

Monthly Progress Report No. 34
473 President Street
Brooklyn, New York
Brownfield Cleanup Program Site #: C224220
Reporting Period: December 1 to 31, 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 December 1 to 31, 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; 3rd 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-approved Interim Remedial Measure Work Plan (IRMWP) was implemented during this reporting period. The scope of the IRM during this reporting period consisted of the collection of two 8-hour indoor air samples in the bicycle repair/tour company space and one 8-hour ambient air sample to evaluate the performance of the three additional indoor air treatment units, which were installed during the previous reporting period. Approximate locations of the indoor air treatment units and air samples are included in Figure 2.

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

None.

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 results from the August 17, September 7, and December 20, 2018 sampling events are included in Table 1.

TCE was detected in indoor air at concentrations above the NYSDOH Air Guideline Values (AGV) in both indoor air samples.

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

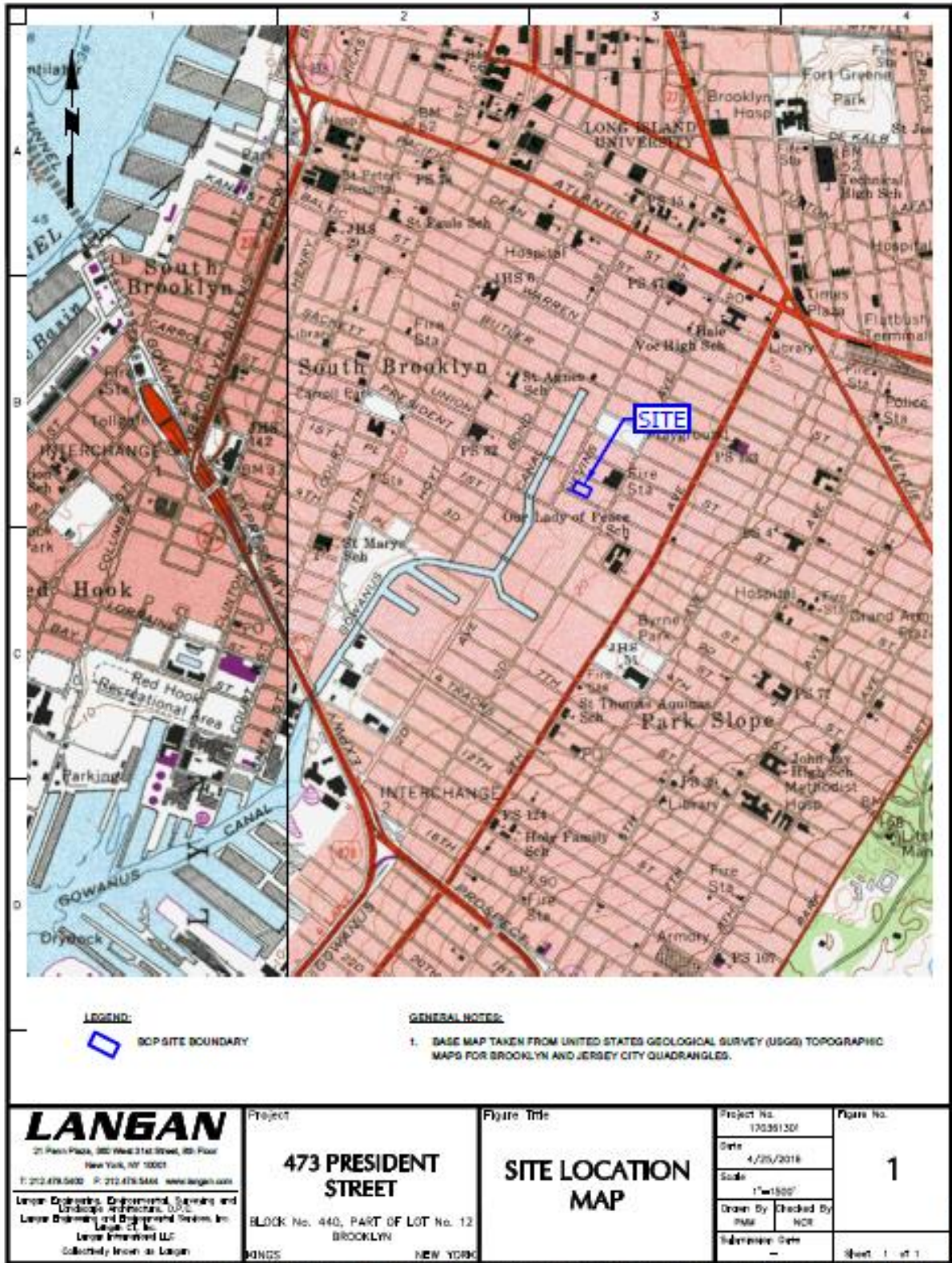
CP activities were not required during this reporting period.

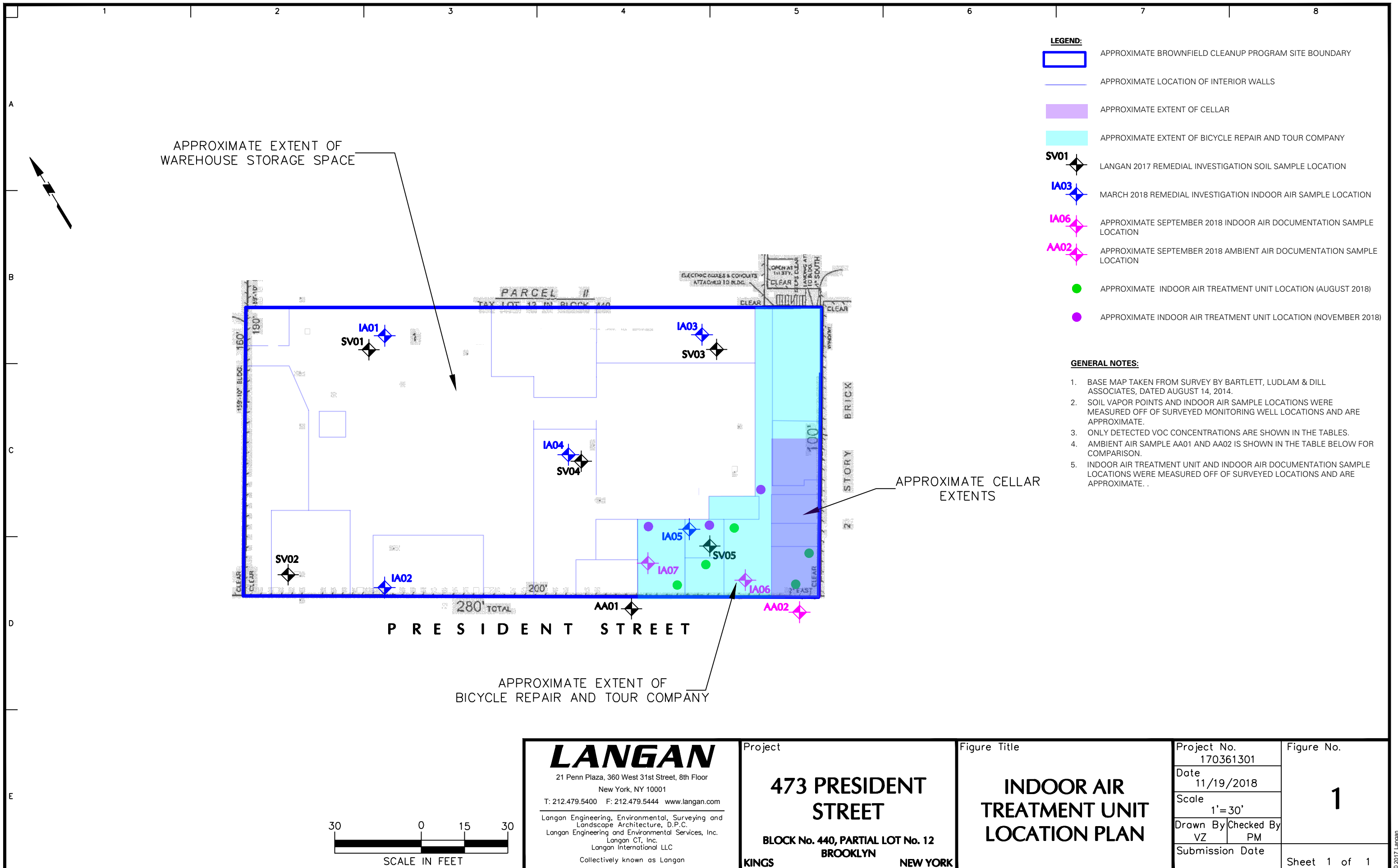
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

CP activities are not anticipated during the next reporting period.

11. Miscellaneous Information

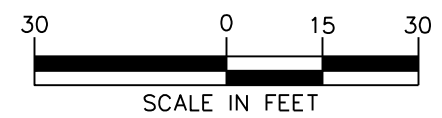
None.





- 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** APPROXIMATE SEPTEMBER 2018 INDOOR AIR DOCUMENTATION SAMPLE LOCATION
 - AA02** APPROXIMATE SEPTEMBER 2018 AMBIENT AIR DOCUMENTATION SAMPLE LOCATION
 - APPROXIMATE INDOOR AIR TREATMENT UNIT LOCATION (AUGUST 2018)
 - APPROXIMATE INDOOR AIR TREATMENT UNIT LOCATION (NOVEMBER 2018)

- 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 WERE MEASURED OFF OF SURVEYED LOCATIONS AND ARE APPROXIMATE.



<p>LANGAN 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 473 PRESIDENT STREET BLOCK No. 440, PARTIAL LOT No. 12 BROOKLYN KINGS NEW YORK</p>	<p>Figure Title INDOOR AIR TREATMENT UNIT LOCATION PLAN</p>	<p>Project No. 170361301</p>	<p>Figure No. 1</p>
			<p>Date 11/19/2018</p>	
		<p>Scale 1" = 30'</p>		
		<p>Drawn By VZ</p>	<p>Checked By PM</p>	
		<p>Submission Date</p>		<p>Sheet 1 of 1</p>

Table 1
Soil Vapor Summary Report
Soil Vapor Sample Analytical Results

473 President Street
 Brooklyn, New York
 Regulatory Site No.: C224220
 Langan Project No.: 170361301

Location		AA01	AA02	AA02	IA06	IA06	IA06	IA07	IA07	IA07
Sample ID	NYSDOH AGVs	AA01_090718	AA02_081718	AA02_122018	IA06_081718	IA06_090718	IA06_122018	IA07_081718	IA07_090718	IA07_122018
Laboratory ID		L1835562-01	L1832566-03	L1852832-03	L1832566-01	L1835562-02	L1852832-01	L1832566-02	L1835562-03	L1852832-02
Sample Date		9/7/2018	8/17/2018	12/20/2018	8/17/2018	9/7/2018	12/20/2018	8/17/2018	9/7/2018	12/20/2018
Sample Type		AA	AA	AA	IA	IA	IA	IA	IA	IA
Volatile Organic Compounds (µg/m³)										
1,1,1-Trichloroethane	~	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U	0.109 U
1,1,2,2-Tetrachloroethane	~	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U	1.37 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	~	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U	1.53 U
1,1,2-Trichloroethane	~	1.09 U	1.09 U	1.09 U	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	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	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	1.48 U	1.48 U	1.48 U
1,2,4-Trimethylbenzene	~	0.983 U	2.27 U	1.22 U	3.56 U	1.33 U	0.983 U	1 U	1.04 U	0.983 U
1,2-Dibromoethane (Ethylene Dibromide)	~	1.54 U	1.54 U	1.54 U	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 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	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	0.924 U	0.924 U	0.924 U
1,2-Dichlorotetrafluoroethane	~	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	~	0.983 U	0.983 U	0.983 U	1.19 U	0.983 U	0.983 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	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	1.2 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	1.2 U	1.2 U	1.2 U
1,4-Dioxane (P-Dioxane)	~	0.721 U	0.721 U	0.721 U	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	1.6 U	1.44 U	1.15 U	0.934 U	0.934 U	0.934 U	0.934 U
2-Hexanone	~	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U	0.82 U
4-Ethyltoluene	~	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U	0.983 U
Acetone	~	7.79 U	15.9 U	13.7 U	58.2 U	16.7 U	28.5 U	16.7 U	8.88 U	28.7 U
Allyl Chloride (3-Chloropropene)	~	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U	0.626 U
Benzene	~	0.786 U	0.732 U	2.38 U	1.4 U	0.776 U	1.01 U	0.639 U	0.639 U	0.984 U
Benzyl Chloride	~	1.04 U	1.04 U	1.04 U	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	1.34 U	1.34 U	1.34 U
Bromoethene	~	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U	0.874 U
Bromoform	~	2.07 U	2.07 U	2.07 U	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	0.777 U	0.777 U	0.777 U
Carbon Disulfide	~	0.623 U	0.623 U	0.623 U	0.906 U	0.623 U	0.623 U	0.813 U	0.623 U	0.623 U
Carbon Tetrachloride	~	0.459 U	0.428 U	0.516 U	0.484 U	0.415 U	0.308 U	0.333 U	0.447 U	0.308 U
Chlorobenzene	~	0.921 U	0.921 U	0.921 U	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	0.528 U	0.528 U	0.528 U
Chloroform	~	0.977 U	0.977 U	0.977 U	1.65 U	1.55 U	1.16 U	2.17 U	2.28 U	1.62 U
Chloromethane	~	0.973 U	0.96 U	1.26 U	2.04 U	1.22 U	1.14 U	2.13 U	1.17 U	1.06 U
Cis-1,2-Dichloroethylene	~	0.079 U	0.079 U	0.079 U	0.492 U	0.317 U	0.238 U	0.274 U	0.278 U	0.301 U
Cis-1,3-Dichloropropene	~	0.908 U	0.908 U	0.908 U	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	0.85 U	1.64 U	0.74 U	0.688 U	0.83 U	0.688 U	0.688 U
Dibromochloromethane	~	1.7 U	1.7 U	1.7 U	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	2.02 U	2.34 U	2.19 U	2.71 U	2.34 U	2.04 U	2.2 U
Ethanol	~	15.8 U	9.42 U	23.9 U	60.9 U	245 U	437 U	79.5 U	135 U	511 U
Ethyl Acetate	~	1.8 U	1.8 U	1.8 U	3.37 U	1.8 U	1.8 U	1.8 U	1.8 U	1.8 U
Ethylbenzene	~	0.869 U	0.869 U	0.93 U	13.2 U	2.97 U	0.869 U	3.81 U	2.03 U	0.869 U
Hexachlorobutadiene	~	2.13 U	2.13 U	2.13 U	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	4.74 U	10.9 U	5.41 U	154 U	8.5 U	5.14 U	143 U
M,P-Xylene	~	1.74 U	1.94 U	3.09 U	20.5 U	5.04 U	1.74 U	6.25 U	3.74 U	1.74 U
Methyl Ethyl Ketone (2-Butanone)	~	1.47 U	2.37 U	1.47 U	5.16 U	3.3 U	1.47 U	2.23 U	1.92 U	1.47 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	~	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U	2.05 U
Methylene Chloride	60	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U	1.74 U
n-Heptane	~	0.82 U	0.82 U	1.4 U	1.64 U	0.82 U	0.951 U	0.82 U	0.82 U	0.926 U
n-Hexane	~	1.02 U	0.93 U	1.88 U	3.51 U	1.72 U	2.57 U	1.19 U	1.18 U	2.26 U
o-Xylene (1,2-Dimethylbenzene)	~	0.869 U	0.869 U	1.04 U	7.69 U	1.94 U	0.869 U	2.48 U	1.42 U	0.869 U
Styrene	~	0.852 U	0.852 U	0.852 U	20.2 U	4.68 U	0.852 U	5.11 U	3.3 U	0.852 U
Tert-Butyl Alcohol	~	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U	1.52 U
Tert-Butyl Methyl Ether	~	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U	0.721 U
Tetrachloroethene (PCE)	30	0.678 U	0.576 U	3.19 U	1.14 U	1.27 U	1.8 U	0.57 U	1.57 U	1.85 U
Tetrahydrofuran	~	1.47 U	1.47 U	1.47 U	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	6.71 U	8.71 U	3.18 U	3.21 U	3.15 U	2.37 U	2.82 U
Trans-1,2-Dichloroethene	~	0.793 U	0.793 U	0.793 U	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	0.908 U	0.908 U	0.908 U
Trichloroethene (TCE)	2	1.11 U	0.548 U	0.107 U	31.4 U	19.6 U	12.6 U	9.03 U	14.1 U	17.4 U
Trichlorofluoromethane	~	1.17 U	1.23 U	1.55 U	1.6 U	1.19 U	1.48 U	1.79 U	1.12 U	1.6 U
Vinyl Chloride	~	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U	0.051 U

Notes:

- Indoor air sample analytical results are compared to the New York State Department of Health Air Guideline Values (AGVs) as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent updates (2013, 2015).
- Only detected analytes are shown in the table.
- Analytes detected with concentrations above the minimum concentrations are bolded and shaded.
- Analytical results with reporting limits (RL) above the minimum concentrations are italicized.
- Samples AA01_090718, AA02_081718, and AA02_122018 are background outdoor, ambient air samples.
- ~ = Regulatory limit for this analyte does not exist
- µg/m³ = micrograms per cubic meter
- IA = indoor air
- AA = ambient air

Qualifiers:

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