

<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Tuesday, April 18, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Mostly Cloudy, 52-60 °F Wind: 2-5 mph NW
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:45 – 11:00
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220 C224309

<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Spectro Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz, Brad Koontz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr.
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### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- Mayrich mobilized equipment to the site.

##### BCP Site No. C224309

- Mayrich mobilized equipment to the site.
- Mayrich used a Zaxis 345 US LC excavator to grade an approximately 40-foot long by 10-foot wide area of construction and demolition (C&D) debris in the southern part of the site for placement of a field trailer. C&D debris were stockpiled adjacent to the work area.

#### Soil/Fill Import and Export Tracking

- No soil/fill was imported or exported.

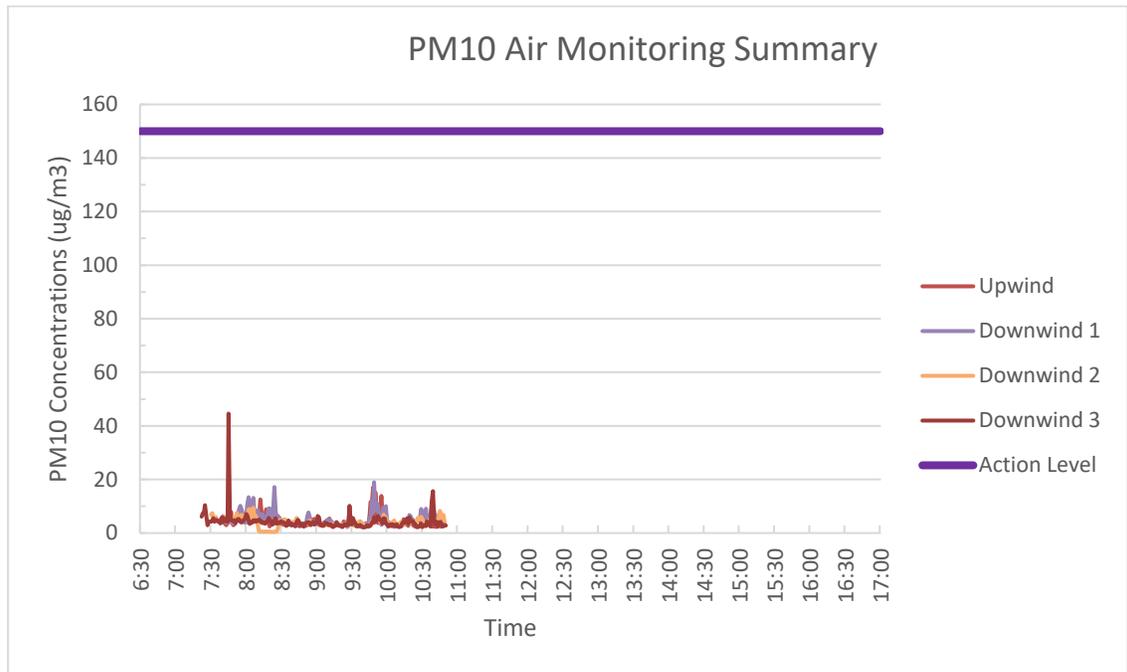
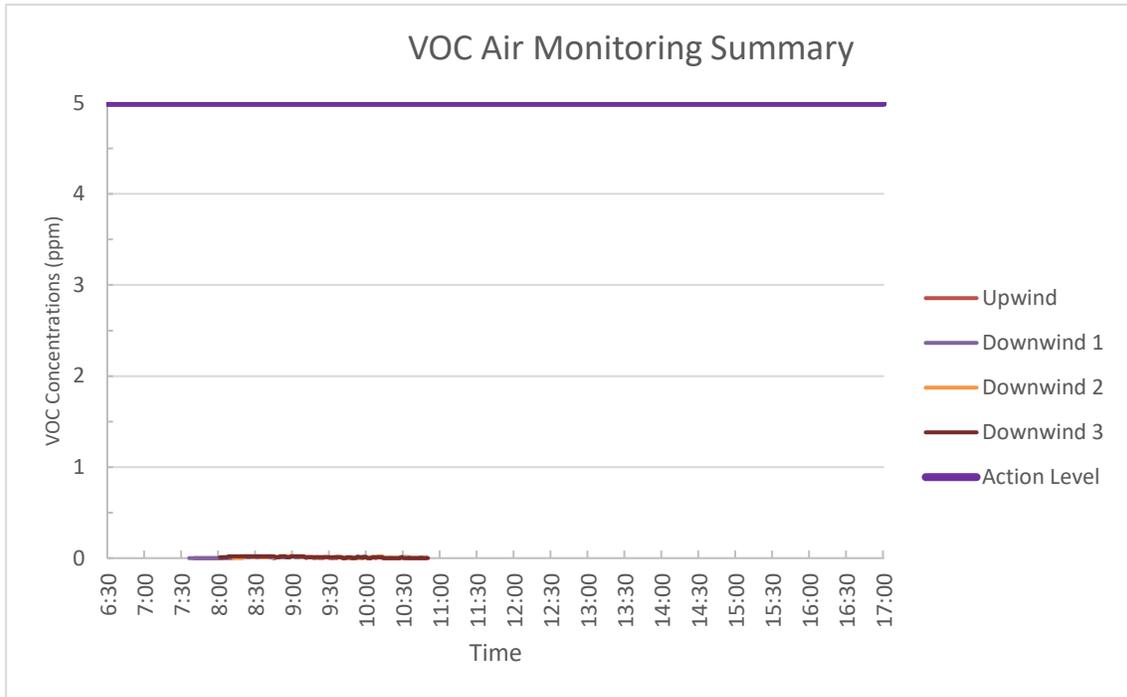
#### Sampling

- No samples were collected.

#### CAMP

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on the following graphs:

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Anticipated Activities**

- UAG will expand fencing onto sidewalk along the southwest part of site.
- Mayrich will begin chipping concrete and installing test piles.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**

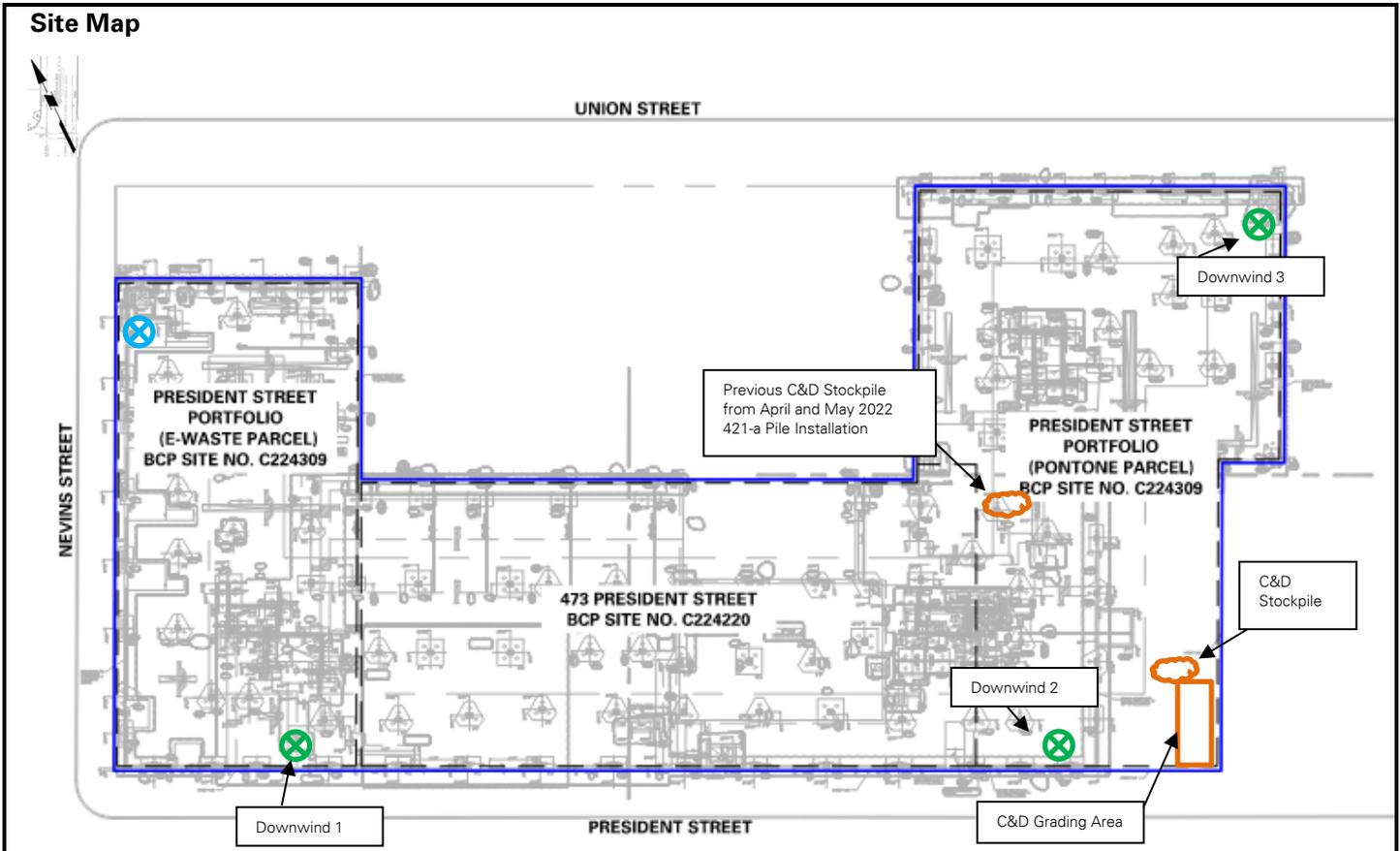


**Photo 1:** Mayrich grading an area in the southeastern portion of BCP Site No. C224309 site (facing southeast)



**Photo 2:** Air monitoring station in the southwestern portion of BCP Site No. C224309 (facing southwest)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Upwind Air Monitoring Station
-  Downwind Air Monitoring Station
-  Work Area
-  Stockpile

**Notes:**

1. Base map adapted from 11 March 2022 drawing FO-100, "Foundation (1<sup>st</sup> Floor) Cellar Plan" for 473 President Street, prepared by Gemdale USA Corporation.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Wednesday, April 19, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Mostly Cloudy, 47-64 °F Wind: 0-10 mph NW
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:45 – 16:30
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>4 Brothers Fence Inc:</b> 6-person crew <b>GZA:</b> 2-person crew

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- None

##### BCP Site No. C224309

- 4 Brothers Fence Inc. used hand tools to dig 12 approximately 1-foot-diameter holes to about 3 feet below grade surface (bgs) on the Nevins Street sidewalk to install a construction fence.
  - Excavated fill was screened for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. Excavated fill was stockpiled on concrete adjacent to work area and covered with polyethylene sheeting at the end of the work day.

#### Soil/Fill Import and Export Tracking

- No soil/fill was imported or exported.

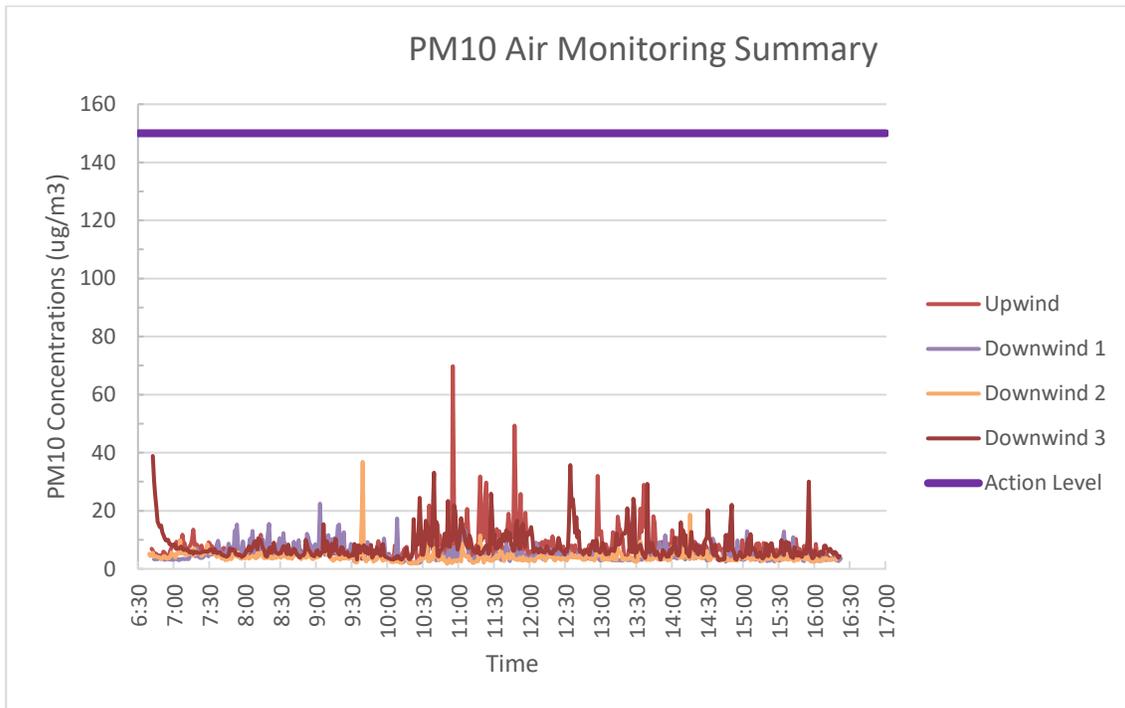
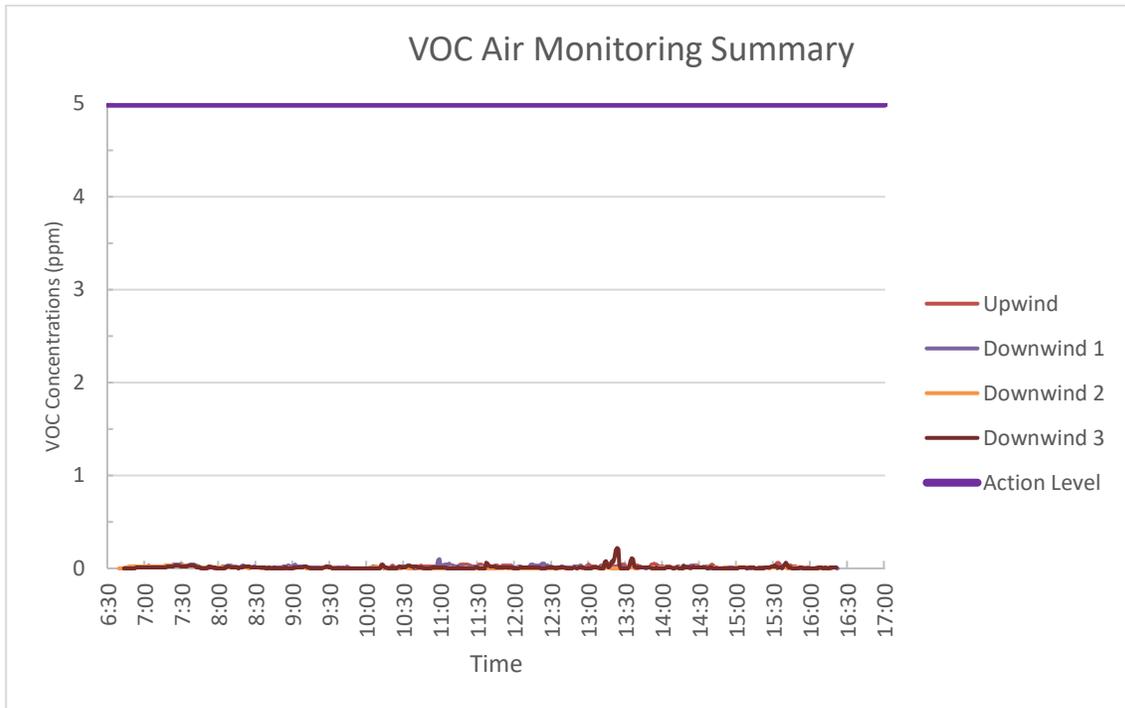
#### Sampling

- No samples were collected.

#### CAMP

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on the following graphs:

<b>Cc:</b> J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	<b>By:</b> Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Anticipated Activities**

- 4 Brothers Fence Inc. will installing the construction fence.
- Mayrich will begin demolishing the concrete slab.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**



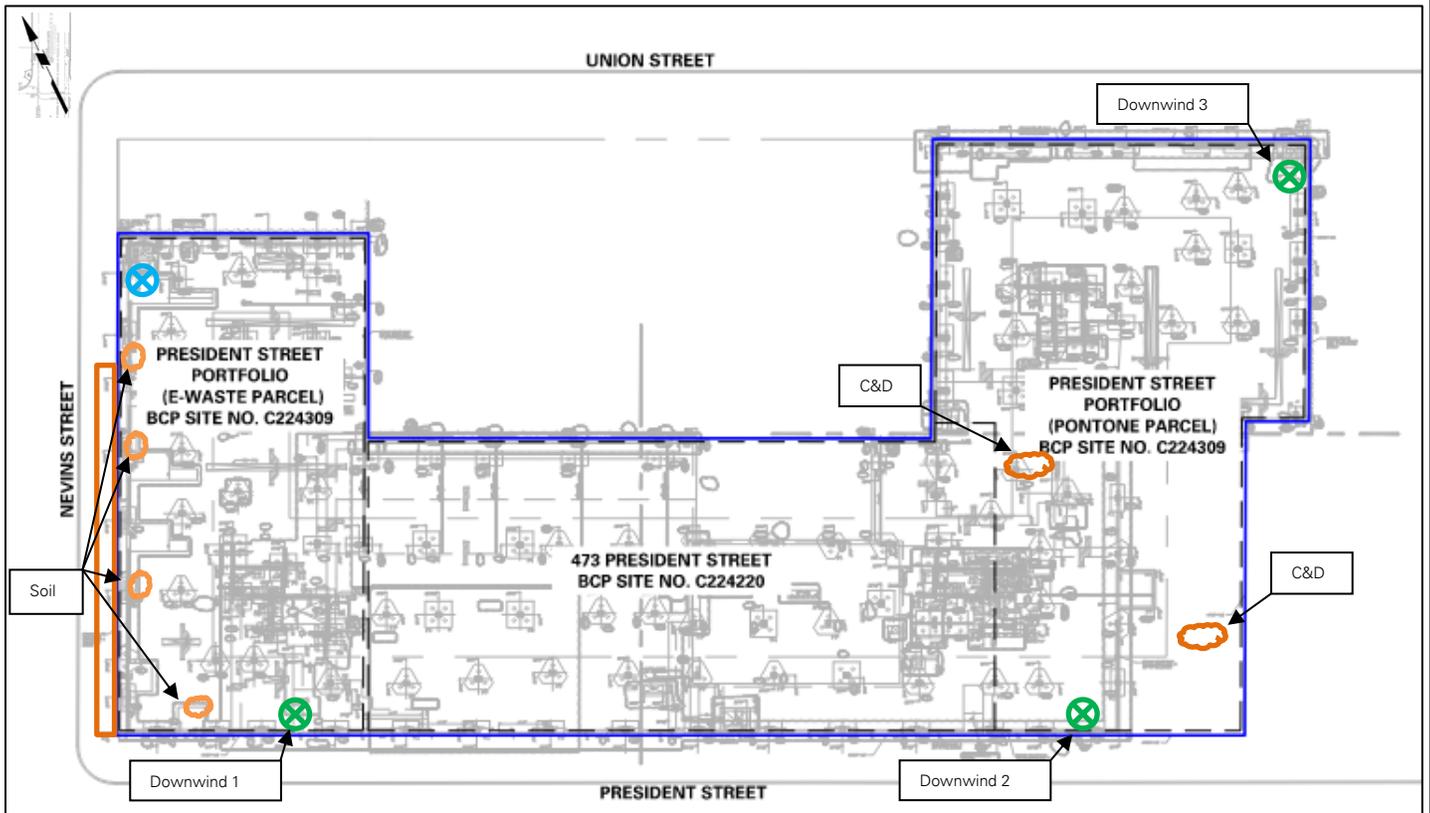
**Photo 1:** Construction fence post on Nevins Street sidewalk



**Photo 2:** Fill stockpile in northwestern portion of BCP Site No. C224309 (facing north)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Map**



**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Upwind Air Monitoring Station
-  Downwind Air Monitoring Station
-  Work Area
-  Stockpile

**Notes:**

1. Base map adapted from February 14, 2022 drawing FO-100.00, "Foundation (1<sup>st</sup> Floor) Cellar Plan" prepared by WSP USA.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Thursday, April 20, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Mostly Cloudy, 45-62 °F Wind: 0-6 mph NNE
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:45 – 15:30
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr. <b>4 Brothers Fence Inc.:</b> 6-person crew <b>GZA:</b> 2-person crew

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- 4 Brothers Fence Inc. used hand tools to dig 12 approximately 1-foot-diameter holes to about 3 feet below grade surface (bgs) on the President Street sidewalk to install a construction fence.
  - Excavated fill was screened for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. Excavated fill was stockpiled on concrete adjacent to work area and covered with polyethylene sheeting at the end of the work day.

##### BCP Site No. C224309

- Mayrich used Zaxis 345 US LC and Zaxis 870LC excavators to demolish an approximately 20-foot long by 10-foot wide portion of the concrete slab in the southwestern portion of the site to facilitate installation a vibration monitor. Construction and demolition (C&D) debris were stockpiled adjacent to the work area.
- 4 Brothers Fence Inc. used hand tools to dig six approximately 1-foot-diameter holes to about 3 feet below grade surface (bgs) on the Nevins Street sidewalk to install a construction fence.
  - Excavated fill was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed. Excavated fill was stockpiled on concrete adjacent to work area and covered with polyethylene sheeting at the end of the work day.

#### Soil/Fill Import and Export Tracking

- No soil/fill was imported or exported.

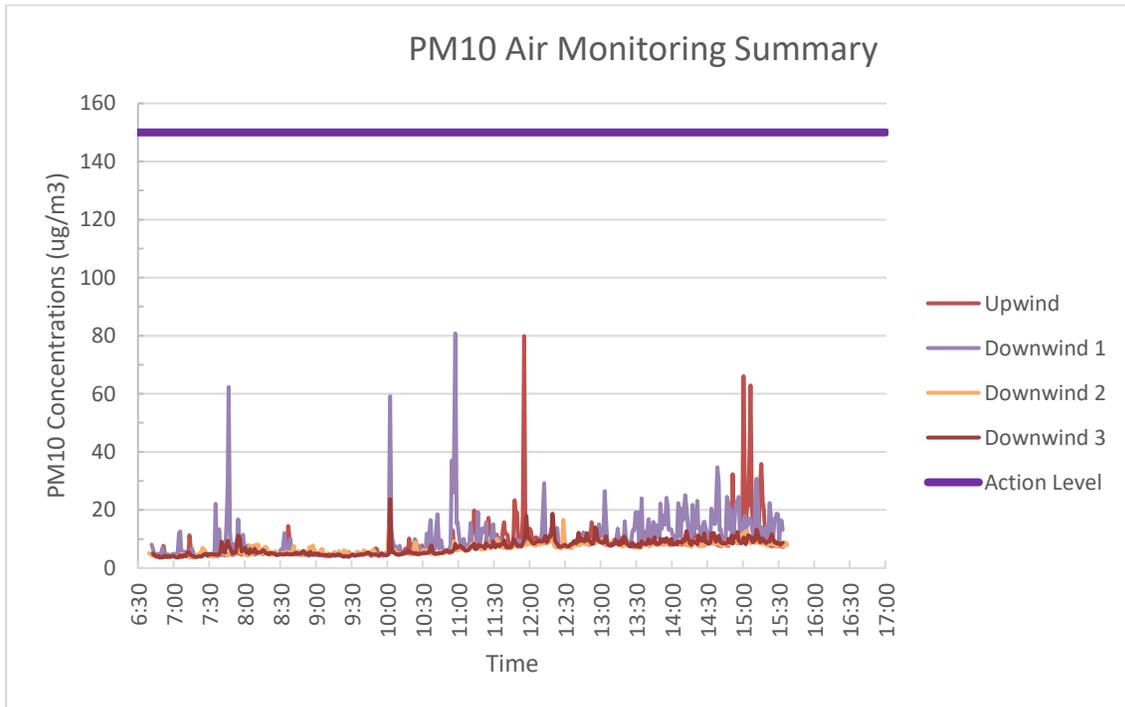
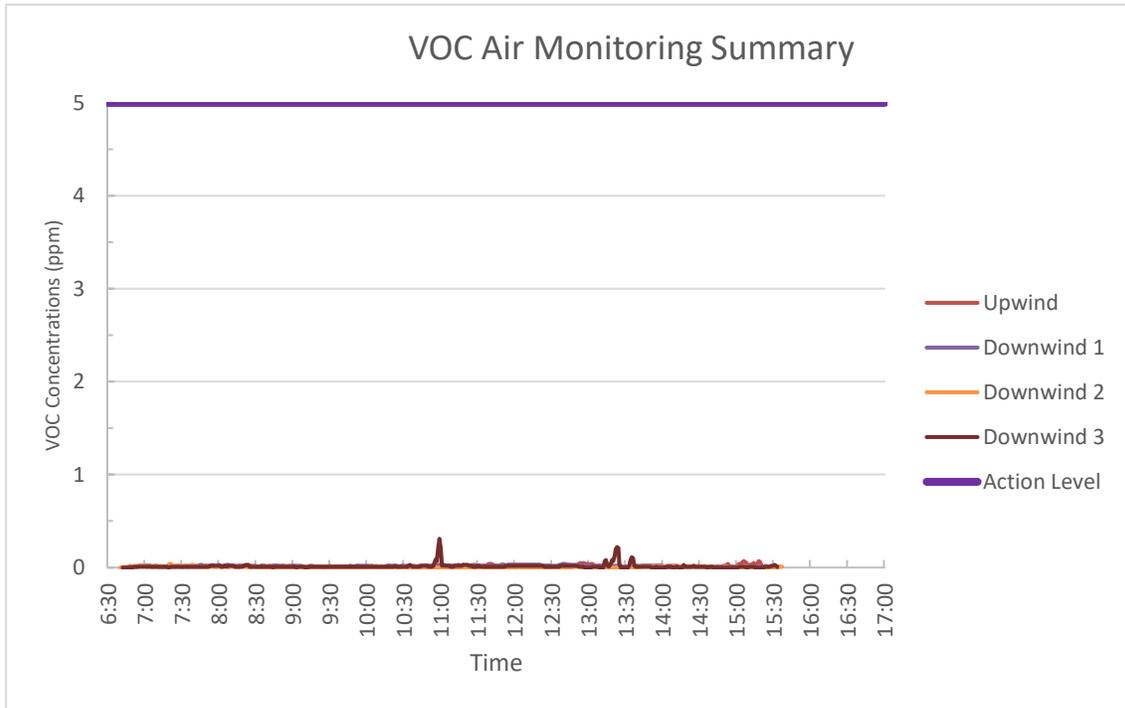
#### Sampling

- No samples were collected.

#### CAMP

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on the following graphs:

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Anticipated Activities**

- 4 Brothers Fence Inc. will installing the construction fence.
- Mayrich will begin demolishing the concrete slab.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**



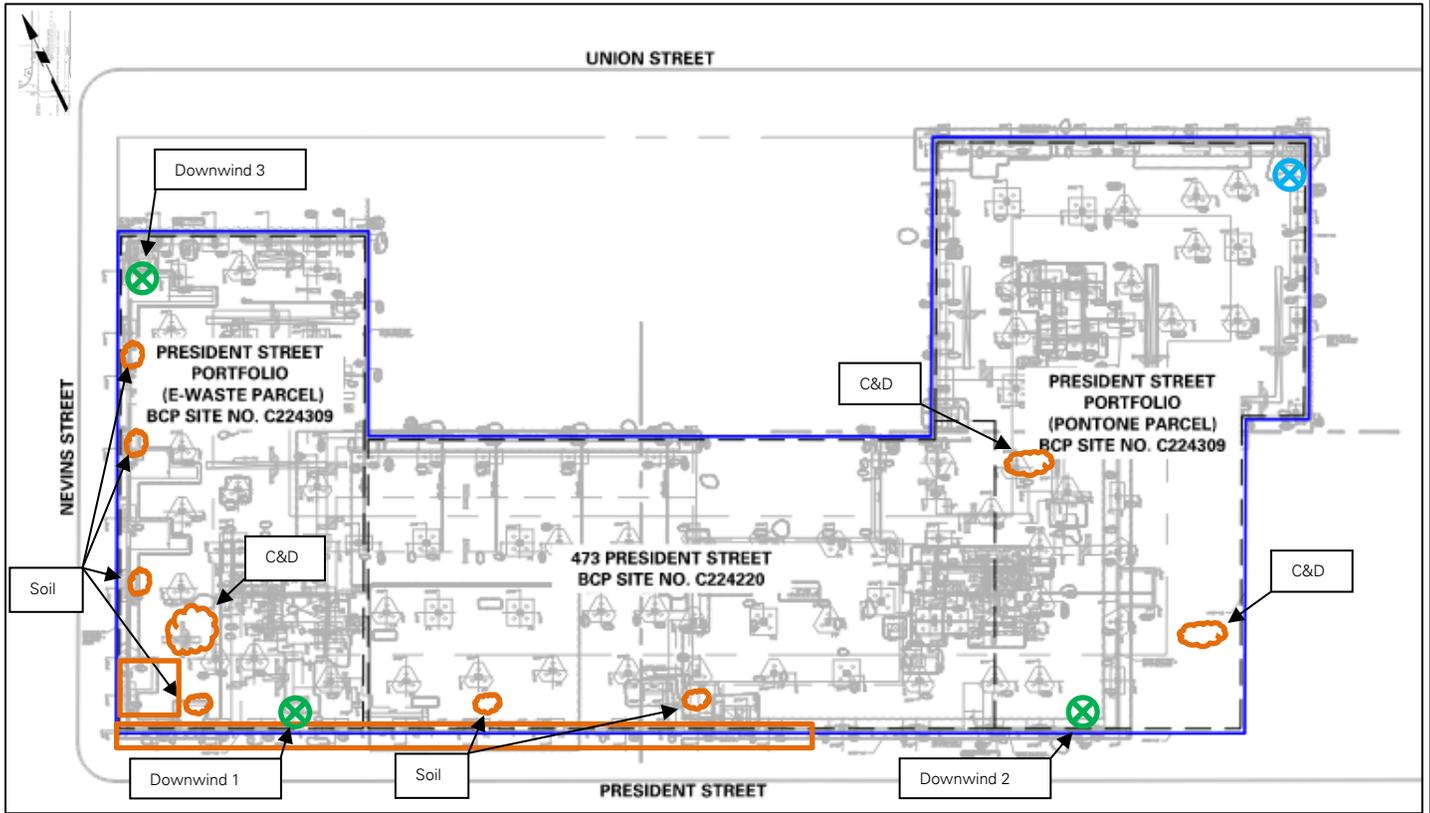
**Photo 1:** Mayrich stockpiling C&D debris in the northwestern portion of BCP Site NO. C224309 (facing west)



**Photo 2:** 4 Brothers Fence Inc. installing construction fence on the President Street sidewalk (facing west)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Map**



**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Upwind Air Monitoring Station
-  Downwind Air Monitoring Station
-  Work Area
-  Stockpile

**Notes:**

1. Base map adapted from February 14, 2022 drawing FO-100.00, "Foundation (1<sup>st</sup> Floor) Cellar Plan" prepared by WSP USA.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Friday, April 21, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Partly Cloudy, 52-68 °F Wind: 0-4 mph E
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:30 – 15:00
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Spectro Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>4 Brothers Fence Inc.:</b> 6-person crew

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- None

##### BCP Site No. C224309

- 4 Brothers Fence Inc. used hand tools to dig eight approximately 1-foot-diameter holes to about 3 feet below grade surface (bgs) on the President Street sidewalk to install a construction fence.
  - Excavated fill was screened for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. Excavated fill was stockpiled on concrete adjacent to work area and covered with polyethylene sheeting at the end of the work day.

#### Soil/Fill Import and Export Tracking

- No soil/fill was imported or exported.

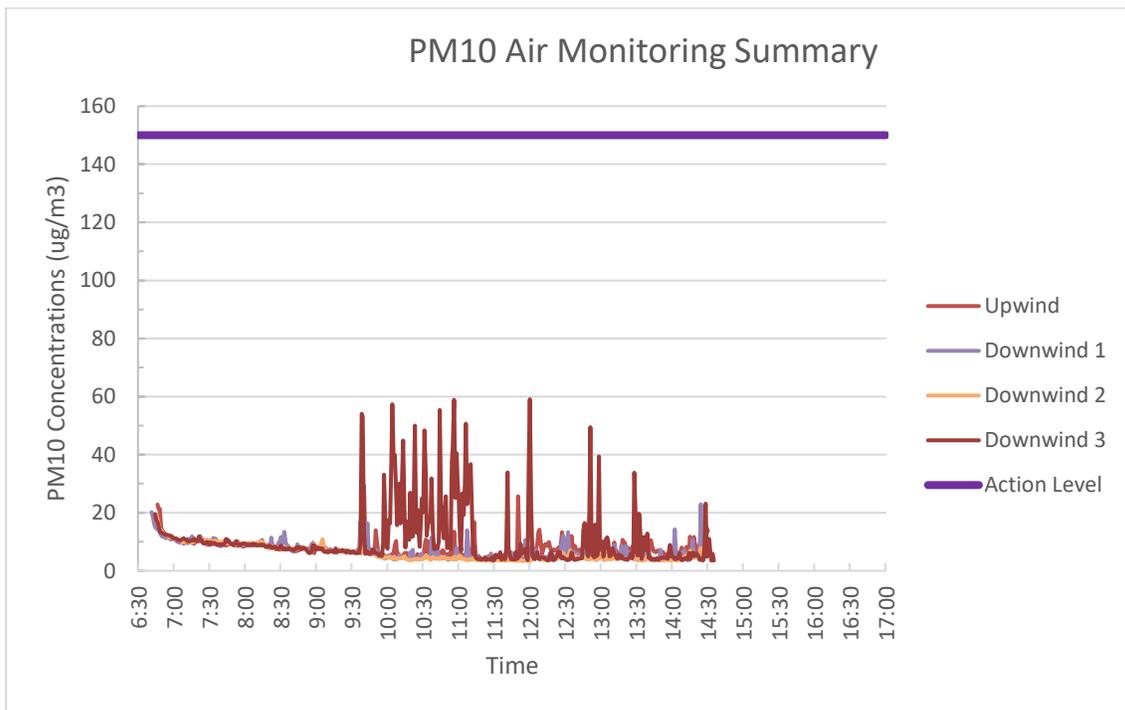
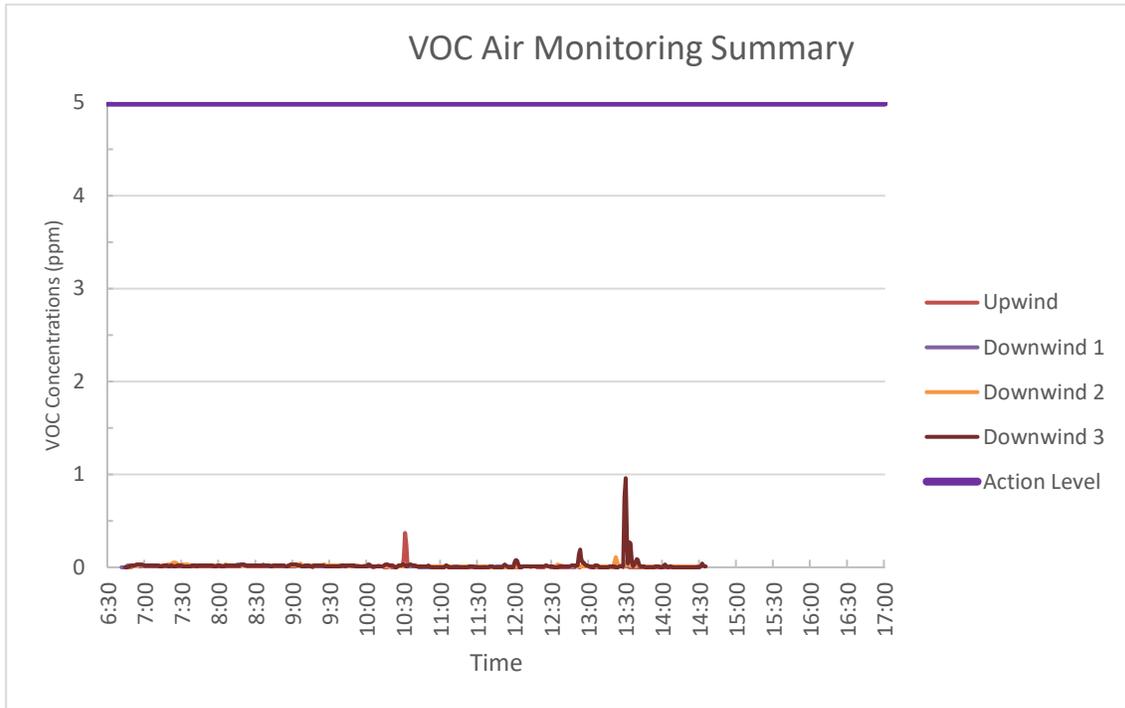
#### Sampling

- No samples were collected.

#### CAMP

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on the following graphs:

<b>Cc:</b> J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	<b>By:</b> Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Anticipated Activities**

- Mayrich will continue demolishing the concrete slab.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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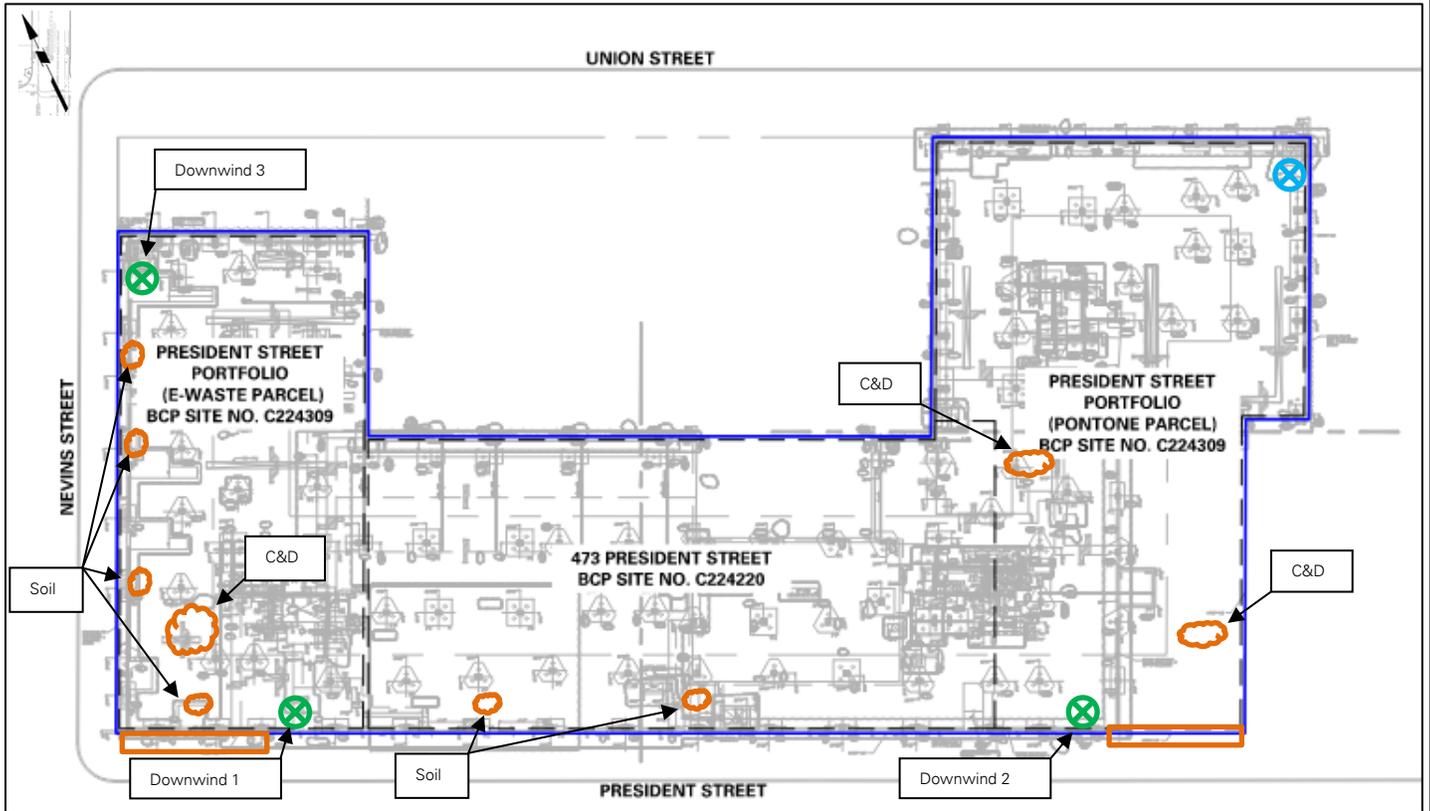
**Site Photographs**



**Photo 1:** Installed construction fence along President Street  
(facing southeast)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Map**



**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Upwind Air Monitoring Station
-  Downwind Air Monitoring Station
-  Work Area
-  Stockpile

**Notes:**

1. Base map adapted from February 14, 2022 drawing FO-100.00, "Foundation (1<sup>st</sup> Floor) Cellar Plan" prepared by WSP USA.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Monday, April 24, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Partly Cloudy, 45-58 °F
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:30 – 15:00
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr. <b>WSP:</b> Chuck Porreca

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- None

##### BCP Site No. C224309

- Mayrich used Zaxis 345 US LC and Zaxis 870LC excavators to demolish an approximately 160-foot-long by 84-foot-wide portion of the concrete slab in the northern portion of the site to facilitate support of excavation (SOE) installation. Construction and demolition (C&D) debris were stockpiled adjacent to the work area. C&D debris were also graded to create a temporary excavator platform.

#### Soil/Fill Import and Export Tracking

- No soil/fill was imported or exported.

#### Sampling

- No samples were collected.

#### CAMP

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on CAMP summary data sheet appended to the end of this Daily Field Report. The graphs on the CAMP summary data sheet show PM10 and VOC concentration as site contribution (downwind concentrations subtracted by upwind concentration).

#### Anticipated Activities

- Mayrich will continue demolishing the concrete slab.

<b>Cc:</b> J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	<b>By:</b> Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**

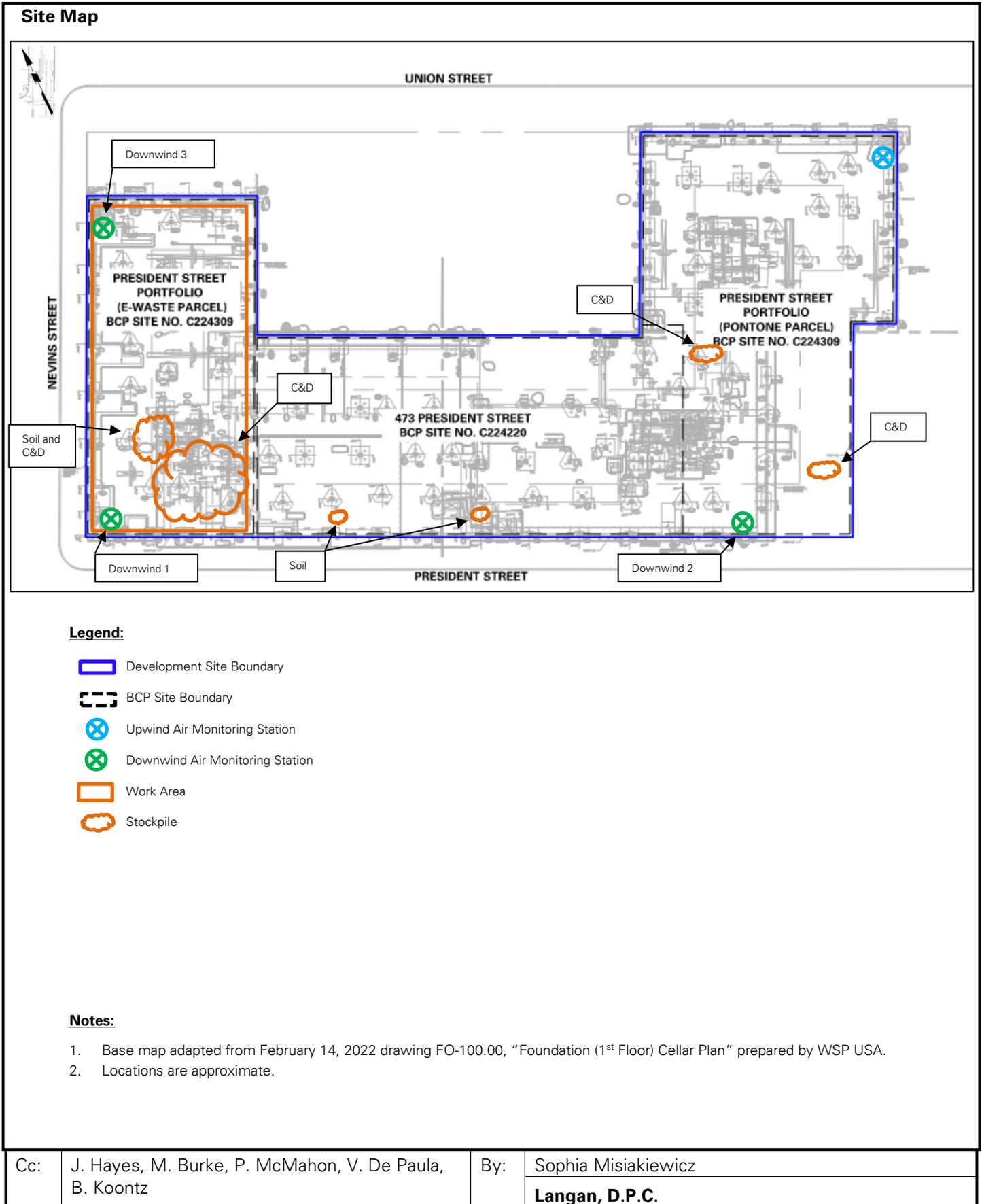


**Photo 1:** Mayrich stockpiling C&D debris in the western portion of BCP Site No. C224309 (facing south)



**Photo 2:** Mayrich grading area in the western portion of BCP Site No. C224309 (facing north)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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# Air Monitoring Report

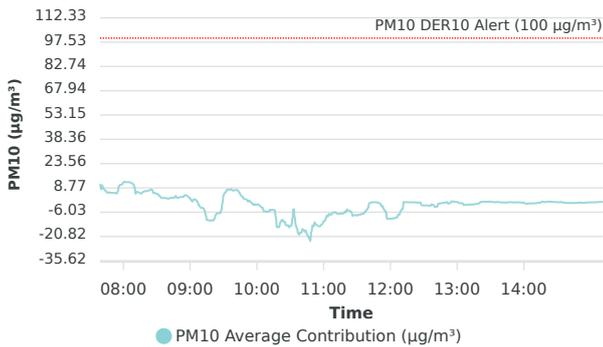
170361308 - 499 President Street	
Report Period	
From:	4/24/2023
To:	4/24/2023
Dust Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
4/24/2023	-	-	-	0.8-5.7	NNW

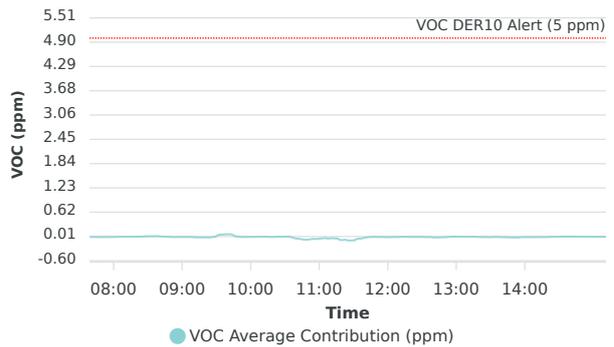
Daily Monitoring Summary	Daily Avg PM10 Conc ( $\mu\text{g}/\text{m}^3$ )	Max 15 min rolling avg PM10 ( $\mu\text{g}/\text{m}^3$ )	Time of Max 15 min Avg PM10 Reading	Daily Avg VOC Conc (ppm)	Max 15 min rolling avg VOC (ppm)	Time of Max 15 min Avg VOC Reading
Upwind - 4/24/2023	7.67	103.93	10:18:00	0.02	0.38	11:17:00
Downwind - 4/24/2023	5.95	67.3	07:56:00	0.01	0.26	09:30:00



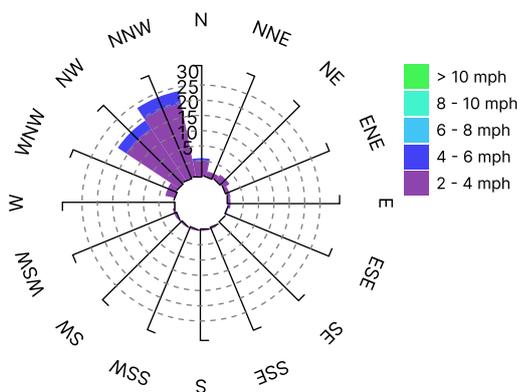
PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



VOC Average Contribution (ppm)



Contribution wind rose (mph)



<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Tuesday, April 25, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Partly Cloudy, 47-61 °F Wind: 0-10 mph NNW
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:30 – 15:30
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr. <b>WSP:</b> Chuck Porreca <b>4 Brothers Fence Inc.:</b> 6-person crew

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- Mayrich used a Zaxis 870LC excavator to demolish an about 200-foot-long by 90-foot-wide portion of the former concrete slab in the northern portion of the site. Construction and demolition (C&D) debris were stockpiled adjacent to the work area.
- 4 Brothers Fence Inc. used hand tools to dig 12 approximately 1-foot-diameter holes to about 3 feet below grade surface (bgs) on the President Street sidewalk to install a construction fence.
  - Excavated fill was screened for odor, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. Excavated fill was stockpiled on concrete adjacent to work area.

##### BCP Site No. C224309

- Mayrich used Zaxis 345 US LC and Zaxis 870LC excavators to demolish an about 80-foot-long by 30-foot-wide portion of the former concrete slab in the northern portion of the site. C&D debris were stockpiled adjacent to the work area.
- Mayrich used a Zaxis 345USLC excavator to excavate an about 60-foot-long by 5-foot-wide to about 5 feet below grade surface (bgs) to remove former foundation elements in the western portion of the site.
  - Excavated fill was screened for odor, staining, and organic vapors using a PID. No evidence of impacts were observed. Excavated fill was used to backfill the excavation area.

#### Soil/Fill Import and Export Tracking

- No soil/fill was exported.
- Mayrich imported two approximately 15-cubic-yard loads of ASTM #2 virgin stone from the Tilcon New York Inc-Pompton Lakes Quarry in Pompton Lakes, New Jersey. ASTM #2 virgin stone was used to construct stabilized construction entrances.
- Mayrich imported an approximately 2-cubic-yard metal container of ASTM #57 virgin stone from the Tilcon New York Inc-Mt Hope Quarry in Wharton, New Jersey. The use of ASTM #57 virgin stone from this source is pending NYSDEC review and approval.

<b>Cc:</b> J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	<b>By:</b> Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>Soil/Fill Import Summary</b>		
<b>Facility Name</b>	Tilcon New York Inc-Pompton Lakes Quarry	Tilcon New York Inc-Mt Hope Quarry
<b>Location</b>	Pompton Lakes, New Jersey	Wharton, New Jersey
<b>Type</b>	ASTM #2 virgin stone	ASTM #57 virgin stone
<b>Total Imported Quantity (CY)</b>	30	2 (not used, staged in metal container)
<b>Approved Quantity (CY)</b>	200	0

**Sampling**

- No samples were collected.

**CAMP**

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on CAMP summary data sheet appended to the end of this Daily Field Report. The graphs on the CAMP summary data sheet show PM10 and VOC concentration as site contribution (downwind concentrations subtracted by upwind concentration).

**Anticipated Activities**

- Mayrich will continue demolishing the former concrete slab and being exporting C&D debris off-site.
- 4 Brothers Fence Inc. will continue installing the construction fence.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**

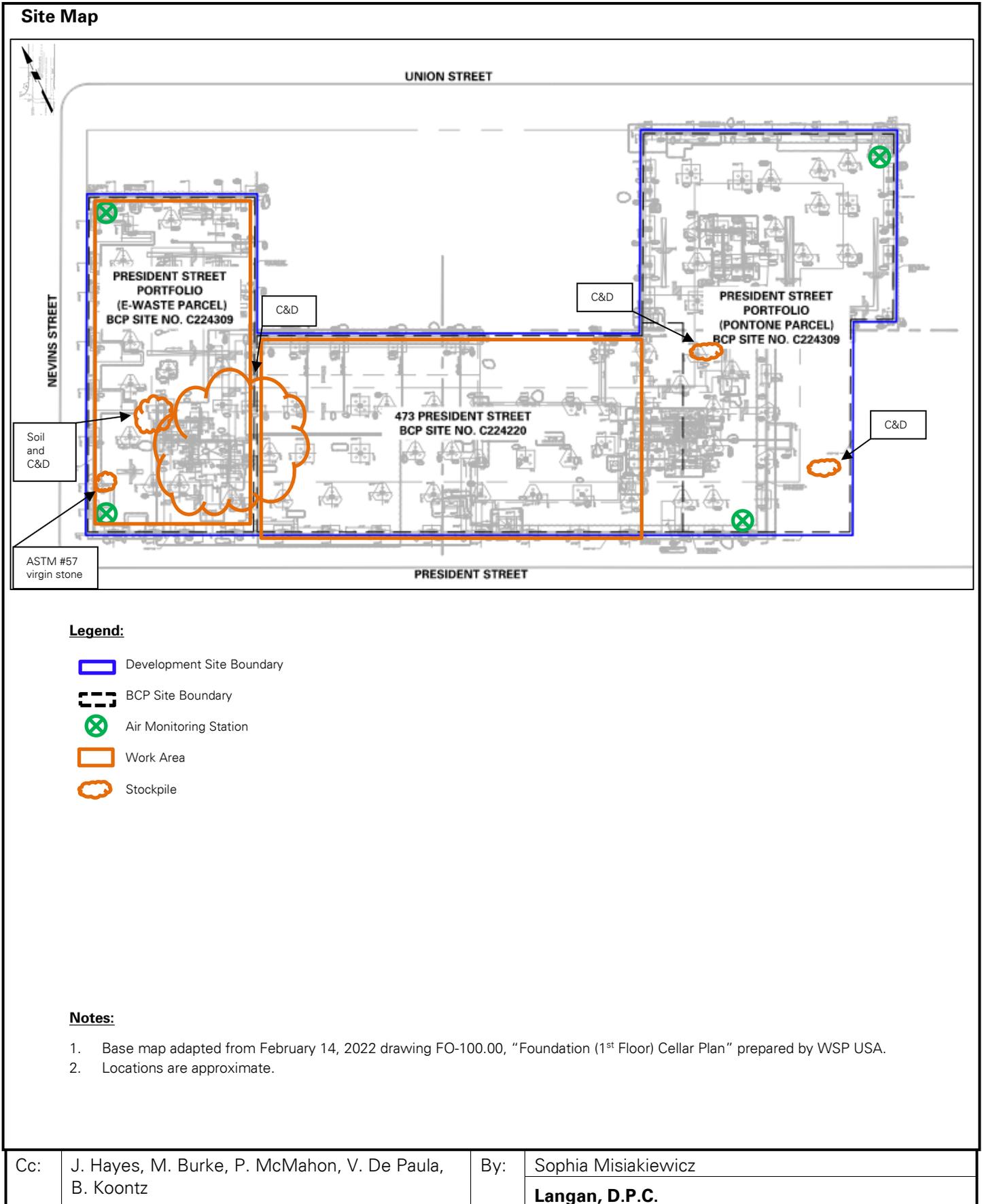


**Photo 1:** Mayrich spraying water to control dust and using ASTM #2 virgin stone to construct a stabilized construction entrance in the southwest portion of BCP Site No. C224309 (facing west)



**Photo 2:** Mayrich stockpiling C&D debris in the northern portion of BCP Site No. C224220 (facing northwest)

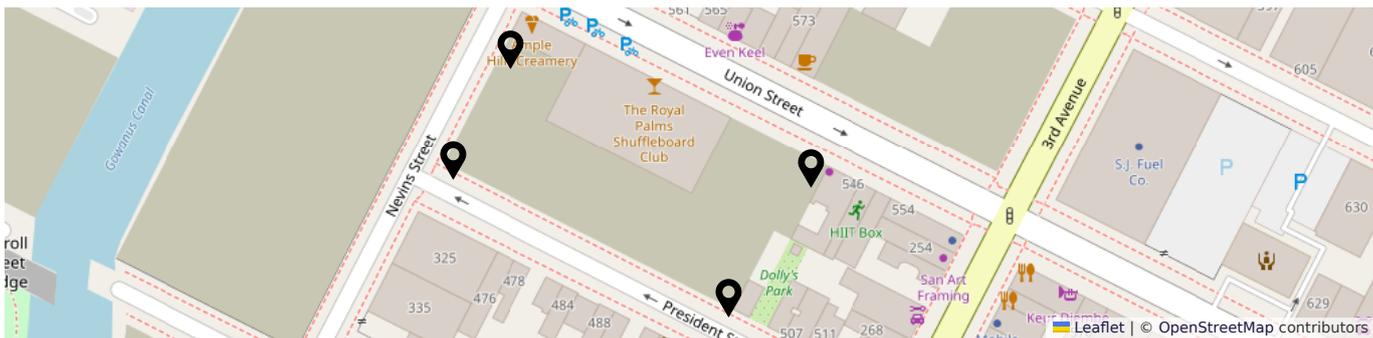
Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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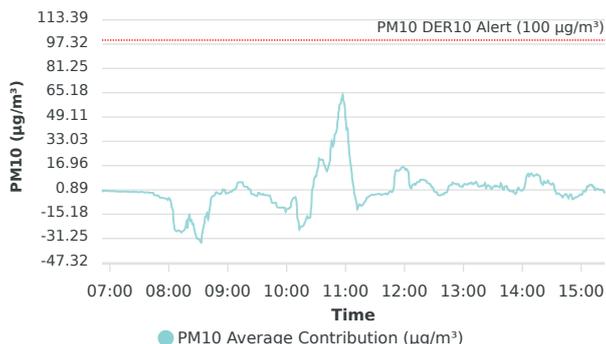
	<h1>Air Monitoring Report</h1>		<b>170361308 - 499 President Street</b>	
			<b>Report Period</b>	
			From:	4/25/2023
			To:	4/25/2023
			Dust Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm			

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
4/25/2023	-	-	-	0.4-6.2	NNW

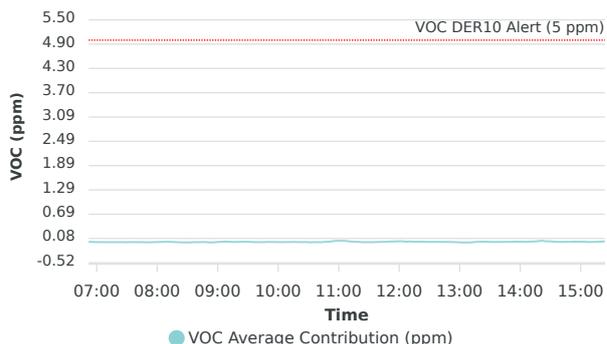
Daily Monitoring Summary	Daily Avg PM10 Conc ( $\mu\text{g}/\text{m}^3$ )	Max 15 min rolling avg PM10 ( $\mu\text{g}/\text{m}^3$ )	Time of Max 15 min Avg PM10 Reading	Daily Avg VOC Conc (ppm)	Max 15 min rolling avg VOC (ppm)	Time of Max 15 min Avg VOC Reading
Upwind - 4/25/2023	11.51	214.77	10:11:00	0.01	0.07	14:21:00
Downwind - 4/25/2023	12	164.39	10:45:00	0.01	0.09	14:09:00



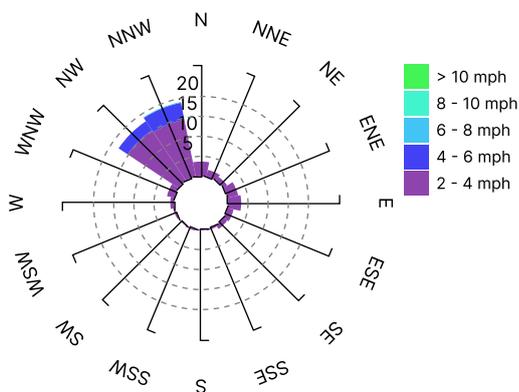
**PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )**



**VOC Average Contribution (ppm)**



**Contribution wind rose (mph)**



<b>CLIENT:</b> Gowanus President Owner LLC <b>PROJECT No.:</b> 170361303 <b>PROJECT:</b> 473 President Street President Street Portfolio <b>LOCATION:</b> Brooklyn, New York	<b>DATE:</b> Wednesday, April 26, 2023 <b>WEATHER:</b> Partly Cloudy, 47-59 °F Wind: 0-4 mph ESE <b>TIME:</b> 06:00 – 16:00 <b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr. <b>WSP:</b> Chuck Porreca <b>4 Brothers Fence Inc.:</b> 6-person crew <b>Modern Industries:</b> Mark Fernandes

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- 4 Brothers Fence Inc. used hand tools to dig five approximately 1-foot-diameter holes to about 3 feet below grade surface (bgs) on the President Street sidewalk to install a construction fence.
  - Excavated fill was screened for odor, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. Excavated fill was stockpiled in the central part of site in preparation for future off-site disposal.

##### BCP Site No. C224309

- Mayrich used Zaxis 345 US LC and Zaxis 870LC excavators to demolish an about 200-foot-long by 60-foot-wide portion of the former concrete slab in the northern portion of the site. C&D debris were stockpiled adjacent to the work area.

#### Soil/Fill Import and Export Tracking

- Mayrich exported 27 approximately 20-cubic-yard loads of C&D debris to the PPark NJ LLC facility in Prospect Park, New Jersey.
- Mayrich exported 24 approximately 20-cubic-yard loads of C&D debris to the Faztec Industries facility in Staten Island, New York.
- Mayrich imported two approximately 15-cubic-yard loads of ASTM #2 virgin stone from the Tilcon New York Inc-Pompton Lakes Quarry in Pompton Lakes, New Jersey. ASTM #2 virgin stone was used to construct stabilized construction entrances.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>Soil/Fill Import Summary</b>		
<b>Facility Name</b>	Tilcon New York Inc-Pompton Lakes Quarry	Tilcon New York Inc-Mt Hope Quarry
<b>Location</b>	Pompton Lakes, New Jersey	Wharton, New Jersey
<b>Type</b>	ASTM #2 virgin stone	ASTM #57 virgin stone
<b>Total Imported Quantity (CY)</b>	60	2 (not used, staged in metal container)
<b>Approved Quantity (CY)</b>	200	0

**Sampling**

- No samples were collected.

**CAMP**

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on CAMP summary data sheet appended to the end of this Daily Field Report. The graphs on the CAMP summary data sheet show PM10 and VOC concentration as site contribution (downwind concentrations subtracted by upwind concentration).

**Anticipated Activities**

- Mayrich will continue demolishing the former concrete slab and exporting C&D debris off-site.
- Mayrich will begin performing remedial excavations.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**



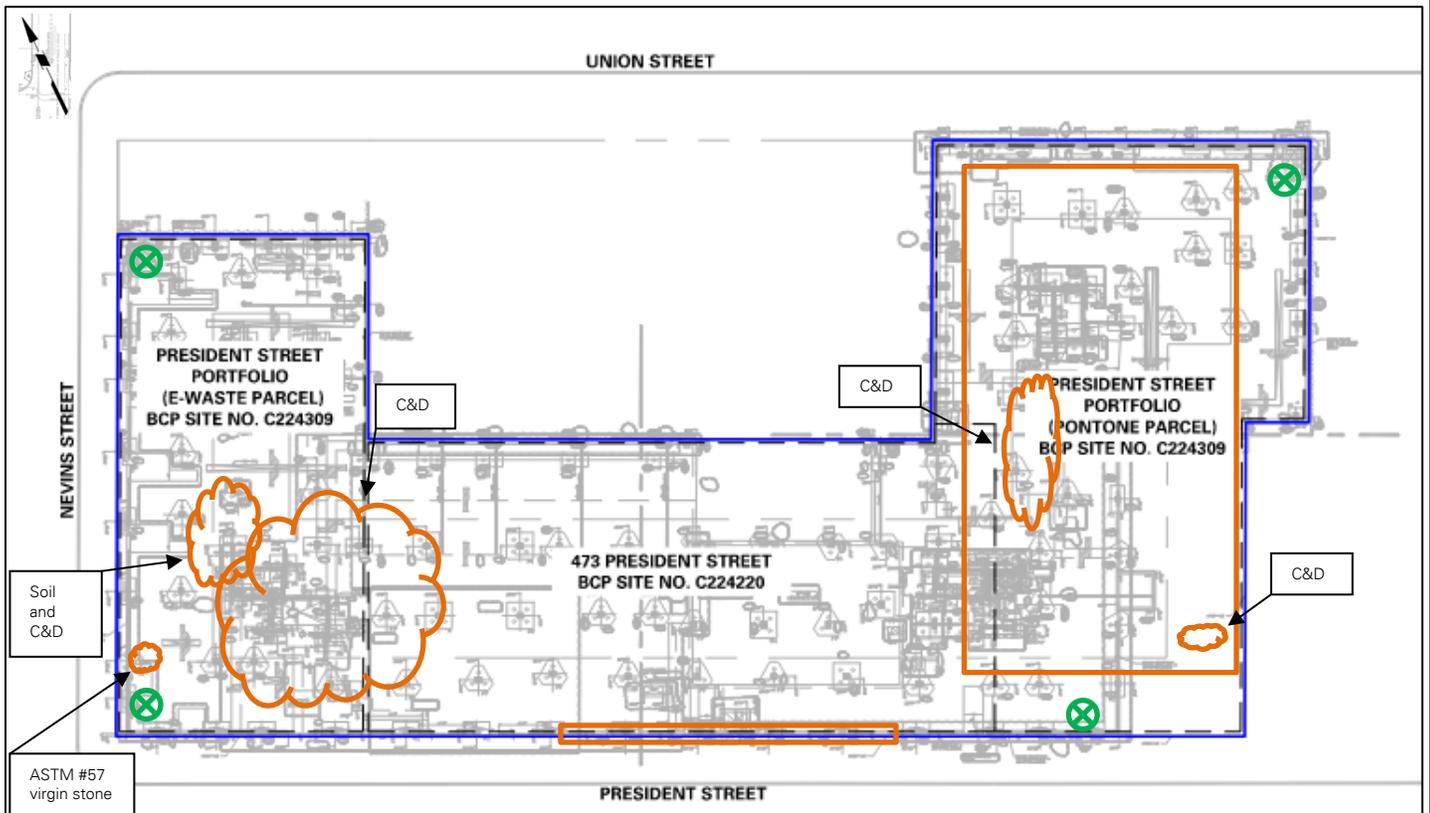
**Photo 1:** Mayrich exporting C&D debris in the southwest portion of BCP Site No. C224309 (facing northwest)



**Photo 2:** Mayrich stockpiling C&D debris in the southeastern portion of BCP Site No. C2242309 (facing northwest)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Map**



**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Air Monitoring Station
-  Work Area
-  Stockpile

**Notes:**

1. Base map adapted from February 14, 2022 drawing FO-100.00, "Foundation (1<sup>st</sup> Floor) Cellar Plan" prepared by WSP USA.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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# Air Monitoring Report

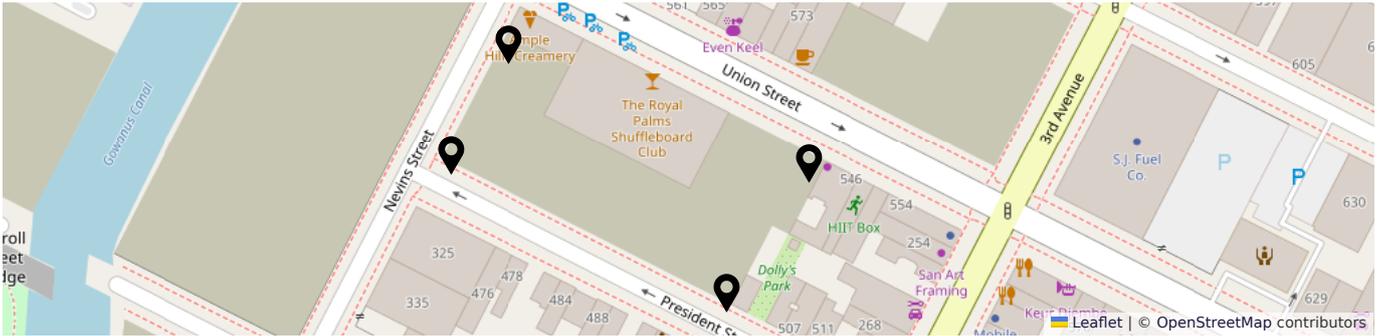
170361308 - 499 President Street

## Report Period

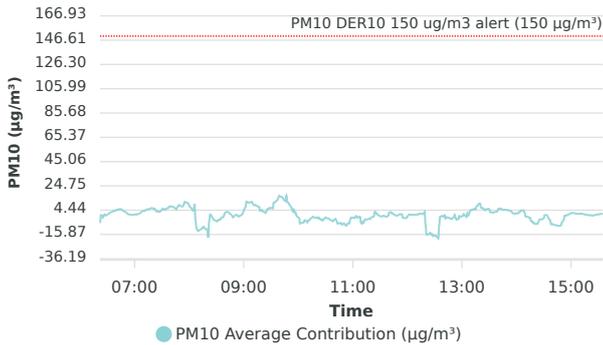
From:	4/26/2023
To:	4/26/2023
Dust Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
4/26/2023	-	-	-	0.3-3.2	ESE

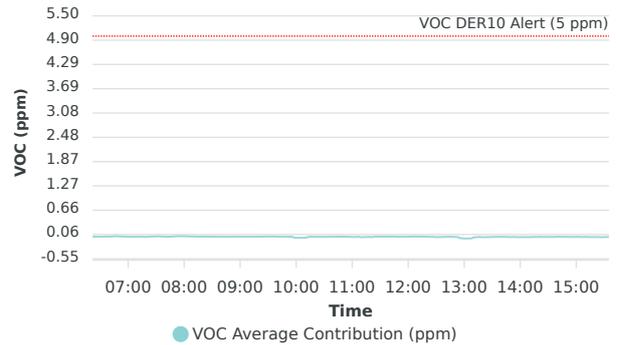
Daily Monitoring Summary	Daily Avg PM10 Conc ( $\mu\text{g}/\text{m}^3$ )	Max 15 min rolling avg PM10 ( $\mu\text{g}/\text{m}^3$ )	Time of Max 15 min Avg PM10 Reading	Daily Avg VOC Conc (ppm)	Max 15 min rolling avg VOC (ppm)	Time of Max 15 min Avg VOC Reading
Upwind - 4/26/2023	10.03	214.64	08:07:00	0.01	0.31	12:55:00
Downwind - 4/26/2023	10.6	95.87	08:06:00	0.01	0.06	06:35:00



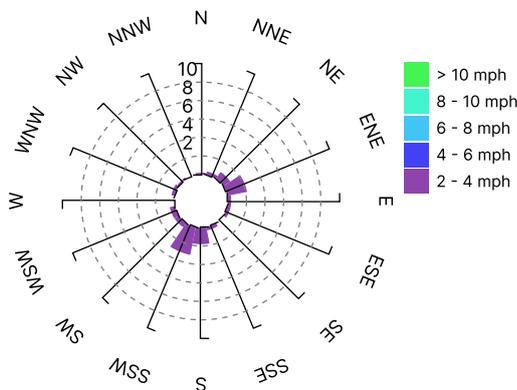
### PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



### VOC Average Contribution (ppm)



### Contribution wind rose (mph)



<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Thursday, April 27, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Partly Cloudy, 51-59 °F Wind: 0-4 mph NE
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:15 – 15:30
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz, Vinicius De Paula, and TJ Malgieri <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr. <b>WSP:</b> Chuck Porreca and Sunlei Yang <b>4 Brothers Fence Inc.:</b> 6-person crew <b>Modern Industries:</b> Mark Fernandes

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- Mayrich used a Zaxis 345USLC excavator to perform a remedial excavation to remove an underground storage tank (UST) and tar-like impacts in the southeastern portion of the site. The about 20-foot-long by 10-foot-wide area was excavated to about 4 feet below grade surface (bgs). An approximately 50-gallon empty UST was removed from the excavation.
  - Excavated fill was screened for odor, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. Excavated fill and the UST were stockpiled separately on polyethylene sheeting in the southern portion of site.
- Mayrich used a Zaxis 345USLC excavator to perform a remedial excavation to locate a suspected UST in the southwestern portion of the site. The about 20-foot-long by 20-foot-wide area was excavated to about 4 feet bgs. No USTs were uncovered in the excavation area.
  - Excavated fill was screened for odor, staining, and organic vapors using a PID. No evidence of impacts were observed. Excavated fill was stockpiled on polyethylene sheeting adjacent to the excavation area.
- Mayrich used a Zaxis 345USLC excavator to perform a remedial excavation to locate a suspected UST and tar-like impacts in the northwestern portion of the site. The about 35-foot-long by 25-foot-wide area was excavated to about 6 feet bgs. No USTs were uncovered in the excavation area.
  - Excavated fill was screened for odor, staining, and organic vapors using a PID. Petroleum-like staining, odor and PID readings of up to 8.7 parts per million (ppm) were observed. Excavated fill was stockpiled on polyethylene sheeting adjacent to the excavation area.

##### BCP Site No. C224309

- Mayrich used Zaxis 345 US LC and Zaxis 870LC excavators to demolish an about 60-foot-long by 60-foot-wide portion of the former concrete slab in the southeastern portion of the site. C&D debris were stockpiled adjacent to the work area.

<b>Cc:</b> J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	<b>By:</b> Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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- Mayrich used a Zaxis 345USLC excavator to excavate an about 60-foot-long by 20-foot-wide to about 5 feet bgs to remove former foundation elements in the southwestern portion of the site.
  - Excavated fill was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed. Excavated fill was used to backfill the excavation area.

**Soil/Fill Import and Export Tracking**

- Mayrich exported 58 approximately 20-cubic-yard loads of C&D debris to the Faztec Industries facility in Staten Island, New York.
- No soil/fill was imported.

<b>Soil/Fill Import Summary</b>		
<b>Facility Name</b>	Tilcon New York Inc-Pompton Lakes Quarry	Tilcon New York Inc-Mt Hope Quarry
<b>Location</b>	Pompton Lakes, New Jersey	Wharton, New Jersey
<b>Type</b>	ASTM #2 virgin stone	ASTM #57 virgin stone
<b>Total Imported Quantity (CY)</b>	60	2 (not used, staged in metal container)
<b>Approved Quantity (CY)</b>	200	0

**Sampling**

- No samples were collected.

**CAMP**

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on CAMP summary data sheet appended to the end of this Daily Field Report. The graphs on the CAMP summary data sheet show PM10 and VOC concentration as site contribution (downwind concentrations subtracted by upwind concentration).

**Anticipated Activities**

- Mayrich will continue performing remedial excavations and exporting C&D debris off-site.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**



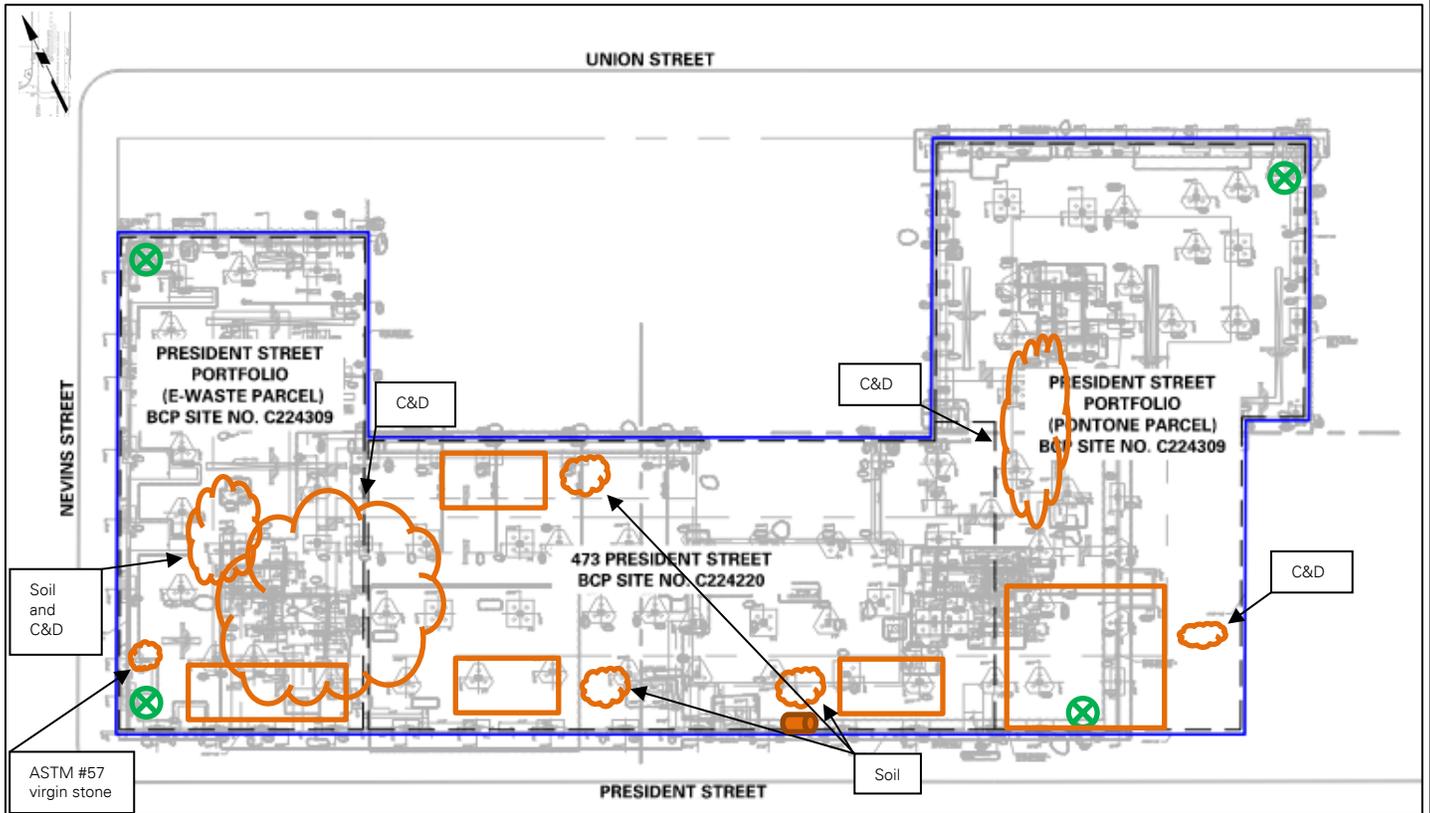
**Photo 1:** Mayrich excavating former foundation elements and spraying water to control dust in the southeastern portion of BCP Site No. C224309 (facing southeast)



**Photo 2:** 50-gallon empty UST covered with polyethylene sheeting in the southern portion of BCP Site No. C224220 (facing south)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Map**



**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Air Monitoring Station
-  Work Area
-  Stockpile
-  Staged UST

**Notes:**

1. Base map adapted from February 14, 2022 drawing FO-100.00, "Foundation (1<sup>st</sup> Floor) Cellar Plan" prepared by WSP USA.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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# Air Monitoring Report

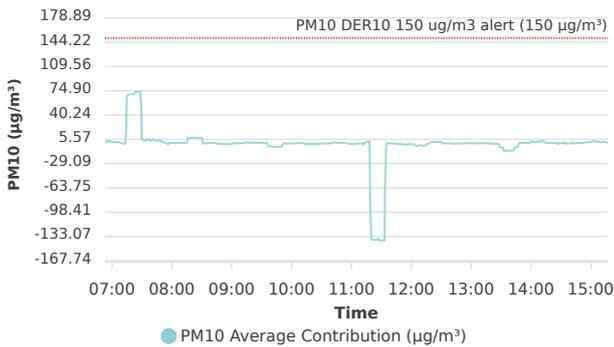
170361308 - 499 President Street	
Report Period	
From:	4/27/2023
To:	4/27/2023
Dust Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
4/27/2023	-	-	-	0.2-2.6	NE

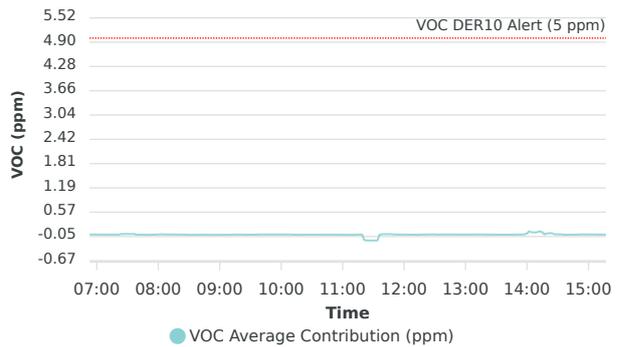
Daily Monitoring Summary	Daily Avg PM10 Conc ( $\mu\text{g}/\text{m}^3$ )	Max 15 min rolling avg PM10 ( $\mu\text{g}/\text{m}^3$ )	Time of Max 15 min Avg PM10 Reading	Daily Avg VOC Conc (ppm)	Max 15 min rolling avg VOC (ppm)	Time of Max 15 min Avg VOC Reading
Upwind - 4/27/2023	11.03	1513.12	11:19:00	0.01	1.15	11:21:00
Downwind - 4/27/2023	9.04	848.05	07:15:00	0.01	0.46	14:01:00



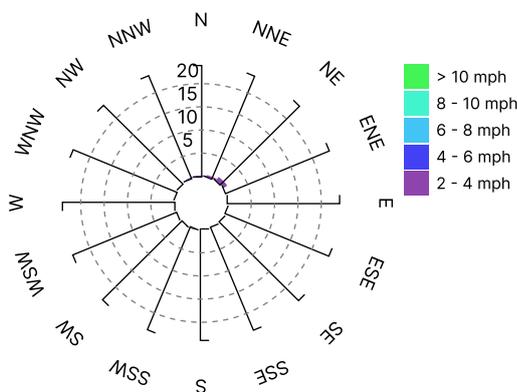
PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )



VOC Average Contribution (ppm)



Contribution wind rose (mph)



<b>CLIENT:</b> Gowanus President Owner LLC	<b>DATE:</b> Friday, April 28, 2023
<b>PROJECT No.:</b> 170361303	<b>WEATHER:</b> Partly Cloudy, 52-57 °F Wind: 0-6 mph NNE
<b>PROJECT:</b> 473 President Street President Street Portfolio	<b>TIME:</b> 06:00 – 17:00
<b>LOCATION:</b> Brooklyn, New York	<b>BCP SITE Nos.:</b> C224220, C224309
<b>EQUIPMENT:</b> Zaxis 870LC excavator Zaxis 345 US LC excavator MiniRAE 3000 photoionization detector Specto Technology Aeroqual Air Monitoring Stations (4)	<b>PRESENT AT SITE:</b> <b>Langan:</b> Sophia Misiakiewicz <b>Urban Atelier Group (UAG):</b> Richard Gamble <b>Mayrich Construction Corp. (Mayrich):</b> Joseph Scott Sr. <b>WSP:</b> Chuck Porreca and Sunlei Yang <b>4 Brothers Fence Inc.:</b> 6-person crew <b>Modern Industries:</b> Mark Fernandes

### OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for Brownfield Cleanup Program (BCP) Site Nos. C224220 (473 President Street) and C224309 (President Street Portfolio).

#### Site Activities

##### BCP Site No. C224220

- Mayrich used a Zaxis 345USLC excavator to continue performing a remedial excavation to locate a suspected underground storage tank (UST) and tar-like impacts in the northwestern portion of the site. The about 35-foot-long by 25-foot-wide area was excavated to about 8 feet below grade surface (bgs). No USTs were uncovered in the excavation area.
  - Excavated fill was screened for odor, staining, and organic vapors using a PID. No evidence of impacts were observed. Excavated fill was stockpiled on polyethylene sheeting adjacent to the excavation area.
- Mayrich used a Zaxis 345USLC excavator to excavate an about 100-foot-long by 20-foot-wide to about 4 feet bgs to remove former foundation elements in the southern portion of the site.
  - Excavated fill was screened for odor, staining, and organic vapors using a PID. No evidence of impacts were observed. Construction and demolition (C&D) debris were stockpiled adjacent to the excavation area and excavated fill was used to backfill the excavation area.

##### BCP Site No. C224309

- Mayrich used Zaxis 345 US LC and Zaxis 870LC excavators to demolish an about 60-foot-long by 30-foot-wide portion of the former concrete slab in the southeastern portion of the site. C&D debris were stockpiled adjacent to the work area.

#### Soil/Fill Import and Export Tracking

- Mayrich exported 65 approximately 20-cubic-yard loads of C&D debris to the Faztec Industries facility in Staten Island, New York.
- No soil/fill was imported.

<b>Cc:</b> J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	<b>By:</b> Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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<b>Soil/Fill Import Summary</b>		
<b>Facility Name</b>	Tilcon New York Inc-Pompton Lakes Quarry	Tilcon New York Inc-Mt Hope Quarry
<b>Location</b>	Pompton Lakes, New Jersey	Wharton, New Jersey
<b>Type</b>	ASTM #2 virgin stone	ASTM #57 virgin stone
<b>Total Imported Quantity (CY)</b>	60	2 (not used, staged in metal container)
<b>Approved Quantity (CY)</b>	200	0

### Sampling

- Langan collected 5 base-of-excavation and 12 sidewall confirmation endpoint soil samples from the three remediation excavations performed at BCP Site No. C224220. The samples were submitted to Alpha Analytical, Inc. to be analyzed for Part 375-listed volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, metals, and per and polyfluoroalkyl substances (PFAS).

### CAMP

- Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period. Recorded air monitoring data is presented on CAMP summary data sheet appended to the end of this Daily Field Report. The graphs on the CAMP summary data sheet show PM10 and VOC concentration as site contribution (downwind concentrations subtracted by upwind concentration).

### Anticipated Activities

- Mayrich will continue demolishing the concrete slab and exporting C&D debris, and being exporting nonhazardous soil/fill.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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**Site Photographs**



**Photo 1:** Mayrich performing remedial excavation in the northwestern portion of BCP Site No. C224220 (facing southwest)



**Photo 2:** Mayrich stockpiling C&D debris in the southeastern portion of BCP Site No. C2242309 (facing southwest)

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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# Air Monitoring Report

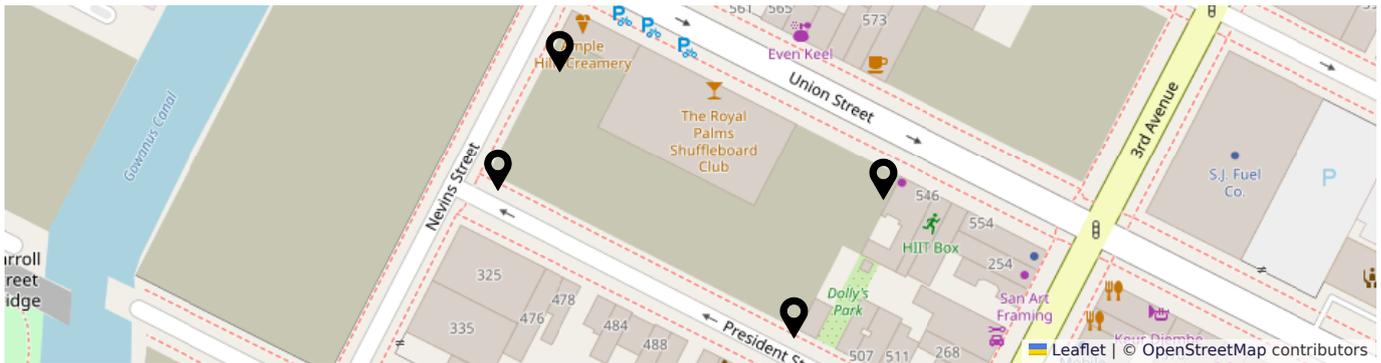
170361308 - 499 President Street

## Report Period

From:	4/28/2023
To:	4/28/2023
Dust Action Level:	150 $\mu\text{g}/\text{m}^3$
VOC Action Level:	5 ppm

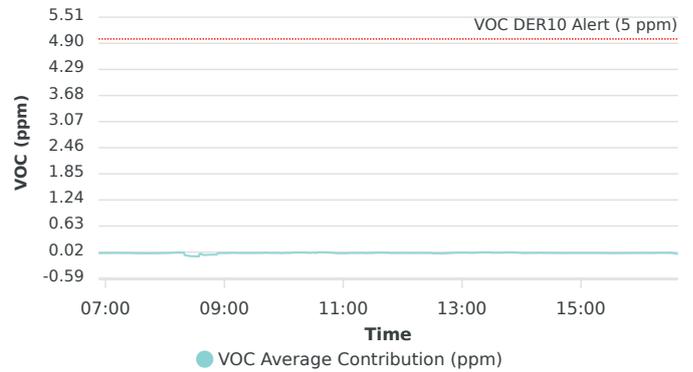
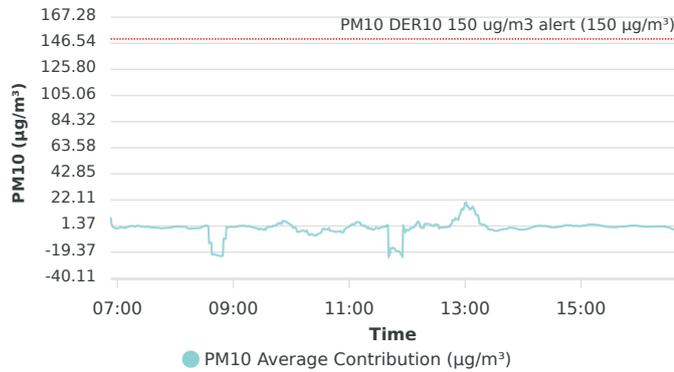
Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
4/28/2023	-	-	-	0.5-5.2	NNE

Daily Monitoring Summary	Daily Avg PM10 Conc ( $\mu\text{g}/\text{m}^3$ )	Max 15 min rolling avg PM10 ( $\mu\text{g}/\text{m}^3$ )	Time of Max 15 min Avg PM10 Reading	Daily Avg VOC Conc (ppm)	Max 15 min rolling avg VOC (ppm)	Time of Max 15 min Avg VOC Reading
Upwind - 4/28/2023	9.63	375.79	11:41:00	0.02	0.92	08:20:00
Downwind - 4/28/2023	9.53	88.46	13:00:00	0.01	0.18	16:30:00

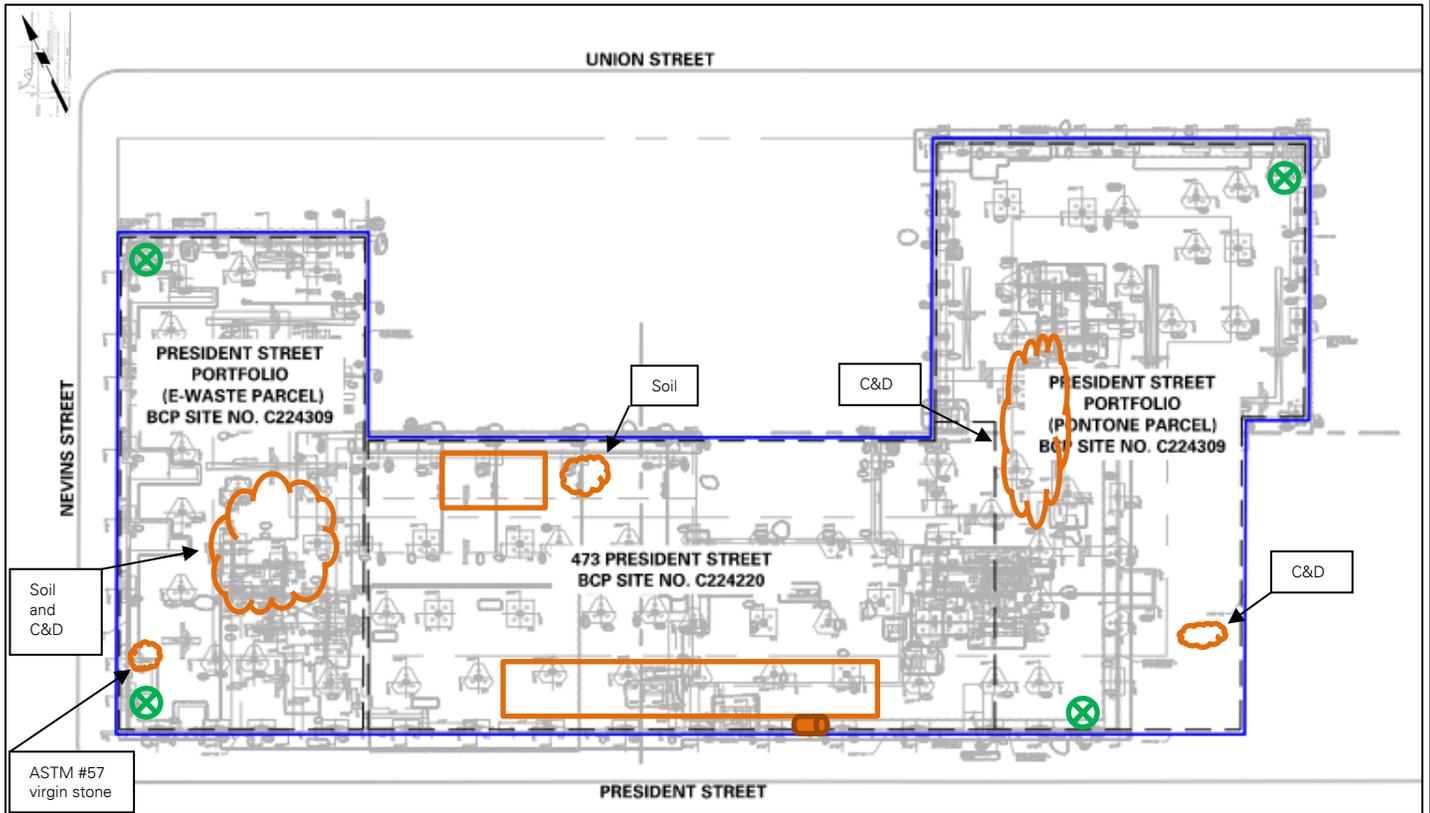


PM10 Average Contribution ( $\mu\text{g}/\text{m}^3$ )

VOC Average Contribution (ppm)



**Site Map**



**Legend:**

-  Development Site Boundary
-  BCP Site Boundary
-  Air Monitoring Station
-  Work Area
-  Stockpile
-  Staged UST

**Notes:**

1. Base map adapted from February 14, 2022 drawing FO-100.00, "Foundation (1<sup>st</sup> Floor) Cellar Plan" prepared by WSP USA.
2. Locations are approximate.

Cc:	J. Hayes, M. Burke, P. McMahon, V. De Paula, B. Koontz	By:	Sophia Misiakiewicz <b>Langan, D.P.C.</b>
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