

Prepared By: Maggie Perry

NYSDEC BCP Site No:	C224437	Date:	April 20, 2026
Project Name:	68-72 Freeman St Site	Weather:	Sunny, 40-44 °F
Client:	68-72 Freeman Holdings LLC	Time:	07:00 – 10:00

Personnel On-Site:

Environmental Consultant: Vektor Consultants (Vektor) – Maggie Perry

Geophysical Survey Technician: Coastal Environmental Solutions, Inc. (Coastal) – Dennis Berthold

Work Activities Performed:

- Vektor mobilized at the Site to start the RI and completed a Site inspection consisting of a walkthrough and visual observations.
- Coastal conducted a geophysical survey of the Site and cleared all boring locations. No anomalies indicative of tanks was observed. Utilities were marked out accordingly.
- As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator, SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use were estimated, and goals for the project related to these green and sustainable remediation metrics. The following footprint was calculated at the Site for April 20, 2026. It was estimated that approximately 242 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 0 pounds of NOx emissions, 0 pounds of SOx emissions, 0 pounds of particulate matter (PM) emissions, and 0 pounds of hazardous air pollutants (HAPs) were emitted during the reporting period at the Site. The majority of the emitted pollutants were due to transportation.

Community Air Monitoring Program

- No CAMP was conducted during the geophysical survey.

Problems Encountered

- Coastal's trailer transporting the rig to the Site ripped an axle after hitting a pothole on the highway and could not be delivered to the Site. Therefore, drilling activities are postponed until April 21, 2026.

Planned Activities for the Next Day

- Installation of soil borings, vapor probes, and monitoring wells. Soil sampling.

PHOTO LOG

Photo 1: View of the GPR being performed.

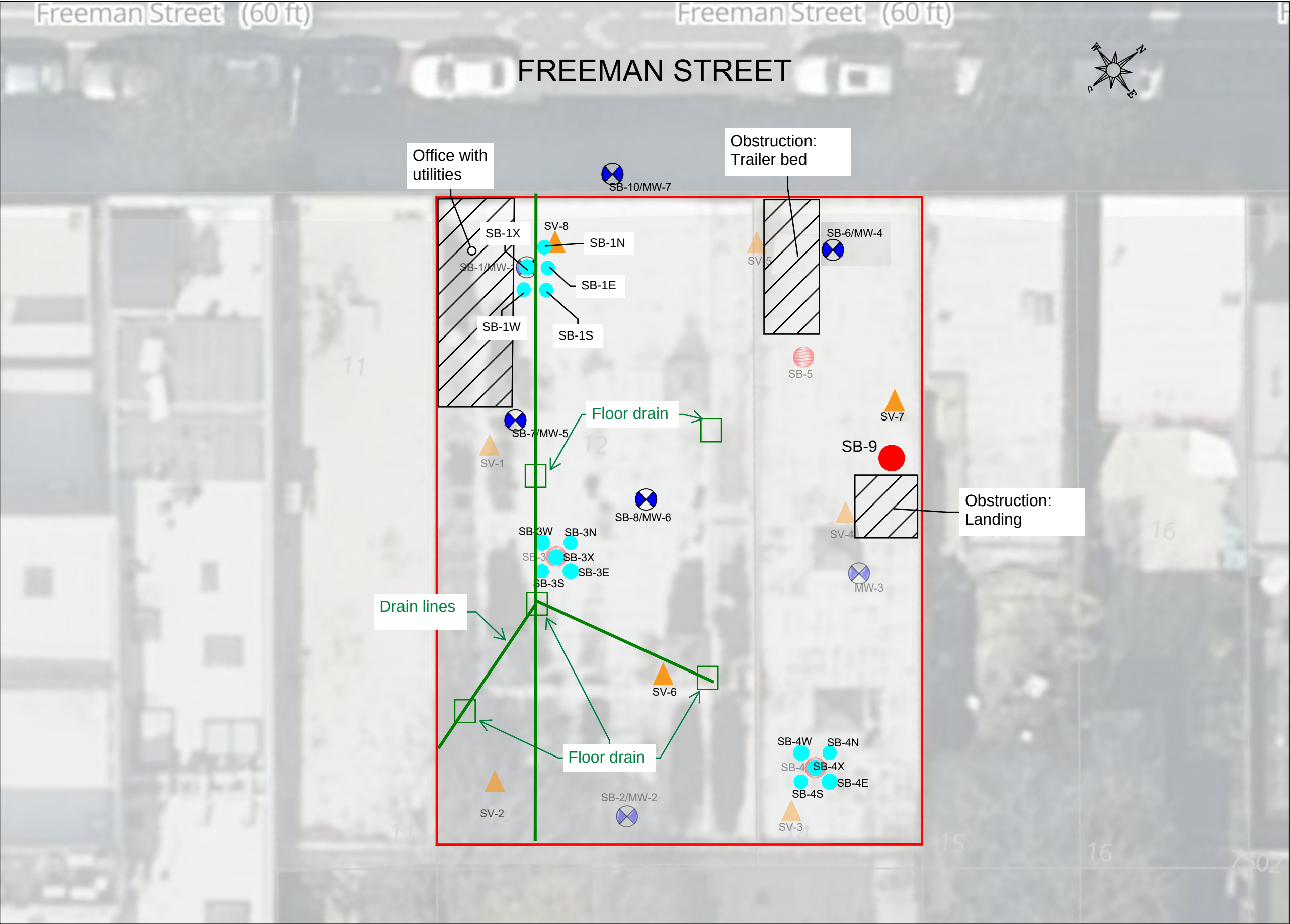


Photo 2: View of GPR being performed and marked out floor drains and utilities.



Photo 3: View of empty trailer in loading bay with MW-3 in foreground.





vEktor consultants

t: +1.347.871.0750
f: +1.347.402.7735
e: info@vektorconsultants.com
www.vektorconsultants.com

LEGEND:

- SITE BOUNDARY
- SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID
SB-X/MW-X
- SOIL VAPOR LOCATION AND DESIGNATED ID
SV-X
- SOIL BORING LOCATION AND DESIGNATED ID
SB-X
- PCB DELINEATION LOCATION AND DESIGNATED ID
SB-XX
- FORMER SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID (MAY 2025 RI)
SB-X/MW-X
- FORMER SOIL VAPOR LOCATION AND DESIGNATED ID (MAY 2025 RI)
SV-X
- FORMER SOIL BORING LOCATION AND DESIGNATED ID (MAY 2025 RI)
SB-X

NOTES:

1. ALL FEATURE LOCATIONS ARE APPROXIMATE

SCALE:

FIGURE NO.	1
FIGURE NAME:	Updated Sampling Plan
REPORT:	DSR
DATE:	4/20/2026
DRAWN BY:	KB
SITE ADDRESS:	68-72 Freeman Street Brooklyn, NY 11222

Environmental Footprint Summary

Core Element	Metric		Unit of Measure	Footprint						
				Remedial Investigation	< Component 2 >	< Component 3 >	< Component 4 >	< Component 5 >	< Component 6 >	Total
Materials & Waste	M&W-1	Refined materials used on-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-2	% of refined materials from recycled or reused material	%							
	M&W-3	Unrefined materials used on-site	Tons	0.000	0.000	0.000	0.000	0.000	0.000	0.0
	M&W-4	% of unrefined materials from recycled or reused material	%							
	M&W-5	On-site hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-6	On-site non-hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-7	Recycled or reused waste	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-8	% of total potential waste recycled or reused	%							
Water (used on-site)	W-1	Public water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-2	Groundwater use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-3	Surface water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-4	Reclaimed water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-5	Storm water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-6	User-defined water resource #1	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-7	User-defined water resource #2	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-8	Wastewater generated	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy	E-1	Total energy used (on-site and off-site)	MMBtu	1.7	0.0	0.0	0.0	0.0	0.0	1.7
	E-2	Energy voluntarily derived from renewable resources								
	E-2A	On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-2B	Voluntary purchase of renewable electricity	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-3	Voluntary purchase of RECs	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-4	On-site grid electricity use	MWh	0.000	0.000	0.000	0.000	0.000	0.000	0.0
Air	A-1	On-site NOx, SOx, and PM emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-2	On-site HAP emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-3	Total NOx, SOx, and PM emissions	Pounds	0.5	0.0	0.0	0.0	0.0	0.0	0.5
	A-3A	Total NOx emissions	Pounds	0.4	0.0	0.0	0.0	0.0	0.0	0.4
	A-3B	Total SOx emissions	Pounds	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	A-3C	Total PM emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-4	Total HAP emissions	Pounds	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	A-5	Total greenhouse gas emissions	Tons CO2e*	0.1	0.0	0.0	0.0	0.0	0.0	0.1
Land & Ecosystems		Qualitative Description								

* Total greenhouse gases emissions (in CO2e) include consideration of CO2, CH4, and N2O (Nitrous oxide) emissions.

"MMBtu" = millions of Btus

"MG" = millions of gallons

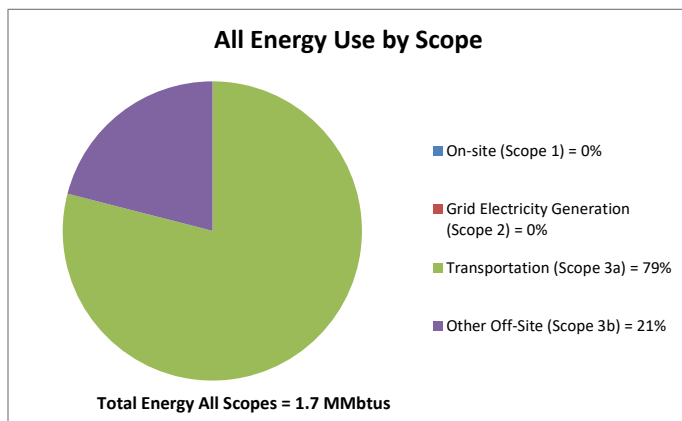
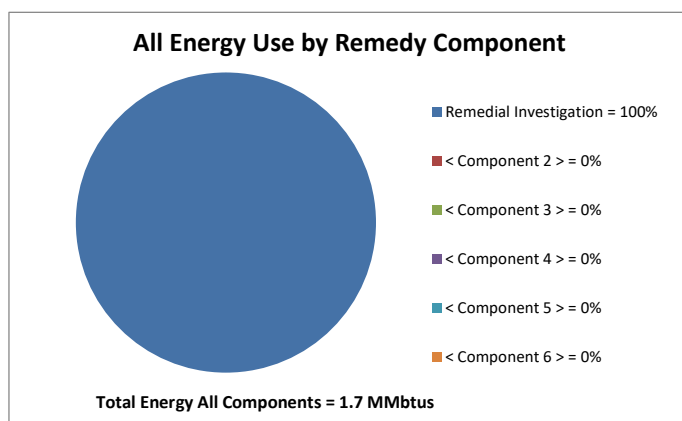
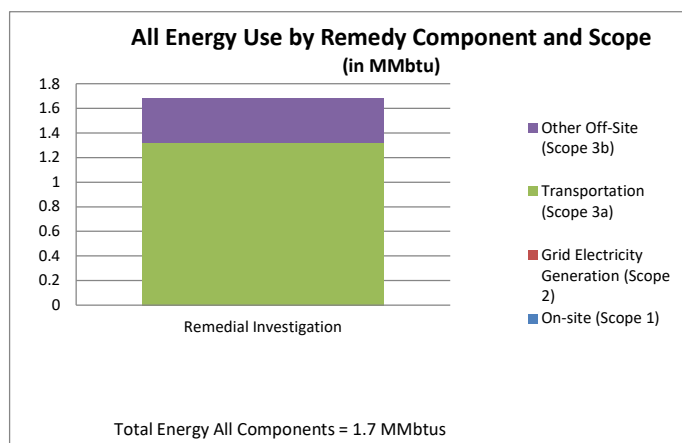
"CO2e" = carbon dioxide equivalents of global warming potential

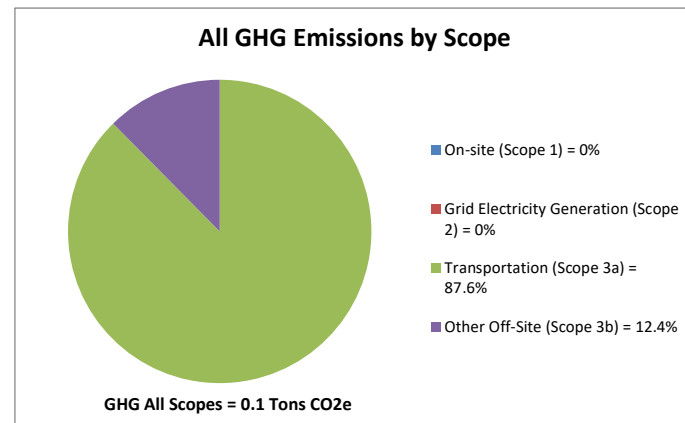
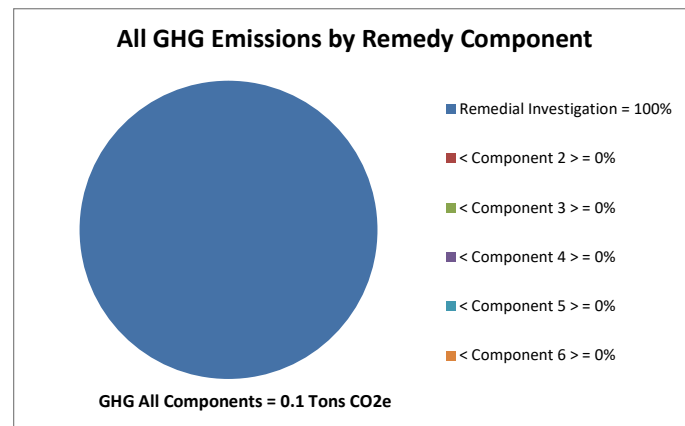
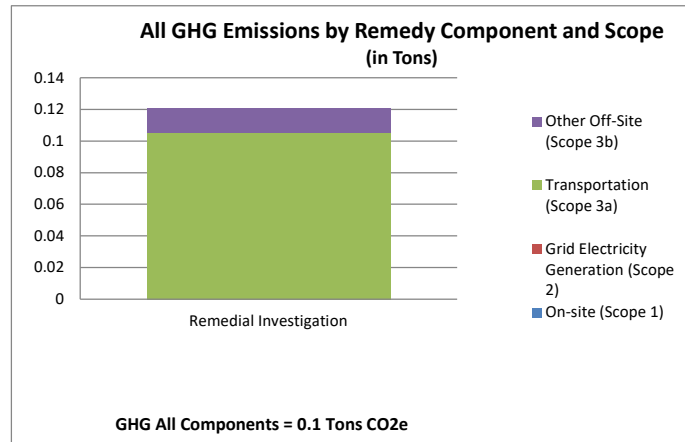
"MWh" = megawatt hours (i.e., thousands of kilowatt-hours or millions of Watt-hours)

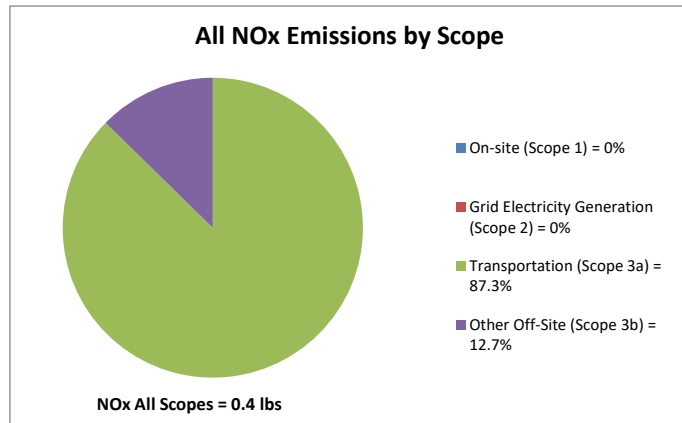
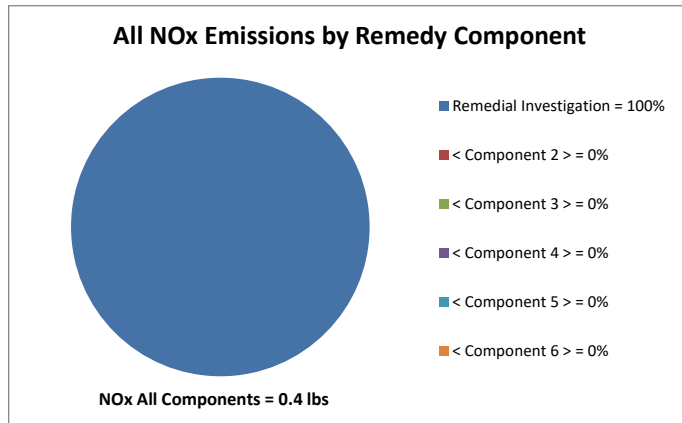
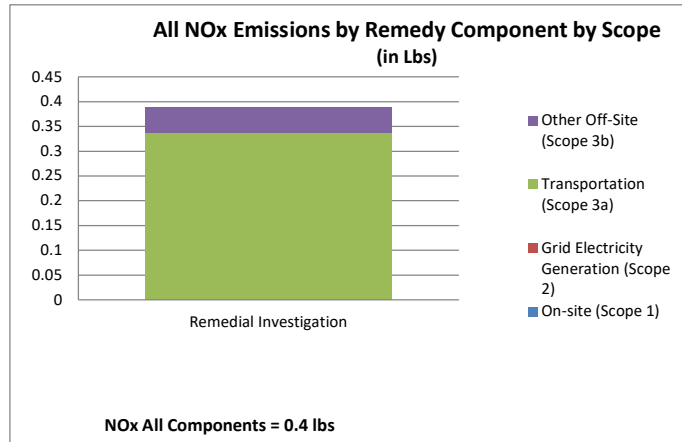
"Tons" = short tons (2,000 pounds)

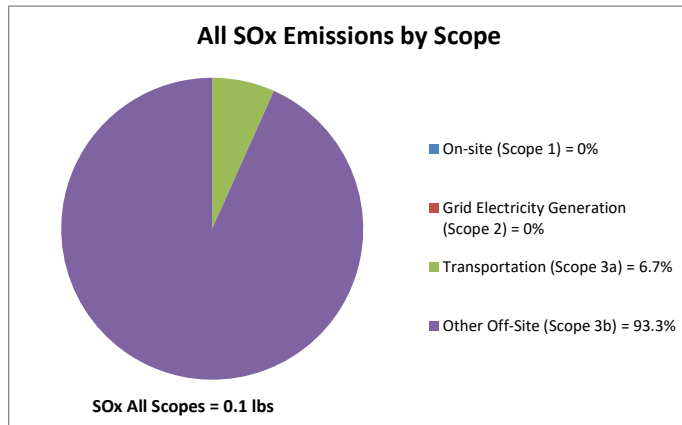
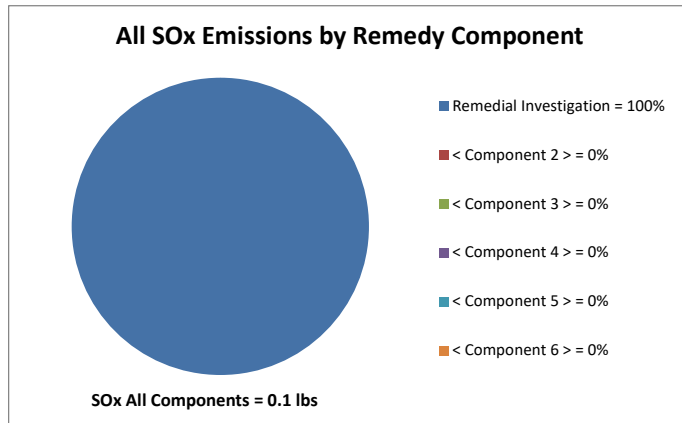
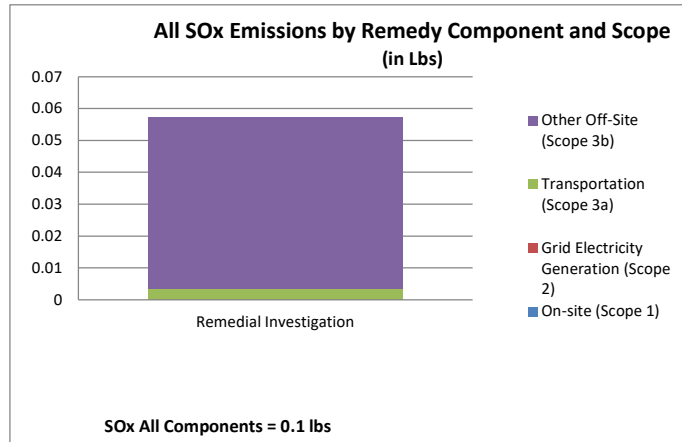
The above metrics are consistent with EPA's Methodology for Understanding and Reducing a Project's Environmental Footprint (EPA 542-R-12-002), February 2012

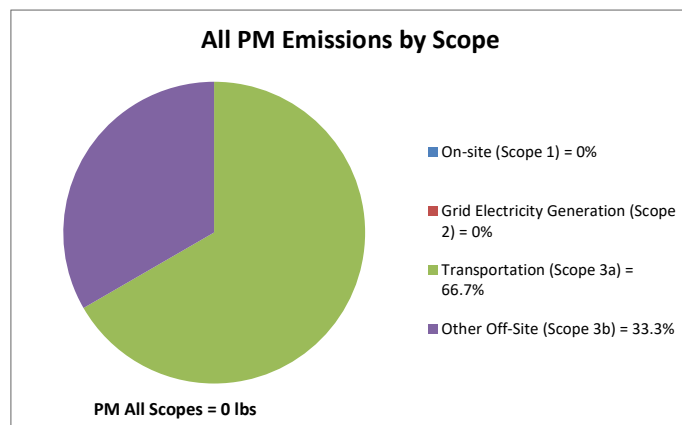
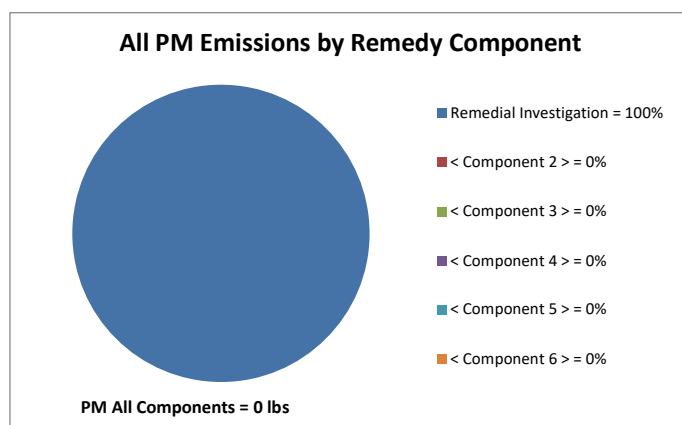
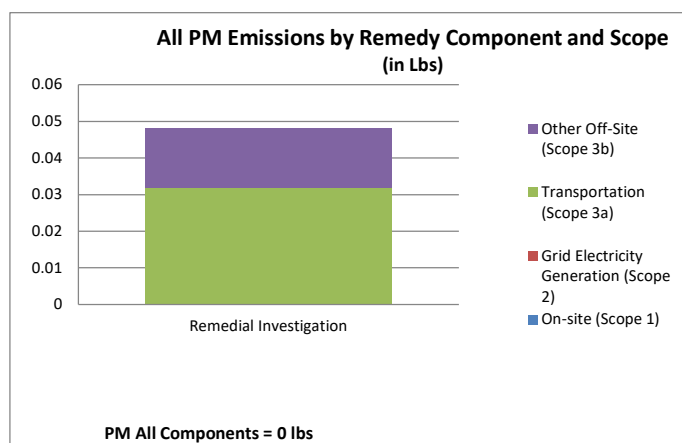
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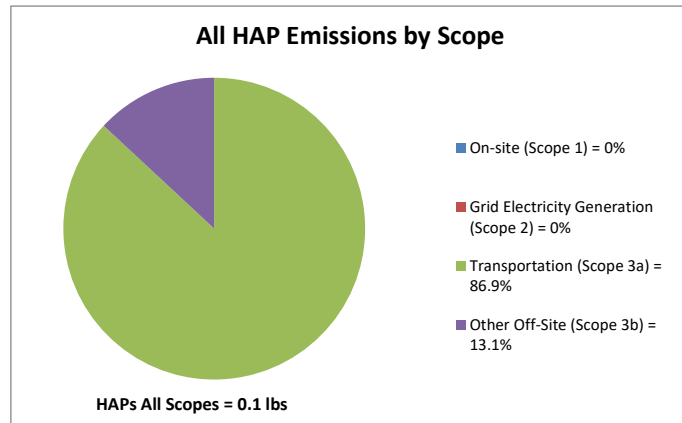
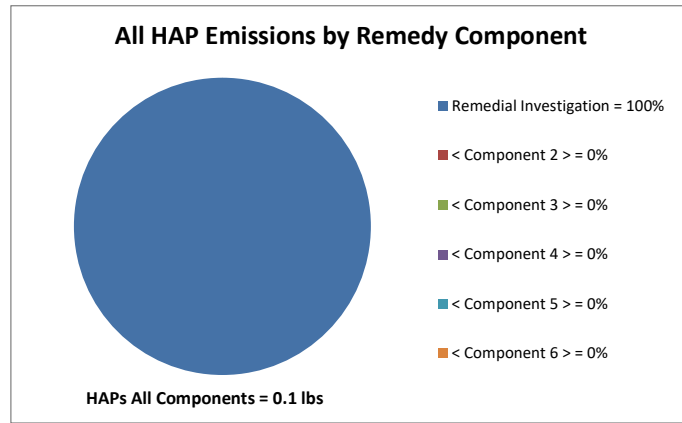
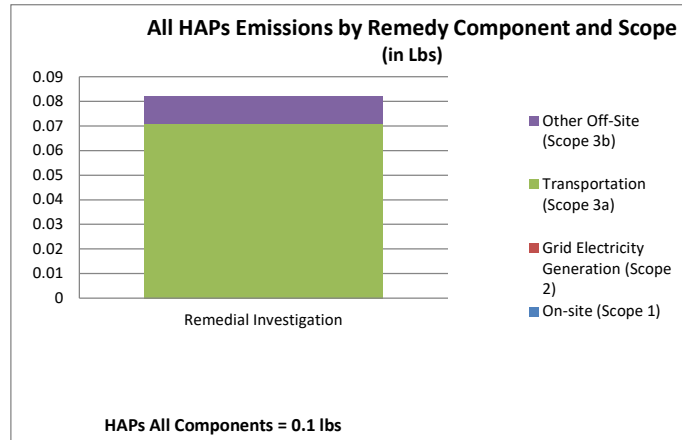












Remedial Investigation - Energy & Air Compiled Results

Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	0	0	0	0	0	0	0
Grid Electricity Generation (Scope 2)	0.000	0	0	0	0	0	0
Transportation (Scope 3a)	1	212	0	0	0	0	0
Other Off-Site (Scope 3b)	0	30	0	0	0	0	0
Remedy Totals	2	242	0	0	0	0	0

Values that are forwarded to the "Summary" tab are indicated in orange.

Voluntary Renewable Energy Use	Unit	Quantity
On-site renewable energy generation or use	MMBtu	0
On-site biodiesel use	MMBtu	0
Biodiesel and other renewable resource use for transportation	MMBtu	0
On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0
Voluntary purchase of renewable electricity	MWh	0
Voluntary purchase of RECs	MWh	0

(This value is the sum of the three rows above)

This worksheet is not intended for user input. Values on this worksheet are obtained from the following file:
SEFA_calculations_(121718).xlsx

Prepared By: Maggie Perry

NYSDEC BCP Site No:	C224437	Date:	April 21, 2026
Project Name:	68-72 Freeman St Site	Weather:	Sunny, 38-40 °F
Client:	68-72 Freeman Holdings LLC	Time:	07:00 – 16:50

Personnel On-Site:

Environmental Consultant: Vektor Consultants (Vektor) – Maggie Perry

Driller: Coastal Environmental Solutions, Inc. (Coastal) – John Hudson & Patrick Kirwa

Work Activities Performed:

- Coastal installed twelve soil borings in the area of former SB-1 (two borings), SB-3 (five borings), and SB-4 (five borings) for PCBs delineation, and Vektor collected 38 soil samples for PCBs analysis. Vektor logged and screened the soil. PID readings were not identified in SB-3X, SB-3X-E, SB-3X-S, SB-4X, SB-4X-E, SB-4X-N, SB-4X-S, and SB-4X-W. PID readings were detected at maximums of 83 ppm at 19 feet bgs in SB-1X-S, 3,117 ppm at 8 feet bgs in SB-1X-W, 0.8 ppm at 3 feet bgs in SB-3X-N, and 53.7 ppm at 8.5 feet bgs in SB-3X-W.
- Coastal installed one soil boring, SB-10, in the sidewalk along Freeman Street to 15 ft bgs. Groundwater was identified at approximately 15 feet below grade surface (bgs). Therefore, the soil boring was converted into a 2" diameter monitoring well, MW-7, at 20' bgs. The well consists of 10 feet of screen intersecting the water table between 10 and 20 feet.
- Vektor screened and logged the soil. PID readings were not identified. Vektor then collected three soil samples from 0-2', 7-9', and 9-10' intervals for VOCs, SVOCs, PCBs, Metals, Pesticides, PFAS, and 1,4-Dioxane.
- Coastal installed three soil vapor points (SV-6, SV-7, and SV-8) and 1 duplicate soil vapor point to 6 feet bgs.
- QA/QC samples including field duplicates, MS/MSD samples, field blanks, and trip blanks were collected for every 20 samples, per the requirements outlined in the Remedial Investigation Work Plan.
- All investigation derived waste (IDW) was placed into 55-gallon steel drums. During the RI activities on 4/21, two 55-gallon drums of non-hazardous waste were generated (D-01 containing soil cuttings; D-02 containing groundwater). The drums were staged onsite and will be transported offsite by a licensed waste hauler following the completion of RI activities.
- As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator, SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use were estimated, and goals for the project related to these green and sustainable remediation metrics. The following footprint was calculated at the Site for April 21, 2026. It was estimated that approximately 955 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 5 pounds of NOx emissions, 0 pounds of SOx emissions, 0 pounds of particulate matter (PM) emissions, and 0 pounds of hazardous air pollutants (HAPs) were emitted during the reporting period at the Site. The majority of the emitted pollutants were due to transportation.

Community Air Monitoring Program

One Upwind and one Downwind CAMP station was placed within the perimeters of the Site during work activities. The Downwind CAMP station was placed in the south portion of the Site, and the Upwind CAMP station was in the north portion of the Site as the wind was primarily coming from the north. CAMP stations were placed outside for the drilling of SB-10/MW-7 and inside during the remainder of the day.

Background Levels (Initial Readings at Start of Day DW)

PID: 0.0 ppm

Dust: 0.008 mg/m³

Highest DW Levels:

PID: 0.0 ppm

Dust: 0.359 mg/m³

Background Levels (Initial Readings at Start of Day UW)

PID: 0.0 ppm

Dust: 0.02 mg/m³

Highest UW Levels:

PID: 1.5 ppm

Dust: 0.317 mg/m³

- Upwind CAMP was implemented during all activities on the site. CAMP equipment consisted of a DustTrakII and Minirae 3000.
- Downwind CAMP was implemented during all activities on the site. CAMP equipment consisted of a DustTrakII and Minirae 3000.

No VOC concentrations were detected in exceedance of the daily short-term exposure limit (STEL) at the work area CAMP stations.

Problems Encountered

- Due to access issues and time constraints, the RI scope was not completed. Vektor will return tomorrow with Eastern Environmental Solutions, Inc. to complete the installation of remaining borings and monitoring wells.
- Due to low recovery from 0-5' bgs in SB-4X-E, the sample from the 2'-3' depth interval was not collected. Vektor will attempt to retrieve a sample from this depth tomorrow.
- Due to no recovery from 0-5' bgs in SB-3X-E, the sample from the 4'-5' depth interval was not collected. Vektor will attempt to retrieve a sample from this depth tomorrow.
- Between approximately 11:06 and 11:36am, the upwind CAMP station indicated PID readings of 1.2 and 1.5 ppm. The elevated readings were due to the presence of the drill rig and its exhaust.

Planned Activities for the Next Day

- Installation of soil borings and monitoring wells. Soil sampling.

PHOTO LOG

Photo 1: View of soil boring installation utilizing Geoprobe 6620DT.

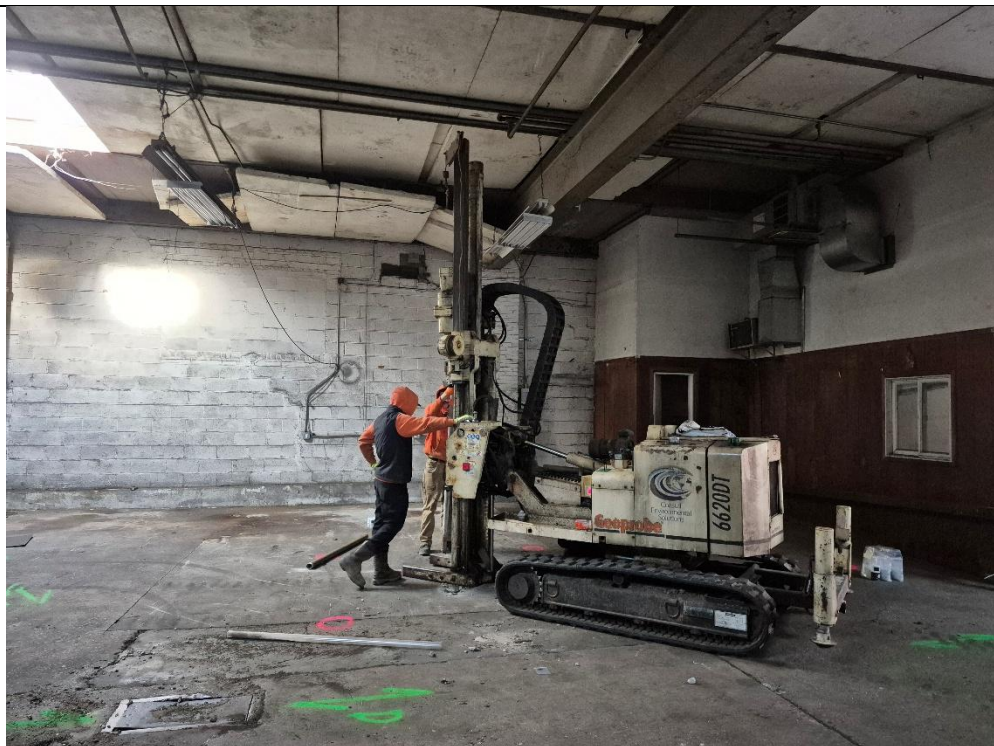


Photo 2: View of downwind CAMP station, and existing monitoring well from original investigation.



Photo 3: View of upwind CAMP station facing north

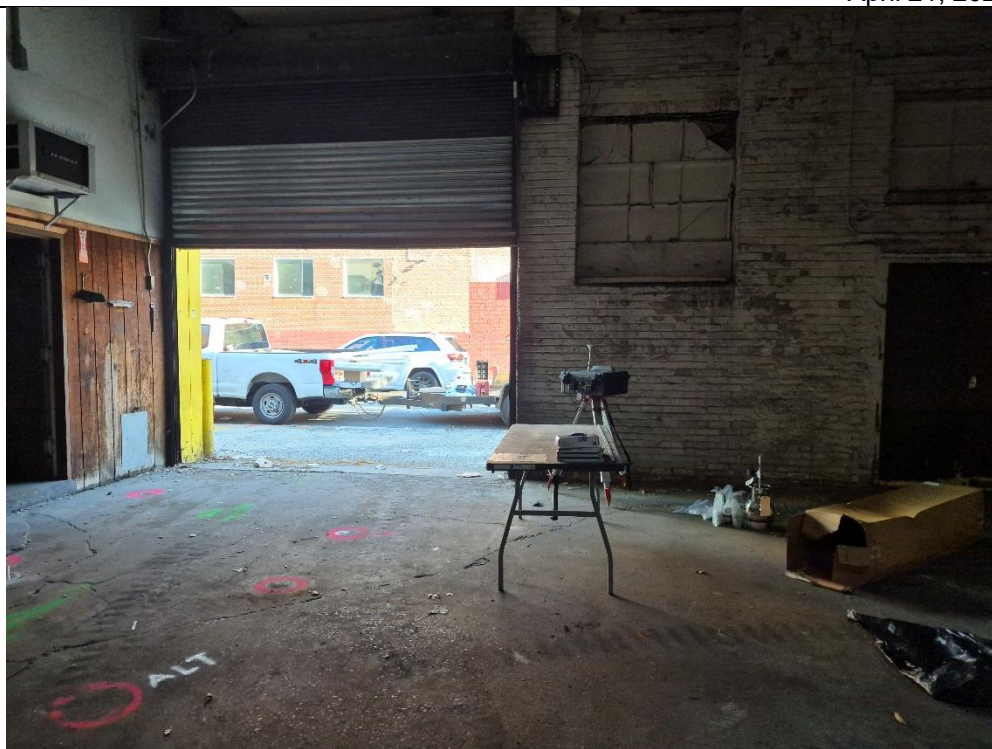
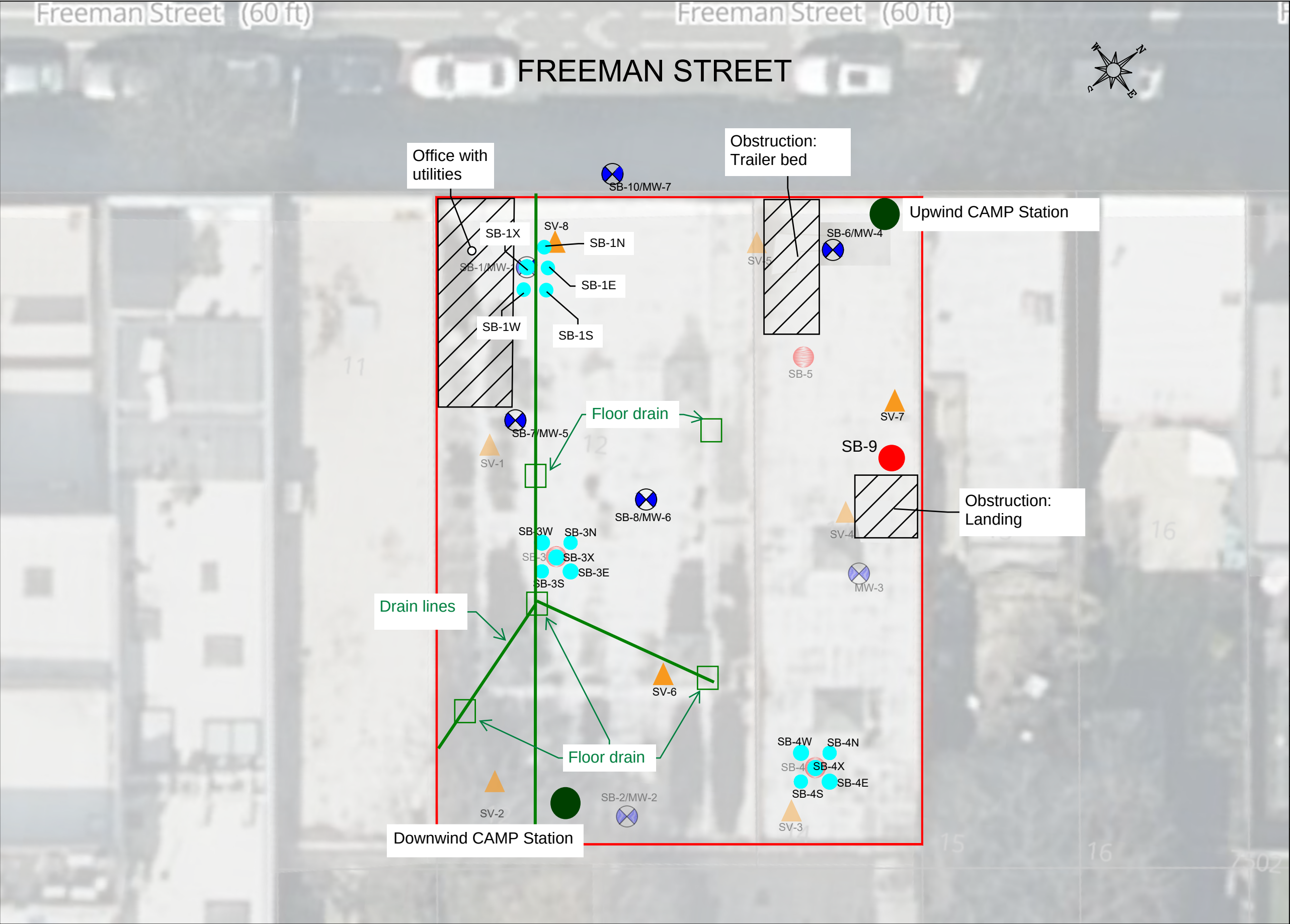


Photo 4: Representative view of soil boring cores and soil sampling.



Photo 5: View of two 55-gallon non-hazardous waste drums generated during RI activities containing soil cuttings and groundwater.





vEKtor consultants

t: +1.347.871.0750
f: +1.347.402.7735
e: info@vektorconsultants.com
www.vektorconsultants.com

LEGEND:

- SITE BOUNDARY
- SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID
- SOIL VAPOR LOCATION AND DESIGNATED ID
- SOIL BORING LOCATION AND DESIGNATED ID
- PCB DELINEATION LOCATION AND DESIGNATED ID
- FORMER SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID (MAY 2025 RI)
- FORMER SOIL VAPOR LOCATION AND DESIGNATED ID (MAY 2025 RI)
- FORMER SOIL BORING LOCATION AND DESIGNATED ID (MAY 2025 RI)

NOTES:

1. ALL FEATURE LOCATIONS ARE APPROXIMATE

SCALE:

0' 25' 50'

FIGURE NO.	1
FIGURE NAME:	Updated Sampling Plan
REPORT:	DSR
DATE:	4/20/2026
DRAWN BY:	KB
SITE ADDRESS:	68-72 Freeman Street Brooklyn, NY 11222

CAMP DATA

Time Stamp	Downwind Particulates Mass [mg/m3]	Upwind Particulates Mass [mg/m3]	Downwind PID [ppm]	Upwind PID [ppm]	Alarms
4/21/2026 7:21	0.008	0.02	0.0	0.0	
4/21/2026 7:36	0.007	0.02	0.0	0.0	
4/21/2026 7:51	0.008	0.023	0.0	0.0	
4/21/2026 8:06	0.009	0.021	0.0	0.0	
4/21/2026 8:21	0.024	0.141	0.0	0.0	
4/21/2026 8:36	0.053	0.176	0.0	0.1	
4/21/2026 8:51	0.127	0.269	0.0	0.4	
4/21/2026 9:06	0.187	0.182	0.0	0.9	
4/21/2026 9:21	0.307	0.096	0.0	0.9	
4/21/2026 9:36	0.3	0.082	0.0	0.3	
4/21/2026 9:51	0.071	0.135	0.0	0.0	
4/21/2026 10:06	0.177	0.243	0.0	0.4	
4/21/2026 10:21	0.359	0.317	0.0	1.0	
4/21/2026 10:36	0.309	0.185	0.0	1.0	
4/21/2026 10:51	0.273	0.223	0.0	1.0	
4/21/2026 11:06	0.265	0.262	0.0	1.2	
4/21/2026 11:21	0.268	0.253	0.0	1.3	
4/21/2026 11:36	0.27	0.174	0.0	1.5	
4/21/2026 11:51	0.166	0.15	0.0	0.8	
4/21/2026 12:06	0.055	0.182	0.0	0.0	
4/21/2026 12:21	0.032	0.09	0.0	0.0	
4/21/2026 12:36	0.026	0.069	0.0	0.0	
4/21/2026 12:51	0.025	0.099	0.0	0.0	
4/21/2026 13:06	0.027	0.049	0.0	0.0	
4/21/2026 13:21	0.026	0.045	0.0	0.0	
4/21/2026 13:36	0.015	0.033	0.0	0.0	
4/21/2026 13:51	0.027	0.038	0.0	0.0	
4/21/2026 14:06	0.08	0.067	0.0	0.0	

GSR EVALUATION

Environmental Footprint Summary

Core Element	Metric		Unit of Measure	Footprint						
				Remedial Investigation	< Component 2 >	< Component 3 >	< Component 4 >	< Component 5 >	< Component 6 >	Total
Materials & Waste	M&W-1	Refined materials used on-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-2	% of refined materials from recycled or reused material	%	0.0%						0.0%
	M&W-3	Unrefined materials used on-site	Tons	0.000	0.000	0.000	0.000	0.000	0.000	0.0
	M&W-4	% of unrefined materials from recycled or reused material	%							
	M&W-5	On-site hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-6	On-site non-hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-7	Recycled or reused waste	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-8	% of total potential waste recycled or reused	%							
Water (used on-site)	W-1	Public water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-2	Groundwater use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-3	Surface water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-4	Reclaimed water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-5	Storm water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-6	User-defined water resource #1	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-7	User-defined water resource #2	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-8	Wastewater generated	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy	E-1	Total energy used (on-site and off-site)	MMBtu	6.4	0.0	0.0	0.0	0.0	0.0	6.4
	E-2	Energy voluntarily derived from renewable resources								
	E-2A	On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-2B	Voluntary purchase of renewable electricity	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-3	Voluntary purchase of RECs	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-4	On-site grid electricity use	MWh	0.000	0.000	0.000	0.000	0.000	0.000	0.0
Air	A-1	On-site NOx, SOx, and PM emissions	Pounds	3.2	0.0	0.0	0.0	0.0	0.0	3.2
	A-2	On-site HAP emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-3	Total NOx, SOx, and PM emissions	Pounds	5.5	0.0	0.0	0.0	0.0	0.0	5.5
	A-3A	Total NOx emissions	Pounds	4.9	0.0	0.0	0.0	0.0	0.0	4.9
	A-3B	Total SOx emissions	Pounds	0.4	0.0	0.0	0.0	0.0	0.0	0.4
	A-3C	Total PM emissions	Pounds	0.2	0.0	0.0	0.0	0.0	0.0	0.2
	A-4	Total HAP emissions	Pounds	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	A-5	Total greenhouse gas emissions	Tons CO2e*	0.5	0.0	0.0	0.0	0.0	0.0	0.5
Land & Ecosystems		Qualitative Description								

* Total greenhouse gases emissions (in CO2e) include consideration of CO2, CH4, and N2O (Nitrous oxide) emissions.

"MMBtu" = millions of Btus

"MG" = millions of gallons

"CO2e" = carbon dioxide equivalents of global warming potential

"MWh" = megawatt hours (i.e., thousands of kilowatt-hours or millions of Watt-hours)

"Tons" = short tons (2,000 pounds)

The above metrics are consistent with EPA's Methodology for Understanding and Reducing a Project's Environmental Footprint (EPA 542-R-12-002), February 2012

Notes:

Remedial Investigation - Energy & Air Compiled Results

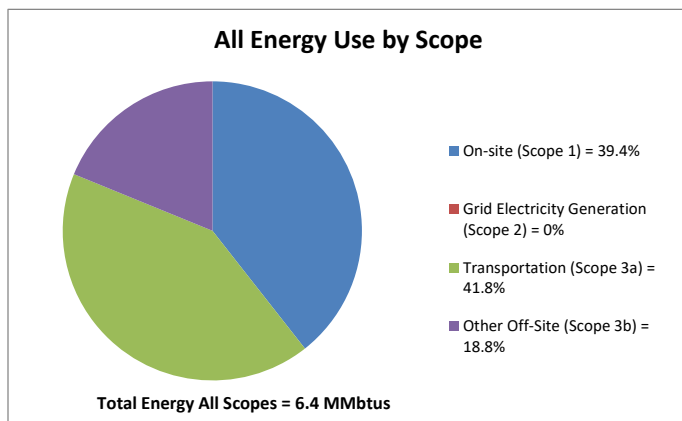
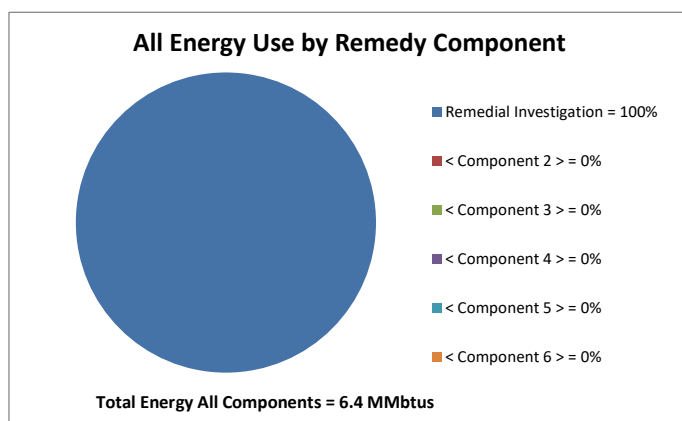
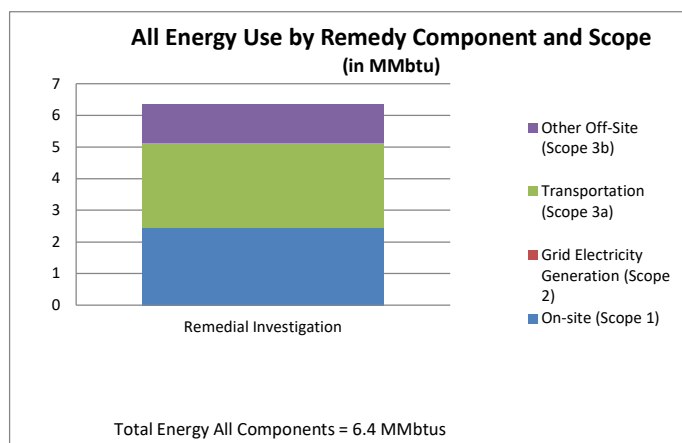
Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	3	405	3	0	0	3	0
Grid Electricity Generation (Scope 2)	0.000	0	0	0	0	0	0
Transportation (Scope 3a)	3	421	2	0	0	2	0
Other Off-Site (Scope 3b)	1	128	0	0	0	1	0
Remedy Totals	6	955	5	0	0	5	0

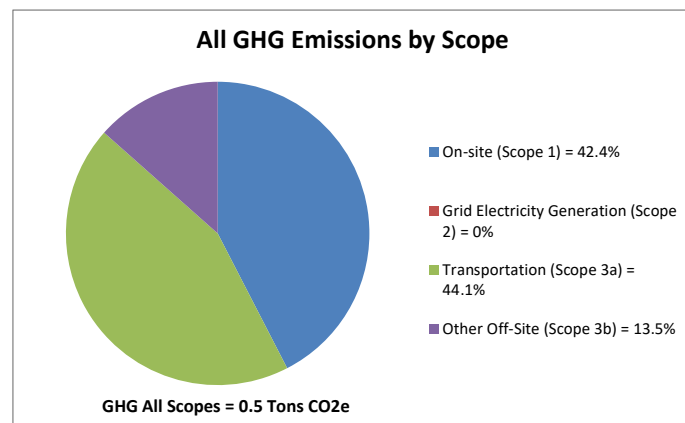
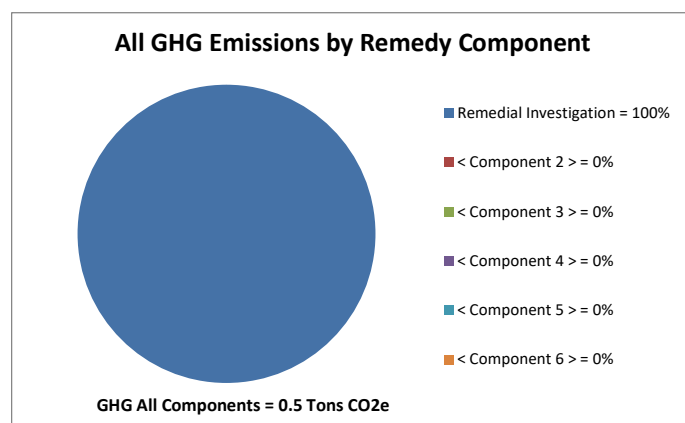
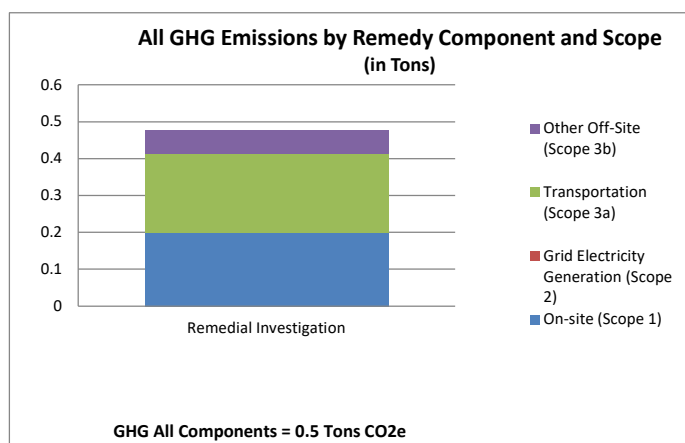
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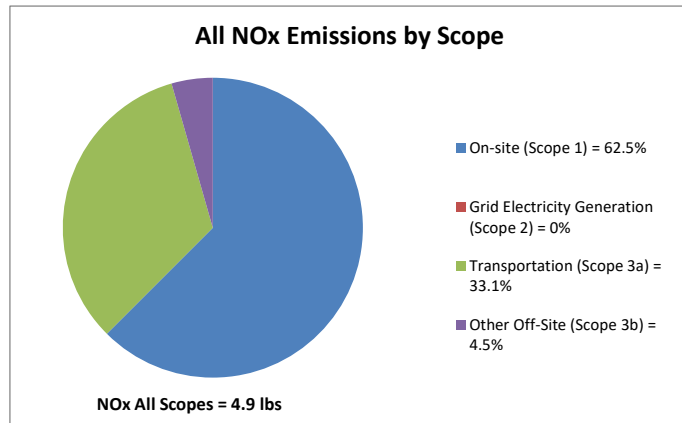
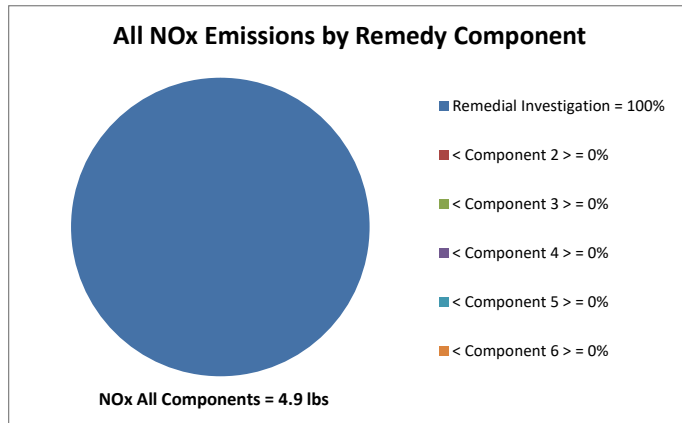
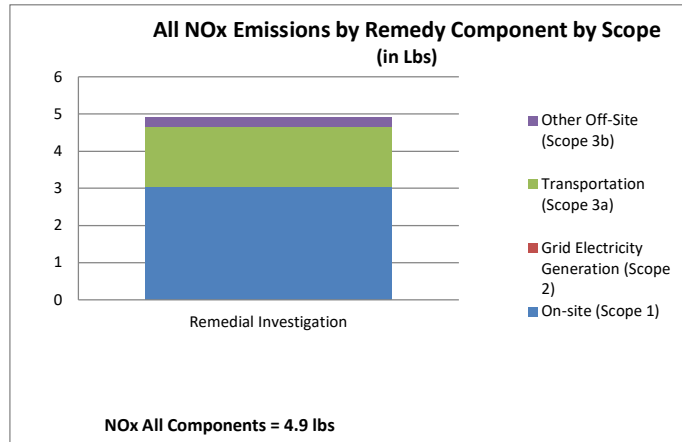
Voluntary Renewable Energy Use	Unit	Quantity
On-site renewable energy generation or use	MMBtu	0
On-site biodiesel use	MMBtu	0
Biodiesel and other renewable resource use for transportation	MMBtu	0
On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0
Voluntary purchase of renewable electricity	MWh	0
Voluntary purchase of RECs	MWh	0

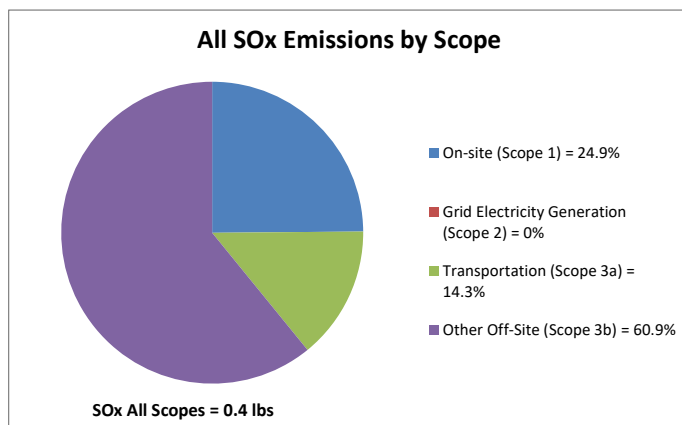
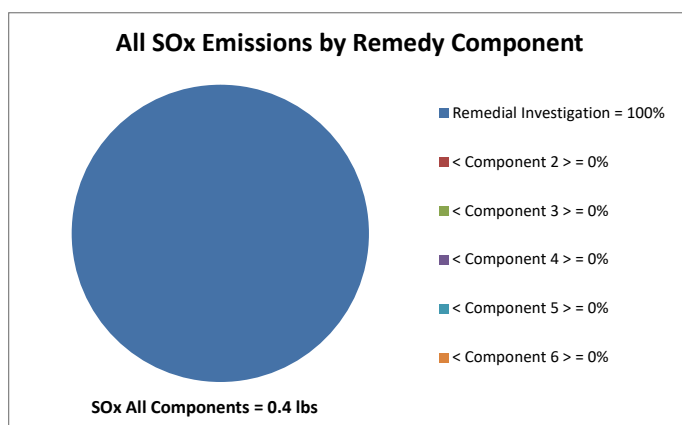
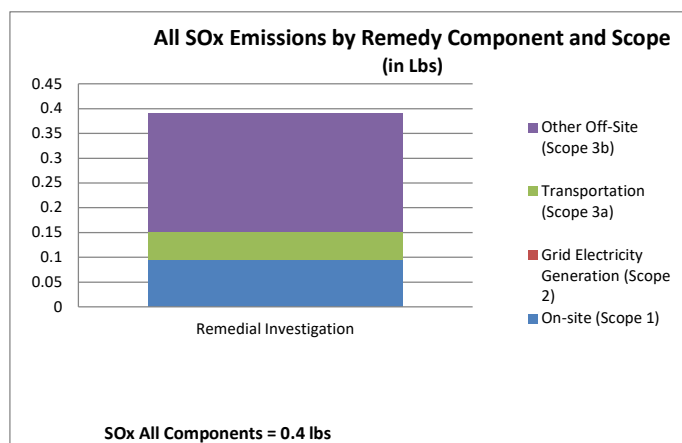
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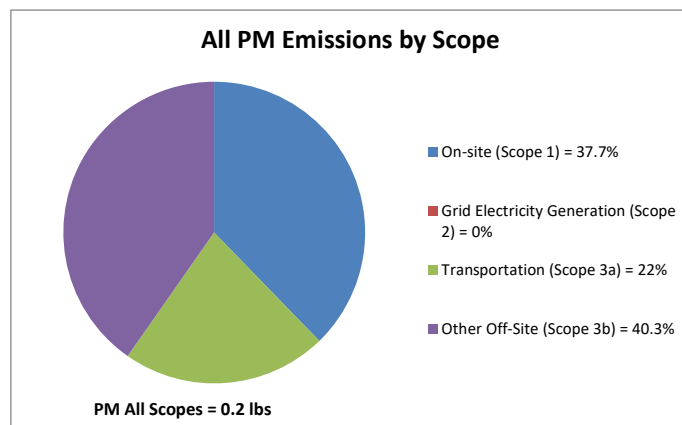
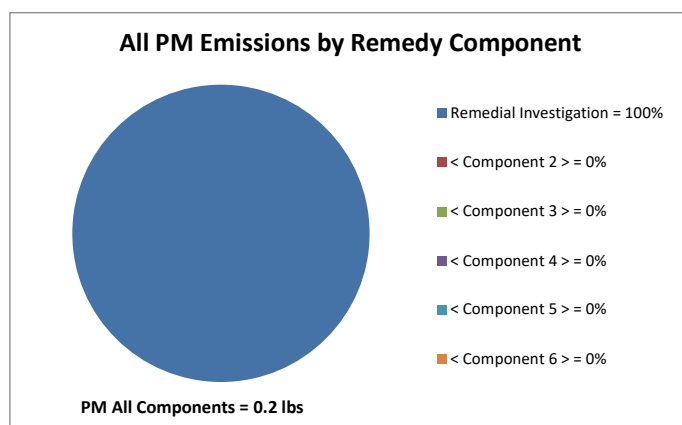
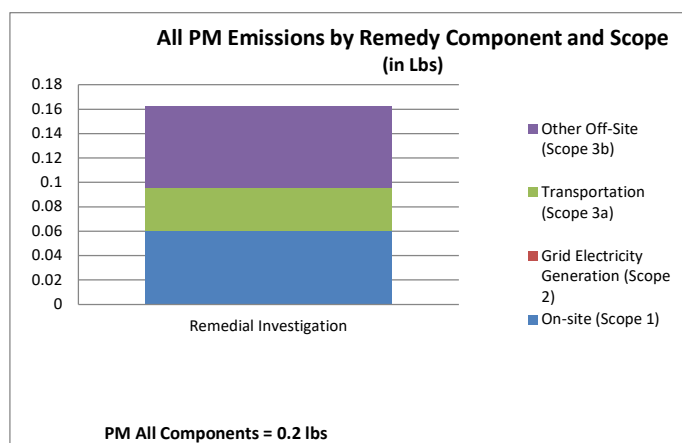
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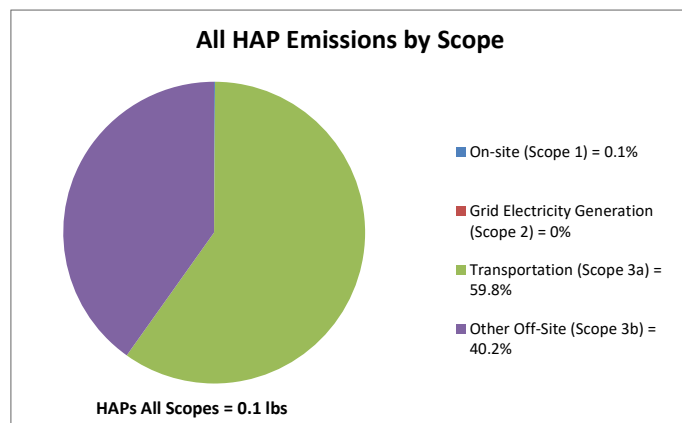
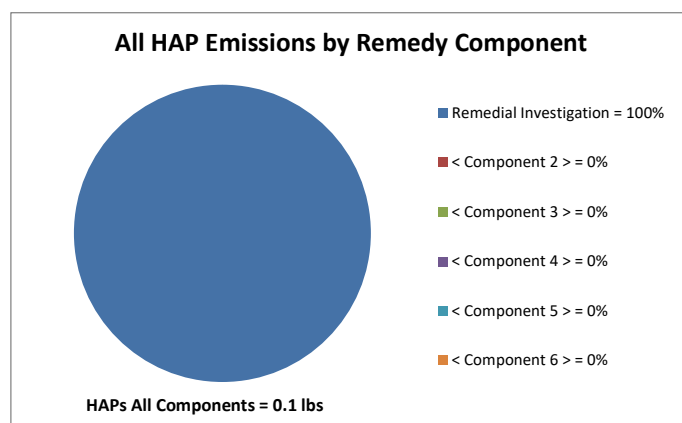
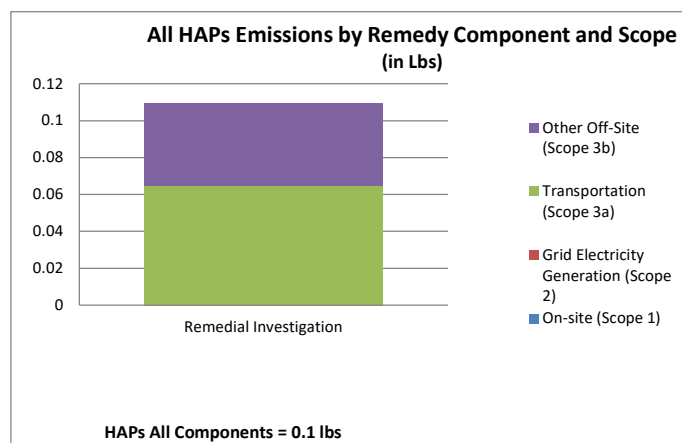












Prepared By: Maggie Perry

NYSDEC BCP Site No:	C224437	Date:	April 22, 2026
Project Name:	68-72 Freeman St Site	Weather:	Light rain, 46-48 °F
Client:	68-72 Freeman Holdings LLC	Time:	07:00 – 13:50

Personnel On-Site:

Environmental Consultant: Vektor Consultants (Vektor) – Maggie Perry
Driller: Eastern Environmental Solutions, Inc. (Eastern) – Tyler Bieler and Brian Governale
Rollup Gate Repair Technicians: Meta Rollup Gates

Work Activities Performed:

- Eastern installed one soil boring, SB-9, to a depth of 10 feet below ground surface (bgs). Groundwater was identified at approximately 8 feet bgs. Vektor logged and screened the soil. PID readings were not identified. Vektor then collected three soil samples from the 0-2', 3-5', and 6-7' depth intervals for VOCs, SVOCs, PCBs, Metals, Pesticides, PFAS, and 1,4-Dioxane.
- Eastern installed one soil boring, SB-6, to 10 ft bgs. Groundwater was identified at approximately 8 feet bgs. The soil boring was converted into a 2" diameter monitoring well, MW-4, to a depth of 13' bgs. The well consists of 10 feet of screen intersecting the water table between 3 and 13 feet. Vektor screened and logged the recovered soils. PID readings were not identified. Vektor then collected three soil samples from 0-2', 4-5', and 5-7' intervals for VOCs, SVOCs, PCBs, Metals, Pesticides, PFAS, and 1,4-Dioxane.
- QA/QC samples including field duplicates, MS/MSD samples, field blanks, and trip blanks were collected for every 20 samples, per the requirements outlined in the Remedial Investigation Work Plan.
- All investigation derived waste (IDW) was placed into 55-gallon steel drums. During the RI activities on 4/22, non-hazardous waste generated was placed into existing drums from 4/21 (D-01 containing soil cuttings; D-02 containing groundwater). The drums were staged onsite and will be transported offsite by a licensed waste hauler following the completion of RI activities.
- As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator, SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use were estimated, and goals for the project related to these green and sustainable remediation metrics. The following footprint was calculated at the Site for April 22, 2026. It was estimated that approximately 1,250 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 14 pounds of NOx emissions, 26 pounds of SOx emissions, 4 pounds of particulate matter (PM) emissions, and 3 pounds of hazardous air pollutants (HAPs) were emitted during the reporting period at the Site. The majority of the emitted pollutants were due to transportation.

Community Air Monitoring Program

One Upwind and one Downwind CAMP station was placed within the perimeters of the Site during work activities. The Downwind CAMP station was placed in the south portion of the Site, and the Upwind CAMP station was in the north portion of the Site as the wind was primarily coming from the north.

Background Levels (Initial Readings at Start of Day DW)

PID: 0.0 ppm

Dust: 0.026 mg/m³

Highest DW Levels:

PID: 0.0 ppm

Dust: 0.043 mg/m³**Background Levels (Initial Readings at Start of Day UW)**

PID: 0.0 ppm

Dust: 0.013 mg/m³**Highest UW Levels:**

PID: 0.0 ppm

Dust: 0.040 mg/m³

- Upwind CAMP was implemented during all activities on the site. CAMP equipment consisted of a DustTrakII and Minirae 3000.
- Downwind CAMP was implemented during all activities on the site. CAMP equipment consisted of a DustTrakII and Minirae 3000.

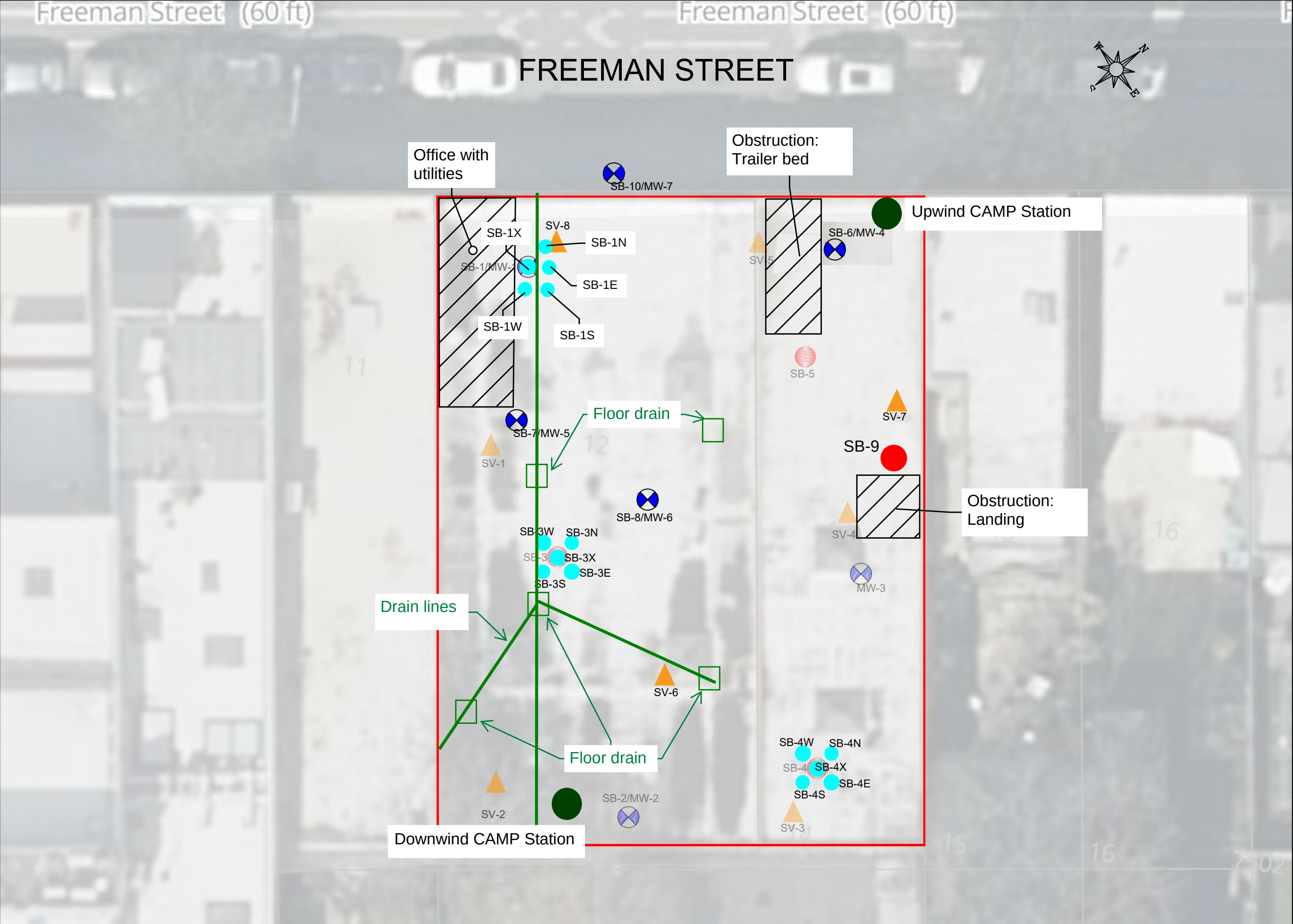
No VOC or particulate concentrations were detected in exceedance of the daily short-term exposure limit (STEL) at the work area CAMP stations.

Problems Encountered

- Due to access issues, the RI scope was not completed. A rollup gate was damaged and inoperable. A repair technician from Meta Rollup Gates arrived onsite at 12:00 but was unable to repair the gate and provide access. Vektor will return on 4/27/2026 to complete the installation of remaining soil borings and monitoring wells, following the repairs.

Planned Activities for the Next Day

- Soil Vapor Sampling



vEKtor consultants

t: +1.347.871.0750
f: +1.347.402.7735
e: info@vektorconsultants.com
www.vektorconsultants.com

- LEGEND:
- SITE BOUNDARY
 - SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID
SB-X/MW-X
 - SOIL VAPOR LOCATION AND DESIGNATED ID
SV-X
 - SOIL BORING LOCATION AND DESIGNATED ID
SB-X
 - PCB DELINEATION LOCATION AND DESIGNATED ID
SB-XX
 - FORMER SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID (MAY 2025 RI)
SB-X/MW-X
 - FORMER SOIL VAPOR LOCATION AND DESIGNATED ID (MAY 2025 RI)
SV-X
 - FORMER SOIL BORING LOCATION AND DESIGNATED ID (MAY 2025 RI)
SB-X

NOTES:

1. ALL FEATURE LOCATIONS ARE APPROXIMATE

SCALE:

0' 25' 50'

FIGURE NO.	1
FIGURE NAME:	Updated Sampling Plan
REPORT:	DSR
DATE:	4/20/2026
DRAWN BY:	KB
SITE ADDRESS:	68-72 Freeman Street Brooklyn, NY 11222

PHOTO LOG

Photo 1: View of soil boring installation utilizing Geoprobe 7822DT.



Photo 2: View of downwind CAMP station.



Photo 3: View of upwind CAMP station facing north



Photo 4: Representative view of soil boring cores and soil sampling.



Photo 5: View of two 55-gallon non-hazardous waste drums generated during RI activities containing soil cuttings and groundwater.



CAMP DATA

Time Stamp	Downwind Particulates Mass [mg/m3]	Upwind Particulates Mass [mg/m3]	Downwind PID [ppm]	Upwind PID [ppm]	Alarms
4/21/2026 7:30	-	0.013	-	0.0	
4/21/2026 7:45	0.026	0.018	0.0	0.0	
4/21/2026 8:00	0.039	0.027	0.0	0.0	
4/21/2026 8:15	0.038	0.04	0.0	0.0	
4/21/2026 8:30	0.043	0.037	0.0	0.0	
4/21/2026 8:45	0.032	0.029	0.0	0.0	
4/21/2026 9:00	0.028	0.023	0.0	0.0	
4/21/2026 9:15	0.032	0.025	0.0	0.0	
4/21/2026 9:30	0.037	0.035	0.0	0.0	
4/21/2026 9:45	0.034	0.021	0.0	0.0	
4/21/2026 10:00	0.027	0.018	0.0	0.0	
4/21/2026 10:15	0.023	0.015	0.0	0.0	
4/21/2026 10:30	0.021	0.013	0.0	0.0	
4/21/2026 10:45	0.018	0.012	0.0	0.0	
4/21/2026 11:00	0.016	0.011	0.0	0.0	
4/21/2026 11:15	0.016	0.011	0.0	0.0	
4/21/2026 11:30	0.015	0.011	0.0	0.0	
4/21/2026 11:45	0.014	0.01	0.0	0.0	
4/21/2026 12:00	0.015	0.011	0.0	0.0	

GSR EVALUATION

Environmental Footprint Summary

Core Element	Metric		Unit of Measure	Footprint						
				Remedial Investigation	< Component 2 >	< Component 3 >	< Component 4 >	< Component 5 >	< Component 6 >	Total
Materials & Waste	M&W-1	Refined materials used on-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-2	% of refined materials from recycled or reused material	%	0.0%						0.0%
	M&W-3	Unrefined materials used on-site	Tons	0.019	0.000	0.000	0.000	0.000	0.000	0.0
	M&W-4	% of unrefined materials from recycled or reused material	%	0.0%						0.0%
	M&W-5	On-site hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-6	On-site non-hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-7	Recycled or reused waste	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-8	% of total potential waste recycled or reused	%							
Water (used on-site)	W-1	Public water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-2	Groundwater use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-3	Surface water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-4	Reclaimed water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-5	Storm water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-6	User-defined water resource #1	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-7	User-defined water resource #2	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-8	Wastewater generated	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy	E-1	Total energy used (on-site and off-site)	MMBtu	9.5	0.0	0.0	0.0	0.0	0.0	9.5
	E-2	Energy voluntarily derived from renewable resources								
	E-2A	On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-2B	Voluntary purchase of renewable electricity	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-3	Voluntary purchase of RECs	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-4	On-site grid electricity use	MWh	0.000	0.000	0.000	0.000	0.000	0.000	0.0
Air	A-1	On-site NOx, SOx, and PM emissions	Pounds	0.8	0.0	0.0	0.0	0.0	0.0	0.8
	A-2	On-site HAP emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-3	Total NOx, SOx, and PM emissions	Pounds	44.3	0.0	0.0	0.0	0.0	0.0	44.3
	A-3A	Total NOx emissions	Pounds	14.2	0.0	0.0	0.0	0.0	0.0	14.2
	A-3B	Total SOx emissions	Pounds	26.1	0.0	0.0	0.0	0.0	0.0	26.1
	A-3C	Total PM emissions	Pounds	4.0	0.0	0.0	0.0	0.0	0.0	4.0
	A-4	Total HAP emissions	Pounds	2.9	0.0	0.0	0.0	0.0	0.0	2.9
	A-5	Total greenhouse gas emissions	Tons CO2e*	0.6	0.0	0.0	0.0	0.0	0.0	0.6
Land & Ecosystems		Qualitative Description								

* Total greenhouse gases emissions (in CO2e) include consideration of CO2, CH4, and N2O (Nitrous oxide) emissions.

"MMBtu" = millions of Btus

"MG" = millions of gallons

"CO2e" = carbon dioxide equivalents of global warming potential

"MWh" = megawatt hours (i.e., thousands of kilowatt-hours or millions of Watt-hours)

"Tons" = short tons (2,000 pounds)

The above metrics are consistent with EPA's Methodology for Understanding and Reducing a Project's Environmental Footprint (EPA 542-R-12-002), February 2012

Notes:

Remedial Investigation - Energy & Air Compiled Results

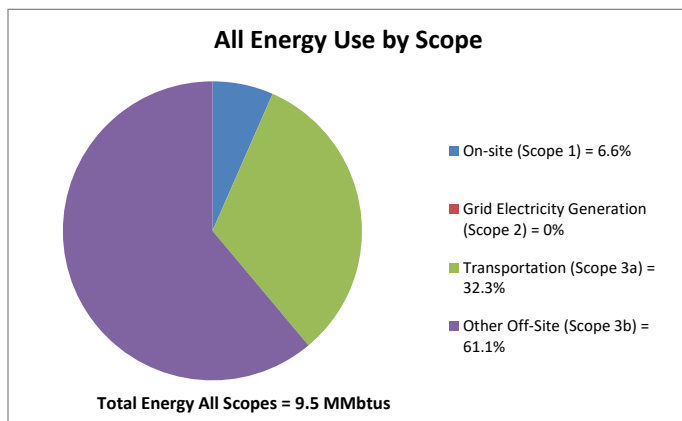
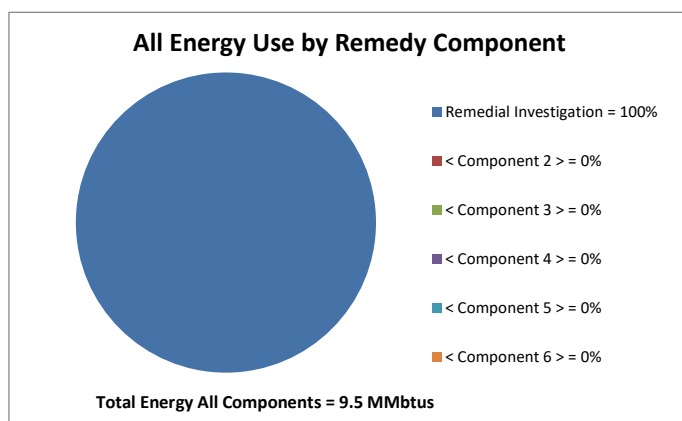
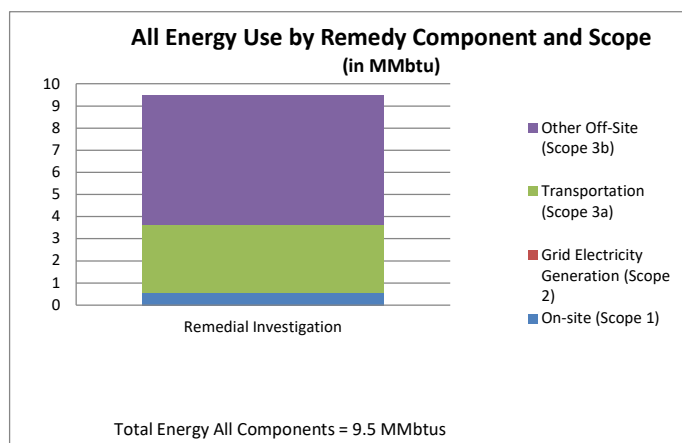
Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	1	101	1	0	0	1	0
Grid Electricity Generation (Scope 2)	0.000	0	0	0	0	0	0
Transportation (Scope 3a)	3	485	2	0	0	2	0
Other Off-Site (Scope 3b)	6	663	11	26	4	41	3
Remedy Totals	9	1,250	14	26	4	44	3

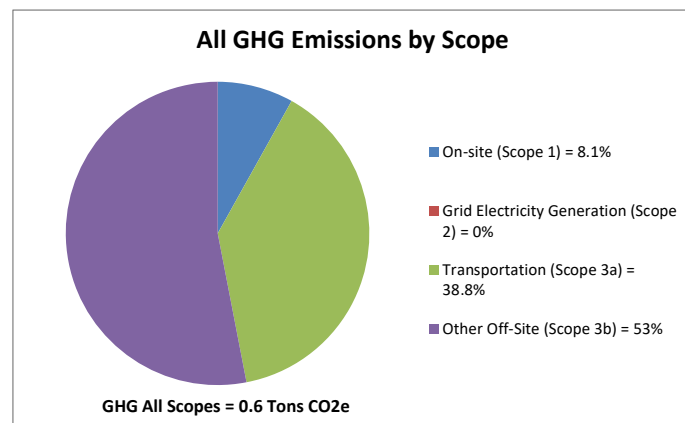
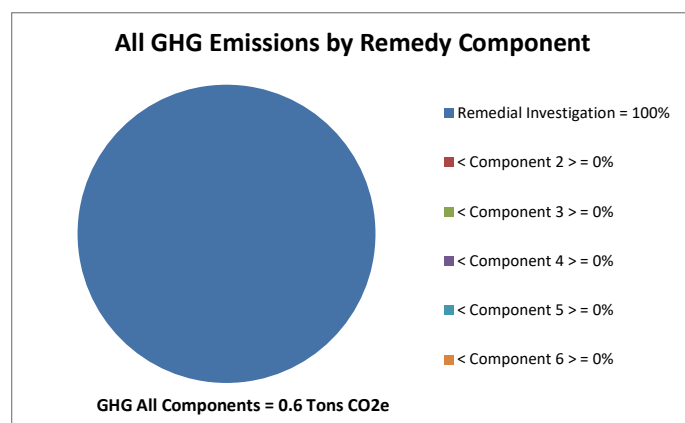
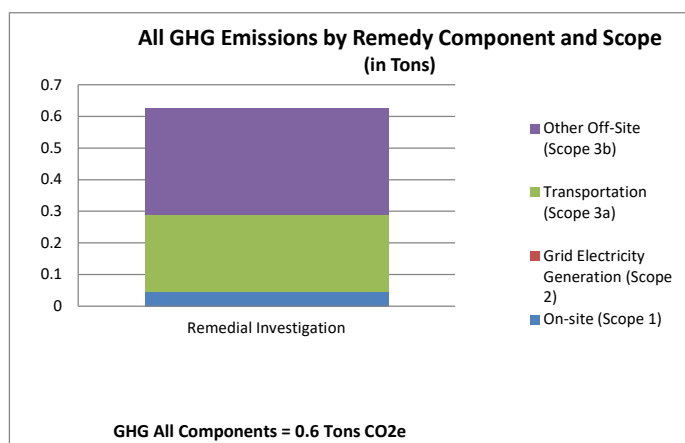
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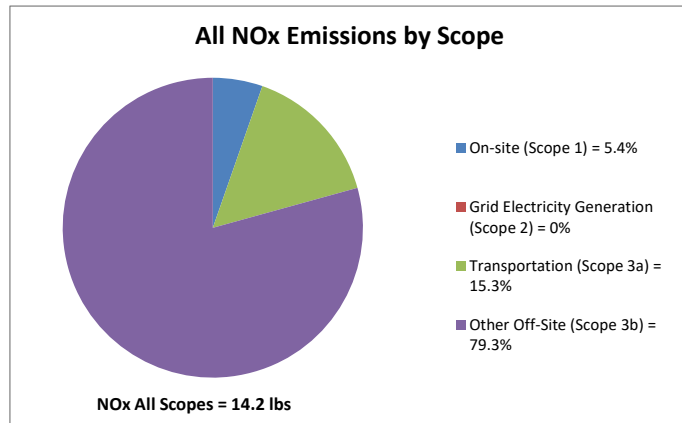
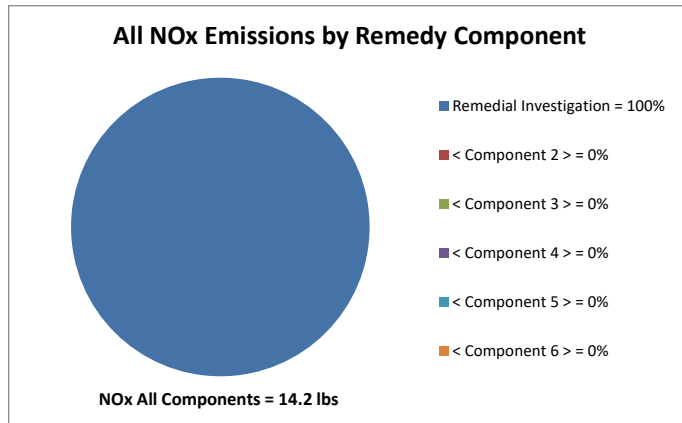
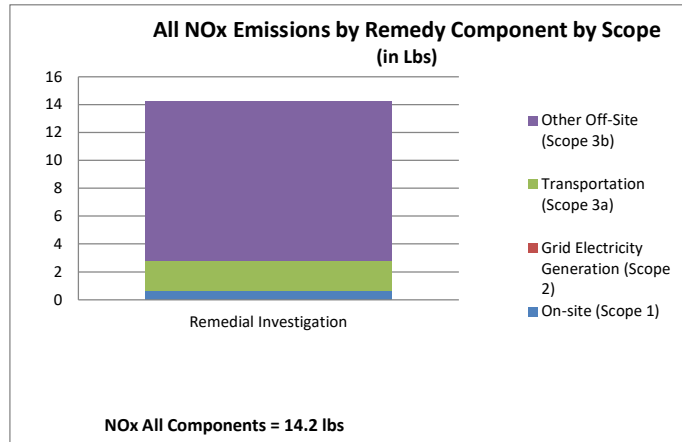
Voluntary Renewable Energy Use	Unit	Quantity
On-site renewable energy generation or use	MMBtu	0
On-site biodiesel use	MMBtu	0
Biodiesel and other renewable resource use for transportation	MMBtu	0
On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0
Voluntary purchase of renewable electricity	MWh	0
Voluntary purchase of RECs	MWh	0

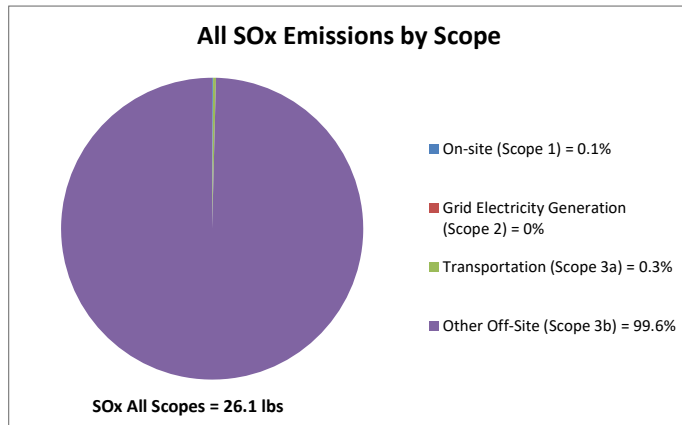
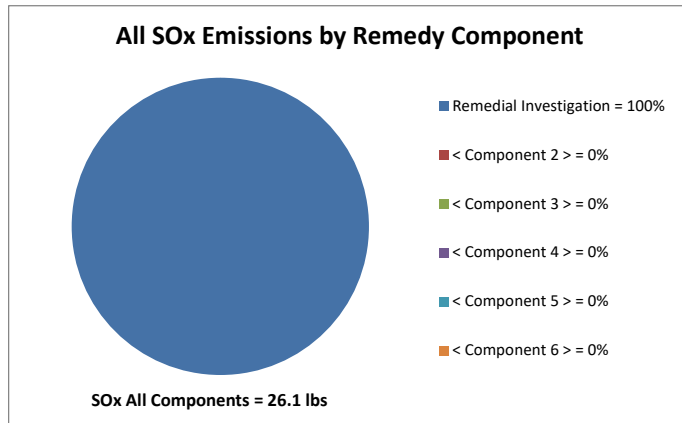
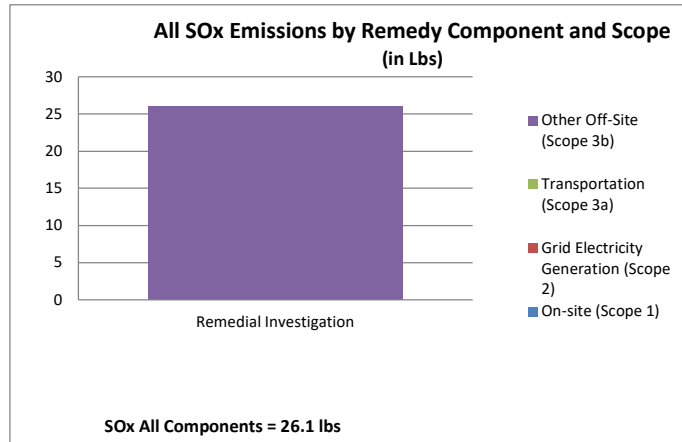
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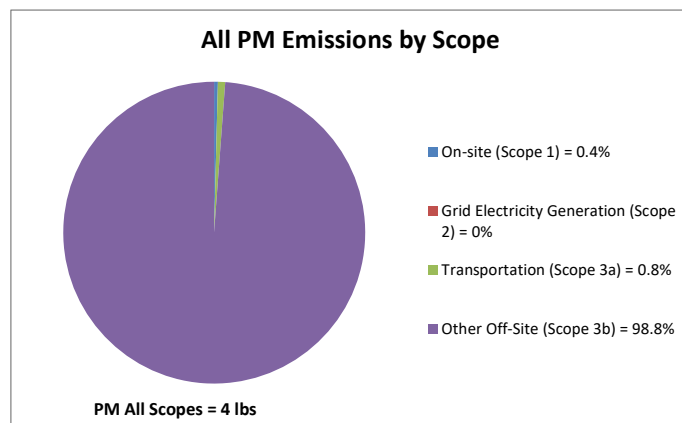
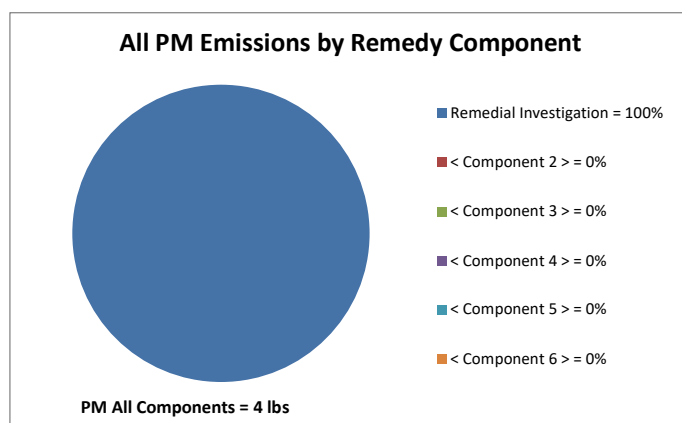
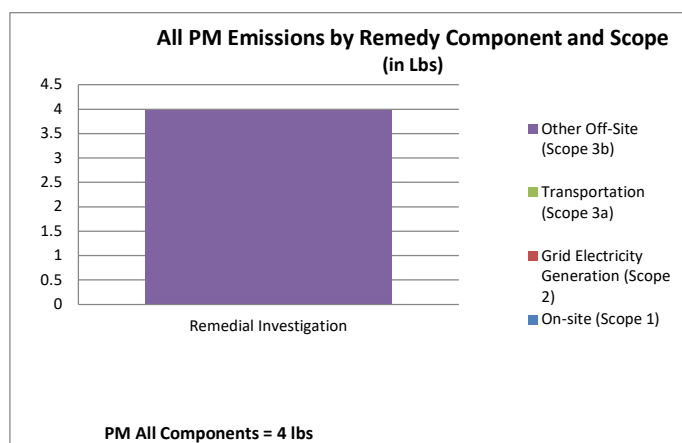
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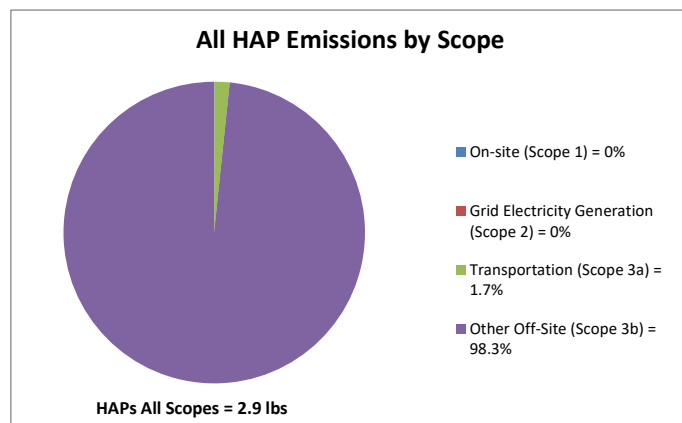
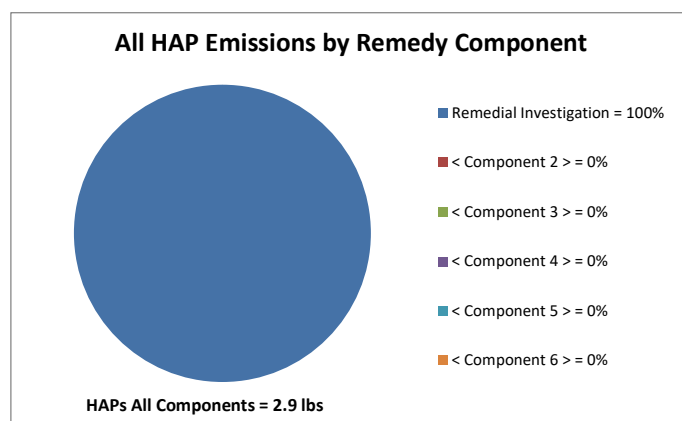
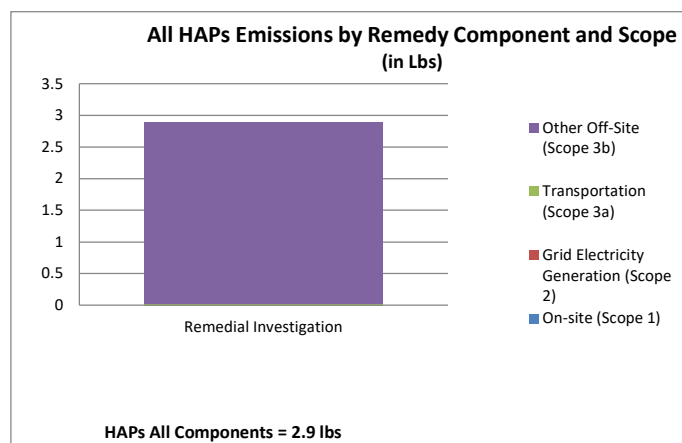












Prepared By: Maggie Perry

NYSDEC BCP Site No:	C224437	Date:	April 23, 2026
Project Name:	68-72 Freeman St Site	Weather:	Sunny, 47-55 °F
Client:	68-72 Freeman Holdings LLC	Time:	07:00 – 16:55

Personnel On-Site:

Environmental Consultant: Vektor Consultants (Vektor) – Maggie Perry

Work Activities Performed:

- Vektor performed a helium leak detection test on the soil vapor probe points and purged each point with a GilAir Plus pump prior to sampling. 6L Summa canisters with 8-hour flow controllers were used to collect one soil vapor sample from each of the soil vapor probe points to be analyzed for VOCs. Three soil vapor probes in addition to one duplicate (installed adjacent to SV-6) were installed during the RI. One sample was collected from each of the four soil vapor points.
- QA/QC samples included one field duplicate, per the requirements outlined in the Remedial Investigation Work Plan.
- As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator, SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use were estimated, and goals for the project related to these green and sustainable remediation metrics. The following footprint was calculated at the Site for April 23, 2026. It was estimated that approximately 144 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 1 pound of NOx emissions, 1 pound of SOx emissions, 0 pounds of particulate matter (PM) emissions, and 0 pounds of hazardous air pollutants (HAPs) were emitted during the reporting period at the Site. The majority of the emitted pollutants were due to transportation.

Community Air Monitoring Program

- No CAMP was conducted during vapor sampling activities.

Problems Encountered

- No problems were encountered.

Planned Activities for the Next Day

- No planned activities for 4/24/2026. Vektor will return to the site on 4/27/26 with Coastal Environmental Solutions, Inc. to install the remaining soil borings and monitoring wells and collect the remaining soil samples.

PHOTO LOG

Photo 1: View of helium leak test and purging at SV-6 and DUP-1.



Photo 2: View of soil vapor sampling at SV-8.



Photo 3: View of soil vapor sampling at SV-7.



GSR EVALUATION

Environmental Footprint Summary

Core Element	Metric		Unit of Measure	Footprint						
				Remedial Investigation	< Component 2 >	< Component 3 >	< Component 4 >	< Component 5 >	< Component 6 >	Total
Materials & Waste	M&W-1	Refined materials used on-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-2	% of refined materials from recycled or reused material	%							
	M&W-3	Unrefined materials used on-site	Tons	0.000	0.000	0.000	0.000	0.000	0.000	0.0
	M&W-4	% of unrefined materials from recycled or reused material	%							
	M&W-5	On-site hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-6	On-site non-hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-7	Recycled or reused waste	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-8	% of total potential waste recycled or reused	%							
Water (used on-site)	W-1	Public water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-2	Groundwater use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-3	Surface water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-4	Reclaimed water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-5	Storm water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-6	User-defined water resource #1	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-7	User-defined water resource #2	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-8	Wastewater generated	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy	E-1	Total energy used (on-site and off-site)	MMBtu	1.1	0.0	0.0	0.0	0.0	0.0	1.1
	E-2	Energy voluntarily derived from renewable resources								
	E-2A	On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-2B	Voluntary purchase of renewable electricity	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-3	Voluntary purchase of RECs	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-4	On-site grid electricity use	MWh	0.000	0.000	0.000	0.000	0.000	0.000	0.0
Air	A-1	On-site NOx, SOx, and PM emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-2	On-site HAP emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-3	Total NOx, SOx, and PM emissions	Pounds	1.7	0.0	0.0	0.0	0.0	0.0	1.7
	A-3A	Total NOx emissions	Pounds	0.6	0.0	0.0	0.0	0.0	0.0	0.6
	A-3B	Total SOx emissions	Pounds	0.9	0.0	0.0	0.0	0.0	0.0	0.9
	A-3C	Total PM emissions	Pounds	0.2	0.0	0.0	0.0	0.0	0.0	0.2
	A-4	Total HAP emissions	Pounds	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	A-5	Total greenhouse gas emissions	Tons CO2e*	0.1	0.0	0.0	0.0	0.0	0.0	0.1
Land & Ecosystems		Qualitative Description								

* Total greenhouse gases emissions (in CO2e) include consideration of CO2, CH4, and N2O (Nitrous oxide) emissions.

"MMBtu" = millions of Btus

"MG" = millions of gallons

"CO2e" = carbon dioxide equivalents of global warming potential

"MWh" = megawatt hours (i.e., thousands of kilowatt-hours or millions of Watt-hours)

"Tons" = short tons (2,000 pounds)

The above metrics are consistent with EPA's Methodology for Understanding and Reducing a Project's Environmental Footprint (EPA 542-R-12-002), February 2012

Notes:

Remedial Investigation - Energy & Air Compiled Results

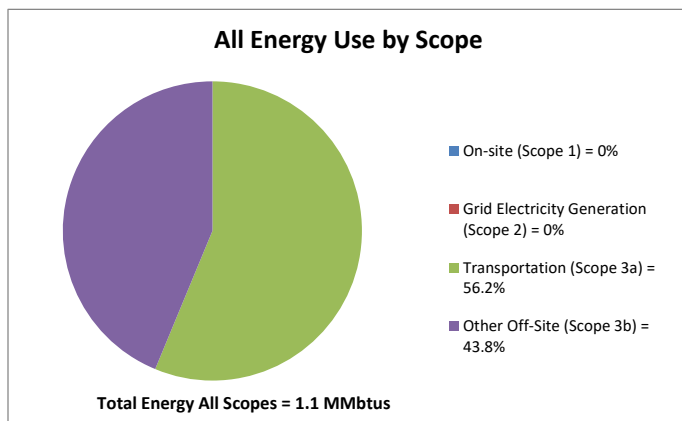
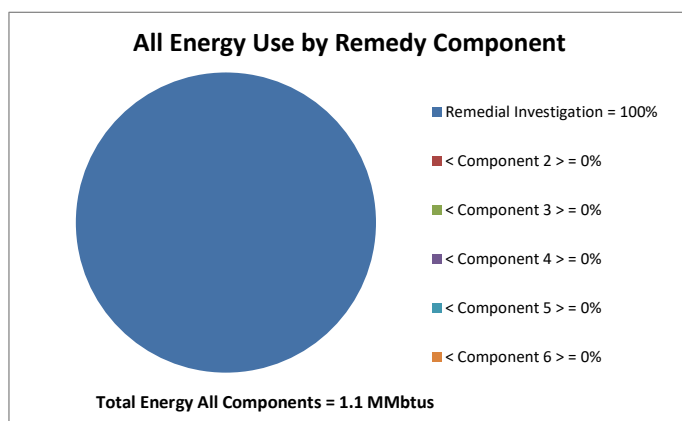
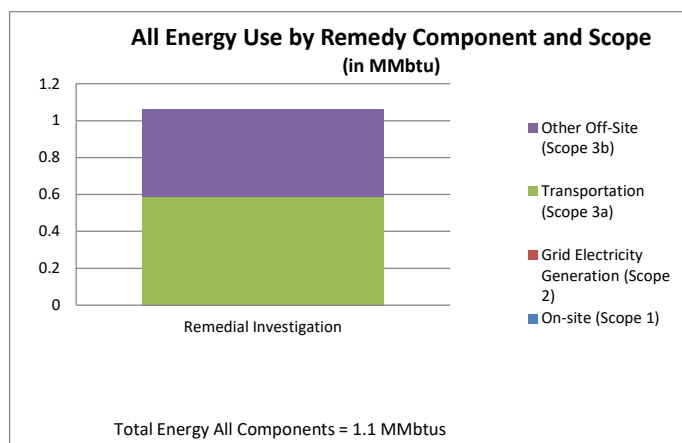
Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	0	0	0	0	0	0	0
Grid Electricity Generation (Scope 2)	0.000	0	0	0	0	0	0
Transportation (Scope 3a)	1	95	0	0	0	0	0
Other Off-Site (Scope 3b)	0	50	0	1	0	2	0
Remedy Totals	1	144	1	1	0	2	0

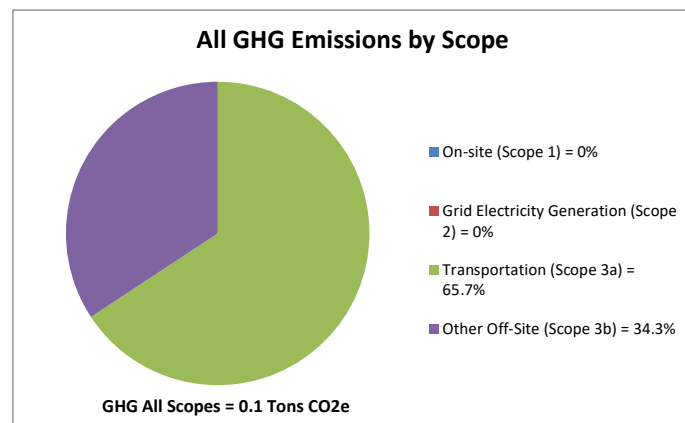
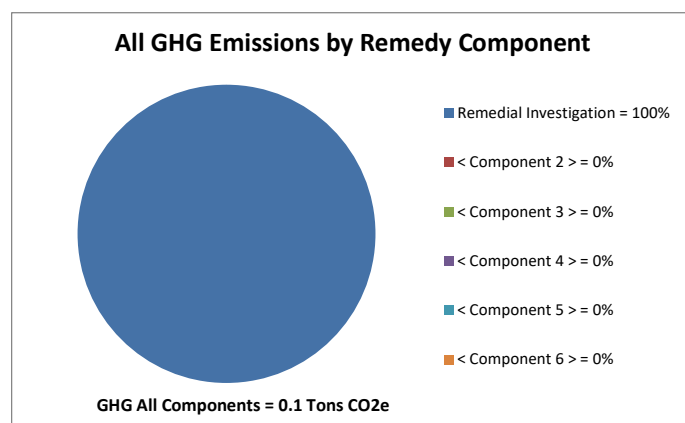
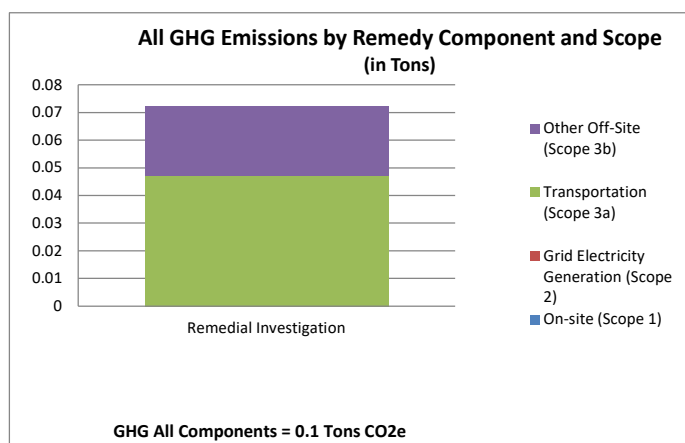
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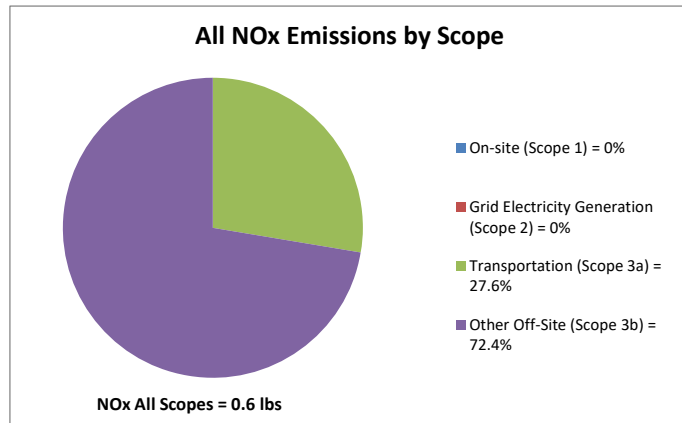
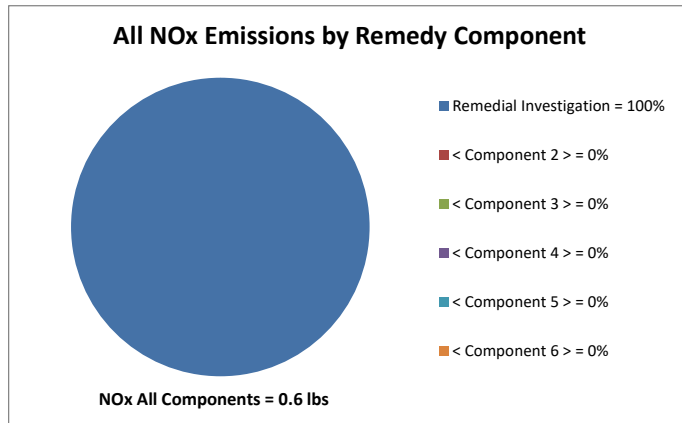
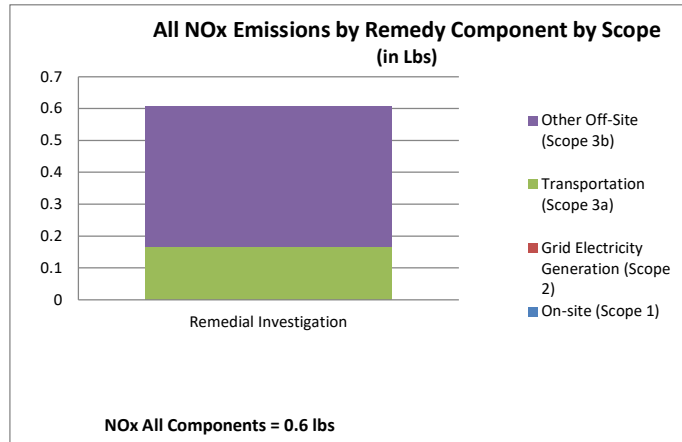
Voluntary Renewable Energy Use	Unit	Quantity
On-site renewable energy generation or use	MMBtu	0
On-site biodiesel use	MMBtu	0
Biodiesel and other renewable resource use for transportation	MMBtu	0
On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0
Voluntary purchase of renewable electricity	MWh	0
Voluntary purchase of RECs	MWh	0

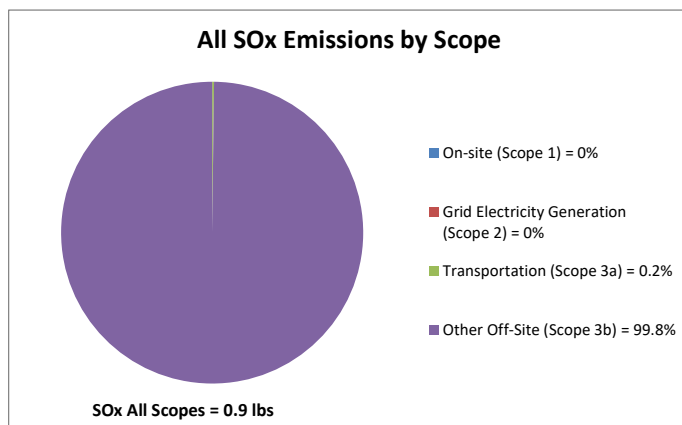
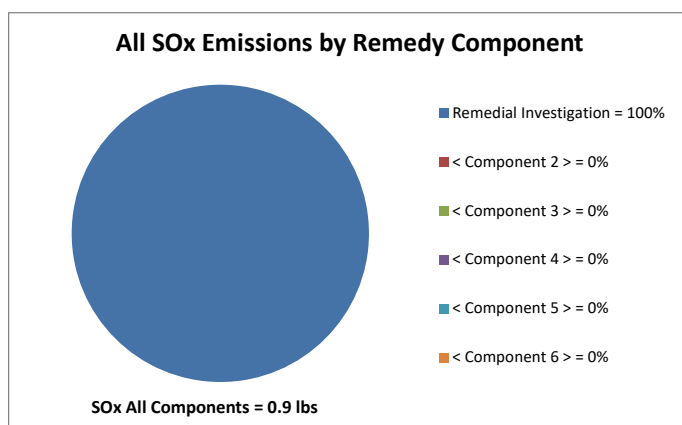
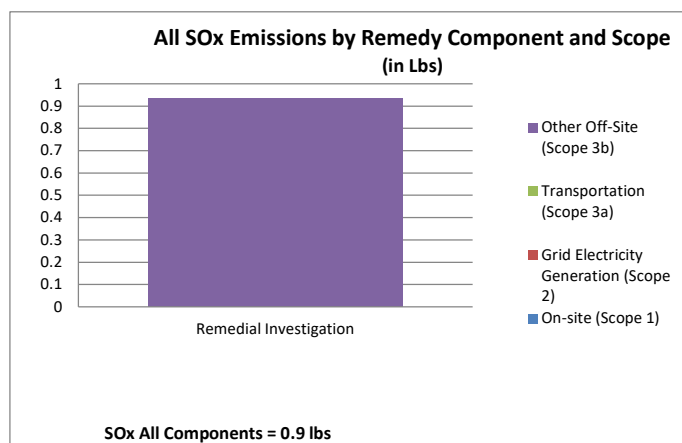
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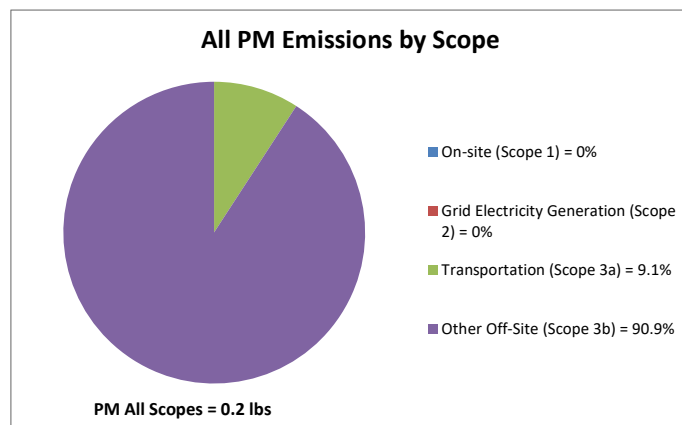
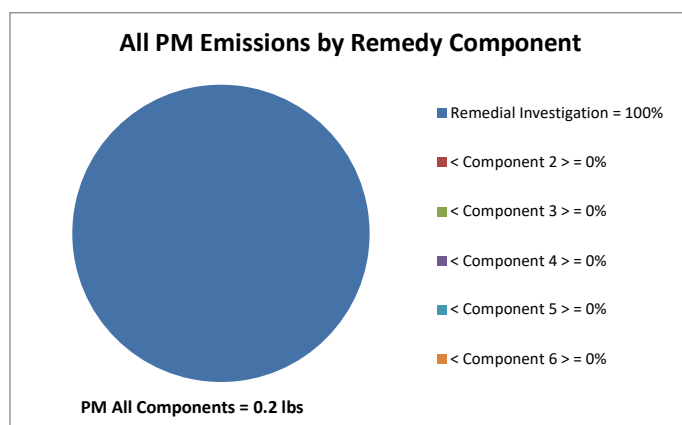
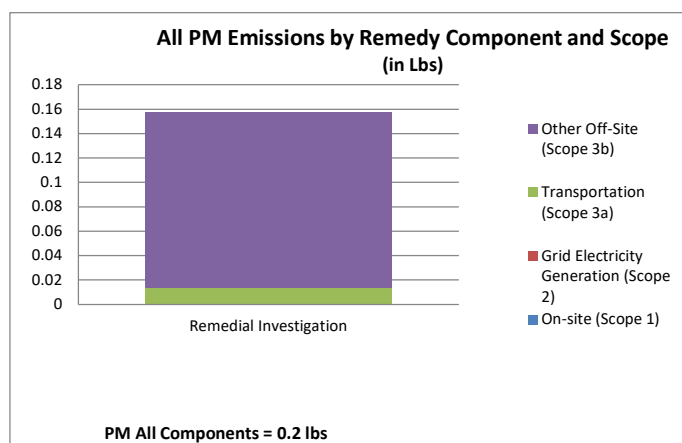
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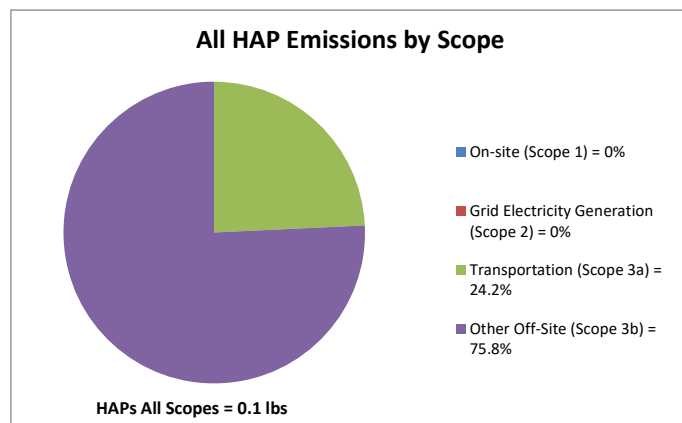
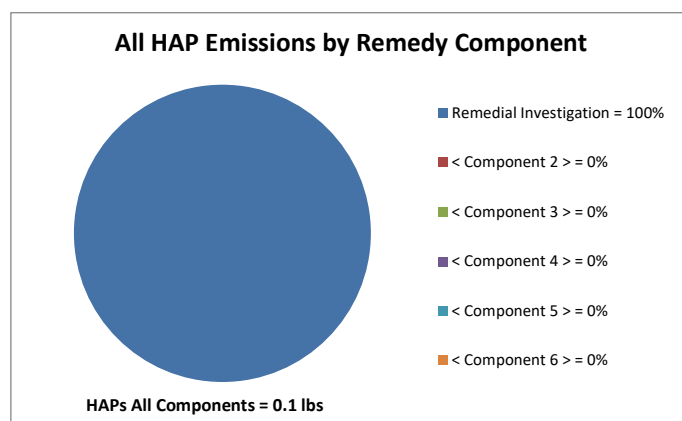
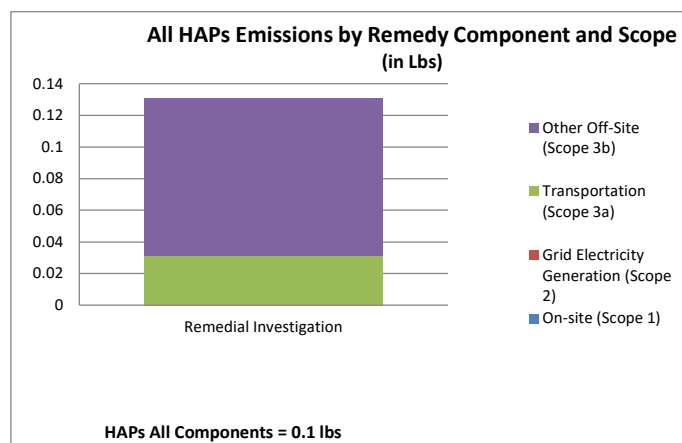












Prepared By: Maggie Perry

NYSDEC BCP Site No:	C224437	Date:	April 27, 2026
Project Name:	68-72 Freeman St Site	Weather:	Sunny, 50-60 °F
Client:	68-72 Freeman Holdings LLC	Time:	07:00 – 17:35

Personnel On-Site:

Environmental Consultant: Vektor Consultants (Vektor) – Maggie Perry

Driller: Coastal Environmental Solutions, Inc. (Coastal) – Brandon Sullivan & Patrick Kirwa

Work Activities Performed:

- Coastal installed ten soil borings in the area of former SB-1 for VOC delineation, and Vektor collected 32 soil samples for VOC analysis. The delineation was performed due to indications of VOC contamination in the vicinity of former SB-1 including odors, staining, and elevated PID readings during the sampling events on April 21 and 22, 2026. Vektor logged and screened the soil. Staining and odors were generally identified between approximately 5-10 feet bgs in the borings. PID readings were detected at maximums of 2,713 ppm at 6 feet bgs in SB-1X-E4, 280 ppm at 6 feet bgs in SB-1X-E3, 1,256 ppm at 6 feet bgs in SB-1X-E2, 747.8 ppm at 5 feet bgs in SB-1X-E, 478 ppm at 11 feet bgs in SB-1X, 21.3 ppm at 6 feet in SB-1X-N, 83 ppm at 4 feet bgs in SB-1X-S2, 3,504 ppm at 6 feet bgs in SB-1X-S3, 680 ppm at 6 feet in SB-1X-S4, 19.2 ppm at 7 feet bgs in SB-1X-S5.
- Coastal installed two soil borings in the area of former SB-3 and SB-4 (SB-3X-E and SB-4X-E, respectively) to 5 feet, and Vektor collected the two (2) soil samples for analysis of PCBs that were unable to be collected due to low recovery on 4/21/2026 (4-5' in SB-3X-E and 2-3' in SB-4X-E). PID readings were not identified.
- Coastal installed one soil boring, SB-7, to 15 ft bgs. Groundwater was identified at approximately 10 feet below grade surface (bgs). Therefore, the soil boring was converted into a 2" diameter monitoring well, MW-5, and was set to 15' bgs. The well consists of 10 feet of screen intersecting the water table between 5 and 15 feet bgs. Vektor screened and logged the soil. PID readings were detected at a maximum of 1.7 ppm at 8 feet bgs. Vektor then collected three soil samples from 0-2', 5-7', and 8-10' intervals for VOCs, SVOCs, PCBs, Metals, Pesticides, PFAS, and 1,4-Dioxane.
- Coastal installed one soil boring, SB-8, to 20 ft bgs. Groundwater was identified at approximately 15 feet bgs. Therefore, the soil boring was converted into a 2" diameter monitoring well, MW-6, to 20' bgs. The well consists of 10 feet of screen intersecting the water table between 10 and 20 feet. Vektor screened and logged the soil. PID readings were not identified. Vektor then collected three soil samples from 0-2', 7-9', and 13-15' intervals for VOCs, SVOCs, PCBs, Metals, Pesticides, PFAS, and 1,4-Dioxane.
- QA/QC samples including field duplicates, field blanks, trip blanks, and MS/MSD samples were collected at a rate of 1 for every 20 samples, per the requirements outlined in the Remedial Investigation Work Plan.
- All investigation derived waste (IDW) was placed into 55-gallon steel drums already staged at the site. During the RI activities on 4/27, soil cuttings were placed in D-01; groundwater was placed in D-02. The drums were staged onsite and will be transported offsite by a licensed waste hauler following the completion of RI activities.
- As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation

principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator, SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use were estimated, and goals for the project related to these green and sustainable remediation metrics. The following footprint was calculated at the Site for April 27, 2026. It was estimated that approximately 1,967 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 17 pound of NO_x emissions, 20 pound of SO_x emissions, 3 pounds of particulate matter (PM) emissions, and 2 pounds of hazardous air pollutants (HAPs) were emitted during the reporting period at the Site. The majority of the emitted pollutants were due to transportation.

Community Air Monitoring Program

One Upwind and one Downwind CAMP station was placed within the perimeters of the Site during work activities. The Downwind CAMP station was placed in the south portion of the Site, and the Upwind CAMP station was in the north portion of the Site as the wind was primarily coming from the north.

Background Levels (Initial Readings at Start of Day DW)

PID: 0.0 ppm

Dust: 0.008 mg/m³

Highest DW Levels:

PID: 0.8 ppm

Dust: 0.091 mg/m³

Background Levels (Initial Readings at Start of Day UW)

PID: 0.0 ppm

Dust: 0.036 mg/m³

Highest UW Levels:

PID: 0.9 ppm

Dust: 0.128 mg/m³

- Upwind CAMP was implemented during all activities on the site. CAMP equipment consisted of a DustTrakII and Minirae 3000.
- Downwind CAMP was implemented during all activities on the site. CAMP equipment consisted of a DustTrakII and Minirae 3000.
- No VOC concentrations were detected in exceedance of the daily short-term exposure limit (STEL) at the work area CAMP stations.

Problems Encountered

- No problems were encountered.

Planned Activities for the Next Day

- No planned activities for 4/28/2026. Vektor will return to the site on May 4, 2026 to collect groundwater samples.

PHOTO LOG

Photo 1: View of soil logging and sampling.



Photo 2: View of drilling utilizing Geoprobe 7822DT.

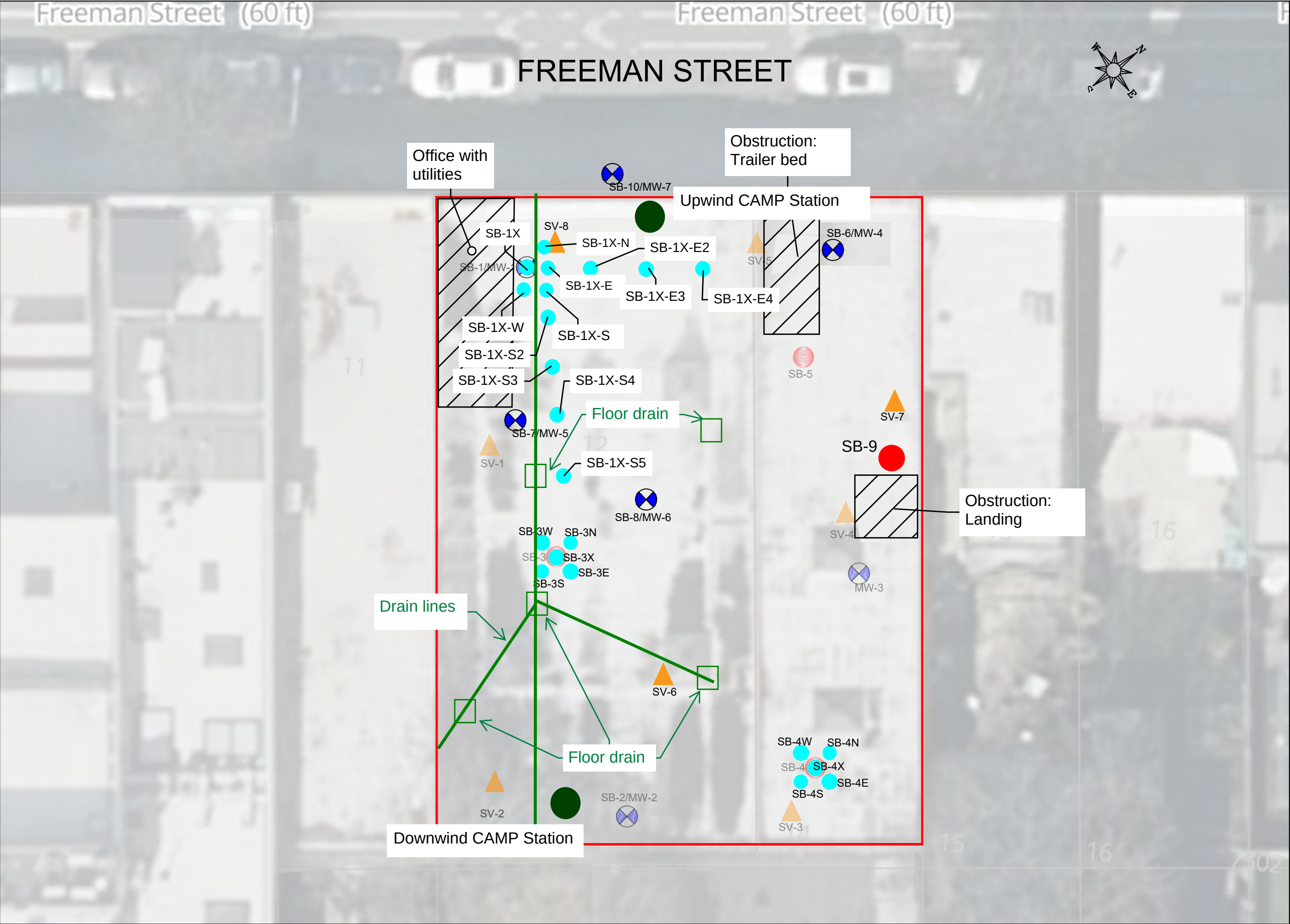


Photo 3: View of upwind CAMP station.



Photo 4: View of installed MW-6 and MW-7.





vEktor consultants

t: +1.347.871.0750
f: +1.347.402.7735
e: info@vektorconsultants.com
www.vektorconsultants.com

LEGEND:

- SITE BOUNDARY
- SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID
SB-X/MW-X
- SOIL VAPOR LOCATION AND DESIGNATED ID
SV-X
- SOIL BORING LOCATION AND DESIGNATED ID
SB-X
- PCB DELINEATION LOCATION AND DESIGNATED ID
SB-XX
- FORMER SOIL BORING AND MONITORING WELL LOCATION AND DESIGNATED ID (MAY 2025 RI)
SB-X/MW-X
- FORMER SOIL VAPOR LOCATION AND DESIGNATED ID (MAY 2025 RI)
SV-X
- FORMER SOIL BORING LOCATION AND DESIGNATED ID (MAY 2025 RI)
SB-X

NOTES:

1. ALL FEATURE LOCATIONS ARE APPROXIMATE

SCALE:



FIGURE NO. 1

FIGURE NAME: Updated Sampling Plan

REPORT: DSR

DATE: 4/28/2026

DRAWN BY: KB

SITE ADDRESS: 68-72 Freeman Street
Brooklyn, NY 11222

CAMP

Time Stamp	Downwind Particulates Mass [mg/m3]	Upwind Particulates Mass [mg/m3]	Downwind PID [ppm]	Upwind PID [ppm]	Alarms
7:20:10 AM	0.008	0.036	0.0	0.0	
7:35:10 AM	0.009	0.053	0.0	0.0	
7:50:10 AM	0.019	0.128	0.0	0.0	
8:05:10 AM	0.023	0.032	0.0	0.0	
8:20:10 AM	0.034	0.035	0.1	0.0	
8:35:10 AM	0.03	0.041	0.2	0.0	
8:50:10 AM	0.041	0.049	0.4	0.0	
9:05:10 AM	0.042	0.031	0.4	0.0	
9:20:10 AM	0.039	0.052	0.4	0.0	
9:35:10 AM	0.044	0.016	0.4	0.0	
9:50:10 AM	0.056	0.06	0.5	0.0	
10:05:10 AM	0.078	0.071	0.4	0.0	
10:20:10 AM	0.091	0.091	0.7	0.0	
10:35:10 AM	0.081	0.111	0.8	0.2	
10:50:10 AM	0.072	0.081	0.8	0.3	
11:05:10 AM	0.075	0.098	0.8	0.9	
11:20:10 AM	0.068	0.014	0.8	0.9	
11:35:10 AM	0.051	0.03	0.7	0.7	
11:50:10 AM	0.053	0.03	0.6	1.0	
12:05:10 PM	0.081	0.039	0.5	0.2	
12:20:10 PM	0.045	0.031	0.5	0.3	
12:35:10 PM	0.059	0.042	0.4	0.2	
12:50:10 PM	0.042	0.038	0.4	0.2	
1:05:10 PM	0.046	0.041	0.4	0.1	
1:20:10 PM	0.039	0.04	0.2	0.1	
1:35:10 PM	0.04	0.056	0.2	0.1	
1:50:10 PM	0.083	0.052	0.1	0.1	
2:05:10 PM	0.023	0.014	0.3	0.1	

GSR EVALUATION

Environmental Footprint Summary

Core Element	Metric		Unit of Measure	Footprint						
				Remedial Investigation	< Component 2 >	< Component 3 >	< Component 4 >	< Component 5 >	< Component 6 >	Total
Materials & Waste	M&W-1	Refined materials used on-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-2	% of refined materials from recycled or reused material	%	0.0%						0.0%
	M&W-3	Unrefined materials used on-site	Tons	0.190	0.000	0.000	0.000	0.000	0.000	0.2
	M&W-4	% of unrefined materials from recycled or reused material	%	0.0%						0.0%
	M&W-5	On-site hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-6	On-site non-hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-7	Recycled or reused waste	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-8	% of total potential waste recycled or reused	%							
Water (used on-site)	W-1	Public water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-2	Groundwater use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-3	Surface water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-4	Reclaimed water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-5	Storm water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-6	User-defined water resource #1	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-7	User-defined water resource #2	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-8	Wastewater generated	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy	E-1	Total energy used (on-site and off-site)	MMBtu	14.3	0.0	0.0	0.0	0.0	0.0	14.3
	E-2	Energy voluntarily derived from renewable resources								
	E-2A	On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-2B	Voluntary purchase of renewable electricity	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-3	Voluntary purchase of RECs	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-4	On-site grid electricity use	MWh	0.000	0.000	0.000	0.000	0.000	0.000	0.0
Air	A-1	On-site NOx, SOx, and PM emissions	Pounds	3.2	0.0	0.0	0.0	0.0	0.0	3.2
	A-2	On-site HAP emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-3	Total NOx, SOx, and PM emissions	Pounds	39.4	0.0	0.0	0.0	0.0	0.0	39.4
	A-3A	Total NOx emissions	Pounds	16.5	0.0	0.0	0.0	0.0	0.0	16.5
	A-3B	Total SOx emissions	Pounds	19.7	0.0	0.0	0.0	0.0	0.0	19.7
	A-3C	Total PM emissions	Pounds	3.1	0.0	0.0	0.0	0.0	0.0	3.1
	A-4	Total HAP emissions	Pounds	2.2	0.0	0.0	0.0	0.0	0.0	2.2
	A-5	Total greenhouse gas emissions	Tons CO2e*	1.0	0.0	0.0	0.0	0.0	0.0	1.0
Land & Ecosystems		Qualitative Description								

* Total greenhouse gases emissions (in CO2e) include consideration of CO2, CH4, and N2O (Nitrous oxide) emissions.

"MMBtu" = millions of Btus

"MG" = millions of gallons

"CO2e" = carbon dioxide equivalents of global warming potential

"MWh" = megawatt hours (i.e., thousands of kilowatt-hours or millions of Watt-hours)

"Tons" = short tons (2,000 pounds)

The above metrics are consistent with EPA's Methodology for Understanding and Reducing a Project's Environmental Footprint (EPA 542-R-12-002), February 2012

Notes:

Remedial Investigation - Energy & Air Compiled Results

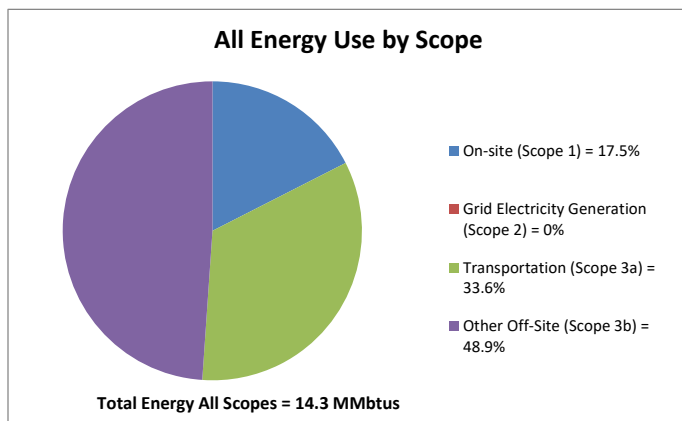
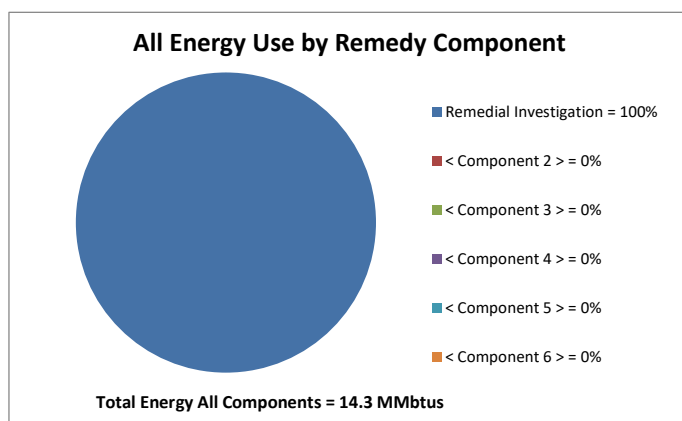
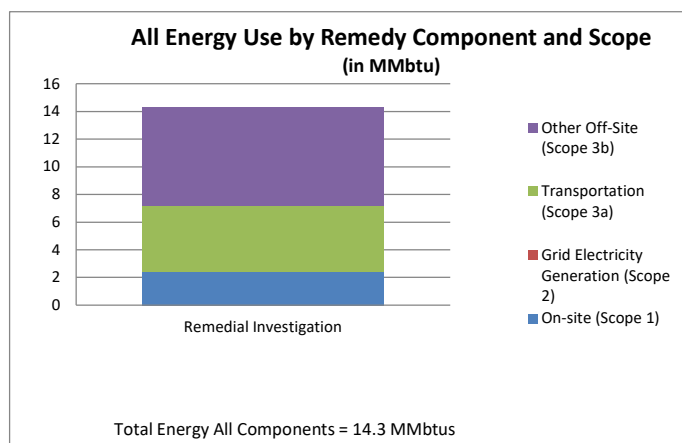
Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	3	405	3	0	0	3	0
Grid Electricity Generation (Scope 2)	0.000	0	0	0	0	0	0
Transportation (Scope 3a)	5	770	5	0	0	5	0
Other Off-Site (Scope 3b)	7	792	9	19	3	31	2
Remedy Totals	14	1,967	17	20	3	39	2

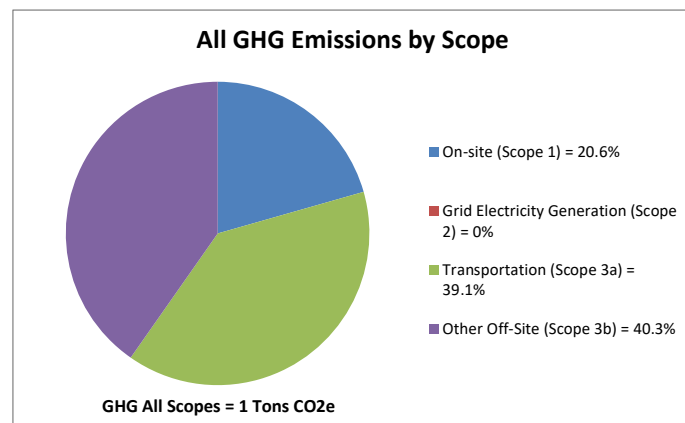
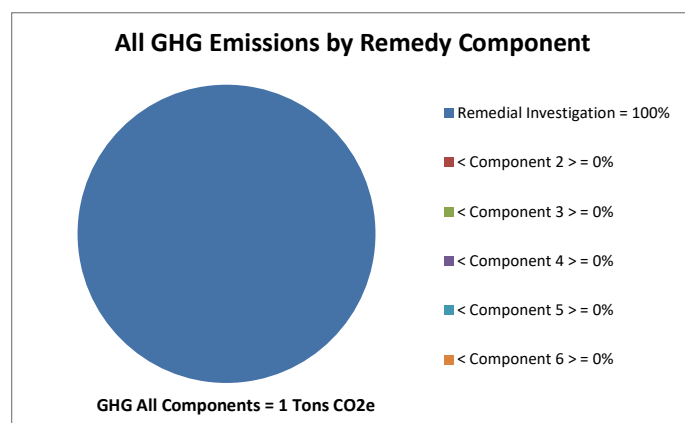
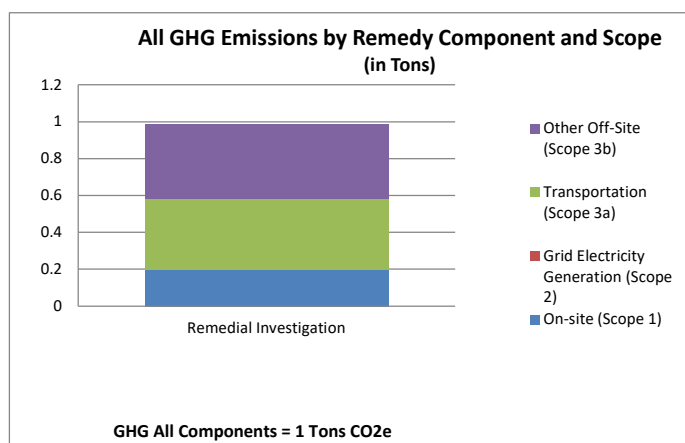
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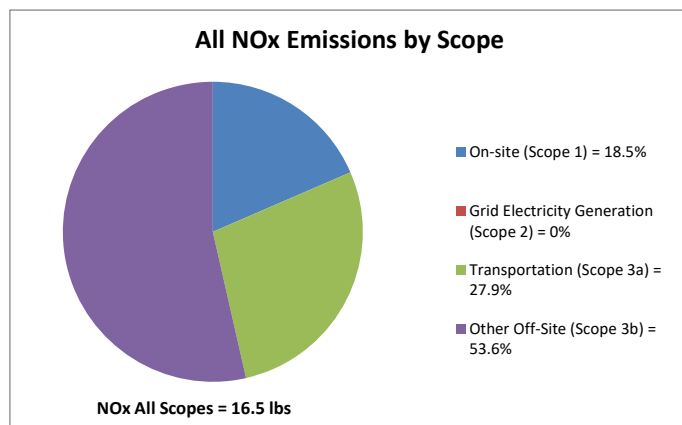
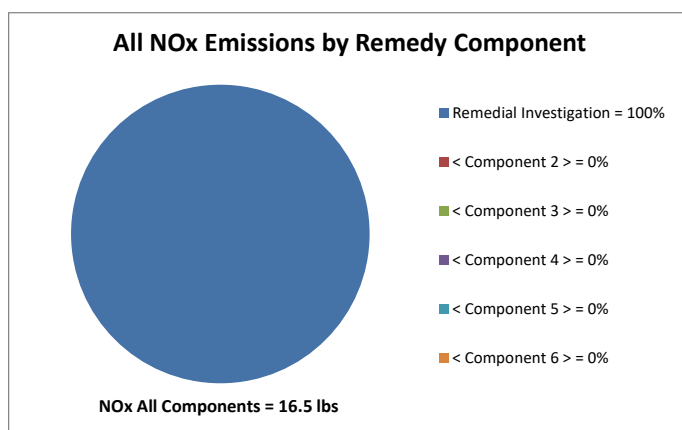
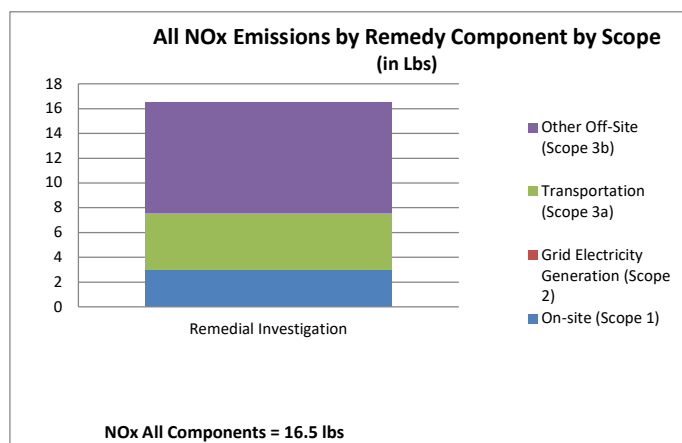
Voluntary Renewable Energy Use	Unit	Quantity
On-site renewable energy generation or use	MMBtu	0
On-site biodiesel use	MMBtu	0
Biodiesel and other renewable resource use for transportation	MMBtu	0
On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0
Voluntary purchase of renewable electricity	MWh	0
Voluntary purchase of RECs	MWh	0

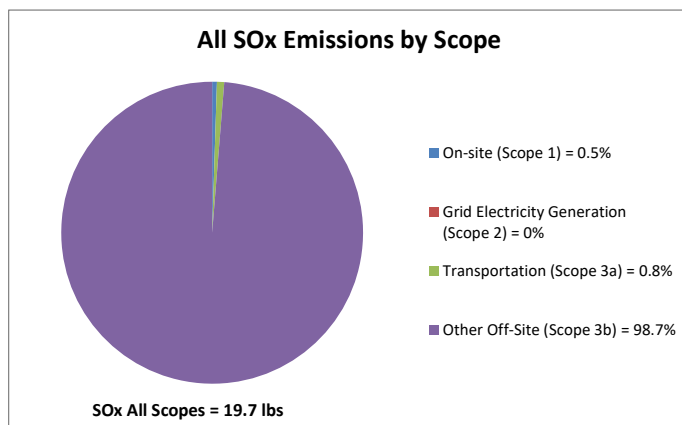
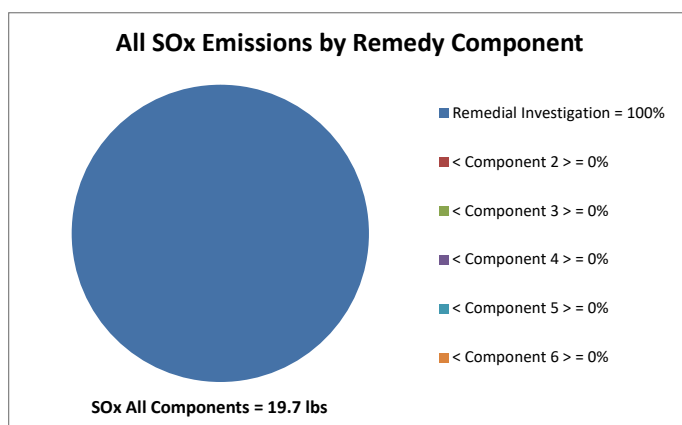
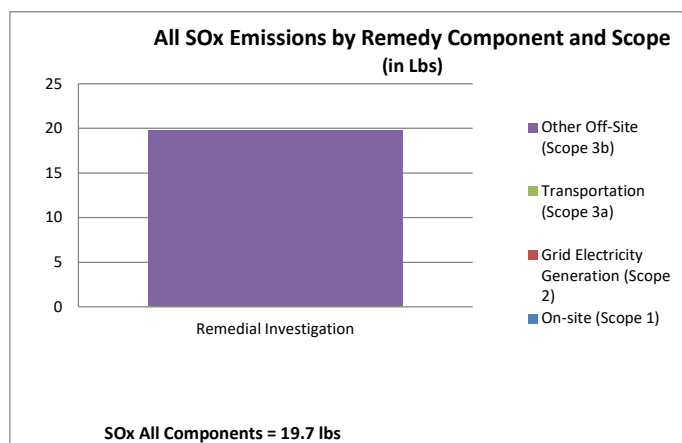
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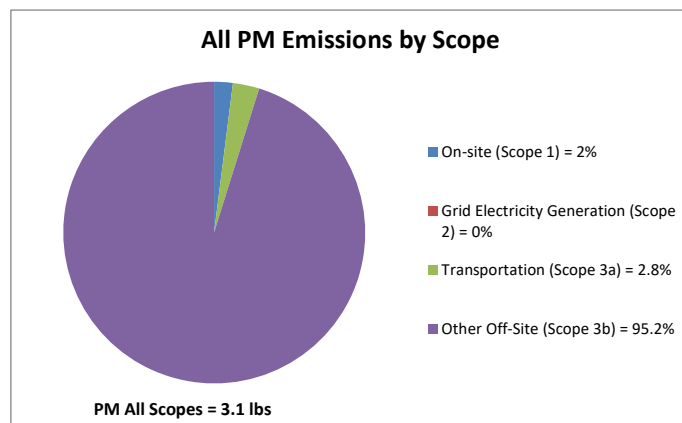
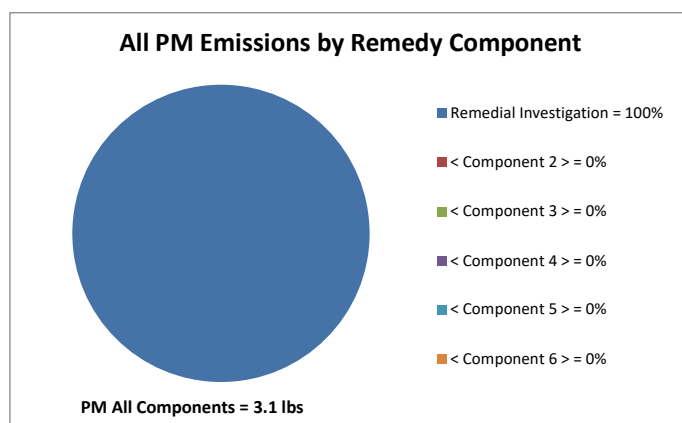
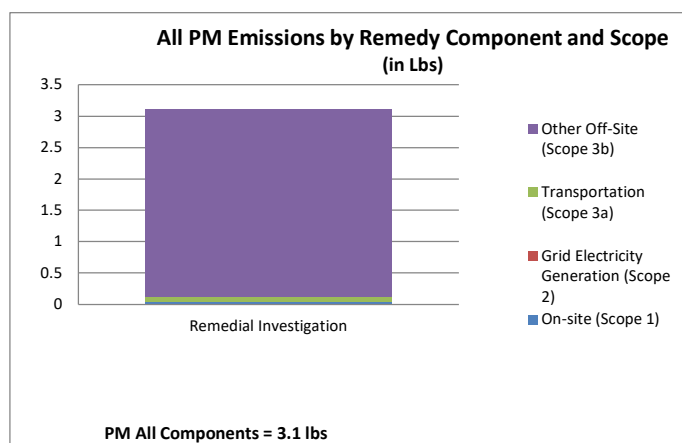
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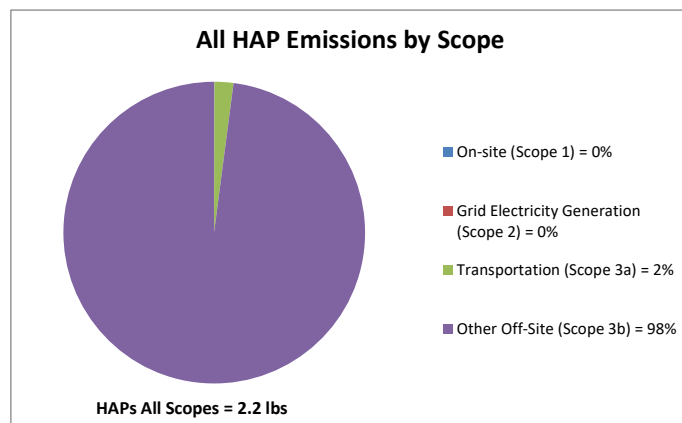
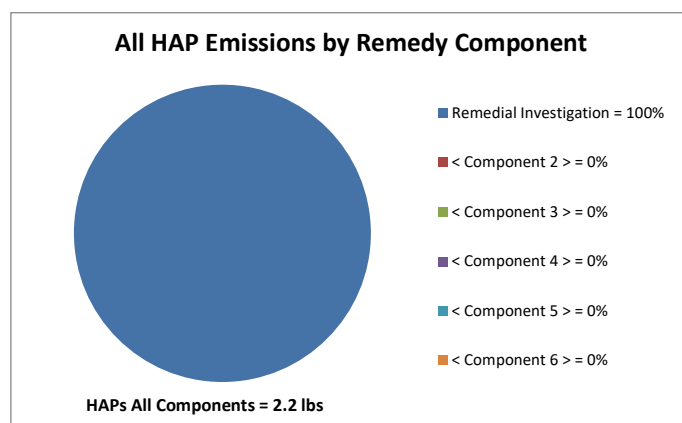
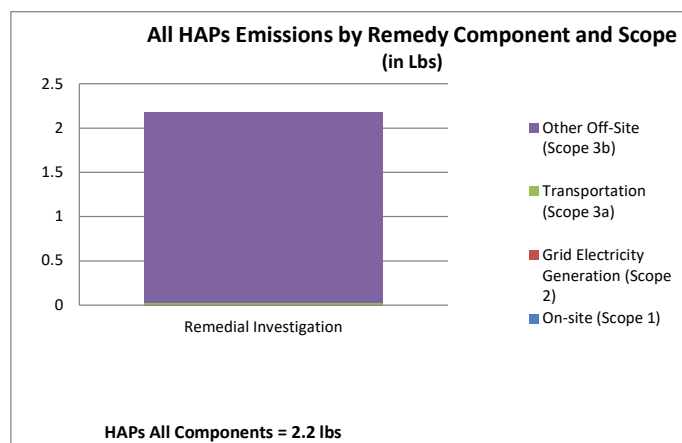












Prepared By: Maggie Perry

NYSDEC BCP Site No:	C224437	Date:	May 4, 2026
Project Name:	68-72 Freeman St Site	Weather:	Sunny, 60-70 °F
Client:	68-72 Freeman Holdings LLC	Time:	07:00 – 14:00

Personnel On-Site:

Environmental Consultant: Vektor Consultants (Vektor) – Maggie Perry & Ben Neumann

Work Activities Performed:

- Vektor gauged each monitoring well for depth to water, depth to product, and depth to bottom measurements using a Solinst water/oil interface probe. Vektor conducted low-flow groundwater sampling at MW-2 through MW-7 for VOCs, SVOCs, metals, PCBs, pesticides, PFAS, 1,4-dioxane using a peristaltic pump and Horiba water quality meter.
- Product was encountered in MW-1 from 7.48 to 8.85 feet bgs, therefore it was not sampled. A photoionization detector (PID) was used to screen for VOCs in each well. PID readings were identified at 12.1 ppm in MW-1, 0.4 ppm in MW-2, 0.1 ppm in MW-3, 0.1 ppm in MW-4, 95.3 ppm in MW-5, 0.3 ppm in MW-6, and 27.5 ppm in MW-7. QA/QC samples including field duplicates, field blanks, trip blanks, and MS/MSD samples were collected at a rate of 1 for every 20 samples, per the requirements outlined in the Remedial Investigation Work Plan.
- All investigation derived waste (IDW) was placed into 55-gallon steel drums already staged at the Site. Soil cuttings were placed in D-01; groundwater was placed in D-02. D-03 was generated containing miscellaneous waste. Vektor sampled D-01 and D-02 for VOCs, PCBs, and RCRA metals for offsite disposal purposes. The drums will be transported offsite by a licensed waste hauler following the receipt of the waste characterization data.
- As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator, SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA). Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use were estimated, and goals for the project related to these green and sustainable remediation metrics. The following footprint was calculated at the Site for May 4, 2026. It was estimated that approximately 690 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 11 pound of NOx emissions, 26 pound of SOx emissions, 4 pounds of particulate matter (PM) emissions, and 3 pounds of hazardous air pollutants (HAPs) were emitted during the reporting period at the Site. The majority of the emitted pollutants were due to laboratory analysis.

Community Air Monitoring Program

- CAMP was not conducted during the groundwater sampling event.

Problems Encountered

- No problems were encountered.

Planned Activities for the Next Day

- No planned activities for 5/5/2026.

PHOTO LOG

Photo 1: View of low-flow groundwater sampling at MW-4.



Photo 2: View of 55-gallon drum (D-03) generated on 5/4/2026.



Photo 3: View of measuring groundwater depth in MW-3.



GSR EVALUATION

Environmental Footprint Summary

Core Element	Metric		Unit of Measure	Footprint						
				Remedial Investigation	< Component 2 >	< Component 3 >	< Component 4 >	< Component 5 >	< Component 6 >	Total
Materials & Waste	M&W-1	Refined materials used on-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-2	% of refined materials from recycled or reused material	%	0.0%						0.0%
	M&W-3	Unrefined materials used on-site	Tons	0.000	0.000	0.000	0.000	0.000	0.000	0.0
	M&W-4	% of unrefined materials from recycled or reused material	%							
	M&W-5	On-site hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-6	On-site non-hazardous waste disposed of off-site	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-7	Recycled or reused waste	Tons	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	M&W-8	% of total potential waste recycled or reused	%							
Water (used on-site)	W-1	Public water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-2	Groundwater use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-3	Surface water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-4	Reclaimed water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-5	Storm water use	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-6	User-defined water resource #1	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-7	User-defined water resource #2	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	W-8	Wastewater generated	MG	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Energy	E-1	Total energy used (on-site and off-site)	MMBtu	5.8	0.0	0.0	0.0	0.0	0.0	5.8
	E-2	Energy voluntarily derived from renewable resources								
	E-2A	On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-2B	Voluntary purchase of renewable electricity	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-3	Voluntary purchase of RECs	MWh	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	E-4	On-site grid electricity use	MWh	0.000	0.000	0.000	0.000	0.000	0.000	0.0
Air	A-1	On-site NOx, SOx, and PM emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-2	On-site HAP emissions	Pounds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	A-3	Total NOx, SOx, and PM emissions	Pounds	41.1	0.0	0.0	0.0	0.0	0.0	41.1
	A-3A	Total NOx emissions	Pounds	11.4	0.0	0.0	0.0	0.0	0.0	11.4
	A-3B	Total SOx emissions	Pounds	25.9	0.0	0.0	0.0	0.0	0.0	25.9
	A-3C	Total PM emissions	Pounds	3.9	0.0	0.0	0.0	0.0	0.0	3.9
	A-4	Total HAP emissions	Pounds	2.8	0.0	0.0	0.0	0.0	0.0	2.8
	A-5	Total greenhouse gas emissions	Tons CO2e*	0.3	0.0	0.0	0.0	0.0	0.0	0.3
Land & Ecosystems		Qualitative Description								

* Total greenhouse gases emissions (in CO2e) include consideration of CO2, CH4, and N2O (Nitrous oxide) emissions.

"MMBtu" = millions of Btus

"MG" = millions of gallons

"CO2e" = carbon dioxide equivalents of global warming potential

"MWh" = megawatt hours (i.e., thousands of kilowatt-hours or millions of Watt-hours)

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The above metrics are consistent with EPA's Methodology for Understanding and Reducing a Project's Environmental Footprint (EPA 542-R-12-002), February 2012

Notes:

Remedial Investigation - Energy & Air Compiled Results

Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	0	0	0	0	0	0	0
Grid Electricity Generation (Scope 2)	0.000	0	0	0	0	0	0
Transportation (Scope 3a)	1	87	0	0	0	0	0
Other Off-Site (Scope 3b)	5	603	11	26	4	41	3
Remedy Totals	6	690	11	26	4	41	3

Values that are forwarded to the "Summary" tab are indicated in orange.

Voluntary Renewable Energy Use	Unit	Quantity
On-site renewable energy generation or use	MMBtu	0
On-site biodiesel use	MMBtu	0
Biodiesel and other renewable resource use for transportation	MMBtu	0
On-site renewable energy generation or use + on-site biodiesel use + biodiesel and other renewable resource use for transportation	MMBtu	0
Voluntary purchase of renewable electricity	MWh	0
Voluntary purchase of RECs	MWh	0

(This value is the sum of the three rows above)

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