

Monthly Progress Report No. 18
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: April 2026

1. Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of NYM 215 Moore, LLC (the Volunteer) in accordance with the 12 September 2024 Brownfield Cleanup Agreement (BCA), amended on 31 October 2024, 3 April 2025, 9 July 2025, and 25 August 2025. This monthly progress report summarizes work performed at 215 Moore Street and 232 Seigel Street (the site) for the month of April 2026.

The about 125,345-square-foot site is located at 215 Moore Street and 232 Seigel Street in the East Williamsburg neighborhood of Brooklyn, New York and is identified as Block 3100, part of Lot 22 on the New York City Kings County Tax Map. The site is bound by Seigel Street followed by residential and institutional properties (e.g., a church) to the north; White Street followed by a parking lot to the east; Moore Street followed by warehouses and factories (New York Pretzel and Wonton Foods) to the south; and a hostel and a glass fabrication facility to the west. The area surrounding the site consists of residential, commercial, and industrial properties.

The site is currently undergoing construction concurrent with remediation. Demolition of the historical buildings began in December 2024 and was completed in September 2025. The site is surrounded by locked construction fencing to prevent access by the public. A site location map is attached as Figure 1. Remediation began on 29 September 2025 and is being documented in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved 1 July 2025 Remedial Action Work Plan (RAWP), and the NYSDEC-approved 27 October 2025 RAWP addendum.

2. Remedial Actions Relative to the Site during this Reporting Period

Kingdom Associates, Inc (Kingdom), Blue Water Geo (BWG), Thornton Tomasetti, Inc (TT), and Langan continued to implement the NYSDEC-approved RAWP by:

- Conducting real-time air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) at the upwind and downwind perimeters of the work area during remedial work;
- Demolishing former concrete building slabs and stockpiling the concrete for future off-site disposal as concrete to Britton Industries in Morrisville, PA;
- Continuing remedial excavation and exporting non-hazardous soil/fill for off-site disposal at Bayshore Soil Management in Keasbey, NJ; P Park NJ, LLC in Prospect Park, NJ; and Clean Earth of Carteret, Inc. in Carteret, NJ;
- Importing No. 57 stone from the Rawson Materials Plant #5 in Plainfield, Connecticut and Dense Grade Aggregate (DGA) from the Tilcon Mount Hope Quarry in Wharton, NJ;
- Installing lagging and tieback anchors for the support of excavation (SOE) system;
- Continuing dewatering through the temporary dewatering system, consisting of shallow well points and pre-treatment system, in accordance with the Long Island Well Permit (LIWP) Equivalent (C224409);

- Groundwater elevation was monitored in off-site monitoring wells OS_MW01 and C224409_MW-8 using Level Troll 700 transducers with VuLink telemetry units, as required by the LIWP Equivalent
- Collecting confirmation soil samples for laboratory analysis from the base of the remedial excavation;
- Collecting waste characterization samples from a soil/fill stockpile generated from beneath the existing cellar slab in the north-central part of the site;
- Collecting quarterly groundwater samples from PT-MW02 and PT-MW04 for QuantArray-Petro functional genes;
- Backfilling the subgrade beneath foundation elements with imported No. 57 stone and DGA;
- Locally demolishing portions of the existing concrete slab in the north-central part of the site for installation of foundation elements;
- Installing the waterproofing and vapor barrier membrane in the eastern, central, and south-central parts of the site; and
- Installing a portion of the concrete slab in the eastern part of the site.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Kingdom, BWG, Cichetti Engineering, TT, AARCO, and Langan will continue to implement the RAWP and dewatering system monitoring plan, including performing remedial excavation, continuing site-wide dewatering, continuing installation of the waterproofing and vapor barrier membrane, installing post-treatment groundwater monitoring wells PT-MW01 and PT-MW03, collecting documentation and confirmation samples, collecting quarterly groundwater samples, and installing the concrete slab during the next reporting period.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing and Other Relevant Data

Langan collected the following confirmation samples in the eastern and south-central parts of the site for analysis of Part 375 list of VOCs, semivolatle organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, metals (including hexavalent and trivalent chromium), cyanide, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane:

- | | | |
|-------------|-------------|-------------|
| ● CF58_EL_6 | ● CF77_EL_6 | ● CF94_EL_6 |
| ● CF59_EL_6 | ● CF78_EL_6 | ● CF95_EL_6 |
| ● CF60_EL_6 | ● CF79_EL_6 | ● CF96_EL_6 |
| ● CF61_EL_6 | ● CF80_EL_6 | ● CF97_EL_6 |
| ● CF62_EL_6 | ● CF81_EL_6 | ● CF98_EL_6 |
| ● CF63_EL_6 | ● CF82_EL_6 | |

Langan collected the following confirmation samples in the southeastern part of the site for analysis of Part 375 list of VOCs after over-excavation was performed:

- CF65_EL_5.5
- CF85_EL_5.5
- CF120_EL_5.5

Langan collected two post-treatment quarterly groundwater samples from groundwater monitoring wells PT-MW02 and PT-MW04 on 2 April 2026 for analysis of QuantArray-Petro functional genes.

The above-noted sampling results were submitted to the NYSDEC via e-mail when received, and will be validated before inclusion in the Final Engineering Report (FER).

Langan collected the following waste characterization soil/fill stockpile sample in the north-central part of the site for analysis of Part 375 list of VOCs and extractable petroleum hydrocarbons (EPH):

- SP01_GRAB_041626

Langan collected the following waste characterization soil/fill composite stockpile sample in the north-central part of the site for analysis of SVOCs, pesticides, herbicides, PCBs, cyanide, toxicity characteristic leaching procedure (TCLP) metals, and target analyte list (TAL) metals:

- SP01_COMP_041626

6. Deliverables Submitted During This Reporting Period

Confirmation sample results were submitted to the NYSDEC on 1 and 6 April 2026, off-site quarterly groundwater sample results were submitted to the NYSDEC on 2 April 2026, and quarterly groundwater sample results were submitted to the NYSDEC on 8 April 2026.

7. Information Regarding Percentage of Completion

The BCP project is about 85% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Citizen Participation Plan Activities during this Reporting Period

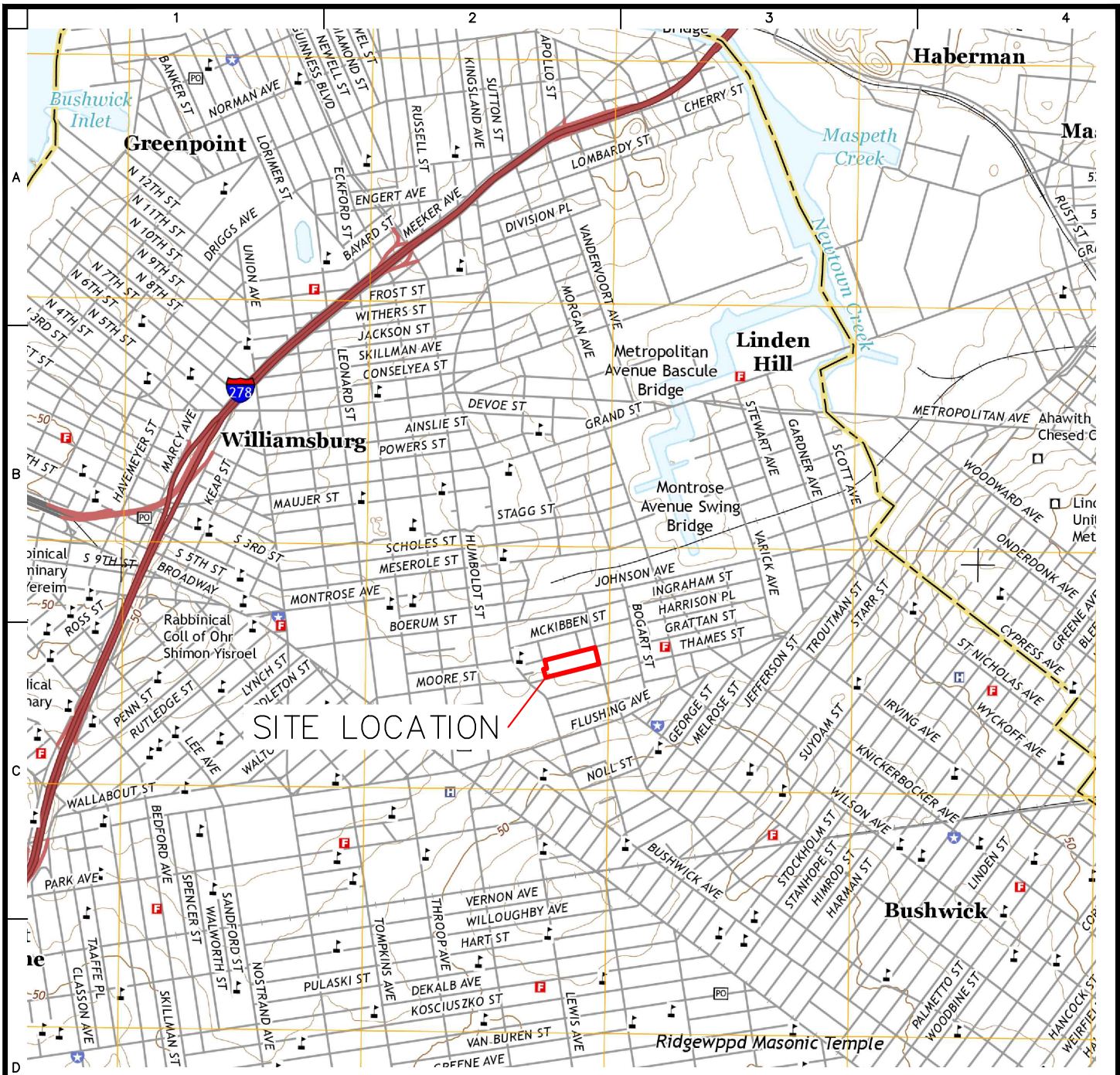
None

10. Activities Anticipated in Support of the CPP for the Next Reporting Period

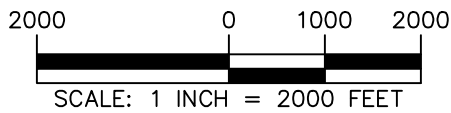
None

11. Miscellaneous Information

None



SITE LOCATION



NOTES:
1. BASEMAP FROM 2016 BROOKLYN USGS QUADRANGLE TOPOGRAPHIC MAP

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Project
**215 MOORE STREET AND
232 SEIGEL STREET**
BLOCK No. 3100, P/O LOT No. 22
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title
**SITE LOCATION
MAP**

| | |
|--------------------------|----------|
| Project No. 170805302 | 1 |
| Date 8/21/2025 | |
| Drawn By LC | |
| Checked By ERA | |
| Sheet 1 of 1 | |

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