

Monthly Progress Report No. 01

Willoughby Conversion Project
1250 Willoughby Avenue, Brooklyn, New York
Block 3210, Lot 16
Brownfield Cleanup Program Site #: C224420
Reporting Period: November 2025

1. Introduction

In accordance with the reporting requirements of the 10 July 2025 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of 1250 Willoughby Owner LLC and 1250 Willoughby Manager LLC (the Volunteers), to summarize the work performed at the Willoughby Conversion Project site located at 1250 Willoughby Avenue in Brooklyn, New York (the site) between 1 and 30 November 2025.

The site is identified as Block 3210, Lot 16 on the Brooklyn Borough Tax Map. The site occupies an area of approximately 15,000 square feet (0.34 acres) and contains an asphalt-paved parking lot that is currently vacant and surrounded by buildings and/or chain-link fencing to prevent access by the public. The site is bound by an industrial/manufacturing facility followed by residential and commercial properties to the north; a multi-tenant industrial building to the east; a private residential property followed by a public school (P.S. 123) to the south; and Willoughby Avenue followed by a restaurant supply business to the west. A Brownfield Cleanup Agreement was executed on 10 July 2025, and the New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Work Plan (RIWP) on 3 November 2025. A Site Location Map is provided as Figure 1.

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

The Remedial Investigation (RI) was completed in accordance with the NYSDEC-approved RIWP. Waste characterization soil sampling was conducted concurrently with the RI. Field activities completed during the reporting period included the following:

- Nine soil borings were advanced to depths between about 14 and 28 feet below grade surface (bgs). Twenty-seven soil samples (not including quality assurance/quality control [QA/QC] samples) were collected for the RI and analyzed for one or more of the following parameters: volatile organic compounds (VOCs); semivolatile organic compounds (SVOCs); pesticides; herbicides; polychlorinated biphenyls (PCB); metals (including hexavalent and trivalent chromium); total cyanide; per- and polyfluoroalkyl substances (PFAS); and 1,4-dioxane.
- Seven additional soil borings were advanced to depths between about 15 and 22 feet bgs for the purpose of waste characterization sampling.
- Four permanent groundwater monitoring wells were installed to about 28 feet bgs. The wells were sampled and analyzed for VOCs, SVOCs, pesticides, herbicides, PCBs, total and dissolved metals (including hexavalent and trivalent chromium), PFAS, and 1,4-dioxane.
- Four soil vapor probes were installed to about 12 feet bgs (anticipated depth of the future cellar). Four soil vapor samples were collected for VOC analysis.

- A Community Air Monitoring Plan (CAMP) was implemented during drilling activities.

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

The four RI monitoring wells will be surveyed in accordance with the NYSDEC-approved RIWP. Langan will begin preparing the RI Report (RIR) and Remedial Action Work Plan (RAWP).

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

None.

5. Results of Sampling, Testing and Other Relevant Data

RI sample analytical results will be validated during the next reporting period for submission of electronic data deliverables to the NYSDEC. The analytical results of the full RI will be provided in a forthcoming RIR, which will be issued to NYSDEC in the first quarter of 2026.

6. Deliverables Submitted During this Reporting Period

Daily reports summarizing site investigation activities, sample locations, CAMP results, explanation of notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

7. Information Regarding Percentage of Completion

This BCP project is about 5% 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

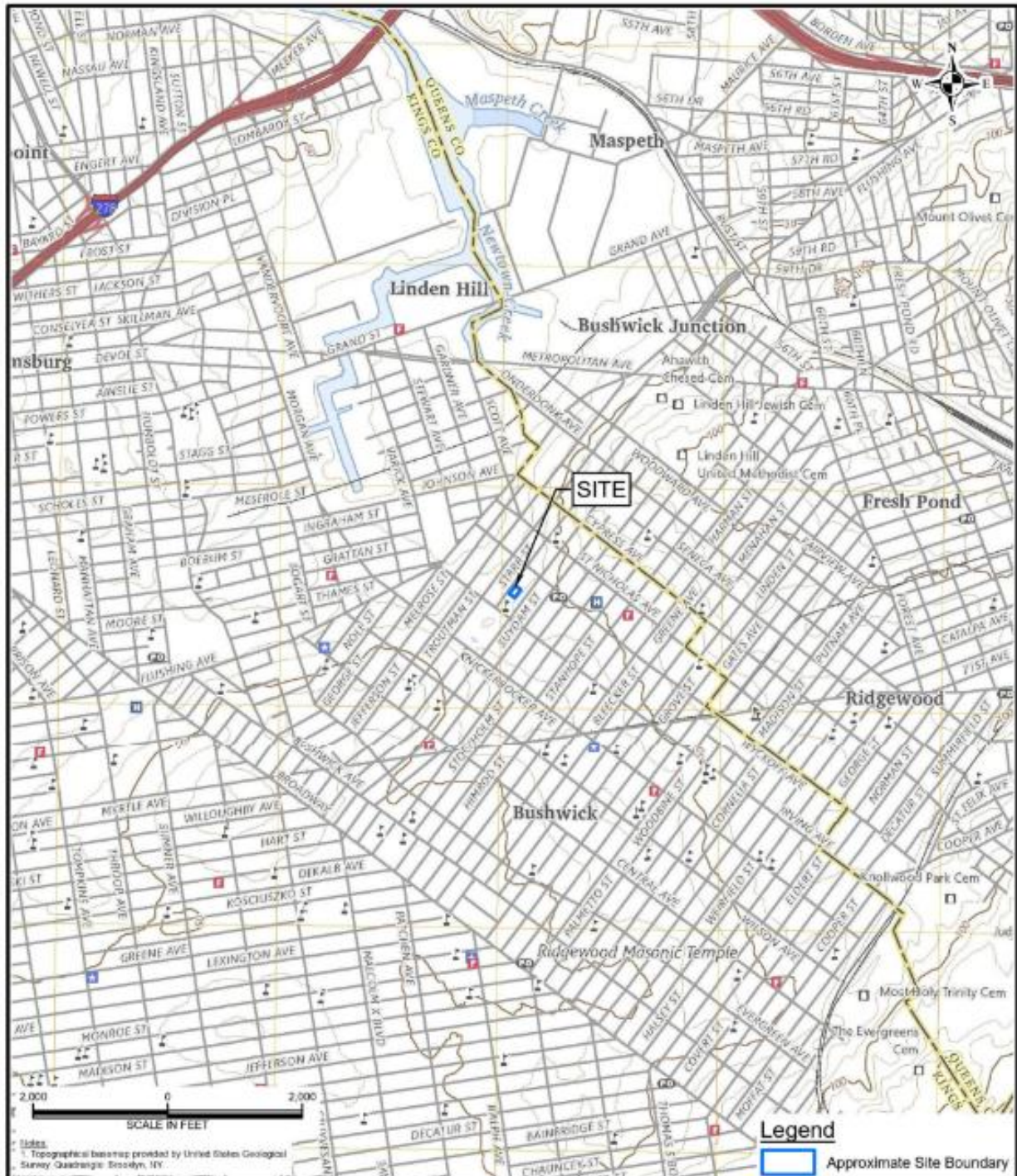
None.

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

None.

11. Miscellaneous Information

Submission of the draft RIR and RAWP is anticipated by February 2026. Receipt of a Decision Document to commence remediation is anticipated by June 2026.



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 388 Ninth Avenue, 8th Floor New York, NY 10001-2727 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	<p>Project WILLOUGHBY CONVERSION PROJECT BROOKLYN NEW YORK</p>	<p>Figure Title SITE LOCATION MAP</p>	<p>Project No. 170794301 Date 7/11/2025 Scale 1" = 2,000 feet Drawn By MG</p>	<p>Figure 1</p>
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