

Monthly Progress Report No. 12
180 East 125th Street Development Site
180 East 125th Street, New York, NY
Brownfield Cleanup Program Site #: **C231160**
Reporting Period: January 1, 2026 – January 31, 2026

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 January 1, 2026 through January 31, 2026.

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 undergoing construction. 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 2.5" ASTM #3 stone from an approved facility, import of 3/4" ASTM #57 stone from an approved facility, and 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.
- Haley & Aldrich collected confirmation endpoint soil samples at twenty (20) locations, EP-5, EP-6, EP-7, EP-8, EP-13, EP-14, EP-15, EP-16, EP-21, EP-22, EP-23, EP-24, EP-29, EP-30, EP-31, EP-32, EP-37, EP-38, EP-39, and EP-40.

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

Twenty (20) confirmation endpoint soil sample were collected during this reporting period and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), target analyte list (TAL) metals, polychlorinated biphenyls (PCBs), pesticides, and PFAS as per the NYSDEC-approved RAWP. Endpoints were collected at the following locations: EP-5, EP-6, EP-7, EP-8, EP-13, EP-14, EP-15, EP-16, EP-21, EP-22, EP-23, EP-24, EP-29, EP-30, EP-31, EP-32, EP-37, EP-38, EP-39, and EP-40.

Results for all analyses for EP-6, EP-7, EP-8, EP-14, EP-15, EP-16, EP-23, EP-29, EP-30, EP-31, EP-32, EP-37, EP-38, and EP-39 meet the Track 1 Unrestricted Use Soil Cleanup Objectives (UUSCOs) at the remedial depth or if specific analytes failed, recollection samples were collected at one-foot intervals below the failing depths and now meet Track 1 UUSCOs. Results from EP-5 have not yet been received from the laboratory. Endpoint samples EP-13, EP-21, EP-22, EP-24, and EP-40 did not meet Track 1 UUSCOs, and recollection samples are pending.

Endpoint samples EP-25, EP-26, EP-27 and EP-35 previously did not meet Track 1 UUSCOs, and recollection samples are pending.

All confirmation endpoint sample locations are shown on Figure 2.

6. Deliverables Submitted During This Reporting Period

Eighteen (18) Daily Reports were submitted to NYSDEC and NYSDOH, for work conducted from January 1, 2026, through January 31, 2026.

7. Information Regarding Percentage of Completion

The Remedial Action Phase is approximately 40% 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

**HALEY
ALDRICH**

180 EAST 125TH STREET
NEW YORK, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
MARCH 2025

FIGURE 1



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

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0209815\GIS\020815_000_180_E_125TH_STREET.aprx - USER: kharsen - LAST SAVED: 6/26/2024 11:33 AM



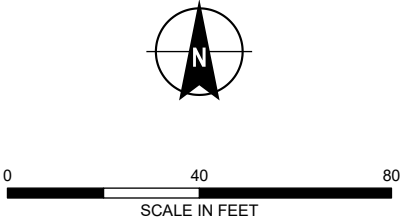
LEGEND

 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



**HALEY
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180 EAST 125TH STREET
NEW YORK, NEW YORK

**CONFIRMATION SAMPLE LOCATION
PLAN**

SEPTEMBER 2025

FIGURE 2