LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170824801	**CLIENT:**	**DATE:**	Weds., Nov. 11, 2026
PROJECT: 172 Montrose Avenue	Montrose Meserole Borrower LLC	**WEATHER:**	Sunny, 48.7 - 70.7°F Wind: SSW @ 0.3 - 5.8 mph
LOCATION: Brooklyn, New York		**TIME:**	6:45 am to 5:15 pm

CONTRACTOR'S EQUIPMENT:
Geoprobe 7822DT Drill Rig
MiniRae 3000 Photoionization Detector (1)
Aeroqual Air Monitoring Stations (4)
Heron Oil/Water Interface Meter (1)
Horiba Water Quality Meter (1)
Volvo ECR 235E Excavator
ABI RH 38 Drill Rig
Delmag RH24/RH-28 Drill Rig
Atmos Foam Unit PFU400/Atmos Shield Foam 645/900

PRESENT AT SITE:
Langan: Lilah Willis, Bill Pagano
SD Builders Group (SD): Andrew Nilsen
Capstone Contracting (Subcontractor): Anthony Palta
AARCO Environmental Services Corp. (AARCO)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on site for implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved August 21, 2026 In-Situ Groundwater Treatment Remedial Design Document for 172 Montrose Avenue in Brooklyn, New York. The activities observed were as follows:

Site Activities

- Capstone used a Geoprobe 7822DT Drill Rig to advance injection point NWIP08 and NWIP09 to about 35 feet below ground surface (bgs) and injection point IP16 to 50 ft bgs.
- Capstone performed reagent solution injection at the following injection points:
    - IP03 from 32 to 25 feet bgs; approximately 700 gallons of reagent solution were injected. Injection IP03 was completed.
    - IP04 from 50 to 44 feet bgs; approximately 600 gallons of reagent solution were injected.
    - NWIP03 from 31 to 25 feet bgs; approximately 600 gallons of reagent solution were injected. Injection NWIP03 was completed.
    - NWIP08 from 35 to 25 feet bgs; approximately 1,000 gallons of reagent solution were injected. Injection NWIP08 was completed.
    - Reagent solution for IP03 and IP04 was prepared in approximately 200-gallon batches, with each batch consisting of approximately 150 gallons of water, 40 gallons of 25% sodium hydroxide, and 330 pounds of sodium persulfate.
    - Reagent solution for NWIP03 and NWIP08 was prepared in approximately 200-gallon batches, with each batch consisting of approximately 180 gallons of water, 16 gallons of 25% sodium hydroxide, and 110 pounds of sodium persulfate.
    - Reagent solution was injected at approximately 100 gallons per foot at each injection point.
- Langan monitored groundwater monitoring wells before and after reagent injections for depth to water and field parameters.

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Site Activities Continued:

- Capstone used a Delmag RH 38 and Delmag RH24 drill rig to advance secant piles in the northeastern part of the site to a maximum depth of about 58 feet bgs. Spoils generated were screened for visual and olfactory evidence of impacts and with a photoionization detector (PID); evidence of impacts was not observed. Spoils were stockpiled in the central part of the site for future off-site disposal; the stockpile was covered with polyethylene sheeting at the end of the workday.

Sampling

- No samples were collected.

Community Air Monitoring Program (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at four locations, including two residential CAMP stations along the eastern and western perimeters of the site; community air monitoring consisted of monitoring for particulate matter for particulates less than 10 micrometers (µm) in diameter (PM10) and VOCs. PM10 and VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed. Recorded air monitoring data is presented on a summary data sheet appended to the end of this Daily Field Report. The graphs on the CAMP summary data sheet show PM10 and VOC concentration as site contribution (downwind concentrations less upwind concentrations).

Material Tracking

- No material was imported to the site.
- Capstone exported 1 load (approximately 20 cubic yards [CY]) of non-hazardous contaminated soil/fill to the Posillico Materials facility located in Farmingdale, NY.

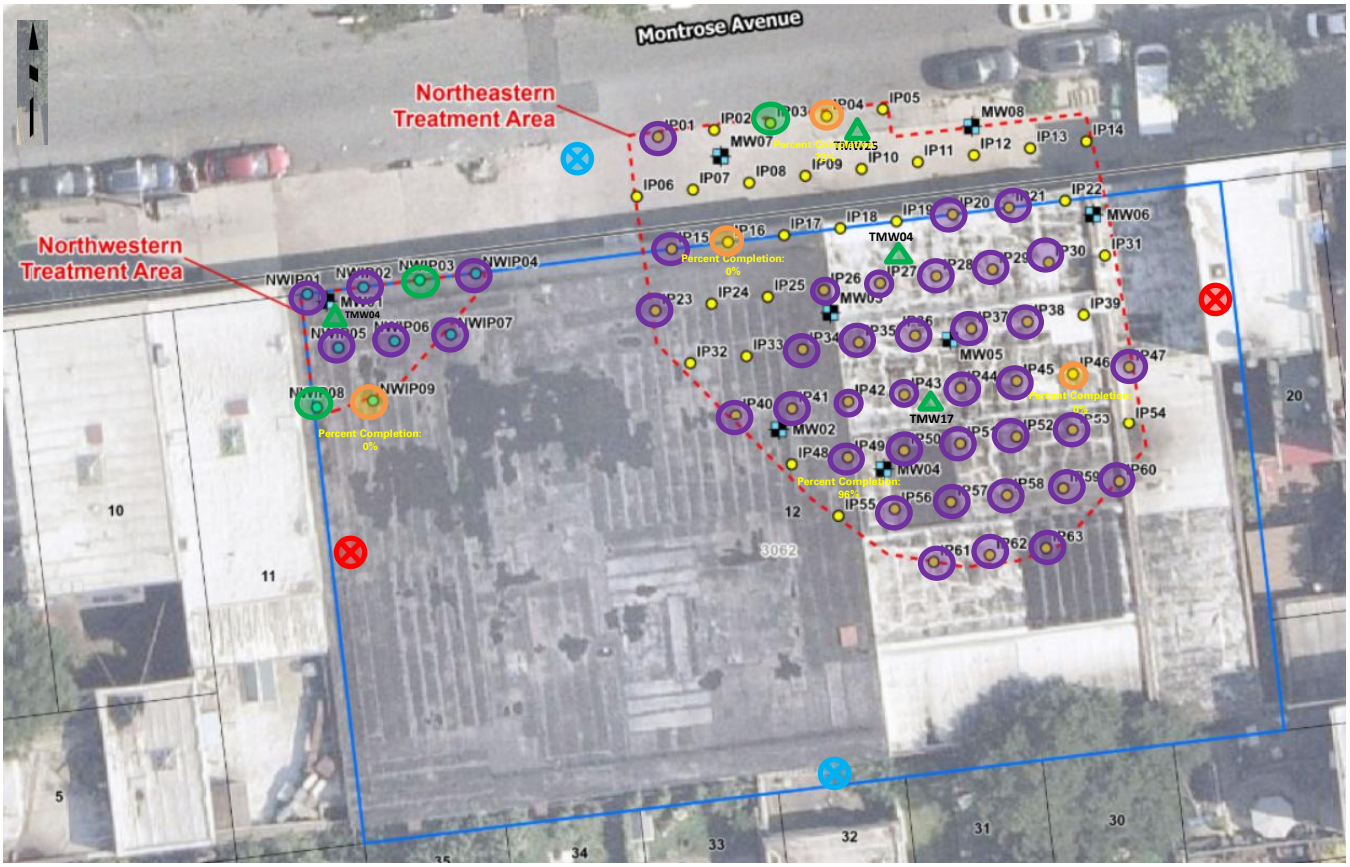
MATERIALS IMPORT SUMMARY				
Facility Name	New York Recycling		Impact Reuse and Recovery Center	
Location	Bronx, NY		Lyndhurst, New Jersey	
Type of Material	Tracking Pad (RCA) Stone		Fill	
Today	Number of Loads	Approx. Volume (tons)	Number of Loads	Approx. Volume (tons)
	0	0	0	0
Total	Number of Loads	Approx. Volume (tons)	Number of Loads	Approx. Volume (tons)
	3	60	0	0
NYSDEC Approval Quantity (CY)	500		3,000	

MATERIALS EXPORT SUMMARY				
Facility Name	PPark LLC		Posillico Materials, LLC	
Location	Prospect Part, NJ		Farmingdale, NY	
Type of Material	Non-hazardous soil		Non-hazardous soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	0	0	1	20
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	0	0	28	560

Anticipated Activities

- Langan will continue to oversee implementation of the In-Situ Groundwater Treatment Remedial Design.
- Capstone will continue support-of-excavation (SOE) installation.

Figure 1: Injection Tracking Plan

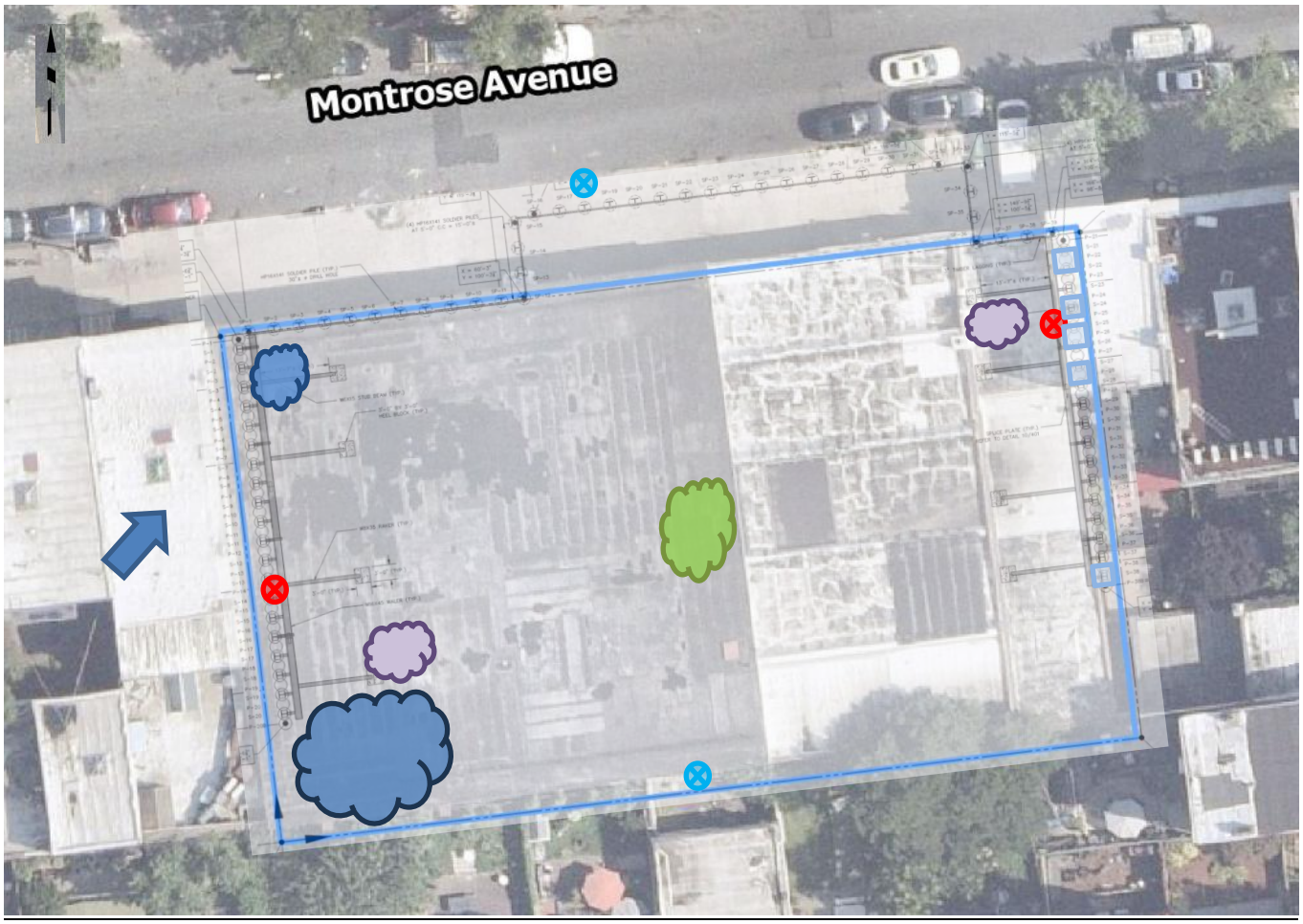


Legend

- Proposed Post-Remedial Groundwater Monitoring Location
- Proposed Injection Points (Northwestern Treatment Area) with a treatment interval of 25 to 35 feet bgs (el. 7.98 to el. -2.02)
- Proposed Injection Points (Northeastern Treatment Area) with a treatment interval of 25 to 50 feet bgs (el. 7.98 to el. -17.02)
- Approximate Site Boundary
- Approximate Groundwater Treatment Extent
- Tax Block
- Tax Parcel
- Injection Point in Progress
- Injection Point Completed Today
- Injection Point Previously Completed
- Residential CAMP Station
- CAMP Station
- Temporary Monitoring Well

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Figure 2: Site Plan



LEGEND:

- Wind Direction
- Residential CAMP Station
- CAMP Stations
- Approximate area of excavation
- Approximate area of drilling
- Construction and Demolition debris stockpile
- Soil/fill stockpile
- Petroleum-impacted soil/fill stockpile

SITE PHOTOGRAPHS



Photo 1: Injection NWIP03 in progress (facing north)



Photo 2: Capstone advancing injection point NWIP08 and implementing dust suppression measures in the northwestern part of site (facing southwest)

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SITE PHOTOGRAPHS CONTINUED



Photo 3: Capstone loading a permitted triaxle truck with soil/fill for offsite disposal in the central part of site (facing southwest)



Photo 4: View of groundwater monitoring at temporary monitoring well TMW-04 (facing down)