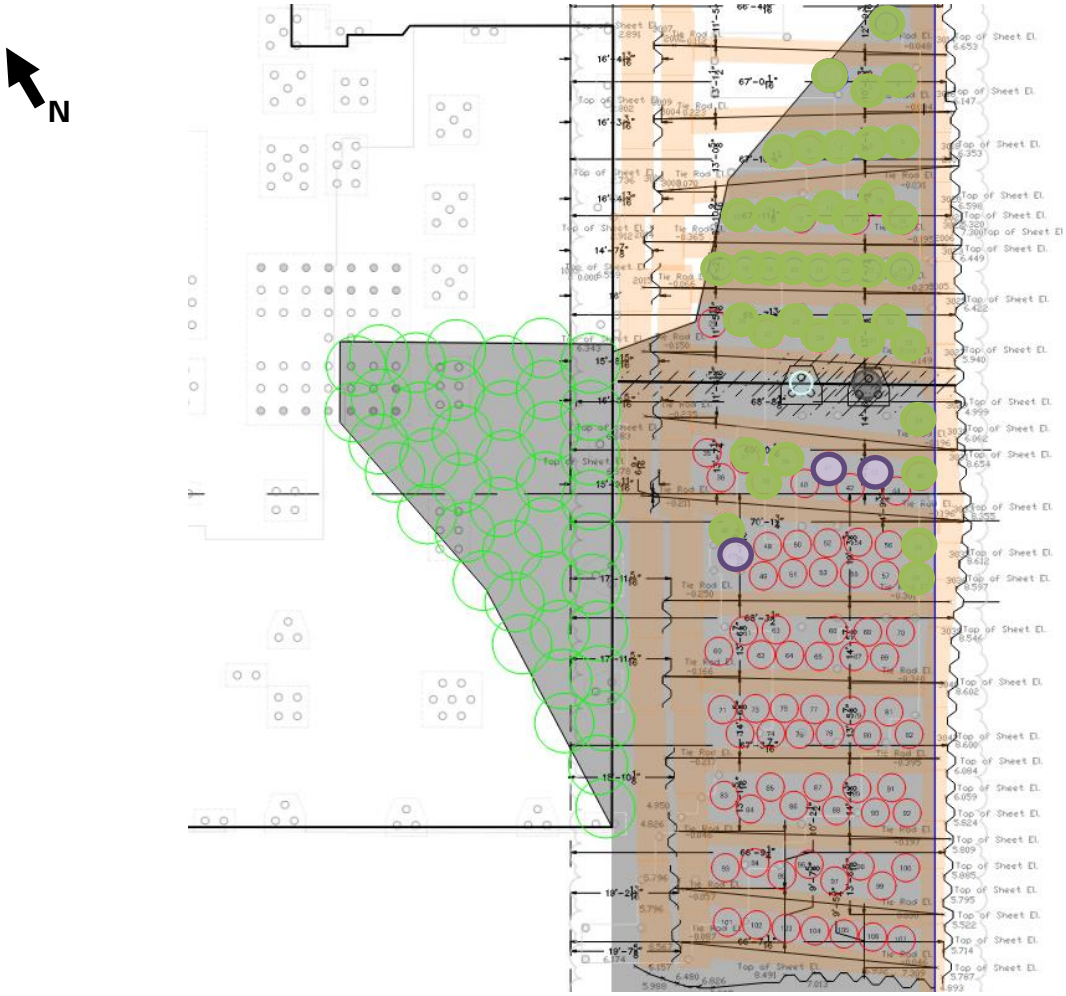
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

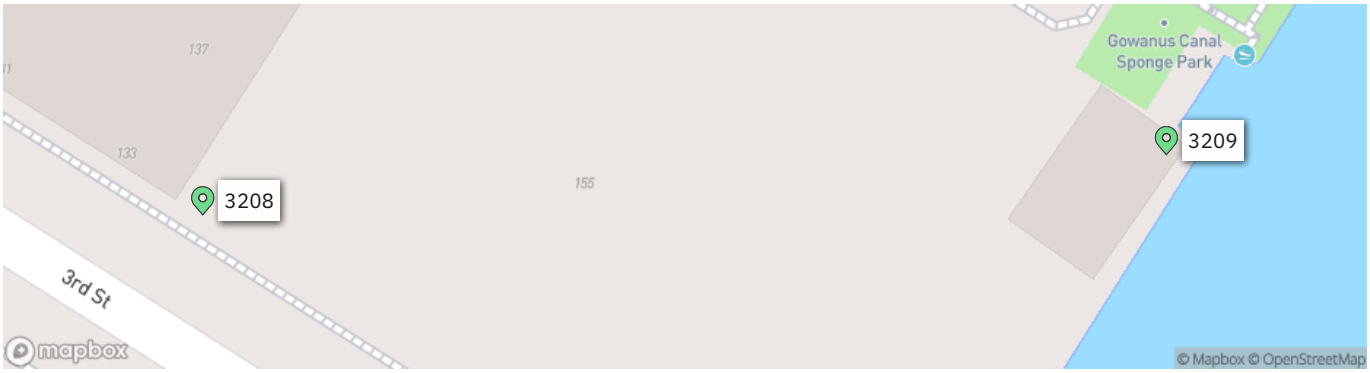
- Approximate location of completed source removal column
- Approximate location of source removal column in progress

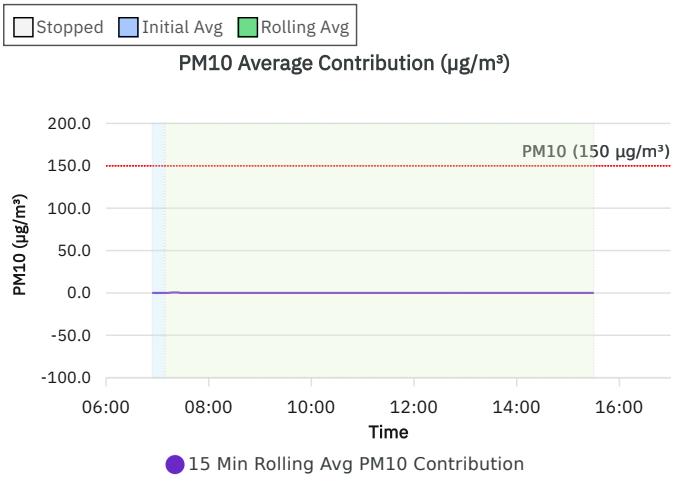
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

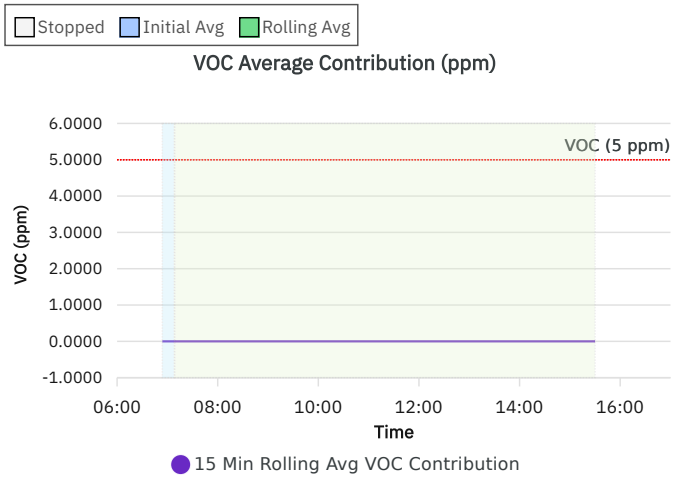
LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	02/20/2026 06:00
		To:	02/20/2026 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
02/20/2026	32.5 - 38.5	84.0 - 89.2	29.7 - 30.0	0.7 - 8.8	NE

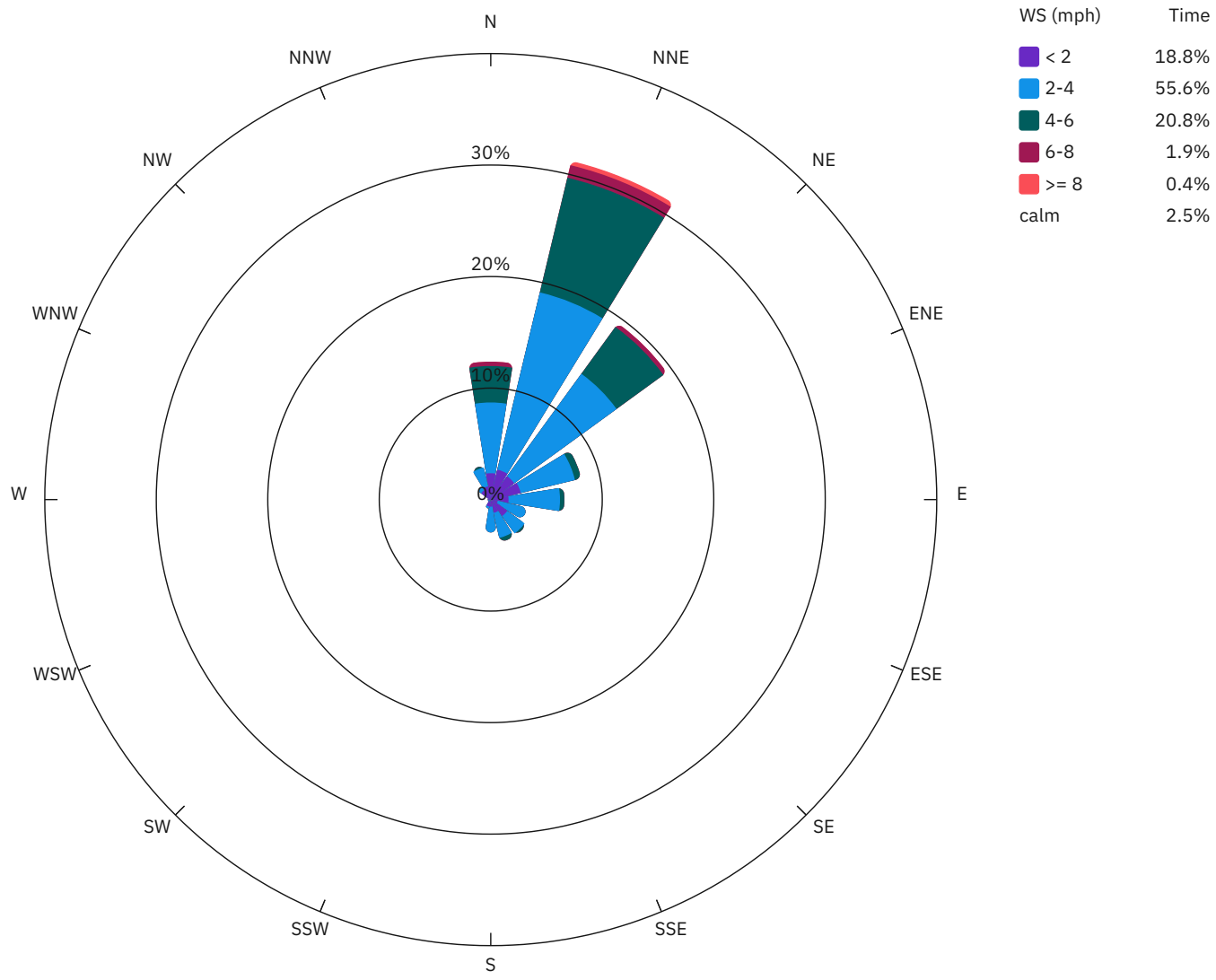
Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 2/20/2026	0.0	07:00	0.0000	07:00
Max Contribution (15 min avg.) - 2/20/2026	0.3	07:15	0.0000	07:00
Daily Avg. Contribution (15 min avg.) - 2/20/2026	0.0	-	0.0000	-



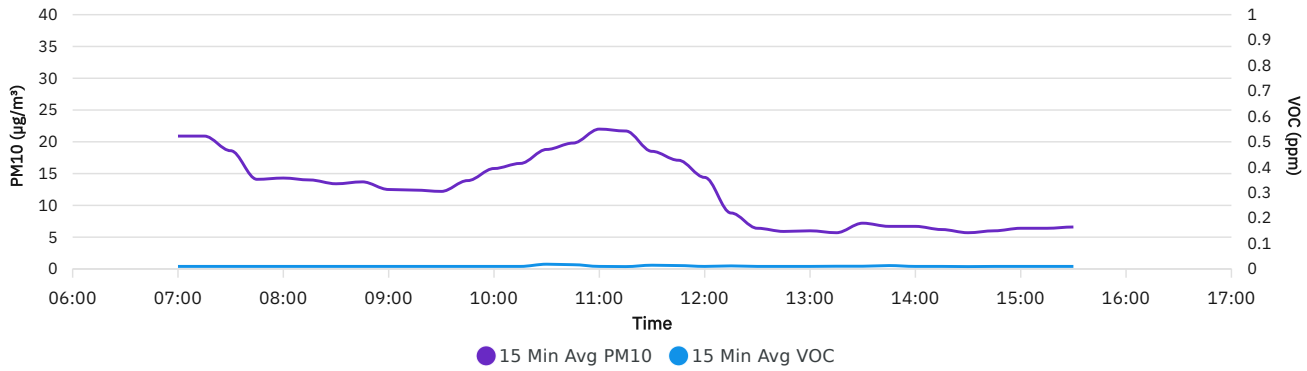




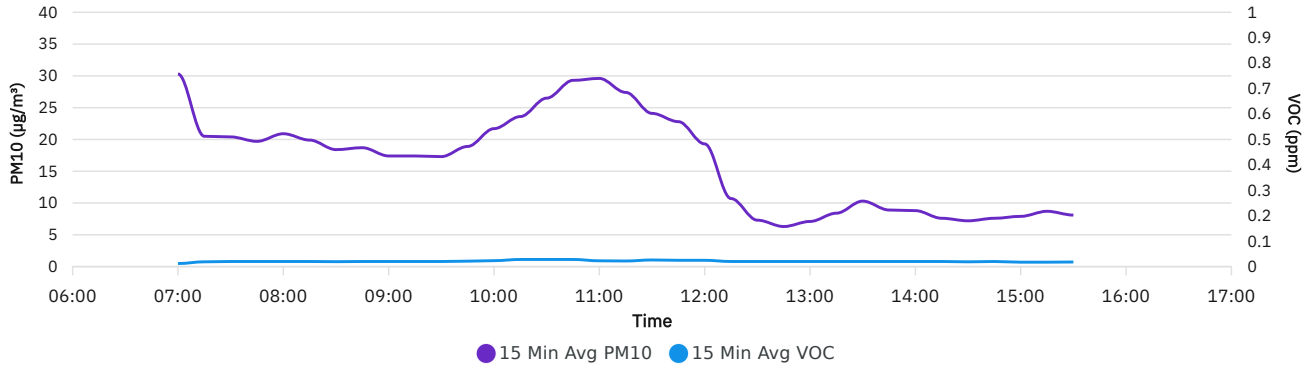
Wind rose (mph)



3208



3209


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
2/20/2026 07:00	27.7	22.6	0.0	0.0129	0.0100	0.0000	2.1	NNE
2/20/2026 07:15	20.5	20.9	0.3	0.0180	0.0107	0.0000	3.9	NNE
2/20/2026 07:30	20.4	18.6	0.0	0.0200	0.0100	0.0000	3.5	NNE
2/20/2026 07:45	18.6	15.2	0.0	0.0180	0.0120	0.0000	1.3	NE
2/20/2026 08:00	20.0	15.2	0.0	0.0187	0.0113	0.0000	1.6	NE
2/20/2026 08:15	19.5	14.4	0.0	0.0193	0.0107	0.0000	2.9	NNE
2/20/2026 08:30	18.4	13.4	0.0	0.0193	0.0100	0.0000	3.2	NNE
2/20/2026 08:45	18.4	14.0	0.0	0.0193	0.0107	0.0000	2.8	NNE
2/20/2026 09:00	16.7	13.2	0.0	0.0187	0.0113	0.0000	3.1	NNE
2/20/2026 09:15	17.4	12.4	0.0	0.0200	0.0100	0.0000	4.0	NE
2/20/2026 09:30	17.0	12.6	0.0	0.0193	0.0107	0.0000	3.5	NNE
2/20/2026 09:45	18.9	13.9	0.0	0.0213	0.0100	0.0000	3.0	NE
2/20/2026 10:00	20.9	16.6	0.0	0.0220	0.0113	0.0000	3.2	NNE
2/20/2026 10:15	22.7	17.6	0.0	0.0253	0.0127	0.0000	3.0	NNE
2/20/2026 10:30	26.5	18.8	0.0	0.0280	0.0187	0.0000	3.1	NE
2/20/2026 10:45	29.3	19.8	0.0	0.0280	0.0167	0.0000	4.5	NNE
2/20/2026 11:00	29.2	22.4	0.0	0.0220	0.0107	0.0000	4.7	NNE
2/20/2026 11:15	25.7	23.5	0.0	0.0180	0.0133	0.0000	4.5	NNE
2/20/2026 11:30	23.8	18.8	0.0	0.0253	0.0153	0.0000	1.8	NE
2/20/2026 11:45	22.0	17.9	0.0	0.0233	0.0147	0.0000	2.4	NE
2/20/2026 12:00	19.3	14.4	0.0	0.0247	0.0100	0.0000	2.3	NE
2/20/2026 12:15	10.5	8.9	0.0	0.0193	0.0127	0.0000	1.9	NE
2/20/2026 12:30	7.1	6.6	0.0	0.0180	0.0120	0.0000	1.7	ENE
2/20/2026 12:45	6.2	6.0	0.0	0.0173	0.0127	0.0000	0.8	NE
2/20/2026 13:00	7.1	6.0	0.0	0.0200	0.0100	0.0000	1.2	ENE
2/20/2026 13:15	8.4	5.7	0.0	0.0200	0.0107	0.0000	2.1	E
2/20/2026 13:30	9.7	7.8	0.0	0.0180	0.0127	0.0000	1.5	E
2/20/2026 13:45	8.9	6.7	0.0	0.0200	0.0133	0.0000	1.8	E
2/20/2026 14:00	8.5	7.0	0.0	0.0187	0.0113	0.0000	1.4	ENE
2/20/2026 14:15	7.3	6.4	0.0	0.0180	0.0120	0.0000	1.6	ENE
2/20/2026 14:30	6.9	6.0	0.0	0.0173	0.0107	0.0000	1.7	E

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
2/20/2026 14:45	7.5	6.1	0.0	0.0193	0.0107	0.0000	1.7	NE
2/20/2026 15:00	7.6	6.7	0.0	0.0173	0.0100	0.0000	2.4	NNE
2/20/2026 15:15	8.2	7.0	0.0	0.0153	0.0120	0.0000	0.9	NE
2/20/2026 15:30	7.3	7.4	0.1	0.0140	0.0140	0.0000	1.5	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
02/20/2026 07:00	20.9	0.0100	30.3	0.0120	NNE	2.1
02/20/2026 07:15	20.9	0.0100	20.5	0.0187	NNE	3.9
02/20/2026 07:30	18.6	0.0100	20.4	0.0200	NNE	3.5
02/20/2026 07:45	14.1	0.0100	19.7	0.0200	NE	1.3
02/20/2026 08:00	14.3	0.0100	20.9	0.0200	NE	1.6
02/20/2026 08:15	14.0	0.0100	19.9	0.0200	NNE	2.9
02/20/2026 08:30	13.4	0.0100	18.4	0.0193	NNE	3.2
02/20/2026 08:45	13.7	0.0100	18.7	0.0200	NNE	2.8
02/20/2026 09:00	12.5	0.0100	17.4	0.0200	NNE	3.1
02/20/2026 09:15	12.4	0.0100	17.4	0.0200	NE	4.0
02/20/2026 09:30	12.2	0.0100	17.3	0.0200	NNE	3.5
02/20/2026 09:45	13.9	0.0100	18.9	0.0213	NE	3.0
02/20/2026 10:00	15.8	0.0100	21.7	0.0233	NNE	3.2
02/20/2026 10:15	16.6	0.0100	23.6	0.0280	NNE	3.0
02/20/2026 10:30	18.8	0.0187	26.5	0.0280	NE	3.1
02/20/2026 10:45	19.8	0.0167	29.3	0.0280	NNE	4.5
02/20/2026 11:00	22.0	0.0100	29.6	0.0227	NNE	4.7
02/20/2026 11:15	21.7	0.0093	27.4	0.0220	NNE	4.5
02/20/2026 11:30	18.5	0.0147	24.1	0.0260	NE	1.8
02/20/2026 11:45	17.1	0.0133	22.8	0.0247	NE	2.4
02/20/2026 12:00	14.4	0.0100	19.3	0.0247	NE	2.3
02/20/2026 12:15	8.8	0.0120	10.7	0.0200	NE	1.9
02/20/2026 12:30	6.4	0.0100	7.3	0.0200	ENE	1.7
02/20/2026 12:45	5.9	0.0100	6.3	0.0200	NE	0.8
02/20/2026 13:00	6.0	0.0100	7.1	0.0200	ENE	1.2
02/20/2026 13:15	5.7	0.0107	8.4	0.0200	E	2.1
02/20/2026 13:30	7.2	0.0107	10.3	0.0200	E	1.5
02/20/2026 13:45	6.7	0.0133	8.9	0.0200	E	1.8
02/20/2026 14:00	6.7	0.0100	8.8	0.0200	ENE	1.4
02/20/2026 14:15	6.2	0.0100	7.6	0.0200	ENE	1.6
02/20/2026 14:30	5.7	0.0093	7.2	0.0187	E	1.7
02/20/2026 14:45	6.0	0.0100	7.6	0.0200	NE	1.7
02/20/2026 15:00	6.4	0.0100	7.9	0.0173	NNE	2.4
02/20/2026 15:15	6.4	0.0100	8.7	0.0173	NE	0.9
02/20/2026 15:30	6.6	0.0100	8.1	0.0180	N	1.5