

Monthly Progress Report No. 02

Willoughby Conversion Project
1250 Willoughby Avenue, Brooklyn, New York
Block 3210, Lot 16
Brownfield Cleanup Program Site #: C224420
Reporting Period: December 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 31 December 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

On 5 December 2025, Langan completed a survey of the four permanent groundwater monitoring wells installed during the Remedial Investigation (RI). Surveyed well elevations will be compared to groundwater depth measurements and used to generate a groundwater elevation contour map, which will be included in the Remedial Investigation Report (RIR).

Langan began preparing the RIR and Remedial Action Work Plan (RAWP). Langan also began preparing a Preliminary Waste Characterization Report to facilitate future off-site disposal of soil generated during site-wide remediation.

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

Langan will continue preparing the RIR, RAWP, and Preliminary Waste Characterization Report. Laboratory analytical results from the RI will be validated and incorporated into the RIR. Langan anticipates submitting the draft RIR and RAWP in February 2026.

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 full analytical results of the RI will be provided in a forthcoming RIR, which will be issued to NYSDEC in the in February 2026.

6. Deliverables Submitted During this Reporting Period

None

7. Information Regarding Percentage of Completion

This BCP project is about 7% 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

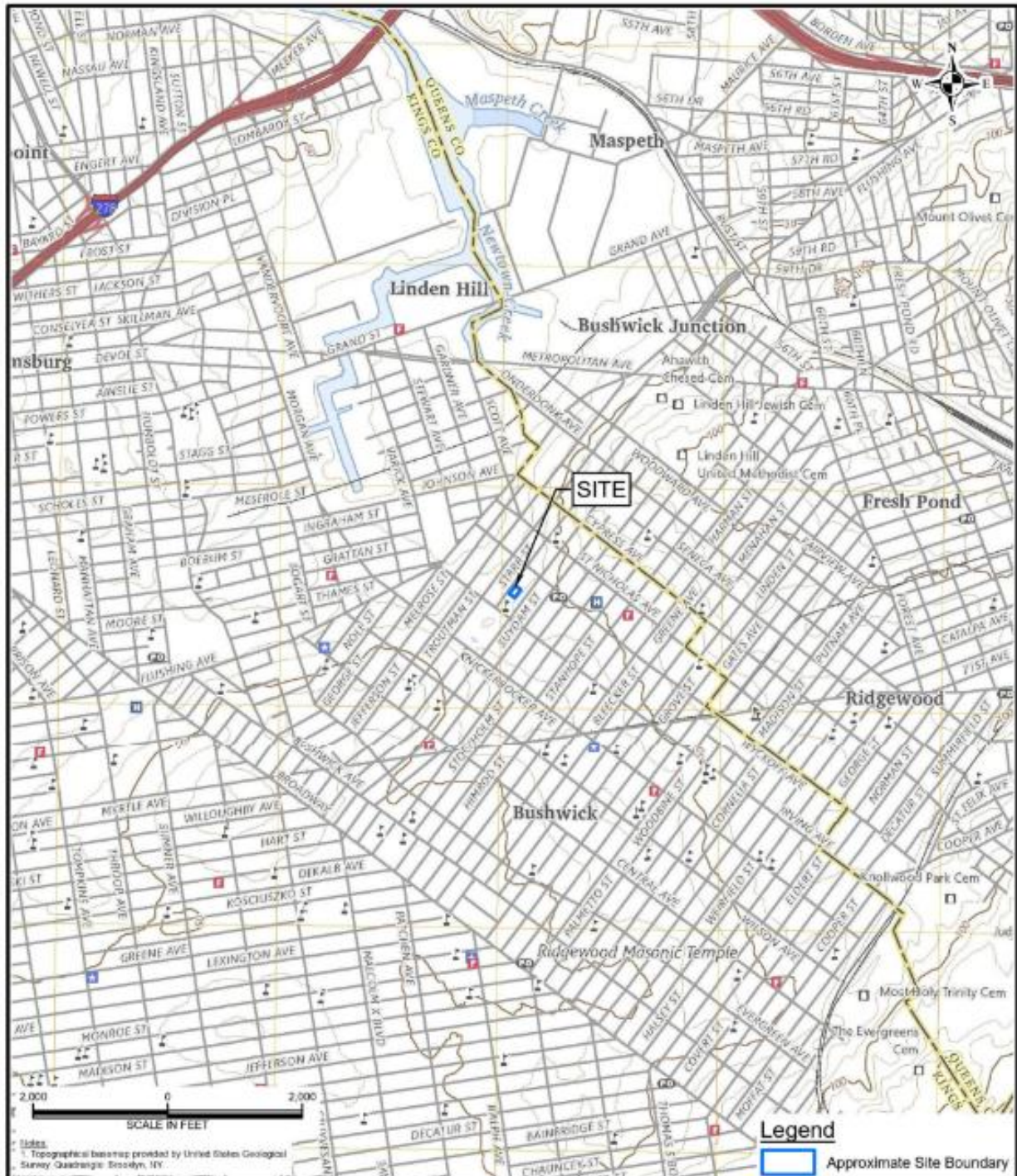
None.

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</p>	<p>Figure Title SITE LOCATION MAP</p>	<p>Project No. 170794301</p>	<p>Figure 1</p>
	<p>BROOKLYN NEW YORK</p>	<p>Scale 1" = 2,000 feet</p>	<p>Date 7/11/2025</p>	<p>Drawn By MG</p>

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