DAILY OBSERVATION REPORT

LANGAN

PROJECT No.:	170824801	**CLIENT:**		**DATE:**	Friday, August 21, 2026
PROJECT:	172 Montrose Avenue		Montrose Meserole Borrower LLC	**WEATHER:**	Partly Cloudy, 70-82 °F Wind: NW @ 1-11 mph
LOCATION:	Brooklyn, New York			**TIME:**	8:00 – 11:30
BCP SITE NUMBER:	C224417			**MONITOR:**	Mat Frankel, Carli Piretra

EQUIPMENT:
Handheld MiniRAE3000 Photoionization Detector (PID)

PRESENT AT SITE:
Environmental Staff (Langan): Mat Frankel, Carli Piretra
SD Builders

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to perform work in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C224417 at 172 Montrose Avenue (Block 3062, Lot 12). Observed activities were as follows:

Site Activities

- Langan received an odor complaint from a neighboring property (164 Graham Street) on Thursday, August 20, 2026.
    - Langan screened the site with a photoionization detector (PID) and for any signs of staining, leaks or migrating impacts. Ambient air at the site was screened and PID readings above background were not observed.
    - A maximum PID reading of 3,559 parts per million (ppm) and a petroleum-like odor was observed emanating from an observed open conduit in the northern part of the site. The contractor was notified immediately, and the conduit was grouted with concrete to surface grade. PID readings above background and petroleum-like odors were not observed following grouting of the conduit pipe.
    - Langan screened the lowest level (i.e. the basement) of the western adjoining building (170 Montrose) for impacts; no PID reading or odor was observed.

Sampling

- No samples were collected.

Community Air Monitoring Plan (CAMP) Activities

- CAMP was not implemented as ground intrusive activities were not conducted.

Anticipated Activities

- Langan will be on-site to oversee a supplemental waste characterization for future off-site soil disposal.

Cc:	C. Devin, R. Lombino, K. Semon, B. Gochenaur (Langan)	By:	Caroline Devin **LANGAN**

Site Photographs:



Photo 1: View of Langan screening observed conduit (maximum PID reading of 3,559 ppm not shown) (facing down)





Photos 2&3: View of conduit grouted to surface grade and Langan screening the area with a PID (0.0 ppm) (facing northwest and down)

Cc:	C. Devin, S, Fernholz, K. Semon, B. Gochenaur (Langan)	By:	Caroline Devin **LANGAN**

Site Photographs Continued:



Photo 4: General view of ambient air screening at the site (facing southeast).

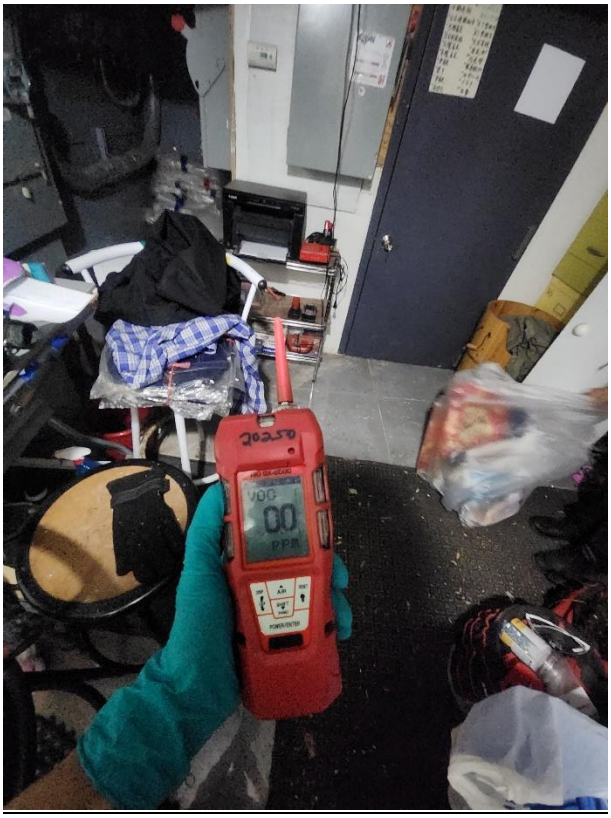


Photo 5: View of Langan screening the adjacent property (170 Montrose)

Cc:	C. Devin, S, Fernholz, K. Semon, B. Gochenaur (Langan)	By:	Caroline Devin **LANGAN**