

Monthly Progress Report No. 8
180 East 125th Street Development Site
180 East 125th Street, New York, NY
Brownfield Cleanup Program Site #: **C231160**
Reporting Period: September 1, 2025 – September 30, 2025

1. Introduction

In accordance with the reporting requirements of the January 22, 2025 Brownfield Site Cleanup Agreement (BCA) for the 180 East 125th Street Development Site, located at 180 East 125th Street, New York, New York (Site), H & A of New York Engineering & Geology, LLP (Haley & Aldrich of New York), has prepared this monthly progress report, on behalf of 180 E125 Propco LLC (the Volunteer), to summarize the work performed at the Site from September 1, 2025 through September 30, 2025.

The Site is identified as Block 1773, Lot 27 on the New York City tax map. The Site is approximately 42,540 square feet (sq ft) (0.98 acres) and is currently a vacant undeveloped lot. The Site is bound by East 125th Street followed by mixed-use commercial and residential buildings and offices to the north; East 124th Street followed by mixed-use commercial and residential buildings and warehousing to the south; Fire Department of the City of New York (FDNY) Engine 35 Fire House and Third Avenue followed by mixed-use commercial and residential buildings to the east; and a vacant undeveloped lot to the west. The Site location is shown on Figure 1.

The Site is located within a commercial and residential zoning district (C4-4D) in an urban area characterized by multi-story residential and commercial buildings. The Volunteer plans to redevelop the Site for mixed commercial and residential purposes, which is consistent with current zoning.

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

- Implementation of the Remedial Action in accordance with the New York State Department of Environmental Conservation (NYSDEC) approved July 2025 Remedial Action Work Plan (RAWP) continued on the Site, including excavation and off-Site disposal of soil, installation of the support of excavation (SOE), import of ¾" ASTM #57 stone and 2.5" ASTM #3 stone from approved facilities, disposal of construction and demolition (C&D) material. Haley & Aldrich is on-Site conducting community air monitoring during ground intrusive work. Field activities and community air monitoring data have been documented in daily reports submitted to NYSDEC and the New York State Department of Health.
- One (1) underground storage tank (UST-01) was uncovered during excavation on September 19, 2025. Eastern Environmental Solutions Inc. mobilized to the Site, emptied, cleaned, and disposed of UST-01 in accordance with applicable regulations on September 22, 2025. No evidence of a release was noted.
- Haley & Aldrich collected two documentation samples from the soil beneath UST-01, which were analyzed for CP-51 Soil Cleanup Guidance VOCs, SVOCs, and metals.

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

Continue implementation of the remedial action.

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

No activity modifications were noted during this reporting period.

5. Results of Sampling, Testing and Other Relevant Data

Two (2) documentation samples were collected from the soil beneath UST-01 (one at each end of the tank), UST01A_6 and UST01B_6, and were analyzed for CP-51 Soil Cleanup Guidance VOCs, SVOCs, and metals.

No confirmation endpoint samples were collected during this reporting period. All confirmation sample locations are shown on Figure 2.

6. Deliverables Submitted During This Reporting Period

Nineteen (19) Daily Reports were submitted to NYSDEC and NYSDOH, for work conducted from September 2, 2025, through September 30, 2025.

7. Information Regarding Percentage of Completion

The Remedial Action Phase is approximately 10% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Community Participation (CP) Plan Activities during This Reporting Period

None.

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

None.

11. Miscellaneous Information

None.



SITE

GIS: \\haleyaldrich.com\share\CF\Projects\0209815_000_180_E_125TH_STREET.aprx - hensen - 6/26/2024 11:33 AM



MAP SOURCE: ESRI
 SITE COORDINATES: 40°48'13"N, 73°56'12"W

**HALEY
 ALDRICH**

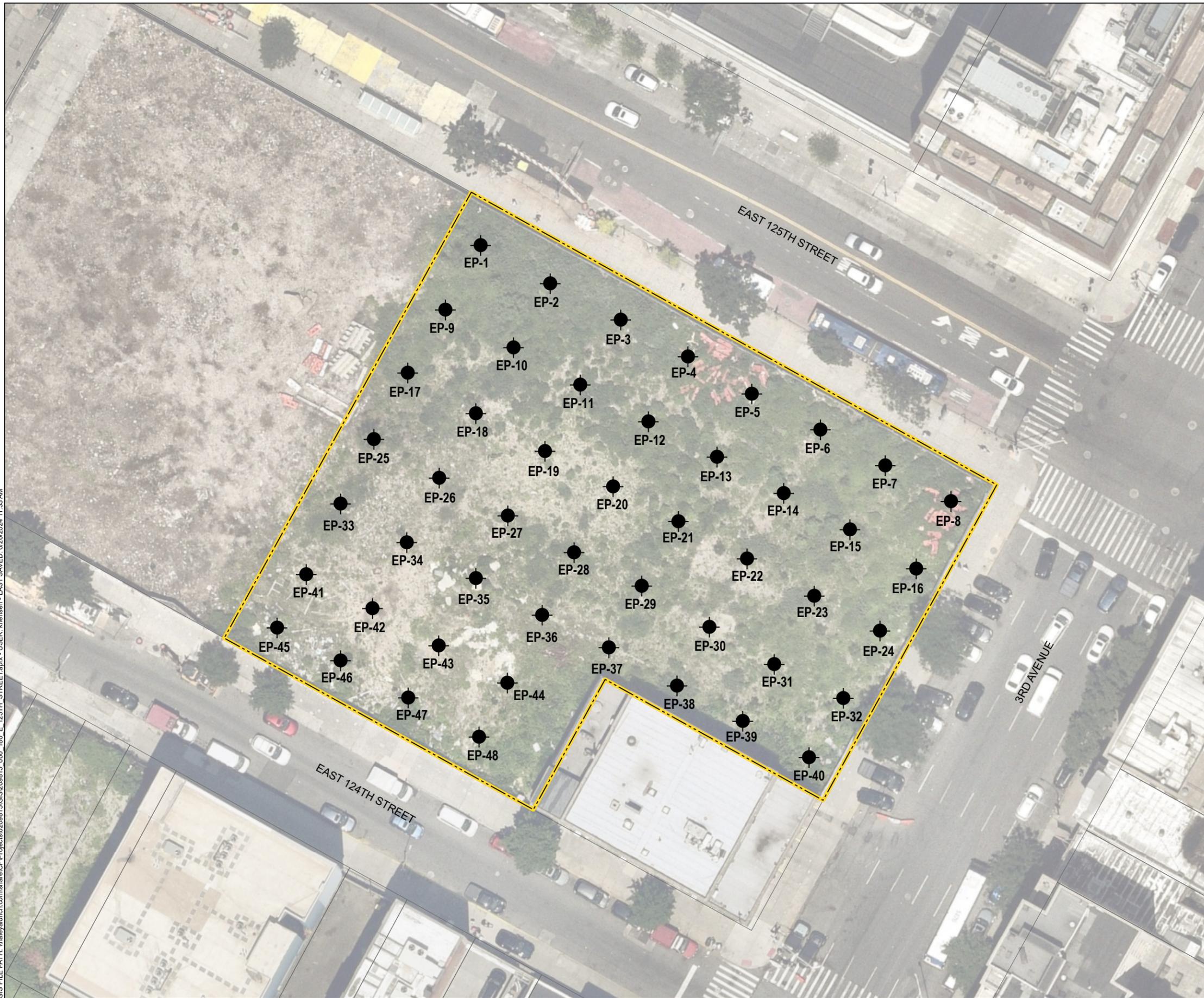
180 EAST 125TH STREET
 NEW YORK, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 MARCH 2025

FIGURE 1

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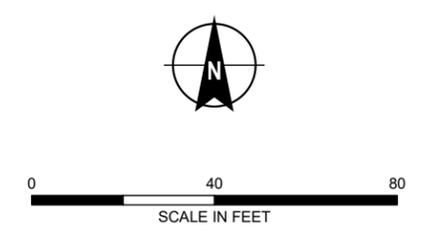


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY
-  PROPOSED CONFIRMATION SAMPLE LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 16 JUNE 2024



180 EAST 125TH STREET
NEW YORK, NEW YORK

**CONFIRMATION SAMPLE LOCATION
PLAN**

SEPTEMBER 2025

FIGURE 2