SITE OBSERVATION REPORT - RAWP Implementation – Day 162

LANGAN

PROJECT No.:	170390001	**CLIENT:**		**DATE:**	Wednesday, March 04, 2026
PROJECT:	141 3rd Street		Third Street Owner LLC and 155 Third St., LLC	**WEATHER:**	Clear, 35 – 50^{0}F Wind: SSW @ 0.5 – 5.0 mph
LOCATION:	Brooklyn, New York			**TIME:**	7:00 a.m. – 4:00 p.m.
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, Abigail Spiers
New Leaf: Jose Gomez
Monadnock Construction, Inc. (Monadnock): Gavin Gawley
Bauer Structures: Brendan Dooley
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.:
    - *SR035:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (about elevation[1] [el] 6.57).
    - *SR048:* The casings were incrementally advanced from surface grade to 33 below grade surface (bgs) (corresponding to el 6.55 and el -26.45 respectively). Soil/fill was periodically extracted from el 6.85 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 workday.
    - *SR062:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (about el 6.85) before removing the 60-inch-diameter steel casings.
    - *SR072:* The column is in progress and will be backfilled and completed on the next workday.
    - *SR084:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (about el 6.85) before removing the 60-inch-diameter steel casings.
    - *SR094:* The casings were incrementally advanced from surface grade to 33 below grade surface (bgs) (corresponding to el 6.38 and el -26.62 respectively). Soil/fill was periodically extracted from el 6.85 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 workday.
    - 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] Elevations herein are referenced to the North American Vertical Datum of 1988 (NAVD88).

96.0 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 seven approximately 5-foot-long by 3-foot-wide test pits to about 2 feet bgs in the western and northern parts of site to collect endpoint samples.
  - Excavated material consisted of soil/fill. Langan screened the excavated material for odors, staining, and organic vapors using a PID. No evidence of impacts was observed.
  - The ground surface was surveyed prior to test pit excavation and a post-excavation survey was completed to confirm a two-foot cut. Excavated material was temporarily stockpiled adjacent to the excavation area on poly sheeting during sample collection. Prior to backfilling the test pits, poly sheeting was laid at the base of each test pit to serve as a demarcation layer.

- 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), semi volatile 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).
  - SW05_EL_6.3
  - SW06_EL_5.7
  - SW07_EL_4.2
  - EP26_EL_5.9
  - EP29_EL_4.2
  - EP30_EL_3.8
  - EP32_EL_3.9
  - FB01 _03042026
- 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

- No material was exported from the site.

- New Leaf imported two truckloads (41.79 tons) of ASTM #3 Virgin Stone (1.5-Inch) from Tilcon – Haverstraw located in Haverstraw, NY.
- Bauer Structures imported one truckload (23.43 tons) of ASTM #57 Virgin Stone (0.75-Inch) from Tilcon – Mount Hope located in Mount Hope, 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**	2	**27**
		Quantity (tons)	41.79	**613.33**
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**	1	**2**
		Quantity (tons)	23.43	**47.47**

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	**131**
		Quantity (CY)	0	**2,620**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	0	**72**
		Quantity (CY)	0	**1,420**
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.
- Bauer will excavate test pits for endpoint sampling.

SITE PHOTOGRAPHS:



Photo 1: New Leaf backfilling Column No. SR-048 (facing south).



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

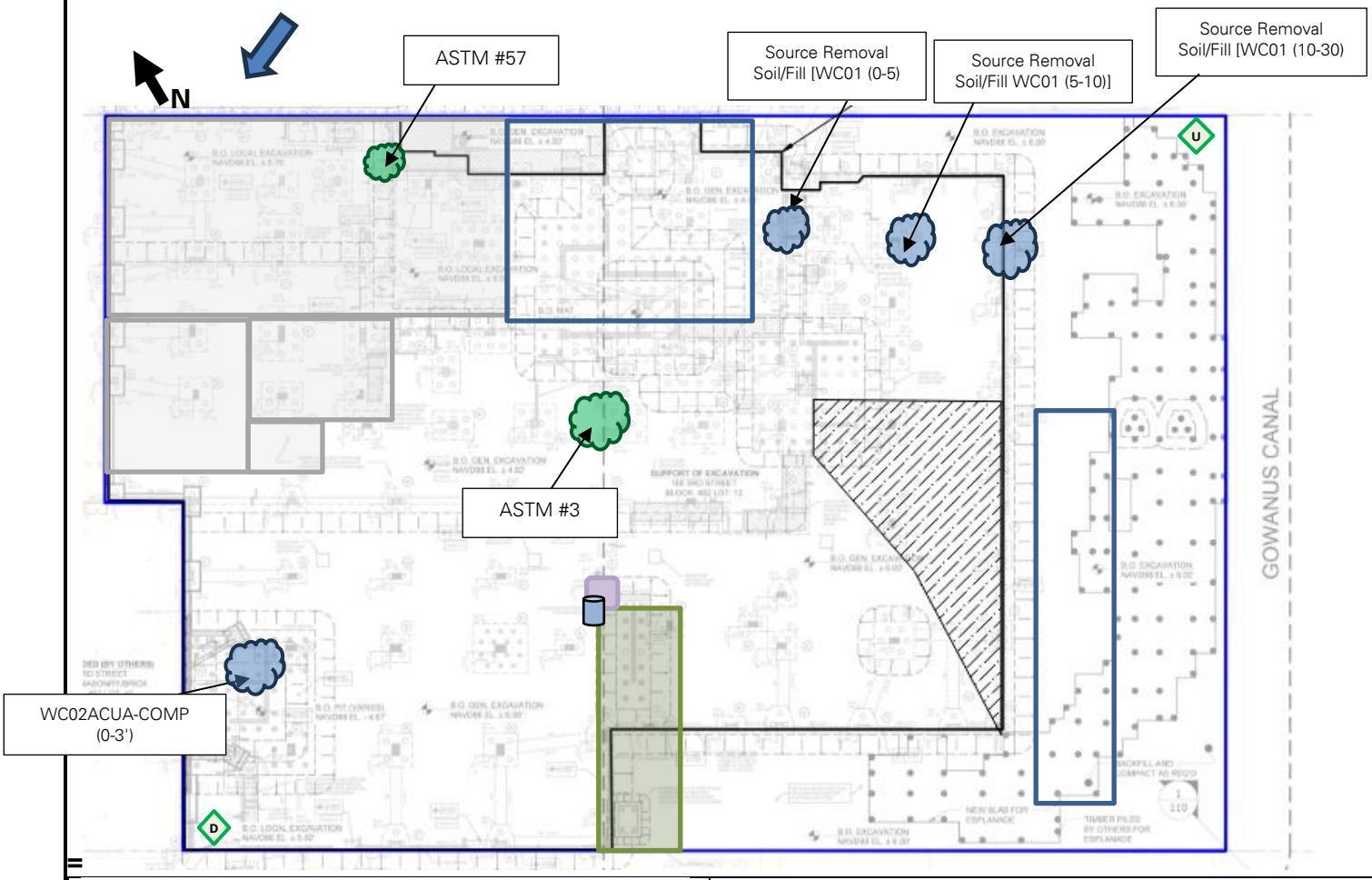


Photo 3: Bauer Structures excavating test pits for endpoint sample collection (facing east).



Photo 4: New Leaf advancing casing for Column No. SR-094 (facing south).

FIGURE 1 - SITE MAP:



LEGEND:

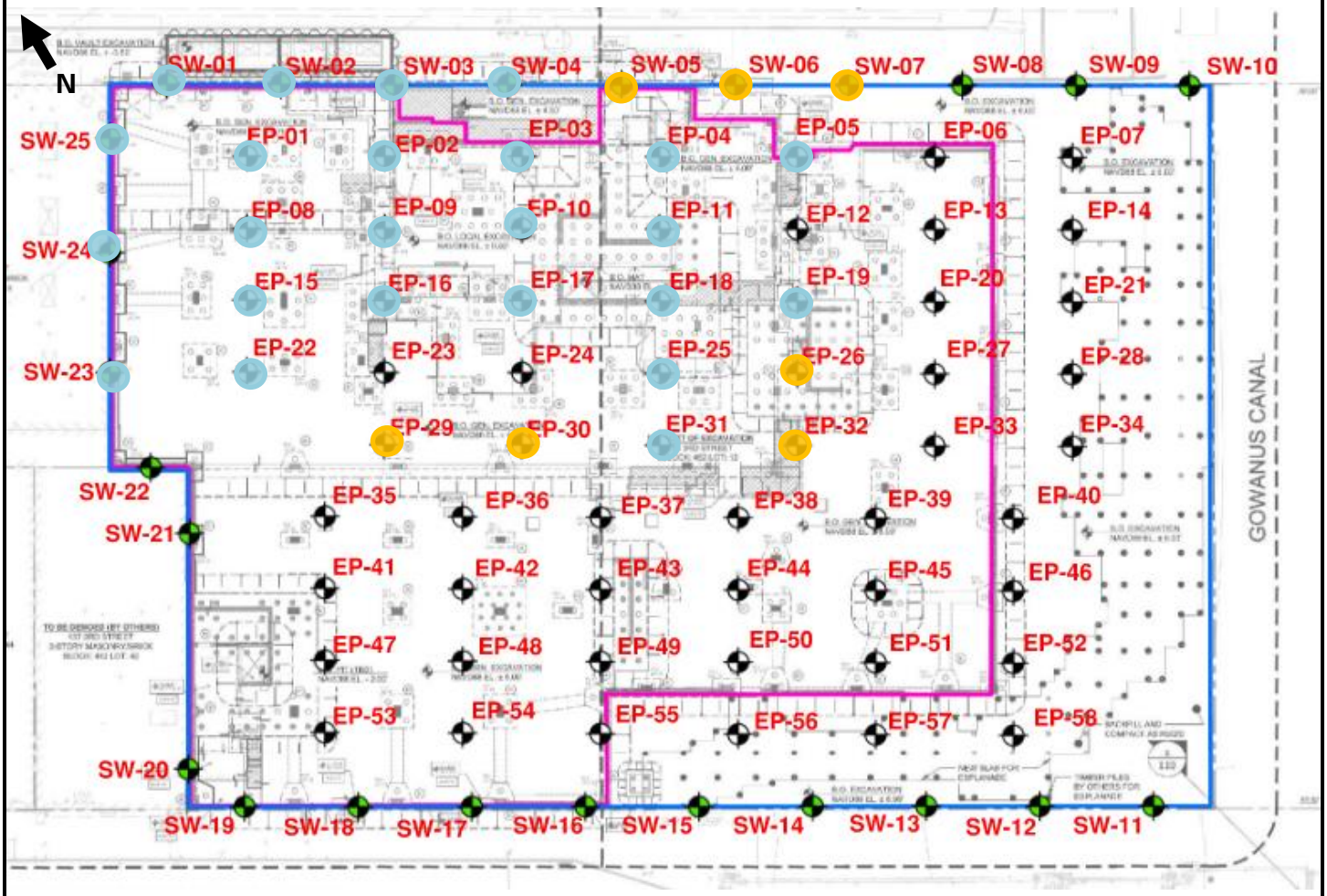
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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 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 – ENDPOINT SAMPLE TRACKCING MAP:



Legend

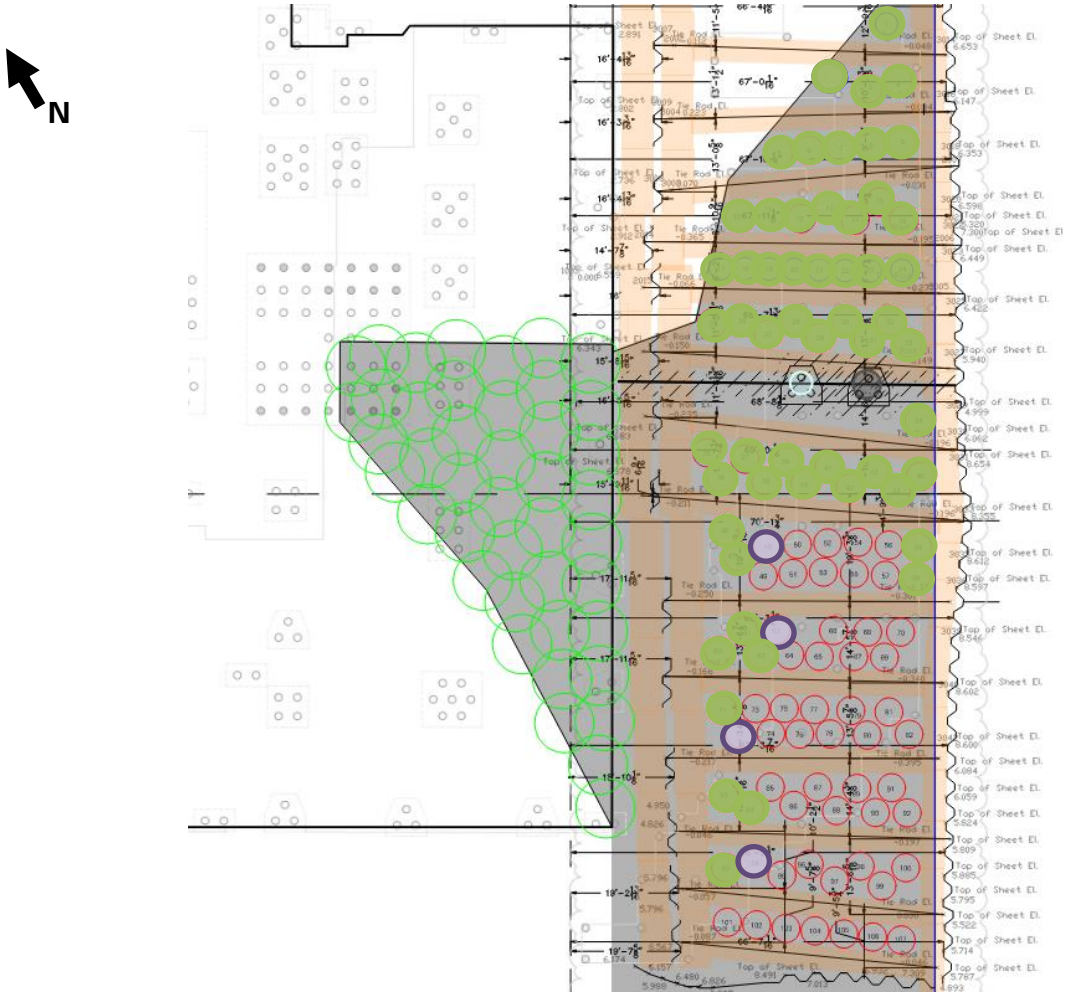
- Proposed Endpoint Sample Location
- Proposed Sidewall Sample Location
- Approximate Site Boundary
- Proposed Building Footprint

COMPLETED WORK KEY

- Approximate location of collected endpoint sample, results pending
- Approximate location of collected endpoint sample, results received

Base map includes Figure 12 – Documentation Endpoint Sample Location Plan from the NYSDEC-approved RAWP, prepared by Langan Engineering, dated 12/12/2023

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

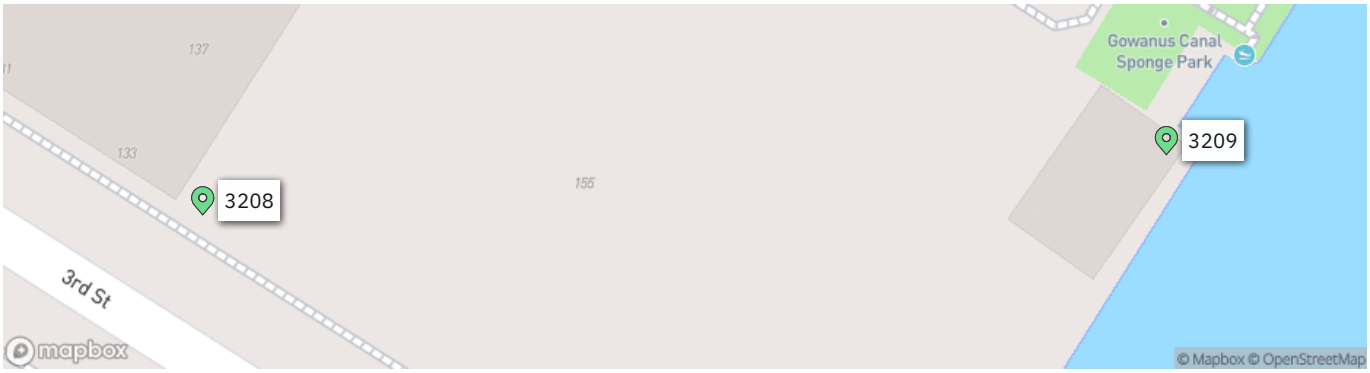
- Approximate location of completed source removal column
- Approximate location of source removal column in progress

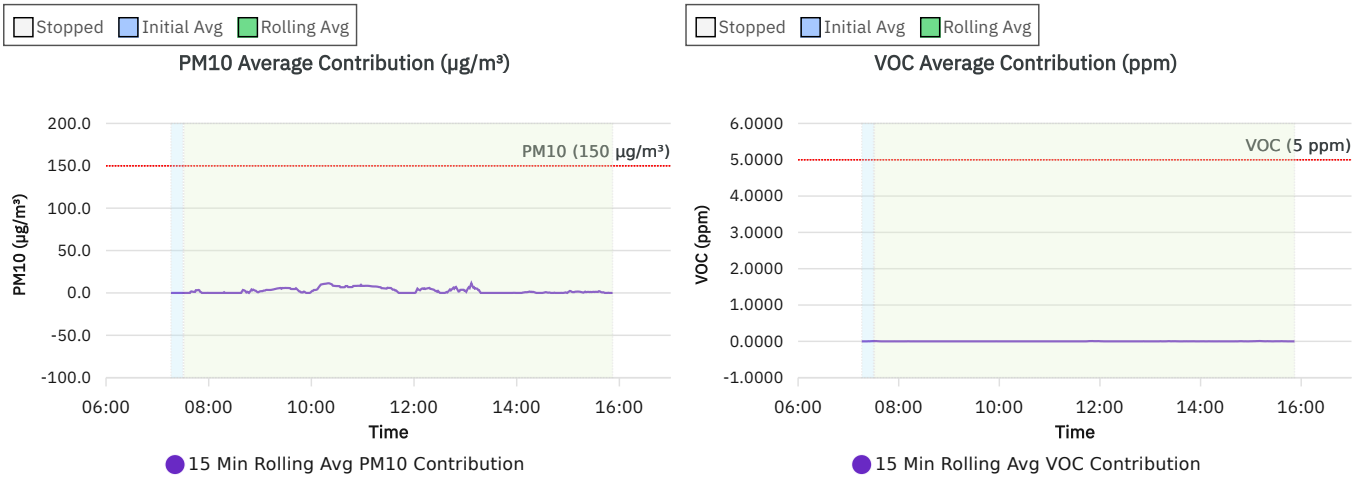
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	03/04/2026 06:00
		To:	03/04/2026 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

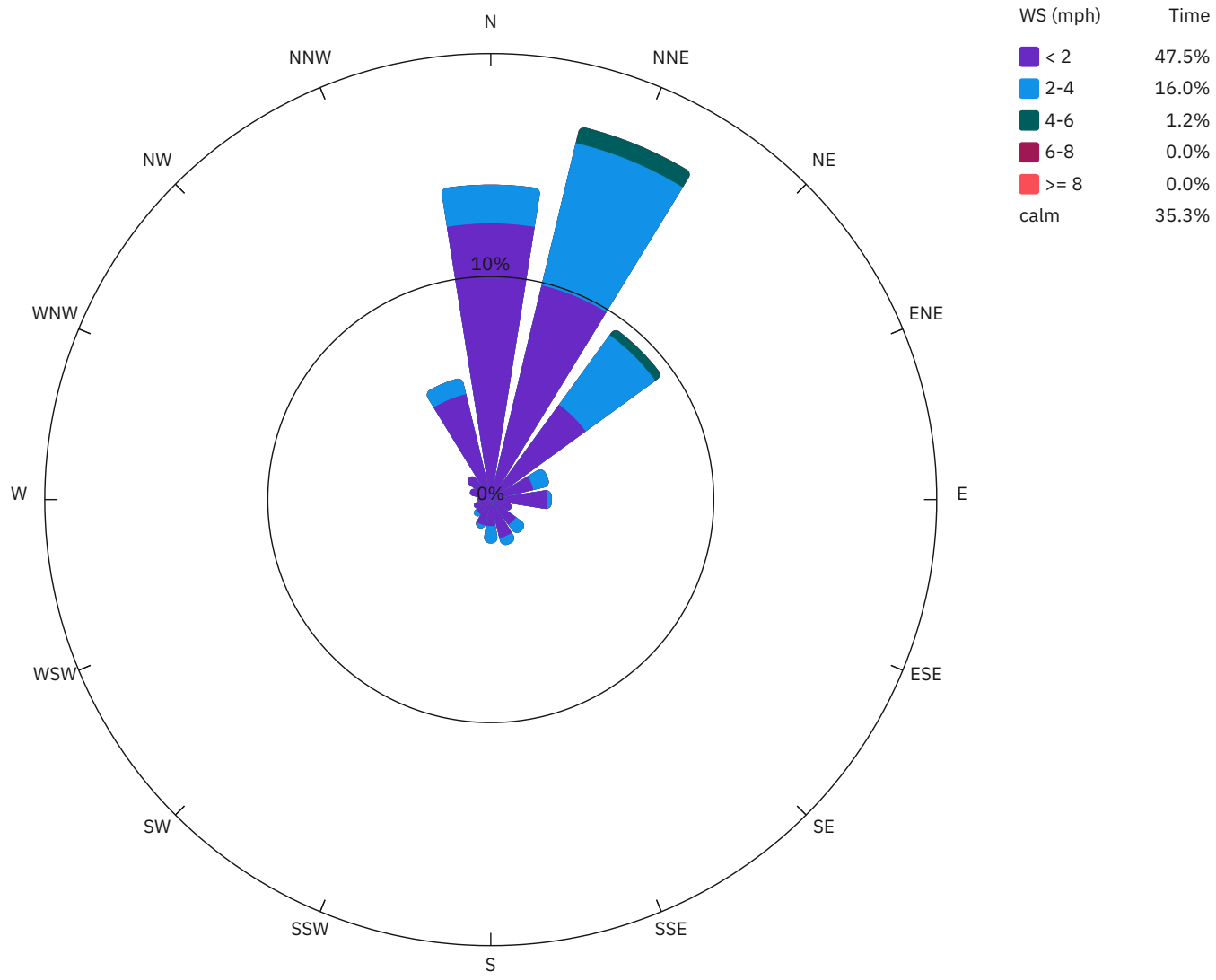
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
03/04/2026	35.2 - 50.0	63.1 - 96.0	30.3 - 30.6	0.5 - 5.0	NNE

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/4/2026	0.0	07:30	0.0000	07:45
Max Contribution (15 min avg.) - 3/4/2026	10.7	10:15	0.0073	07:30
Daily Avg. Contribution (15 min avg.) - 3/4/2026	2.6	-	0.0008	-

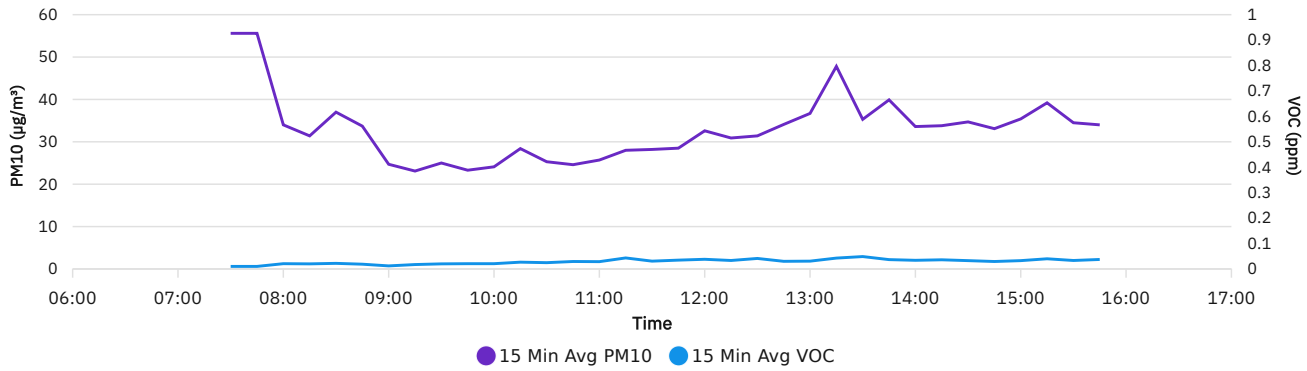




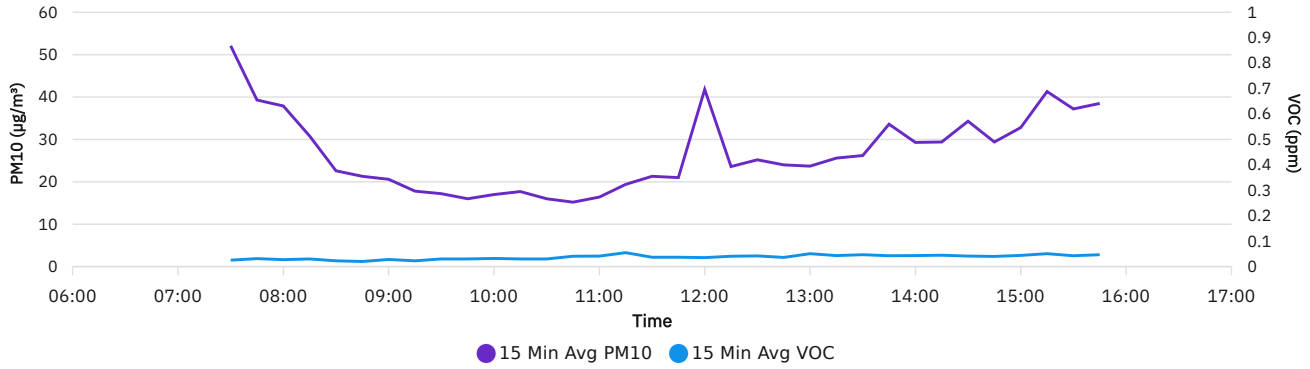
Wind rose (mph)



3208



3209


60
50
40
30
20
10
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
3/4/2026 07:30	57.0	50.7	0.0	0.0140	0.0213	0.0073	0.8	NNW
3/4/2026 07:45	45.9	49.1	3.2	0.0220	0.0193	0.0000	0.8	N
3/4/2026 08:00	36.5	35.4	0.0	0.0267	0.0213	0.0000	0.9	NNE
3/4/2026 08:15	31.2	30.9	0.0	0.0253	0.0247	0.0000	0.7	NNE
3/4/2026 08:30	30.8	28.8	0.0	0.0240	0.0207	0.0000	0.6	NNE
3/4/2026 08:45	26.8	28.2	1.3	0.0193	0.0193	0.0000	0.9	N
3/4/2026 09:00	21.7	23.6	1.9	0.0227	0.0173	0.0000	0.8	NNE
3/4/2026 09:15	18.5	22.5	4.0	0.0213	0.0187	0.0000	0.6	ENE
3/4/2026 09:30	18.1	24.0	5.9	0.0287	0.0213	0.0000	1.2	NNE
3/4/2026 09:45	18.3	21.0	2.6	0.0267	0.0240	0.0000	1.2	NNE
3/4/2026 10:00	19.9	21.3	1.5	0.0280	0.0247	0.0000	0.8	NNE
3/4/2026 10:15	17.7	28.4	10.7	0.0300	0.0267	0.0000	3.3	NNE
3/4/2026 10:30	16.6	24.7	8.1	0.0300	0.0247	0.0000	1.9	NNE
3/4/2026 10:45	16.5	23.4	6.9	0.0393	0.0307	0.0000	1.3	NE
3/4/2026 11:00	16.9	25.2	8.3	0.0407	0.0293	0.0000	2.8	NNE
3/4/2026 11:15	19.9	27.5	7.6	0.0540	0.0440	0.0000	2.2	NNE
3/4/2026 11:30	21.7	27.7	5.9	0.0360	0.0313	0.0000	1.9	NNE
3/4/2026 11:45	25.1	24.4	0.0	0.0347	0.0367	0.0020	0.9	N
3/4/2026 12:00	38.2	36.1	0.0	0.0347	0.0387	0.0040	1.2	N
3/4/2026 12:15	24.7	29.9	5.2	0.0387	0.0353	0.0000	2.0	NNE
3/4/2026 12:30	28.2	28.4	0.2	0.0427	0.0407	0.0000	0.7	NNE
3/4/2026 12:45	26.5	31.6	5.1	0.0340	0.0320	0.0000	0.6	NE
3/4/2026 13:00	28.9	31.5	2.6	0.0427	0.0387	0.0000	0.6	NNE
3/4/2026 13:15	35.0	38.4	3.4	0.0433	0.0427	0.0000	1.0	N
3/4/2026 13:30	33.2	28.4	0.0	0.0460	0.0493	0.0033	0.3	WSW
3/4/2026 13:45	38.0	35.6	0.0	0.0393	0.0400	0.0007	0.6	NNW
3/4/2026 14:00	32.0	31.0	0.0	0.0380	0.0393	0.0013	0.4	N
3/4/2026 14:15	30.8	32.4	1.6	0.0407	0.0400	0.0000	0.7	S
3/4/2026 14:30	34.5	34.5	0.0	0.0393	0.0347	0.0000	0.5	ESE
3/4/2026 14:45	31.5	31.1	0.0	0.0340	0.0353	0.0013	0.1	SE
3/4/2026 15:00	33.7	34.5	0.8	0.0373	0.0393	0.0020	0.3	NNW

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
3/4/2026 15:15	39.7	40.8	1.1	0.0433	0.0473	0.0040	0.5	NNE
3/4/2026 15:30	35.2	36.5	1.3	0.0367	0.0393	0.0027	0.7	NNW
3/4/2026 15:45	36.7	35.8	0.0	0.0420	0.0420	0.0000	0.9	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
03/04/2026 07:30	55.6	0.0100	52.1	0.0253	NNW	0.8
03/04/2026 07:45	55.6	0.0100	39.3	0.0313	N	0.8
03/04/2026 08:00	34.0	0.0207	37.9	0.0273	NNE	0.9
03/04/2026 08:15	31.4	0.0200	30.8	0.0300	NNE	0.7
03/04/2026 08:30	37.0	0.0220	22.6	0.0227	NNE	0.6
03/04/2026 08:45	33.7	0.0187	21.3	0.0200	N	0.9
03/04/2026 09:00	24.7	0.0120	20.6	0.0280	NNE	0.8
03/04/2026 09:15	23.1	0.0173	17.8	0.0227	ENE	0.6
03/04/2026 09:30	25.0	0.0200	17.2	0.0300	NNE	1.2
03/04/2026 09:45	23.3	0.0207	16.0	0.0300	NNE	1.2
03/04/2026 10:00	24.1	0.0207	17.0	0.0320	NNE	0.8
03/04/2026 10:15	28.4	0.0267	17.7	0.0300	NNE	3.3
03/04/2026 10:30	25.3	0.0247	16.0	0.0300	NNE	1.9
03/04/2026 10:45	24.6	0.0293	15.2	0.0407	NE	1.3
03/04/2026 11:00	25.7	0.0287	16.4	0.0413	NNE	2.8
03/04/2026 11:15	28.0	0.0433	19.4	0.0547	NNE	2.2
03/04/2026 11:30	28.2	0.0307	21.3	0.0367	NNE	1.9
03/04/2026 11:45	28.5	0.0347	21.0	0.0367	N	0.9
03/04/2026 12:00	32.6	0.0380	41.8	0.0353	N	1.2
03/04/2026 12:15	30.9	0.0333	23.6	0.0407	NNE	2.0
03/04/2026 12:30	31.4	0.0413	25.2	0.0420	NNE	0.7
03/04/2026 12:45	34.1	0.0300	24.0	0.0360	NE	0.6
03/04/2026 13:00	36.7	0.0307	23.7	0.0507	NNE	0.6
03/04/2026 13:15	47.8	0.0427	25.6	0.0433	N	1.0
03/04/2026 13:30	35.3	0.0487	26.2	0.0467	WSW	0.3
03/04/2026 13:45	39.9	0.0367	33.6	0.0427	NNW	0.6
03/04/2026 14:00	33.6	0.0340	29.3	0.0433	N	0.4
03/04/2026 14:15	33.8	0.0360	29.4	0.0447	S	0.7
03/04/2026 14:30	34.7	0.0327	34.3	0.0413	ESE	0.5
03/04/2026 14:45	33.1	0.0293	29.4	0.0400	SE	0.1
03/04/2026 15:00	35.4	0.0327	32.8	0.0440	NNW	0.3
03/04/2026 15:15	39.2	0.0400	41.3	0.0507	NNE	0.5
03/04/2026 15:30	34.5	0.0333	37.2	0.0427	NNW	0.7
03/04/2026 15:45	34.0	0.0373	38.5	0.0467	N	0.9