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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: February 11, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of January 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Installed replacement vapor monitoring points (VMPs).
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at VMPs and suction points.
3. Performed coordinating and scoping for RI Phase 2 soil and groundwater sampling.
4. Coordinated offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

VMP Reinstallation

Integral reviewed all SSDS monitoring points during the November and December 2018 monitoring events. During this review, Integral identified VMPs that may not be properly connected to subsurface conditions (PV-1, PV-7R, PV-10R, and PV-11), VMPs that were no longer accessible (PV-6R), and one VMP that was filled with water (PV-5). On January 23, 2019, Integral subcontractor AARCO Environmental installed the following replacement VMPs, shown in green on Figure 1:

- *PV-1R to replace PV-1.* PV-1 may have been located too near the edge of the building to be properly connected to subsurface conditions. On January 23, 2019, PV-1R was installed approximately 3 ft from PV-1, toward the interior of the building.
- *PV-5R to replace PV-5.* PV-5 was observed to be filled with water during several fall 2018 monitoring events. PV-5R was installed approximately 11 ft from PV-5.
- *PV-6RR to replace PV-6R.* PV-6R was installed in Blossom Ice Cream in February 2018 after PV-6 was covered by flooring. PV-6R became inaccessible in fall 2018 when it was covered by a large refrigeration unit. On January 23, 2019, PV-6RR was installed approximately 10 ft from PV-6R and approximately 15 ft from PV-6.
- *PV-7RR to replace PV-7R.* PV-7R was installed in February 2018 after the tubing within PV-7 was found to be disconnected from the bottom of the well. PV-7R was observed to have a poor seal during subsequent monitoring events and was replaced by PV-7RR on January 23, 2019. PV-7RR was installed approximately 2 ft from PV-7.
- *PV-10RR to replace PV-10R.* PV-10R was installed in February 2018 after PV-10 was covered by flooring. PV-10R was observed to have a poor seal during subsequent monitoring events and was replaced by PV-10RR on January 23, 2019. PV-10RR was installed approximately 7 ft from PV-10.
- *PV-11R to replace PV-11.* PV-11 may have been located too near the edge of the building to be properly connected to subsurface conditions. PV-11R was installed approximately 5 ft from PV-11, toward the interior of the building.

As was done during the February 2018 VMP installation event, replacement VMPs were installed to 1.5 ft below ground surface with a screen length of 6 inches.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on January 23, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the January 23, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. January 23, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 880 | -- |
| V-2 | 729 | -- |
| V-3 | 1,260 | -- |
| V-4 | 920 | -- |
| V-5 | 1,082 | -- |
| V-6 | 1,066 | -- |
| VMPs | | |
| PV-1R | -- | - 0.012 |
| PV-2R | -- | - 0.077 |
| PV-3 | -- | - 0.025 |
| PV-4R | -- | - 0.044 |
| PV-5R | -- | - 0.010 |
| PV-6RR | -- | - 0.001 |
| PV-7RR | -- | - 0.024 |
| PV-8 | -- | - 0.020 |
| PV-10RR | -- | - 0.049 |
| PV-11R | -- | 0.005 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells).

Pressure and flow data collected on January 23, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016. A positive reading was obtained from VMP PV-11R; this VMP was installed in the morning of January 23 and the seal may not have set completely before monitoring was conducted. Integral will review the seal on VMP PV-11R during the February 2019 monitoring event.

RI Phase 2 Coordinating and Scoping

Integral performed RI coordinating efforts during January 2019 including speaking with 135 Kent Avenue Management Corp, its master tenant, Robin Industries Ltd, and subcontractors to schedule and plan RI Phase 2 groundwater and soil sampling. As described in the September 19, 2017 Remedial Investigation Work Plan (RIWP), the first phase of the RI includes indoor air sampling, a GPR survey, soil vapor sampling, membrane interface probing (MIP) and hydraulic profile testing (HPT), concrete chip sampling, and a site survey. Indoor air sampling occurred March 28 and 29, 2018. The GPR survey and sidewalk utility markout were performed on August 9, 2018. MIP/HPT drilling was performed September 24 - October 2, 2018. Soil vapor and concrete chip sampling were performed October 16 and 17, 2018. Data collected during the

RI will be provided to NYSDEC for review.

Integral will evaluate the results of the RI Phase 1 activities and propose groundwater and soil sampling locations in a Supplemental RIWP. Pending submittal of the Supplemental RIWP and approval by NYSDEC and NYSDOH, RI Phase 2 soil and groundwater sampling activities are tentatively scheduled for second quarter of 2019.

Offsite Soil Vapor and Indoor Air Sampling Coordination

Integral performed offsite sample coordination for 53 North 6th Street and 60 North 6th Street during January 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019. Follow-up communications with a project manager for 60 North 6th Street indicated soil vapor sampling was previously performed on that property. Integral has requested the 60 North 6th Street environmental data and will notify NYSDOH and NYSDEC if data are received.

Offsite soil vapor and indoor air sampling will be performed during the heating season and are tentatively scheduled for March 2019. Two 24-hour soil vapor samples and one 24-hour indoor air sample are planned for collection from each property. Integral will notify NYSDEC and NYSDOH of the planned sample collection dates in advance of offsite sampling.

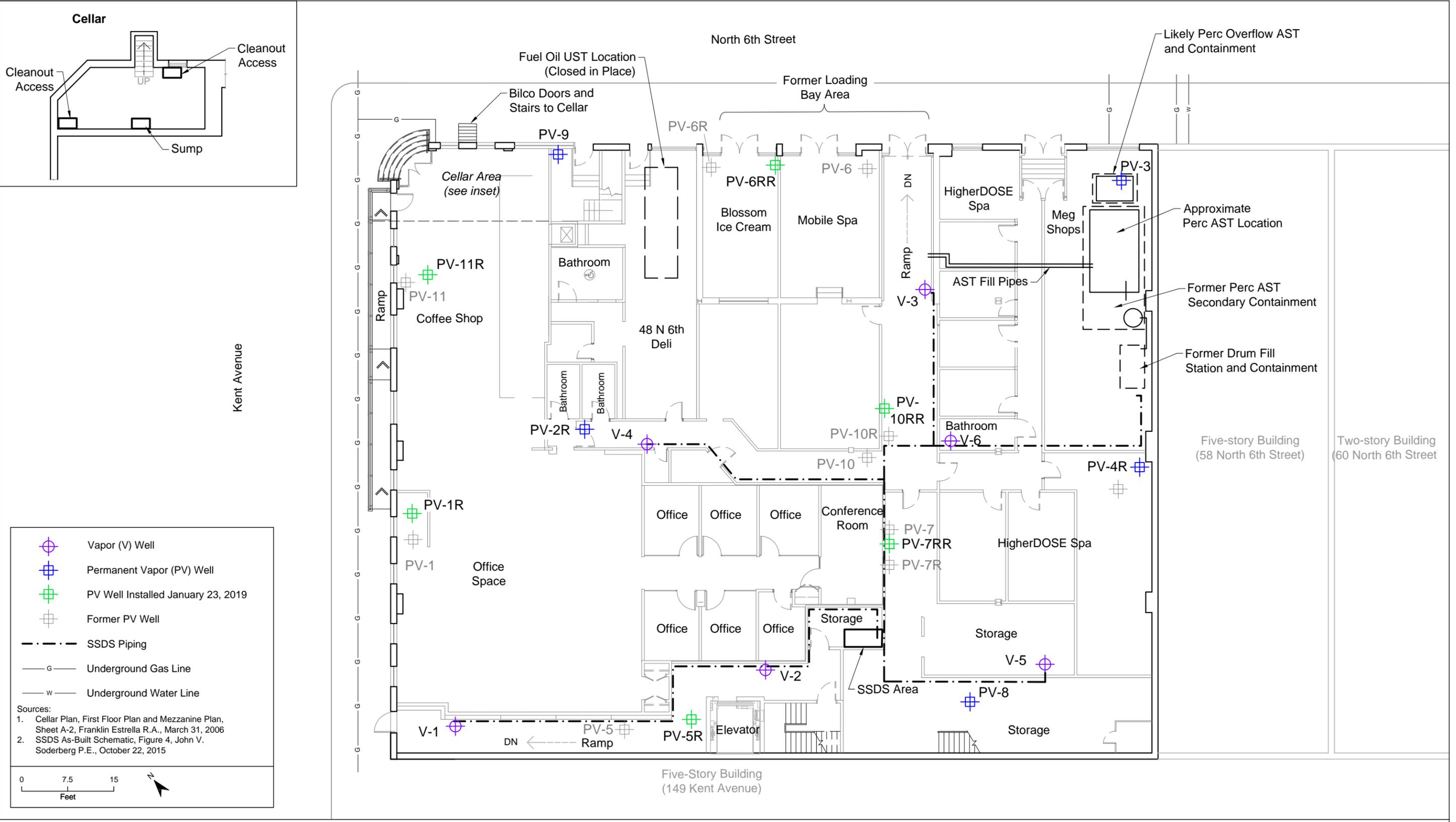
PLANNED ACTIVITIES FOR THE FEBRUARY 2019 REPORTING PERIOD

The following activities are anticipated for the February 2019 reporting period:

- Monthly SSDS monitoring
- Carbon changeout for SSDS drums
- Coordination of offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on February 20, 2019. Additional details regarding January activities will be provided in the next monitoring report, due March 10, 2019.

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- Vapor (V) Well
- Permanent Vapor (PV) Well
- PV Well Installed January 23, 2019
- Former PV Well

- SSDS Piping
- Underground Gas Line
- Underground Water Line

Sources:
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015



DRAFT

Figure 1.
 Site Sub-Slab Depressurization System and Monitoring Points
 135 Kent Avenue, Brooklyn, NY



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 1/23/19
 Time Begin: 1425
 Time End: 1630
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.012 |
| PV-2R | -0.077 |
| PV-3 | -0.025 |
| PV-4R | -0.044 |
| PV-5R | -0.010 |
| PV-6R | -0.001 |
| PV-7R | -0.024 |
| PV-8 | -0.020 |
| PV-9 | |
| PV-10RR | -0.049 |
| PV-11R | 0.005 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 880 |
| V-2 | 729 |
| V-3 | 1260 |
| V-4 | 920 |
| V-5 | 1082 |
| V-6 | 1280 |

Notes: Reinstalled PV-1R, 5R, 6RR, 7RR, 10RR, 11R
 waited approximately 2 hours after cementing to take readings

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|----------------------------|---------------------------------|-----------|--------------------------|
| Before lead drum | Gauge PI102 | 45 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 34 | 8.9 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 4.9 | Carbon change out needed |
| Ambient Air | | | 0.0 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: March 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of February 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at VMPs and suction points.
2. Coordinated RI Phase 2 soil and groundwater sampling.
3. Coordinated offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on February 20, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the February 20, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. February 20, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 922 | -- |
| V-2 | 846 | -- |
| V-3 | 1,602 | -- |
| V-4 | 1,030 | -- |
| V-5 | 1,122 | -- |
| V-6 | ---- | -- |
| VMPs | | |
| PV-1 | -- | -0.001 |
| PV-2R | -- | - 0.074 |
| PV-3 | -- | - 0.023 |
| PV-4R | -- | - 0.035 |
| PV-5R | -- | - 0.012 |
| PV-6RR | -- | - 0.011 |
| PV-7RR | -- | - 0.006 |
| PV-8 | -- | - 0.021 |
| PV-10RR | -- | - 0.025 |
| PV-11R | -- | -0.003 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells).

Pressure and flow data collected on February 20, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016. On January 23, 2019, Integral subcontractor AARCO Environmental installed the following replacement VMPs, shown in green on Figure 1: PV-1R, PV-5R, PV-6RR, PV-7RR, PV-10RR, and PV-11R. Integral reviewed the seal on all replacement VMPs during the February 20, 2019 monitoring event and a positive pressure reading was obtained from VMP PV-1R; this VMP may not have been properly connected to the sub slab during installation in January. A pressure reading of -0.001 inches of H₂O was collected from PV-1, three feet from PV-1R. Integral will review the seal on PV-1R during the March 2019 monitoring event. All other replacement VMPs had negative pressure readings during the February 20, 2019 monitoring

event. SSDS suction point V-6 was inaccessible during the February 20, 2019 monitoring event.

RI Phase 2 Coordinating and Scoping

Integral performed RI coordinating efforts during February 2019 including speaking with 135 Kent Avenue Management Corp, its master tenant, Robin Industries Ltd, and subcontractors to schedule and plan RI Phase 2 groundwater and soil sampling. As described in the September 19, 2017 Remedial Investigation Work Plan (RIWP), the first phase of the RI includes indoor air sampling, a GPR survey, soil vapor sampling, membrane interface probing (MIP) and hydraulic profile testing (HPT), concrete chip sampling, and a site survey. Indoor air sampling occurred March 28 and 29, 2018. The GPR survey and sidewalk utility markout were performed on August 9, 2018. MIP/HPT drilling was performed September 24 - October 2, 2018. Soil vapor and concrete chip sampling were performed October 16 and 17, 2018. Data collected during the RI will be provided to NYSDEC for review. Integral will evaluate the results of the RI Phase 1 activities and propose groundwater and soil sampling locations in a Supplemental RIWP. Pending submittal of the Supplemental RIWP and approval by NYSDEC and NYSDOH, RI Phase 2 soil and groundwater sampling activities are tentatively scheduled for second quarter of 2019.

Offsite Soil Vapor and Indoor Air Sampling Coordination

Integral performed offsite soil vapor and indoor air sampling coordination for 53 North 6th Street and 60 North 6th Street during February 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019 and again on February 11, 2019. No response has been received for 53 North 6th Street and Integral will discuss options moving forward with NYSDEC. Follow-up communications with a project manager for 60 North 6th Street indicated soil vapor sampling was previously performed on that property, and any additional sampling access should be requested directly by NYSDEC. On February 14, NYSDEC communicated to the property owner a request to coordinate a sampling event with Integral. Integral has not received a follow-up response and will discuss with NYSDEC options for obtaining access to perform soil vapor and indoor air sampling.

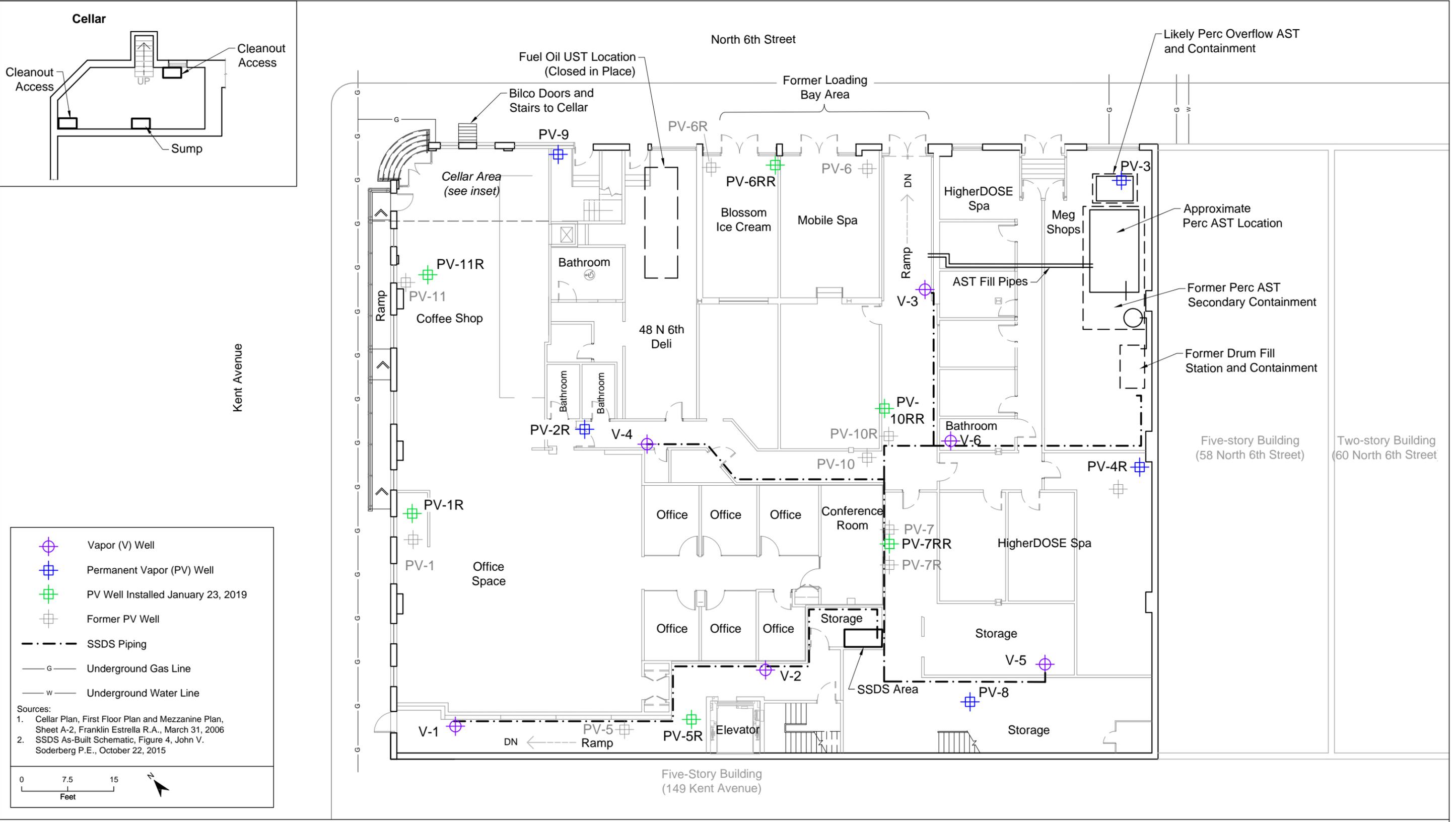
PLANNED ACTIVITIES FOR THE MARCH 2019 REPORTING PERIOD

The following activities are anticipated for the March 2019 reporting period:

- Monthly SSDS monitoring
- Carbon changeout for SSDS drums
- Offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on March 26, 2019. Additional details regarding March activities will be provided in the next monitoring report, due April 10, 2019.

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- Vapor (V) Well
- Permanent Vapor (PV) Well
- PV Well Installed January 23, 2019
- Former PV Well
- SSDS Piping
- Underground Gas Line
- Underground Water Line

Sources:
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015



DRAFT

Figure 1.
 Site Sub-Slab Depressurization System and Monitoring Points
 135 Kent Avenue, Brooklyn, NY



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 2/20/19
 Time Begin: 0830
 Time End: 1120
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | 0.162 |
| PV-2R | -0.074 |
| PV-3 | -0.023 |
| PV-4R | -0.035 |
| PV-5R | -0.012 |
| PV-6RR | -0.011 |
| PV-7RR | -0.006 |
| PV-8 | -0.021 |
| PV-10RR | -0.025 |
| PV-11R | -0.003 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 922 |
| V-2 | 846 |
| V-3 | 1602 |
| V-4 | 1030 |
| V-5 | 1122 |
| V-6 | - |

Notes: V-6 unable to be accessed; no ladder available
 PV-1R reading slight positive,
 PV-1 reading -0.001 in. H₂O

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|----------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 46 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 34 | 6.5 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 5.8 | |
| Ambient Air | | | 0.1 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: April 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of March 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Coordinated remedial investigation (RI) Phase 2 soil and groundwater sampling.
3. Coordinated offsite investigation activities at 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on March 19, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the March 19, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. March 19, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 892 | -- |
| V-2 | 1,125 | -- |
| V-3 | 1,552 | -- |
| V-4 | 1,285 | -- |
| V-5 | 1,899 | -- |
| V-6 | 1,325 | -- |
| VMPs | | |
| PV-1R | -- | -0.277 |
| PV-2R | -- | - 0.076 |
| PV-3 | -- | - 0.018 |
| PV-4R | -- | - 0.033 |
| PV-5R | -- | - 0.009 |
| PV-6RR | -- | - 0.001 |
| PV-7RR | -- | - 0.004 |
| PV-8 | -- | - 0.017 |
| PV-10RR | -- | - 0.024 |
| PV-11R | -- | 0.003 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells).

Pressure and flow data collected on March 19, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016. On January 23, 2019, Integral subcontractor AARCO Environmental installed the following replacement VMPs, shown in green on Figure 1: PV-1R, PV-5R, PV-6RR, PV-7RR, PV-10RR, and PV-11R. Integral reviewed the seal on all replacement VMPs during the March 19, 2019 monitoring event and a positive pressure reading was obtained from VMP PV-11R; this VMP may not have been properly connected to the sub slab during installation in January. Integral will review the seal on PV-11R during the April 2019 monitoring event and add another layer of concrete around seal if necessary. All other replacement VMPs had negative pressure readings during the March 19, 2019 monitoring event.

First floor commercial tenant HigherDOSE will begin spa operations in May 2019. The HigherDOSE business manager, Kate Kaps, provided her contact information and Integral discussed access to monitoring points PV-4R and V-6 for future monitoring events. Integral will send NYSDEC an updated contact information summary and will place air filtration units in the business during the April 2019 monitoring event.

RI Phase 2 Coordinating and Scoping

Integral performed RI coordinating efforts during March 2019 including speaking with 135 Kent Avenue Management Corp, its master tenant, Robin Industries Ltd, and subcontractors to schedule and plan RI Phase 2 groundwater and soil sampling. As described in the September 19, 2017 Remedial Investigation Work Plan (RIWP), the first phase of the RI includes indoor air sampling, a GPR survey, soil vapor sampling, membrane interface probing (MIP) and hydraulic profile testing (HPT), concrete chip sampling, and a site survey. Indoor air sampling occurred March 28 and 29, 2018. The GPR survey and sidewalk utility markout were performed on August 9, 2018. MIP/HPT drilling was performed September 24 - October 2, 2018. Soil vapor and concrete chip sampling were performed October 16 and 17, 2018. Data collected during the RI will be provided to NYSDEC for review. Integral will evaluate the results of the RI Phase 1 activities and propose groundwater and soil sampling locations in a Supplemental RIWP. Pending submittal of the Supplemental RIWP and approval by NYSDEC and NYSDOH, RI Phase 2 soil and groundwater sampling activities are tentatively scheduled for second quarter of 2019.

Offsite Investigation Coordination

Integral performed offsite investigation coordination for 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street during March 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019 and again on February 11, 2019. No response has been received for 53 North 6th Street and Integral will discuss options moving forward with NYSDEC. Follow-up communications with a project manager for 60 North 6th Street indicated soil vapor sampling was previously performed on that property, and any additional sampling access should be requested directly by NYSDEC. On February 14, NYSDEC communicated to the property owner a request to coordinate a sampling event with Integral. Integral has not received a follow-up response and will discuss with NYSDEC options for obtaining access to perform soil vapor and indoor air sampling.

After several failed attempts to receive a response from the owners for 53 North 6th Street and 58 North 6th Street, Integral provided NYSDEC with owner contact information so that the agency can communicate access and sampling requirements directly to the property owners. Previous Integral communications to these property owners will be sent to NYSDEC.

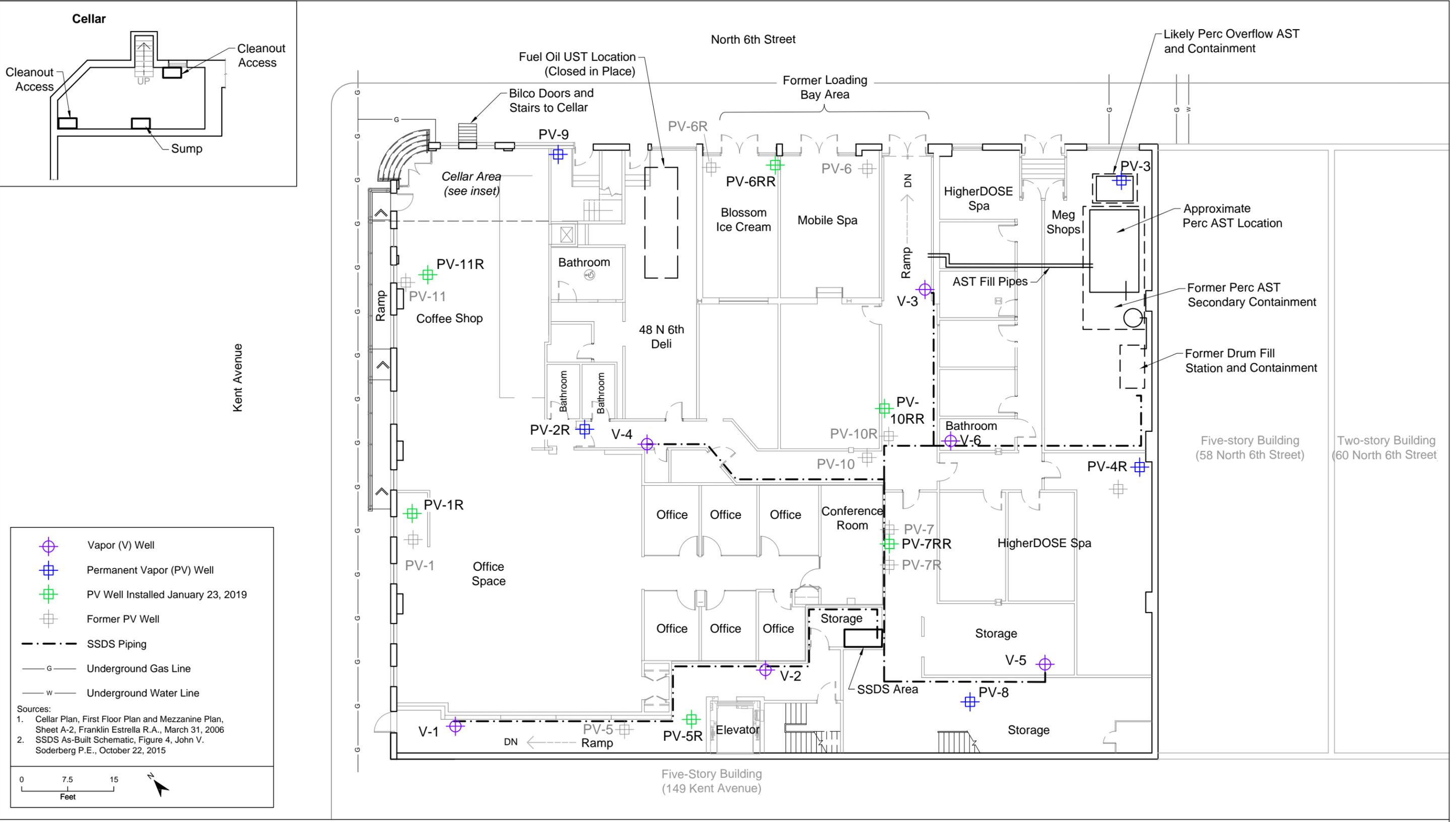
PLANNED ACTIVITIES FOR THE APRIL 2019 REPORTING PERIOD

The following activities are anticipated for the March 2019 reporting period:

- Monthly SSDS monitoring
- Carbon changeout for SSDS drums
- Offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on April 23, 2019. Additional details regarding March activities will be provided in the next monitoring report, due May 10, 2019.

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- Vapor (V) Well
- Permanent Vapor (PV) Well
- PV Well Installed January 23, 2019
- Former PV Well
- SSDS Piping
- Underground Gas Line
- Underground Water Line

Sources:
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015



DRAFT

Figure 1.
 Site Sub-Slab Depressurization System and Monitoring Points
 135 Kent Avenue, Brooklyn, NY



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 3/19/19
 Time Begin: 0825
 Time End: 1115
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.277 |
| PV-2R | -0.076 |
| PV-3 | -0.018 |
| PV-4R | -0.033 |
| PV-5R | -0.009 |
| PV-6RR | -0.001 |
| PV-7RR | -0.004 |
| PV-8 | -0.017 |
| PV-10RR | -0.024 |
| PV-11R | 0.003 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 892 |
| V-2 | 1125 |
| V-3 | 1552 |
| V-4 | 1285 |
| V-5 | 1899 |
| V-6 | 1325 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|----------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 49 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 34 | 8.5 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 7.4 | |
| Ambient Air | | | 0.1 | |

Is SSDS blower operating:

Yes No

Is heat exhaust fan operating:

Yes No

Is Sensaphone operating:

Yes No

Tampering, vandalism, or damage to

Yes No

SSDS:

Yes No

Exhaust stack:

Yes No



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Date: May 10, 2019

Subject: Monthly Progress Report
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Project No.: E051

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ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Placed air filtration units in first floor commercial tenant HigherDOSE.
3. Coordinated remedial investigation (RI) Phase 2 soil and groundwater sampling.
4. Coordinated offsite investigation activities at 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on April 25, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the April 25, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. April 25, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 1,373 | -- |
| V-2 | 1,523 | -- |
| V-3 | 1,714 | -- |
| V-4 | 1,142 | -- |
| V-5 | 1,965 | -- |
| V-6 | 1,285 | -- |
| VMPs | | |
| PV-1R | -- | -0.123 |
| PV-2R | -- | -0.072 |
| PV-3 | -- | -0.028 |
| PV-4R | -- | -0.042 |
| PV-5R | -- | -0.016 |
| PV-6RR | -- | -0.002 |
| PV-7RR | -- | -0.003 |
| PV-8 | -- | -0.021 |
| PV-10RR | -- | -0.027 |
| PV-11R | -- | -0.004 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). Pressure and flow data collected on April 25, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

Air Filtration Unit Installation

First floor commercial tenant HigherDOSE will begin operations in May 2019. During the April monitoring event Integral placed an air filtration unit in the HigherDOSE space. The HigherDOSE business manager, Kate Kaps, provided her contact information and Integral discussed access needs to monitoring points PV-4R and V-6 during future SSDS monitoring events.

RI Phase 2 Coordinating and Scoping

Integral performed RI coordinating efforts during April 2019 including speaking with 135 Kent Avenue Management Corp, its master tenant, Robin Industries Ltd, and subcontractors to schedule and plan RI Phase 2 groundwater and soil sampling. As described in the September 19, 2017 Remedial Investigation Work Plan (RIWP), the first phase of the RI includes indoor air sampling, a GPR survey, soil vapor sampling, membrane interface probing (MIP) and hydraulic profile testing (HPT), concrete chip sampling, and a site survey. Indoor air sampling occurred March 28 and 29, 2018. The GPR survey and sidewalk utility markout were performed on August 9, 2018. MIP/HPT drilling was performed September 24 - October 2, 2018. Soil vapor and concrete chip sampling were performed October 16 and 17, 2018. Data collected during the RI will be provided to NYSDEC for review. Integral will evaluate the results of the RI Phase 1 activities and propose groundwater and soil sampling locations in a Supplemental RIWP. Pending submittal of the Supplemental RIWP and approval by NYSDEC and NYSDOH, RI Phase 2 soil and groundwater sampling activities are tentatively scheduled for second quarter of 2019.

Offsite Investigation Coordination

Integral performed offsite investigation coordination for 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street during May 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019 and again on February 11, 2019. Follow-up communications with a project manager for 60 North 6th Street indicated soil vapor sampling was previously performed on that property, and any additional sampling access should be requested directly by NYSDEC. On February 14, NYSDEC communicated to the property owner a request to coordinate a sampling event with Integral. Integral has not received a follow-up response and will discuss with NYSDEC options for obtaining access to perform soil vapor and indoor air sampling.

After several failed attempts to receive a response from the owners for 53 North 6th Street and 58 North 6th Street, Integral provided NYSDEC with owner contact information so that the agency could communicate access and sampling requirements directly to the property owners. NYSDEC sent letters regarding access permission for the offsite investigation on April 16, 2019. As of May 10, 2019, Integral has not received any response to the NYSDEC communications.

PLANNED ACTIVITIES FOR THE MAY 2019 REPORTING PERIOD

The following activities are anticipated for the May 2019 reporting period:

- Monthly SSDS monitoring
- Carbon changeout for SSDS drums
- Offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street

Monthly Progress Report, NYSDEC Site #224177

May 10, 2019

Page 4 of 4

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on May 25, 2019. Additional details regarding May activities will be provided in the next monitoring report, due June 10, 2019.

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 4/25/19
 Time Begin: 0835
 Time End: 1115
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.123 |
| PV-2R | -0.072 |
| PV-3 | -0.028 |
| PV-4R | -0.042 |
| PV-5R | -0.016 |
| PV-6RR | -0.002 |
| PV-7RR | -0.003 |
| PV-8 | -0.021 |
| PV-10RR | -0.027 |
| PV-11R | -0.004 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 1373 |
| V-2 | 1523 |
| V-3 | 1714 |
| V-4 | 1142 |
| V-5 | 1965 |
| V-6 | 1285 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|----------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 46 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 34 | 12.0 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 8.8 | |
| Ambient Air | | | 0.1 | |

Is SSDS blower operating:

Yes No

Is heat exhaust fan operating:

Yes No

Is Sensaphone operating:

Yes No

Tampering, vandalism, or damage to

Yes No

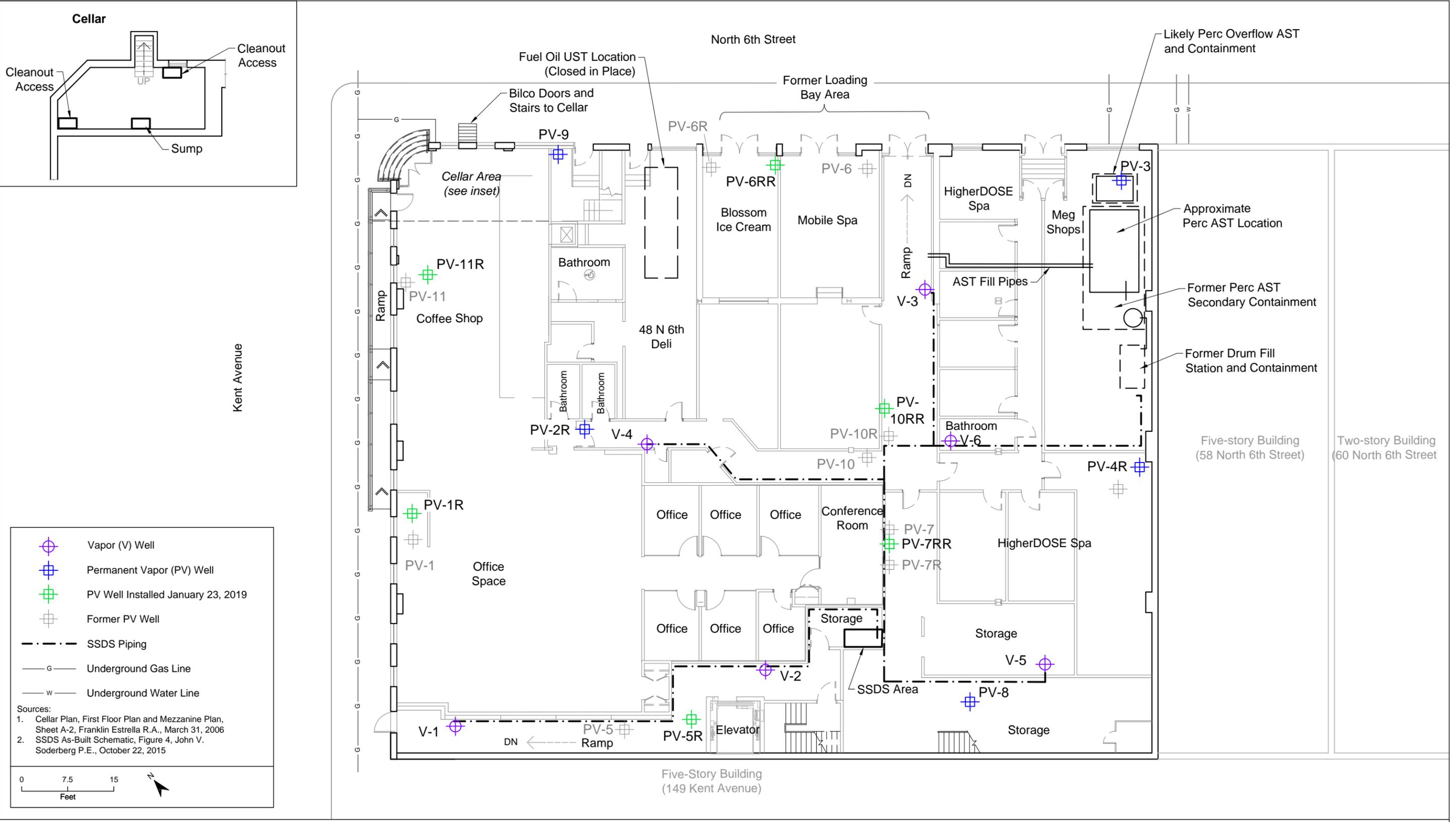
SSDS:

Yes No

Exhaust stack:

Yes No

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- Vapor (V) Well
- Permanent Vapor (PV) Well
- PV Well Installed January 23, 2019
- Former PV Well
- SSDS Piping
- Underground Gas Line
- Underground Water Line

Sources:
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015



DRAFT

Figure 1.
 Site Sub-Slab Depressurization System and Monitoring Points
 135 Kent Avenue, Brooklyn, NY





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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: June 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of May 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Coordinated remedial investigation (RI) Phase 2 soil and groundwater sampling.
3. Coordinated offsite investigation activities at 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on May 24, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the May 24, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. May 24, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 788 | -- |
| V-2 | 1,351 | -- |
| V-3 | 1,263 | -- |
| V-4 | 1,065 | -- |
| V-5 | 1,397 | -- |
| V-6 | 1,285 | -- |
| VMPs | | |
| PV-1R | -- | -0.012 |
| PV-2R | -- | -0.085 |
| PV-3 | -- | -0.028 |
| PV-4R | -- | -0.040 |
| PV-5R | -- | -0.014 |
| PV-6RR | -- | -0.002 |
| PV-7RR | -- | -0.016 |
| PV-8 | -- | -0.023 |
| PV-10RR | -- | -0.031 |
| PV-11R | -- | -0.003 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). Pressure and flow data collected on May 24, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

RI Phase 2 Coordinating and Scoping

Integral performed RI coordinating efforts during May 2019 including speaking with 135 Kent Avenue Management Corp, its master tenant, Robin Industries Ltd, and subcontractors to schedule and plan RI Phase 2 groundwater and soil sampling. As described in the September 19, 2017 Remedial Investigation Work Plan (RIWP), the first phase of the RI includes indoor air sampling, a GPR survey, soil vapor sampling, membrane interface probing (MIP) and hydraulic profile testing (HPT), concrete chip sampling, and a site survey. Indoor air sampling occurred

March 28 and 29, 2018. The GPR survey and sidewalk utility markout were performed on August 9, 2018. MIP/HPT drilling was performed September 24 - October 2, 2018. Soil vapor and concrete chip sampling were performed October 16 and 17, 2018. Data collected during the RI will be provided to NYSDEC for review. Integral will evaluate the results of the RI Phase 1 activities and propose groundwater and soil sampling locations in a Supplemental RIWP. Pending submittal of the Supplemental RIWP and approval by NYSDEC and NYSDOH, RI Phase 2 soil and groundwater sampling activities are tentatively scheduled for third quarter of 2019.

Offsite Investigation Coordination

Integral performed offsite investigation coordination for 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street during May 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019 and again on February 11, 2019. Follow-up communications with a project manager for 60 North 6th Street indicated soil vapor sampling was previously performed on that property, and any additional sampling access should be requested directly by NYSDEC. On February 14, NYSDEC communicated to the property owner a request to coordinate a sampling event with Integral. Integral has not received a follow-up response and will discuss with NYSDEC options for obtaining access to perform soil vapor and indoor air sampling.

After several failed attempts to receive a response from the owners for 53 North 6th Street and 58 North 6th Street, Integral provided NYSDEC with owner contact information so that the agency could communicate access and sampling requirements directly to the property owners.

NYSDEC sent letters regarding access permission for the offsite investigation on April 16, 2019. As of June 10, 2019, Integral has not received any response to the NYSDEC communications.

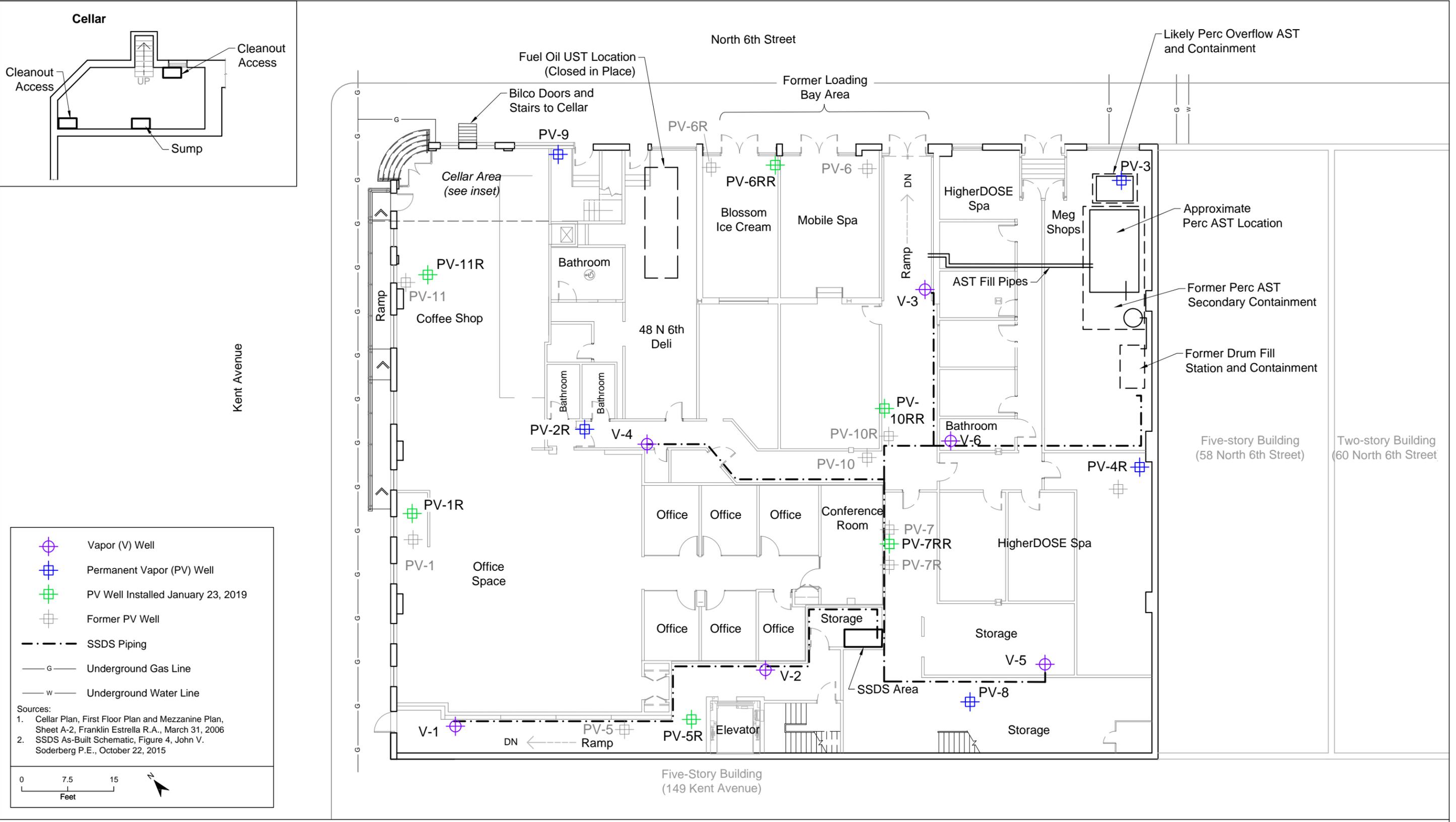
PLANNED ACTIVITIES FOR THE June 2019 REPORTING PERIOD

The following activities are anticipated for the June 2019 reporting period:

- Monthly SSDS monitoring
- Carbon changeout for SSDS drums
- Offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on June 25, 2019. Additional details regarding May activities will be provided in the next monitoring report, due July 10, 2019.

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Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 5/24/19
 Time Begin: 0832
 Time End: 1135
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.012 |
| PV-2R | -0.085 |
| PV-3 | -0.028 |
| PV-4R | -0.040 |
| PV-5R | -0.014 |
| PV-6RR | -0.002 |
| PV-7RR | -0.016 |
| PV-8 | -0.023 |
| PV-10RR | -0.031 |
| PV-11R | -0.003 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 788 |
| V-2 | 1,351 |
| V-3 | 1263 |
| V-4 | 1,065 |
| V-5 | 1,397 |
| V-6 | 1,285 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|-------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 46 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 34 | 8.9 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 8.1 | |
| Ambient Air | | | 0.1 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: July 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; New York State Department of Environmental Conservation (NYSDEC) No. 224177) for the month of June 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Completed sub-slab depressurization system (SSDS) treatment drum carbon change-out.
2. Collected SSDS monitoring measurements at vacuum monitoring points (VMPs) and suction points.
3. Coordinated offsite investigation activities at 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Carbon Change-Out

SSDS carbon change-out was performed on the morning of June 27, 2019. Spent SSDS carbon was removed and properly disposed as hazardous waste; new carbon was placed within the SSDS treatment drums. Photoionization detector readings collected after carbon changeout were below 1 part per million.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on June 27, 2019 several hours after the system was restarted following carbon changeout. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the June 27, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. June 27, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 1,743 | -- |
| V-2 | 1,177 | -- |
| V-3 | 1,579 | -- |
| V-4 | 1,022 | -- |
| V-5 | 1,297 | -- |
| V-6 | 1,355 | -- |
| VMPs | | |
| PV-1R | -- | -0.217 |
| PV-2R | -- | -0.075 |
| PV-3 | -- | -0.027 |
| PV-4R | -- | -0.039 |
| PV-5R | -- | -0.197 |
| PV-6RR | -- | -0.002 |
| PV-7RR | -- | -0.762 |
| PV-8 | -- | -0.024 |
| PV-10RR | -- | -0.029 |
| PV-11R | -- | -0.014 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). Pressure and flow data collected on April 25, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

Offsite Investigation Coordination

Integral performed offsite investigation coordination for 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street during June 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019 and again on February 11, 2019. NYSDEC sent letters regarding access permission for the offsite investigation on April 16, 2019. After more than 30 days of no response to NYSDEC communications, letters were sent by Periconi, LLC, legal counsel for 135 Kent Management Corp., in June 2019. Integral received a response from 58 North 6th Street on July 1, 2019 and is organizing air filtration installation for July 2019.

PLANNED ACTIVITIES FOR THE JULY 2019 REPORTING PERIOD

The following activities are anticipated for the July 2019 reporting period:

- Monthly SSDS monitoring
- Reconnaissance and air filtration installation at 58 North 6th Street
- Coordination of offsite soil vapor and indoor air sampling at 53 North 6th and 60 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on July 10, 2019. Additional details regarding May activities will be provided in the next monitoring report, due August 10, 2019.

135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 6/27/19
 Time Begin: 1115
 Time End: 1335
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.217 |
| PV-2R | -0.075 |
| PV-3 | -0.027 |
| PV-4R | -0.039 |
| PV-5R | -0.197 |
| PV-6RR | -0.002 |
| PV-7RR | -0.762 |
| PV-8 | -0.024 |
| PV-10RR | -0.029 |
| PV-11R | -0.014 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 1,743 |
| V-2 | 1,177 |
| V-3 | 1,579 |
| V-4 | 1,022 |
| V-5 | 1,297 |
| V-6 | 1,355 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|-------------------------|---------------------------------|-----------|----------------------------------|
| Before lead drum | Gauge PI102 | 46/45 | no port | first readings taken @ 0810 |
| Before lag drum | Gauge PI103 Sample Port | 34/32 | 10.3 | 0.2 second readings taken @ 1125 |
| After lag drum | Gauge PI104 Sample Port | 18/18 | 7.9 | 0.1 |
| Ambient Air | | | | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: August 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of July 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Coordinated offsite investigation activities at 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street.
3. Installed air filtration units at 58 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on July 10, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the July 10, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. July 10, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 1,620 | -- |
| V-2 | 978 | -- |
| V-3 | 1,023 | -- |
| V-4 | 1,281 | -- |
| V-5 | -- | -- |
| V-6 | 1,320 | -- |
| VMPs | | |
| PV-1R | -- | -0.014 |
| PV-2R | -- | -0.077 |
| PV-3 | -- | -0.038 |
| PV-4R | -- | -0.041 |
| PV-5R | -- | -0.013 |
| PV-6RR | -- | -0.421 |
| PV-7RR | -- | -0.084 |
| PV-8 | -- | -0.025 |
| PV-10RR | -- | -0.030 |
| PV-11R | -- | -0.168 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). Pressure and flow data collected on July 10, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016. Suction point V-5 was not accessible during the monitoring event; Integral spoke with the master tenant and access will be provided during future monitoring events.

Offsite Investigation Coordination and Air Filtration Unit Installation

Integral performed offsite investigation coordination for 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street during July 2019. Integral obtained owner information and sent access permission letters to each property owner on January 22, 2019 and again on February 11, 2019. NYSDEC sent letters regarding access permission for the offsite investigation on April 16, 2019.

After more than 30 days of no response to NYSDEC communications, letters were sent by Periconi, LLC, legal counsel for 135 Kent Management Corp., in June 2019. Integral received a response from 58 North 6th Street on July 1, 2019 and coordinated air filtration installation on July 10, 2019: two units were installed in the basement, two units were installed on the first floor, and one unit was installed in the second floor office space. Integral returned to 58 North 6th Street on July 16, 2019 to take measurements of basement areas and the first through third floors as well as observe roof conditions. Integral is preparing floor plans of 58 North 6th Street and will distribute to NYSDEC.

PLANNED ACTIVITIES FOR THE AUGUST 2019 REPORTING PERIOD

The following activities are anticipated for the August 2019 reporting period:

- Monthly SSDS monitoring
- Air filtration unit maintenance

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on August 27, 2019. Additional details regarding August activities will be provided in the next monitoring report, due September 10, 2019.

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 7/10/19
 Time Begin: 1010
 Time End: 1355
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.014 |
| PV-2R | -0.077 |
| PV-3 | -0.038 |
| PV-4R | -0.041 |
| PV-5R | -0.013 |
| PV-6RR | -0.421 |
| PV-7RR | -0.084 |
| PV-8 | -0.025 |
| PV-10RR | -0.030 |
| PV-11R | -0.168 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 1,620 |
| V-2 | 978 |
| V-3 | 1,023 |
| V-4 | 1,281 |
| V-5 | — |
| V-6 | 1,320 |

Notes: V-5 inaccessible due to storage boxes and furniture, master tenant will make access for next month

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|-------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 44 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 32 | 0.1 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 0.1 | |
| Ambient Air | | | 0.0 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: September 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of August 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Coordinated offsite investigation activities at 53 North 6th Street, 58 North 6th Street, and 60 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on August 29, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the August 29, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. August 29, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 1,012 | -- |
| V-2 | 968 | -- |
| V-3 | 1,050 | -- |
| V-4 | 1,427 | -- |
| V-5 | 1,211 | -- |
| V-6 | 1,165 | -- |
| VMPs | | |
| PV-1R | -- | -0.002 |
| PV-2R | -- | -0.080 |
| PV-3 | -- | -0.018 |
| PV-4R | -- | -0.032 |
| PV-5R | -- | -0.056 |
| PV-6RR | -- | 0.048 |
| PV-7RR | -- | -0.074 |
| PV-8 | -- | -0.022 |
| PV-10RR | -- | -0.029 |
| PV-11R | -- | -0.012 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). A positive pressure reading was observed in VMP PV-6RR; possible damage to the VMP was noted and this location will be further inspected during the September monitoring event. Pressure and flow data collected on April 25, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

Offsite Investigation Coordination

Integral performed offsite investigation coordination for 58 North 6th Street during August 2019. Integral spoke with the property owner and building manager and obtained a set of building plans. Integral also discussed placement of air sampling canisters with representatives for the building owner in the property's occupied spaces and is planning an indoor air sampling event

for late September or early October 2019.

Integral, NYSDEC, and Periconi, LLC have sent multiple letters regarding soil vapor and indoor air sample coordination to the owners of 53 North 6th Street and 60 North 6th Street. No response has been received from 53 North 6th Street. Communications with a project manager for 60 North 6th Street indicated soil vapor sampling was previously performed on that property, however, Integral has not received a follow-up response.

PLANNED ACTIVITIES FOR THE SEPTEMBER 2019 REPORTING PERIOD

The following activities are anticipated for the September 2019 reporting period:

- Monthly SSDS monitoring
- Air filtration system maintenance at 135 Kent Avenue
- Indoor air sampling at 58 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on September 26, 2019. Additional details regarding September activities will be provided in the next monitoring report, due October 10, 2019.

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 8/29/19
 Time Begin: 0840
 Time End: 1140
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.002 |
| PV-2R | -0.080 |
| PV-3 | -0.018 |
| PV-4R | -0.032 |
| PV-5R | -0.056 |
| PV-6RR | 0.048 |
| PV-7RR | -0.074 |
| PV-8 | -0.022 |
| PV-10RR | -0.029 |
| PV-11R | -0.012 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 1012 |
| V-2 | 968 |
| V-3 | 1050 |
| V-4 | 1427 |
| V-5 | 1211 |
| V-6 | 1165 |

Notes:

PV-6RR looks possibly damaged

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|-------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 46 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 32 | 0.3 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 0.0 | |
| Ambient Air | | | 0.0 | |

Is SSDS blower operating:

Yes No

Is heat exhaust fan operating:

Yes No

Is Sensaphone operating:

Yes No

Tampering, vandalism, or damage to

Yes No

SSDS:

Yes No

Exhaust stack:

Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: October 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of September 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Coordinated air filtration unit maintenance for 135 Kent Avenue.
3. Coordinated offsite investigation activities at 58 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on September 25, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the September 25, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. September 25, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 966 | -- |
| V-2 | 1,280 | -- |
| V-3 | 1,088 | -- |
| V-4 | 1,361 | -- |
| V-5 | 1,120 | -- |
| V-6 | 1,295 | -- |
| VMPs | | |
| PV-1R | -- | -0.012 |
| PV-2R | -- | -0.314 |
| PV-3 | -- | -0.019 |
| PV-4R | -- | -0.037 |
| PV-5R | -- | -0.013 |
| PV-6RR | -- | 0.160 |
| PV-7RR | -- | -0.003 |
| PV-8 | -- | -0.024 |
| PV-10RR | -- | -0.029 |
| PV-11R | -- | -0.003 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). A positive pressure reading was observed in VMP PV-6RR; possible damage to the VMP was noted and the reinstallation of this VMP will be scheduled. Pressure and flow data collected on September 25, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

A new commercial tenant, plant store Botanical Outpost, moved into the former coffee shop space at 135 Kent Avenue. During the September 25, 2019 SSDS monitoring event Integral staff met with the owner of Botanical Outpost, Bryan Vincent and exchanged contact information. No air filtration units were noted in the former coffee shop space and Integral is arranging for new air filtration units to be installed in the space.

135 Kent Avenue Air Filtration Unit Maintenance

Integral has scheduled maintenance of 135 Kent Avenue air filtration units on October 17, 2019. Tenants were notified of the scheduled maintenance event by hand-delivered letter. Integral will install new microbarrier filters and pre-filter material in the air filtration units that are currently in use in the building. Each air filtration unit and filter will be labeled with a unique identifier and logged into a spreadsheet for tracking purposes.

Offsite Investigation at 58 N 6th Street

Integral performed offsite investigation coordination for 58 North 6th Street during September 2019. Integral scheduled a site walk-through and an indoor air sampling event for October 17, 2019. An eight-hour indoor air sample will be collected from each occupied space of the building as well as in each of the property's two basement areas. For comparison purposes, an ambient (outdoor) air sample and duplicate indoor air sample are to be collected.

During the air sampling event Integral engineers will perform a site visit in 58 North 6th Street in preparation of an SSDS pilot test work plan. The work plan will include pilot test methodology, rationale for proposed drilling locations, dust mitigation measures, and cleanup methods.

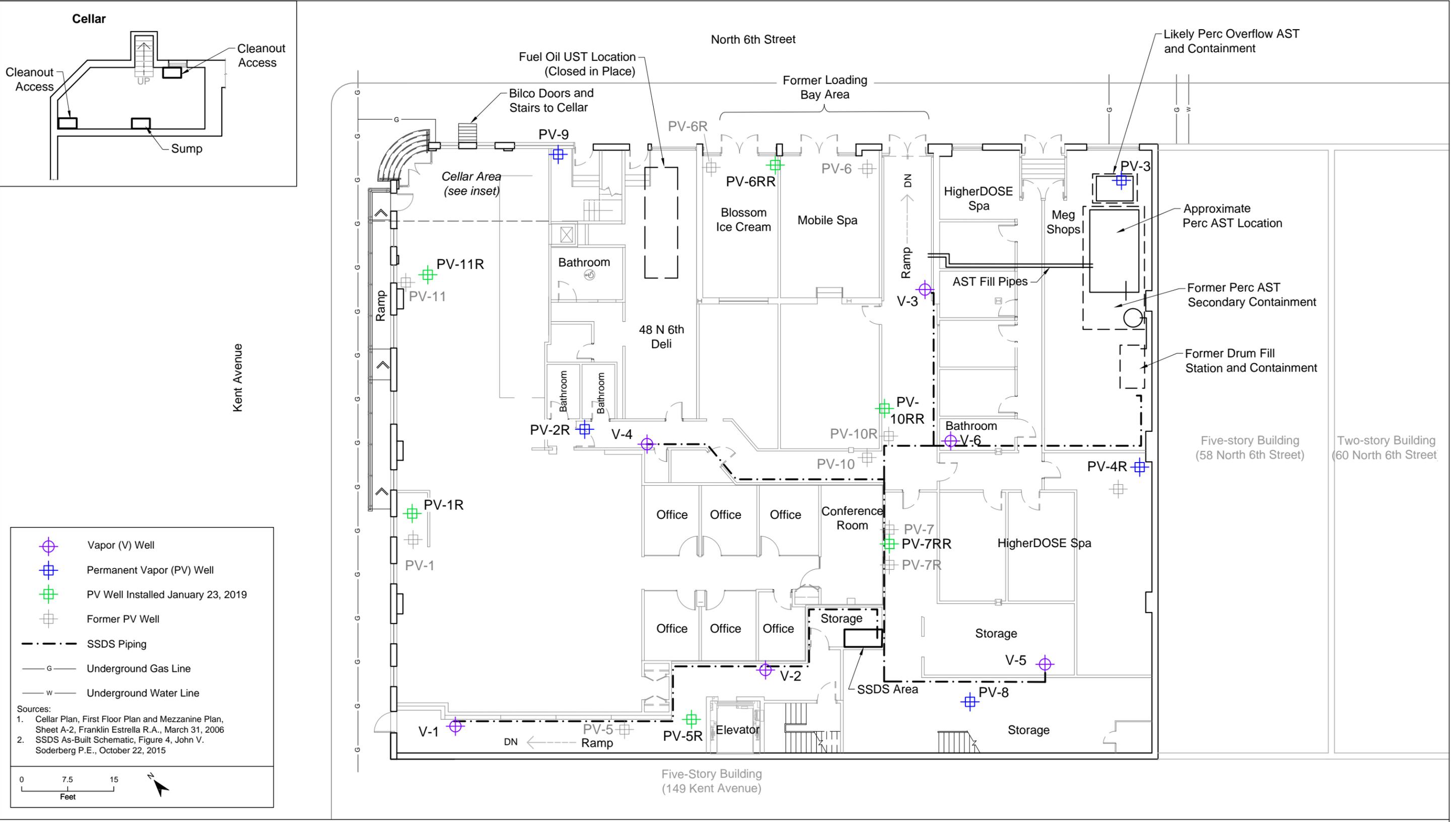
PLANNED ACTIVITIES FOR THE OCTOBER 2019 REPORTING PERIOD

The following activities are anticipated for the October 2019 reporting period:

- Monthly SSDS monitoring
- Air filtration system maintenance at 135 Kent Avenue
- Indoor air sampling at 58 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on October 15, 2019. Additional details regarding October activities will be provided in the next monitoring report, due November 10, 2019.

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Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY



135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 9/25/19
 Time Begin: 1025
 Time End: 1245
 Staff: Sonathran Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.012 |
| PV-2R | -0.314 |
| PV-3 | -0.019 |
| PV-4R | -0.037 |
| PV-5R | -0.013 |
| PV-6RR | 0.160 |
| PV-7RR | -0.003 |
| PV-8 | -0.024 |
| PV-10RR | -0.029 |
| PV-11R | -0.003 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 966 |
| V-2 | 1,280 |
| V-3 | 1,088 |
| V-4 | 1,361 |
| V-5 | 1,120 |
| V-6 | 1,295 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|----------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 44 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 32 | 3.2 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 0.1 | |
| Ambient Air | | | | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: November 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site #224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of October 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points.
2. Performed air filtration unit maintenance at 135 Kent Avenue.
3. Performed offsite investigation activities at 58 North 6th Street.

Additional information regarding these actions is provided in the following sections.

SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on October 15,

2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the October 15, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. October 15, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H₂O) |
|----------------------------|--------------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 1,125 | -- |
| V-2 | 982 | -- |
| V-3 | 1,079 | -- |
| V-4 | 1,168 | -- |
| V-5 | 1,324 | -- |
| V-6 | 1,230 | -- |
| VMPs | | |
| PV-1R | -- | -0.008 |
| PV-2R | -- | -0.076 |
| PV-3 | -- | -0.011 |
| PV-4R | -- | -0.038 |
| PV-5R | -- | -0.169 |
| PV-6RR | -- | 0.003 |
| PV-7RR | -- | -0.003 |
| PV-8 | -- | -0.023 |
| PV-10RR | -- | -0.029 |
| PV-11R | -- | 0.003 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). Integral observed positive pressure readings in VMPs PV-6RR and PV-11R. Possible damage to PV-6RR and PV-11R was noted and these VMPs will be reinstalled. Pressure and flow data collected on October 15, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

During the October 15, 2019 monthly monitoring event, Integral noted a new commercial tenant, plant store Botanical Outpost, had moved into the former coffee shop and realty space at 135 Kent Avenue. Integral set up two air filtration units in Botanical Outpost on October 18, 2019.

135 Kent Avenue Air Filtration Unit Maintenance

Integral inventoried and performed maintenance on air filtration units at 135 Kent Avenue on October 17 and 18, 2019. Tenants were notified of the maintenance event by hand-delivered letter. Per manufacturer's specifications, Integral installed new pre-filter material in the air filtration units, vacuumed, and cleaned each unit. A summary of the inventory and maintenance activities is provided below:

- First floor commercial space air filtration units:
 - Meg Shops: Neither unit present (2 missing, shop personnel said they were thrown out)
 - Higher Dose: Two new units placed in spring 2019 (no need for maintenance)
 - Mobile Spa Phone Store: Closed, empty storefront, neither unit found (2 missing)
 - Blossom Ice Cream: 1 unit was maintained, 1 unit missing
 - Botanical Outpost (new plant store in former coffee shop/realty office): Integral set up 2 units on October 18, 2019
- Second floor residential apartment air filtration units:
 - Two air filtration units were maintained from each occupied, responsive apartment - C2, C3, C4, C6, C8, and C9. (The building does not contain an apartment C1 or C10.)
 - Air filtration units were not maintained for apartments C5, C7, or C11.
 - Apartment C5: Integral to perform air filtration unit maintenance during November 2019 SSDS monitoring event
 - Apartment C7: New tenants that do not have air filtration units
 - Apartment C11: Tenant is typically non-responsive; during 2018 indoor air sampling event two units were noted.
- Hallway air filtration units were maintained (2 units on the second floor, 1 unit on the first).

Integral will discuss next steps regarding missing air filtration units with NYSDEC and building representatives.

58 North 6th Street Indoor Air Sampling and Site Walk

Integral performed indoor air sampling and a site walk at 58 North 6th Street on October 17, 2019. An eight-hour indoor air sample was collected from each occupied space of the building as well as in each of the property's two basement areas. For comparison purposes, an ambient (outdoor) air sample and duplicate indoor air sample were collected. Integral also performed a chemical inventory of all spaces in the building. Results will be provided to New York State Department of Health (NYSDOH) and NYSDEC after the analytical data have been validated.

Integral engineers performed a site walk at 58 North 6th Street on October 17, 2019 in preparation of an SSDS pilot test work plan. The work plan will include pilot test methodology, rationale for proposed drilling locations, dust mitigation measures, and cleanup methods. Integral will submit the work plan to NYSDEC and NYSDOH for review prior to pilot testing.

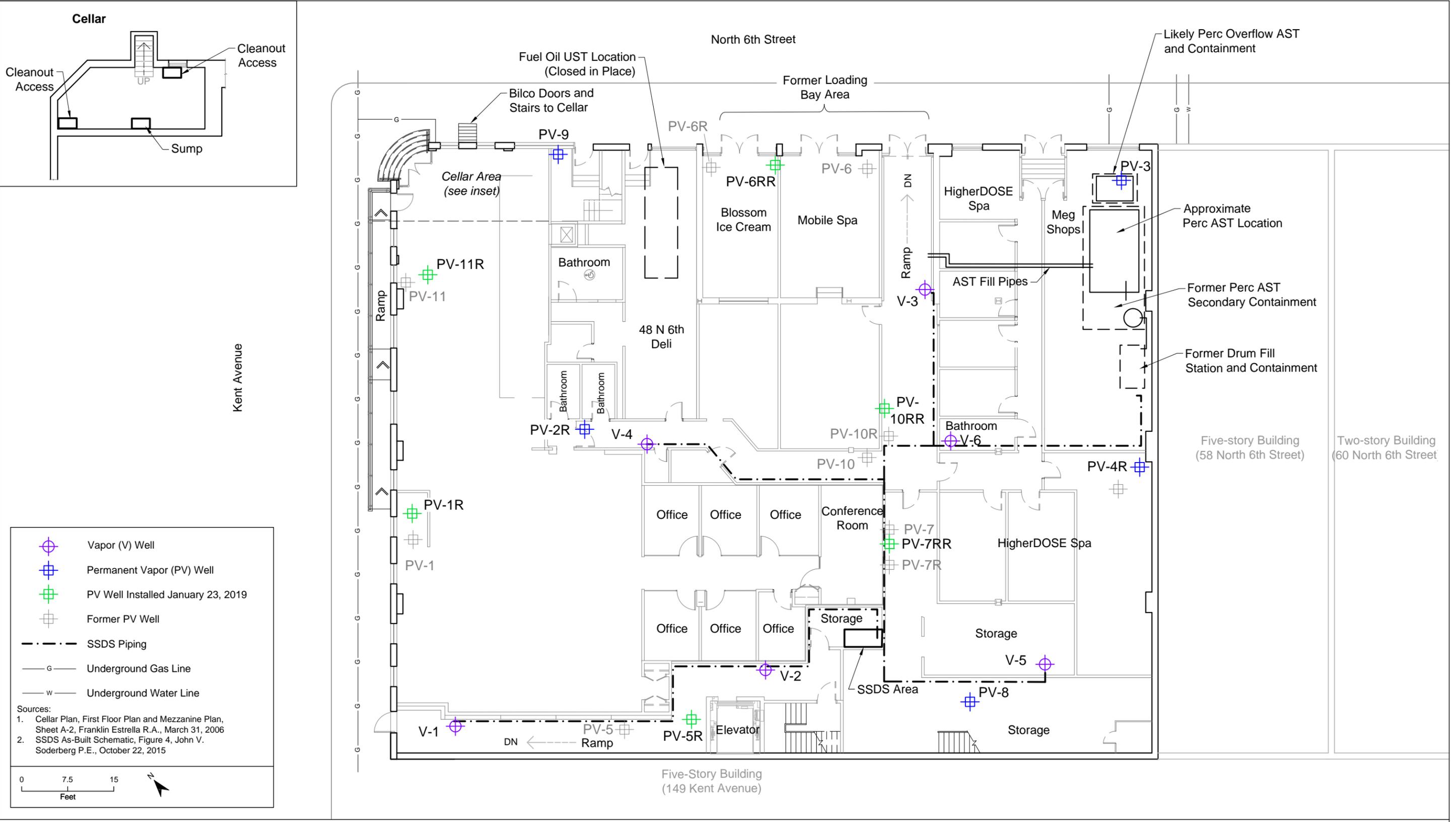
PLANNED ACTIVITIES FOR THE NOVEMBER 2019 REPORTING PERIOD

The following activities are anticipated for the November 2019 reporting period:

- Monthly SSDS monitoring
- Air filtration unit maintenance for 135 Kent Avenue Apartment C5
- Submittal of an SSDS pilot test work plan for 58 North 6th Street

The SSDS and SSDS alarm system are currently operating. Integral will perform the next monthly monitoring event on November 14, 2019. Additional details regarding November activities will be provided in the next monitoring report, due December 10, 2019.

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Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY



**135 Kent Avenue
Site # C224177
SSDS Monitoring Form**

Date: 10/15/19
Time Begin: 1255
Time End: 1540
Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.008 |
| PV-2R | -0.076 |
| PV-3 | -0.011 |
| PV-4R | -0.038 |
| PV-5R | -0.169 |
| PV-6RR | 0.003 |
| PV-7RR | -0.003 |
| PV-8 | -0.023 |
| PV-10RR | -0.029 |
| PV-11R | 0.003 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 1,125 |
| V-2 | 982 |
| V-3 | 1,079 |
| V-4 | 1,168 |
| V-5 | 1,324 |
| V-6 | 1230 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|-------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 44 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 32 | 0.4 | |
| After lag drum | Gauge PI104 Sample Port | 19 | 0.0 | |
| Ambient Air | | | 0.0 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: December 10, 2019

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report to New York State Department of Environmental Conservation (NYSDEC) on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC Site No. 224177) for the month of November 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Performed air filtration unit maintenance at 135 Kent Avenue Apartment C5.
3. Reviewed and submitted preliminary indoor air sample data and chemical inventory field documentation from 58 North 6th Street to NYSDEC and New York State Department of Health (NYSDOH).

Additional information regarding these actions is provided in the following sections.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on November 7, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the November 7, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. November 7, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 1,177 | -- |
| V-2 | 1,025 | -- |
| V-3 | 1,497 | -- |
| V-4 | 1,407 | -- |
| V-5 | 1,120 | -- |
| V-6 | 1,295 | -- |
| VMPs | | |
| PV-1R | -- | -0.012 |
| PV-2R | -- | -0.077 |
| PV-3 | -- | -0.012 |
| PV-4R | -- | -0.034 |
| PV-5R | -- | -0.023 |
| PV-6RR | -- | 0.006 |
| PV-7RR | -- | -0.004 |
| PV-8 | -- | -0.028 |
| PV-10RR | -- | -0.031 |
| PV-11R | -- | -0.001 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). A positive pressure reading was observed in VMP PV-6RR. Possible damage to PV-6RR was noted and this VMP will be reinstalled. Pressure and flow data collected on November 7, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

During the November 7, 2019 monitoring event Integral performed air filtration unit maintenance for the residential tenant in Apartment C5, as they were not able to leave the filters out during the October 18 maintenance event. Integral placed two air filtration units in Botanical Outpost on October 18, 2019 and checked on these units during the November 7, 2019 monitoring event; both units were running properly.

58 North 6th Street Air Sampling Data and SSDS Pilot Test Work Plan

In November 2019, Integral reviewed air sampling data, the chemical inventory, and information from a site walk from the October 17, 2019 air sampling event at 58 North 6th Street. Integral submitted preliminary data and the chemical inventory to NYSDEC and NYSDOH on November 25, 2019. Integral incorporated information from the site walk and inventory into an SSDS pilot test work plan. The work plan includes pilot test methodology, rationale for proposed drilling locations, dust mitigation measures, and cleanup methods. Integral will submit the work plan to NYSDEC and NYSDOH for review prior to pilot testing.

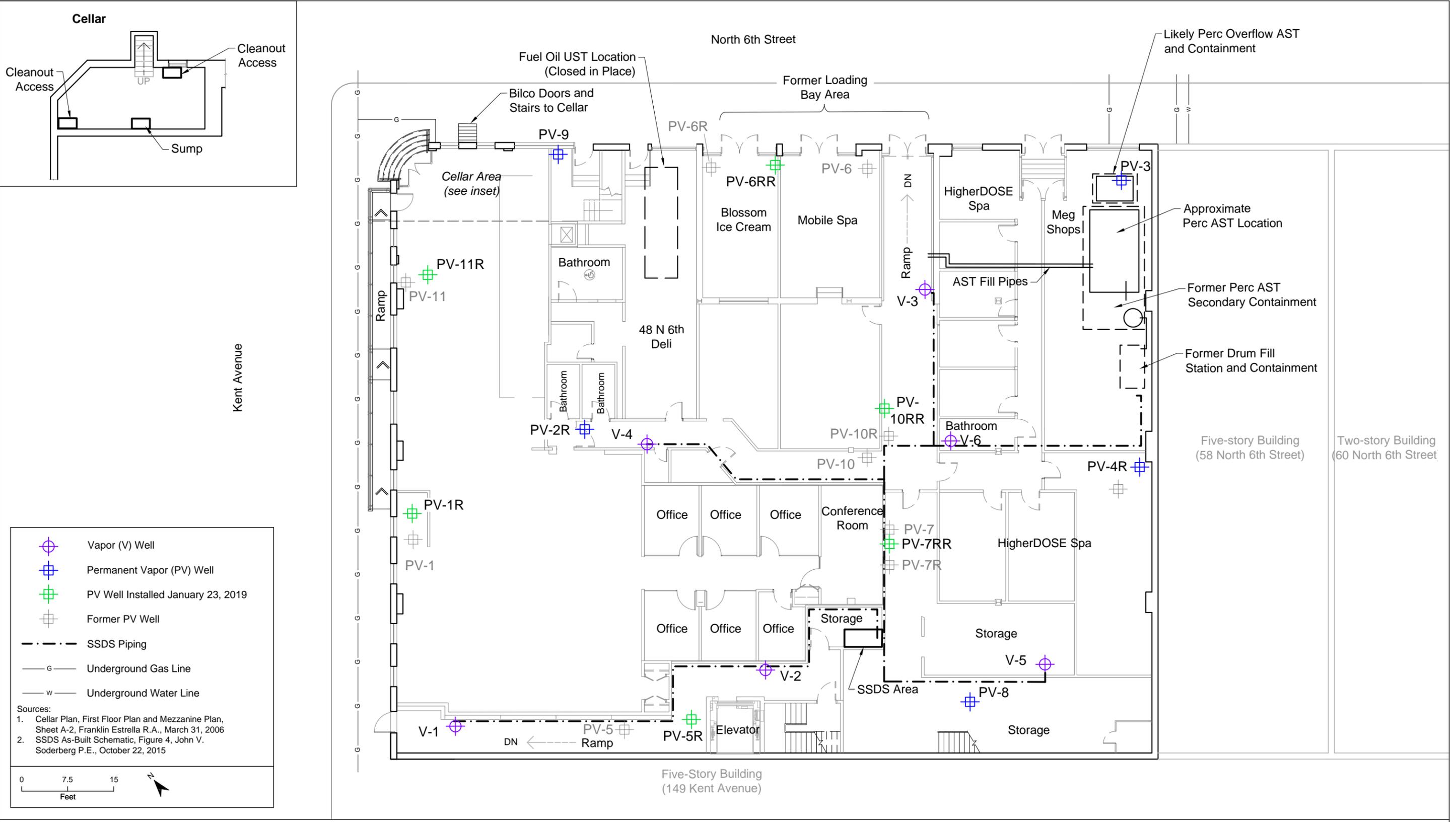
PLANNED ACTIVITIES FOR THE DECEMBER 2019 REPORTING PERIOD

The following activities are anticipated for the December 2019 reporting period:

- Monthly SSDS monitoring
- Submittal of an SSDS pilot test work plan for 58 North 6th Street

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on December 19, 2019. Additional details regarding December activities will be provided in the next monitoring report, due January 10, 2020.

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Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY

135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 11/7/19
 Time Begin: 0825
 Time End: 1135
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.012 |
| PV-2R | -0.077 |
| PV-3 | -0.012 |
| PV-4R | -0.034 |
| PV-5R | -0.023 |
| PV-6RR | 0.006 |
| PV-7RR | -0.004 |
| PV-8 | -0.028 |
| PV-10RR | -0.031 |
| PV-11R | -0.001 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 1,177 |
| V-2 | 1,025 |
| V-3 | 1,497 |
| V-4 | 1,407 |
| V-5 | 1,120 |
| V-6 | 1,295 |

Notes:

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|-------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 45 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 32 | 4.7 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 0.3 | |
| Ambient Air | | | 0.0 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No



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MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: January 9, 2020

Subject: December 2019 Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report to New York State Department of Environmental Conservation (NYSDEC) on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC Site No. 224177) for the month of December 2019.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Prepared 58 North 6th Street SSDS pilot test work plan.
3. Planned closure of open pits in front cellar of 58 North 6th Street.

Additional information regarding these actions is provided in the following sections.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on December 18, 2019. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the December 18, 2019 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. December 18, 2019 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 988 | -- |
| V-2 | 1,126 | -- |
| V-3 | 1,050 | -- |
| V-4 | 1,264 | -- |
| V-5 | 1,191 | -- |
| V-6 | 1,265 | -- |
| VMPs | | |
| PV-1R | -- | -0.005 |
| PV-2R | -- | -0.074 |
| PV-3 | -- | -0.006 |
| PV-4R | -- | -0.034 |
| PV-5R | -- | -0.051 |
| PV-6RR | -- | 0.004 |
| PV-7RR | -- | -0.003 |
| PV-8 | -- | -0.018 |
| PV-10RR | -- | -0.026 |
| PV-11R | -- | -0.005 |

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). A positive pressure reading was observed in VMP PV-6RR. Possible damage to PV-6RR was noted and this VMP will be reinstalled in January 2020. Pressure and flow data collected on December 18, 2019 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

During the December monitoring event, Integral noted that Botanical Outpost, the plant store that occupied the former coffee shop in fall 2019, was no longer in operation and the space was again vacant. The Brooklyn Gadgets shop, formerly Mobile Spa, was also noted as vacant.

Offsite Activities at 58 North 6th Street

In December 2019, Integral reviewed air sampling data, the chemical inventory, and information from a site walk from the October 17, 2019 air sampling event at 58 North 6th Street. Integral submitted preliminary data and the chemical inventory to NYSDEC and NYSDOH on November 25, 2019. Integral submitted final data and the data validation report to NYSDEC and NYSDOH on December 31, 2019.

Integral incorporated information from the October 2019 site walk into an SSDS pilot test work plan. The work plan includes pilot test methodology, rationale for proposed drilling locations, dust mitigation measures, and cleanup methods. Integral will submit the work plan to NYSDEC and NYSDOH for review prior to pilot testing.

Integral identified two open pit areas in the front cellar of 58 North 6th Street during the October 17, 2019 site walk and has scheduled a follow-up site visit on January 7, 2020. Figure 2 (attached) shows the two pit locations. A summary of Integral's notes regarding these pits is below:

- "Open pit": 13-inch long by 13-inch wide by 6-inch deep pit in the floor of the front cellar floor. The current building owner said this pit has no known functional purpose. No utilities were identified in the area of this pit during an August 2018 ground penetrating radar (GPR) survey. Integral plans to fill this pit with concrete during the January 7, 2020 site visit.
- "Former utility/sump pit": 27-inch long by 23-inch wide by 14-inch deep pit against the front cellar wall that is adjacent to the North 6th Street sidewalk. The August 2018 GPR event identified potential sewer lines entering the 58 North 6th Street building near this pit. During the January 7 visit, Integral plans to take additional measurements and review options to build a vault cover that will allow for continued access to this pit.

Integral will communicate the outcome of the January 7, 2020 site visit at 58 North 6th Street with NYSDEC and NYSDOH.

PLANNED ACTIVITIES FOR THE JANUARY 2020 REPORTING PERIOD

The following activities are anticipated for the December 2019 reporting period:

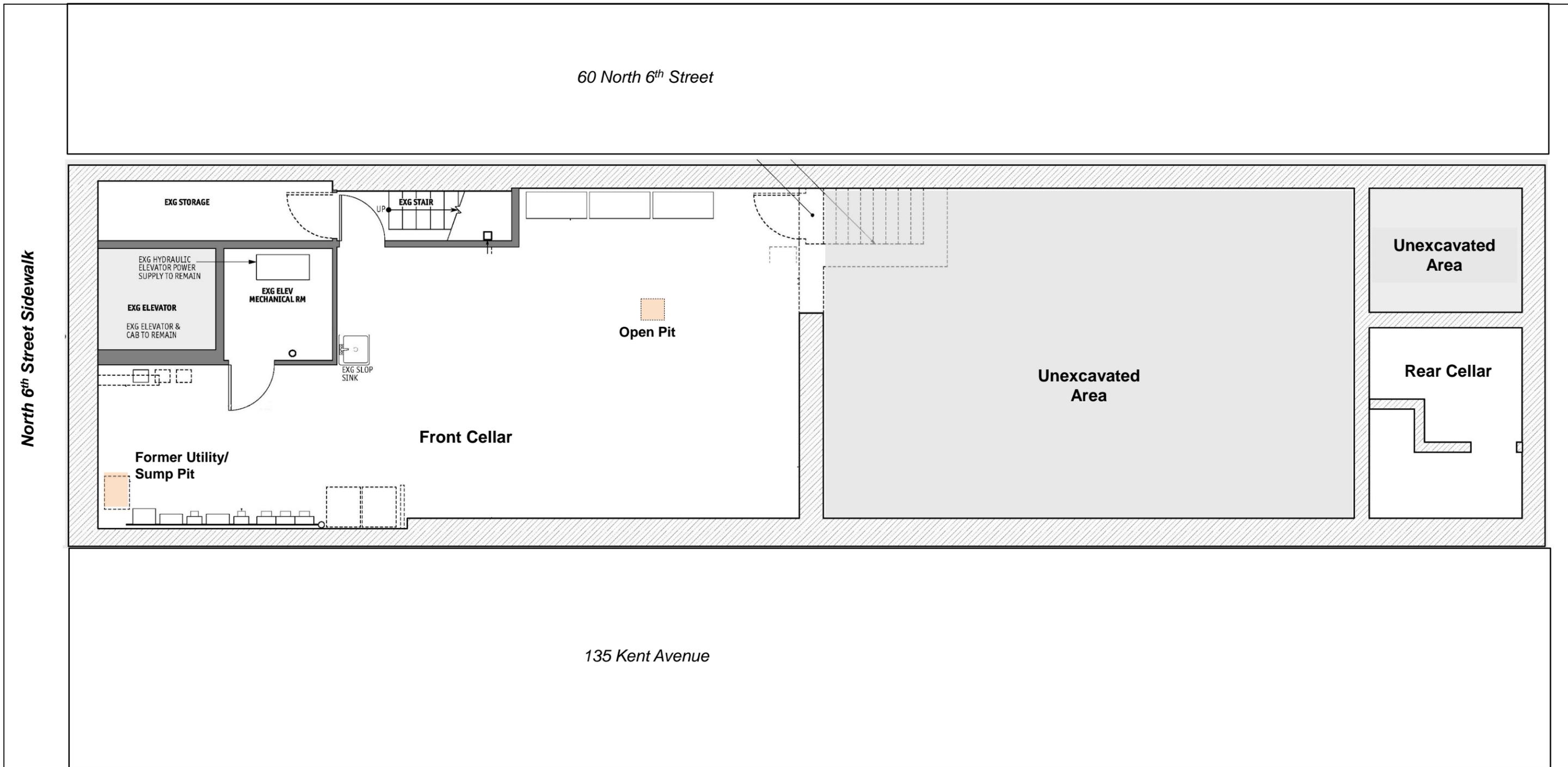
- Monthly SSDS monitoring
- Reinstallation of VMP PV-6
- Submittal of an SSDS pilot test work plan for 58 North 6th Street
- Closure of open pit in center of floor at 58 North 6th Street and vault cover design for former utility/sump pit at 58 North 6th Street

Monthly Progress Report, NYSDEC Site #224177

January 9, 2020

Page 4 of 4

The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on January 22, 2020. Additional details regarding January 2020 activities will be provided in the next monitoring report, due February 10, 2020.



Pit

Notes:
 Cellar floorplan obtained from drawing set "Alterations to 58 North 6th Street, Job No. 0818", Drawing No. DM-104.00, "Demolition Plan: Cellar & Roof", by FM Design Ltd, issued April 5, 2010.



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 12/18/19
 Time Begin: 0855
 Time End: 1135
 Staff: Jonathan Pereira

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.005 |
| PV-2R | -0.074 |
| PV-3 | -0.006 |
| PV-4R | -0.034 |
| PV-5R | -0.051 |
| PV-6RR | 0.004 |
| PV-7RR | -0.003 |
| PV-8 | -0.018 |
| PV-10RR | -0.026 |
| PV-11R | -0.005 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 988 |
| V-2 | 1,126 |
| V-3 | 1,050 |
| V-4 | 1,264 |
| V-5 | 1,191 |
| V-6 | 1,265 |

Notes: Cut tubing at PV-5R due to small tear in line; negative pressure improved

| SSDS Treatment Room | Monitoring Point | Pressure (in. H ₂ O) | PID (ppm) | Notes |
|---------------------|----------------------------|---------------------------------|-----------|-------|
| Before lead drum | Gauge PI102 | 44 | no port | |
| Before lag drum | Gauge PI103 Sample Port | 32 | 1.9 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 0.2 | |
| Ambient Air | | | 0.0 | |

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No