SITE OBSERVATION REPORT - RAWP Implementation – Day 164

LANGAN

PROJECT No.:	170390001	**CLIENT:**		**DATE:**	Friday, March 06, 2026
PROJECT:	141 3rd Street	Third Street Owner LLC and 155 Third St., LLC		**WEATHER:**	Cloudy, 36 – 41^{0}F Wind: SW @ 0.7 – 9.2 mph
LOCATION:	Brooklyn, New York			**TIME:**	6:45 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, Dylan Morrison
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.:
    - *SR049:* Soil/fill was periodically extracted from elevation [1] [el] -9.15 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 e] -2.16 to surface grade (el 5.85).
    - *SR050:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (el 6.00).
    - *SR063:* Imported 1.5-inch virgin stone (ASTM #3) was backfilled from el -2.16 to surface grade (el 5.85).
    - *SR064:* The casings were incrementally advanced from surface grade to 33 below grade surface (bgs) (corresponding to el 6.25 and el -26.75 respectively). Soil/fill was periodically extracted from el 6.85 to about 17 feet bgs (el -10.75). The column is in progress and will be further advanced and completed on the next workday.
    - *SR074:* The casings were incrementally advanced from surface grade to 33 bgs (corresponding to el 6.10 and el -26.9 respectively). The column is in progress and will be further advanced and completed on the next workday.
    - *SR102:* The casings were incrementally advanced from surface grade to 33 bgs (corresponding to el 6.07 and el -26.93 respectively). Soil/fill was periodically extracted from el 6.07 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 53.0 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 an approximately 40-foot-long by 25-foot-wide area to about 5 feet bgs in the western 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.
- Bauer Structures excavated four approximately 5-foot-long by 3-foot-wide test pits to about 2 feet bgs in the western part 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 and sidewall 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).
    - EP23_EL_5.0
    - EP35_EL_5.1
    - SW19_EL_5.7
    - SW20_EL_4.8
    - SW21_EL_4.0
    - SW22_EL_3.5
    - FB01_PFAS_03062026
- 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 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 CY) of non-hazardous contaminated soil/urban fill to Clean Earth of North Jersey located in Kearny, NJ.
- New Leaf imported two truckloads (42.03 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)	1400 CY (1,960 tons)	**No. Loads**	2	**31**
		Quantity (tons)	42.03	**692.58**
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	**2**
		Quantity (tons)	0	**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**	1	**136**
		Quantity (CY)	20	**2,720**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	0	**74**
		Quantity (CY)	0	**1,460**
Clean Earth of North Jersey (CENJ) Kearny, NJ Non-Hazardous PCB soil	571 CY (800 tons)	**No. Loads**	3	**3**
		Quantity (CY)	60	**60**
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-102 in the southeastern part of site (facing northeast).



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).

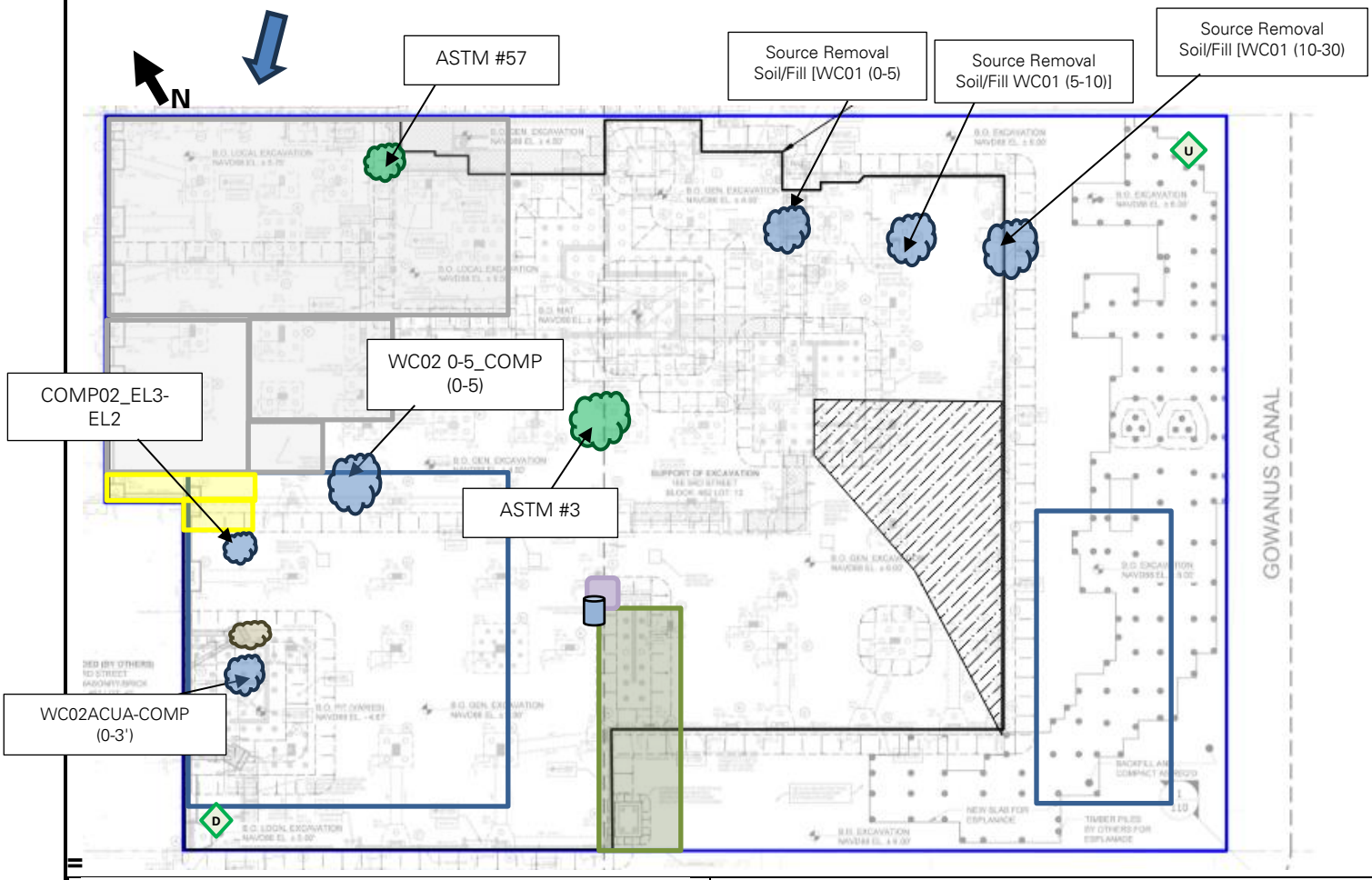


Photo 3: Bauer Structures excavating a test pit for endpoint sample collection (facing southwest).



Photo 4: New Leaf loading stockpiled soil/fill into trucks for off-site disposal (facing north).

FIGURE 1 - SITE MAP:



LEGEND:

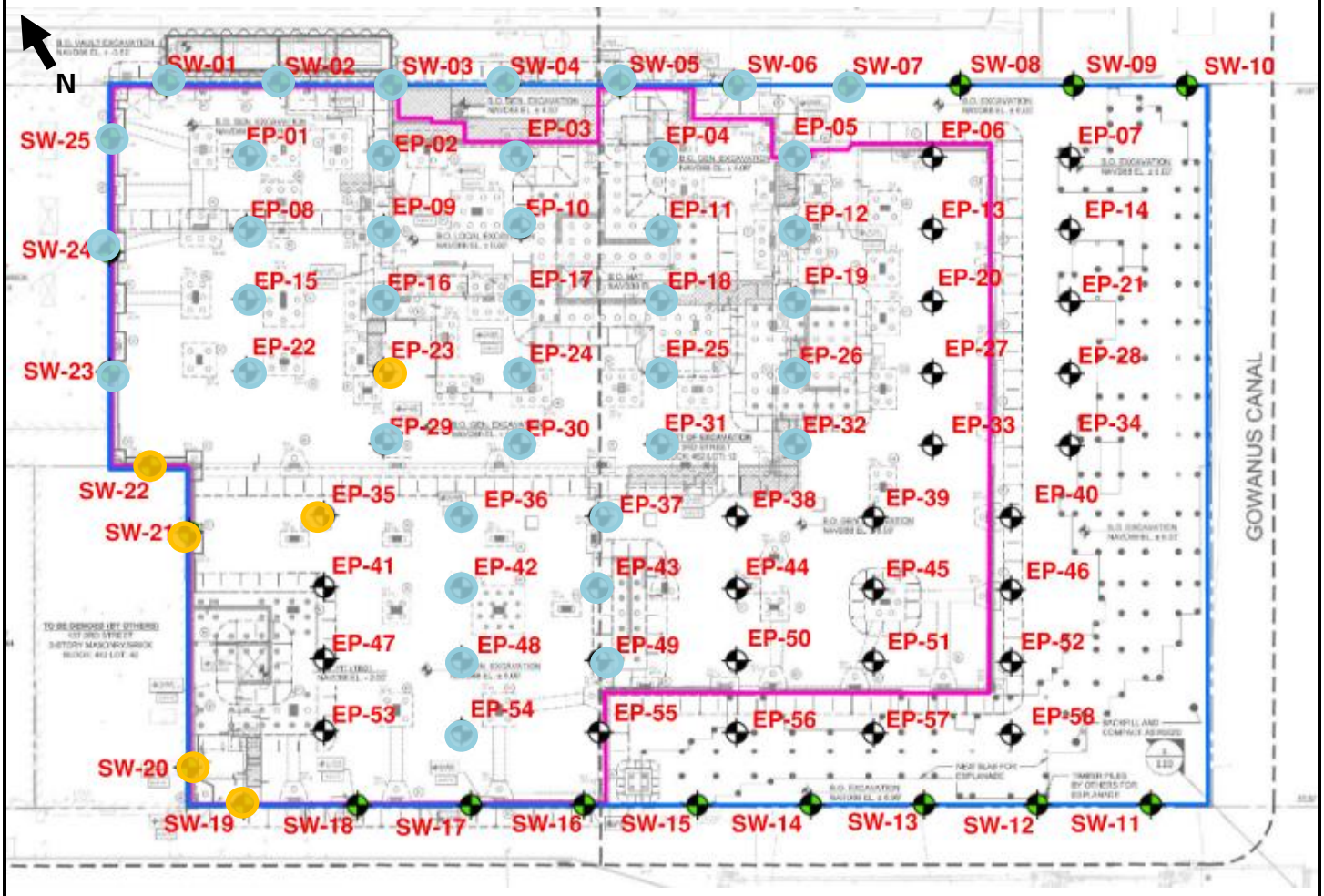
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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 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

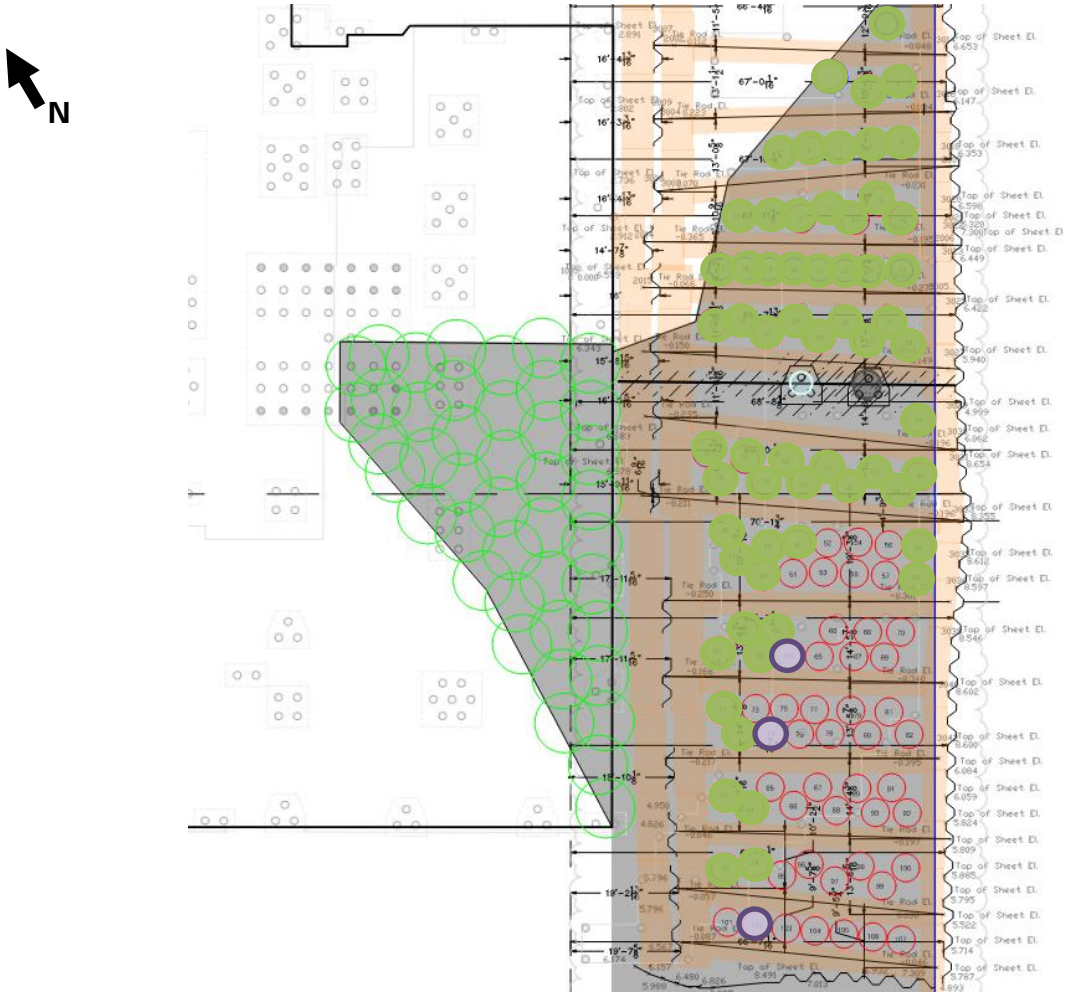
- Proposed Endpoint Sample Location
- Proposed Sidewall Sample Location
- Approximate Site Boundary
- Proposed Building Footprint

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

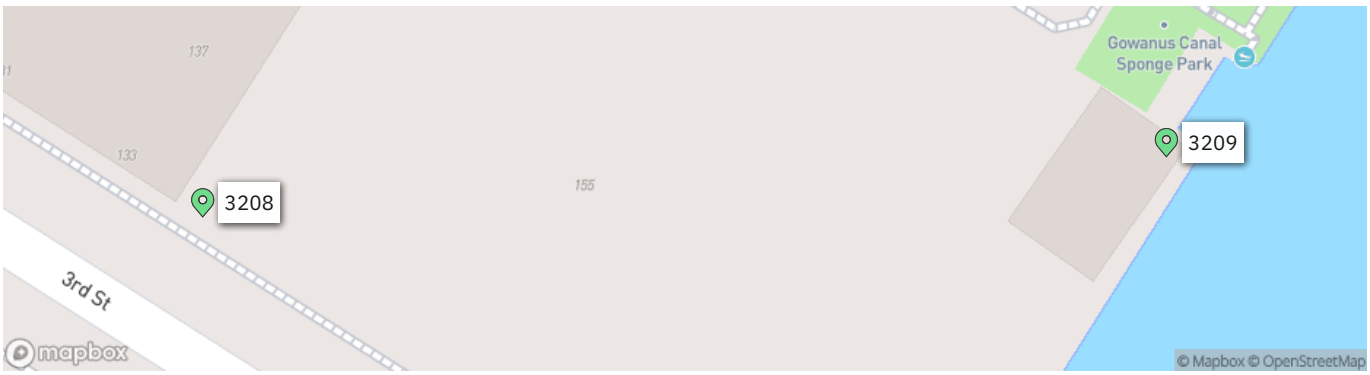
- Approximate location of completed source removal column
- Approximate location of source removal column in progress

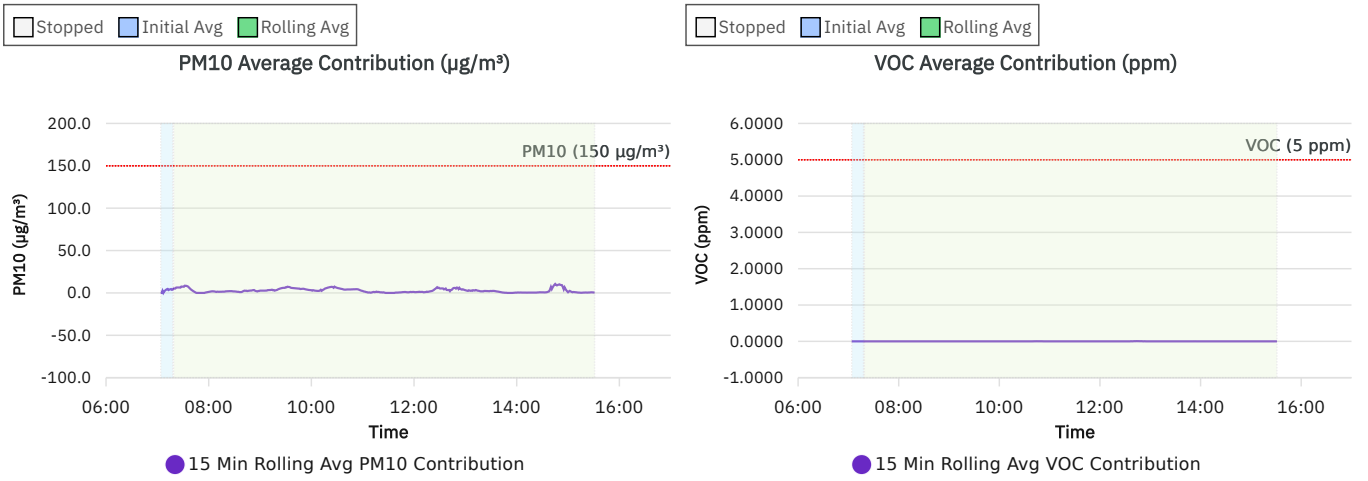
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

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

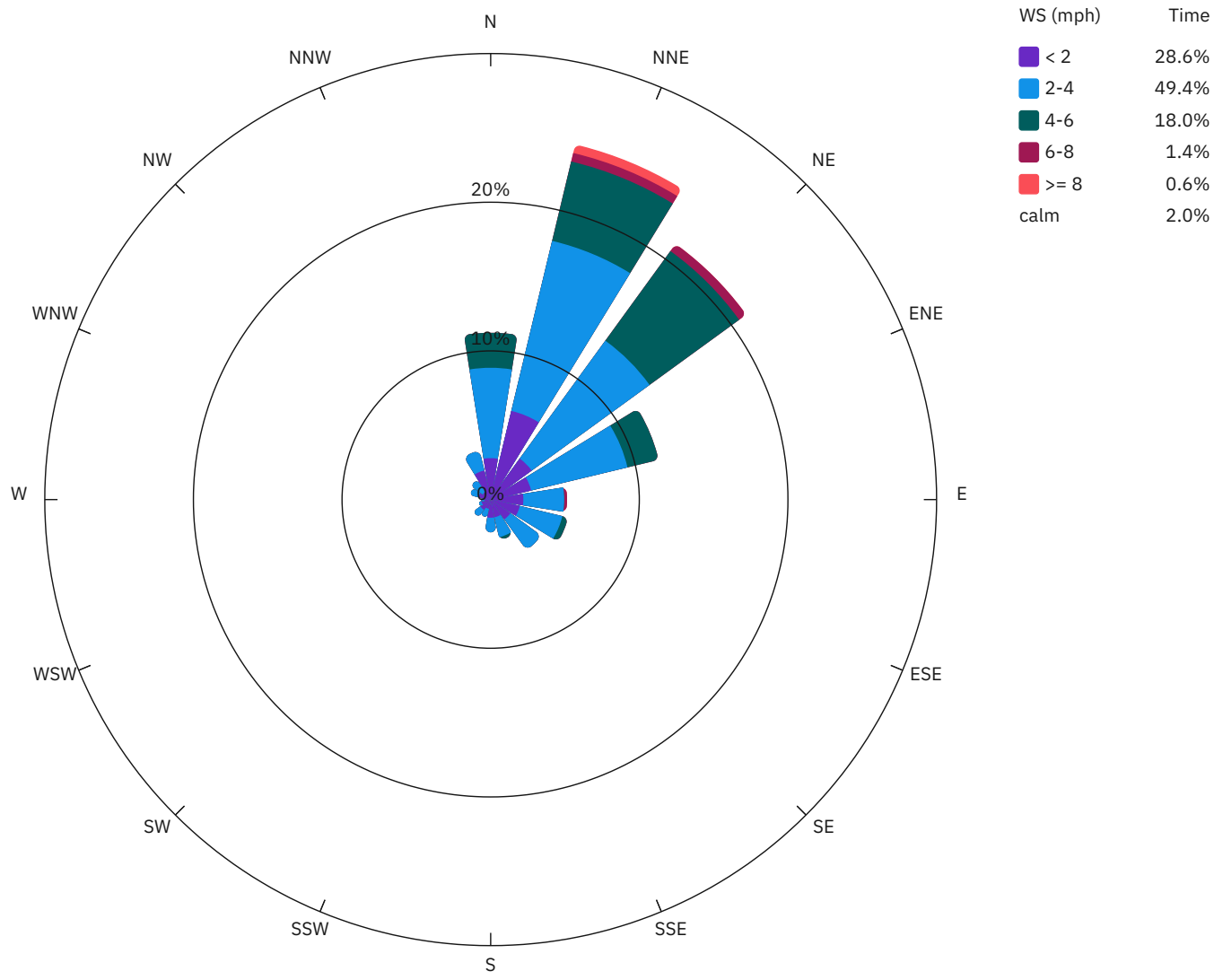
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
03/06/2026	36.0 - 41.7	73.7 - 84.6	30.4 - 30.8	0.7 - 9.2	NE

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/6/2026	0.0	11:30	0.0000	07:15
Max Contribution (15 min avg.) - 3/6/2026	10.6	14:45	0.0053	12:45
Daily Avg. Contribution (15 min avg.) - 3/6/2026	2.7	-	0.0002	-

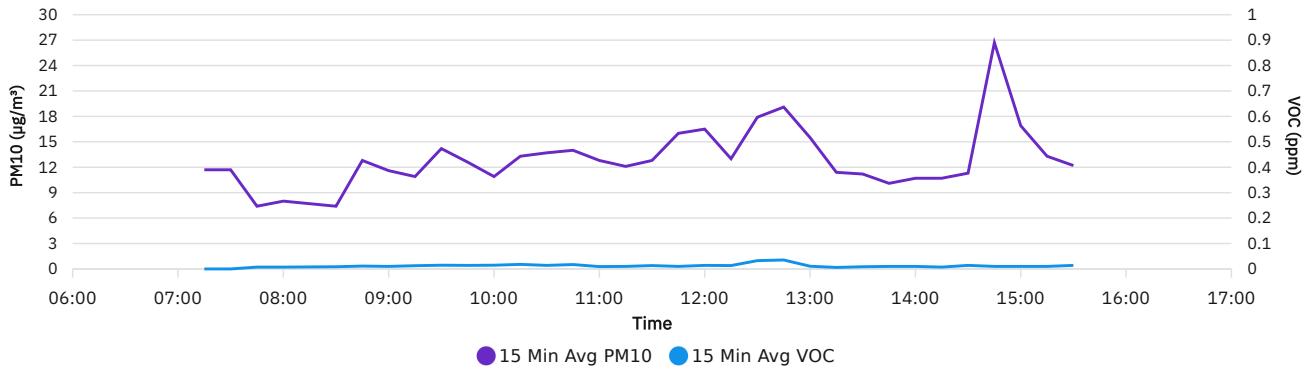




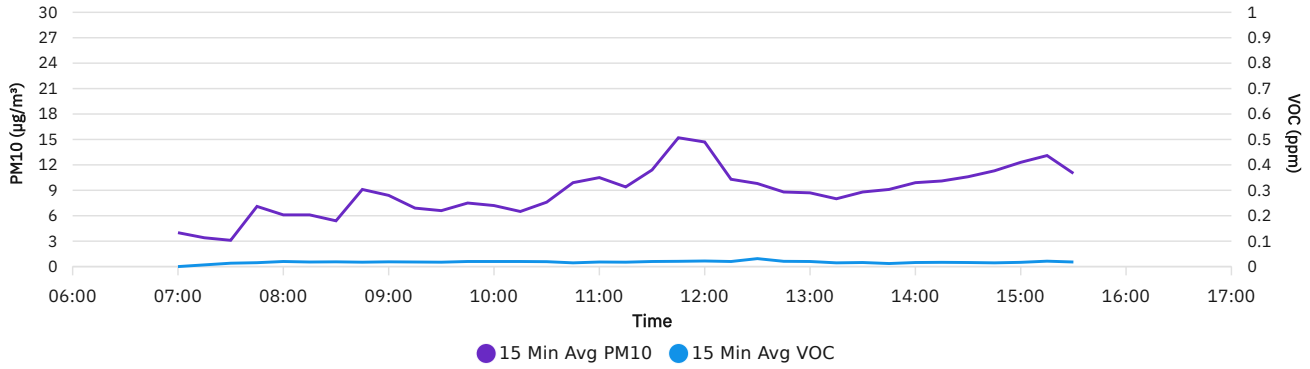
Wind rose (mph)



3208



3209


30
27
24
21
18
15
12
9
6
3
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
3/6/2026 07:15	5.3	9.6	4.3	0.0075	0.0008	0.0000	2.0	ENE
3/6/2026 07:30	3.7	11.1	7.4	0.0127	0.0007	0.0000	3.1	NE
3/6/2026 07:45	7.1	7.4	0.3	0.0153	0.0073	0.0000	4.5	ENE
3/6/2026 08:00	6.4	7.6	1.2	0.0173	0.0100	0.0000	2.2	ENE
3/6/2026 08:15	6.2	7.6	1.4	0.0173	0.0087	0.0000	1.4	ENE
3/6/2026 08:30	5.5	7.3	1.8	0.0180	0.0093	0.0000	2.6	NE
3/6/2026 08:45	9.8	12.1	2.2	0.0153	0.0133	0.0000	1.1	NE
3/6/2026 09:00	8.6	11.4	2.7	0.0187	0.0100	0.0000	1.8	NE
3/6/2026 09:15	7.3	10.5	3.2	0.0173	0.0133	0.0000	2.7	NE
3/6/2026 09:30	7.0	13.7	6.7	0.0173	0.0147	0.0000	3.2	NNE
3/6/2026 09:45	7.5	12.6	5.1	0.0200	0.0140	0.0000	3.0	NE
3/6/2026 10:00	7.4	10.6	3.2	0.0193	0.0153	0.0000	2.1	NE
3/6/2026 10:15	7.7	12.1	4.4	0.0193	0.0187	0.0000	1.9	NE
3/6/2026 10:30	7.6	13.7	6.0	0.0193	0.0140	0.0000	2.2	ENE
3/6/2026 10:45	9.9	14.0	4.1	0.0147	0.0173	0.0027	2.2	NE
3/6/2026 11:00	10.5	12.8	2.3	0.0180	0.0093	0.0000	2.6	NE
3/6/2026 11:15	10.2	11.2	1.1	0.0147	0.0127	0.0000	0.3	NE
3/6/2026 11:30	12.4	11.8	0.0	0.0180	0.0153	0.0000	0.5	ESE
3/6/2026 11:45	15.3	16.0	0.7	0.0160	0.0147	0.0000	0.9	NNE
3/6/2026 12:00	15.1	16.2	1.1	0.0213	0.0147	0.0000	2.0	NNE
3/6/2026 12:15	10.9	12.4	1.5	0.0187	0.0147	0.0000	2.5	NNE
3/6/2026 12:30	11.2	16.5	5.3	0.0340	0.0300	0.0000	2.1	NE
3/6/2026 12:45	11.5	16.3	4.7	0.0253	0.0307	0.0053	1.1	NNE
3/6/2026 13:00	10.5	13.7	3.2	0.0180	0.0127	0.0000	0.8	NE
3/6/2026 13:15	8.4	11.0	2.6	0.0140	0.0067	0.0000	3.9	NNE
3/6/2026 13:30	8.9	11.1	2.3	0.0153	0.0093	0.0000	2.8	NE
3/6/2026 13:45	9.4	9.8	0.4	0.0113	0.0107	0.0000	2.5	NNE
3/6/2026 14:00	10.1	10.5	0.3	0.0140	0.0120	0.0000	2.2	NNE
3/6/2026 14:15	10.2	10.6	0.4	0.0153	0.0087	0.0000	2.6	NNE
3/6/2026 14:30	10.6	11.3	0.7	0.0160	0.0140	0.0000	2.4	NE
3/6/2026 14:45	13.7	24.3	10.6	0.0140	0.0107	0.0000	2.0	ENE

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
3/6/2026 15:00	14.2	15.1	0.8	0.0147	0.0120	0.0000	2.4	NNE
3/6/2026 15:15	13.1	13.3	0.2	0.0213	0.0100	0.0000	2.8	NE
3/6/2026 15:30	11.4	11.8	0.5	0.0167	0.0153	0.0000	1.6	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
03/06/2026 07:00			4.0	0.0000		
03/06/2026 07:15	11.7	0.0000	3.4	0.0067	ENE	2.0
03/06/2026 07:30	11.7	0.0000	3.1	0.0133	NE	3.1
03/06/2026 07:45	7.4	0.0073	7.1	0.0153	ENE	4.5
03/06/2026 08:00	8.0	0.0073	6.1	0.0200	ENE	2.2
03/06/2026 08:15	7.7	0.0080	6.1	0.0180	ENE	1.4
03/06/2026 08:30	7.4	0.0087	5.4	0.0187	NE	2.6
03/06/2026 08:45	12.8	0.0113	9.1	0.0173	NE	1.1
03/06/2026 09:00	11.6	0.0100	8.4	0.0187	NE	1.8
03/06/2026 09:15	10.9	0.0127	6.9	0.0180	NE	2.7
03/06/2026 09:30	14.2	0.0147	6.6	0.0173	NNE	3.2
03/06/2026 09:45	12.6	0.0140	7.5	0.0200	NE	3.0
03/06/2026 10:00	10.9	0.0147	7.2	0.0200	NE	2.1
03/06/2026 10:15	13.3	0.0180	6.5	0.0200	NE	1.9
03/06/2026 10:30	13.7	0.0140	7.6	0.0193	ENE	2.2
03/06/2026 10:45	14.0	0.0173	9.9	0.0147	NE	2.2
03/06/2026 11:00	12.8	0.0093	10.5	0.0180	NE	2.6
03/06/2026 11:15	12.1	0.0100	9.4	0.0173	NE	0.3
03/06/2026 11:30	12.8	0.0133	11.4	0.0200	ESE	0.5
03/06/2026 11:45	16.0	0.0100	15.2	0.0207	NNE	0.9
03/06/2026 12:00	16.5	0.0140	14.7	0.0220	NNE	2.0
03/06/2026 12:15	13.0	0.0133	10.3	0.0200	NNE	2.5
03/06/2026 12:30	17.9	0.0327	9.8	0.0313	NE	2.1
03/06/2026 12:45	19.1	0.0353	8.8	0.0207	NNE	1.1
03/06/2026 13:00	15.5	0.0107	8.7	0.0200	NE	0.8
03/06/2026 13:15	11.4	0.0060	8.0	0.0147	NNE	3.9
03/06/2026 13:30	11.2	0.0087	8.8	0.0160	NE	2.8
03/06/2026 13:45	10.1	0.0100	9.1	0.0120	NNE	2.5
03/06/2026 14:00	10.7	0.0100	9.9	0.0160	NNE	2.2
03/06/2026 14:15	10.7	0.0073	10.1	0.0167	NNE	2.6
03/06/2026 14:30	11.3	0.0140	10.6	0.0160	NE	2.4
03/06/2026 14:45	26.7	0.0100	11.3	0.0147	ENE	2.0
03/06/2026 15:00	16.9	0.0100	12.3	0.0167	NNE	2.4
03/06/2026 15:15	13.3	0.0100	13.1	0.0213	NE	2.8
03/06/2026 15:30	12.2	0.0140	11.0	0.0180	NE	1.6