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Langan PN: 170364005
Date: Tue., January 10, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Tue., January 10, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Overcast, 37 – 43 °F, Wind: W @ 2.3 – 3.9 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 3:45 pm
BCP SITE ID:	C224221		**MONITOR:**	Jack Frey

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

PRESENT AT SITE:
Langan: Jack Frey
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 boring SSB-06DGD and to install monitoring wells SMW-06A, SMW-06DGD, and SMW-06DGS, respectively. Langan documented the work and screened the soil for environmental impacts.
  - ADT installed monitoring well SMW-06A within a 6-inch-diameter borehole from about 55 feet below grade surface (bgs) to surface grade (soil was not recovered). Monitoring well SMW-06A consisted of 2-inch-diameter PVC piping with an about 5-foot-long sump (about 50-55 feet bgs) and was screened from 40 to 50 feet bgs using 0.020-slotted piping. The annulus of the borehole was backfilled with clean No. 2 sand to about 2 feet above the screened interval followed by an about 2-foot-thick bentonite seal. The remainder of the annulus was backfilled with grout and a bentonite seal at surface grade. Monitoring well SMW-06A will be developed and a permanent monitoring well cover will be installed tomorrow.
  - Soil boring SSB-06D was advanced to a depth of about 65 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, coated soil, saturated soil and PID readings up to 150.6 parts per million (ppm) were observed from about 25 to 48.5 feet bgs.
    - ADT converted soil boring SSB-06DGD into monitoring well SMW-06DGD within the 6-inch-diameter borehole from about 65 feet bgs to surface grade. Monitoring well SMW-06DGD consisted of 2-inch-diameter PVC piping and was screened from 55 to 65 feet bgs (below the interval of previously observed coal tar-related impacts) using 0.020-slotted piping. The annulus of the borehole was backfilled with clean No. 2 sand to about 2 feet above the screened interval followed by an about 2-foot-thick bentonite seal. The remainder of the annulus was backfilled with grout and a bentonite seal at surface grade. Monitoring well SMW-06DGD will be developed and a permanent monitoring well cover will be installed tomorrow.
  - ADT installed monitoring well SMW-06DGS within a 6-inch-diameter borehole from about 12 feet bgs to surface grade (soil was not recovered). Monitoring well SMW-06DGS consisted of 2-inch-diameter PVC piping and was screened from 2 to 12 feet bgs (straddling the groundwater interface) using 0.020-slotted piping. The annulus of the borehole was backfilled with clean No. 2 sand to about 1 foot above the screened interval followed by an about 1-foot-thick bentonite seal. Monitoring well SMW-06DGS will be developed and a permanent monitoring well cover will be installed tomorrow.

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- Soil cuttings recovered from installation of monitoring wells SMW-06A, SMW-06DGD, and SMW-06DGS, and return water from the sonic drill rig were containerized in 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

- No samples were collected.

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	0.030	0.037	Daily Time-Weighted Average	0.1	0.0
Maximum 15-min Average	0.057	0.057	Maximum 15-min Average	0.1	0.1

mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

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

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
- Approximate Location of Monitoring Well Installed Today
- Approximate Location of Monitoring Well Installed Previously
- 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/monitoring well locations are approximate.

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Photographs:

Photo 1: ADT installing down gradient monitoring well SMW-06DGS (facing southeast)

Photo 2: View of recovered soil from 50 to 60 feet bgs during installation of monitoring well SMW-06DGD (facing north)

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		Langan D.P.C.

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Log of Boring **SSB-06DGD / SMW-06DGD** 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: 01/10/2023 — Date Finished: 01/10/2023
Drilling Equipment: Fraste XL Max Sonic Drill Rig	Completion Depth: 65 ft — Rock Depth: NA
Size and Type of Bit: 6-inch Casing; 4-inch Sampler (Sonic)	Number of Samples: Disturbed 7 — Undisturbed NA — Core NA
Casing Diameter (in): 6 inches — Casing Depth (ft): NA	Water Level (ft.): First NA — 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 fine GRAVEL, some fine sand (moist) [FILL]	0	M-0	AUGER	NA			Hand cleared to 5 feet bgs.
		M-1 (0-24") Gray fine GRAVEL, some fine sand (moist) [FILL]	5	M-1	Macrocore	24/60		0.0 0.0 0.0	Sonic advanced starting from 5 feet bgs
	-4.8	M-2 No Recovery	10	M-2	Macrocore	0/120		0.0	No recovery due to a cobble stuck in the casing.
	-14.8		20						

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Log of Boring **SSB-06DGD / SMW-06DGD** 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 fine SAND, some clay, (wet) [SM]	20						Coal tar-like odors, staining, and saturated soil (interbedded clays and sands with saturated soil in the sands).
			21						
			22						
			23						
			24						
			25	M-3A	Macrocore	60/120		60.3	
			26					83.7	
		M-3B (18-60") Gray fine SAND, trace clay (wet) [SM]						13.9	
			27					45.3	
			28					36.4	
								14.8	
								4.8	
			29	M-3B				15.6	
								70.3	
		M-4A (0-6") Gray fine SAND, trace clay (wet) [SM]	30						
			31						
			32						
			33	M-4A					
			34						
	-29.3								
		M-4B (6-30") Brown CLAY, (1/16 plasticity) (wet) [CH]	35		Macrocore	72/120		111.4	
								19.1	
								14.7	
			36	M-4B				28.7	
	-31.3								
		M-4C (30-42") Brown fine SAND, trace clay(wet) [SP]						26.9	Coal tar-like odors, staining, and saturated soil.
			37	M-4C				150.6	
	-32.3							149.8	
	-32.6	M-4D (42-45") Brown CLAY (wet) [CL]		M-4D					
		M-4E (45-72") Brown fine SAND, trace clay, (wet) [SP]	38					141.7	Coal tar-like odors, staining, and saturated soil.
								49.3	
			39					75.8	
				M-4E				131.5	
		M-5A (0-48") Brownish gray fine SAND, trace fine gravel (wet) [SP]	40						Coal tar-like odors, staining, sheen, and blebs.
			41						
			42						
					Macrocore	66/120			
			43						
			44						
				M-5A				5.7	
			45						

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Log of Boring **SSB-06DGD / SMW-06DGD** 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					8.5	
								7.9	
			46					17.7	
								22.8	
			47	M-5A	Macrocore	66/120		11.2	
								3.9	
			48					6.6	
		M-5B (48-66") Brownish gray fine SAND, trace fine gravel (wet) [SP]						3.8	No evidence of grossly contaminated material.
			49					0.0	
				M-5B				0.0	
		M-6A (0-54") Brownish gray fine SAND (wet) [SP]	50						
			51						
			52						
			53						
			54						
			55		Macrocore	60/120		0.0	
								0.0	
			56					0.0	
								0.0	
			57	M-6A				0.0	
								0.0	
			58					2.1	
								2.5	
			59					2.4	
	-54.3							0.0	
	-54.8	M-6B (54-60") Gray fine GRAVEL, cobbles (wet) [GP]		M-6B					
		M-7A (0-42") Light brown fine SAND, some fine gravel, trace clay (wet) [SP]	60						
			61						
								0.0	
			62					0.0	
				M-7	Macrocore	42/60		0.0	
			63					0.0	
								0.0	
			64					0.0	
								0.0	
	-59.8		65						E.O.B. at 65 feet bgs. Grouted from the boring termination depth to about 60 feet bgs. Clean No. 2 sand placed from about 60 to 55 feet bgs and monitoring well SMW-06D installed from about 55 feet bgs to surface grade (screened from 40 to 50 feet bgs with a 5-foot-long sump).
			66						
			67						
			68						
			69						
			70						

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ENGINEERING & ENVIRONMENTAL SERVICES

DAILY AIR MONITORING REPORT

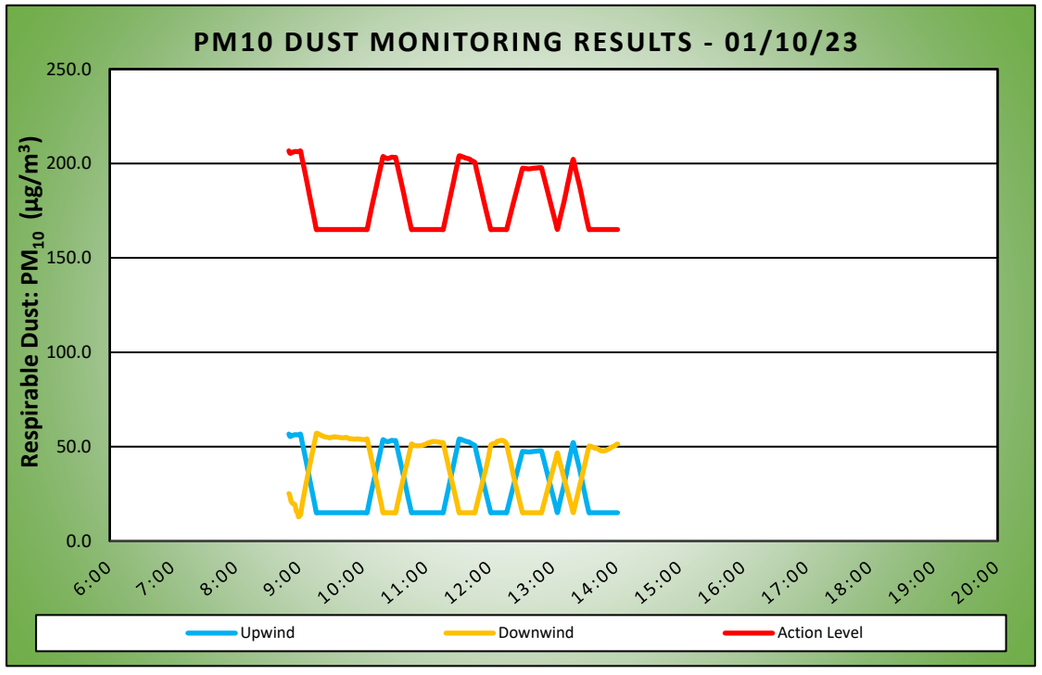
President Street Properties

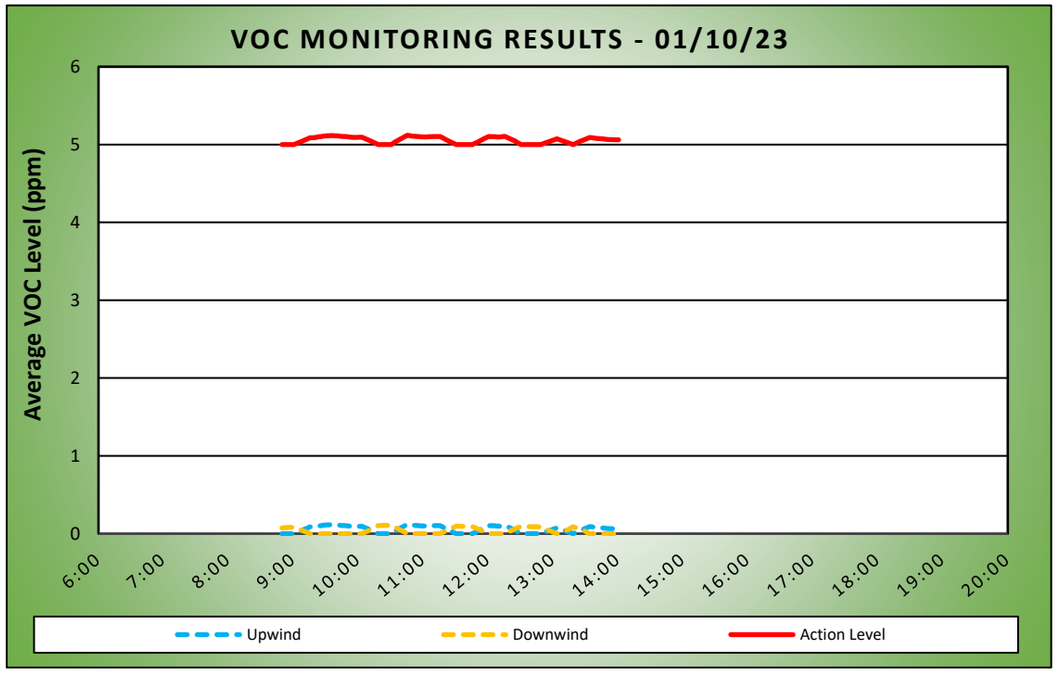
Brooklyn, New York

01/10/23	
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	W	Relative Humidity (%)	58.0 - 73.0	Daily Rain (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	37.0 - 43.0	Wind Speed (MPH)	2.3 - 3.9	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	29.9	56.7	8:50	0.1	0.1	10:46
Downwind	37.4	57.0	9:16	0.0	0.1	10:30



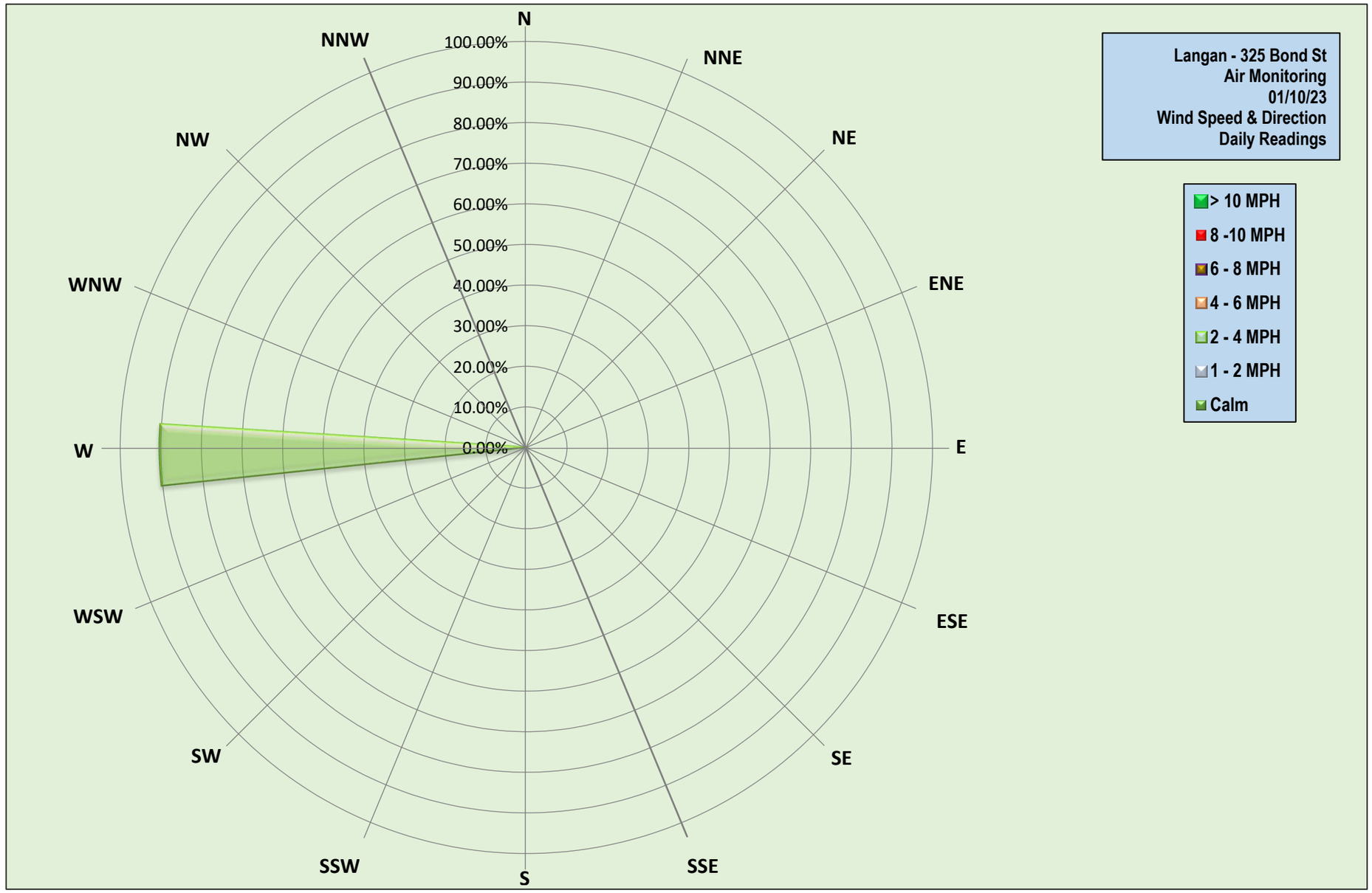


Air Monitoring Notes:

Sampling Notes:

Weather Notes:

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