Monthly Progress Report No. 22
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: August 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 August 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 warehouse 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) 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;
- Importing ¾-inch virgin stone (NYSDOT #2) from the Tilcon Haverstraw Quarry in Haverstraw, NY;
- Grading and compacting the subgrade around foundation elements with imported DGA;
- Installing the waterproofing and vapor barrier membrane in the western part of the site;
- Installing a portion of the first-floor concrete slab in the southwestern part of the site; and
- Installing subgrade components of the sub-slab depressurization system (SSDS) in the western part of the site, including:
    - Installing a layer of SKAPS GT-142 non-woven geotextile fabric
    - Installing an about 8-inch-thick layer of ¾-inch virgin stone (NYSDOT #2) on top of the geotextile fabric

- Installing perforated Schedule 80 PVC piping wrapped with polyester filter sleeves:
  - Tile tape was used to seal the piping connections.
  - Perforated piping was installed in the middle of the 8-inch-thick layer of ¾-inch virgin stone.
  - A 4-inch-diameter cast iron riser pipe was installed in the western part of the site.
- Inserts for vapor monitoring points (MP-01, MP-02, and MP-03) were installed in the western part of the site

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

Langan will continue to implement the RAWP, including collecting quarterly groundwater samples, during the next reporting period.

Langan anticipates submitting the Final Engineering Report (FER) to the NYSDEC during the next reporting period. Langan anticipates that the Environmental Easement will be recorded with the NYC Department of Taxation and Finance during the next reporting period.

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

Langan submitted a figure showing the extents of the Track 2 and Track 4 areas, which deviated from the areas depicted in the RAWP, to NYSDEC in an email dated 13 August 2026. The NYSDEC confirmed the revised extents of the Track 2 and Track 4 areas on 25 August 2026. These extents will be reflected in the recorded Environmental Easement.

5. Results of Sampling, Testing and Other Relevant Data

Endpoint sample result Electronic Data Deliverables (EDDs) were submitted to the NYSDEC EQuIS team on 31 August 2026.

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 95% 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

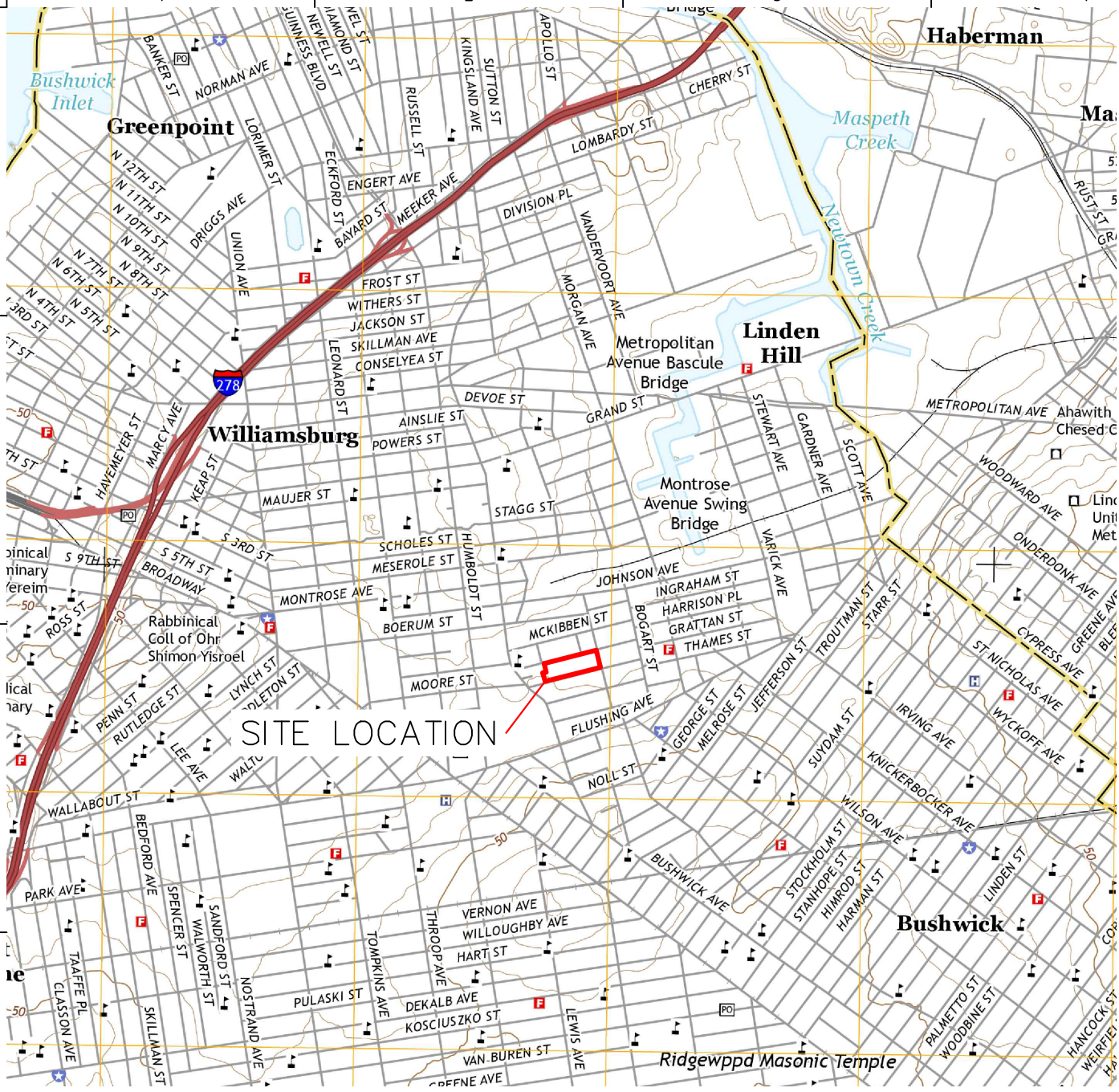
None

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

None

11. Miscellaneous Information

None



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

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

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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
Date	8/21/2025
Drawn By	LC
Checked By	ERA

Figure 1
Sheet 1 of 1

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Filename: \\langan.com\data\NYC\data3\170805301\Project Data\CAD-Environmental\RIWP Report Figures\Site Location Map.dwg Date: 9/5/2025 Time: 10:51 User: rolo Style Table: Langan.stb Layout: RAWP ADDENDUM FIGURE 1_ - SITE LOCATION MAP