

## **Monthly Progress Report No. 04**

Willoughby Conversion Project  
1250 Willoughby Avenue, Brooklyn, New York  
Block 3210, Lot 16  
Brownfield Cleanup Program Site # C224420  
Reporting Period: February 2026

### **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 28 February 2026.

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**

Langan continued preparing the Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP). The Volunteer continued to prepare design documents for remediation and redevelopment.

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

Langan submitted the draft RIR to NYSDEC on 2 March 2026. Langan will continue preparing the RAWP. Langan anticipates submitting the draft RAWP in March 2026.

On 13 February 2026, Langan notified NYSDEC via email that the project geotechnical engineer proposes to advance two soil borings using mud rotary drilling to inform the new building foundation design. The geotechnical drilling will occur in March 2026, and Langan will implement the Community Air Monitoring Plan (CAMP) and ensure soil management is conducted in accordance with the protocols outlined in the previously approved RIWP. The proposed boring plan was acknowledged by NYSDEC via email on 17 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 were validated for submission of electronic data deliverables to NYSDEC in March 2026. The analytical results of the RI were provided in the draft RIR that was submitted to NYSDEC on 2 March 2026.

**6. Deliverables Submitted During this Reporting Period**

None

**7. Information Regarding Percentage of Completion**

This BCP project is about 8% 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**

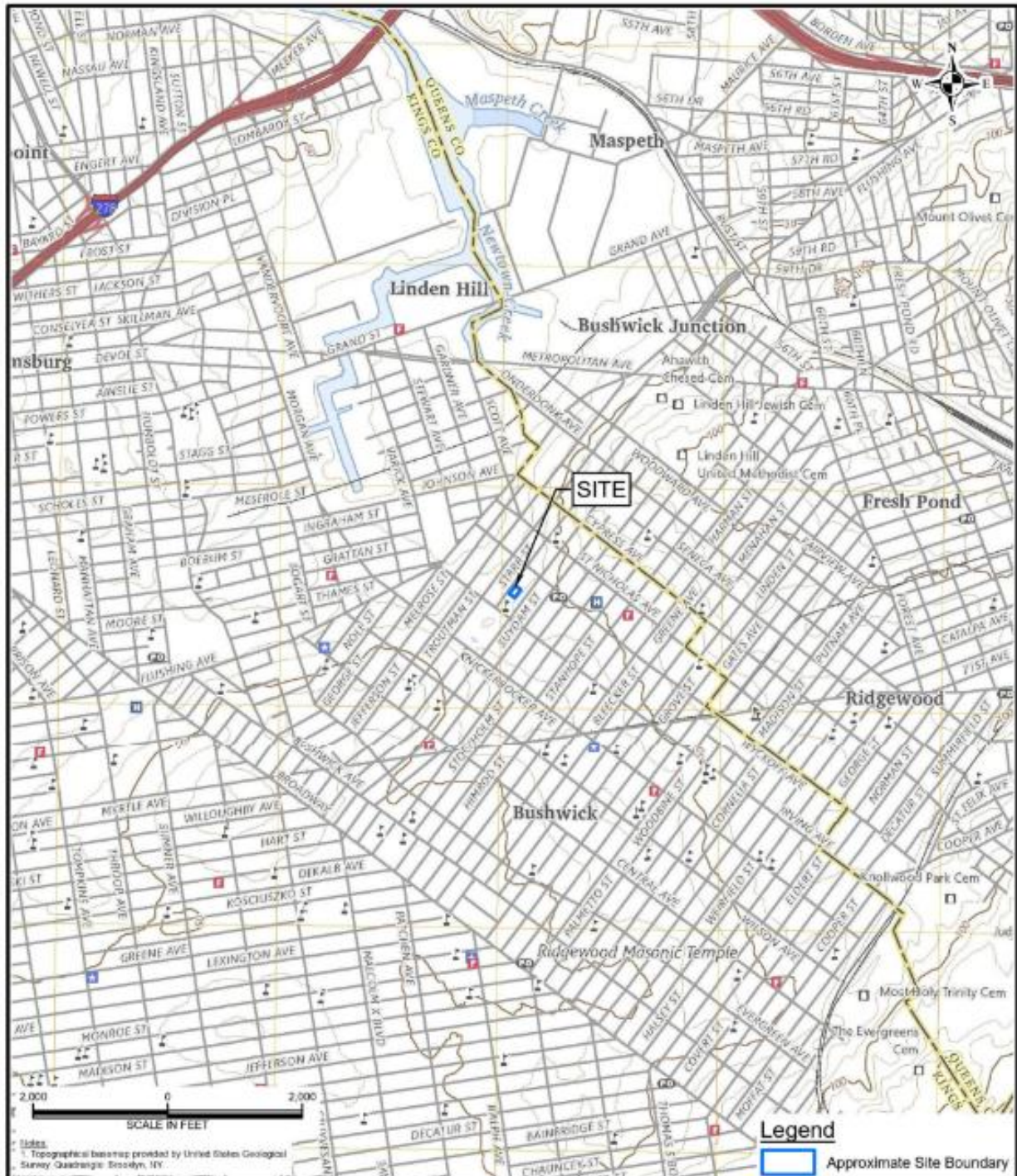
None.

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

None.

**11. Miscellaneous Information**

Submission of the draft RAWP is anticipated in March 2026. Receipt of a Decision Document to commence remediation is anticipated by September 2026.



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

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