Monthly Progress Report No. 13
172 Montrose Avenue
Brooklyn, New York
Brownfield Cleanup Program Site No: C224417
Reporting Period: August 1 – August 31, 2026

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of Montrose Meserole Owner LLC to summarize the work performed at 172 Montrose Avenue, Brooklyn, New York (the site) from August 1 – August 31, 2026. The New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (BCA) was executed on June 9, 2025. The BCA was amended on March 19, 2026, to add Montrose Meserole Borrower LLC as a participant.

The about 17,000-square-foot (0.39-acre) site is located at 172 Montrose Avenue within an urbanized area of the East Williamsburg neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 3062, Lot 12. The site is improved with two connected one-story buildings. The eastern and western buildings are both vacant as of March 31, 2026. Block 3062 is bordered by Montrose Street to the north, Humboldt Street to the east, Johnson Street to the south, and Avenue of Puerto Rico to the west. A site location map is provided as Figure 1.

A draft Remedial Investigation Work Plan (RIWP) was submitted to NYSDEC concurrent with the Brownfield Cleanup Program (BCP) Application in August 2024. The RIWP was approved by NYSDEC and New York State Department of Health (NYSDOH) on August 11, 2025. NYSDEC and NYSDOH approved the Final Remedial Investigation Report (RIR) on April 14, 2026 and the Final Remedial Action Work Plan (RAWP) on May 15, 2026. NYSDEC also approved a Treatability Study Work Plan (TSWP) to inform the proposed *in-situ* groundwater treatment for the site on April 28, 2026, and the Soil Vapor Extraction (SVE) Pilot Test Work Plan on May 22, 2026, which will inform the contingent SVE system design.

2. Investigation or Remedial Actions Relative to the Site During This Reporting Period

Langan received comments from NYSDEC and NYSDOH for the draft Groundwater Treatment Remedial Design Document (RDD) and Submembrane Depressurization (SMD) System Technical Memo on August 10, 2026.

Langan submitted a revised Groundwater Treatment RDD to NYSDEC and NYSDOH for review and approval on August 13, 2026. Langan submitted the final Groundwater Treatment RDD to NYSDEC and NYSDOH on August 21, 2026. The Groundwater Treatment RDD was approved on August 25, 2026.

Langan mobilized to the site to oversee the implementation of the NYSDEC-approved SVE Pilot Test Work Plan. The following activities were performed:

- AARCO Environmental Services Corp. (AARCO) installed four vapor monitoring points to varying depths between 15 and 30 feet below grade surface (bgs);
- AARCO installed one soil vapor extraction well at approximately 25 feet bgs; and
- AWT Environmental Services (AWT) and Langan completed an SVE pilot test to inform the contingent SVE design.

Langan mobilized to the site with a drilling subcontractor (Aquifer Drilling & Testing, Inc [ADT]), to perform supplemental waste characterization sampling.

The subcontractor that will implement the Groundwater Treatment RDD mobilized equipment to the site in preparation for groundwater injections.

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

Langan will place the approved Groundwater Treatment RDD in the document repositories.

Langan will submit the final SMD System Technical Memo to NYSDEC and NYSDOH for review and approval.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

None.

6. Deliverables Submitted During This Reporting Period

Langan submitted the Groundwater Treatment RDD for NYSDEC and NYSDOH review on August 13 and August 21, 2026.

7. Information Regarding Percentage of Completion

The project is about 10% complete.

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

None.

9. Citizen Participation (CP) Plan Activities during This Reporting Period

The site received odor complaints from the nearby community on August 20, and August 24, 2026 regarding a "gas-like" odor observed from the site. Langan visited the site on August 21, 2026 and observed a belowground pipe (assumed to be an out of commission electrical conduit exposed during demolition) exhibiting petroleum-like odors and a maximum photoionization

detector (PID) reading of 3,559 parts per million (ppm). SD Builders (the construction manager) grouted the pipe with concrete to surface grade. Langan did not observe petroleum-like odors or PID readings above background emanating from the site following the August 24th complaint. NYSDEC visited the site on August 26, 2026 following the odor complaints.

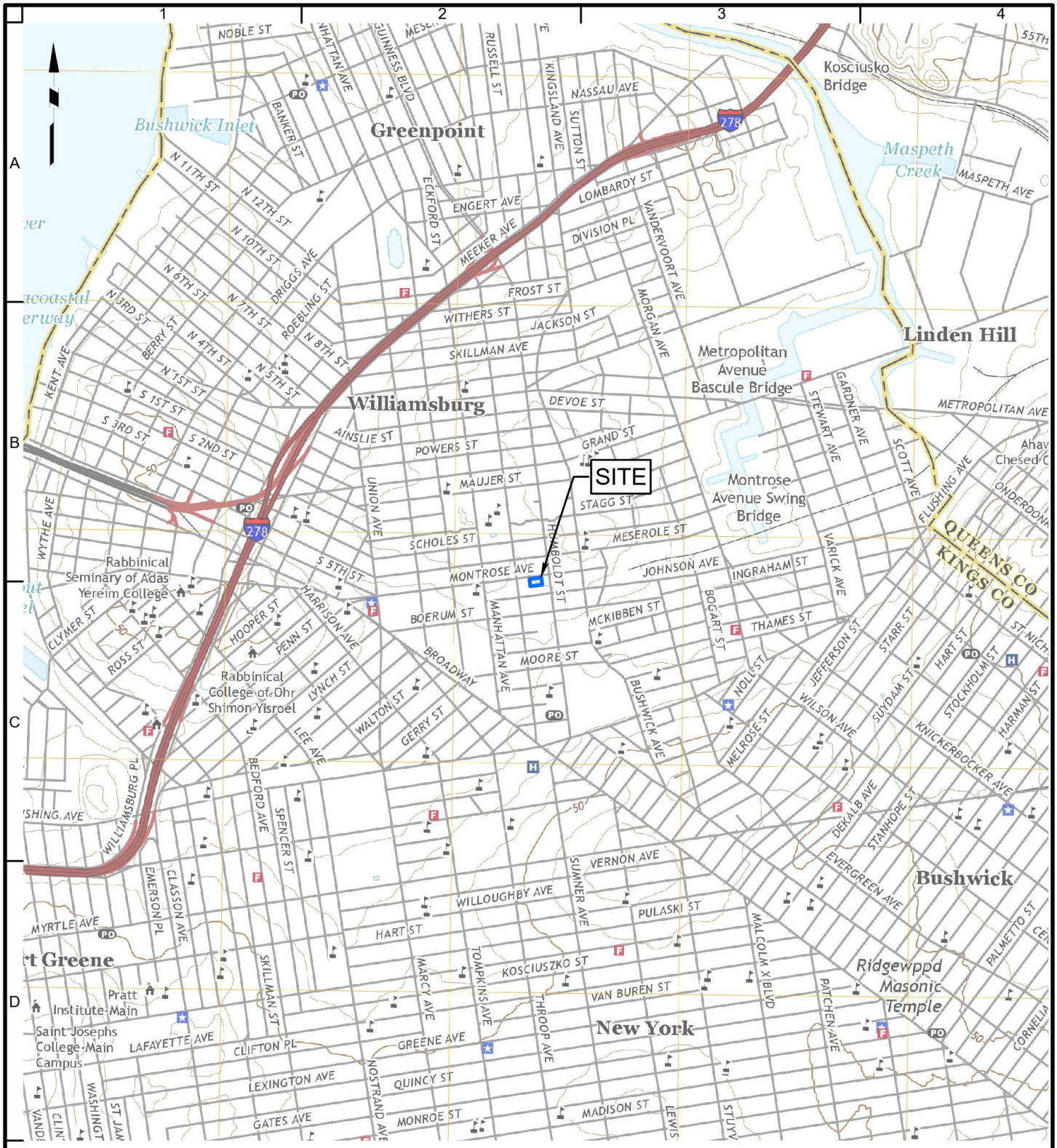
Langan met with NYSDEC and NYSDOH on August 27, 2026 to discuss the odor complaints and resolutions.

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

None.

11. Miscellaneous Information

None.



Legend

Approximate Site Boundary

2,000 0 2,000

SCALE IN FEET

Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle.

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Project	172 MONTROSE AVENUE BLOCK No. 3062, LOT No. 12 BROOKLYN NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170824801
Figure No.	1
Date	7/22/2024
Scale	1"=2,000'
Drawn By	MG
Submission Date	

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