

PROJECT No.: 170364005 PROJECT: President Street Properties LOCATION: Brooklyn, New York BCP SITE ID: C224221	CLIENT: President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	DATE: Wed., December 28, 2022 WEATHER: Partly Cloudy, 39 – 47 °F, Wind: SW @ 2.9 – 5.5 mph TIME: 6:45 am – 2:00 pm MONITOR: TJ Malgieri
EQUIPMENT: Fraste XL Max Sonic Drill Rig DustTrak II Aerosol Monitors MiniRAE 3000 Photoionization Detector	PRESENT AT SITE: Langan: TJ Malgieri, Michael Au Aquifer Drilling and Testing (ADT) (Drilling Contractor): Dave Moon, Patrick MaGill	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to implement the New York State Department of Environmental Conservation (NYSDEC)-approved December 20, 2022 Supplemental Remedial Investigation Work Plan (SRIWP) for Brownfield Cleanup Program (BCP) Site No. C224221). Site Activities <ul style="list-style-type: none"> ADT used a Fraste XL Max sonic drill rig with dedicated plastic liners to advance soil boring SSB-02 for delineation of grossly contaminated material and/or non-aqueous phase liquid (NAPL) in the northeastern part of the site. Langan documented the work and screened the soil for environmental impacts. <ul style="list-style-type: none"> Soil boring SSB-02 was advanced to a depth of about 80 feet below grade surface (bgs). Soil was recovered continuously in 10-foot intervals and was screened for odors, staining, and organic vapor using a photoionization detector (PID). No evidence of grossly contaminated material or NAPL was observed. A maximum PID reading of 393.5 parts per million (ppm) and organic-like odors were observed from about 21 to 30 feet bgs within a layer of organic clay containing vegetation. Soil cuttings recovered from soil boring SSB-02 and return water from the sonic drill rig were containerized in two sealed and labeled 55-gallon drums, which were staged in the northeastern part of the site in preparation for off-site disposal at a later date. ADT placed grout within the borehole of soil boring SSB-02 from the boring termination depth to surface grade. Sampling <ul style="list-style-type: none"> No samples were collected. CAMP Activities <ul style="list-style-type: none"> Langan performed air monitoring in accordance with the community air monitoring plan (CAMP) for particulate matter less than 10 microns in diameter (PM10) and VOCs at upwind and downwind site perimeter locations, including the northern boundary of the site (adjacent to the adjoining restaurant). No PM10 or VOC concentrations exceeded the action levels established in the CAMP. 		
Cc: R. Manderbach, J. Armstrong, M. Au - File	By:	TJ Malgieri Langan D.P.C.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.029	0.026	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.037	0.038	Maximum 15-min Average	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

Anticipated Activities

- ADT will continue advancing soil borings and Langan will screen soil for grossly contaminated material and/or NAPL in the northeastern part of the site.

Cc: R. Manderbach, J. Armstrong, M. Au - File

By:






TJ Malgieri

Langan D.P.C.

Site Map



Legend

-  Site Boundary
-  Approximate Location of Soil Boring Completed Today
-  Approximate Location of Soil Boring Completed Previously
-  Approximate Location of Upwind CAMP Station
-  Approximate Location of Downwind CAMP Station

Notes:

1. Basemap is referenced from Figure 2 of the Supplemental Remedial Investigation Work Plan, titled "Proposed Boring Location Plan", dated October 26, 2022.
2. Soil boring locations are approximate.

Photographs:

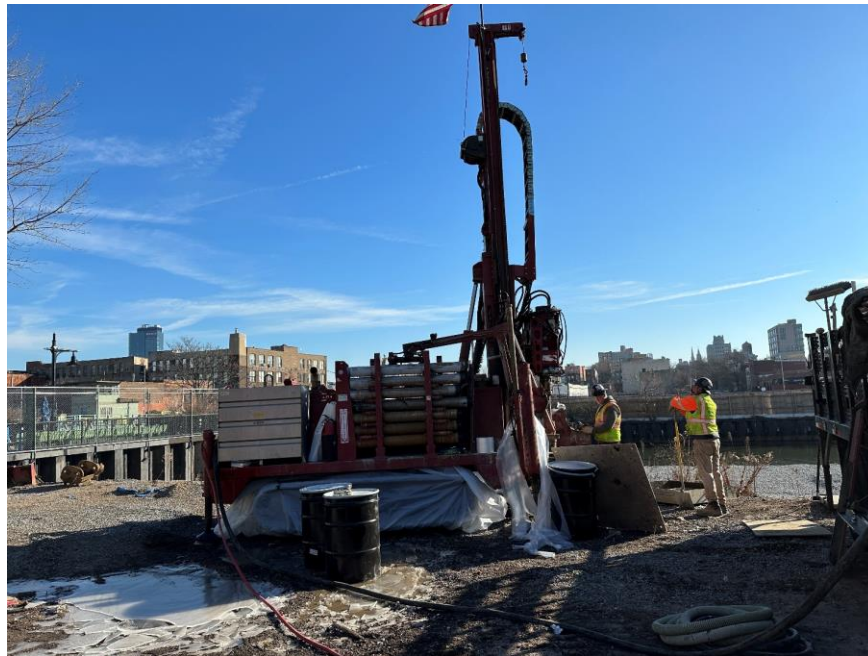


Photo 1: ADT advancing soil boring SSB-02 in the northeastern part of the site (facing north)



Photo 2: View of soil/fill recovered from soil boring SSB-02 (facing north)

Cc: R. Manderbach, J. Armstrong, M. Au - File

By: TJ Malgieri

Langan D.P.C.

Project President Street Properties				Project No. 170364001			
Location 319-327 Bond Street / 426 President Street / 383				Elevation and Datum EL. 11.34 NAVD88			
Drilling Company Carroll Street Aquifer Drilling and Testing, Inc. (Cascade)				Date Started 12/28/2022		Date Finished 12/28/2022	
Drilling Equipment Fraste XL Max Sonic Drill Rig				Completion Depth 80 ft		Rock Depth NA	
Size and Type of Bit 6-inch Casing; 4-inch Sampler (Sonic)				Number of Samples		Disturbed 10	Undisturbed NA
Casing Diameter (in) 6 inches		Casing Depth (ft) NA		Water Level (ft.) First 14		Completion NA	24 HR. NA
Casing Hammer NA		Weight (lbs) NA		Drop (in) NA		Drilling Foreman Dave Moon	
Sampler 4-inch-diameter Plastic Liner				Field Engineer TJ Malgieri, Michael Au			
Sampler Hammer NA		Weight (lbs) NA		Drop (in) NA			

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data					Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
				Number	Type	Recov. (in)	Penetr. resist. BL/In	PID (ppm)	
[Cross-hatched pattern]	+11.3	M-1A (0-8") Black to dark brown fine SAND, some silt, trace fine gravel, brick (dry) [FILL]	0					0.0	
			1						
			2						
			3						
			4						
			5	M-1	Macrocore	8/120			
			6						
			7						
			8						
			9						
[Diagonal hatched pattern]	+1.3	M-2A (0-18") Black to dark brown CLAY, some silt (moist) [CH]	10						
			11	M-2A					
	-0.2	M-2B (18-30") Brown to dark brown clayey fine SAND, some silt (moist) [SC]	12	M-2B				0.0	
		M-2C (30-48") Brown to orangish brown fine SAND, some silt, trace clay (wet) [SM]	13	M-2C				0.0	
		M-2D (48-54") Brown to orangish brown fine SAND, some silt (wet) [SM]	14	M-2D				0.0	
		M-2E (54-78") Grayish brown to brown organic CLAY, vegetation (wet) [OL]	15	M-2E	Macrocore	100/120		0.0	
			16					0.0	
	-5.2	M-2F (78-100") Brown to orangish brown silty fine SAND, trace fine gravel (wet) [SM]	17					0.0	
			18					0.0	
			19	M-2F				0.0	
			20					0.0	

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Project		Project No.						
President Street Properties		170364001						
Location		Elevation and Datum						
319-327 Bond Street / 426 President Street / 383 Carroll Street		EL. 11.34 NAVD88						
MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data				Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
				Number	Type	Recov. (in)	Penetr. resist. BU/6in	
	-8.7	M-3A (0-48") Dark gray to brown organic CLAY, trace silt, vegetation (wet) [OL]	20					Organic-like Odors
			21				13.2	
			22				84.6	
			23	M-3A			12.0	
			24				159.4	
			25				393.5	
			26				41.1	
			27				173.8	
			28				30.5	
			29	M-3B			23.6	
	-12.7	M-3B (48-108") Gray to light gray organic SILT, some clay (wet) [ML]	24			108/120		Organic-like Odors
			25				17.7	
			26				15.3	
			27				33.1	
			28				13.3	
			29				21.1	
			30				42.5	
			31	M-3B			9.3	
			32				20.9	
			33				6.4	
	-18.7	M-4A (0-12") Gray fine SAND, some silt (wet) [SM]	30					Organic-like Odors
			31	M-4A				
		M-4B (12-36") Gray fine-to-medium SAND, trace silt (wet) [SP-SM]	32					
			33	M-4B				
		M-4C (36-78") Gray fine-to-medium SAND, trace silt, trace fine gravel (wet) [SP-SM]	34					
			35				0.3	
			36				2.7	
			37				0.0	
			38				0.0	
			39				0.0	
	-28.7	M-5A (0-12") Gray to light brown CLAY, trace fine gravel (wet) [CH]	40					Organic-like Odors
			41	M-5A			0.0	
		M-5B (12-96") Gray to light brown CLAY, trace silt (wet) [CH]	42				0.0	
			43				0.0	
			44				0.0	
			45	M-5B			0.0	

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Location		Elevation and Datum							
319-327 Bond Street / 426 President Street / 383 Carroll Street		EL. 11.34 NAVD88							
MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data				Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)	
				Number	Type	Recov. (in)	Penetr. resist. BU/6in		PID (ppm)
	-33.7		45					0.0	
			46					0.0	
			47	M-5B	Macrocore	120/120		0.0	
			48	M-5C				0.0	
	-36.7	M-5C (96-108") Brown to orangish brown fine SAND, trace silt (wet) [SP-SM]	48					0.0	
			49	M-5D				0.0	
	-37.7	M-5D (108-120") Brown to light brown CLAY, some silt, trace fine sand (wet) [CH]	49					0.0	
			50	M-5D				0.0	
	-38.7	M-6A (0-18") Brown to light brown fine-to-medium SAND, some silt, trace fine gravel (wet) [SM]	50					0.0	
			51	M-6A					
		M-6B (18-36") Brown to light brown fine-to-medium SAND, trace silt (wet) [SP-SM]	52						
			53	M-6B					
		M-6C (36-78") Brown to light brown medium SAND, trace silt (wet) [SP]	54					0.0	
			55		Macrocore	78/120		0.0	
			56					0.0	
			57					0.0	
			58	M-6C				0.0	
			59					0.0	
			60					0.0	
		M-7A (0-110") Brown to light brown medium-to-fine SAND, some silt, trace clay (wet) [SM]	61					0.0	
			62					0.0	
			63					0.0	
			64					0.0	
			65	M-7	Macrocore	110/120		0.0	
			66					0.0	
			67					0.0	
			68					0.0	
			69					0.0	
			70					0.0	

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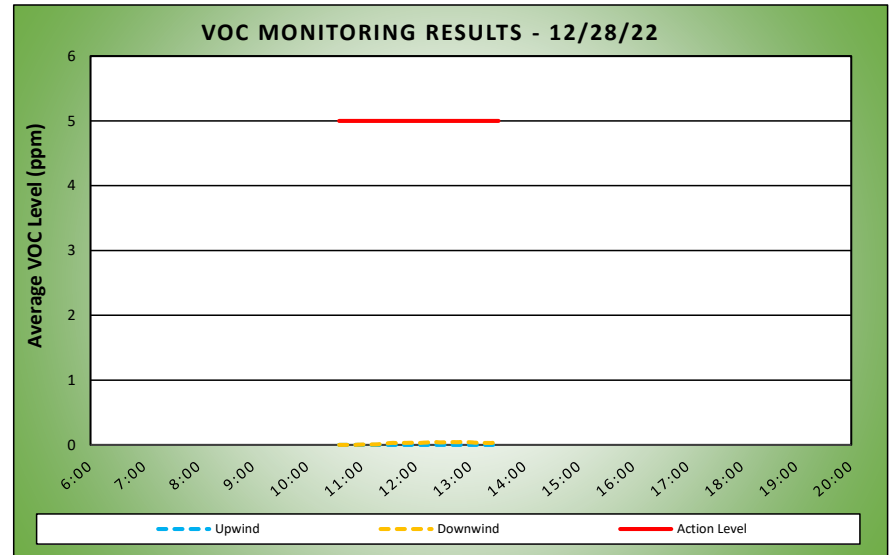
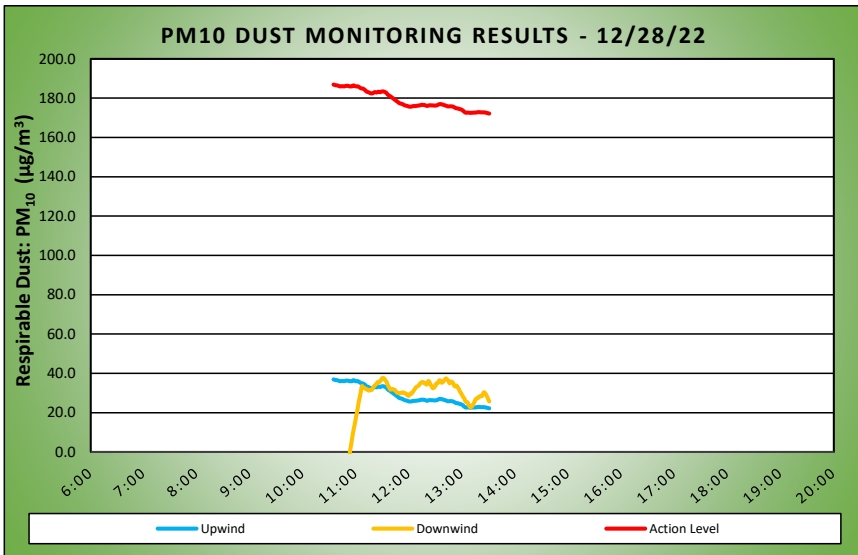
Project		Project No.							
President Street Properties		170364001							
Location		Elevation and Datum							
319-327 Bond Street / 426 President Street / 383 Carroll Street		EL. 11.34 NAVD88							
MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data				Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)	
				Number	Type	Recov. (in)	Penetr. resist. BU/6in		PID (ppm)
	-58.7	M-8A (0-24") Brown to light brown medium-to-fine SAND, some silt, trace clay (wet) [SM]	70					0.0	E.O.B. at 80 feet bgs. Grouted from the boring termination depth to surface grade.
		M-8B (24-72") Brown to light brown fine SAND, some silt, trace clay (wet) [SM]	71	M-8A					
			72						
			73						
			74					0.0	
			75		Macrocone	72/120		0.0	
			76					0.0	
			77					0.0	
			78					0.0	
			79					0.0	
			80	M-8B				0.0	
			81					0.0	
			82					0.0	
			83					0.0	
			84					0.0	
			85					0.0	
			86					0.0	
			87					0.0	
			88					0.0	
			89					0.0	
			90					0.0	
			91					0.0	
			92					0.0	
			93					0.0	
			94					0.0	
			95					0.0	

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	DAILY AIR MONITORING REPORT President Street Properties Brooklyn, New York					12/28/22	
						Project number: 170364005	
						Page 1 of 1	Rev. No. 0
						Submitted By:	
						Dust Action Level	150 µg/m ³
		TVOC Action Level	5 ppm				

Weather Data Range for Work Day		Wind Direction	SW	Relative Humidity (%)	41.0 - 61.0	Daily Rain (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	39.0 - 47.0	Wind Speed (MPH)	2.9 - 5.5	Barometer (inHg)	0.00 - 0.00			

Station Location Area	Work	Daily Avg. Dust Concentration (µg/m ³)	Max 15 Min Dust Concentration (µg/m ³)	Time of Maximum 15 Minute Avg Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15 Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind		28.9	36.9	10:35	0.0	0.0	10:35
Downwind		25.6	37.6	11:30	0.0	0.0	12:54



Air Monitoring Notes:

Sampling Notes:

Weather Notes:

