

ANNUAL INSPECTION REPORT

Former Cleaners Sales and Equipment Corp. Site
135 Kent Avenue
Brooklyn, NY 11249
NYSDEC BCP Number: C224177

Prepared for
135 Kent Avenue Management Corp.
135 Kent Ave
Brooklyn, NY 11249-3154

Prepared by
The logo for Integral Engineering P.C. features the word "integral" in a blue, lowercase, sans-serif font. A thin, curved line starts from the bottom of the letter 'l' and sweeps upwards and to the right, ending under the letter 'a'. Below the word "integral", the words "engineering p.c." are written in a smaller, blue, lowercase, sans-serif font.
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July 7, 2021

Affiliated with Integral Consulting Inc.

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ACRONYMS AND ABBREVIATIONS

BCP	Brownfield Cleanup Program
CCR	construction completion report
EC	engineering control
HEPA	high-efficiency particulate air
iwc	inches of water column
Integral	Integral Engineering, P.C.
IRM	interim remedial measure
NOV	Notice of Violation
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
OM&M	operation, maintenance, and monitoring
PCE	tetrachloroethylene
SSDS	sub-slab depressurization system
VMP	vacuum monitoring point

1 INTRODUCTION

Integral Engineering, P.C. (Integral) is pleased to present this annual inspection report for calendar year 2020 and part of calendar year 2021, on behalf of 135 Kent Management Corp., detailing the operation, maintenance, and monitoring of the interim remedial measures (IRMs) installed at 135 Kent Avenue (Block 2333, Lot 5), Brooklyn, New York (the property or Site). The Site is currently enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) and is listed as NYSDEC Site No. C224177.

The findings of the Site Soil Vapor Intrusion Report¹ indicated that soil vapor intrusion of tetrachloroethylene (PCE) was occurring at the Site. Several interim remedial measures (IRMs) were installed at the Site to mitigate PCE vapor intrusion: air filtration units were placed in all commercial and residential spaces and a sub-slab depressurization system (SSDS) was installed.¹ IRM maintenance, monitoring, and reporting are performed on a monthly basis in accordance with BCP requirements.

An operation, maintenance, and monitoring (OM&M) plan² and construction completion report³ (CCR) were prepared for the Site after the SSDS was constructed and confirmed to be operational by a professional engineer. This annual report has been prepared in conformance with the requirements for annual certification as denoted in the OM&M and CCR.

1.1 SITE DESCRIPTION

The Site is located in a mixed-use area of the Williamsburg section of the Borough of Brooklyn (Figure 1). The Site is bounded to the northeast by North 6th Street, to the southeast and to the southwest by mixed commercial/residential buildings, and to the northwest by Kent Avenue (Figure 2). The Site is composed of one tax lot identified on New York City tax maps as Block 2333, Lot 5 and is currently zoned as M1-2/R6A (mixed use residential). The entire lot is developed with a two-story commercial/residential building (measuring approximately 125 by 100 ft). The first floor of the building is divided into individual commercial tenant spaces containing a home furnishings shop named Designers Collab, deli, ice cream shop, sauna spa, and storage areas (Figure 2). An elevator is located in the southeastern portion of the building. A small cellar utility room measuring approximately 20 by 10 ft exists beneath the northernmost

¹ Soderberg, J.V. 2014. Former Cleaners Sales & Equipment Corp., Site No. C224177, Soil Vapor Intrusion Report. John V. Soderberg, P.E. on behalf of 135 Kent Avenue Management Corp. February 2014.

² Soderberg, J.V. 2015. Sub-Slab Depressurization System, Site No. C224177, Operation, Maintenance and Monitoring Plan. John V. Soderberg, P.E. on behalf of 135 Kent Avenue Management Corp., October 2015.

³ Soderberg, J.V. 2016. Former Cleaners Sales & Equipment Corp., Sub-Slab Depressurization System Construction Completion Report, Site No. C224177, Soil Vapor Intrusion Report. John V. Soderberg, P.E. on behalf of 135 Kent Avenue Management Corp., March 2016.

corner of the first floor, beneath the home furnishings shop. The second floor consists of nine residential units and storage (Figure 3).

1.2 PURPOSE OF THIS REPORT

This report has been prepared in conformance with the annual certification requirements outlined in the Site OM&M plan and CCR. The report is organized as follows:

- Introduction—Presents a description of the property and the purpose of the report.
- Engineering Controls—Presents a summary of the engineering controls (ECs) installed at the property, the modifications or enhancements made to the ECs, if any, and an evaluation of the ECs and monitoring plan.
- Site Inspections and IRM Repairs—Presents a summary of the information contained in the monthly monitoring reports, the results of the annual inspection, and a discussion of maintenance and repairs performed on the ECs, if any.
- Conclusions and Recommendations.
- Certification—Presents the signature and seal of the professional engineer to certify that the engineering controls are in place, are performing properly and remain effective.
- Appendix A—Contains the January 2020–June 2021 monthly progress reports.
- Appendix B—Contains tables compiling January 2020–May 2021 SSDS monitoring data.
- Appendix C—Contains photographs from the annual inspection, performed June 24, 2021.

2 ENGINEERING CONTROLS

This section presents a summary of the ECs installed at the property, the modifications or enhancements made to the ECs, if any, and an evaluation of the ECs and the monitoring plan.

2.1 SUMMARY OF ENGINEERING CONTROLS

The Site has the following primary ECs, as described in the following subsections:

- Active SSDS to create negative pressure across the slab (lower pressure below the slab)
- Air filtration units (installed as a temporary solution to address indoor soil vapor intrusion prior to installation of the SSDS).

2.1.1 Active SSDS

The Site SSDS was installed on June 20, 2014, as an IRM.⁴ A 3-horsepower Rotron vacuum motor functions as the SSDS blower. Six vertical vacuum wells (suction points) were installed to a depth of 5 ft below the existing concrete floor, and are indicated as locations V-1 through V-6 on Figure 2. The wells are connected via PVC piping to the blower and then to two vapor-phase carbon treatment units in the SSDS Area, located near the back hallway and elevator on the first floor (Figure 2). The blower exhaust is routed from the SSDS Area to an exhaust stack on the roof (Figure 4). Ten sub-slab vacuum monitoring points (VMPs) were installed in 2014 for the measurement of sub-slab differential pressure. Several VMP locations have been reinstalled since 2014; past VMP locations and the VMP locations during the June 24, 2021, annual inspection are indicated as PV-x on Figure 2.

The final OM&M Plan for the SSDS was submitted to NYSDEC in March 2015.⁴ The OM&M Plan provided details regarding replacement of SSDS vapor-phase carbon units as well as monitoring and maintenance procedures. Monthly monitoring and maintenance activities are documented in progress reports submitted to NYSDEC. Differential pressure is recorded from the VMPs, and airflow velocity is measured from suction points on the vacuum well risers on a monthly basis. Monthly progress reports submitted through November 2016 by John Soderberg, P.E., indicated that the SSDS was fully operational during that period. Integral began submitting monthly progress reports in January 2017 and has continued to do so through June 2021. Monthly progress reports for January 2020 through June 2021 are compiled in Appendix A.

⁴ Soderberg, J.V. 2015. Sub-Slab Depressurization System, Site No. C224177, Operation, Maintenance and Monitoring Plan. John V. Soderberg, P.E. on behalf of 135 Kent Avenue Management Corp., October 2015.

The SSDS was installed with a Sensaphone 400 alarm system that is directly connected to a Verizon telephone line. The Sensaphone 400 is designed to call user-identified Site contacts in the event the SSDS is not operational, and this alarm has proven to be functional in the past. During the 2020 SSDS monitoring events, Integral noted ongoing issues with the Verizon phone line for the Sensaphone system. Ongoing repairs to the phone line have not been successful.

Though it was installed as an IRM, the active SSDS is considered a permanent engineering control. The active SSDS will not be discontinued unless prior written approval is granted by NYSDEC. If monitoring data indicate that the SSDS is no longer required, a proposal to discontinue the SSDS will be submitted to NYSDEC and the New York State Department of Health (NYSDOH).

2.1.2 Air Filtration Units

AirPura model C600 and R600 air filtration units were installed at the Site building between January and April 2014 as a temporary solution to address indoor soil vapor intrusion prior to installation of the SSDS. Air filtration units were installed on the first floor in the commercial retail spaces and in the rear hallway by the elevator shaft. Two air filtration units were installed on the second-floor hallways, one at each end of the common hallway, and two units were installed in each second-floor apartment unit. The air filtration units continued to operate after installation of the SSDS in June 2014, and an additional air filtration unit was added to the second-floor hallway in 2018. The air filtration units contain high-efficiency particulate air (HEPA) and carbon filters. These filters require periodic change out and are routinely monitored in conjunction with other maintenance activities. Replacement air filters have additionally been installed when monthly inspections reveal that one or more air filters are damaged or missing.

2.2 MODIFICATIONS OR ENHANCEMENTS TO THE ENGINEERING CONTROLS

No modifications or enhancements to the SSDS and associated VMPs were made in 2020 or in January–May 2021, except for the maintenance and repairs noted in Section 3, below. Modifications were made to the type of air filtration units used at the Site in 2020 when units needed to be replaced in several commercial and residential spaces because the AirPura R600 and C600 units were not available. Integral recommended using the AustinAir Healthmate HM400 as a suitable replacement because this model includes HEPA filtration as well as a carbon treatment filter. Sara Barbuto of Integral sent an email communication to NYSDEC and NYSDOH on June 25, 2020, requesting approval of the AustinAir Healthmate HM400. NYSDEC and NYSDOH reviewed this request, and on July 15, 2020, NYSDEC approved the use of the AustinAir Healthmate HM400. Eight units were subsequently installed at the Site.

3 SITE INSPECTIONS AND REPAIRS

This section presents a summary of the information contained in the monthly progress reports, as well as a discussion of maintenance and repairs made to the ECs in 2020/2021.

3.1 JANUARY 2020–MAY 2021 MONTHLY MONITORING SUMMARY

Observations made during January 2020–May 2021 monthly monitoring performed at the Site generally indicate the Site SSDS and air filtration units are operating without issue. An overview of monitoring data collected for the Site is provided in the sections below.

3.1.1 SSDS Monitoring Summary

Differential pressure measurements from VMPs and airflow velocity measurements from velocity ports (V-x) were collected as part of monthly monitoring activities in January–February 2020 and June 2020–May 2021 (monthly monitoring was not performed March–May 2020 due to COVID-19 restrictions, as discussed further below). VMP data collected in 2020 generally indicated the SSDS generated a negative differential pressure (meaning lower pressure below the slab) sub-slab conditions at the Site:

- Consistent negative differential pressure was measured in VMPs PV-1R, PV-3, PV-4R, PV5-R, PV-7RR, PV-8, and PV-10R throughout 2020 and through May 2021.
- A positive differential pressure measurement was recorded at VMP PV-11RR in January 2020; this VMP was reinstalled in February 2020 and all but two of the subsequent measurements indicated a negative differential pressure.
- Positive differential pressure measurements were recorded at VMP PV-2R in December 2020 and in March 2021 (differential pressure measurements were negative for the other events). These measurements appear anomalous considering PV-2R is proximate to suction point V-4 (distance of approximately 10 ft) and there was not a corresponding sizable change in the differential pressure at PV-11R, where the sub-slab vacuum would primarily be sourced from V-4.
- Negative and positive differential pressure measurements were recorded at VMP PV-6RR during 2020 monitoring events. It is possible that PV-6RR was not installed deeply enough to connect with sub-slab conditions: a second concrete slab was noted beneath the building slab during the February 2020 reinstallation of PV-11RR. PV-6RR was not reinstalled in 2020 because of access issues (COVID-19 and business disruption concerns), but it is recommended that this VMP be reinstalled in its previous location, in the vacant adjacent commercial space (Figure 2, “Former Mobile Spa”).

SSDS airflow velocity measurements collected throughout 2020 were consistent at each suction point and overall ranged from 858 to 2,543 ft per minute. Airflow measurements collected in 2021 indicate a recent trend in two suction points: airflow velocities at V-1 appear to be increasing, and airflow velocities at V-2 appear to be decreasing. This does not appear to influence the differential pressure measurements. Appendix A contains the 2020/2021 monthly progress reports. Appendix B contains 2020/2021 SSDS monitoring data tables.

Due to COVID-19 concerns and NYSDEC guidance interpreting Governor Cuomo's Executive Order 202.6, Integral was not able to perform monthly SSDS monitoring of VMPs and suction points in a manner that would allow for proper social distancing within the building in March, April, and May 2020. During this time, the then master tenant, Raul Sillau, regularly visited the Site building to verify that the SSDS was running. In March and May 2020, Mr. Sillau provided photographs of the SSDS gauges located before and after the lead vapor-phase carbon treatment drum. Pressure readings from these SSDS gauges are typically collected during each monthly monitoring event to monitor SSDS blower function. The gauge readings recorded in March and May 2020 are consistent with data recorded by Integral during other 2020 monthly monitoring events: SSDS gauge PI102 pressure readings ranged from 44 to 46 inches of water column (iwc) and PI103 pressure readings ranged from 30 to 32 iwc.

3.1.2 Air Filtration Units

Air filtration units in the commercial spaces and in the residential hallways are reviewed during the monthly monitoring events. Several commercial and residential spaces were noted as not containing air filtration units in 2019 due to negligence or intentional acts. NYSDEC issued a Notice of Violation (NOV) letter for the Site on January 15, 2020, pertaining to the required operation of air filtration units in the building. On April 10, 2020, Integral submitted a response letter regarding actions to cure the violations listed in the NOV letter. The April letter included coordination of air filtration unit procurement and preparation of tenant agreement letters that communicate the importance of air filtration unit operation. As described in Section 2.2, AustinAir Healthmate HM400 air filtration units were approved by NYSDEC for installation at the Site in July 2020. Beginning on August 6, 2020, Integral installed air filtration units in four commercial spaces that previously had discarded or lost units.

Those air filtration units that were not replaced—that is, the AirPura R600 and C600 models—require routine maintenance: annual changeout of pre-filter material and vacuuming, and biannual replacement of the carbon filter. Integral conducted this maintenance of the AirPura R600 and C600 air filtration units on February 17, 2021.

3.2 SEVERE CONDITION INSPECTIONS

No severe condition inspections were conducted during 2020/2021.

3.3 ANNUAL INSPECTION

Integral performed an annual/monthly inspection of the Site ECs on June 24, 2021, including collection of differential pressure measurements from the VMPs, collection of airflow velocity measurements and valve positions for the SSDS vapor wells, collection of SSDS pressure gauge readings, review of SSDS connections and piping including the rooftop exhaust stacks, and observations as to the location and operation of accessible air filtration units. SSDS measurements from the June 24, 2021, inspection event are presented in Table 1.

Table 1. June 24, 2021, SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (iwc)
SSDS Vapor Wells		
V-1	2,247	--
V-2	844	--
V-3	798	--
V-4	945	--
V-5	1,101	--
V-6	1,020	--
VMPs		
PV-1R	--	-0.016
PV-2R	--	-0.032
PV-3	--	-0.034
PV-4R	--	-0.015
PV-5R	--	-0.013
PV-6RR	--	-0.002
PV-7RR	--	-0.033
PV-8	--	-0.023
PV-10RR	--	-0.020
PV-11RR	--	-0.005

Note: -- = not measured

The differential pressure and airflow velocity data collected on June 24, 2021, were generally comparable to those collected at the Site in 2020/2021.

A photograph log from the June 24, 2021, annual inspection is provided as Appendix C. These photographs include valve positions for each of the SSDS vapor wells, the rooftop exhaust stack, the SSDS blower, monitoring equipment, and accessible air filtration units. Based on observations and measurements collected during the annual inspection, the ECs were

functioning as designed, except that the phone line for the SSDS alarm was not functioning (as discussed further in Section 3.4 below).

3.4 ENGINEERING CONTROL MAINTENANCE AND REPAIRS

The Site monitoring data for the SSDS and air filtration units are reviewed monthly to identify the need for maintenance and/or repairs. SSDS monitoring points are periodically replaced or reinstalled if sequential differential pressure measurements are substantially inconsistent or if the connection with sub-slab conditions appears to be faltering. In February 2020, VMP PV-11RR was reinstalled approximately 5 ft from its previous location due to inconsistent differential pressure measurements. As stated in Section 3.1.1, a second concrete slab was identified beneath the building slab during the February 2020 reinstallation of PV-11RR; this secondary slab may have resulted in an incomplete connection between the VMP and sub-slab conditions.

The SSDS alarm system, a Sensaphone 400, is directly connected to a telephone line operated by Verizon. Integral noted during the June 2020 monitoring event that the Sensaphone telephone line was not functional. Integral returned to the Site on June 15, 2020, to provide a Verizon technician access to the Site building. The Sensaphone was tested by Integral on June 16 and June 30 and was found to be working. However, the Sensaphone telephone line was not functional during the August 2020 monitoring event. A Verizon technician returned to the Site on November 8, 2020, to repair the telephone line from its connection on the street. Despite these repairs, the Sensaphone telephone line was again not functional during the December 2020 or subsequent 2021 monitoring events.

The Participant has continually contacted Verizon since August 2020 to have the line repaired, but Verizon has not yet satisfactorily repaired the line. Verizon has provided various reasons as to why the line cannot be immediately repaired (e.g., a “bad [junction] box,” groundwork that is blocking repairs) or Verizon has claimed the line has been fixed. However, when Integral tests the line after it is “fixed,” we cannot get alarms to call out. It is unclear whether the fix is temporary/intermittent or nonexistent. Because of the Participant’s continual notifications to Verizon, Verizon keeps crediting the bill monthly.

3.5 EVALUATION OF THE ENGINEERING CONTROLS AND MONITORING PLAN

Based on a review of the monthly progress reports and the annual inspection, Integral concludes that, as a whole, the ECs are functioning as intended, and that the monitoring plan is effective. The SSDS is generally functioning as designed and the air filtration units are installed.

Further evaluation of the intermittent, positive differential readings at PV-2R and PV-11R should be conducted. PV-6RR should be reinstalled, as discussed in Section 3.1.1 above. In addition, the SSDS alarm system connection should be replaced.

4 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of monthly monitoring and annual inspection, Integral concludes that the ECs are generally performing as designed. We do not recommend changes to the monitoring plan.

We recommend that VMP PV-6RR be replaced and moved back to its previous location in the former mobile phone repair store (Mobile Spa) to provide more consistent monthly access and better connection to sub-slab conditions. Further evaluation of the intermittent, positive differential readings at PV-2R and PV-11R should be conducted. In addition, the SSDS alarm system connection should be replaced.

5 CERTIFICATION

I, Keith P. Brodock, P.E., certify that I am currently a registered professional engineer licensed by the State of New York and that this Annual Inspection Report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation *Technical Guidance for Site Investigation and Remediation* (DER-10) and the *Construction Completion Report* dated March 18, 2016.

I certify that all the information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Keith P. Brodock, P.E., of Integral Engineering, P.C., am certifying as 135 Kent Avenue Management Corp.'s designated Site Representative.



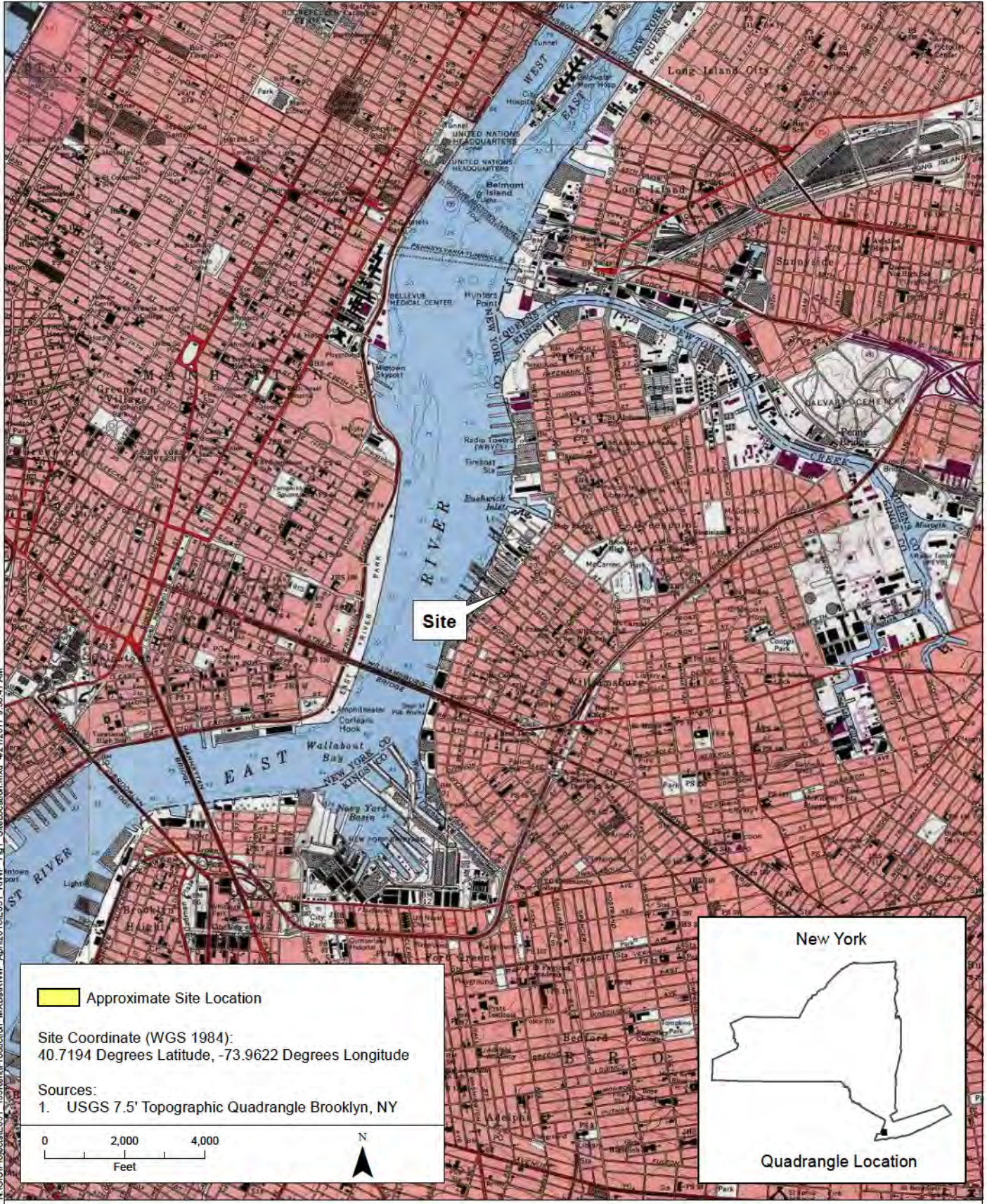
089004

NYS Professional Engineer #

Date

Signature

Figures



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Approximate Site Location

Site Coordinate (WGS 1984):
 40.7194 Degrees Latitude, -73.9622 Degrees Longitude

Sources:
 1. USGS 7.5' Topographic Quadrangle Brooklyn, NY

0 2,000 4,000
 Feet

N



Figure 1.
 Site Location
 Site #C224177
 135 Kent Avenue, Brooklyn, NY

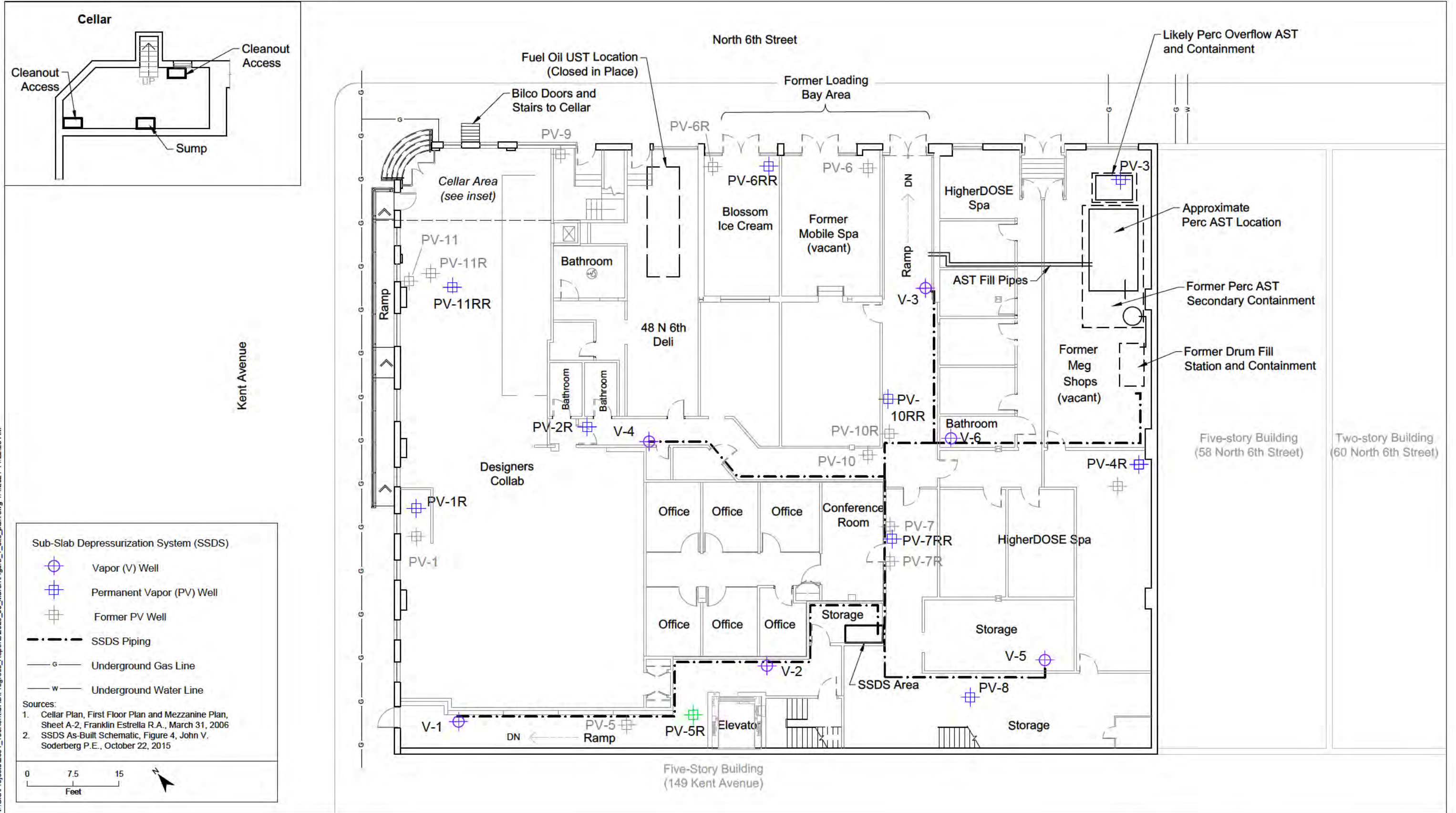
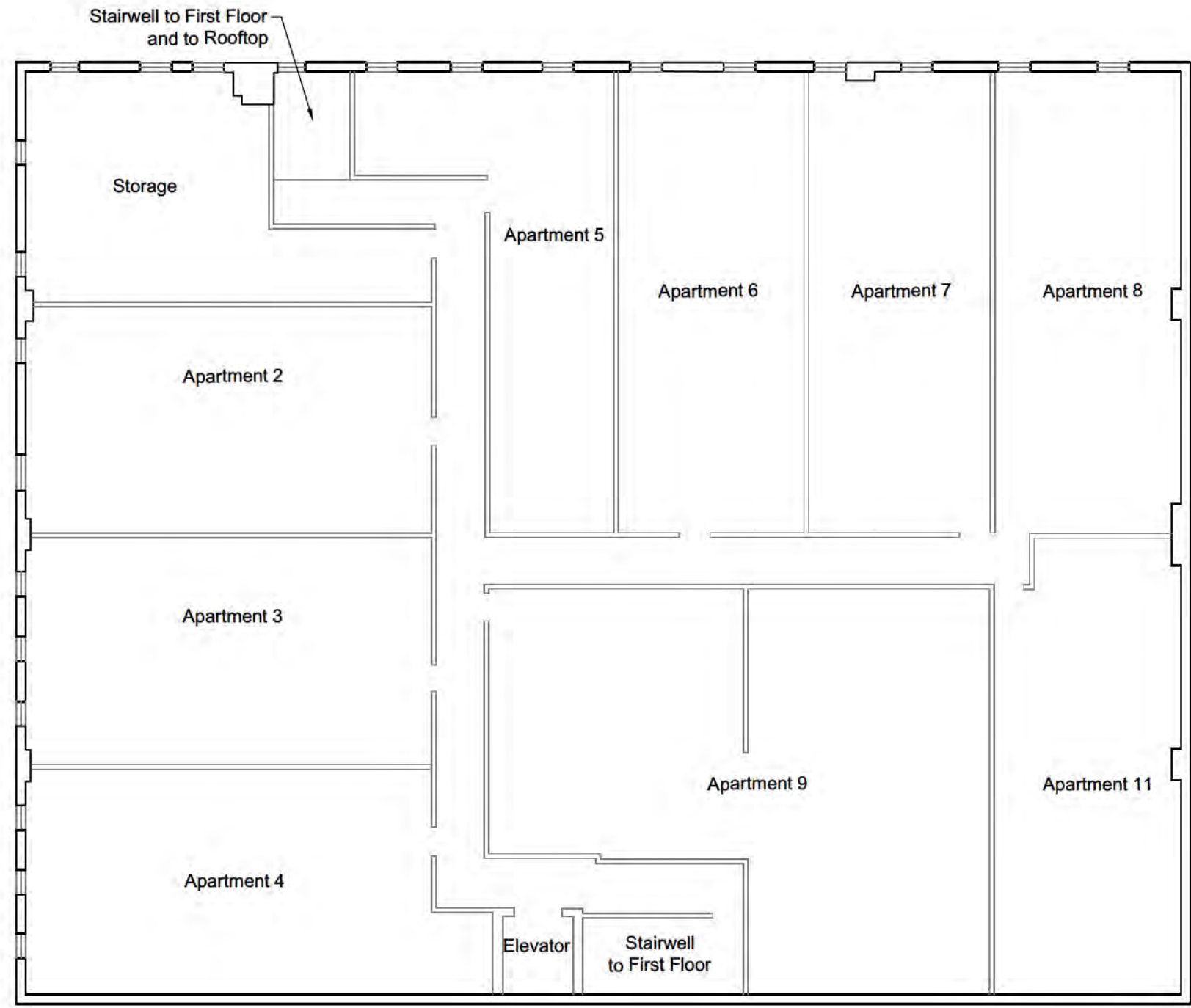


Figure 2.
 Site Plan - First Floor and Cellar
 Site #C224177
 135 Kent Avenue, Brooklyn, NY

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Sources:
1. Second Floor and Mezzanines, Figure-3b,
Franklin Estrella R.A., March 31, 2006

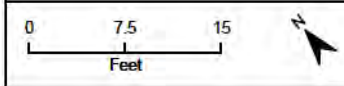
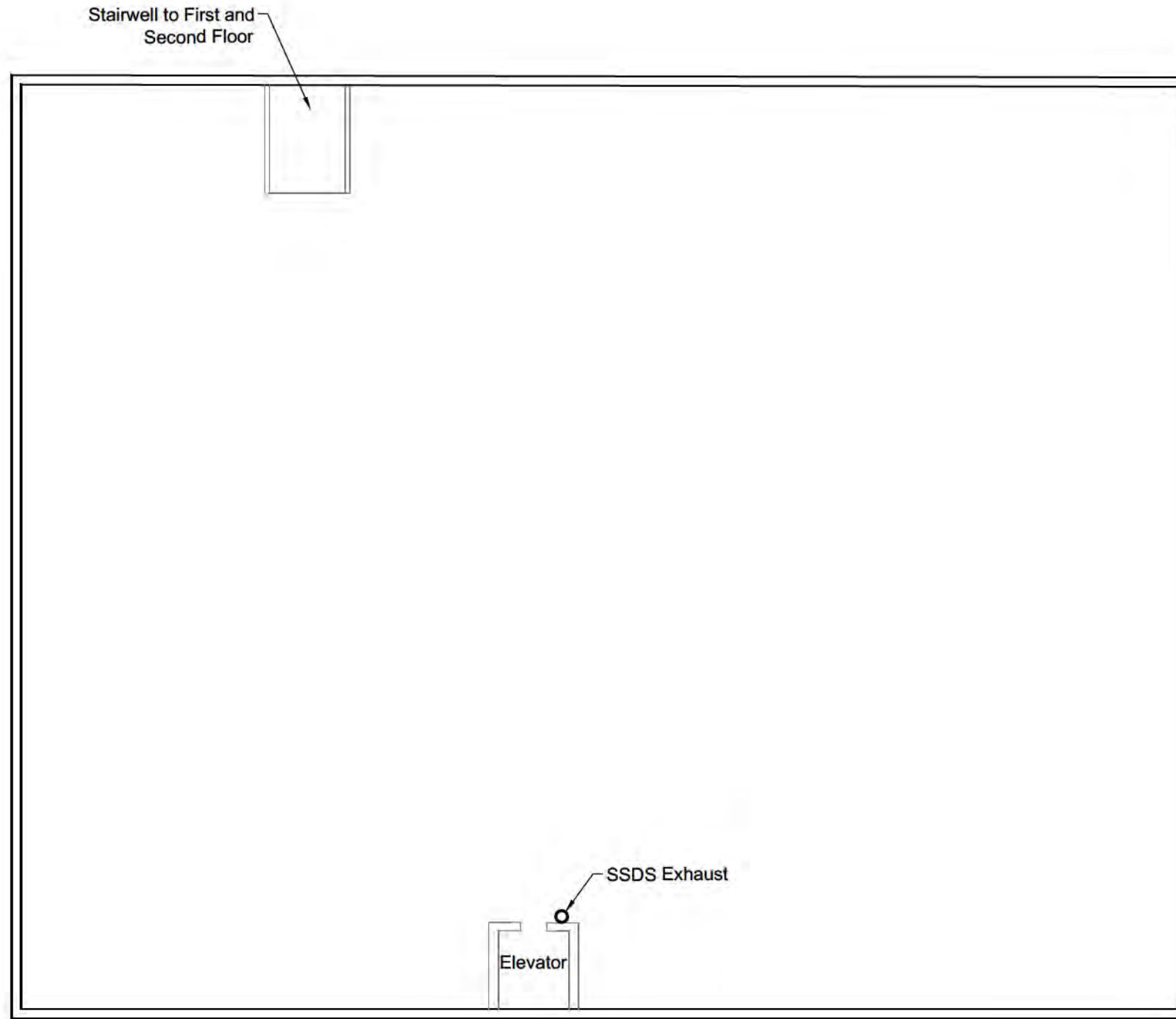


Figure 3.
Site Plan - Second Floor
Site #C224177
135 Kent Avenue, Brooklyn, NY

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0 7.5 15
Feet



Figure 4.
Site Plan - Roof
Site #C224177
135 Kent Avenue, Brooklyn, NY

Appendix A

January 2020–June 2021

Monthly Progress Reports



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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 10, 2020

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 January 2020.

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 and evaluated options to close 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 January 23, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the January 23, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. January 23, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,099	--
V-2	1,028	--
V-3	1,079	--
V-4	989	--
V-5	1,118	--
V-6	1,066	--
VMPs		
PV-1R	--	-0.005
PV-2R	--	-0.083
PV-3	--	-0.006
PV-4R	--	-0.035
PV-5R	--	-0.004
PV-6RR	--	-0.005
PV-7RR	--	-0.003
PV-8	--	-0.020
PV-10RR	--	-0.026
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-11R. VMP PV-11R may not be properly connected to the building sub slab. Plumber's putty was applied to this VMP in December and no change was noted; if this VMP continues to have a positive pressure reading it will be re-installed. Pressure and flow data collected on January 23, 2020 were generally comparable to those collected during the last several monitoring events, as performed by Integral since December 2016.

During the January monitoring event, Integral noted that both the former phone store and former coffee shop areas were vacant.

Offsite Activities at 58 North 6th Street

Integral performed a site walk and indoor air sampling at 58 North 6th Street on October 17, 2019. Integral provided the property owner a data summary and laboratory data reports on November 13, 2019. Integral submitted final data and the data validation report to NYSDEC and NYSDOH on December 31, 2019. Integral is preparing a formal air sample results notification letter to the owner of the building and will send that letter to NYSDEC and NYSDOH for comment and review prior to sending to the property owner.

Integral incorporated information from the October 17, 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. Figure 2 (attached) shows the two pit locations. Integral performed a follow-up site visit on January 7, 2020 and sealed one of the pits. 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 applied a bonding adhesive to the edges of this pit and then filled it with concrete during the January 7, 2020 site visit. Figure 3 shows photographs of the pit before and after it was filled with concrete.
- "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 took additional measurements to evaluate options to build a vault cover or otherwise seal this area in a manner that will allow for continued access to utility lines. Figure 4 shows photographs of the former utility/sump pit.

Integral will communicate the schedule for future site visits to 58 North 6th Street with NYSDEC and NYSDOH at least one week in advance, and will document offsite activities in daily field reports.

PLANNED ACTIVITIES FOR THE FEBRUARY 2020 REPORTING PERIOD

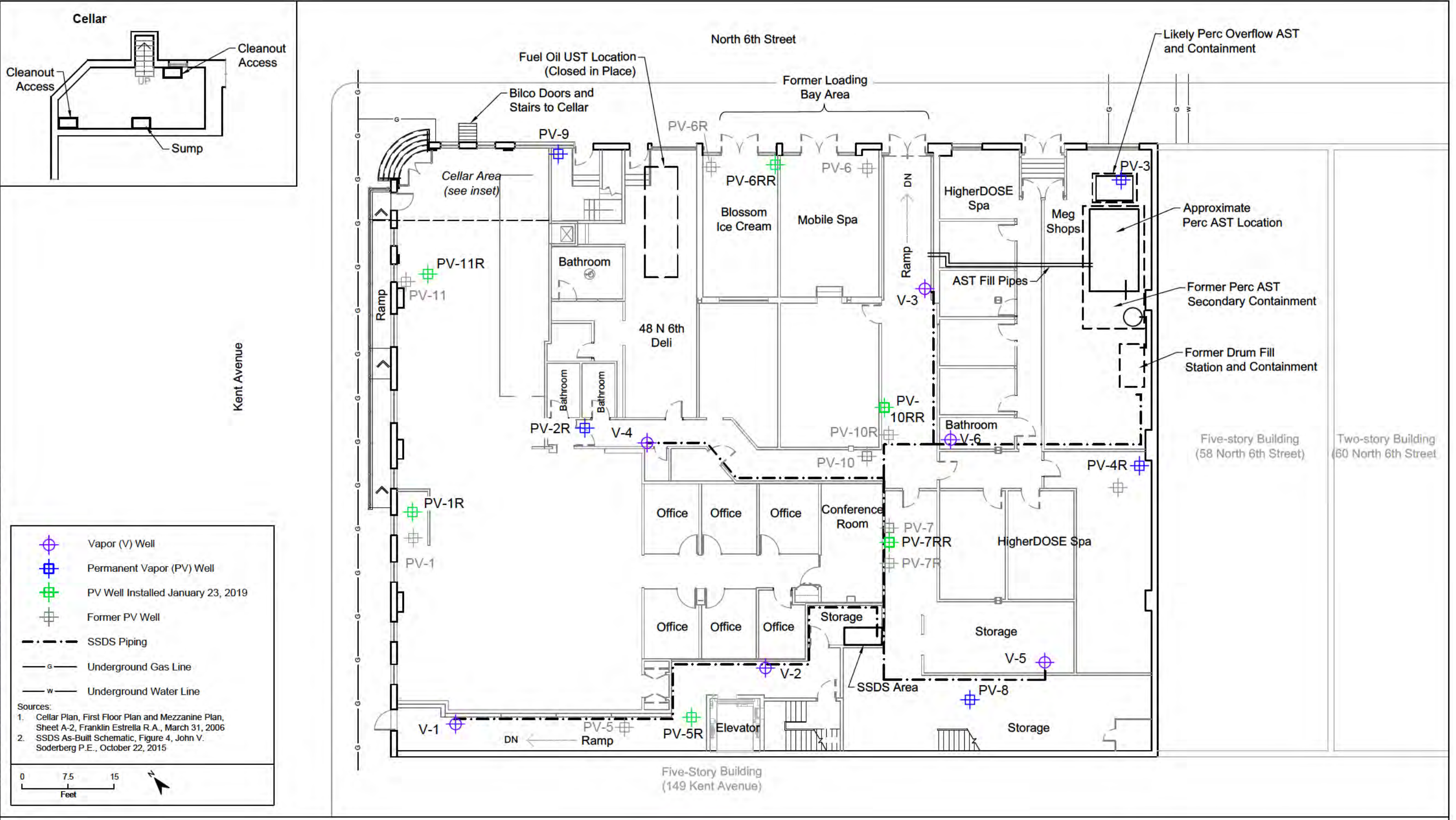
The following activities are anticipated for the February 2020 reporting period:

- Monthly SSDS monitoring

- Reinstallation of VMP PV-6
- Carbon change out of SSDS drums
- Submittal of SSDS work plan for 58 North 6th Street

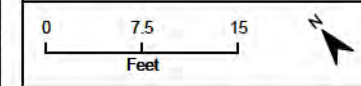
The SSDS and SSDS alarm system are currently operating. The next monthly monitoring event will be performed on February 18, 2020. Additional details regarding February 2020 activities will be provided in the next monitoring report, due March 10, 2020.

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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



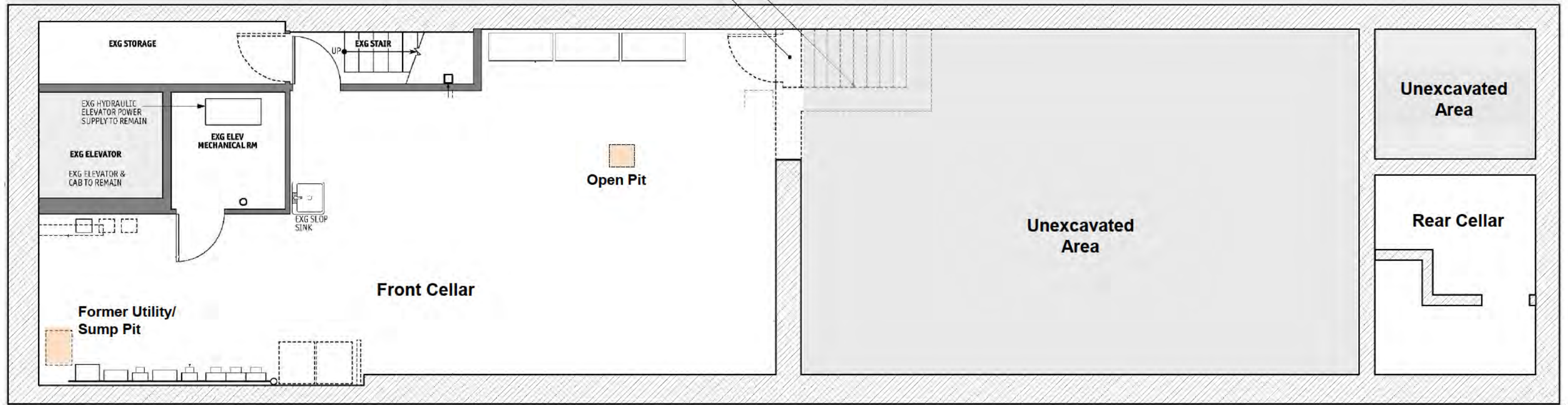
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Figure 1.
 Site Sub-Slab Depressurization System and Monitoring Points
 135 Kent Avenue, Brooklyn, NY



60 North 6th Street

North 6th Street Sidewalk



135 Kent Avenue



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.



October 17, 2019 Photographs of Open Pit (Prior to Closure)



January 7, 2020 Photographs of Pit Closure:

Application of Bonding Adhesive



Pit after Filled with Concrete



2/11/2020

January 7, 2020 Photographs of Former Utility/Sump Pit



2/11/2020

135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 1/23/20
 Time Begin: 0930
 Time End: 1155
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.005
PV-2R	-0.083
PV-3	-0.006
PV-4R	-0.035
PV-5R	-0.004
PV-6RR	-0.005
PV-7RR	-0.003
PV-8	-0.020
PV-10RR	-0.026
PV-11R	0.003

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,099
V-2	1,028
V-3	1,079
V-4	989
V-5	1,118
V-6	1,066

Notes: Carbon change out needed
 After lag drum above 5.0 ppm

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	5.5	
After lag drum	Gauge PI104 Sample Port	18	5.1	
Ambient Air			0.2	

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, 2020

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 February 2020.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Performed carbon changeout of sub-slab depressurization system (SSDS) treatment drums at 135 Kent Avenue.
2. Reinstalled SSDS vapor monitoring point (VMP) in former coffee shop.
3. Collected SSDS monitoring measurements at VMPs and suction points at 135 Kent Avenue.
4. Prepared 58 North 6th Street SSDS pilot test work plan and evaluated options to close open pits in front cellar of 58 North 6th Street.

5. Attended Administrative Settlement Conference.

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

135 Kent Avenue SSDS Carbon Changeout

Integral and AARCO Environmental performed a carbon changeout of the SSDS treatment drums on the morning of February 26, 2020. Spent SSDS carbon was removed and 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.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on February 26, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the February 26, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. February 26, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,172	--
V-2	988	--
V-3	1,092	--
V-4	1,214	--
V-5	1,277	--
V-6	1,288	--
VMPs		
PV-1R	--	-0.010
PV-2R	--	-0.327
PV-3	--	-0.008
PV-4R	--	-0.035
PV-5R	--	-0.217
PV-6RR	--	0.027
PV-7RR	--	-0.007
PV-8	--	-0.020
PV-10RR	--	-0.030
PV-11RR	--	Reinstalled February 26, 2020

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 26, 2020 were generally comparable to those collected during the last

several monitoring events, as performed by Integral since December 2016.

Integral observed a positive pressure reading in VMP PV-11R during the January 2020 monitoring event and this point was reinstalled as PV-11RR on February 26, 2020. PV-11RR was installed approximately 5 feet to the south of PV-11R, as shown in Figure 1. PV-11R may not have been properly connected to sub-slab conditions: when installing PV-11RR Integral observed a second slab beneath the first slab. PV-11RR was installed with the screen 1.5 ft below the second slab. Integral has also observed positive pressure readings in VMP PV-6RR during the last several monitoring events and is working to obtain access to reinstall PV-6RR in March.

During the February monitoring event, Integral noted that both the former phone store and former coffee shop areas were vacant.

Administrative Settlement Conference, February 27, 2020

NYSDEC issued a Notice of Violation letter (NOV letter) for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. NYSDEC held an Administrative Settlement Conference February 27, 2020 (hereafter referred to as the “conference”) to discuss the violations and potential responses. Representatives for the “applicant” (Integral and James Periconi of Periconi, LLC), and representatives for the “applicant’s agent” (Raul and Monica Sillau, and attorney Steven Sperber) attended the conference. At the conclusion of the conference NYSDEC requested a report to document the progress made in addressing each violation, due to NYSDEC on April 10, 2020.

Offsite Activities at 58 North 6th Street

Integral performed a site walk and indoor air sampling at 58 North 6th Street on October 17, 2019. Integral provided the property owner a data summary and laboratory data reports on November 13, 2019. Integral submitted final data and the data validation report to NYSDEC and NYSDOH on December 31, 2019. Integral is preparing a formal air sample results notification letter to the owner of the building and will send that letter to NYSDEC and NYSDOH for comment and review prior to sending to the property owner.

Integral incorporated information from the October 17, 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. Integral performed a follow-up site visit on January 7, 2020 and

sealed one of the pits. Integral is reviewing options to build a vault cover or otherwise seal the second pit, a "former utility/sump pit", in a manner that will allow for continued access to utility lines.

PLANNED ACTIVITIES FOR THE MARCH 2020 REPORTING PERIOD

The following activities are anticipated for the March 2020 reporting period:

- Monthly SSDS monitoring
- Reinstallation of VMP PV-6R
- Submittal of SSDS 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 March 25, 2020. Additional details regarding March 2020 activities will be provided in the next monitoring report, due April 10, 2020.

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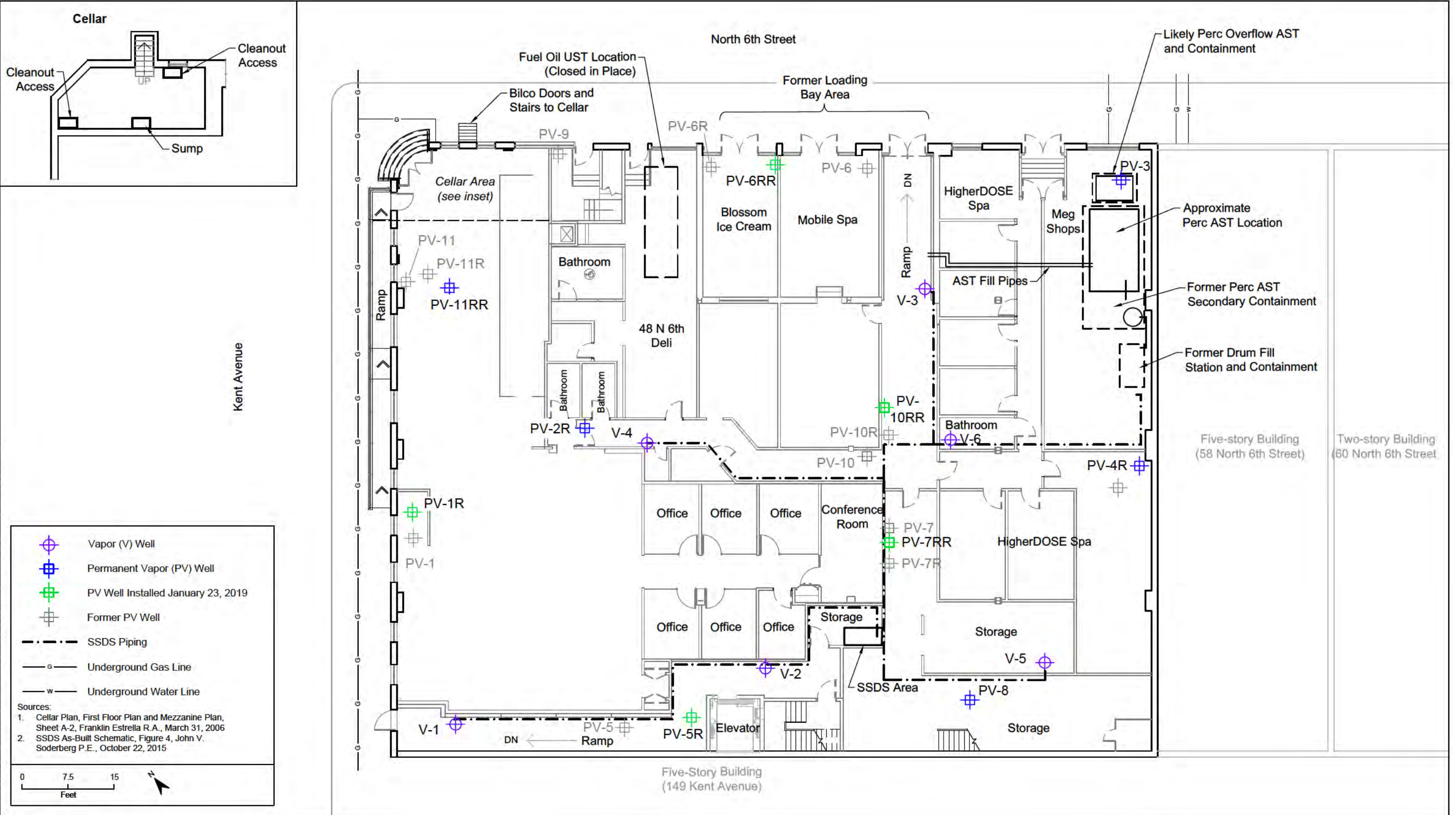


Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY



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

Date: 2/26/20
Time Begin: 1300
Time End: 1435
Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.010
-0.073 PV-2R	-0.327
PV-3	-0.008
PV-4R	-0.035
-0.357 PV-5R	-0.217
PV-6RR	0.027
PV-7RR	-0.007
PV-8	-0.020
-0.025 PV-10RR	-0.030
PV-11R	<u> </u>

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,172
V-2	988
V-3	1,092
V-4	1,214
V-5	1,277
V-6	1,288

Notes: PV-11RR installed, concrete needs to set

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	7.2/0.1	Before change / After ^{carbon}
After lag drum	Gauge PI104 Sample Port	18	6.1/0.0	
Ambient Air			0.1/0.0	

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: April 10, 2020

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 March 2020.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Reviewed sub-slab depressurization system (SSDS) pressure gauge readings at 135 Kent Avenue.
2. Performed actions to cure violations listed in the NYSDEC January 15, 2020 Notice of Violation (NOV) letter.

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

135 Kent Avenue SSDS Monitoring

Due to COVID-19 concerns and NYSDEC’s recent guidance interpreting Governor Cuomo’s Executive Order 202.6, Integral cannot perform monitoring in a manner that would allow for proper social distancing within the building, and was not able to perform SSDS monitoring of vapor monitoring points (VMPs) and SSDS suction points in March 2020. The master tenant, Raul Sillau, performed a site visit on March 31, 2020, upon request by Integral. Mr. Sillau confirmed that the SSDS was running and provided photos of SSDS pressure gauges PI102 and PI103 (see attached Figure 1). These readings are consistent with pressure readings observed during the past two monitoring events, as presented in Table 1 below.

Table 1. SSDS Pressure Gauge Readings, 2020

Gauge	Pressure (inches of H ₂ O)		
	January 23, 2020	February 26, 2020	March 31, 2020
PI102 (Before SSDS Lead Drum)	45	44	45
PI103 (After SSDS Lead Drum)	32	32	31

As documented by Integral in the monthly progress reports, the SSDS blower has run consistently without incident during the January and February 2020 monitoring events and all 2019 monitoring events. The March 31, 2020 SSDS pressure gauge readings are indicative of similar SSDS blower function as was observed by Integral during the January and February 2020 monitoring events, when readings at VMPs indicated vacuum pressure was being applied across the slab throughout the building.

Integral does not anticipate any maintenance activities will be required for the SSDS during the next several months: Integral and AARCO Environmental performed a carbon changeout of the SSDS treatment drums on February 26, 2020 and the next carbon changeout will likely not be necessary until August 2020. Integral and Mr. Sillau are in communication and will continue to monitor SSDS blower function and pressure gauges. Once COVID-19 restrictions are lifted, Integral will resume SSDS monitoring.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. NYSDEC held an Administrative Settlement Conference February 27, 2020 (hereafter referred to as the “conference”) to discuss the violations and mutually agreeable approaches to cure. Representatives for 135 Kent Management Corp (Applicant), including Keith P. Brodock, P.E. and Sara Barbuto of Integral and James J. Periconi of Periconi, LLC; and

representatives for Citiwindows LLC (Applicant's agent), including building master tenant Raul Sillau and his wife Monica Sillau, and Citiwindow LLC's attorney, Steven B. Sperber of Sperber, Denenberg, & Kahan, PC, attended the February 27, 2020, Conference held at the NYSDEC Region 2 Office. During this meeting, these representatives and NYSDEC discussed potential actions to cure the violations listed in the NOV letter. At the conclusion of the Conference, NYSDEC requested that Integral advise the agency of actions taken to cure the violations in an NOV response due to NYSDEC by no later than April 10, 2020.

During the March 2020 reporting period, Integral drafted the NOV response letter and made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to: compilation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. Integral documented these actions and next steps in the NOV response letter, which it submitted to NYSDEC on April 10, 2020.

PLANNED ACTIVITIES FOR THE APRIL 2020 REPORTING PERIOD

Given anticipated ongoing COVID-19 restrictions, it is likely that Integral will again work with Mr. Sillau to provide SSDS pressure gauge readings in order to monitor SSDS blower function. Additional details regarding April 2020 activities will be provided in the next monitoring report, due May 10, 2020.

SSDS Pressure Gauge PI102
(Before Lead Carbon Treatment Drum)
Pressure = 45 inches of H₂O



SSDS Pressure Gauge PI103
(After Lead and Before Lag Carbon Treatment Drum)
Pressure = 31 inches of H₂O



Notes:
Photographs taken by Raul Sillau on March 31, 2020.



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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: May 11, 2020

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 April 2020.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Reviewed sub-slab depressurization system (SSDS) pressure gauge readings at 135 Kent Avenue.
2. Submitted a response letter regarding actions to cure violations listed in the NYSDEC January 15, 2020 Notice of Violation (NOV) letter.

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

135 Kent Avenue SSDS Monitoring

Due to COVID-19 concerns and NYSDEC’s recent guidance interpreting Governor Cuomo’s Executive Order 202.6, Integral cannot perform monitoring in a manner that would allow for proper social distancing within the building, and was not able to perform SSDS monitoring of vapor monitoring points (VMPs) and SSDS suction points in April 2020. The master tenant, Raul Sillau, performed a site visit on May11, 2020, upon request by Integral. Mr. Sillau confirmed that the SSDS was running and provided photos of SSDS pressure gauges PI102 and PI103 (see attached Figure 1). These readings are consistent with pressure readings observed during the January and February 2020 monitoring events, as presented in Table 1 below.

Table 1. SSDS Pressure Gauge Readings, 2020

Gauge	Pressure (inches of H ₂ O)			
	January 23, 2020	February 26, 2020	March 31, 2020	May 11, 2020
PI102 (Before SSDS Drum)	45	44	45	46
PI103 (After SSDS Drum)	32	32	31	31

As documented by Integral in the monthly progress reports, the SSDS blower has run consistently without incident during the January and February 2020 monitoring events and all 2019 monitoring events. The May 11, 2020 SSDS pressure gauge readings are indicative of similar SSDS blower function as was observed by Integral during the January and February 2020 monitoring events, when readings at VMPs indicated vacuum pressure was being applied across the slab throughout the building.

Integral does not anticipate any maintenance activities will be required for the SSDS during the next several months: Integral and AARCO Environmental performed a carbon changeout of the SSDS treatment drums on February 26, 2020 and the next carbon changeout will likely not be necessary until August 2020. Integral and Mr. Sillau are in communication and will continue to monitor SSDS blower function and pressure gauges.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the April 2020 monitoring period, Integral made progress on

the agreed upon approaches to cure. Integral's actions included but were not limited to performing logistics for installing new air filtration units in 135 Kent Avenue, and coordination with the master tenant regarding commercial space occupancy.

PLANNED ACTIVITIES FOR THE MAY 2020 REPORTING PERIOD

While Integral anticipates COVID-19 restrictions will remain in place in May 2020, we are reviewing logistics with Mr. Sillau to maintain physical distancing from building tenants in order to resume SSDS monitoring. Additional details regarding May 2020 activities will be provided in the next monitoring report, due June 10, 2020.

SSDS Pressure Gauge PI102
(Before Lead Carbon Treatment Drum)
Pressure = 46 inches of H₂O



SSDS Pressure Gauge PI103
(After Lead and Before Lag Carbon Treatment Drum)
Pressure = 31 inches of H₂O



Notes:
Photographs taken by Raul Sillau on May 11, 2020.



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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, 2020

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 May 2020.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Reviewed SSDS pressure gauge readings at 135 Kent Avenue.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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

135 Kent Avenue SSDS Monitoring

Due to COVID-19 concerns and NYSDEC’s recent guidance interpreting Governor Cuomo’s Executive Order 202.6, Integral was not able to perform SSDS monitoring of vapor monitoring points (VMPs) and SSDS suction points in May 2020. The master tenant, Raul Sillau, performed a site visit on May 11, 2020, upon request by Integral. Mr. Sillau confirmed that the SSDS was running and provided photos of SSDS pressure gauges PI102 and PI103 (see attached Figure 1). These readings are consistent with pressure readings observed during the January and February 2020 monitoring events, as presented in Table 1 below.

Table 1. SSDS Pressure Gauge Readings, 2020

Gauge	Pressure (inches of H ₂ O)			
	January 23, 2020	February 26, 2020	May 11, 2020	June 3, 2020
PI102 (Before SSDS Drum)	45	44	46	45
PI103 (After SSDS Drum)	32	32	31	31

The May 11, 2020 SSDS pressure gauge readings are indicative of similar SSDS blower function as was observed by Integral during the January and February 2020 monitoring events, when readings at VMPs indicated vacuum pressure was being applied across the slab throughout the building.

After discussion with Mr. Sillau regarding access to the building, Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on June 3, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the June 3, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 2 below.

Table 2. June 3, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,276	--
V-2	1,101	--
V-3	1,199	--
V-4	1,023	--
V-5	1,288	--
V-6	Not accessible	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.078
PV-3	--	-0.004
PV-4R	--	Not accessible
PV-5R	--	-0.015
PV-6RR	--	0.003
PV-7RR	--	-0.003
PV-8	--	-0.023
PV-10RR	--	-0.027
PV-11R	--	-0.002

The site plan, included as Figure 2, 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. VMP PV-6RR may not be properly connected to the building sub slab. Plumber’s putty was applied to this VMP during the June 3 SSDS monitoring event and no change was noted; if this VMP continues to have a positive pressure reading it will be re-installed. Integral was not able to access VMP PV-4R or suction point V-6 due to the temporary closure of HigherDose. Pressure and flow data collected on June 3, 2020 were generally comparable to those collected during the January and February 2020 monitoring events, and those performed at the site since December 2016.

During the June 3, 2020 monitoring event, Integral noted that the phone line for the Sensaphone SSDS alarm system was not functional. Integral is returning to the site on Monday, June 15, 2020 to provide access to a Verizon technician.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure

violations listed the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the May 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to drafting the tenant agreement letters, reviewing logistics for air filtration unit replacement in commercial spaces upon business reopening, communications with the master tenant regarding commercial space occupancy, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

PLANNED ACTIVITIES FOR THE JUNE 2020 REPORTING PERIOD

The SSDS system is currently operating. Integral performed the June 2020 monitoring on June 3, 2020. Integral will be at the building on June 15, 2020 to provide access to a Verizon technician for repair of the SSDS alarm system phone line. The July monthly monitoring event is scheduled for July 1, 2020. Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding June 2020 activities will be provided in the next monitoring report, due July 10, 2020.

SSDS Pressure Gauge PI102
(Before Lead Carbon Treatment Drum)
Pressure = 46 inches of H₂O

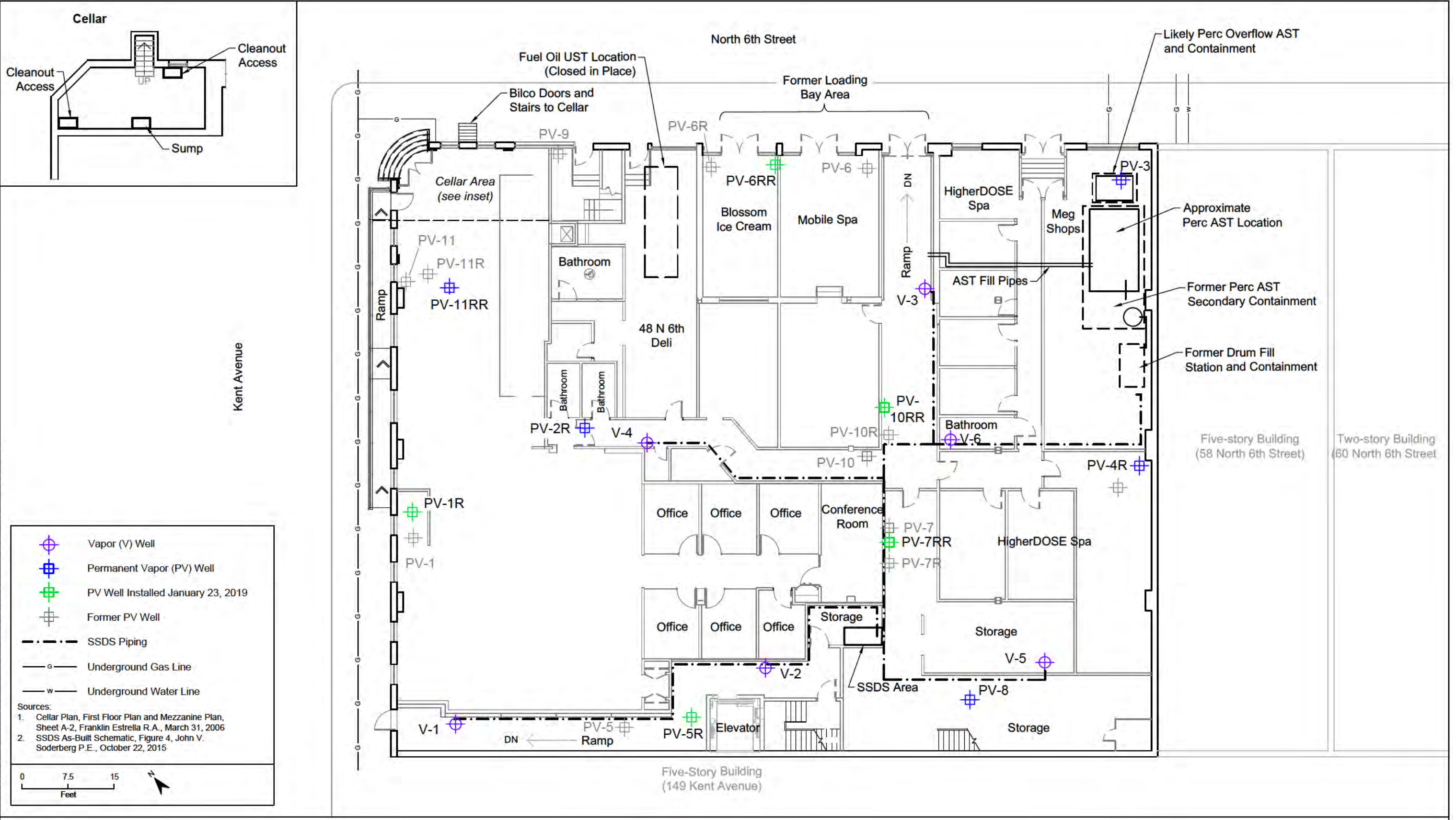






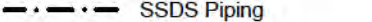
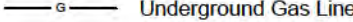
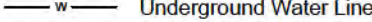
SSDS Pressure Gauge PI103
(After Lead and Before Lag Carbon Treatment Drum)
Pressure = 31 inches of H₂O



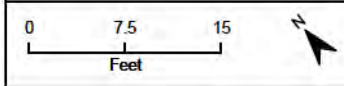
Notes:
Photographs taken by Raul Sillau on May 11, 2020.

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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 2.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 6/3/20
 Time Begin: 1035
 Time End: ~~1255~~ 1305
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.013
PV-2R	-0.078
PV-3	No access
PV-4R	-0.015
PV-5R	0.003
PV-6RR	-0.003
PV-7RR	-0.023
PV-8	-0.027
PV-10RR	-0.002
PV-11R	

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,276
V-2	1,101
V-3	1,199
V-4	1,023
V-5	1,288
V-6	no access

Notes: Higher Dose locations PV-4R & V-6 unaccessible due to shop closure

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	31	1.3	
After lag drum	Gauge PI104 Sample Port	18	0.3	
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: July 10, 2020

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 June 2020.

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. Coordinated repair of SSDS alarm system phone line.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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 June 3, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the June 3, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. June 3, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,276	--
V-2	1,101	--
V-3	1,199	--
V-4	1,023	--
V-5	1,288	--
V-6	Not accessible	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.078
PV-3	--	-0.004
PV-4R	--	Not accessible
PV-5R	--	-0.015
PV-6RR	--	0.003
PV-7RR	--	-0.003
PV-8	--	-0.023
PV-10RR	--	-0.027
PV-11R	--	-0.002

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. VMP PV-6RR may not be properly connected to the building sub slab. Plumber's putty was applied to this VMP during the June 3, 2020 SSDS monitoring event and no change was noted; if this VMP continues to have a positive pressure reading it will be re-installed. Integral was not able to access VMP PV-4R or suction point V-6 due to the temporary closure of HigherDose. Pressure and flow data collected on June 3, 2020 were generally comparable to those collected during the January and February 2020 monitoring events, and those performed at the site since December 2016.

During the June 3, 2020 monitoring event, Integral noted that the phone line for the Sensaphone SSDS alarm system was not functional. Integral returned to the site on Monday, June 15, 2020

to provide access to a Verizon technician. The Sensaphone was tested by Integral on June 16 and June 30, 2020 and is again operating.

Response to NOV Letter

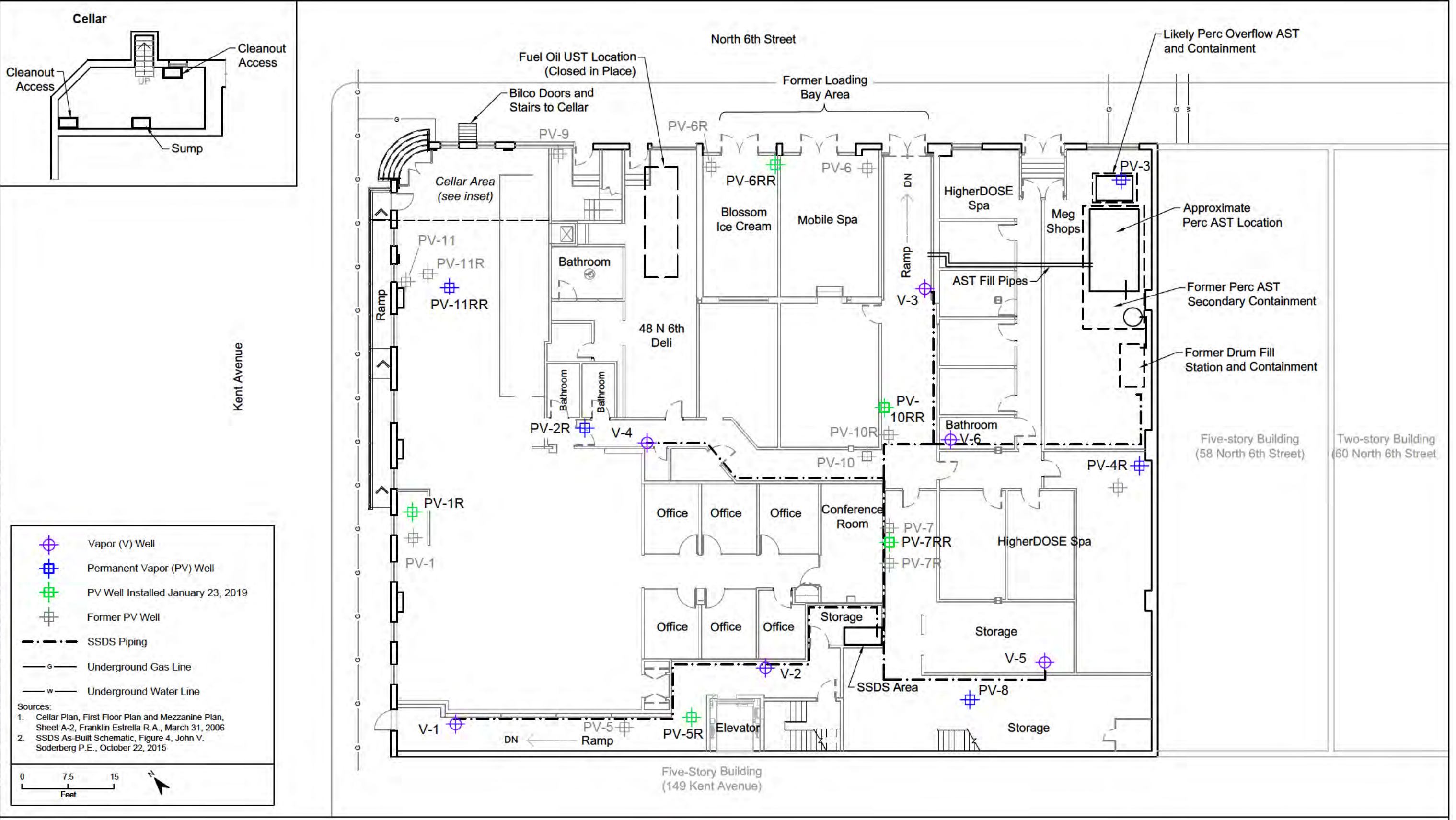
NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the June 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to reviewing logistics for air filtration unit replacement in commercial spaces upon business reopening, communications with the master tenant regarding commercial space occupancy, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

The type of the air filtration unit currently installed at the Site is the AirPura R600. This unit was approved by NYSDEC and New York State Department of Health (NYSDOH) prior to their installation at the Site. Integral has not been able to find these units in stock at air purification vendors in 2020. When Integral spoke with air purification vendors in June 2020, we were informed that these units are not being manufactured at this time. We called two air purification unit vendors, Allergy Buyers Club and The Air Purifier Store, to discuss the Site air purification needs and identify alternate options. Integral purchased AirPura R600 units from these vendors in the past. Both vendors recommended the AustinAir Healthmate HM400 for the Site. Sara Barbuto of Integral sent an email communication to NYSDEC and NYSDOH on June 25, 2020 regarding approval of the AustinAir Healthmate HM400 in commercial and residential spaces that do not currently have air filtration units. Integral plans to order and deploy these units in commercial and residential spaces once approval is granted.

PLANNED ACTIVITIES FOR THE JULY 2020 REPORTING PERIOD

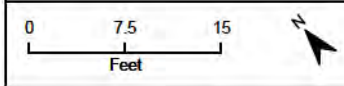
The SSDS system and Sensaphone alarm system are currently operating. The July monthly monitoring event is scheduled for July 15, 2020. Pending NYSDEC and NYSDOH approval of the alternate air filtration unit AustinAir Healthmate HM400, Integral plans to install air filtration units in residential and commercial spaces in July. Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding July 2020 activities will be provided in the next monitoring report, due August 10, 2020.

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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: 6/3/20
 Time Begin: 1035
 Time End: ~~1255~~ 1305
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.013
PV-2R	-0.078
PV-3	No access - 0.004
PV-4R	No access
PV-5R	-0.015
PV-6RR	0.003
PV-7RR	-0.003
PV-8	-0.023
PV-10RR	-0.027
PV-11R	-0.002

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,276
V-2	1,101
V-3	1,199
V-4	1,023
V-5	1,288
V-6	no access

Notes: Higher Dose locations PV-4R & V-6 unaccessible due to shop closure

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	31	1.3	
After lag drum	Gauge PI104 Sample Port	18	0.3	
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, 2020

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 July 2020.

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. Coordinated repair of SSDS alarm system phone line.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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 July 30, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the July 30, 2020 monitoring event for SSDS suction points and VMPs are presented in Table 1 below.

Table 1. July 30, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	978	--
V-2	1,125	--
V-3	1,065	--
V-4	1,232	--
V-5	Inaccessible	--
V-6	1,188	--
VMPs		
PV-1R	--	-0.011
PV-2R	--	-0.076
PV-3	--	-0.005
PV-4R	--	-0.034
PV-5R	--	-0.013
PV-6RR	--	-0.003
PV-7RR	--	-0.004
PV-8	--	-0.017
PV-10RR	--	-0.031
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 July 30, 2020 were generally comparable to those collected during the February and June 2020 monitoring events, and those performed at the Site since December 2016.

Integral was not able to access suction point V-5, located in a storage room, due to the room being filled for a tenant that is moving into the building. Integral will coordinate with the tenants to have access to V-5 during the next monitoring event. This tenant, Designers Collab, was preparing for the opening of the former coffee shop space during the July monitoring event. Integral received their contact information and also discussed SSDS monitoring and air filtration unit requirements.

During the July 30, 2020 monitoring event, Integral noted that the phone line for the

Sensaphone SSDS alarm system was not functioning again. Integral coordinated a repair request with Verizon.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the July 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to purchasing and delivering air filtration units to the building at 135 Kent Avenue, communications with the master tenant regarding commercial space occupancy, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

Integral delivered replacement air filtration units to the 135 Kent Avenue building storage area on July 30, 2020. The type of the air filtration unit currently installed at the Site is the AirPura R600. This unit was approved by NYSDEC and New York State Department of Health (NYSDOH) prior to their installation at the Site. Integral has not been able to find these units in stock at air filtration vendors in 2020. Integral spoke with two air filtration vendors, Allergy Buyers Club and The Air Purifier Store, to discuss the Site air filtration needs and identify alternate options. Both vendors recommended the AustinAir Healthmate HM400 for the Site. Sara Barbuto of Integral sent an email communication to NYSDEC and NYSDOH on June 25, 2020 regarding approval of installing the AustinAir Healthmate HM400 in commercial and residential spaces that do not currently have air filtration units. NYSDEC and NYSDOH reviewed this request and on July 15, 2020 NYSDEC sent approval via email. Integral ordered the air filtration units and on July 30, 2020, transported the units to the Site and placed them in storage. Integral did not deploy units in the building that day as no tenants had yet responded to access requests. Integral has since coordinated delivery of air filtration units to Meg Shops and HigherDOSE and will continue to communicate with tenants to coordinate air filtration unit installation in August 2020.

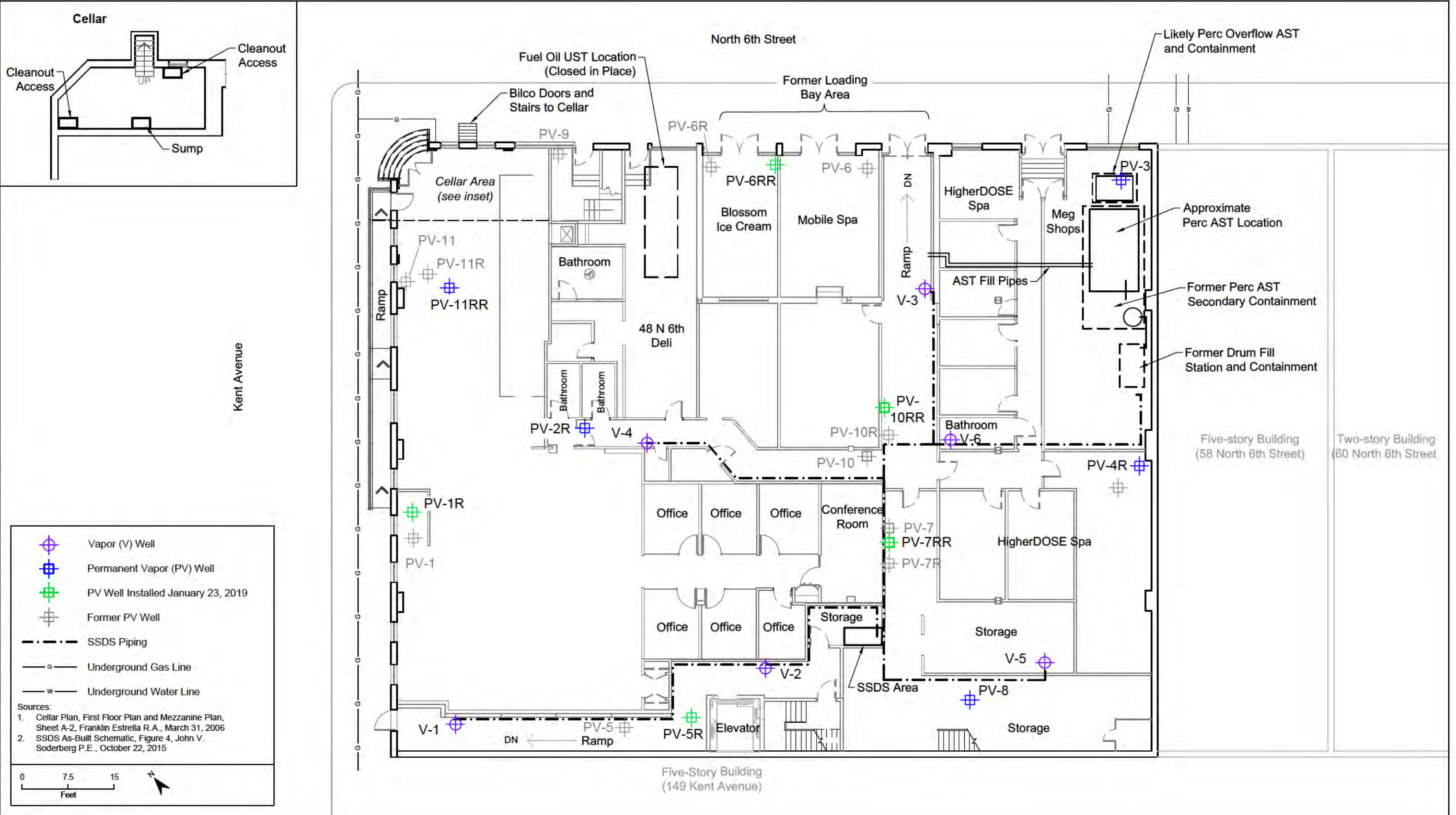
AUGUST 2020 REPORTING PERIOD

The SSDS is currently operating. Verizon is scheduled to repair the SSDS Sensaphone alarm system phone line the week of August 10 by Verizon.

The August monthly monitoring event occurred on August 6, 2020. Integral installed air

filtration units in Meg Shops and HigherDOSE. Integral plans to install the remaining air filtration units in residential and commercial spaces in September after tenants allow for access or coordinate installation. Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding August 2020 activities will be provided in the next monitoring report, due September 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: 7/30/20
 Time Begin: 1230
 Time End: 1450
 Staff: Jonathan Perzira

Sub-Slab Monitoring Point	Pressure (In. H ₂ O)
PV-1R	-0.011
PV-2R	-0.076
PV-3	-0.005
PV-4R	-0.034
PV-5R	-0.013
PV-6RR	-0.003
PV-7RR	-0.004
PV-8	-0.017
PV-10RR	-0.031
PV-11R	-0.005

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	978
V-2	1,125
V-3	1,065
V-4	1,232
V-5	unaccessible
V-6	1,188

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	30	6.7	
After lag drum	Gauge PI104 Sample Port	18	0.4	
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: September 10, 2020

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 August 2020.

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. Coordinated repair of SSDS alarm system phone line.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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 August 6, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the August 6, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. August 6, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,145	--
V-2	1,033	--
V-3	1,326	--
V-4	1,188	--
V-5	Not accessible	--
V-6	1,230	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.081
PV-3	--	-0.003
PV-4R	--	-0.038
PV-5R	--	-0.012
PV-6RR	--	0.005
PV-7RR	--	-0.004
PV-8	--	-0.024
PV-10RR	--	-0.029
PV-11R	--	-0.006

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 was not able to access V-5 due to storage blocking that space. The owner of the storage materials, Common Good, indicated they will be moved out of the storage space before the next monitoring event. A positive pressure reading was collected at VMP PV-6RR in Blossom Ice Cream Shop. Integral will review this location during the September monitoring event and we will plan to reinstall the VMP if measurements continue to be positive. Pressure and flow data collected on August 6, 2020 were generally comparable to those collected during the June and July 2020 monitoring events, and those performed at the Site since December 2016.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the August 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to storing and installing air filtration unit replacements at 135 Kent Ave., communications with the master tenant regarding commercial space occupancy, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

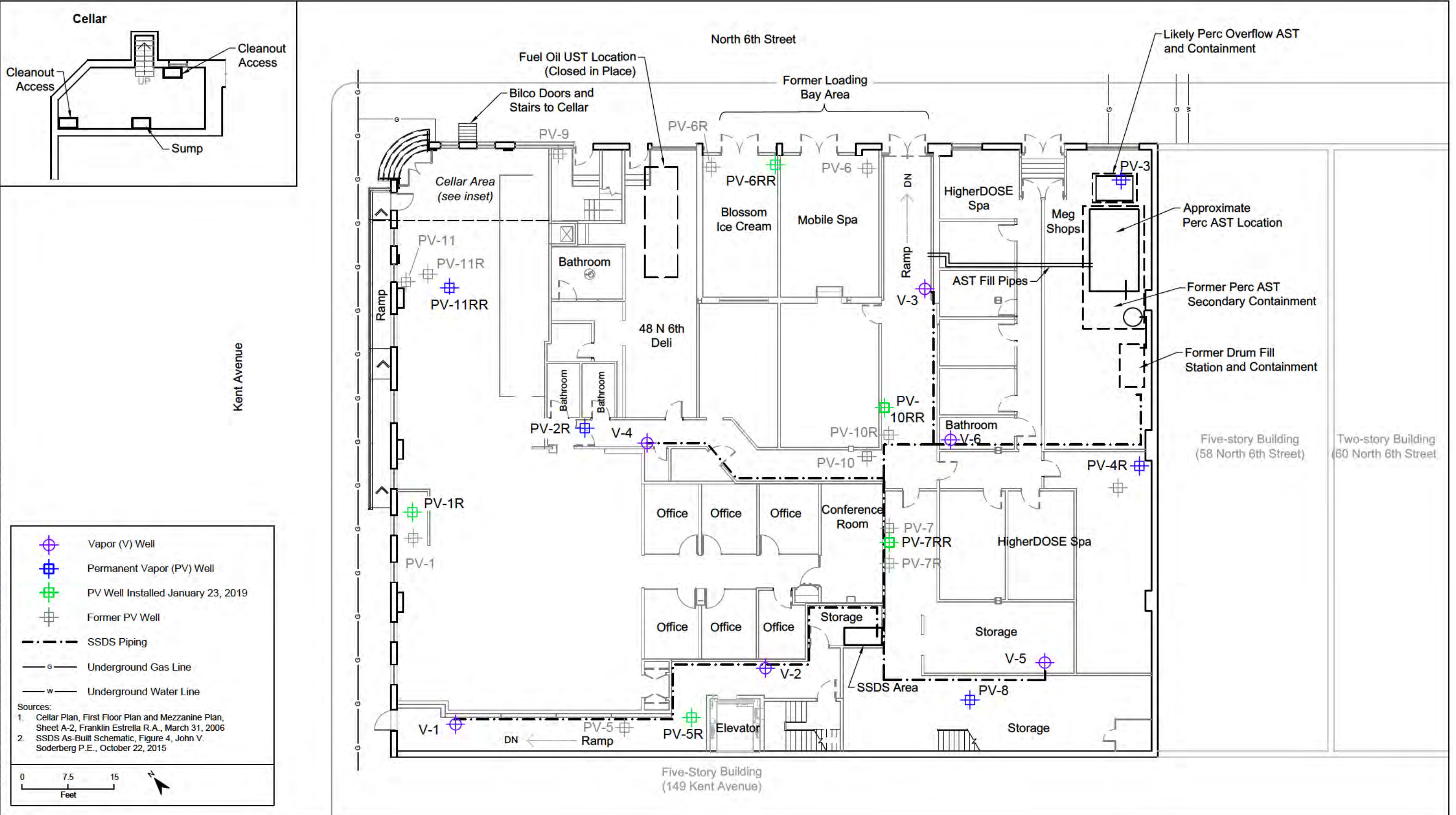
On August 6, 2020, Integral installed air filtration units in two commercial spaces, Meg Shops and HigherDOSE. Integral plans to install the remaining air filtration units in residential and commercial spaces in September once tenants respond to coordination requests.

PLANNED ACTIVITIES FOR THE SEPTEMBER 2020 REPORTING PERIOD

The SSDS system is currently operating. The phone line for the Sensaphone still requires repair and Integral is coordinating with Verizon to fix the issue.

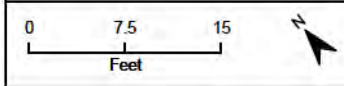
The September monthly monitoring event is scheduled for September 16, 2020. Integral plans to install the remaining air filtration units in residential and commercial spaces in September in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place. Integral will leave paper notices at commercial spaces during the September monitoring event regarding providing notice for air filtration unit installation. Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding September 2020 activities will be provided in the next monitoring report, due October 10, 2020.

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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: 8/6/20
 Time Begin: 0945
 Time End: 1310
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.013
PV-2R	-0.081
PV-3	-0.003
PV-4R	-0.038
PV-5R	-0.012
PV-6RR	0.005
PV-7RR	-0.004
PV-8	-0.024
PV-10RR	-0.029
PV-11R	-0.006

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,145
V-2	1,033
V-3	1,326
V-4	1,188
V-5	unaccessible
V-6	1,230

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	31	8.6	
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: October 10, 2020

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 September 2020.

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. Coordinated repair of SSDS alarm system phone line.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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 September 16, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the September 16, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. September 16, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,639	--
V-2	1,158	--
V-3	1,322	--
V-4	978	--
V-5	1,568	--
V-6	1,089	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.082
PV-3	--	Not accessible
PV-4R	--	-0.034
PV-5R	--	-0.009
PV-6RR	--	0.005
PV-7RR	--	-0.004
PV-8	--	-0.026
PV-10RR	--	-0.032
PV-11R	--	-0.006

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 was not able to access PV-3 during the September 16 monitoring event due to storage blocking the point. A positive pressure reading was collected at VMP PV-6RR in Blossom Ice Cream Shop. Integral will review this location during the October monitoring event and we will plan to reinstall the VMP if measurements continue to be positive. Pressure and flow data collected on September 16, 2020 were generally comparable to those collected during the June and July 2020 monitoring events, and those performed at the Site since December 2016.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the September 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to communications with the master tenant regarding commercial space occupancy, notification to commercial tenants via letter on air filter installation, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

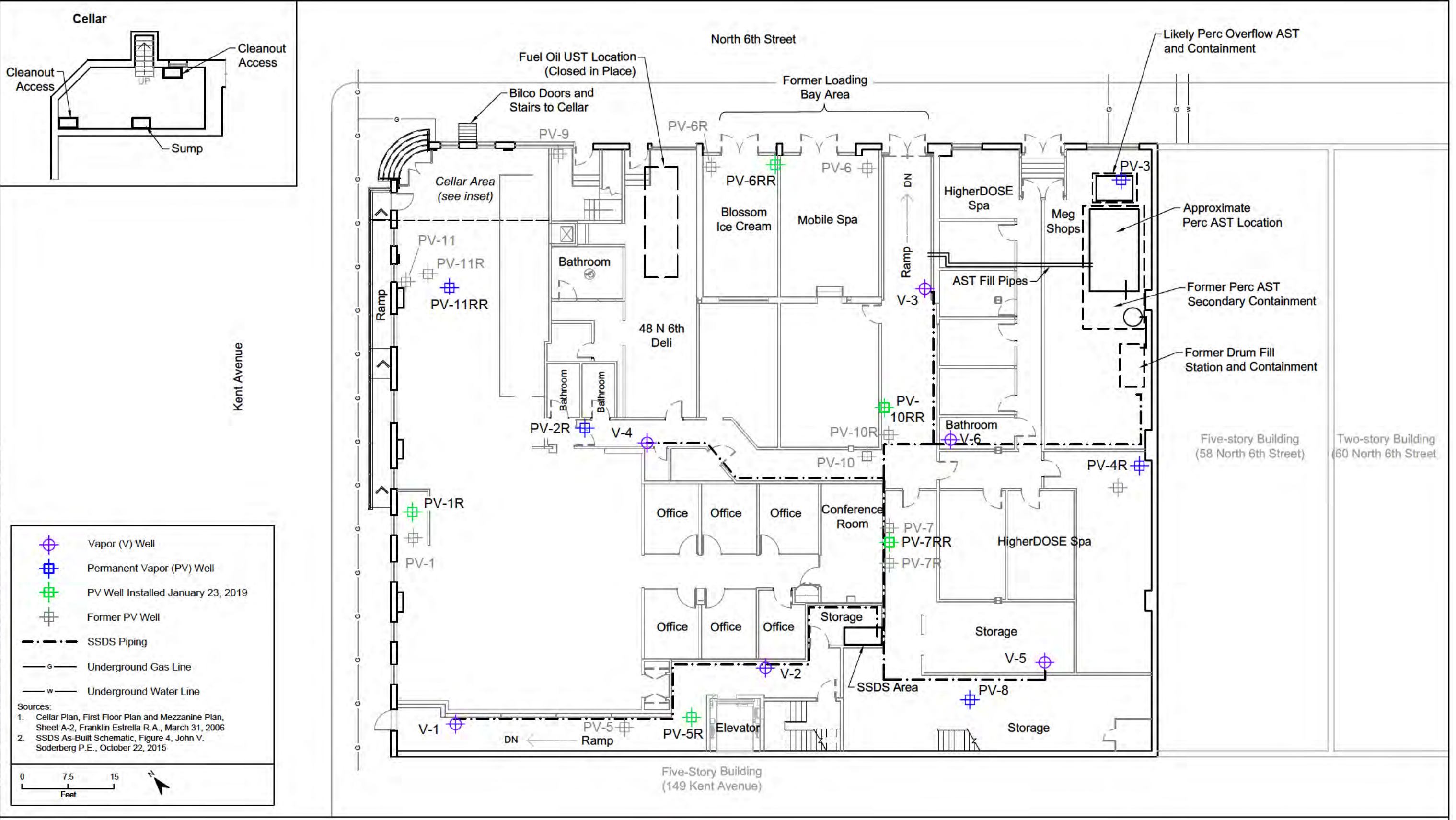
On September 16, 2020 Integral left notices in commercial spaces regarding air filter installation and agreements. Integral plans to install the remaining air filtration units in residential and commercial spaces in October once tenants respond to coordination requests.

PLANNED ACTIVITIES FOR THE OCTOBER 2020 REPORTING PERIOD

The SSDS system is currently operating. The phone line for the Sensaphone still requires repair and Integral is coordinating with Verizon to fix the issue.

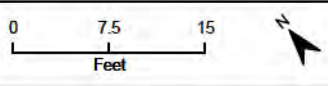
The October monthly monitoring event is scheduled for October 16, 2020. Integral plans to install the remaining air filtration units in residential and commercial spaces in October in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place. Integral will leave paper notices at commercial spaces during the October monitoring event regarding providing notice for air filtration unit installation. Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding October 2020 activities will be provided in the next monitoring report, due November 10, 2020.

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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: 9/16/20
 Time Begin: 0945
 Time End: 1210
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.013
PV-2R	-0.082
PV-3	unaccessible
PV-4R	-0.034
PV-5R	-0.009
PV-6RR	0.005
PV-7RR	-0.004
PV-8	-0.026
PV-10RR	-0.032
PV-11RR	-0.006

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,639
V-2	1,158
V-3	1,322
V-4	978
V-5	1,568
V-6	1,089

Notes: PV-3 covered, not able to access

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	31	7.1	
After lag drum	Gauge PI104 Sample Port	18	6.7	
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: November 10, 2020

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 October 2020.

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. Coordinated repair of SSDS alarm system phone line.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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 October 21, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the October 21, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. October 21, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,597	--
V-2	1,211	--
V-3	1,350	--
V-4	896	--
V-5	1,615	--
V-6	1,105	--
VMPs		
PV-1R	--	-0.012
PV-2R	--	-0.376
PV-3	--	-0.020
PV-4R	--	-0.030
PV-5R	--	-0.011
PV-6RR	--	-0.001
PV-7RR	--	-0.027
PV-8	--	-0.020
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). All locations were accessible during the October 2020 monitoring event. Pressure and flow data collected on October 21, 2020 were generally comparable to those collected during the June and July 2020 monitoring events, and those performed at the Site since December 2016.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases,

coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the October 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to communications with the master tenant regarding commercial space occupancy, notification to commercial tenants via letter on air filter installation, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

On October 21, 2020 Integral left notices in commercial spaces regarding air filter installation and agreements. Integral plans to install the remaining air filtration units in residential and commercial spaces in November once tenants respond to coordination requests.

PLANNED ACTIVITIES FOR THE NOVEMBER 2020 REPORTING PERIOD

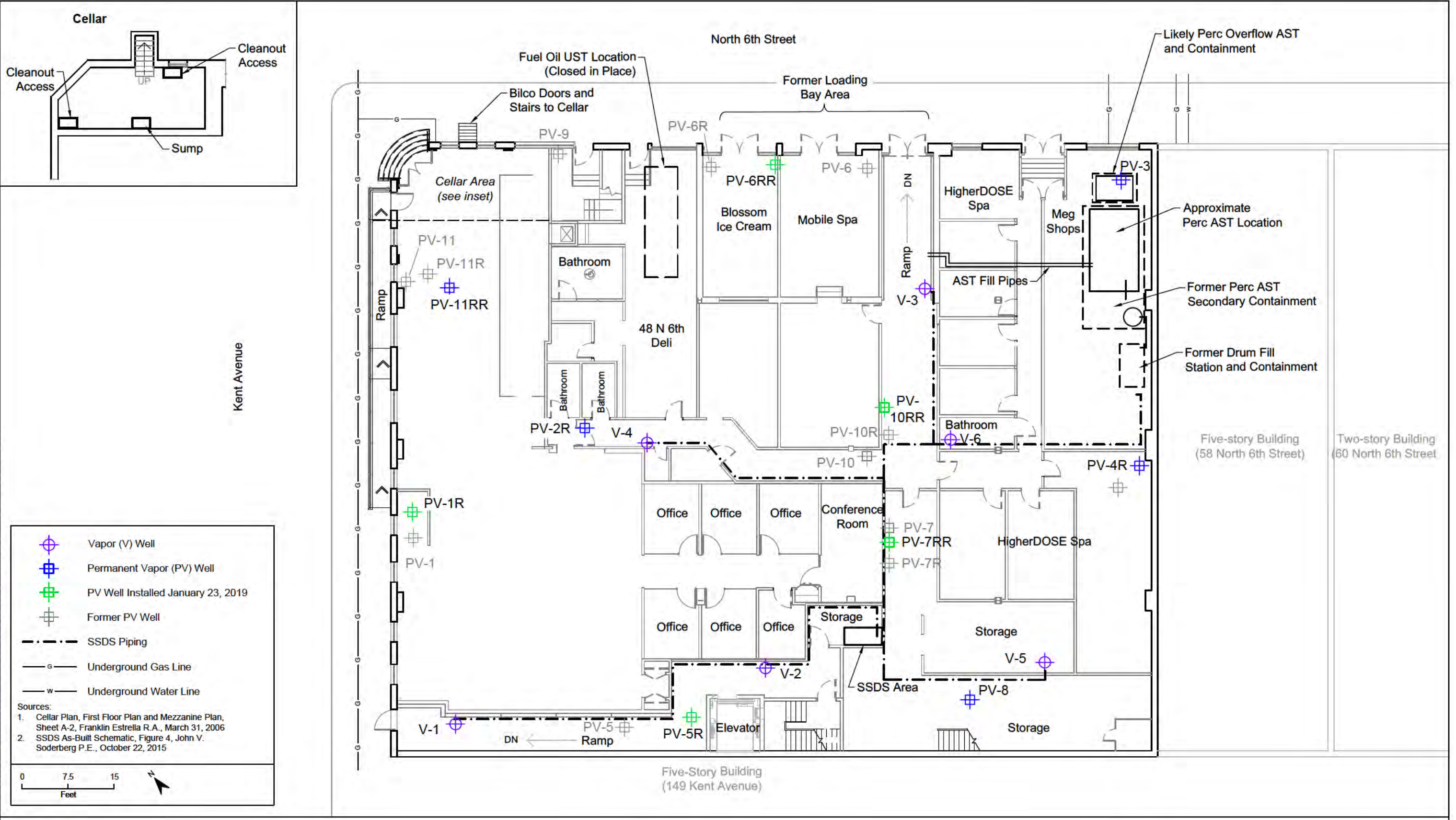
The November monthly monitoring event is scheduled for November 11, 2020. The SSDS system is currently operating. Verizon repaired the phone line for the Sensaphone on November 8, 2020 and Integral will confirm if the Sensaphone is fully operational during the November 11 monitoring event.

Integral will leave paper notices at commercial spaces during the November monitoring event regarding providing notice for air filtration unit installation, as well as continue to call and e-mail these tenants regarding this requirement. Integral plans to install the remaining air filtration units in residential and commercial spaces in November in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place.

Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units. This will involve a changeout of the carbon filter and pre-filter. Integral will provide NYSDEC and NYSDOH with the maintenance schedule once a material shipment date is obtained.

Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding November 2020 activities will be provided in the next monitoring report, due December 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: 10/21/20
 Time Begin: 1045
 Time End: 1315
 Staff: Patrick McQuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.012
PV-2R	-0.376
PV-3	-0.020
PV-4R	-0.030
PV-5R	-0.011
PV-6RR	-0.001
PV-7RR	-0.027
PV-8	-0.020
PV-10RR	-0.025
PV-11RR	-0.003

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,597
V-2	1,211
V-3	1,350
V-4	896
V-5	1,615
V-6	1,105

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge P1102	44	no port	
Before lag drum	Gauge P1103 Sample Port	30	7.2	
After lag drum	Gauge P1104 Sample Port	19	3.4	
Ambient Air			0.8	

- 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, 2020

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 2020.

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 actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.
3. Coordinated maintenance of the air filtration units in 135 Kent Avenue.

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 11, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the November 11, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. November 11, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,543	--
V-2	956	--
V-3	1,297	--
V-4	1,254	--
V-5	1,527	--
V-6	1,203	--
VMPs		
PV-1R	--	-0.012
PV-2R	--	-0.082
PV-3	--	-0.024
PV-4R	--	-0.030
PV-5R	--	-0.010
PV-6RR	--	0.001
PV-7RR	--	-0.003
PV-8	--	-0.022
PV-10RR	--	-0.026
PV-11R	--	-0.010

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). All locations were accessible during the November 2020 monitoring event. Pressure and flow data collected on November 11, 2020 were generally comparable to those collected during the June and July 2020 monitoring events, and those performed at the Site since December 2016. Pressure readings at PV-6RR vacillated between negative and positive pressure values during monitoring and this location will be replaced.

Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial

investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the November 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to communications with the master tenant regarding commercial space occupancy, notification to commercial tenants via letter on air filter installation, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

On November 11, 2020 Integral left notices in commercial spaces regarding air filter installation and agreements. Integral plans to install the remaining air filtration units in residential and commercial spaces in December once tenants respond to coordination requests.

135 Kent Avenue Air Filtration Unit Maintenance

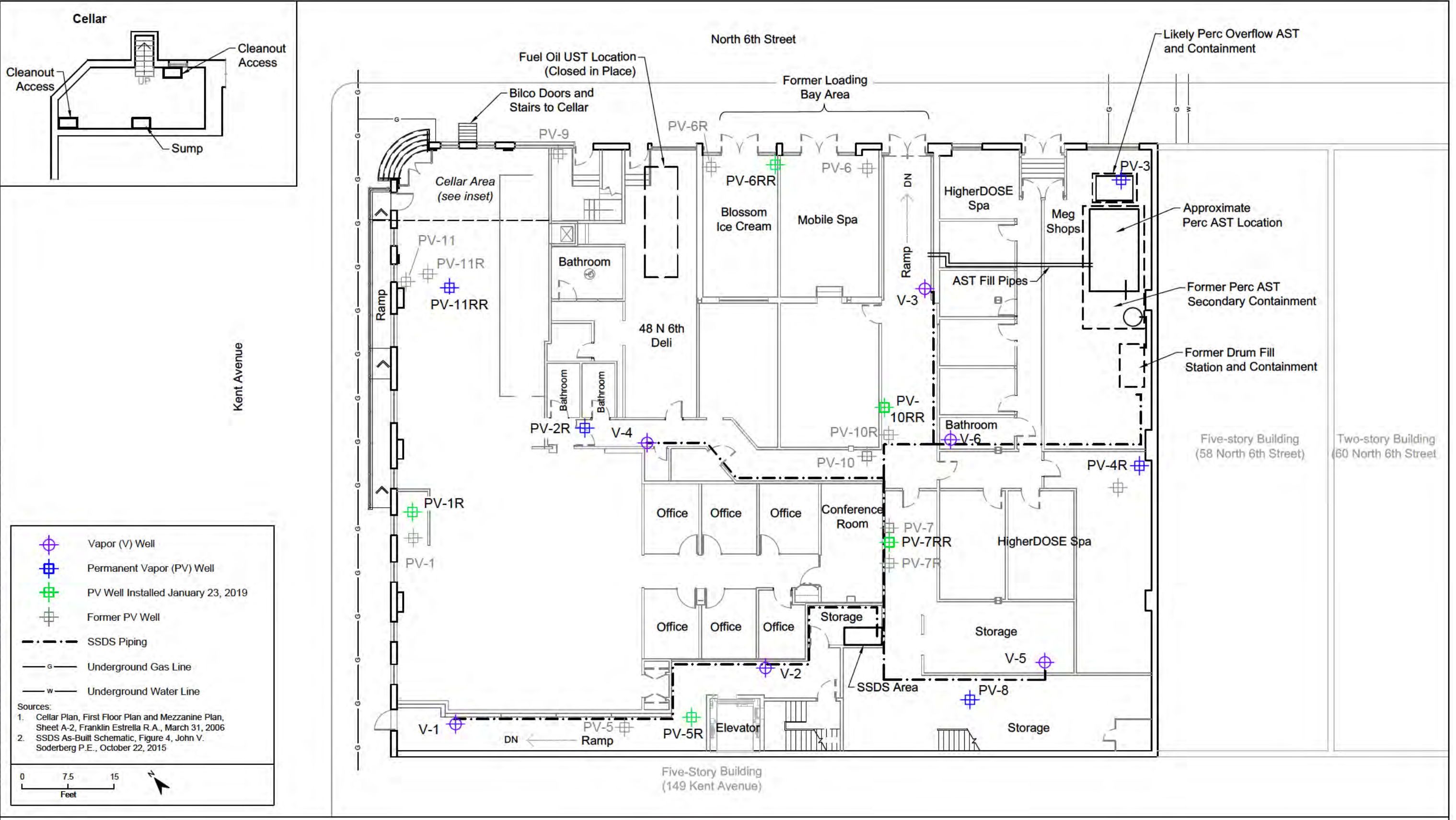
NYSDEC and Integral discussed required maintenance to the air filtration units in 135 Kent Avenue in November 2020. This entails replacement of the carbon filter and pre-filter materials within the AirPura filtration units. Integral coordinated the procurement of these materials during the November 2020 reporting period, and plans to perform this maintenance event in December 2020.

PLANNED ACTIVITIES FOR THE DECEMBER 2020 REPORTING PERIOD

The December monthly monitoring event is scheduled for December 9, 2020. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units. Integral will leave paper notices at commercial spaces during the December monitoring event regarding providing notice for air filtration unit installation, as well as continue to call and e-mail these tenants regarding this requirement. Integral plans to install the remaining air filtration units in residential and commercial spaces in December in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place.

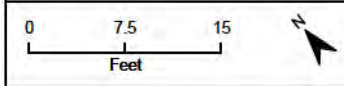
Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding December 2020 activities will be provided in the next monitoring report, due January 10, 2021.

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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



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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: 11/11/20
 Time Begin: 1300
 Time End: 1500
 Staff: Patrick M. Guire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.012
PV-2R	-0.082
PV-3	-0.024
PV-4R	-0.030
PV-5R	-0.010
PV-6RR	+0.001
PV-7RR	-0.003
PV-8	-0.022
PV-10RR	-0.026
PV-11RR	-0.010

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,543
V-2	956
V-3	1,297
V-4	1,254
V-5	1,527
V-6	1,203

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	30	5.6	
After lag drum	Gauge PI104 Sample Port	19	3.2	
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



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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 11, 2020

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 December 2020.

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. Coordinated maintenance of the air filtration units in 135 Kent Avenue.

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 8, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the December 8, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below. v

Table 1. December 8, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,217	--
V-2	1,032	--
V-3	1,286	--
V-4	1,060	--
V-5	1,249	--
V-6	858	--
VMPs		
PV-1R	--	-0.009
PV-2R	--	+0.378
PV-3	--	-0.010
PV-4R	--	-0.028
PV-5R	--	-0.007
PV-6RR	--	-0.321
PV-7RR	--	-0.002
PV-8	--	-0.020
PV-10RR	--	-0.028
PV-11R	--	+0.005

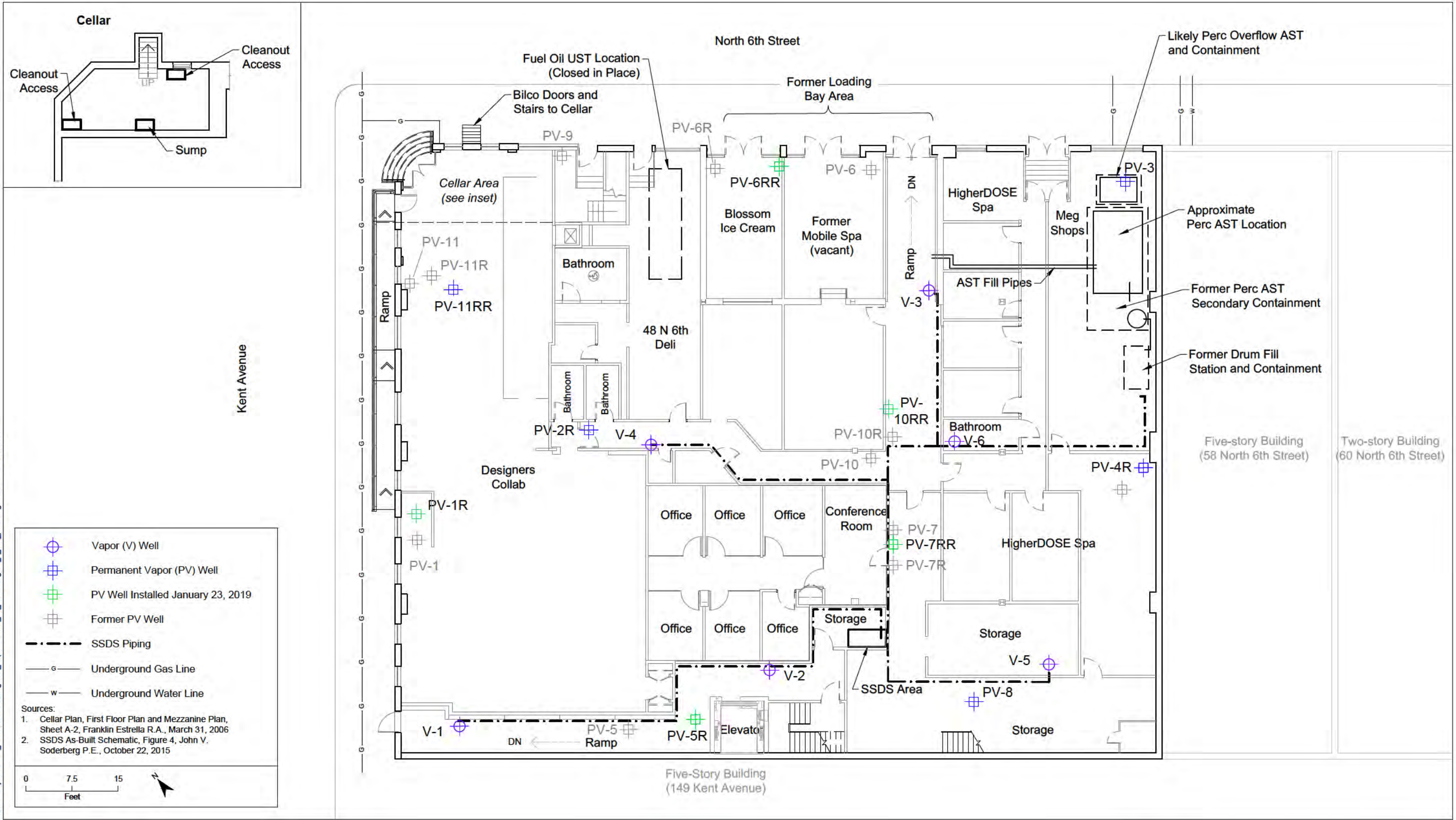
The Site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). All locations were accessible during the December 2020 monitoring event. SSDS airflow velocity data collected on December 11, 2020 were generally comparable to those collected during previous 2020 monitoring events, and those performed at the Site since December 2016. Pressure readings at PV-2R and PV-11RR vacillated between negative and positive values during monitoring and stabilized on positive pressures. Integral did not typically observe positive pressure in PV-2R or PV-11RR during previous 2020 monitoring events. During the January 5, 2021 monitoring event, Integral recorded negative pressure at these two PVs and there was not an issue with values vacillating between negative and positive pressures.

135 Kent Avenue Air Filtration Unit Maintenance

NYSDEC and Integral discussed required maintenance to the air filtration units in 135 Kent Avenue in November 2020. This entails replacement of the carbon filter and pre-filter materials within the AirPura filtration units. Integral coordinated the procurement of these materials during the December 2020 reporting period, and plans to perform this maintenance event in January 2021.

PLANNED ACTIVITIES FOR THE JANUARY 2021 REPORTING PERIOD

The January 2021 monthly monitoring event is scheduled for January 5, 2021. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units. Integral is also coordinating an SSDS carbon changeout. Additional details regarding January 2021 activities will be provided in the next monitoring report, due February 10, 2021.



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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: 12/8/20
 Time Begin: 1030
 Time End: 1300
 Staff: Patrick McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.009
PV-2R	+0.378
PV-3	-0.010
PV-4R	-0.028
PV-5R	-0.007
PV-6RR	-0.321
PV-7RR	-0.002
PV-8	-0.020
PV-10RR	-0.028
PV-11RR	+0.005

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,217
V-2	1,032
V-3	1,286
V-4	1,050
V-5	1,249
V-6	858

Notes: PV-2R stabilized for 5 minutes from 3-4 in H₂O down to 0.378 in H₂O
 PV-11RR oscillating from 0.001 to 0.005 in H₂O
 PV-11R also ranges 0.004-0.007 in H₂O

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	30	5.5	
After lag drum	Gauge PI104 Sample Port	18	3.2	
Ambient Air			0.02	

- Is SSDS blower operating: Yes No
- Is heat exhaust fan operating: Yes No
- Is Sensaphone operating: Yes No Need replacement batteries. Have 4 batteries, need 2 more
- 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: February 10, 2021

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 January 2021.

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. Coordinated maintenance of the air filtration units in 135 Kent Avenue.
3. Collected monitoring measurements for the passive SSDS at 60 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 January 5, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the January 5, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. January 5, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,455	--
V-2	1,064	--
V-3	1,545	--
V-4	1,278	--
V-5	1,128	--
V-6	880	--
VMPs		
PV-1R	--	-0.010
PV-2R	--	-0.002
PV-3	--	-0.026
PV-4R	--	-0.029
PV-5R	--	-0.005
PV-6RR	--	+0.002
PV-7RR	--	-0.004
PV-8	--	-0.020
PV-10RR	--	-0.025
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). All locations were accessible during the January 2021 monitoring event. SSDS airflow velocity data collected on January 5, 2021 were generally comparable to those collected during 2020 monitoring events, and those performed at the Site since December 2016. Pressure readings at PV-6RR vacillated between negative and positive values during monitoring and stabilized on a positive pressure. Integral will note if this continues to be a problem and will re-install this point if necessary.

135 Kent Avenue Air Filtration Unit Maintenance

NYSDEC and Integral discussed required maintenance to the air filtration units in 135 Kent Avenue in November 2020. This entails replacement of the carbon filter and pre-filter materials within the AirPura filtration units. Integral coordinated the procurement of these materials during the January 2021 reporting period, and will perform this maintenance event on February 17, 2021.

60 North 6th Street SSDS Monitoring

On January 22, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect monitoring data for the passive SSDS located at 60 North 6th Street. Pressure readings were collected from each of the system's two monitoring points and are presented in Table 2 below.

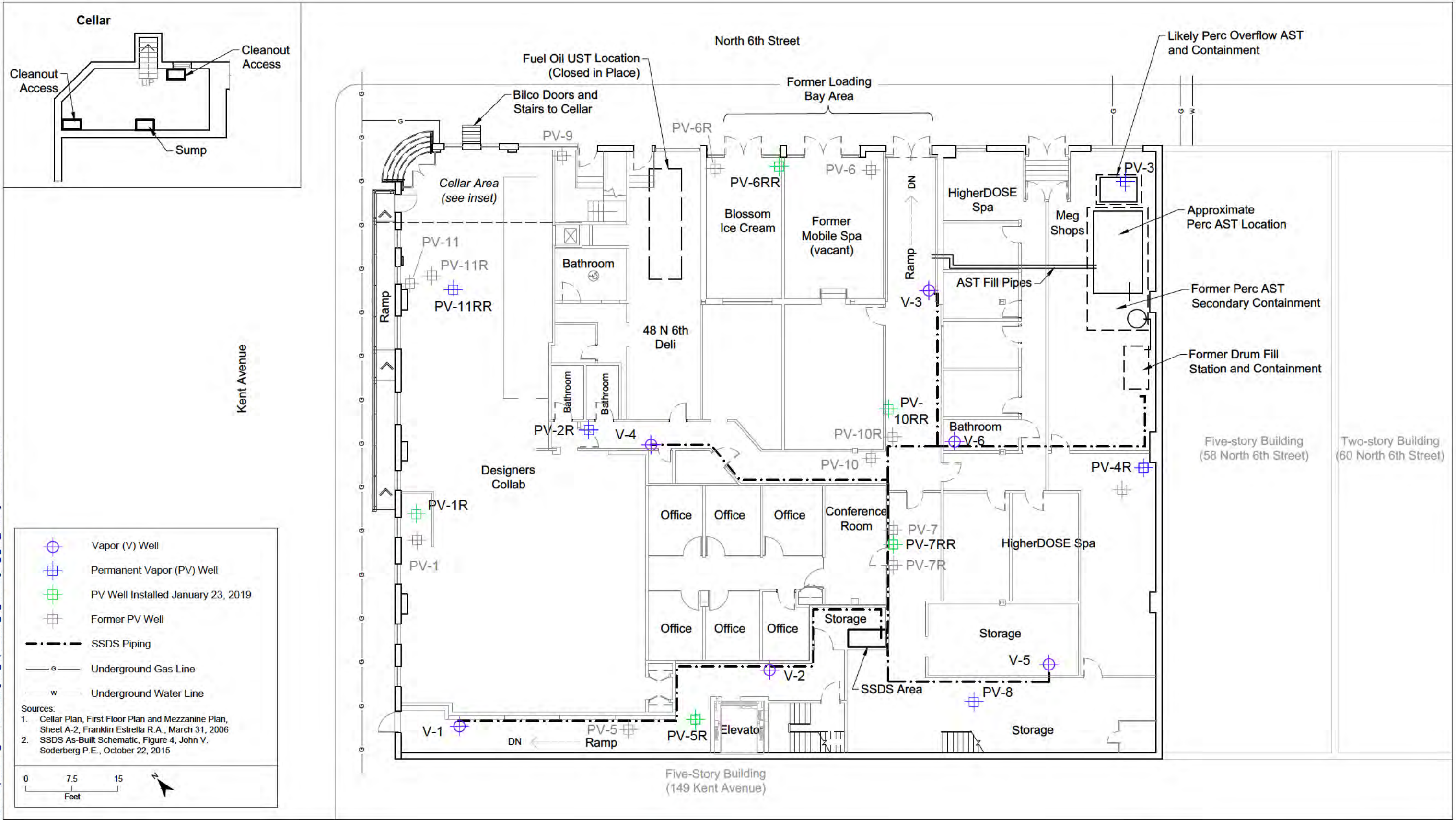
Table 2. January 20, 2021 60 North 6th Street SSDS Monitoring Results

Location	Pressure (inches of H ₂ O) as Measured by Integral	Pressure (inches of H ₂ O) as Measured by P.W. Grosser
VMP-1 (west)	+0.004	-0.0011 to +0.0005
VMP-2 (east)	-0.003	-0.0031

The two monitoring points were accessible but required plumber's putty to create a seal around the manometer hose. Readings collected by P.W. Grosser for VMP-1 vacillated between negative and positive values; Integral observed a positive value of 0.004 inches of water at this location. Integral and P.W. Grosser obtained similar, negative pressure readings for VMP-2. Integral will collect additional monitoring data at 60 North 6th Street during the month of February 2021.

PLANNED ACTIVITIES FOR THE FEBRUARY 2021 REPORTING PERIOD

The February 2021 monthly monitoring event is scheduled for February 8, 2021; Integral will collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units on February 17, 2021. Integral is also coordinating an SSDS carbon changeout at 135 Kent Avenue for February 24, 2021. Additional details regarding February 2021 activities will be provided in the next monitoring report, due March 10, 2021.



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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: 1/5/21
 Time Begin: 1345
 Time End: 1545
 Staff: P. McGuire & M. Jones

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.010
PV-2R	0.0
PV-3	-0.026
PV-4R	-0.029
PV-5R	-0.005
PV-6RR	+0.002
PV-7RR	-0.004
PV-8	0.020
PV-10RR	0.025
PV-11RR	-0.004

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2455
V-2	1064
V-3	1545
V-4	1278
V-5	1128
V-6	880

90° water at valve to 45° elbow in riser
 45°
 75°
 90°
 45°
 90°

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	30	5.6	
After lag drum	Gauge PI104 Sample Port	18	3.3	
Ambient Air		0	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, 2021

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 February 2021.

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. Collected monitoring measurements for the passive SSDS at 60 North 6th Street.
3. Performed maintenance of the air filtration units in 135 Kent Avenue.

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 February 8, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the February 8, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. February 8, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,135	--
V-2	733	--
V-3	1,340	--
V-4	1,259	--
V-5	1,347	--
V-6	1,474	--
VMPs		
PV-1R	--	-0.005
PV-2R	--	-0.081
PV-3	--	-0.015
PV-4R	--	-0.036
PV-5R	--	-0.005
PV-6RR	--	-0.025
PV-7RR	--	-0.002
PV-8	--	-0.022
PV-10RR	--	-0.024
PV-11RR	--	+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). All locations were accessible during the February 2021 monitoring event. SSDS airflow velocity data collected on February 8, 2021 were generally comparable to those collected during 2020 and the January 2021 monitoring event, and those performed at the Site since December 2016. Pressure readings at PV-11R and its replacement location, PV-11RR vacillated between negative and positive values during monitoring and stabilized on a positive pressure. Integral will note if this continues to be a problem and will re-install a point in the vicinity of PV-11 if necessary.

60 North 6th Street SSDS Monitoring

On February 8, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect monitoring data for the passive SSDS located at 60 North 6th Street. Pressure

readings were collected from each of the system’s two monitoring points and are presented in Table 2 below.

Table 2. 60 North 6th Street SSDS Monitoring Results

Location	Monitoring Date	Pressure (inches of H ₂ O) as Measured by Integral	Pressure (inches of H ₂ O) as Measured by P.W. Grosser
VMP-1 (west)	January 5, 2021	+0.004	-0.0011 to +0.0005
	February 8, 2021	-0.002	-0.0011
VMP-2 (east)	January 5, 2021	-0.003	-0.0031
	February 8, 2021	+0.003	-0.021

The two monitoring points were accessible but required plumber’s putty to create a seal around the manometer hose. The February pressure readings were not consistent with what were observed during the previous monitoring event: on February 8, 2021 a positive pressure of 0.004 inches of water was observed at the western monitoring point, VMP-2. P.W. Grosser collected negative pressure readings at both monitoring points during the February 8, 2021 monitoring event. Integral will collect additional monitoring data at 60 North 6th Street during the month of March 2021.

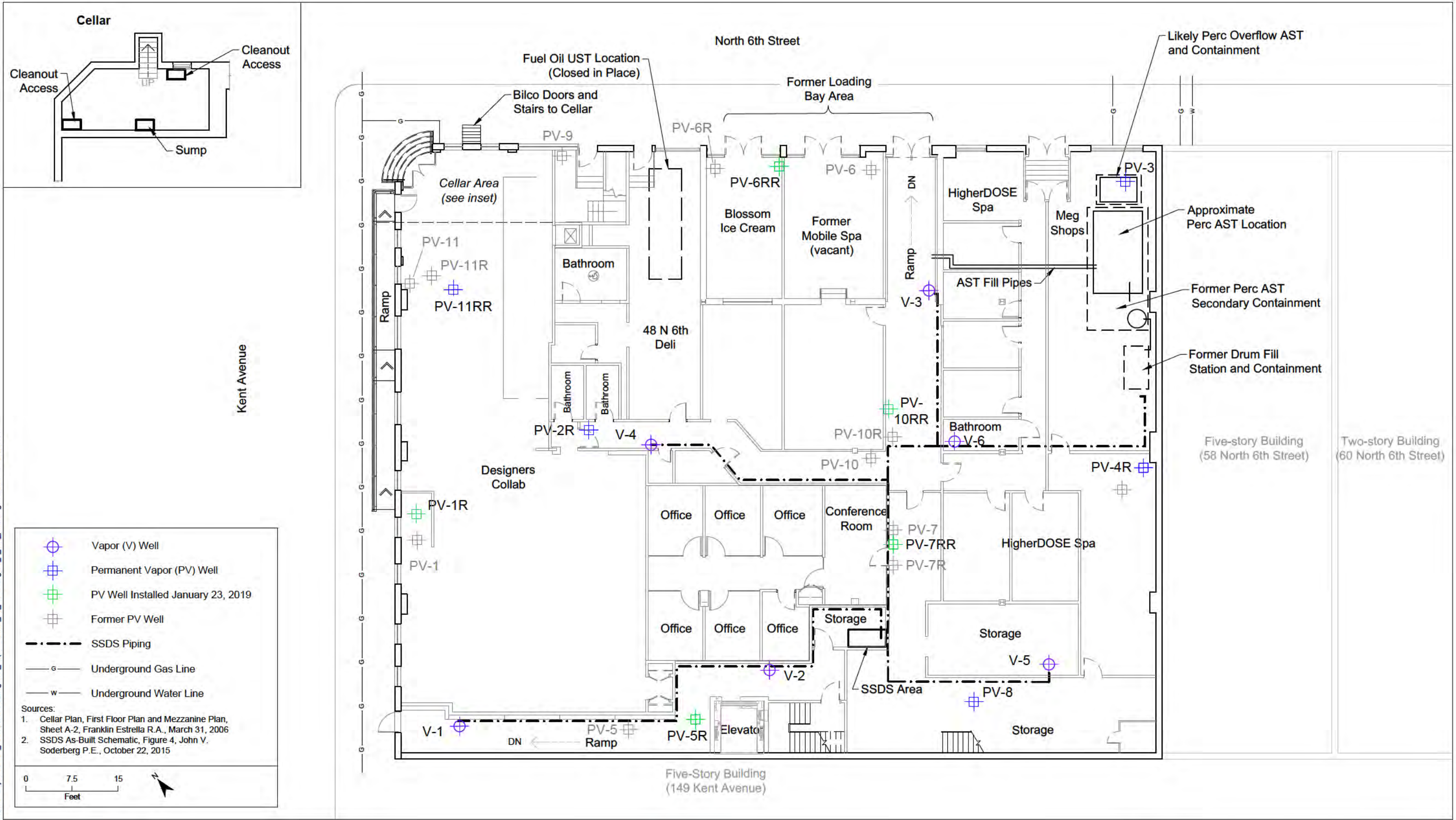
135 Kent Avenue Air Filtration Unit Maintenance

Integral performed required maintenance to the AirPura¹ air filtration units in 135 Kent Avenue on February 8, 2021. Carbon filter and pre-filter materials were replaced for the hallway air filtration units, and air filtration units for Apartments C-2, C-3, C-4, C-6, C-8, and C-9. Integral washed and vacuumed the interior of the air filtration units and labeled each unit with the maintenance date. Apartment C-5 residents did not provide their air filtration units on February 8; Integral will coordinate air filtration unit maintenance for Apartment C-5 in March 2021.

PLANNED ACTIVITIES FOR THE MARCH 2021 REPORTING PERIOD

The March 2021 monthly monitoring event is scheduled for March 8, 2021; Integral will collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units on February 17, 2021. Integral is also coordinating an SSDS carbon changeout at 135 Kent Avenue for March 14, 2021. Additional details regarding March 2021 activities will be provided in the next monitoring report, due April 10, 2021.

¹ Austin Air filtration units did not require maintenance as they were purchased new in July 2020.



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Legend:

- 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

Scale: 0 7.5 15 Feet

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: 2/8/21
 Time Begin: 1200
 Time End: 1430
 Staff: Patrick McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.005
PV-2R	-0.081
PV-3	-0.015
PV-4R	-0.036
PV-5R	-0.005
PV-6RR	-0.025
PV-7RR	-0.002
PV-8	-0.022
PV-10RR	-0.024
PV-11RR	+0.003

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2135
V-2	733
V-3	1340
V-4	1259
V-5	1347
V-6	1474

Notes: Audible water at V-2 above ball valve
 & at V-1 above ball valve & in riser at 45° elbow
 PV-11RR: +0.003

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	30	5.9	
After lag drum	Gauge PI104 Sample Port	19	3.5	
Ambient Air			0.0	

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No No dial tone w/ phone at door to Kent
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No

60 N Gth St
 West -0.002 Garrett -0.0011
 East +0.003 -0.0021



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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 12, 2021

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 March 2021.

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. Collected monitoring measurements for the passive SSDS at 60 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 March 24, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the March 24, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. March 24, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,027	--
V-2	1,120	--
V-3	1,473	--
V-4	1,065	--
V-5	1,219	--
V-6	1,059	--
VMPs		
PV-1R	--	No access
PV-2R	--	+0.346
PV-3	--	-0.034
PV-4R	--	-0.022
PV-5R	--	-0.009
PV-6RR	--	+0.002
PV-7RR	--	-0.002
PV-8	--	-0.019
PV-10RR	--	-0.026
PV-11RR	--	-0.002

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). The tenants in the former coffee shop, Designers Collab, had blocked off VMP PV-1R; they were notified to make this point accessible before the next monitoring event. The airflow velocity data collected on March 24, 2021 were generally comparable to those collected at the Site since December 2016, except with the reading collected at PV-2R. Pressure readings at PV-2R vacillated between negative and positive values during monitoring and stabilized on a positive pressure. Integral will note if this continues to be a problem and will re-install a point in the vicinity of PV-2R if necessary.

60 North 6th Street SSDS Monitoring

On March 24, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect a third round of monitoring data for the passive SSDS located at 60 North 6th

Street. Pressure readings were collected from each of the system’s two monitoring points and are presented in Table 2 below.

Table 2. 60 North 6th Street SSDS Monitoring Results

Location	Monitoring Date	Pressure (inches of H ₂ O) as Measured by Integral	Pressure (inches of H ₂ O) as Measured by P.W. Grosser
VMP-1 (west)	January 5, 2021	+0.004	-0.0011 to +0.0005
	February 8, 2021	-0.002	-0.0011
	March 24, 2021	-0.002	+0.0003
VMP-2 (east)	January 5, 2021	-0.003	-0.0031
	February 8, 2021	+0.003	-0.021
	March 24, 2021	-0.001	-0.008

The two monitoring points were accessible but required plumber’s putty to create a seal around the manometer hose. Pressure readings over the three events have not been consistent.

PLANNED ACTIVITIES FOR THE APRIL 2021 REPORTING PERIOD

The April 2021 monthly monitoring event is scheduled for April 21, 2021; Integral will collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Additional details regarding April 2021 activities will be provided in the next monitoring report, due May 10, 2021.

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

Date: 3/24/21
Time Begin: 10:00
Time End: 13:30
Staff: P. McGuire & A. Balado

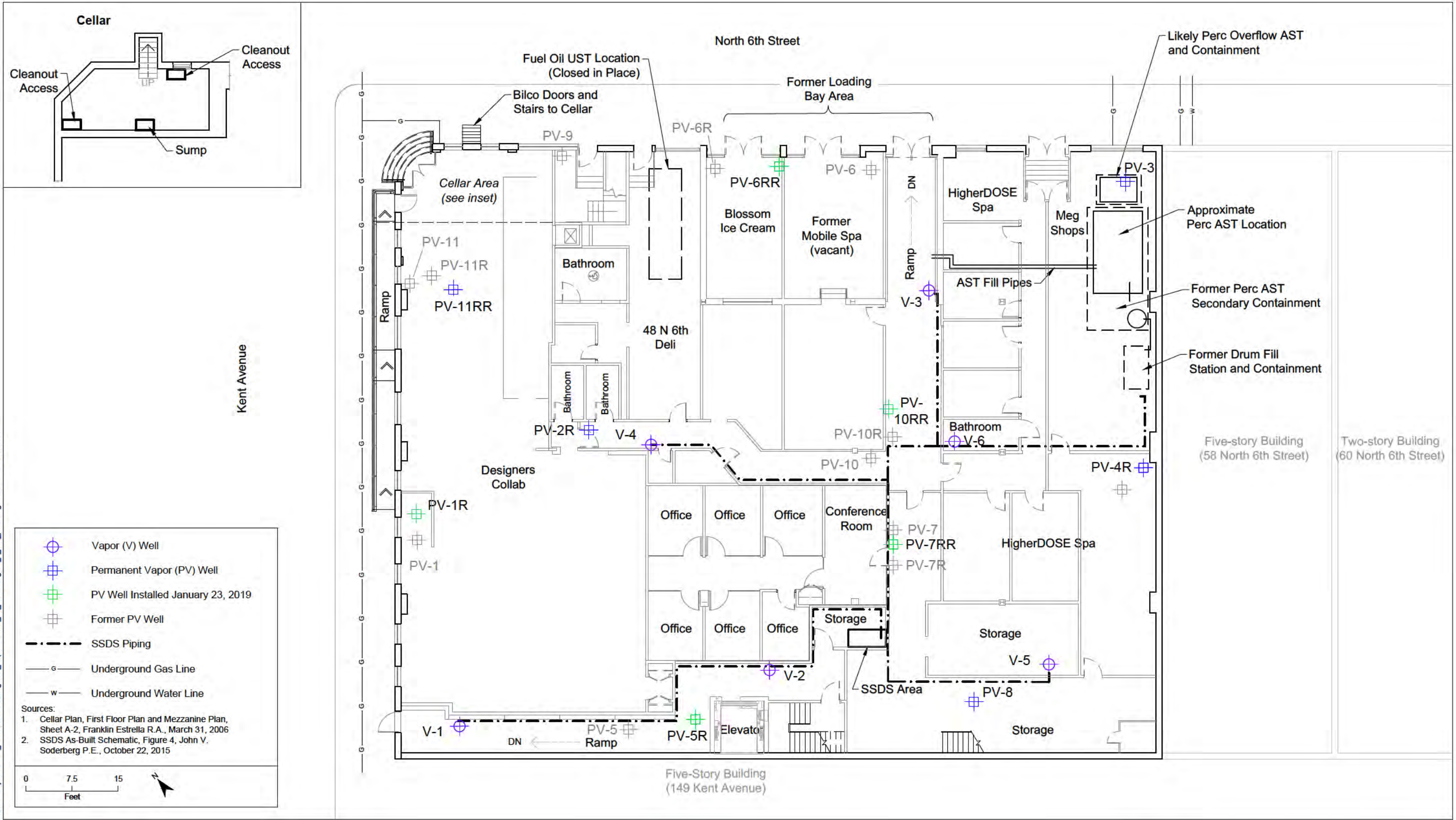
Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	No Access
PV-2R	+0.346
PV-3	-0.034
PV-4R	-0.022
PV-5R	-0.009
PV-6RR	+0.002
PV-7RR	-0.002
PV-8	-0.019
PV-10RR	-0.026
PV-11RR	-0.002

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,027
V-2	1,120
V-3	1,473
V-4	1,065
V-5	1,219
V-6	1,059

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	31	5.1	
After lag drum	Gauge PI104 Sample Port	19	4.3	
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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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: May 10, 2021

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 April 2021.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue. Access to the passive SSDS monitoring points at 60 North 6th Street was not available during the April monitoring event. 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 April 27,

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 4/27/21
 Time Begin: 1000
 Time End: 1230
 Staff: P. McGuire

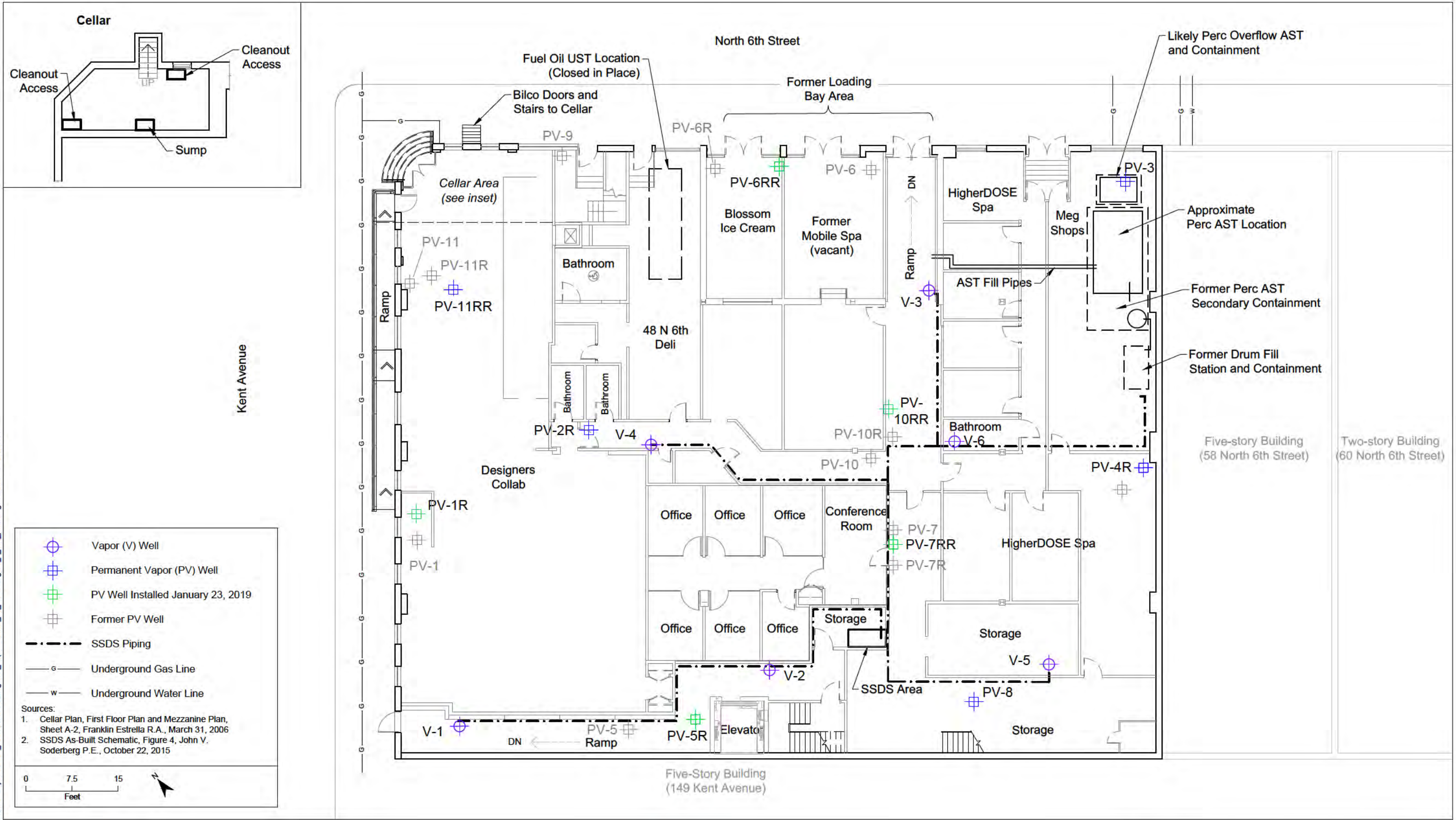
Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.017
PV-2R	-0.016
PV-3	No Access
PV-4R	-0.016
PV-5R	-0.007
PV-6RR	-0.002
PV-7RR	-0.030
PV-8	-0.018
PV-10RR	-0.012
PV-11RR	-0.010

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,558
V-2	456
V-3	1,059
V-4	957
V-5	1,251
V-6	1,069

Notes: New floor coating in former Meg Shop- no access to PV-3

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge P1102	44	no port	
Before lag drum	Gauge P1103 Sample Port	31	4.4	
After lag drum	Gauge P1104 Sample Port	18	5.9	
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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Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY

2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the April 27, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. April 27, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,558	--
V-2	456	--
V-3	1,059	--
V-4	957	--
V-5	1,251	--
V-6	1,069	--
VMPs		
PV-1R	--	-0.017
PV-2R	--	-0.016
PV-3	--	No access
PV-4R	--	-0.016
PV-5R	--	-0.007
PV-6RR	--	-0.002
PV-7RR	--	-0.030
PV-8	--	-0.018
PV-10RR	--	-0.012
PV-11RR	--	-0.010

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). The tenants in the former coffee shop, Designers Collab, had blocked off VMP PV-1R during the April 27 monitoring event; this point was made accessible during the April 27 monitoring event. The area for Meg Shops has been vacated and a new floor coating was applied; this prevented access to VMP PV-3 and the point will need to be re-installed. The airflow velocity data collected on April 27, 2021 were generally comparable to those collected at the Site since December 2016.

PLANNED ACTIVITIES FOR THE MAY 2021 REPORTING PERIOD

The May 2021 monthly monitoring event is scheduled for May 21, 2021; Integral plans to collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Additional details regarding May 2021 activities will be provided in the next monitoring report, due June 10, 2021.



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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, 2021

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 May 2021.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue. Access to the passive SSDS monitoring points at 60 North 6th Street was not available during the May monitoring event. 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 May 27,

2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the May 27, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

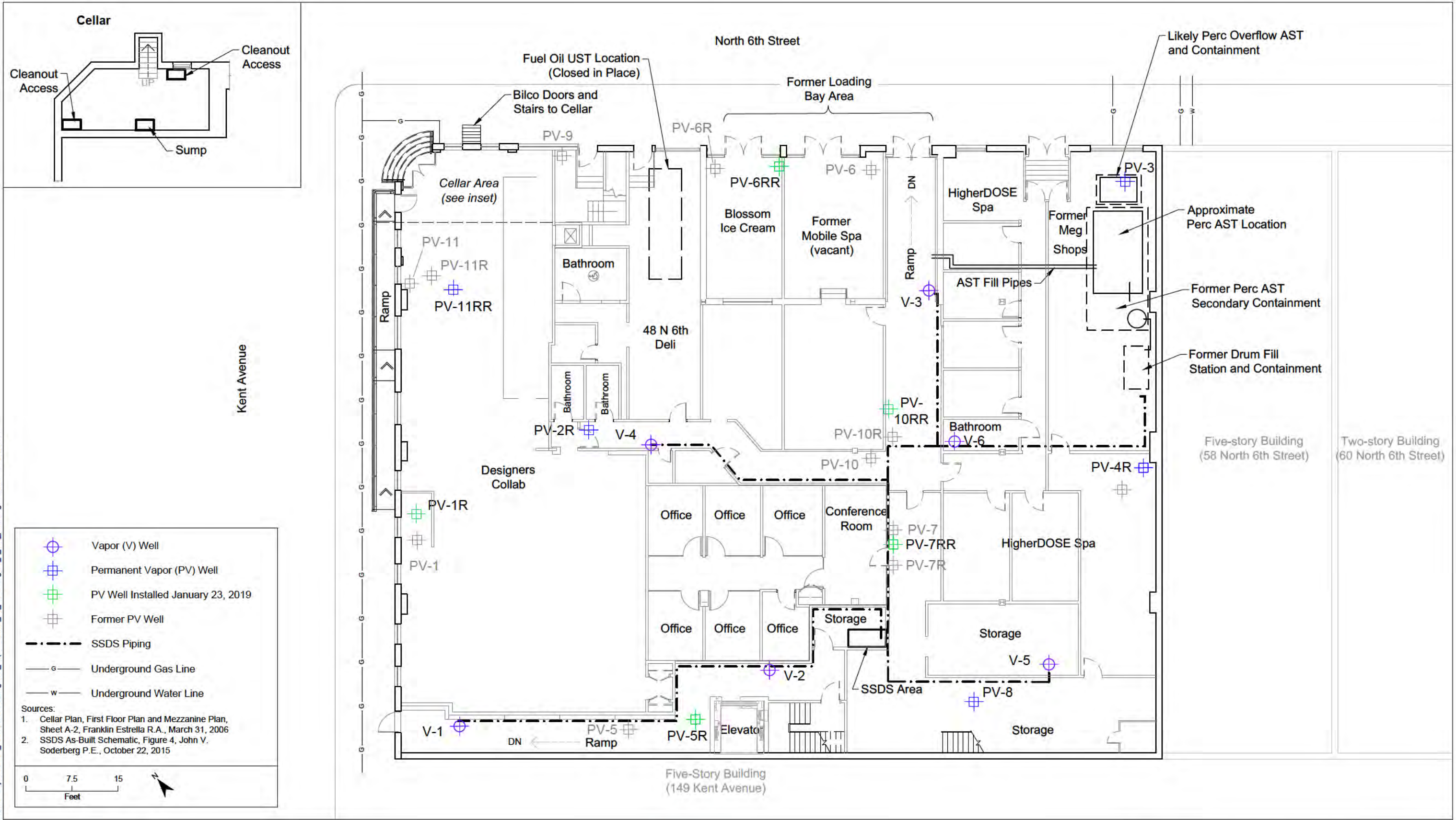
Table 1. May 27, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,060	--
V-2	630	--
V-3	1,127	--
V-4	1,689	--
V-5	1,152	--
V-6	1,278	--
VMPs		
PV-1R	--	-0.010
PV-2R	--	-0.074
PV-3	--	-0.037
PV-4R	--	-0.020
PV-5R	--	-0.012
PV-6RR	--	0.000
PV-7RR	--	-0.008
PV-8	--	-0.021
PV-10RR	--	-0.015
PV-11RR	--	-0.009

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). The area for Meg Shops has been vacated and a new floor coating was applied; this prevented access to VMP PV-3 during the April 27 monitoring event but was accessible during the May 27 monitoring event. The airflow velocity data collected on May 27, 2021 were generally comparable to those collected at the Site since December 2016, other than the 0.000 reading for PV-6RR located in the front of Blossom Ice Cream.

PLANNED ACTIVITIES FOR THE JUNE 2021 REPORTING PERIOD

The June 2021 monthly monitoring event is scheduled for June 29, 2021. The SSDS system is currently operating. Additional details regarding June 2021 activities will be provided in the next monitoring report, due July 10, 2021.



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



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135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 5/27/21
 Time Begin: 1130
 Time End: 1330
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.010
PV-2R	-0.074
PV-3	-0.037
PV-4R	-0.020
PV-5R	-0.012
PV-6RR	0.000
PV-7RR	-0.008
PV-8	-0.021
PV-10RR	-0.015
PV-11RR	-0.009

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2060
V-2	630
V-3	1127
V-4	1,689
V-5	1152
V-6	687 1278

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	30	7.4	
After lag drum	Gauge PI104 Sample Port	19	9.1	
Ambient Air			0.2	

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

Appendix B

January 2020–May 2021
SSDS Monitoring Data

Table B-1. January 2020–May 2021 SSDS Airflow Velocity Monitoring Data

Monitoring Date	Airflow Velocity (ft/min)					
	V-1	V-2	V-3	V-4	V-5	V-6
1/23/2020	1,099	1,028	1,079	989	1,118	1,066
2/26/2020	1,172	988	1,092	1,214	1,277	1,288
6/3/2020	1,276	1,101	1,199	1,023	1,288	–
7/30/2020	978	1,125	1,065	1,232	–	1,188
8/6/2020	1,145	1,033	1,326	1,188	–	1,230
9/16/2020	1,639	1,158	1,322	978	1,568	1,089
10/21/2020	1,597	1,211	1,350	896	1,615	1,105
11/11/2020	2,543	956	1,297	1,254	1,527	1,203
12/8/2020	2,217	1,032	1,286	1,060	1,249	858
1/5/2021	2,455	1,064	1,545	1,278	1,128	880
2/8/2021	2,135	733	1,340	1,259	1,347	1,474
3/24/2021	2,027	1,120	1,473	1,065	1,219	1,059
4/27/2021	2,558	456	1,059	957	1,251	1,069
5/27/2021	2,060	630	1,127	1,689	1,152	1,278

Notes:
 – = data not available, monitoring point was not accessible

Table B-2. January 2020–May 2021 SSDS Differential Pressure Data

Monitoring Date	Differential Pressure (inches of water column)									PV-11R/ PV-11RR
	PV-1R	PV-2R	PV-3	PV-4R	PV-5R	PV-6RR	PV-7RR	PV-8	PV-10RR	
1/23/2020	-0.005	-0.083	-0.006	-0.035	-0.004	-0.005	-0.003	-0.020	-0.026	0.003
2/26/2020	-0.010	-0.327	-0.008	-0.035	-0.217	0.027	-0.007	-0.020	-0.030	--
6/3/2020	-0.013	-0.078	-0.004	--	-0.015	0.003	-0.003	-0.023	-0.027	-0.002
7/30/2020	-0.011	-0.076	-0.005	-0.034	-0.013	-0.003	-0.004	-0.017	-0.031	-0.005
8/6/2020	-0.013	-0.081	-0.003	-0.038	-0.012	0.005	-0.004	-0.024	-0.029	-0.006
9/16/2020	-0.013	-0.082	--	-0.034	-0.009	0.005	-0.004	-0.026	-0.032	-0.006
10/21/2020	-0.012	-0.376	-0.020	-0.030	-0.011	-0.001	-0.027	-0.020	-0.025	-0.003
11/11/2020	-0.012	-0.082	-0.024	-0.030	-0.010	0.001	-0.003	-0.022	-0.026	-0.010
12/8/2020	-0.009	0.378	-0.010	-0.028	-0.007	-0.321	-0.002	-0.020	-0.028	0.005
1/5/2021	-0.010	-0.002	-0.026	-0.029	-0.005	0.002	-0.004	-0.020	-0.025	-0.004
2/8/2021	-0.005	-0.081	-0.015	-0.036	-0.005	-0.025	-0.002	-0.022	-0.024	0.003
3/24/2021	--	0.346	-0.034	-0.022	-0.009	0.002	-0.002	-0.019	-0.026	-0.002
4/27/2021	-0.017	-0.016	--	-0.016	-0.007	-0.002	-0.030	-0.018	-0.012	-0.010
5/27/2021	-0.010	-0.074	-0.037	-0.020	-0.012	0.000	-0.008	-0.021	-0.015	-0.009

Notes:

-- = data not available, monitoring point was not accessible

Vapor monitoring point PV-11R was replaced by PV-11RR in February 2020.

Table B-3. January 2020–May 2021 SSDS Gauge Monitoring Data

Monitoring Date	Pressure (inches of water column)	
	Gauge PI102	Gauge PI103
	(before SSDS lead drum)	(after SSDS lead drum)
1/23/2020	45	32
2/26/2020	44	32
3/31/2020	45	31
5/11/2020	46	31
6/3/2020	45	31
7/30/2020	45	30
8/6/2020	45	31
9/16/2020	45	31
10/21/2020	44	30
11/11/2020	44	30
12/8/2020	44	30
1/5/2021	44	30
2/8/2021	44	30
3/24/2021	44	31
4/27/2021	44	31
5/27/2021	44	30

Appendix C

June 24, 2021

Annual Inspection Photo Log

Appendix C – June 24, 2021 Annual Inspection Photo Log



Photograph 1. 135 Kent Avenue commercial storefronts along North 6th Street, facing northwest.



Photograph 2. SSDS Rotron blower and lead carbon drum.

Appendix C – June 24, 2021 Annual Inspection Photo Log



Photograph 3. SSDS pressure gauge PI102 reading 46 iwc.



Photograph 4. SSDS pressure gauge PI103 reading 32 iwc.

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Photograph 5. Fluke 922 Air Flow Meter used for vacuum reading, recording -0.005 iwc at vapor monitoring point PV-11RR.



Photograph 6. Vapor well V-1 valve position.

Appendix C – June 24, 2021 Annual Inspection Photo Log



Photograph 7. View of SSDS exhaust riser on the roof.



Photograph 8. Air filtration unit in the first-floor rear hallway by the elevator.

Appendix C – June 24, 2021 Annual Inspection Photo Log



Photograph 9. Air filtration units in the second-floor central hallway.