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Langan PN: 170364005
Date: Thu., January 05, 2023

PROJECT No.:	170364005	**CLIENT:**		**DATE:**	Thu., January 05, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205		**WEATHER:**	Overcast, 47 – 51 °F, Wind: ENE @ 1.7 – 3.2 mph
LOCATION:	Brooklyn, New York			**TIME:**	6:45 am – 2:45 pm
BCP SITE ID:	C224221			**MONITOR:**	Jack Frey, TJ Malgieri

EQUIPMENT:
Fraste XL Max Sonic Drill Rig
DustTrak II Aerosol Monitors
MiniRAE 3000 Photoionization Detector

PRESENT AT SITE:
Langan: Jack Frey, TJ Malgieri, Elsah Boak, Ali Reach
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

- ADT used a Fraste XL Max sonic drill rig with dedicated plastic liners to advance soil borings SSB-06S and SSB-06W 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.
  - Soil boring SSB-06S was advanced to a depth of about 60 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). Coal tar-like odors, staining, sheen, blebs, coated soil, and a maximum PID reading of 185.5 parts per million (ppm) were observed from about 19 to 46 feet bgs.
    - Langan conducted a sheen test on the recovered soil from about 25 to 26 feet bgs using an Oil-in-Soil™ test kit. The result of the sheen test was positive, indicating that NAPL was present in the soil.
    - Langan conducted a sheen test on the recovered soil from about 46 to 47 feet bgs using an Oil-in-Soil™ test kit. The result of the sheen test was negative, indicating that NAPL was not present in the soil.
  - Soil boring SSB-06W was advanced to a depth of about 60 feet bgs. Soil was recovered continuously in 10-foot intervals and was screened for odors, staining, and organic vapor using a PID. A maximum PID reading of 79.6 ppm and organic-like odors were observed from about 15 to 20 feet bgs within a layer of organic clay containing vegetation; petroleum-like odors were not observed within this interval.
    - Coal tar-like odors, staining, sheen, coated soil, and a maximum PID reading of 58.7 ppm were observed from 20 to 25 feet bgs and 27 to 34 feet bgs, respectively. Langan conducted a sheen test on the recovered soil from about 23 to 24 feet bgs using an Oil-in-Soil™ test kit. The result of the sheen test was positive, indicating that NAPL was present in the soil.
    - Coal tar-like odors, staining, sheen, saturated soil, and a maximum PID reading of 70.8 ppm were observed from 36 to 36.5 feet bgs.
    - Langan conducted a sheen test on the recovered soil from about 37 to 38 feet bgs using an Oil-in-Soil™ test kit. The result of the sheen test was negative, indicating that NAPL was not present in the soil.

Cc: R. Manderbach, J. Armstrong, M. Au - File	By:	Jack Frey **Langan D.P.C.**

- ADT placed grout within the borehole of soil borings SSB-06S and SSB-06W from the boring termination depth to surface grade.
- Soil cuttings recovered from soil borings SSB-06S and SSB-06W 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.

Sampling

- Langan collected four grab soil samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), and target analyte list (TAL) metals (including hexavalent and trivalent chromium and total cyanide).
  - SSB-06S_28-29
  - SSB-06S_46-47
  - SSB-06W_36-36.5
  - SSB-06W_37-38
- Samples were relinquished to York Analytical Laboratories Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

CAMP Activities

- 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.

Particulate Monitoring (mg/m^3)			**Organic Vapor Monitoring (ppm)**		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.010	0.052	Daily Time-Weighted Average	0.1	0.0
Maximum 15-min Average	0.075	0.076	Maximum 15-min Average	0.1	0.1

mg/m^3 = 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:	Jack Frey
		Langan D.P.C.

Site Map

Legend

- Site Boundary
- Approximate Location of Soil Boring Completed Today
- Approximate Location of Soil Boring Completed Previously
- Soil Boring with Grossly Contaminated Material and/or NAPL
- UW — Approximate Location of Upwind CAMP Station
- DW — 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.

Cc: R. Manderbach, J. Armstrong, M. Au - File	By:	Jack Frey **Langan D.P.C.**

Photographs:

Photo 1: ADT advancing soil boring SSB-06S in the northeastern part of the site (facing southeast)

Photo 2: View of recovered soil from 10 to 20 feet bgs at soil boring SSB-06W (facing north)

Cc: R. Manderbach, J. Armstrong, M. Au - File	By:	Jack Frey
		Langan D.P.C.

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Log of Boring **SSB-06S** Sheet 1 of 3

Project: President Street Properties	Project No.: 170364001
Location: 319-327 Bond Street / 426 President Street / 383 Carroll Street	Elevation and Datum: EL. 5.18 NAVD88
Drilling Company: Aquifer Drilling and Testing, Inc. (Cascade)	Date Started: 01/05/2023 / Date Finished: 01/05/2023
Drilling Equipment: Fraste XL Max Sonic Drill Rig	Completion Depth: 60 ft / Rock Depth: NA
Size and Type of Bit: 6-inch Casing; 4-inch Sampler (Sonic)	Number of Samples: Disturbed 6 / Undisturbed NA / Core NA
Casing Diameter (in): 6 inches / Casing Depth (ft): NA	Water Level (ft.): First ▽ 10 / 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: Jack Frey
Sampler Hammer: NA / Weight (lbs): NA / Drop (in): NA	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	PID (ppm)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+5.2	M-0 (Hand Clear) Brownish gray GRAVEL (moist) [FILL]	0	M-0	AUGER	NA			Hand cleared to 5 feet bgs.
		M-1 (0-18") Brownish gray GRAVEL (moist) [FILL]	5	M-1	Macrocore	18/60		0.0 0.0 0.0	Sonic advanced starting from 5 feet bgs.
		M-2A (0-24") Dark brown organic CLAY, vegitation, wood (wet) [FILL]	10 ▽	M-2A	Macrocore	36/120		0.0 0.0 0.0 0.0	Organic (sulfur)-like Odors (no petroleum-like odors).
	-13.8	M-2B (24-36") Gray fine SAND, some silt (wet) [SM]	19	M-2B				0.0 0.0	Coal-tar like odors, staining, and sheen.
			20						

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Log of Boring **SSB-06S** Sheet 2 of 3

Project	Project No.
President Street Properties	170364001
Location	**Elevation and Datum**
319-327 Bond Street / 426 President Street / 383 Carroll Street	EL. 5.18 NAVD88

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	PID (ppm)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	-14.8	M-3A (0-12") Gray silty fine SAND, trace clay (wet) [SM]	20						Coal-tar like odors, staining, and sheen.
			21						
			22						
			23						
			24	M-3A	Macrocore	66/120		5.4	
			25					9.2	
		M-3B (12-18") Gray clayey fine SAND, trace silt (wet) [SM]						19.8	Sheen test conducted using Oil-in-Soil test kit. Result of the test is positive.
			26	M-3B				37.9	
		M-3C (18-66") Gray fine SAND, some silt, trace clay (wet) [SM]						25.5	
			27					30.6	
								17.3	
			28					95.9	Sample SSB-06S_28-29 collected.
								167.3	
			29	M-3C				60.7	
								33.4	
		M-4A (0-48") Gray fine SAND, some silt, trace clay (wet) [SM]	30						Coal-tar like odors, staining, sheen, blebs, and coated soil.
			31						
			32						
			33						
								31.1	
			34					65.3	
								127.5	
			35	M-4A	Macrocore	84/120		74.0	
								121.0	
			36					59.3	
								135.5	
	-31.8		37					16.7	
		M-4B (48-60") Black to brownish gray CLAY (wet) [CL]						31.8	
				M-4B					
		M-4C (60-66") Black to brownish gray varved CLAY (wet) [CL]	38					185.5	
	-33.3			M-4C				37.7	
		M-4D (66-84") Brownish gray fine SAND, some silt, trace clay, trace fine gravel (wet) [SM]	39					182.3	
				M-4D				87.4	
		M-5A (0-48") Brownish gray fine SAND, some silt, trace clay, trace fine gravel (wet) [SM]	40						Coal-tar like odors, staining, and sheen.
			41						
			42						
			43		Macrocore	84/120		83.8	
								57.4	
			44	M-5A				59.8	
			45						

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Log of Boring **SSB-06S** Sheet 3 of 3

Project	Project No.
President Street Properties	170364001
Location	**Elevation and Datum**
319-327 Bond Street / 426 President Street / 383 Carroll Street	EL. 5.18 NAVD88

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	PID (ppm)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	-39.8		45					55.8	
								3.5	
			46	M-5A				0.7	
								0.0	Sheen test conducted using Oil-in-Soil test kit. Result of the test is negative. Sample SSB-06S_46-47 collected.
		M-5B (48-84") Brownish black fine-medium SAND, trace silt, trace fine gravel (wet) [SM]	47		Macrocore	84/120		0.2	
			48					0.0	
								0.0	
			49	M-5B				0.0	
								1.0	
								0.0	
		M-6A (0-24") Brownish gray medium SAND, trace silt, trace fine gravel (wet) [SM]	50						
			51						
			52						
			53						
								16	
			54					3.1	
				M-6A				18.8	
			55		Macrocore	72/120		8.9	
								3.8	
	-50.8		56					0.0	
		M-6B (24-72") Brown CLAY, trace silt (wet) [CL]						0.0	
			57					0.0	
								0.0	
			58					0.0	
								0.0	
			59	M-6B				0.0	
								0.0	
	-54.8		60						E.O.B. at 60 feet bgs. Grouted from the boring termination depth to surface grade.
			61						
			62						
			63						
			64						
			65						
			66						
			67						
			68						
			69						
			70						

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Log of Boring **SSB-06W** Sheet 1 of 3

Project: President Street Properties	Project No.: 170364001
Location: 319-327 Bond Street / 426 President Street / 383 Carroll Street	Elevation and Datum: EL. 5.18 NAVD88
Drilling Company: Aquifer Drilling and Testing, Inc. (Cascade)	Date Started: 01/05/2023 — Date Finished: 01/05/2023
Drilling Equipment: Fraste XL Max Sonic Drill Rig	Completion Depth: 60 ft — Rock Depth: NA
Size and Type of Bit: 6-inch Casing; 4-inch Sampler (Sonic)	Number of Samples: Disturbed 6 — Undisturbed NA — Core NA
Casing Diameter (in): 6 inches — Casing Depth (ft): NA	Water Level (ft.): First ▽ 18 — 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: Jack Frey
Sampler Hammer: NA — Weight (lbs): NA — Drop (in): NA	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	PID (ppm)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+5.2	M-0 (Hand Clear) Gray GRAVEL, some fine sand (moist) [FILL]	0	M-0	AUGER	NA			Hand cleared to 5 feet bgs.
		M-1A (0-24") Gray GRAVEL, some fine sand (moist) [FILL]	5	M-1	Macrocore	24/60		0.0 0.0 0.0 0.0	Sonic advanced starting from 5 feet bgs.
	-4.8	M-2A (0-36") Gray fine SAND, trace silt, trace fine gravel (moist) [SM]	10	M-2A	Macrocore	60/120		0.0 23.9 0.2 1.8 4.7 4.4	Organic (sulfur)-like Odors (no petroleum-like odors). Sheen test conducted using Oil-in-Soil test kit. Result of the test is negative.
	-12.8 ▽	M-2B (36-60") Gray organic CLAY, trace fine sand, vegitation (wet) [OH]	18	M-2B				79.6 19.7 3.8 4.8	
	-14.8		20						

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Log of Boring **SSB-06W** Sheet 2 of 3

Project	Project No.
President Street Properties	170364001
Location	**Elevation and Datum**
319-327 Bond Street / 426 President Street / 383 Carroll Street	EL. 5.18 NAVD88

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	PID (ppm)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	-14.8	M-3A (0-18") Gray silty SAND, trace clay (wet) [SM]	20						Coal-tar like odors, staining, and sheen.
			21						
			22						
			23						Sheen test conducted using Oil-in-Soil test kit. Result of the test is positive.
			24	M-3A	Macrocore	72/120		12.6	
								58.7	
			25					15.4	No coal-tar like impacts observed. Sheen test conducted using Oil-in-Soil test kit. Result of the test is negative.
	-20.3							2.5	
	-20.8	M-3B (18-24") Gray varved CLAY, trace silt (wet) [CL]	26	M-3B				0.0	
		M-3C (24-72") Gray fine SAND, trace clay, trace silt (wet) [SM]						0.0	
			27					0.0	Coal-tar like odors, staining, sheen, and coated soil.
								0.0	
			28					0.0	
								0.0	
			29	M-3C				2.7	
								5.6	
		M-4A (0-12") Gray fine SAND, trace clay, trace silt (wet) [SM]	30						Coal-tar like odors, staining, sheen, and coated soil.
			31						
			32	M-4A					
			33					4.7	
	-28.8							8.8	
		M-4B (12-36") Brown CLAY, trace silt (wet) [CH]	34	M-4B				11.5	
			35	M-4C	Macrocore	84/120		1.4	
								2.6	
	-30.8		36					7.2	
	-31.3	M-4C (36-42") Brown fine SAND, some clay, trace silt (wet) [SM]						70.8	Coal-tar like odors, staining, saturated soil (about 6-inch interval from 36 to 36.5 feet bgs)
		M-4D (42-54") Brown CLAY, trace silt (wet) [CL]	37	M-4D				0.0	Sample SSB-06W_36-36.5 collected.
	-32.3							0.0	
		M-4E (54-84") Brown medium SAND, trace silt, trace fine gravel (wet) [SM]	38					0.0	Sheen test conducted using Oil-in-Soil test kit. Result of the test is negative.
								0.0	
			39	M-4E				0.0	Sample SSB-06W_37-38 collected.
								0.0	
		M-5A (0-72") Brown to dark gray medium SAND, some fine gravel (wet) [SP]	40						
			41						
			42	M-5	Macrocore	72/120			
			43						
			44					0.0	
								2.2	
			45						

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Log of Boring **SSB-06W** Sheet 3 of 3

Project	Project No.
President Street Properties	170364001
Location	**Elevation and Datum**
319-327 Bond Street / 426 President Street / 383 Carroll Street	EL. 5.18 NAVD88

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	PID (ppm)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	-39.8		45	M-5	Macrocore	72/120		0.0	
			46					0.0	
			47					0.0	
			48					0.0	
			49					0.0	
			50					0.0	
		M-6A (0-60") Gray to dark brown medium SAND (wet) [SP]	51						
			52						
			53						
			54					0.0	
			55					0.0	
			56					0.0	
			57	M-6A	Macrocore	72/120		0.0	
			58					0.0	
			59					0.0	
		M-6B (60-72") Brown fine SAND, some silt (wet) [SM]	60	M-6B				0.0	
	-54.8		61						E.O.B. at 60 feet bgs. Grouted from the boring termination depth to surface grade.
			62						
			63						
			64						
			65						
			66						
			67						
			68						
			69						
			70						

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ENGINEERING & ENVIRONMENTAL SERVICES

DAILY AIR MONITORING REPORT

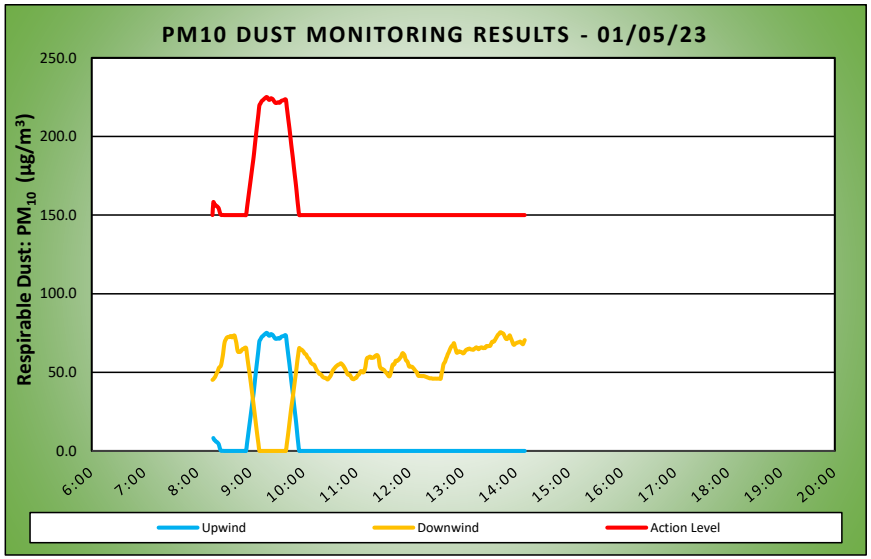
President Street Properties

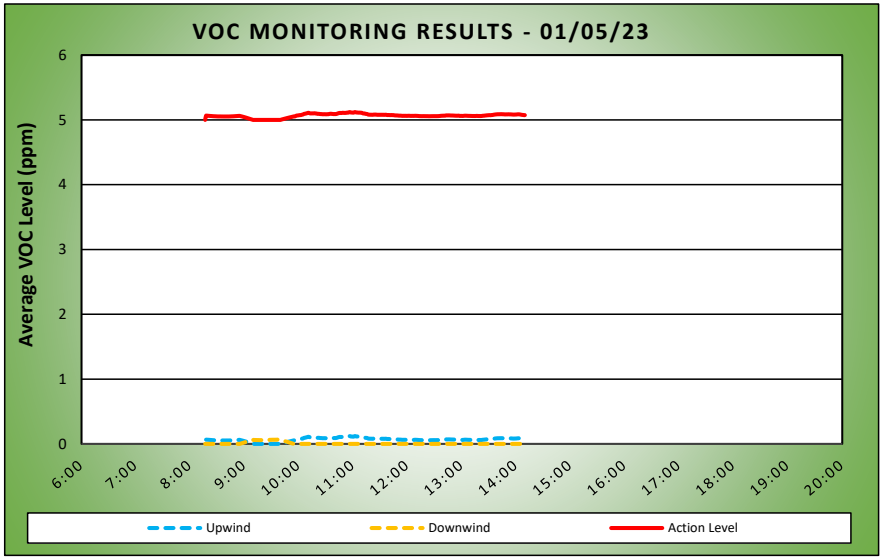
Brooklyn, New York

01/05/23	
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	ENE	Relative Humidity (%)	89.0 - 99.0	Daily Rain (in)	0.01	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	47.0 - 51.0	Wind Speed (MPH)	1.7 - 3.2	Barometer (inHg)	0.00 - 0.00			

Station Location Work Area	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	9.7	75.1	9:18	0.1	0.1	11:02
Downwind	51.6	75.5	13:43	0.0	0.1	9:38



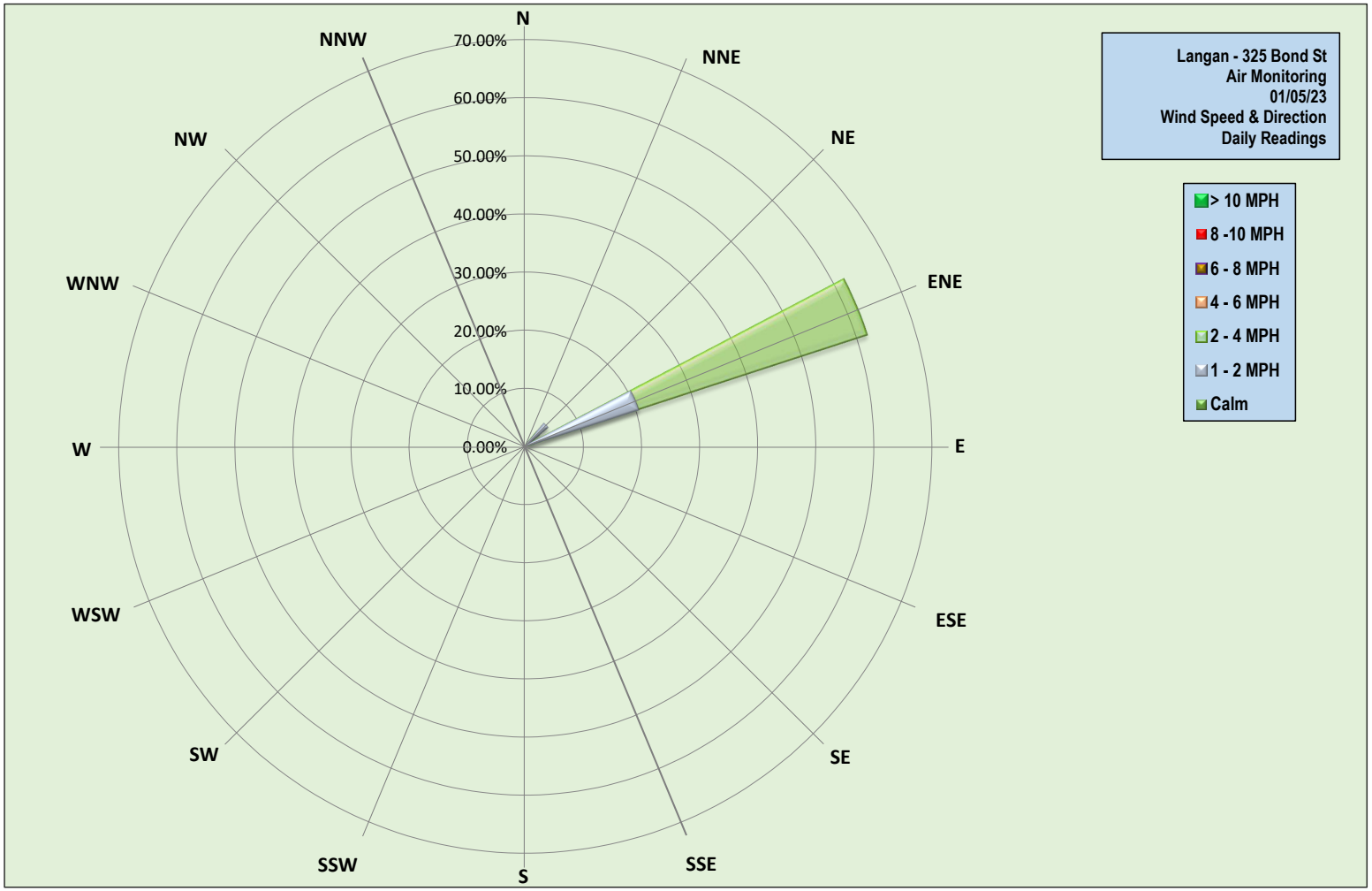


Air Monitoring Notes:

Sampling Notes:

Weather Notes:

EMILCOTT
environmental, health & safety experts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Langan - 325 Bond St
Air Monitoring
01/05/23
Wind Speed & Direction
Daily Readings
> 10 MPH
8 -10 MPH
6 - 8 MPH
4 - 6 MPH
2 - 4 MPH
1 - 2 MPH
Calm