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To: **Wendi Y. Zheng**
New York State Department of Environmental Conservation
From: **Robert Bennett**
Date: **September 14, 2026**
Subject: **Monthly Progress Report for 135 Kent Ave, Brooklyn, NY**
Former Cleaner Sales & Equipment Corp. Site
NYSDEC BCP Site No. C224177

MONTHLY PROGRESS MEMORANDUM

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Arsdale Enviro LLC (Arsdale), presents this monthly progress report to the New York State Department of Environmental Conservation (NYSDEC) on behalf of 135 Kent LLC. 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. C224177) for the month of August 2026.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Arsdale conducted a monthly site inspection on August 31, 2026. The following was conducted as part of this inspection:
    a. Collected sub-slab differential pressure measurements at vapor monitoring points (VMPs) and airflow/velocity readings within riser pipes directly above suction pits across the slab-on-grade area. SSDS suction pits and vapor monitoring points are shown in the attached **Figure 1**.
    b. Inspected the slab integrity across the Site and visually inspected for possible exposure pathways.
    c. A teleconference was held with NYSDEC, NYSDOH, Matrix and Arsdale, on July 22, 2026, to discuss an increase in the levels of chlorinated VOCs detected in indoor air samples during the annual air sampling completed by Rock Enviro March 2026. Due to the increase in CVOC levels, Mr. Robert Bennett investigated the property on August 7, 2026. Potential vapor intrusion pathways included hairline cracks in the slab, surficial damage across the vacant commercial space on the first floor, as well as floor drains and sumps located in the first-floor slab and partial cellar. The elevator pit could not be thoroughly

investigated. A call is scheduled for September 14, 2026, to discuss the findings and future steps to address the elevated levels of VOCs in the building.

d. Inspected the SSDS rooftop enclosure, blower, carbon drums and system piping. Collected pressure and PID readings from the system before, between, and after activated carbon drums. The SSDS equipment compound location is shown in the attached **Figure 2**.

e. Inspected all system piping and looked for leaks.

SSDS MONITORING/SYSTEM MEASUREMENTS

Arsdale performed monthly monitoring of SSDS suction pits and accessible vapor monitoring points (VMPs) on August 31, 2026. The following summarizes monitoring results:

Table 1 – SSDS Suction Pits

Location	Airflow/Velocity (ft per minute - fpm)	Differential Pressure Gauge Reading (in WC)
V-1	1,026	1.5
V-2	1,013	1.6
V-3	973	1.4
V-4	952	1.5
V-5	944	1.5
V-6	897	1.6
V-7	1,064	1.6

Table 2 – Vapor Monitoring Points (VMPs)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.037
PV-2RRR	-0.048
PV-3R	-0.020
PV-4RR	-0.037
PV-5RR	-0.004
PV-6RRR	-0.008
PV-7RRR	-0.049
PV-8R	-0.030
PV-10RRR	-0.054
PV-11RRR	-0.024

1. A model ALNOR 5825, micromanometer, manufactured by TSI was used for all sub-slab differential pressure readings.

PLANNED ACTIVITIES FOR THE NEXT REPORTING PERIOD

The SSDS is currently operating continuously without interruption. The following activities are planned for the September 2026 reporting period:

- Prior meetings were held with NYSDEC and NYSDOH discuss an increase in chlorinated VOCs during the most recent Indoor Air sampling completed by Rock Enviro in March 2026. Mr. Robert Bennett investigated the property on August 7, 2026. A summary of the inspection including photos were provided in the prior monthly report. A follow up teleconference is being held on September 14, 2026, to discuss possible remedies to eliminate vapor intrusion pathways and measures to reduce elevated levels of VOCs in indoor air.
- Arsdale submitted a SSDS Interim Remedial Measures Construction Completion Report (CCR) and submitted the draft to NYSDEC on June 22, 2026. Arsdale received a response from NYSDEC stating that the CCR is not acceptable based on the increase in VOCs. An updated CCR will be provided after a remedy is implemented to minimize vapor intrusion and the VOC concentrations in indoor air.
- 135 Kent LLC has been awaiting a decision from 58 North 6th Street management regarding the SSDS equipment layout. Rock had previously requested that 135 Kent LLC contact the ownership/management for 58 N. 6th Street to discuss the proposed SSD system. The ownership/management for 58 N. 6th Street expressed concerns related to interior noise levels associated with an active SSD system. Design documentation and specifications were provided; however, a response from 58 N. 6th Street has not been received. Arsdale has followed up with 135 Kent LLC to request this information from their neighbor's ownership (Arsdale does not have any relationship, nor the contact info, for 58 North 6th Street management. Any future communications with 58 N. 6th Street will include (Cc) NYSDEC and NYSDOH representatives.
- Arsdale and 135 Kent LLC are currently awaiting a decision from the ownership/management of 60 N. 6th Street to determine if the proposed locations of two additional VMPs within the cellar of 60 N. 6th Street are acceptable.

Additional details regarding September 2026 activities will be provided in the next monthly monitoring report, due October 10, 2026.

58 NORTH 6TH STREET VAPOR MITIGATION

On December 7, 2023, Integral submitted a pilot test work plan for the design of a vapor mitigation system to 58 North 6th Street management for review and comment. On February 13, 2024, Integral received confirmation from building management for 58 North 6th Street that the pilot test work plan was acceptable. Integral and subcontractors performed utility mark-out and a communication study on April 30, 2024. Ground penetrating radar (GPR) was performed to mark utilities. Communication holes and suction pits were drilled in the 58 North 6th Street building's northern cellar slab, southern cellar slab, and the first-floor slab-on-grade to apply vacuum and measure pressure response. After completing the communications study, the communication holes were filled in with polyurethane caulk, and the suction pits were filled in with concrete. Integral prepared a draft SSDS layout for 58 North 6th Street management review. 135 Kent LLC is currently awaiting a decision from 58 North 6th Street management regarding the SSDS equipment layout. Upon agreement of the SSDS layout with building management for 58 North 6th Street, Arsdale and Matrix will prepare a vapor mitigation design work plan for NYSDEC review. According to 135 Kent LLC, there has been no response from 58 N. 6th Street management for several months. NYSDEC and NYSDOH representatives will be Cc'd on all correspondences between Arsdale, 135 Kent LLC, and 58 N. 6th Street management moving forward.

60 NORTH 6TH STREET VAPOR MITIGATION

Integral was previously in communication with P.W. Grosser, the environmental consultants for 60 North 6th Street, regarding installation of additional VMPs and pressure measurements from the building's active SSDS, and collection of an indoor sample. The first floor of the 60 North 6th Street building is now occupied by a commercial tenant. Integral wrote to P.W. Grosser on April 13, 2024, requesting a floor plan showing where additional VMPs can be installed, and asking when an indoor air sample can be collected. On October 17, 2025, Rock Enviro contacted P.W. Grosser to follow up on the additional VMPs and the indoor air sampling. P.W. Grosser responded on the same day requesting the exact locations where the two additional VMPs would be installed. On October 28, 2025, P.W. Grosser provided updated floor plans showing current conditions at 60 N. 6th Street. Rock Enviro used the floor plans to prepare a figure showing the exact locations of the proposed VMP locations. We are currently from a decision from the ownership/management of 60 N. 6th Street to determine of the proposed locations are acceptable. P.W. Grosser will contact Arsdale as soon as they receive confirmation from their client. All correspondences with P.W. Grosser included representatives from NYSDEC and NYSDOH. NYSDEC and NYSDOH representatives will be Cc'd on all future correspondence between Arsdale, 135 Kent LLC, and P.W. Grosser moving forward.

ACTIVE SSDS MONITORING FORM

Site Address: 135 Kent Avenue, Brooklyn, NY 11249
Site Name: Former Cleaner Sales and Equipment Corp Site
NYSDEC Site: C224177

Date: 08/31/2026
Start Time: 10:20
End Time: 13:00
Inspector: Jason Gellati

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.037
PV-2RRR	-0.048
PV-3R	-0.020
PV-4RR	-0.037
PV-5RR	-0.004
PV-6RRR	-0.008
PV-7RRR	-0.049
PV-8R	-0.030
PV-10RRR	-0.054
PV-11RRR	-0.024

SSDS Pit ID	Airflow/Velocity (ft/min)	Valve Position (degrees)	Differential Pressure Gauge Reading (in WC)
V-1	1,026	30°	1.5
V-2	1,013	15°	1.6
V-3	973	30°	1.4
V-4	952	15°	1.5
V-5	944	15°	1.5
V-6	897	0°	1.6
V-7	1,064	15°	1.6

1. Each "R" following the VMP# represents a replacement (PV-#R = single replacement, PV-#RR = two replacements, etc).
2. A model ALNOR 5825, micromanometer, manufactured by TSI was used for all sub-slab differential pressure readings.

SSDS Treatment Room	Monitoring Point	Pressure (inches WC)	PID Reading (ppm)	Notes
Before Lead Drum	Gauge PI102	32	No Port	
Before Lag Drum	Gauge PI103 Sample Port	26	0.6	
After Lag Drum	Gauge PI104 Sample Port	18	0.3	
Ambient Air	NA	NA	0.0	

1. New carbon added to drums on 3/14/2025 during equipment relocation.

Is SSDS blower operating: **YES**
Is heat exhaust fan operating: **YES**
Is Sensaphone operating: **YES**
Evidence of tampering, vandalism or damage to SSDS Enclosure/Equipment: **NO**
Evidence of tampering, vandalism or damage to SSDS Riser Exhaust Stack: **NO**

Figure 1 – First Floor SSDS Layout

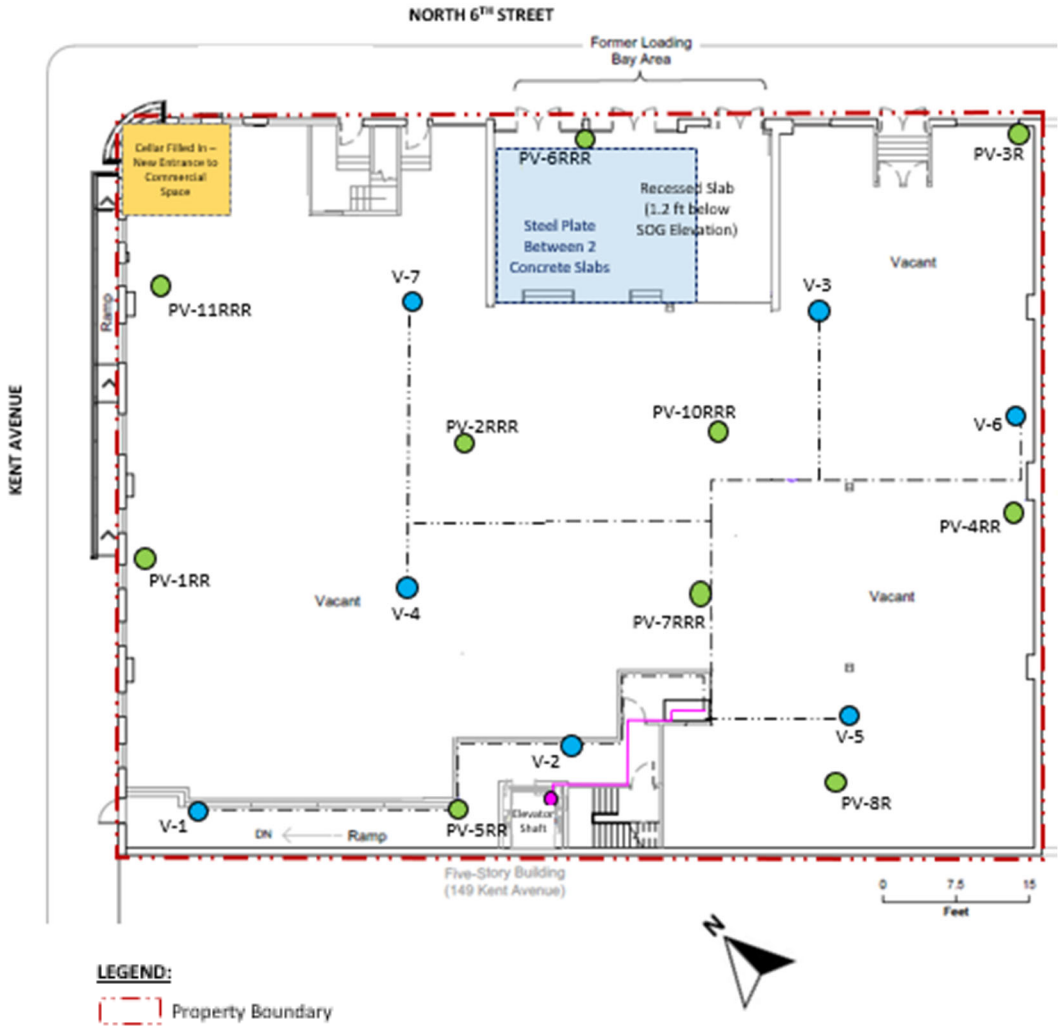


Figure 2 – Rooftop SSDS Equipment Location

