

**Monthly Progress Report No. 31**  
473 President Street  
Brooklyn, New York  
Brownfield Cleanup Program Site #: C224220  
Reporting Period: September 1 to 30, 2018

**1. Introduction**

In accordance with the reporting requirements of the August 20, 2015 Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. prepared this monthly progress report, on behalf of MCP President Street LLC, to summarize the work performed at 473 President Street in Brooklyn, New York (site) from September 1 to 30, 2018.

The site is located in the Gowanus neighborhood of Brooklyn, and is identified as the southern portion of Kings County Tax Block 440, Lot 12. Block 440 is bound by Nevins Street to the west; Union Street to the north; 3<sup>rd</sup> Avenue to the east; and President Street to the south. The site encompasses an area of about 20,000 square feet with 200 feet of frontage along President Street, and is bound by Lot 1 to the west (electronic waste recycling warehouse); the northern portion of Lot 12 to the north (Royal Palms Shuffleboard Club); Lot 21 to the east (Pontone Bros. Corp.); and President Street to the south. The Gowanus Canal is located about 350 feet to the west of the site. The site is currently improved with a warehouse building that is partially occupied by a bicycle tour company and bicycle repair company, and is otherwise used for storage. A site location map is provided as Figure 1.

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

The NYSDEC and NYSDOH comments on the Remedial Investigation Report (RIR) were addressed, and the revised RIR was submitted on September 21, 2018.

The NYSDEC-approved Interim Remedial Measure Work Plan (IRMWP) was implemented during this reporting period and consisted of the following activities:

- Based on indoor air sampling results from the August 17, 2018 sampling event, the indoor air treatment units were not operating at the manufacturer-recommended flow rate. The flow rates were adjusted, and on September 7, 2018, two 8-hour indoor air and one 8-hour ambient air documentation samples were collected.

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

Three additional indoor air treatment units will be installed at the site and indoor air documentation samples will be collected.

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

There were no activity modifications during this reporting period.

**5. Results of Sampling, Testing and Other Relevant Data**

Indoor air documentation sample locations and analytical results from August 17 and September 7, 2018 are included as Figure 2 and Table 1 in this monthly report.

TCE was detected in indoor air at concentrations above the NYSDOH Air Guideline Values (AGV) in all indoor air samples. Based on the sample results and manufacturer recommendations, three additional units will be installed to treat the indoor air.

**6. Deliverables Submitted During This Reporting Period**

None.

**7. Information Regarding Percentage of Completion**

This BCP project is less than 10 percent complete.

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

There were no unresolved delays encountered during this reporting period.

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

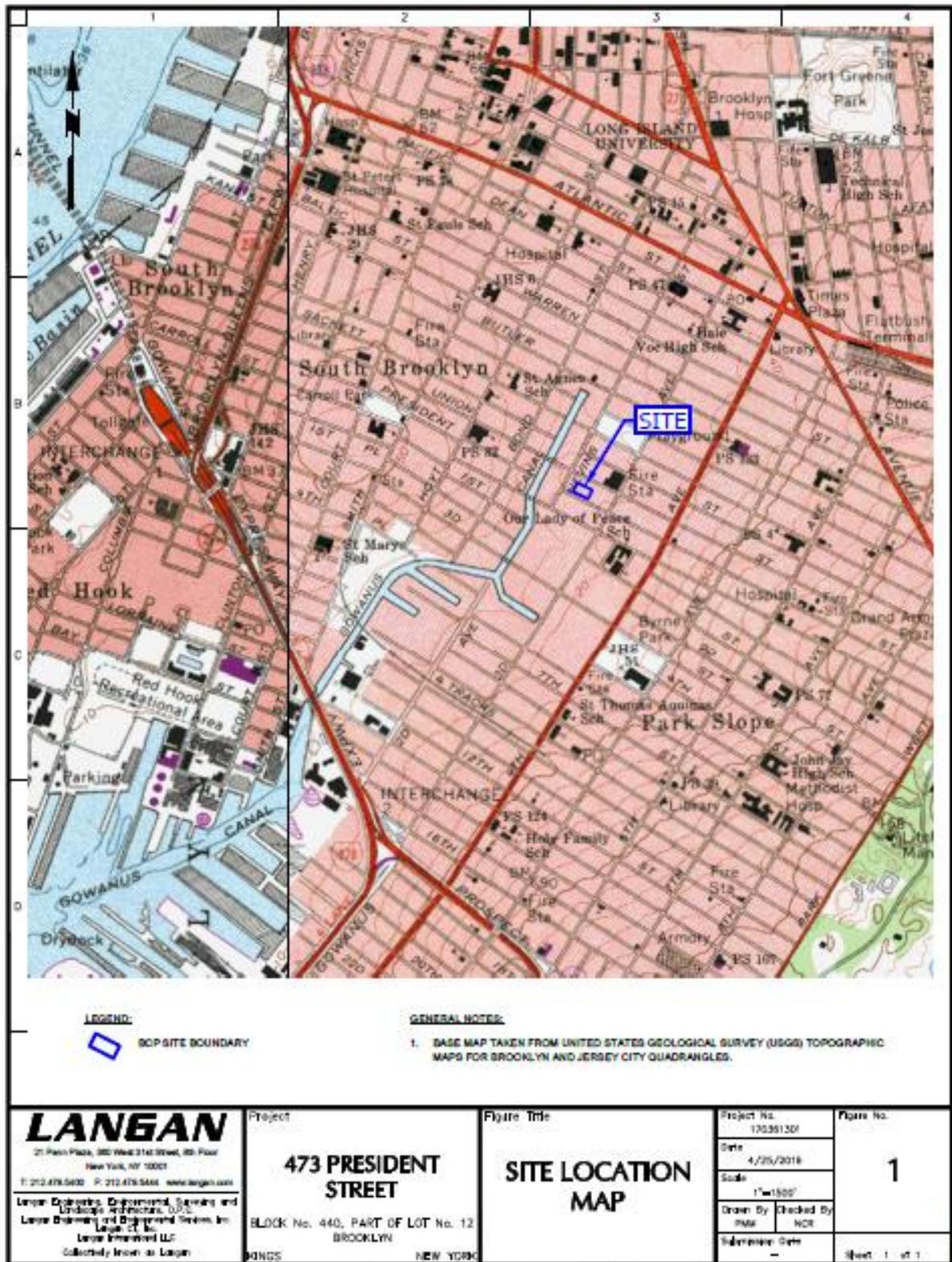
CP activities were not required during this reporting period.

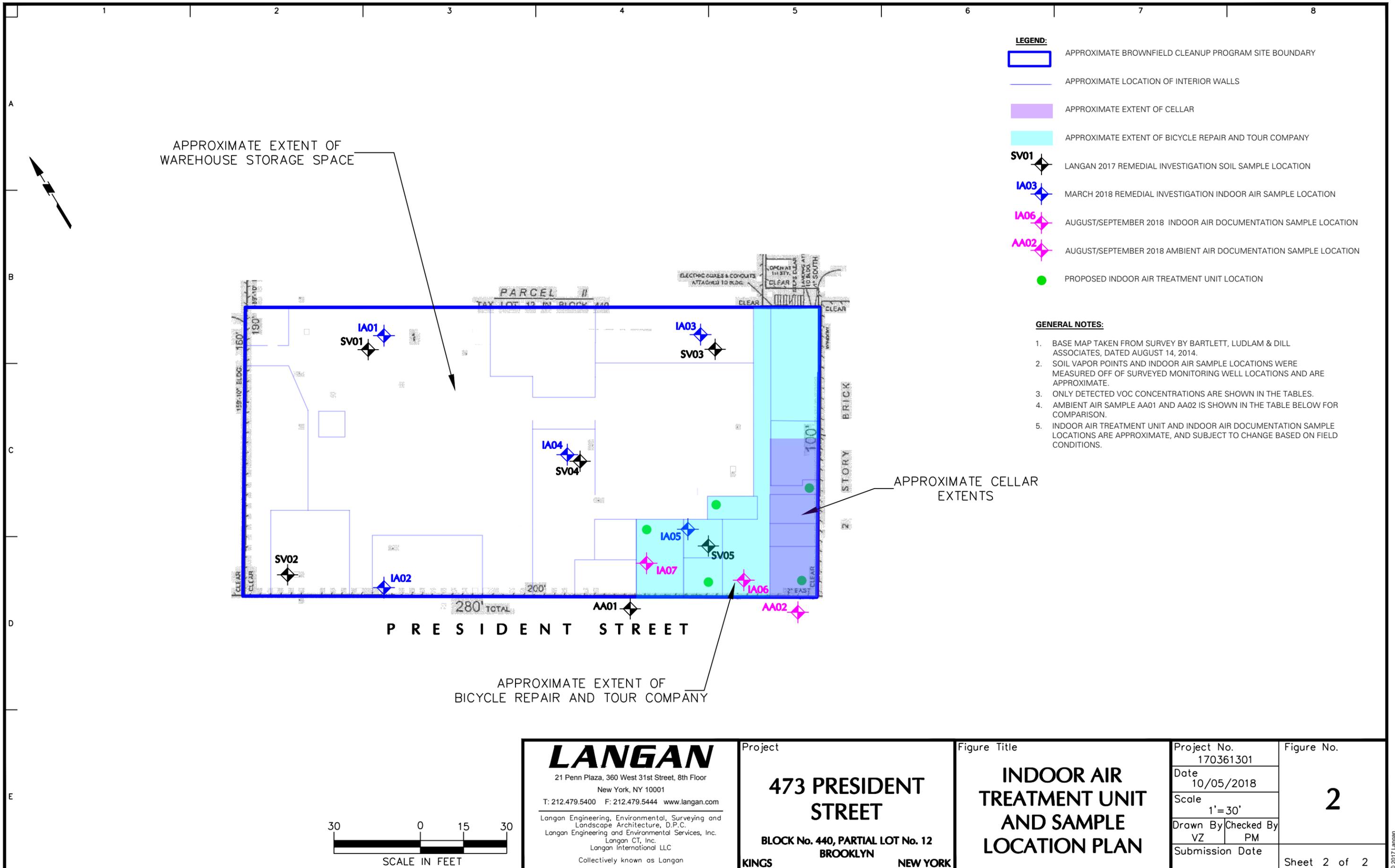
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

CP activities are not anticipated during the next reporting period.

**11. Miscellaneous Information**

None.





- LEGEND:**
- APPROXIMATE BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY
  - APPROXIMATE LOCATION OF INTERIOR WALLS
  - APPROXIMATE EXTENT OF CELLAR
  - APPROXIMATE EXTENT OF BICYCLE REPAIR AND TOUR COMPANY
  - SV01**  LANGAN 2017 REMEDIAL INVESTIGATION SOIL SAMPLE LOCATION
  - IA03**  MARCH 2018 REMEDIAL INVESTIGATION INDOOR AIR SAMPLE LOCATION
  - IA06**  AUGUST/SEPTEMBER 2018 INDOOR AIR DOCUMENTATION SAMPLE LOCATION
  - AA02**  AUGUST/SEPTEMBER 2018 AMBIENT AIR DOCUMENTATION SAMPLE LOCATION
  - PROPOSED INDOOR AIR TREATMENT UNIT LOCATION

- GENERAL NOTES:**
1. BASE MAP TAKEN FROM SURVEY BY BARTLETT, LUDLAM & DILL ASSOCIATES, DATED AUGUST 14, 2014.
  2. SOIL VAPOR POINTS AND INDOOR AIR SAMPLE LOCATIONS WERE MEASURED OFF OF SURVEYED MONITORING WELL LOCATIONS AND ARE APPROXIMATE.
  3. ONLY DETECTED VOC CONCENTRATIONS ARE SHOWN IN THE TABLES.
  4. AMBIENT AIR SAMPLE AA01 AND AA02 IS SHOWN IN THE TABLE BELOW FOR COMPARISON.
  5. INDOOR AIR TREATMENT UNIT AND INDOOR AIR DOCUMENTATION SAMPLE LOCATIONS ARE APPROXIMATE, AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.



<p><b>LANGAN</b> 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan</p>	<p>Project <b>473 PRESIDENT STREET</b> BLOCK No. 440, PARTIAL LOT No. 12 BROOKLYN KINGS NEW YORK</p>	<p>Figure Title <b>INDOOR AIR TREATMENT UNIT AND SAMPLE LOCATION PLAN</b></p>	<p>Project No. 170361301 Date 10/05/2018 Scale 1" = 30' Drawn By VZ Checked By PM Submission Date</p>	<p>Figure No. <b>2</b> Sheet 2 of 2</p>

**Table 1**  
**Indoor Air Documentation Sample Results Summary**  
**473 President Street**  
**Brooklyn, New York**  
**Langan Project No. 170361301**  
**BCP Site No. C224220**

SAMPLE ID	NYSDOH	AA01_090718	AA02_081718	IA06_081718	IA07_081718	IA06_090718	IA07_090718
SAMPLING DATE	AGVs	9/7/2018	8/17/2018	8/17/2018	8/17/2018	9/7/2018	9/7/2018
LABORATORY ID		L1835562-01	L1832566-03	L1832566-01	L1832566-02	L1835562-02	L1835562-03
SAMPLE TYPE		AMBIENT AIR	AMBIENT AIR	INDOOR AIR	INDOOR AIR	INDOOR AIR	INDOOR AIR
<b>Volatile Organic Compounds (ug/m3)</b>							
1,1,2,2-Tetrachloroethane	~	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U
1,1,1-Trichloroethane	~	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U
1,1,2-Trichloroethane	~	1.09 U	1.09 U	1.09 U	1.09 U	1.09 U	1.09 U
1,1-Dichloroethane	~	0.809 U	0.809 U	0.809 U	0.809 U	0.809 U	0.809 U
1,1-Dichloroethene	~	0.079 U	0.079 U	0.079 U	0.079 U	0.079 U	0.079 U
1,2,4-Trichlorobenzene	~	1.48 U	1.48 U	1.48 U	1.48 U	1.48 U	1.48 U
1,2,4-Trimethylbenzene	~	0.983 U	2.27 U	3.56 U	1 U	1.33 U	1.04 U
1,2-Dibromoethane	~	1.54 U	1.54 U	1.54 U	1.54 U	1.54 U	1.54 U
1,2-Dichlorobenzene	~	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
1,2-Dichloroethane	~	0.809 U	0.809 U	0.809 U	0.809 U	0.809 U	0.809 U
1,2-Dichloropropane	~	0.924 U	0.924 U	0.924 U	0.924 U	0.924 U	0.924 U
1,3,5-Trimethylbenzene	~	0.983 U	0.983 U	1.19 U	0.983 U	0.983 U	0.983 U
1,3-Butadiene	~	0.442 U	0.442 U	0.442 U	0.442 U	0.442 U	0.442 U
1,3-Dichlorobenzene	~	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
1,4-Dichlorobenzene	~	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
1,4-Dioxane	~	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U
2,2,4-Trimethylpentane	~	1.51 U	0.934 U	1.44 U	0.934 U	1.15 U	0.934 U
2-Butanone	~	1.47 U	2.37 U	5.16 U	2.23 U	3.3 U	1.92 U
2-Hexanone	~	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U
3-Chloropropene	~	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U
4-Ethyltoluene	~	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U
4-Methyl-2-pentanone	~	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U
Acetone	~	7.79 U	15.9 U	58.2 U	16.7 U	16.7 U	8.88 U
Benzene	~	0.786 U	0.732 U	1.4 U	0.639 U	0.776 U	0.639 U
Benzyl chloride	~	1.04 U	1.04 U	1.04 U	1.04 U	1.04 U	1.04 U
Bromodichloromethane	~	1.34 U	1.34 U	1.34 U	1.34 U	1.34 U	1.34 U
Bromoform	~	2.07 U	2.07 U	2.07 U	2.07 U	2.07 U	2.07 U
Bromomethane	~	0.777 U	0.777 U	0.777 U	0.777 U	0.777 U	0.777 U
Carbon disulfide	~	0.623 U	0.623 U	0.906 U	0.813 U	0.623 U	0.623 U
Carbon tetrachloride	~	0.459 U	0.428 U	0.484 U	0.333 U	0.415 U	0.447 U
Chlorobenzene	~	0.921 U	0.921 U	0.921 U	0.921 U	0.921 U	0.921 U
Chloroethane	~	0.528 U	0.528 U	0.528 U	0.528 U	0.528 U	0.528 U
Chloroform	~	0.977 U	0.977 U	1.65 U	2.17 U	1.55 U	2.28 U
Chloromethane	~	0.973 U	0.96 U	2.04 U	2.13 U	1.22 U	1.17 U
cis-1,2-Dichloroethene	~	0.079 U	0.079 U	0.492 U	0.274 U	0.317 U	0.278 U
cis-1,3-Dichloropropene	~	0.908 U	0.908 U	0.908 U	0.908 U	0.908 U	0.908 U
Cyclohexane	~	0.688 U	0.688 U	1.64 U	0.83 U	0.74 U	0.688 U
Dibromochloromethane	~	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U
Dichlorodifluoromethane	~	2.21 U	2.3 U	2.34 U	2.34 U	2.19 U	2.04 U
Ethanol	~	15.8 U	9.42 U	60.9 U	79.5 U	245 U	135 U
Ethyl Acetate	~	1.8 U	1.8 U	3.37 U	1.8 U	1.8 U	1.8 U
Ethylbenzene	~	0.869 U	0.869 U	13.2 U	3.81 U	2.97 U	2.03 U
Freon-113	~	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U
Freon-114	~	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U
Heptane	~	0.82 U	0.82 U	1.64 U	0.82 U	0.82 U	0.82 U
Hexachlorobutadiene	~	2.13 U	2.13 U	2.13 U	2.13 U	2.13 U	2.13 U
Isopropanol	~	1.55 U	1.57 U	10.9 U	8.5 U	5.41 U	5.14 U
Methyl tert butyl ether	~	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U
Methylene chloride	30	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U
n-Hexane	~	1.02 U	0.93 U	3.51 U	1.19 U	1.72 U	1.18 U
o-Xylene	~	0.869 U	0.869 U	7.69 U	2.48 U	1.94 U	1.42 U
p/m-Xylene	~	1.74 U	1.94 U	20.5 U	6.25 U	5.04 U	3.74 U
Styrene	~	0.852 U	0.852 U	20.2 U	5.11 U	4.68 U	3.3 U
Tertiary butyl Alcohol	~	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U
Tetrachloroethene	30	0.678 U	0.576 U	1.14 U	0.57 U	1.27 U	1.57 U
Tetrahydrofuran	~	1.47 U	1.47 U	1.47 U	1.47 U	1.47 U	1.47 U
Toluene	~	2.68 U	2.92 U	8.71 U	3.15 U	3.18 U	2.37 U
trans-1,2-Dichloroethene	~	0.793 U	0.793 U	0.793 U	0.793 U	0.793 U	0.793 U
trans-1,3-Dichloropropene	~	0.908 U	0.908 U	0.908 U	0.908 U	0.908 U	0.908 U
Trichloroethene	2	1.11 U	0.548 U	<b>31.4 U</b>	<b>9.03 U</b>	<b>19.6 U</b>	<b>14.1 U</b>
Trichlorofluoromethane	~	1.17 U	1.23 U	1.6 U	1.79 U	1.19 U	1.12 U
Vinyl bromide	~	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U
Vinyl chloride	~	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U
Total VOCs	~	37.736	34.674	265.26	150.2	321.69	187.91

**Notes:**

- Indoor air analytical results are compared the the New York State Department of Health (NYSDOH) Air Guideline Values (AGVs), last revised August 2015.
- Indoor air results above NYSDOH AGVs are in bold.
- VOCs = volatile organic compounds
- Total VOCs is the sum of detected VOCs.
- ug/m<sup>3</sup> = micrograms per cubic meter

**Qualifiers:**

U = The analyte was analyzed for, but was not detected at a level greater than or equal to the reporting limit (RL); the value shown in the table is the RL.