SITE OBSERVATION REPORT - RAWP Implementation – Day 168

LANGAN

PROJECT No.:	170390001	**CLIENT:**	**DATE:**	Thursday, March 12, 2026	
PROJECT:	141 3rd Street	Third Street Owner LLC and 155 Third St., LLC	**WEATHER:**	Rain/Snow, 38 – 54^{0}/F Wind: SSW @ 0.7 – 4.3 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:00 a.m. – 3:45 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
New Leaf: Christopher Barrett, 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

- Bauer Structures excavated Structures excavated an approximately 40-foot-long by 25-foot-wide area to about 8 feet below grade surface (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 photoionization detector (PID). No evidence of impacts was observed. Excavated material was stockpiled on and covered with polyethylene (poly) sheeting at the end of the workday.
- Bauer Structures excavated four approximately 5-foot-long by 3-foot-wide test pits to about 3 feet bgs in the western part of site to collect endpoint and sidewall 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 samples (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).
    - EP22_EL_2.0
    - EP23_EL_2.0
    - EP39_EL_4.7
    - EP45_EL_4.8
    - EP50_EL_5.2
    - EP51_EL_5.1
    - FB01_PFAS_03122026
- 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 two truckloads (40 cubic yards [CY]) of non-hazardous contaminated soil/urban fill to Clean Earth of New Castle (CENC) located in New Castle, DE.
- Bauer Structures and New Leaf exported three truckloads (60 CY) to Clean Earth of Carteret located in Carteret, NJ.
- 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)	1400 CY (1,960 tons)	**No. Loads**	0	**36**
		Quantity (tons)	0	**800.58**
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**
Evergreen Recycling of Corona (EROC) Flushing, NY Clean Fill	3,000 CY	**No. Loads**	0	**3**
		Quantity (CY)	0	**60**

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	**141**
		Quantity (CY)	60	**2,820**
Clean Earth of New Castle (CENC) New Castle, DE Non-Hazardous Contaminated Soil/Urban Fill	3,571 CY (5,000 tons)	**No. Loads**	2	**87**
		Quantity (CY)	40	**1,720**
Clean Earth of North Jersey (CENJ) Kearny, NJ Non-Hazardous PCB soil	571 CY (800 tons)	**No. Loads**	0	**5**
		Quantity (CY)	0	**100**
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 loading stockpiled soil/fill into truck for off-site disposal in the northeastern part of site (facing northeast).



Photo 2: Bauer Structures excavating in the northwestern part of site (facing north).

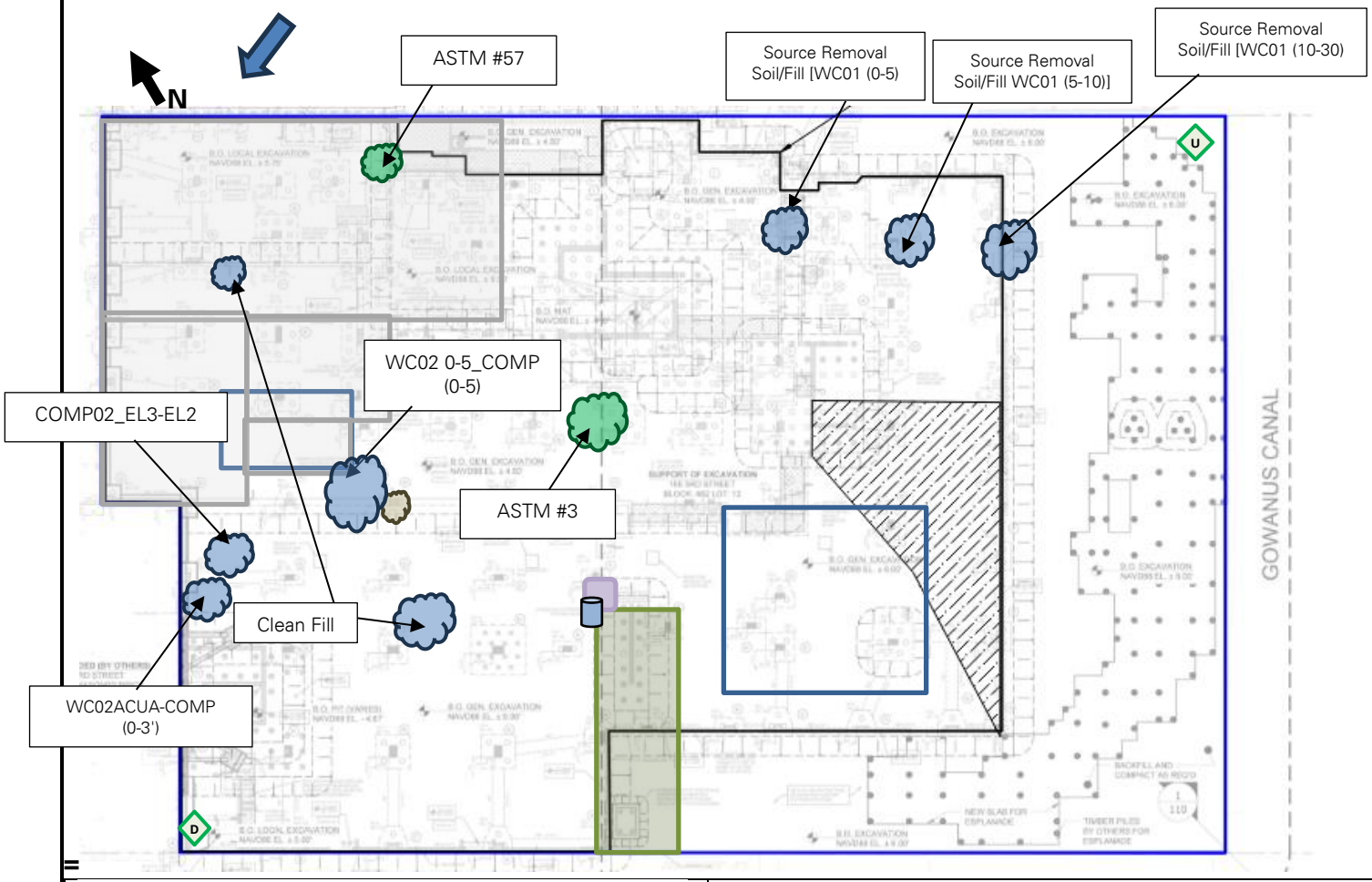


Photo 3: Bauer Structures excavating tests pits for endpoint sample collection in the southern part of site (facing north).



Photo 4: Bauer Structures covering stockpiled soil/fill with poly sheeting in the southwestern part of the site (facing northeast).

FIGURE 1 - SITE MAP:



LEGEND:

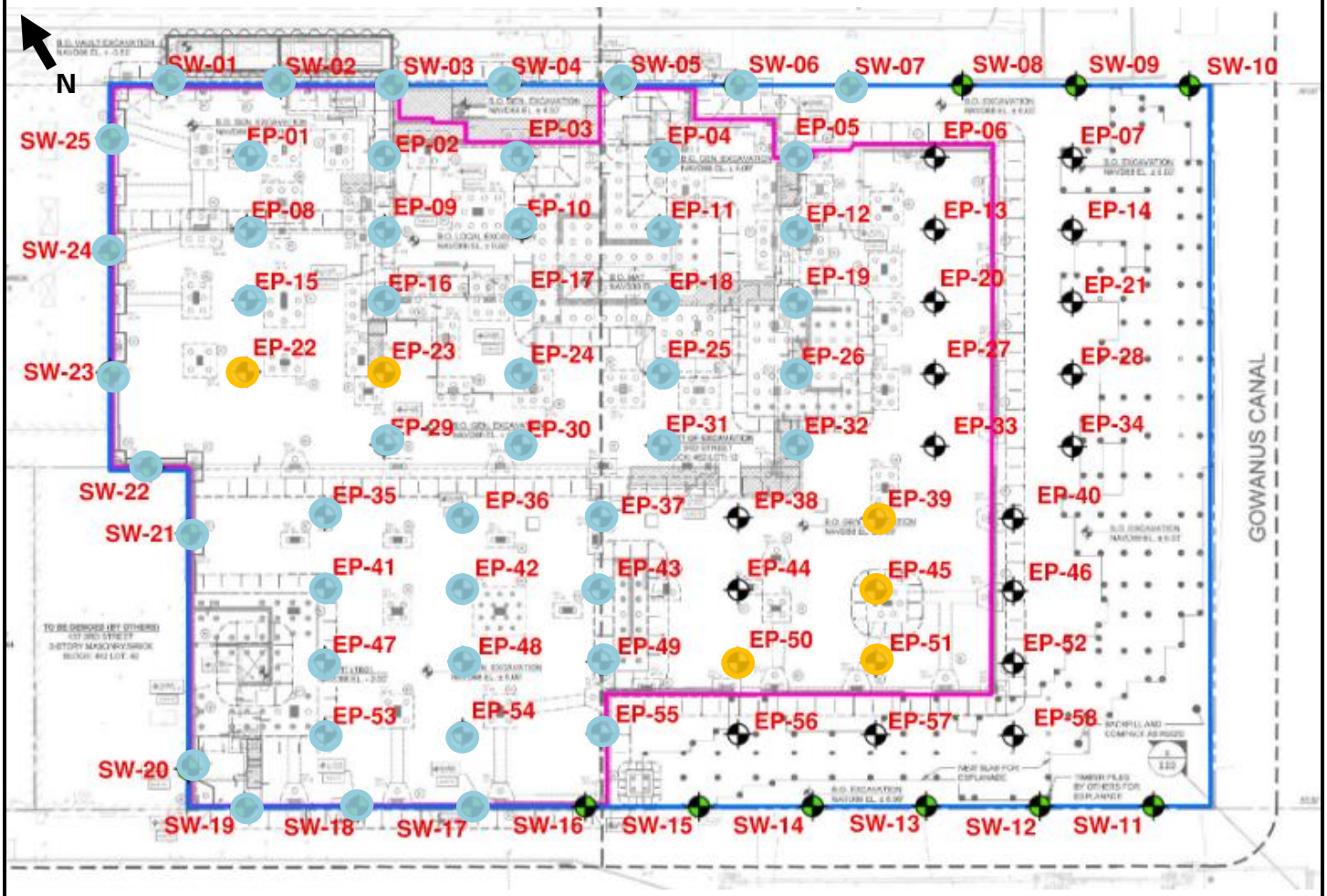
- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE PROPOSED EXTENT OF ISS AREA TO BE EXCAVATED TO 4 FEET BGS (EL. 3.5± FEET NAVD88)

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

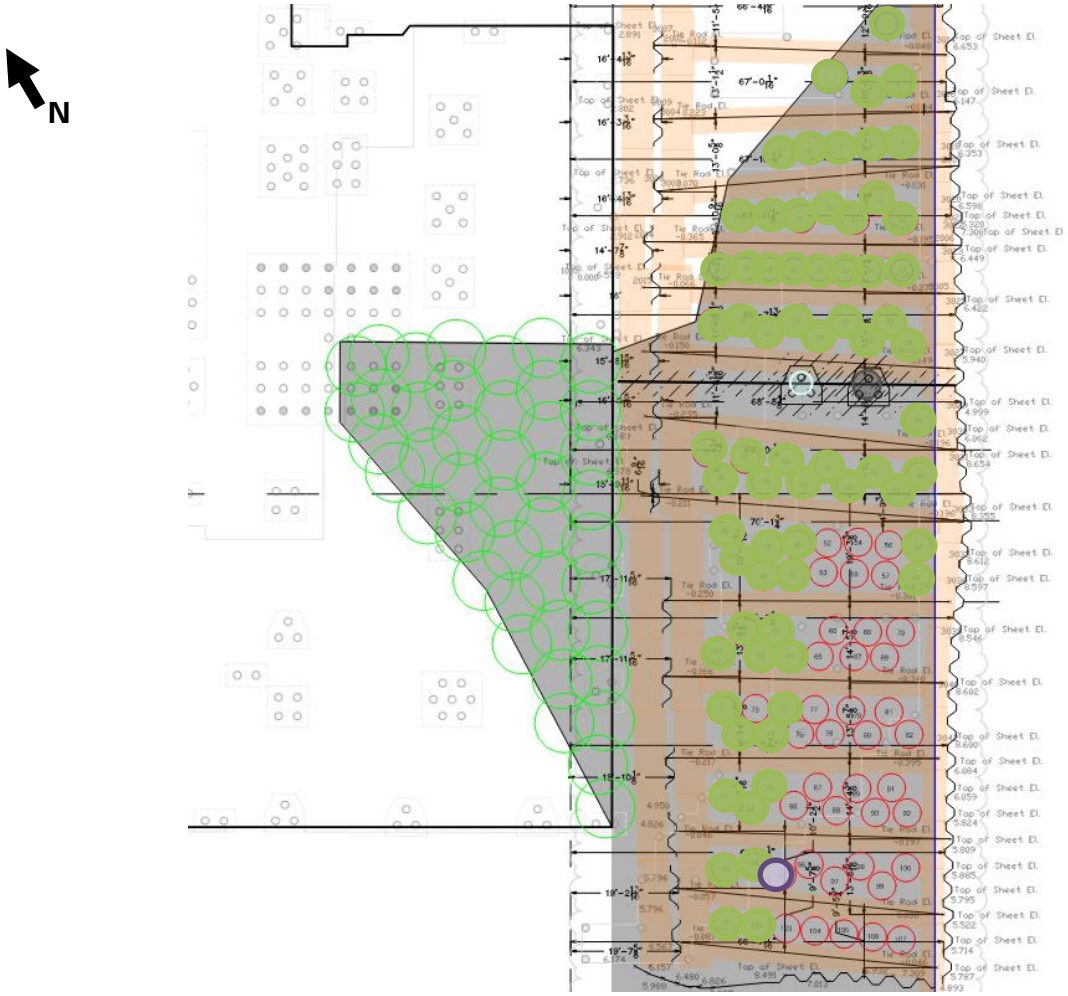
- Proposed Endpoint Sample Location
- Proposed Sidewall Sample Location
- Approximate Site Boundary
- Proposed Building Footprint

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

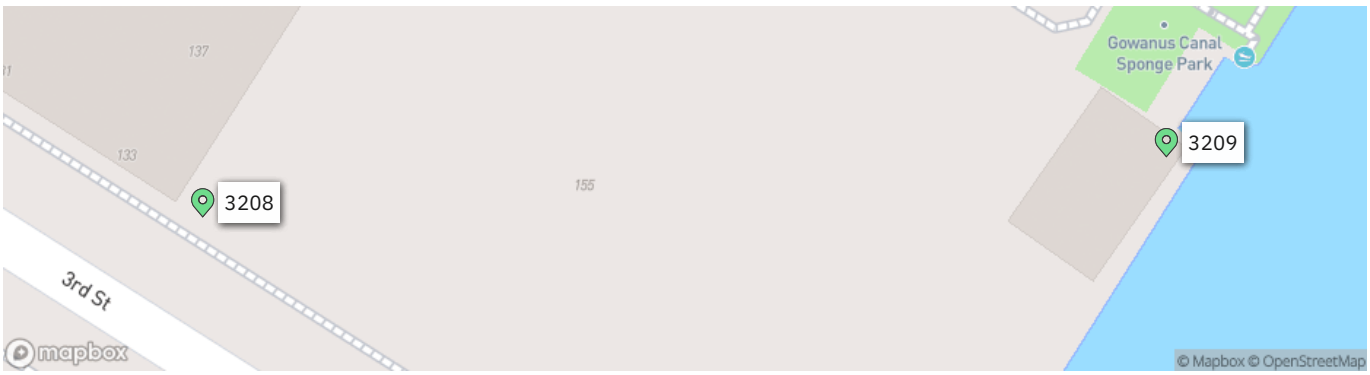
- Approximate location of completed source removal column
- Approximate location of source removal column in progress

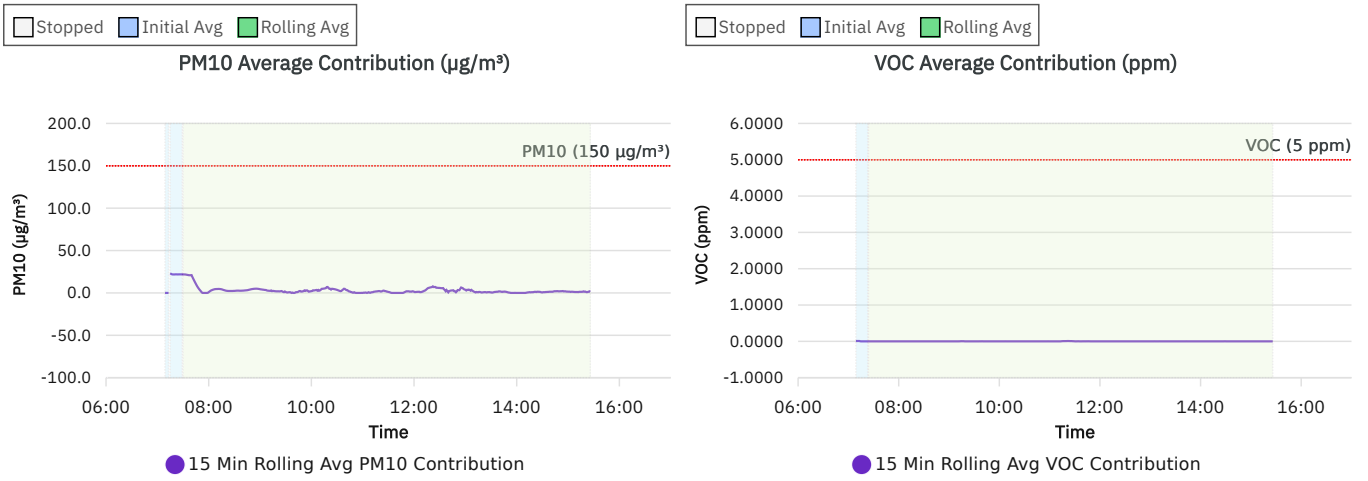
Base map includes Figure 2 – Source Removal Plan from the NYSDEC-approved Source Removal Work Plan, prepared by Langan Engineering, dated 10/02/2025

LANGAN	Site Contribution Report	170390002 - 155 3rd St Brooklyn	
		Report Period	
		From:	03/12/2026 06:00
		To:	03/12/2026 17:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

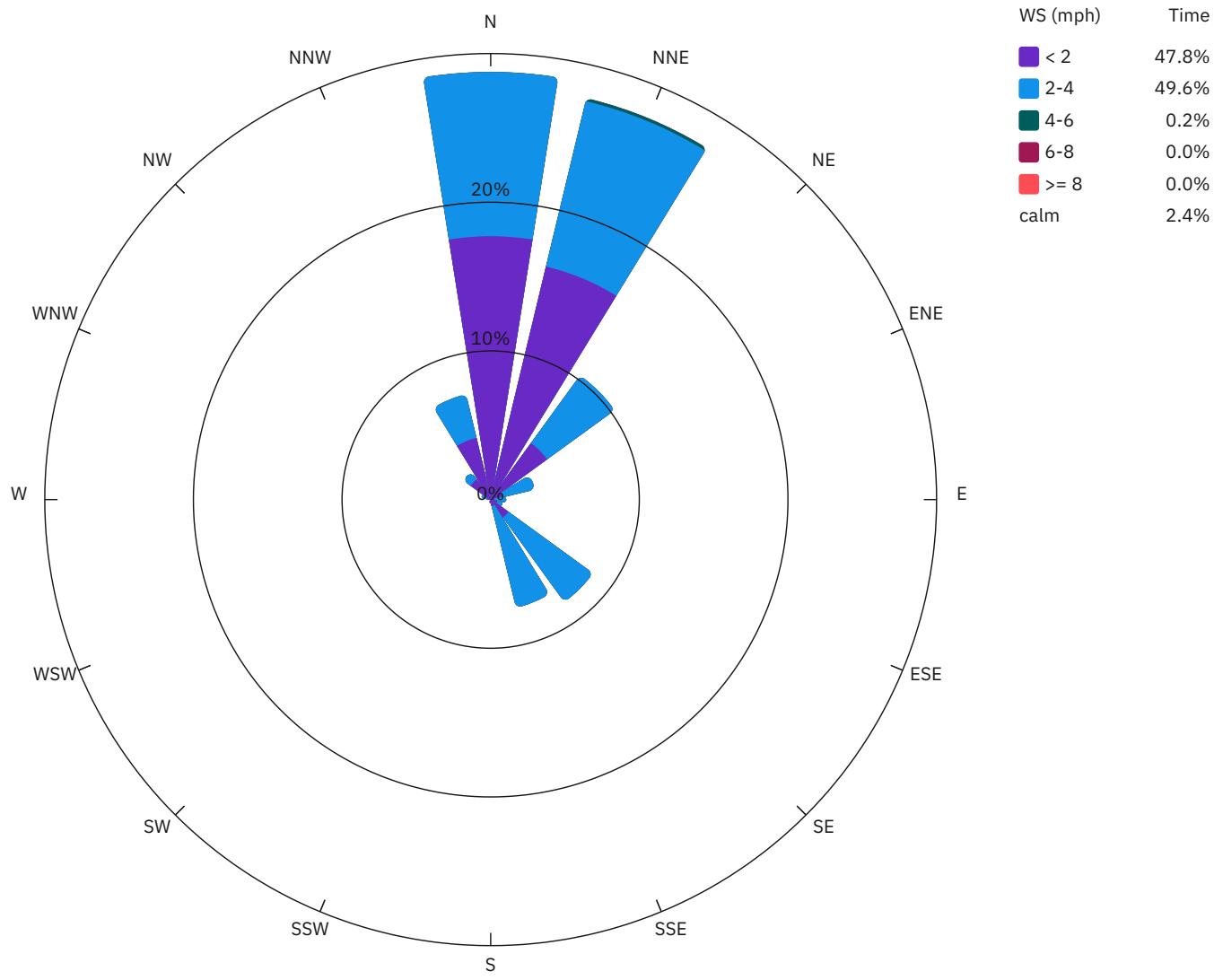
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Wind Speed (mph)	Prevailing Wind Direction
03/12/2026	38.3 - 54.0	61.8 - 92.8	29.6 - 29.9	0.7 - 4.3	NNE

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 3/12/2026	0.0	11:00	0.0000	07:15
Max Contribution (15 min avg.) - 3/12/2026	23.0	07:15	0.0053	11:15
Daily Avg. Contribution (15 min avg.) - 3/12/2026	3.6	-	0.0004	-

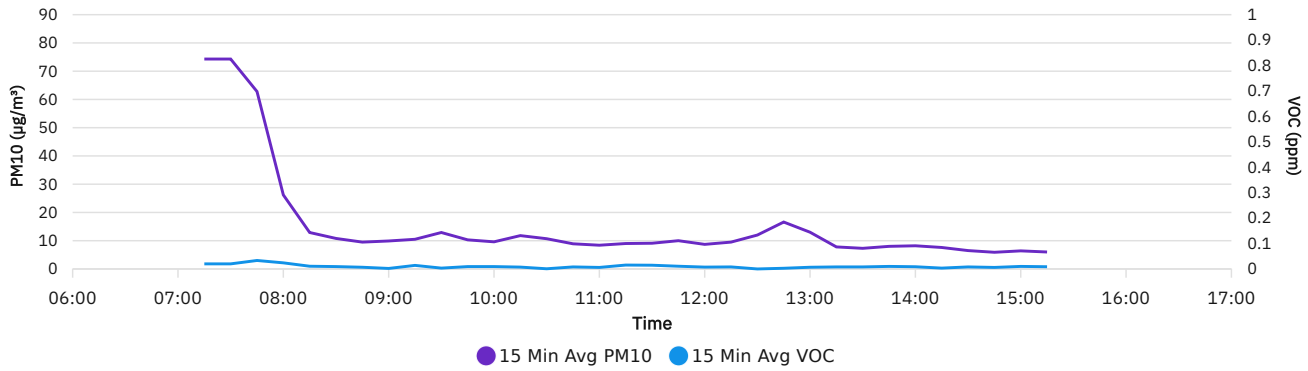




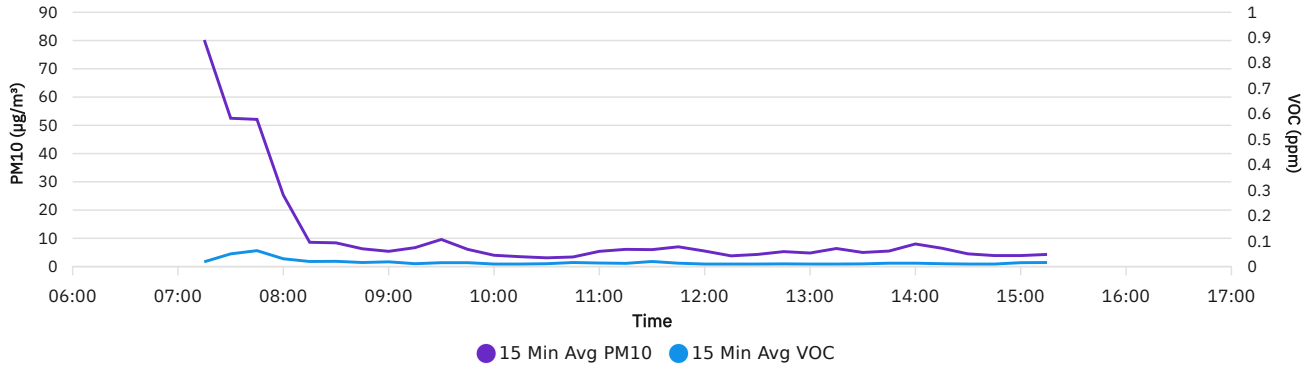
Wind rose (mph)



3208



3209


90
80
70
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
3/12/2026 07:15	51.3	74.3	23.0	0.0214	0.0200	0.0000	2.8	SSE
3/12/2026 07:30	52.5	74.3	21.8	0.0500	0.0200	0.0000	3.1	SSE
3/12/2026 07:45	52.1	62.8	10.7	0.0627	0.0333	0.0000	3.0	SE
3/12/2026 08:00	25.3	26.2	0.9	0.0307	0.0240	0.0000	2.7	SE
3/12/2026 08:15	8.6	12.9	4.3	0.0200	0.0107	0.0000	2.3	SE
3/12/2026 08:30	8.4	10.8	2.4	0.0207	0.0093	0.0000	2.0	SE
3/12/2026 08:45	6.3	9.5	3.2	0.0160	0.0067	0.0000	2.1	ENE
3/12/2026 09:00	5.4	9.9	4.4	0.0187	0.0020	0.0000	2.5	NNE
3/12/2026 09:15	7.4	9.8	2.4	0.0107	0.0147	0.0040	1.9	NNE
3/12/2026 09:30	10.7	11.8	1.1	0.0113	0.0073	0.0000	1.3	N
3/12/2026 09:45	7.4	9.0	1.6	0.0127	0.0120	0.0000	1.8	NNE
3/12/2026 10:00	5.8	7.8	2.1	0.0100	0.0093	0.0000	1.7	N
3/12/2026 10:15	5.0	10.2	5.2	0.0093	0.0080	0.0000	2.7	N
3/12/2026 10:30	5.1	8.7	3.6	0.0093	0.0027	0.0000	2.2	N
3/12/2026 10:45	5.3	7.0	1.7	0.0133	0.0107	0.0000	1.8	N
3/12/2026 11:00	7.0	6.9	0.0	0.0107	0.0093	0.0000	1.6	N
3/12/2026 11:15	6.7	8.4	1.7	0.0113	0.0167	0.0053	1.3	N
3/12/2026 11:30	7.0	8.1	1.1	0.0167	0.0180	0.0013	1.4	N
3/12/2026 11:45	8.7	8.4	0.0	0.0113	0.0127	0.0013	1.6	N
3/12/2026 12:00	6.4	7.8	1.4	0.0087	0.0087	0.0000	1.8	N
3/12/2026 12:15	4.3	8.9	4.6	0.0100	0.0080	0.0000	1.9	NNE
3/12/2026 12:30	5.2	11.1	5.9	0.0087	0.0013	0.0000	2.0	NNE
3/12/2026 12:45	9.4	12.4	3.0	0.0093	0.0040	0.0000	1.7	NNE
3/12/2026 13:00	7.0	10.8	3.7	0.0087	0.0080	0.0000	1.9	NNE
3/12/2026 13:15	6.7	7.5	0.8	0.0093	0.0087	0.0000	1.5	NNE
3/12/2026 13:30	5.8	6.5	0.7	0.0107	0.0080	0.0000	1.3	N
3/12/2026 13:45	6.1	7.5	1.4	0.0120	0.0113	0.0000	1.5	N
3/12/2026 14:00	8.2	8.0	0.0	0.0127	0.0093	0.0000	1.7	NNE
3/12/2026 14:15	6.6	7.5	0.9	0.0107	0.0040	0.0000	2.0	NNE
3/12/2026 14:30	5.2	5.8	0.6	0.0087	0.0093	0.0007	2.2	N
3/12/2026 14:45	3.9	5.9	2.0	0.0100	0.0060	0.0000	2.1	NNE

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
3/12/2026 15:00	4.4	5.9	1.5	0.0140	0.0113	0.0000	1.5	NNE
3/12/2026 15:15	4.5	5.8	1.3	0.0153	0.0093	0.0000	1.4	NNE

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
03/12/2026 07:15	74.3	0.0200	80.2	0.0189	SSE	2.8
03/12/2026 07:30	74.3	0.0200	52.5	0.0500	SSE	3.1
03/12/2026 07:45	62.8	0.0333	52.1	0.0627	SE	3.0
03/12/2026 08:00	26.2	0.0240	25.3	0.0307	SE	2.7
03/12/2026 08:15	12.9	0.0107	8.6	0.0200	SE	2.3
03/12/2026 08:30	10.8	0.0093	8.4	0.0207	SE	2.0
03/12/2026 08:45	9.5	0.0067	6.3	0.0160	ENE	2.1
03/12/2026 09:00	9.9	0.0020	5.4	0.0187	NNE	2.5
03/12/2026 09:15	10.5	0.0140	6.7	0.0113	NNE	1.9
03/12/2026 09:30	12.9	0.0033	9.6	0.0153	N	1.3
03/12/2026 09:45	10.3	0.0093	6.1	0.0153	NNE	1.8
03/12/2026 10:00	9.6	0.0093	4.0	0.0100	N	1.7
03/12/2026 10:15	11.8	0.0073	3.5	0.0100	N	2.7
03/12/2026 10:30	10.7	0.0007	3.1	0.0113	N	2.2
03/12/2026 10:45	8.9	0.0080	3.4	0.0160	N	1.8
03/12/2026 11:00	8.4	0.0060	5.4	0.0140	N	1.6
03/12/2026 11:15	9.0	0.0153	6.1	0.0127	N	1.3
03/12/2026 11:30	9.1	0.0147	6.0	0.0200	N	1.4
03/12/2026 11:45	10.0	0.0107	7.0	0.0133	N	1.6
03/12/2026 12:00	8.7	0.0073	5.5	0.0100	N	1.8
03/12/2026 12:15	9.5	0.0080	3.8	0.0100	NNE	1.9
03/12/2026 12:30	12.0	0.0000	4.3	0.0100	NNE	2.0
03/12/2026 12:45	16.6	0.0027	5.3	0.0107	NNE	1.7
03/12/2026 13:00	13.0	0.0067	4.8	0.0100	NNE	1.9
03/12/2026 13:15	7.8	0.0080	6.4	0.0100	NNE	1.5
03/12/2026 13:30	7.3	0.0080	5.0	0.0107	N	1.3
03/12/2026 13:45	8.0	0.0100	5.5	0.0133	N	1.5
03/12/2026 14:00	8.2	0.0087	8.0	0.0133	NNE	1.7
03/12/2026 14:15	7.6	0.0033	6.5	0.0113	NNE	2.0
03/12/2026 14:30	6.5	0.0080	4.5	0.0100	N	2.2
03/12/2026 14:45	5.9	0.0060	3.9	0.0100	NNE	2.1
03/12/2026 15:00	6.4	0.0100	3.9	0.0153	NNE	1.5
03/12/2026 15:15	6.0	0.0087	4.3	0.0160	NNE	1.4