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MONTHLY STATUS REPORT #4

Reporting Period: April 1, 2026, through April 30, 2026

BCP Site No: C224437

Site Name: 68-72 Freeman Street Site

Site Address: 68-72 Freeman Street, Brooklyn, NY 11222

This report summarizes the activities conducted at the 68-72 Freeman Street Site from April 1, 2026 to April 30, 2026.

Progress Update:

Remedial Investigation (RI) was performed at the Site between April 1 and 30, 2026. The RI consisted of the following scope of work:

- On April 20, 2026, Coastal Environmental Solutions, Inc. (Coastal) conducted a geophysical survey of the Site and cleared all boring locations. No anomalies indicative of tanks were observed. Utilities were marked-out accordingly.
- On April 21, 2026, utilizing a GeoProbe 7822DT, Coastal installed one soil boring, SB-10, in the sidewalk along Freeman Street to 15 feet below ground surface (bgs). Groundwater was identified at approximately 15 feet 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. Additionally, Coastal installed three soil vapor points (SV-6, SV-7, and SV-8) and 1 duplicate soil vapor point to 6 feet bgs.
- On April 22, 2026, Eastern Environmental Solutions, Inc. (Eastern) installed one soil boring, SB-9, to a depth of 10 feet 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 also installed SB-6 to 10 feet 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.

- On April 23, 2026, Vektor performed a helium leak detected test on the soil vapor probe points and purged each point with a GilAir Plus pump prior to sampling. 6L Summa canisters fitted with 8-hour flow controllers were used to collect on 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 probes.
- On April 27, 2026, 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 also 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 bgs to collect two 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.
- All investigation derived waste (IDW) generated during the RI was stored in 55-gallon drums on the Site for offsite disposal. One soil drum (D-01), one groundwater drum (D-02), and one miscellaneous waste (gloves, bailers, liners, etc.) drum (D-03) were generated during the RI.
- QA/QC soil and groundwater samples including blind field duplicates, matrix spike/matrix spike duplicates, field, and trip blanks were collected per the Remedial Investigation Workplan.
- A Community Air Monitoring Program (CAMP) consisting of an upwind and downwind stations were implemented during all intrusive work. CAMP

concentrations were generally low and below the the daily short-term exposure limit (STEL) at the work area CAMP stations. Elevated PID readings were identified one time in the upwind CAMP station:

- On April 21, 2026, between approximately 11:06 and 11:36 am, 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.

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 between April 1, 2026, and April 30, 2026.

- It was estimated that approximately 6,105 pounds of greenhouse gas emissions (GHG) emissions (carbon dioxide equivalents of global warming potential), 61 pounds of NOx emissions, 98 pounds of SOx emissions, 15 pounds of particulate matter (PM) emissions, and 11 pounds of hazardous air pollutants (HAPs) were emitted during the monthly reporting period at the Site.

Problems or Delays Encountered:

- On April 20, 2026, 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 were postponed until April 21, 2026.
- On April 21, 2026, due to access issues and time constraints, the RI scope was not completed and was planned to be completed on April 22. Additionally, due to low recovery from 0-5' bgs in SB-3X-E and SB-4X-E, the 4-5' and 2-3' depth intervals were not collected. Vektor planned to redrill these locations during the following day's work.
- On April 22, 2026, due to access issues, the RI 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.

Citizen Participation Activities for Reporting Period:
None.

Citizen Participation Activities for Next Reporting Period:
None.

Planned Activities for the Next Reporting Period:
Prepare and submit Remedial Investigation Report and Remedial Action Workplan

Project Schedule

Scope of Work	Timeline
Remedial Investigation Work Plan (RIWP) Approval	Completed
Remedial Investigation (RI)	Completed
Draft RIR Submittal to NYSDEC	May 2026
Draft RAWP Submittal to NYSDEC	June 2026
45-day Public Comment Period for RIR and RAWP Initiation	July 2026
Public Comment Period for RIR and RAWP Ends	September 2026
Final RIR and RAWP Submitted/DEC Approves and Issues Decision Document	September 2026
Begin Implementation of RAWP	September 2026
Site Management Plan (SMP) and Final Engineering Report Submittal to NYSDEC	2027
Certificate of Completion and Fact Sheet	2027

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	0.380	0.000	0.000	0.000	0.000	0.000	0.4
	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	46.0	0.0	0.0	0.0	0.0	0.0	46.0
	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	9.7	0.0	0.0	0.0	0.0	0.0	9.7
	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	173.5	0.0	0.0	0.0	0.0	0.0	173.5
	A-3A	Total NOx emissions	Pounds	61.0	0.0	0.0	0.0	0.0	0.0	61.0
	A-3B	Total SOx emissions	Pounds	97.6	0.0	0.0	0.0	0.0	0.0	97.6
	A-3C	Total PM emissions	Pounds	14.9	0.0	0.0	0.0	0.0	0.0	14.9
	A-4	Total HAP emissions	Pounds	10.8	0.0	0.0	0.0	0.0	0.0	10.8
	A-5	Total greenhouse gas emissions	Tons CO2e*	3.1	0.0	0.0	0.0	0.0	0.0	3.1
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:

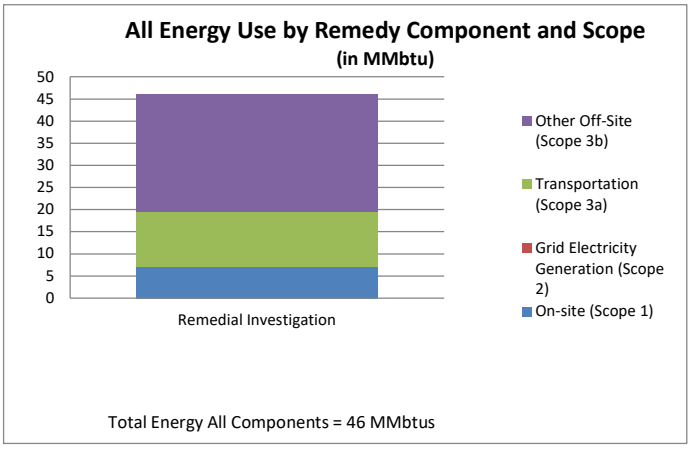
Remedial Investigation - Energy & Air Compiled Results

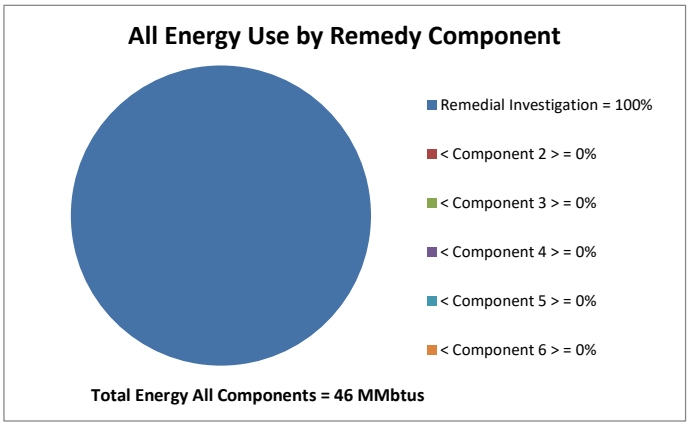
Category	Total Energy	GHG	NOx	SOx	PM	NOx + SOx + PM	HAPs
	MMbtus	lbs CO2e	lbs	lbs	lbs	lbs	lbs
On-site (Scope 1)	**8**	**1,215**	**9**	**0**	**0**	**10**	**0**
Grid Electricity Generation (Scope 2)	**0.000**	**0**	**0**	**0**	**0**	**0**	**0**
Transportation (Scope 3a)	**12**	**1,969**	**9**	**0**	**0**	**10**	**0**
Other Off-Site (Scope 3b)	**26**	**2,921**	**43**	**97**	**15**	**154**	**11**
Remedy Totals	**46**	**6,105**	**61**	**98**	**15**	**174**	**11**

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**	*(This value is the sum of the three rows above)*
Voluntary purchase of renewable electricity	MWh	**0**	
Voluntary purchase of RECs	MWh	**0**	

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


All Energy Use by Remedy Component and Scope
(in MMbtu)
50
45
40
35
30
25
20
15
10
5
0
Remedial Investigation
Other Off-Site (Scope 3b)
Transportation (Scope 3a)
Grid Electricity Generation (Scope 2)
On-site (Scope 1)
Total Energy All Components = 46 MMbtus


All Energy Use by Remedy Component
Remedial Investigation = 100%
< Component 2 > = 0%
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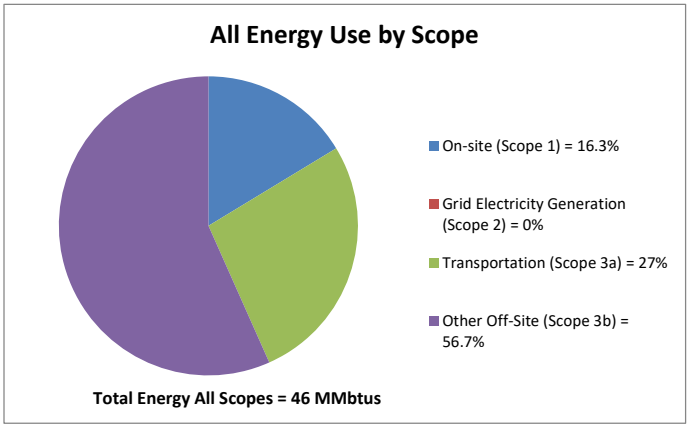
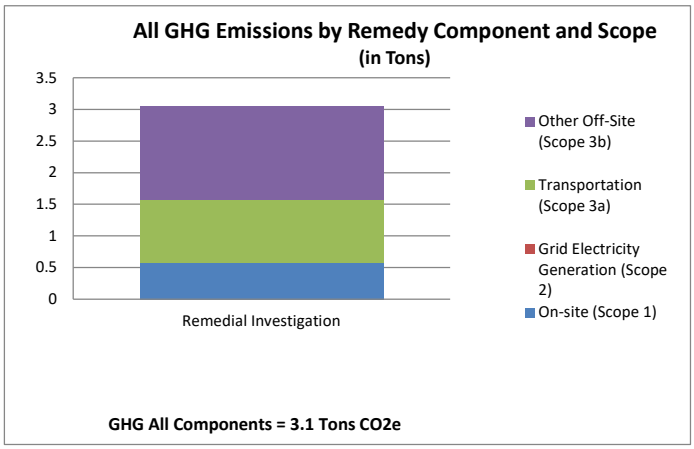
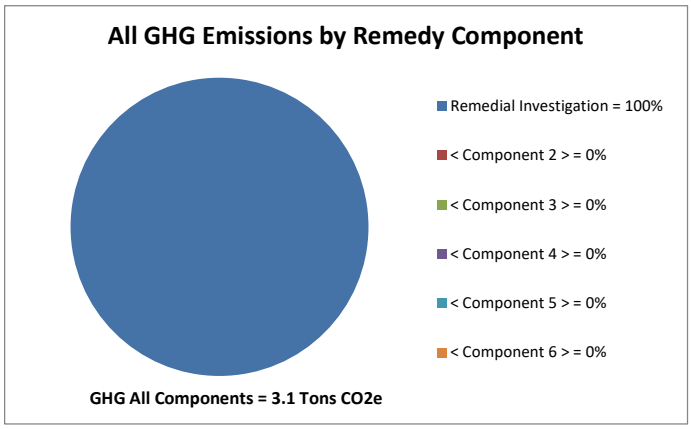
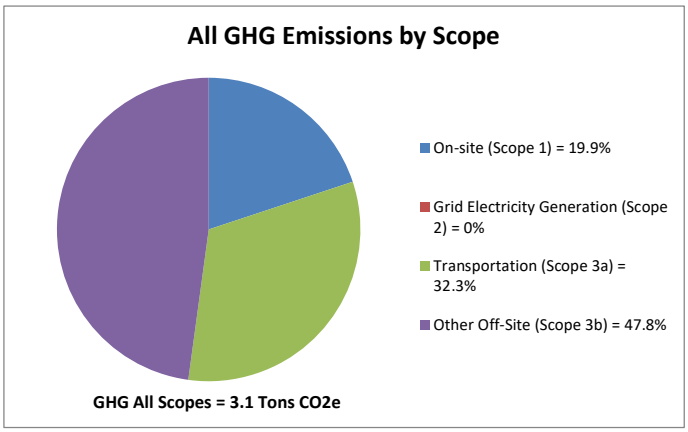
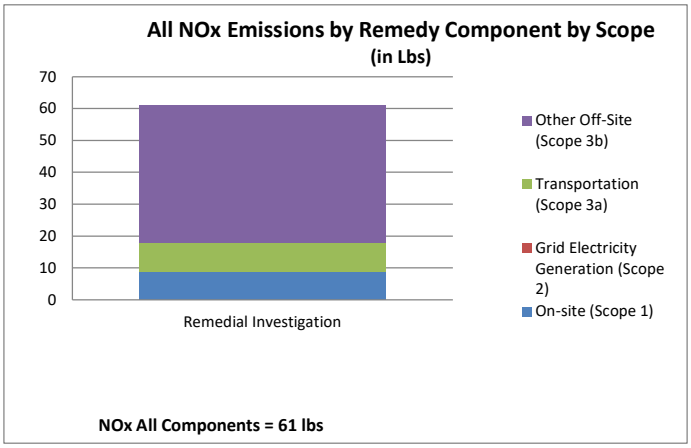
< Component 4 > = 0%
< Component 5 > = 0%
< Component 6 > = 0%
Total Energy All Components = 46 MMbtus

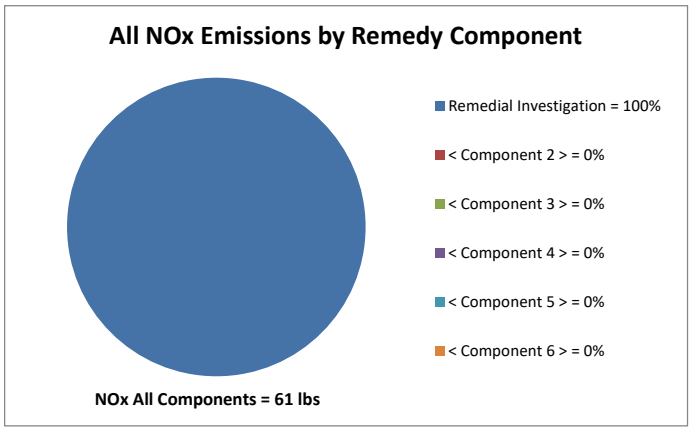

All Energy Use by Scope
On-site (Scope 1) = 16.3%
Grid Electricity Generation (Scope 2) = 0%
Transportation (Scope 3a) = 27%
Other Off-Site (Scope 3b) = 56.7%
Total Energy All Scopes = 46 MMbtus

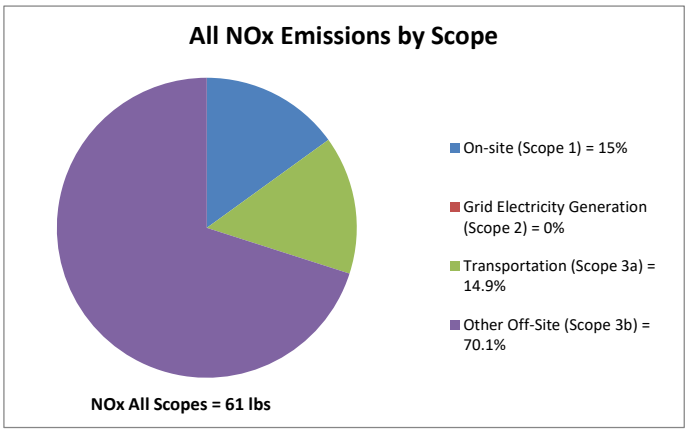

All GHG Emissions by Remedy Component and Scope
(in Tons)
3.5
3
2.5
2
1.5
1
0.5
0
Remedial Investigation
Other Off-Site (Scope 3b)
Transportation (Scope 3a)
Grid Electricity Generation (Scope 2)
On-site (Scope 1)
GHG All Components = 3.1 Tons CO2e

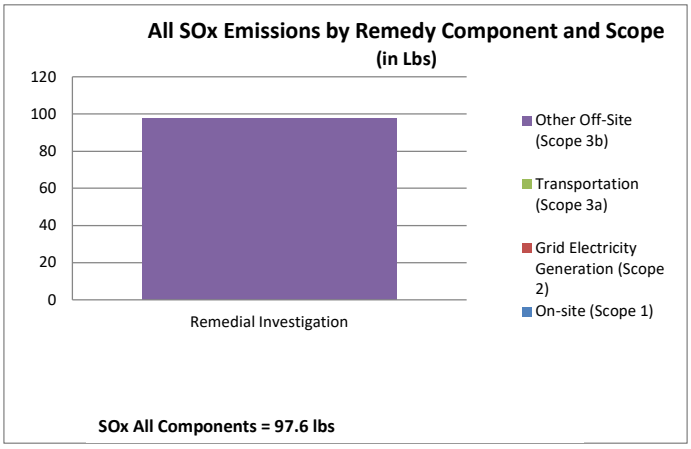

All GHG Emissions by Remedy Component
Remedial Investigation = 100%
< Component 2 > = 0%
< Component 3 > = 0%
< Component 4 > = 0%
< Component 5 > = 0%
< Component 6 > = 0%
GHG All Components = 3.1 Tons CO2e

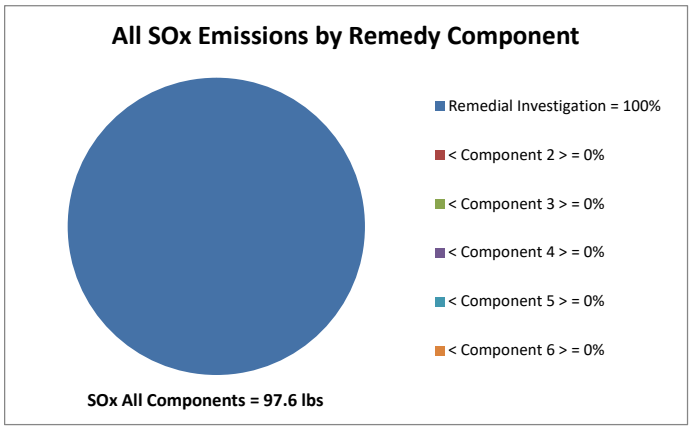

All GHG Emissions by Scope
On-site (Scope 1) = 19.9%
Grid Electricity Generation (Scope 2) = 0%
Transportation (Scope 3a) = 32.3%
Other Off-Site (Scope 3b) = 47.8%
GHG All Scopes = 3.1 Tons CO2e

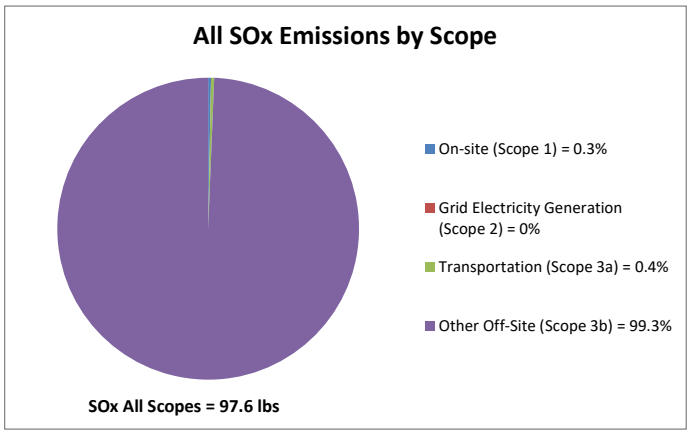

All NOx Emissions by Remedy Component by Scope
(in Lbs)
70
60
50
40
30
20
10
0
Remedial Investigation
Other Off-Site (Scope 3b)
Transportation (Scope 3a)
Grid Electricity Generation (Scope 2)
On-site (Scope 1)
NOx All Components = 61 lbs

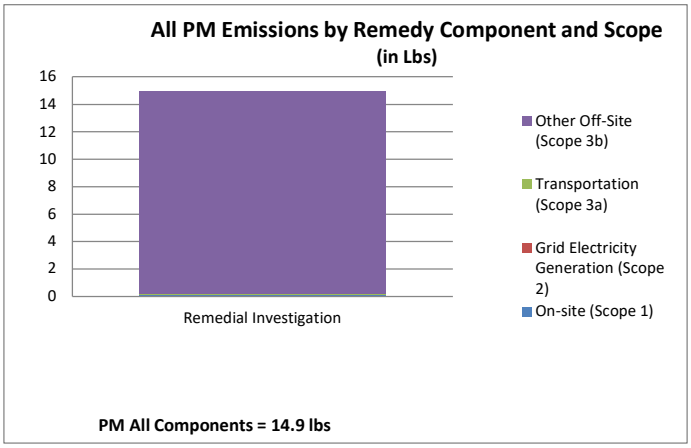

All NOx Emissions by Remedy Component
Remedial Investigation = 100%
< Component 2 > = 0%
< Component 3 > = 0%
< Component 4 > = 0%
< Component 5 > = 0%
< Component 6 > = 0%
NOx All Components = 61 lbs

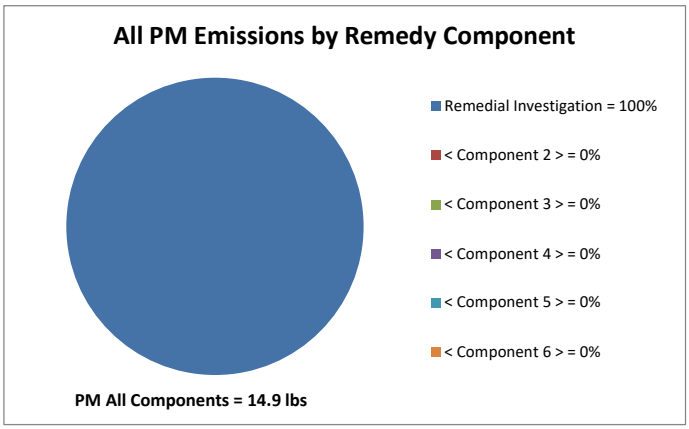

All NOx Emissions by Scope
On-site (Scope 1) = 15%
Grid Electricity Generation (Scope 2) = 0%
Transportation (Scope 3a) = 14.9%
Other Off-Site (Scope 3b) = 70.1%
NOx All Scopes = 61 lbs

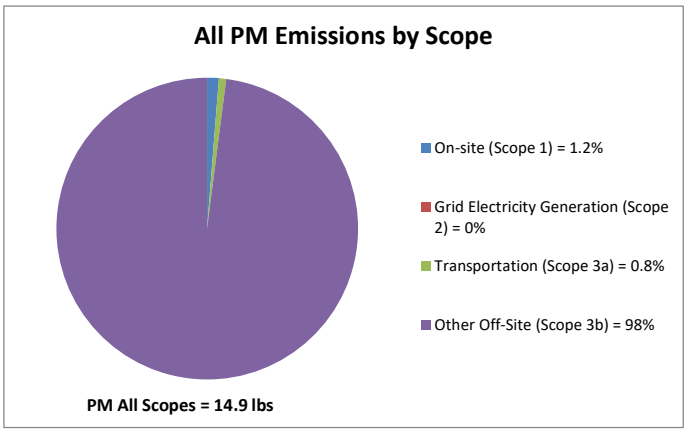

All SOx Emissions by Remedy Component and Scope
(in Lbs)
120
100
80
60
40
20
0
Remedial Investigation
Other Off-Site (Scope 3b)
Transportation (Scope 3a)
Grid Electricity Generation (Scope 2)
On-site (Scope 1)
SOx All Components = 97.6 lbs

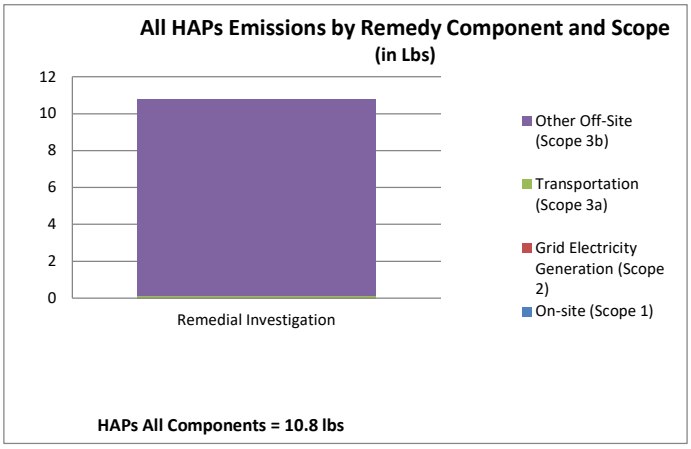

All SOx Emissions by Remedy Component
Remedial Investigation = 100%
< Component 2 > = 0%
< Component 3 > = 0%
< Component 4 > = 0%
< Component 5 > = 0%
< Component 6 > = 0%
SOx All Components = 97.6 lbs

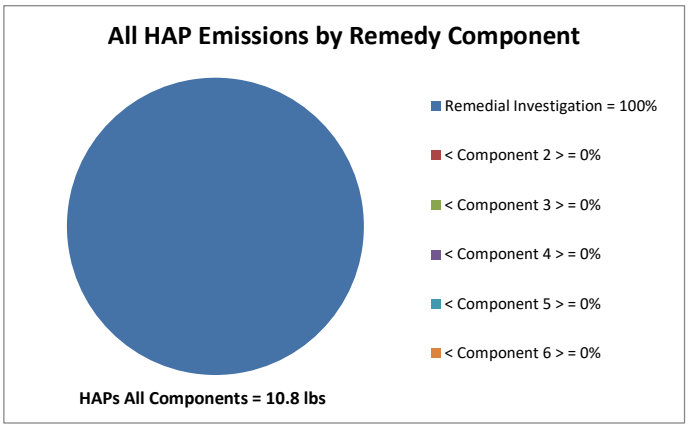

All SOx Emissions by Scope
On-site (Scope 1) = 0.3%
Grid Electricity Generation (Scope 2) = 0%
Transportation (Scope 3a) = 0.4%
Other Off-Site (Scope 3b) = 99.3%
SOx All Scopes = 97.6 lbs

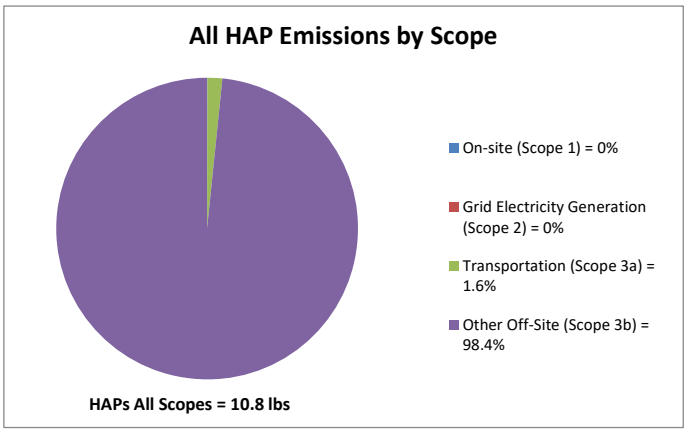

All PM Emissions by Remedy Component and Scope
(in Lbs)
16
14
12
10
8
6
4
2
0
Remedial Investigation
Other Off-Site (Scope 3b)
Transportation (Scope 3a)
Grid Electricity Generation (Scope 2)
On-site (Scope 1)
PM All Components = 14.9 lbs


All PM Emissions by Remedy Component
Remedial Investigation = 100%
< Component 2 > = 0%
< Component 3 > = 0%
< Component 4 > = 0%
< Component 5 > = 0%
< Component 6 > = 0%
PM All Components = 14.9 lbs


All PM Emissions by Scope
On-site (Scope 1) = 1.2%
Grid Electricity Generation (Scope 2) = 0%
Transportation (Scope 3a) = 0.8%
Other Off-Site (Scope 3b) = 98%
PM All Scopes = 14.9 lbs


All HAPs Emissions by Remedy Component and Scope
(in Lbs)
12
10
8
6
4
2
0
Remedial Investigation
Other Off-Site (Scope 3b)
Transportation (Scope 3a)
Grid Electricity Generation (Scope 2)
On-site (Scope 1)
HAPs All Components = 10.8 lbs


All HAP Emissions by Remedy Component
Remedial Investigation = 100%
< Component 2 > = 0%
< Component 3 > = 0%
< Component 4 > = 0%
< Component 5 > = 0%
< Component 6 > = 0%
HAPs All Components = 10.8 lbs


All HAP Emissions by Scope
On-site (Scope 1) = 0%
Grid Electricity Generation (Scope 2) = 0%
Transportation (Scope 3a) = 1.6%
Other Off-Site (Scope 3b) = 98.4%
HAPs All Scopes = 10.8 lbs