LANGAN

Langan PN: 170364005
Date: Mon., July 03, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Mon., July 03, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Partly Cloudy, 73 – 88°F Wind: N @ 0 – 5 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 3:00 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig

PRESENT AT SITE: **Day 008**
Langan: Lisa Cristiano, Angelina Schott
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by NYSDEC on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance eight building foundation displacement piles to about 80 feet below grade surface (bgs) in the central part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the northern part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris once cured.
- JEL placed drilling spoils generated from building foundation displacement pile installation on polythene sheeting in the northern part of the site. The stockpiled drilling spoils were covered with polyethylene sheeting at the end of the work day.

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

Material Tracking

- No material was exported off the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.004	0.004	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.008	0.009	Maximum 15-min Average	0.0	0.0

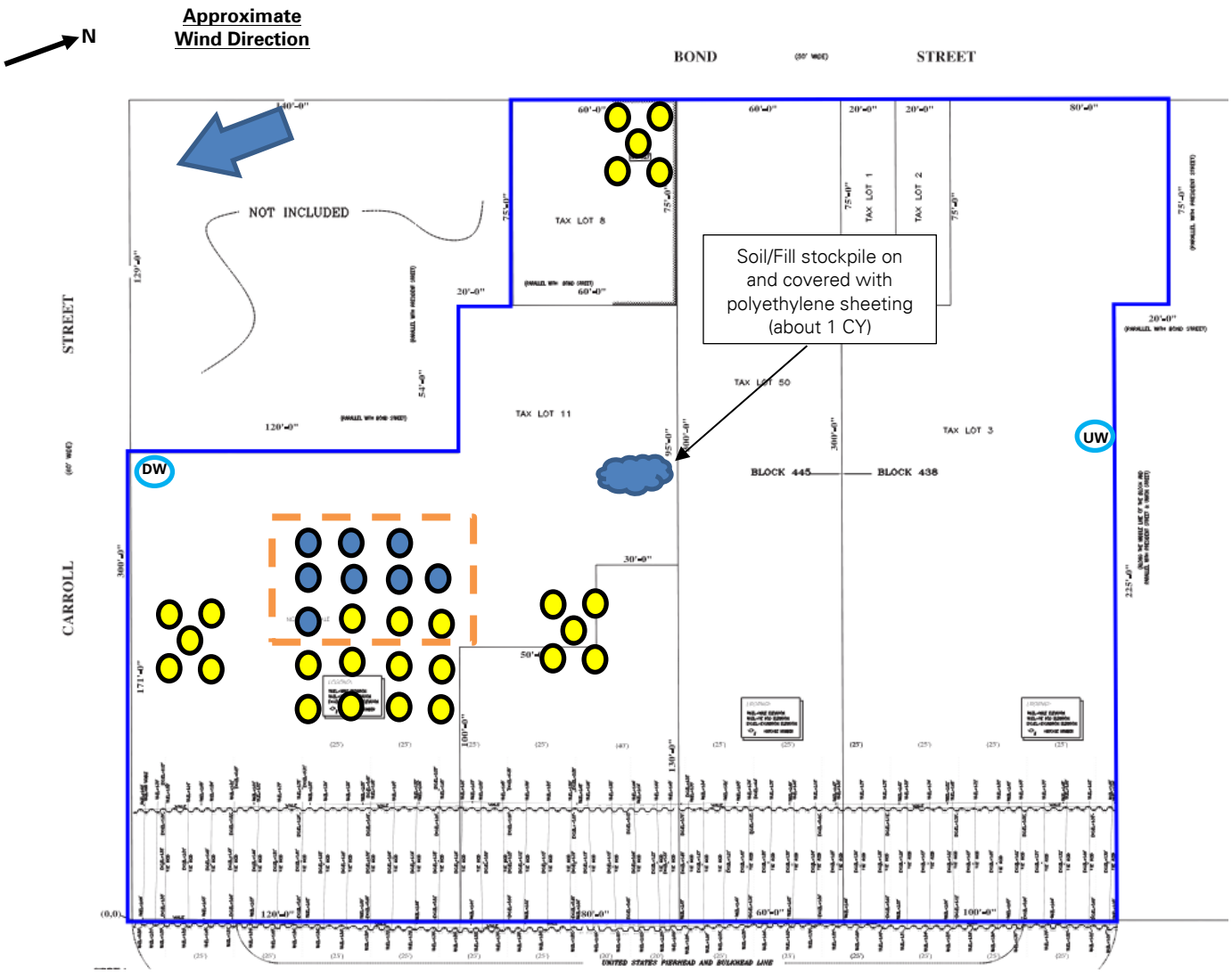
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue to advance building foundation displacement piles at the site.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil/Fill Stockpile

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020.

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

Photographs:

Photo 1: Stockpiled drilling spoils on and covered with polyethylene sheeting in the northern part of the site (facing east)

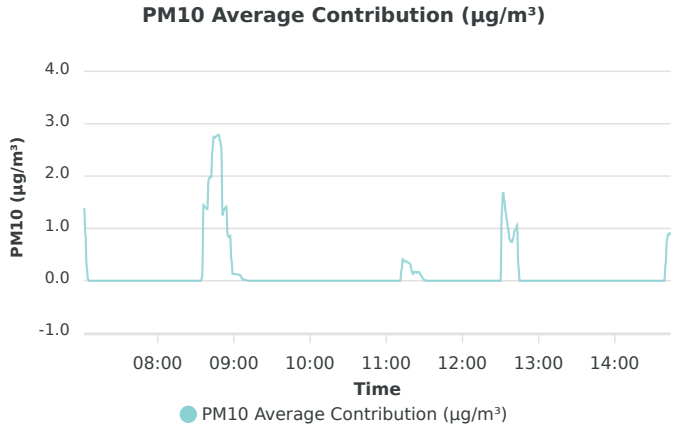
Photo 2: Building foundation displacement piles in the central part of the site (facing east)

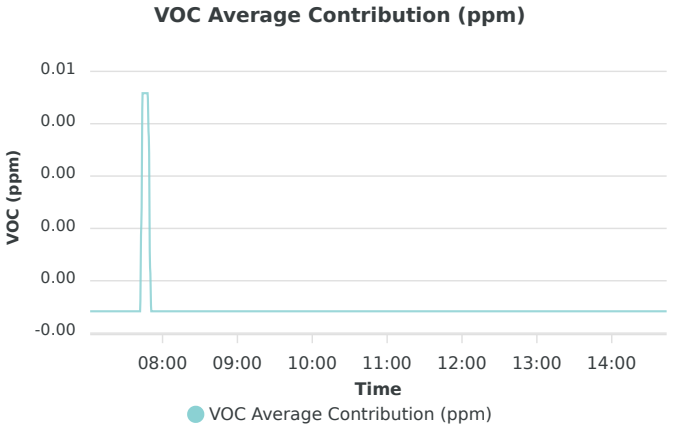
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/3/2023 00:00
		To:	7/3/2023 23:59
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/3/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/3/2023	4.4	8.3	12:38:00	0.00	0.02	08:03:00
Downwind - 7/3/2023	4.0	9.3	12:43:00	0.00	0.01	07:45:00





LANGAN

Langan PN: 170364005
Date: Wed., July 05, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Wed., July 05, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 81 – 90°F, Wind: N @ 0.0 – 3.9 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 3:00 pm
BCP SITE ID:	C224221		**MONITOR:**	Angelina Schott

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig

PRESENT AT SITE: **Day 009**
Langan: Angelina Schott
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant) Harry August

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance nine building foundation displacement piles to about 80 feet below grade surface (bgs) in the central part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the northern part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris once cured.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- Sky exported eight truckloads (about 160 CY in total) of construction and demolition (C&D) debris (previously demolished concrete from the former building foundation slab) for off-site disposal.
- No material was imported to the site.

Material Import Summary		
Facility Name **Location** **Type of Material**	**Tilcon Mount Hope Quarry** **Wharton, NJ** **3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			**Organic Vapor Monitoring (ppm)**		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.026	0.019	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.151	0.055	Maximum 15-min Average	0.1	0.0

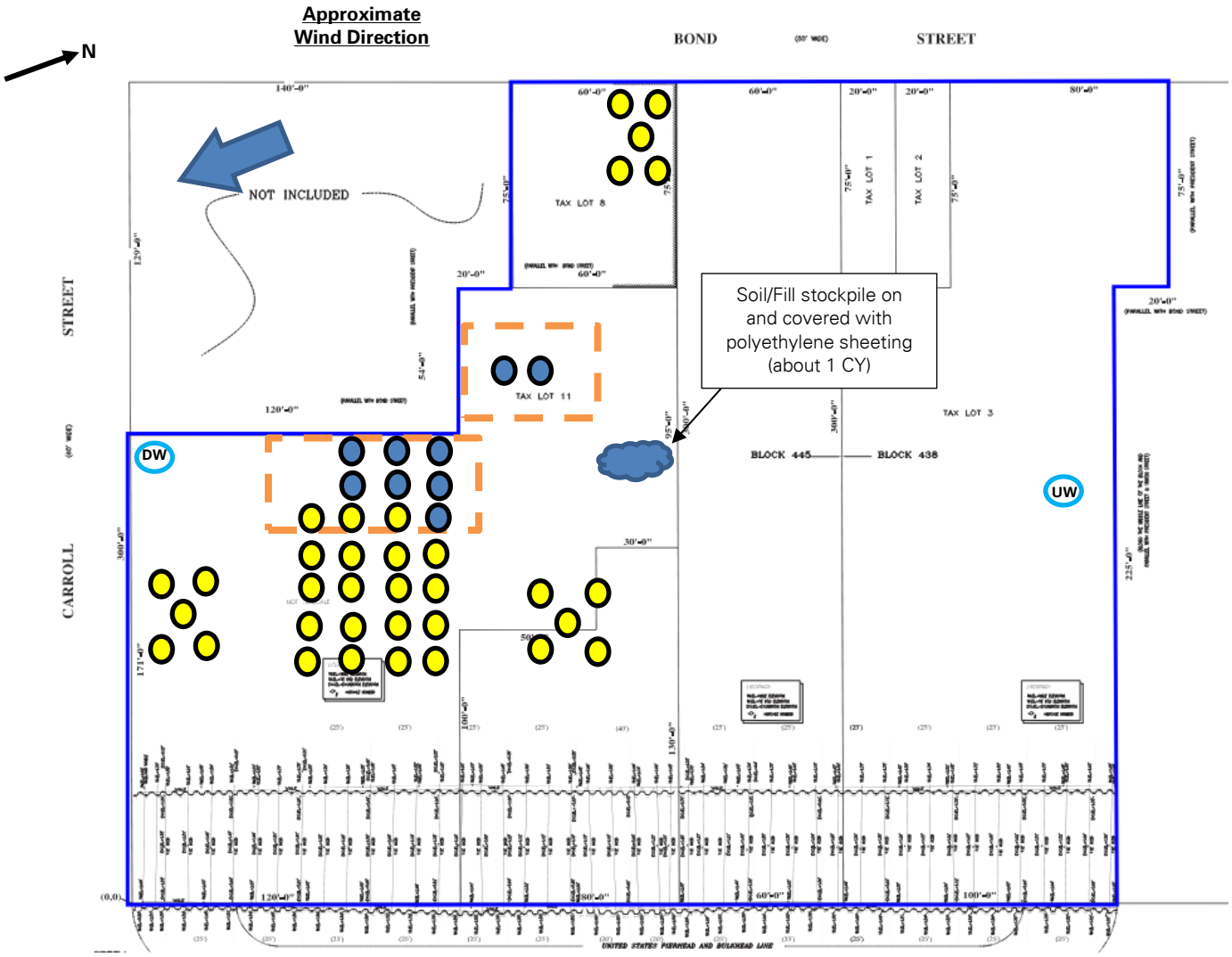
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue to advance building foundation displacement piles at the site.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020.

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

Photographs:

Photo 1: JEL advancing a building foundation displacement pile in the central part of the site (facing west)

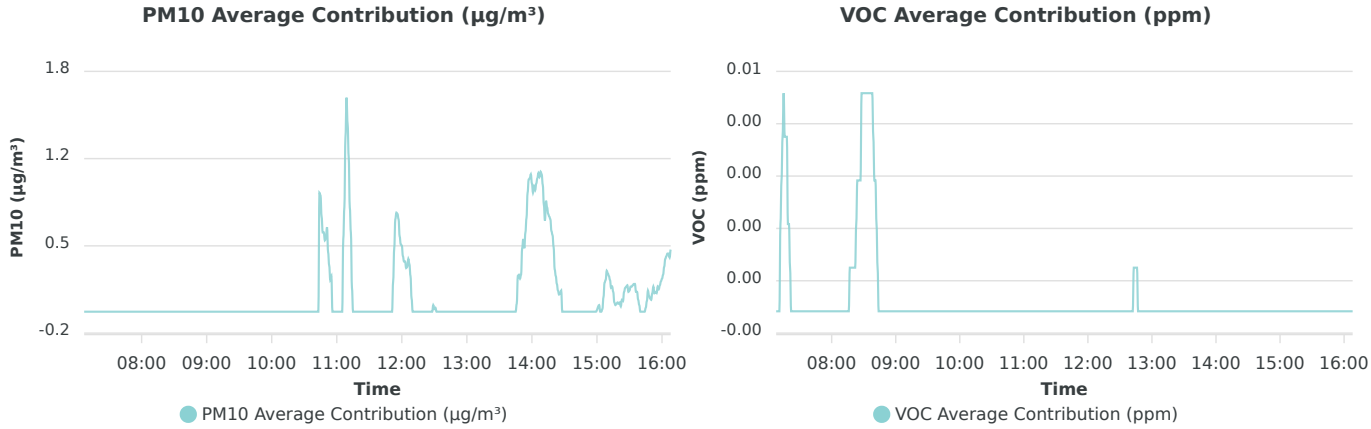
Photo 2: Stockpiled drilling spoils on and covered with polyethylene sheeting in the northern part of the site (facing east)

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

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/5/2023 00:00
		To:	7/5/2023 23:59
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/5/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/5/2023	26.3	151.6	07:07:00	0.00	0.07	09:46:00
Downwind - 7/5/2023	19.1	54.9	07:59:00	0.00	0.01	07:56:00



LANGAN

Langan PN: 170364005
Date: Thu., July 06, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Thu., July 06, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 77 – 90°F, Wind: S @ 0.6 – 5.0 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 3:30 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 010**
Langan: Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant) Harry August

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL demolished concrete in the southern and southeastern parts of the site. Construction and demolition (C&D) debris was stockpiled in the south-central and southeastern parts of the site for future off-site disposal.
- JEL used a Casagrande B400 drill rig to advance nine building foundation displacement piles to about 80 feet below grade surface (bgs) in the southeastern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the northern part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris once cured.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- Sky exported six truckloads (about 120 CY in total) of C&D (previously demolished concrete from the former building foundation slab) for off-site disposal.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.014	0.011	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.067	0.023	Maximum 15-min Average	0.0	0.0

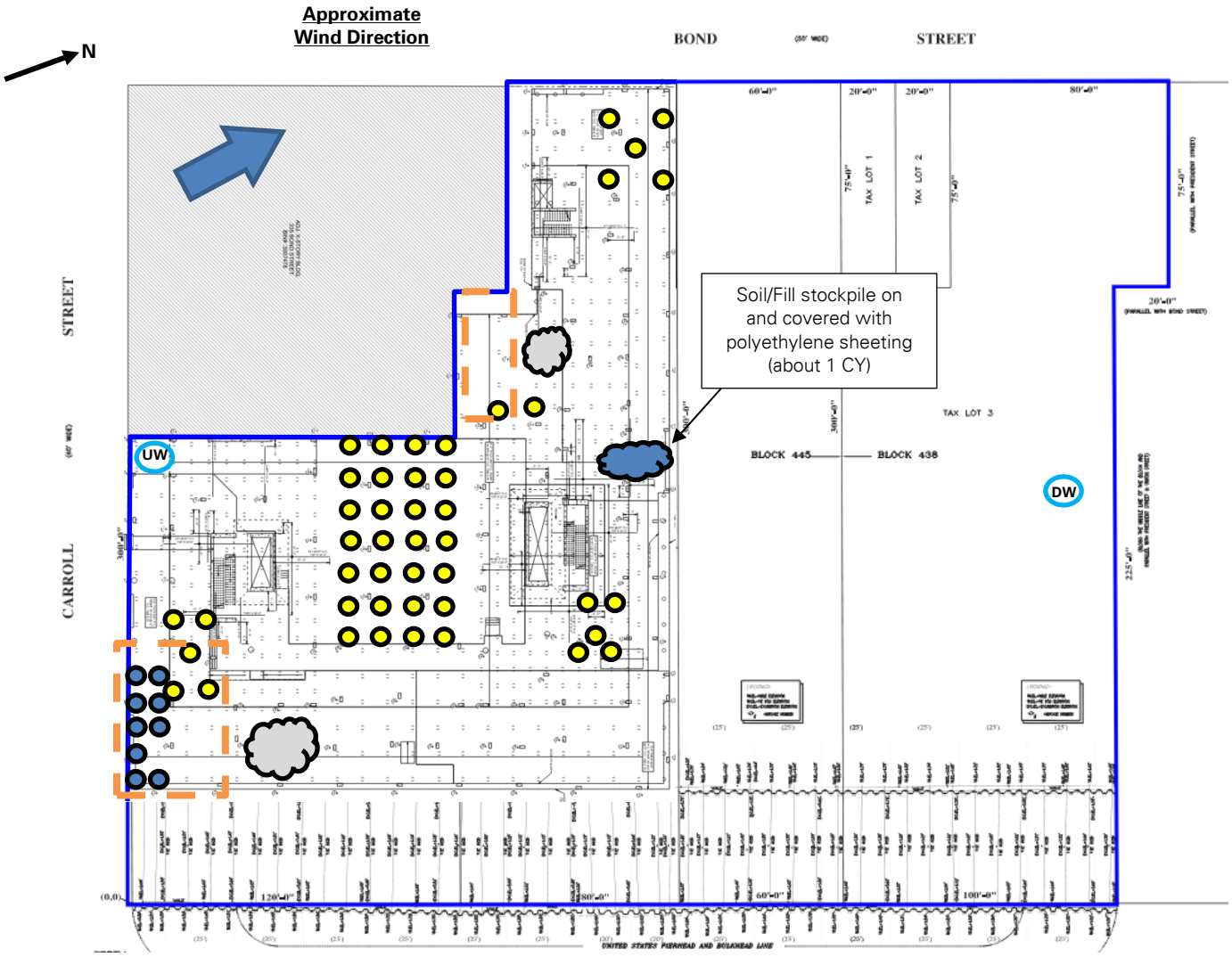
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue to advance building foundation displacement piles at the site.
- JEL will complete load testing on previously installed building foundation displacement piles.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL advancing a building foundation displacement pile in the southeast part of the site (facing southeast)

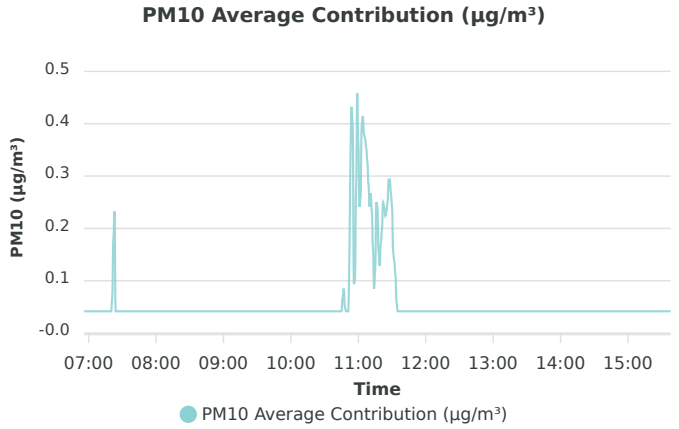
Photo 2: JEL loading a truck with C&D for off-site disposal (facing south)

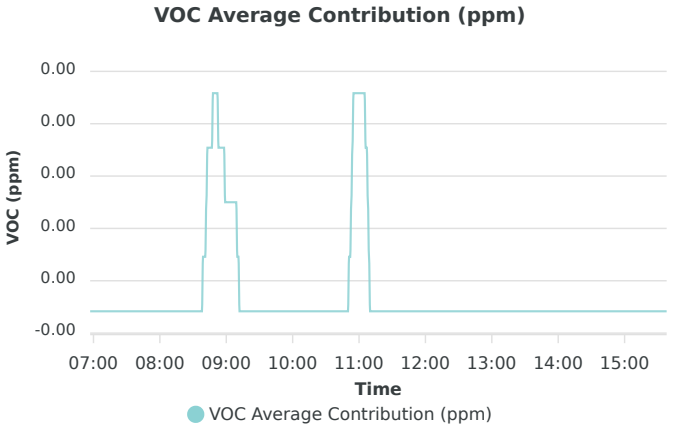
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/6/2023 00:00
		To:	7/6/2023 23:59
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/6/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/6/2023	14.3	66.5	07:38:00	0.00	0.02	07:52:00
Downwind - 7/6/2023	11.1	23.4	06:56:00	0.00	0.01	07:45:00





LANGAN

Langan PN: 170364005
Date: Fri., July 07, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Fri., July 07, 2023	
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Partly Cloudy, 76 – 87°F, Wind: SE @ 0.6 – 4.7 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 5:00 pm	
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano	

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 011**
Langan: Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant) Harry August

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance thirteen building foundation displacement piles to about 80 feet below grade surface (bgs) in the southeastern and central part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the northern part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris once cured.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- Sky exported five truckloads (about 100 CY in total) of C&D (previously demolished concrete from the former building foundation slab) for off-site disposal.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.011	0.010	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.015	0.027	Maximum 15-min Average	0.0	0.0

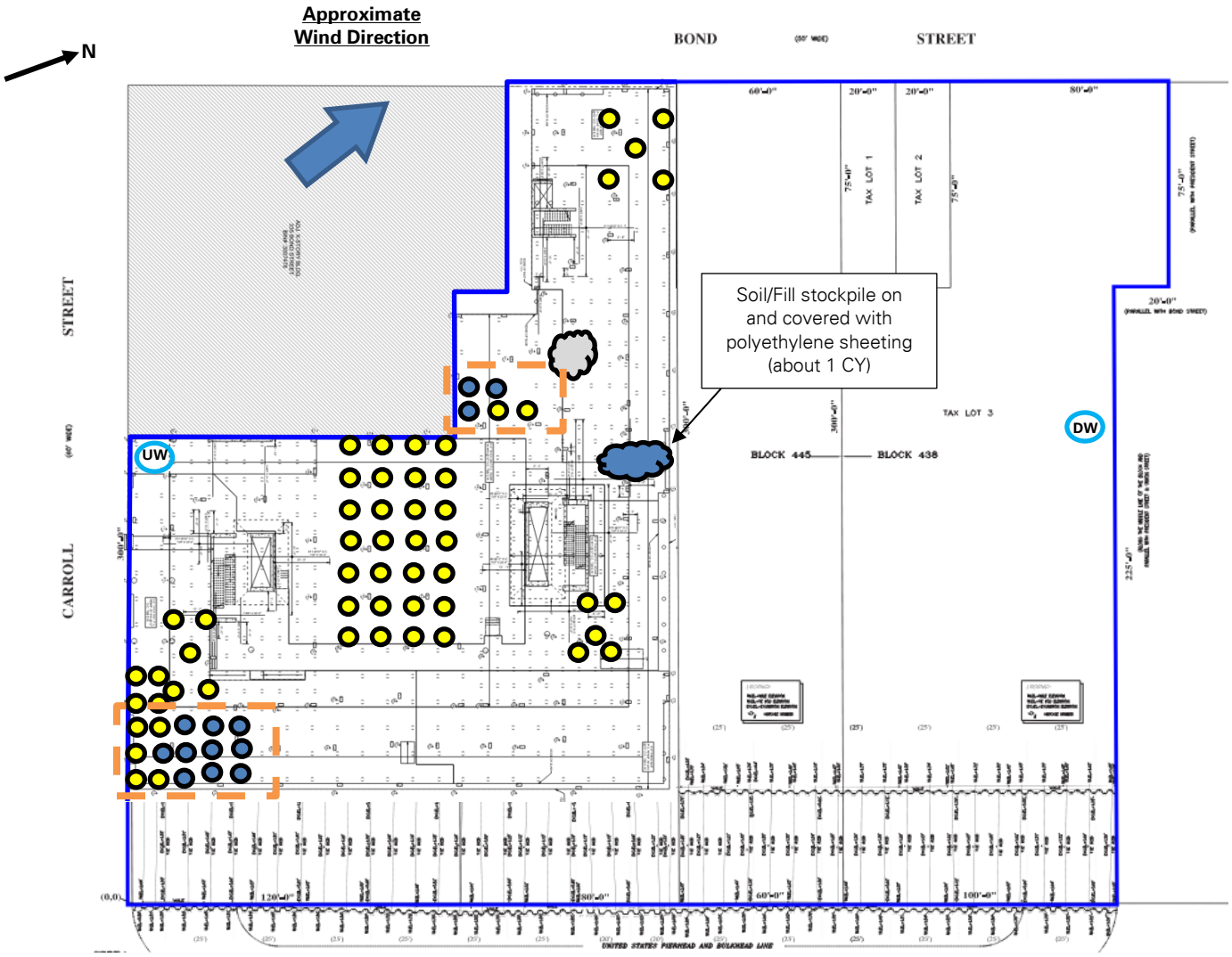
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue to advance building foundation displacement piles at the site.
- JEL will complete load testing on previously installed building foundation displacement piles.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: View of building foundation displacement piles in the southeast part of the site (facing southeast)

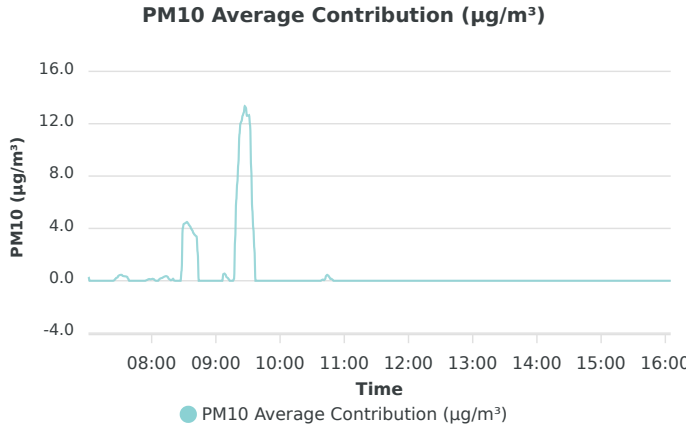
Photo 2: JEL loading a truck with C&D for off-site disposal (facing south)

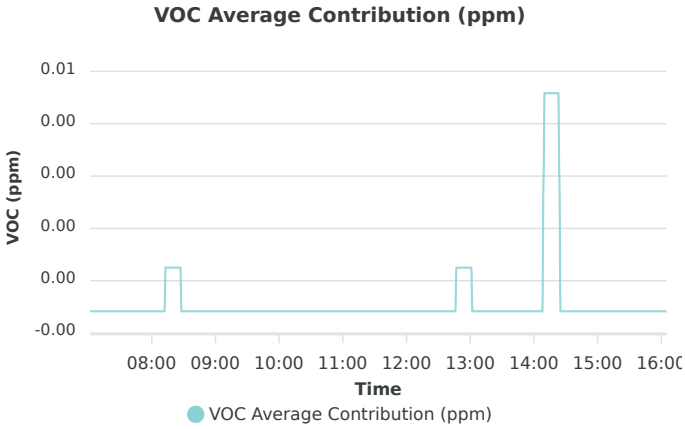
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/7/2023 06:00
		To:	7/7/2023 18:00
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/7/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/7/2023	10.6	15.2	07:01:00	0.00	0.03	10:55:00
Downwind - 7/7/2023	10.1	26.8	09:27:00	0.00	0.01	14:10:00





LANGAN

Langan PN: 170364005
Date: Mon., July 10, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Mon., July 10, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Partly Cloudy, 76 – 87°F, Wind: SSE @ 0.6 – 4.7 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 5:30 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 012**
Langan: Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant) Brian Jessourian

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance fifteen building foundation displacement piles to about 80 feet below grade surface (bgs) in the southeastern and central parts of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris.
- JEL demolished concrete in the western part of the site. The C&D was either live-loaded onto tri-axle dump trucks for off-site disposal or was temporarily stockpiled in the west-central part of the site for future off-site disposal.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- Sky exported three truckloads (about 60 CY in total) of C&D (demolished concrete) for off-site disposal.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			**Organic Vapor Monitoring (ppm)**		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.002	0.004	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.004	0.030	Maximum 15-min Average	0.0	0.0

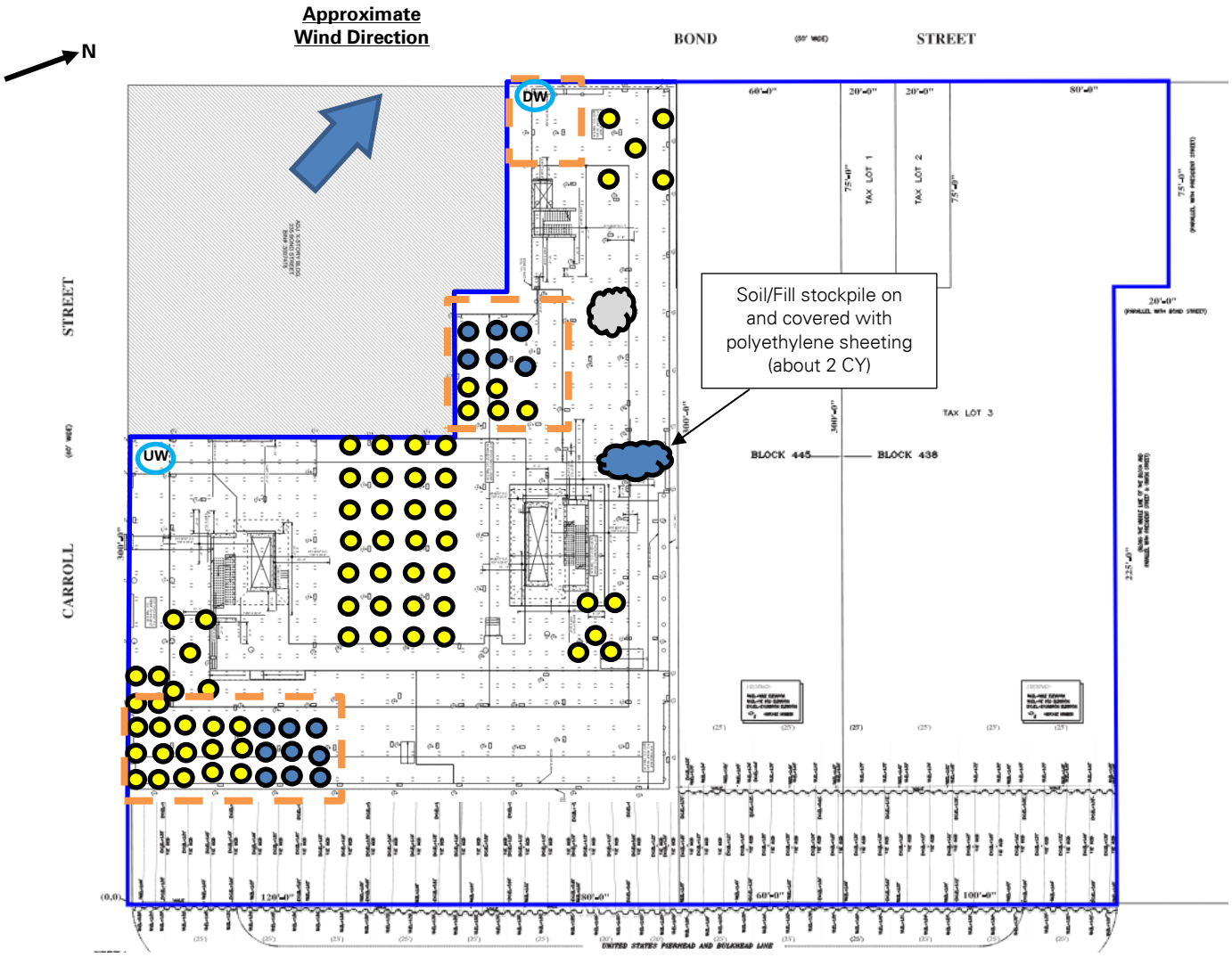
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue to advance building foundation displacement piles at the site.
- JEL will complete load testing on previously installed building foundation displacement piles.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a foundation displacement pile in the southeast part of the site (facing east)

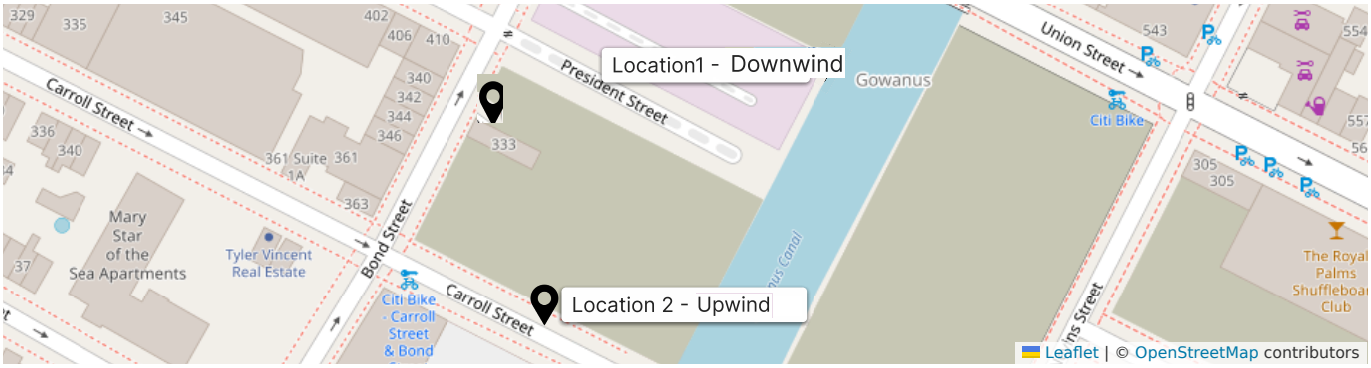
Photo 2: General view of the site (facing west)

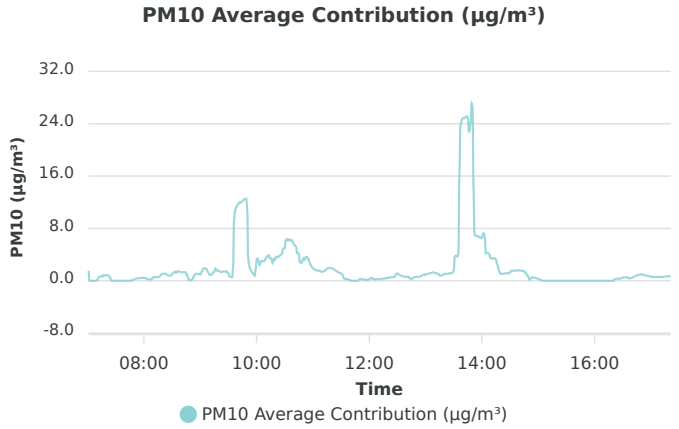
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

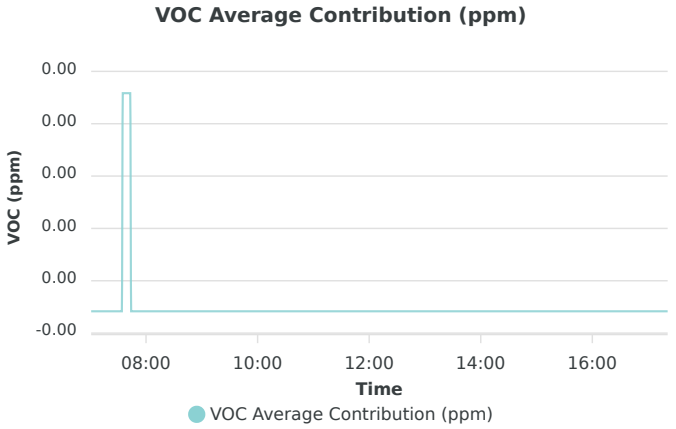
LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/10/2023 06:00
		To:	7/10/2023 18:00
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/10/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/10/2023	2.4	4.0	07:37:00	0.00	0.01	08:16:00
Downwind - 7/10/2023	4.4	30.2	13:49:00	0.00	0.00	07:35:00







LANGAN

Langan PN: 170364005
Date: Tue., July 11, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Tue., July 11, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Partly Cloudy, 71 – 91°F, Wind: WNW @ 1.2 – 3.3 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 4:30 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 013**
Langan: Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant) Brian Jessourian

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance eleven building foundation displacement piles to about 80 feet below grade surface (bgs) in the southeastern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.007	0.008	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.009	0.015	Maximum 15-min Average	0.0	0.0

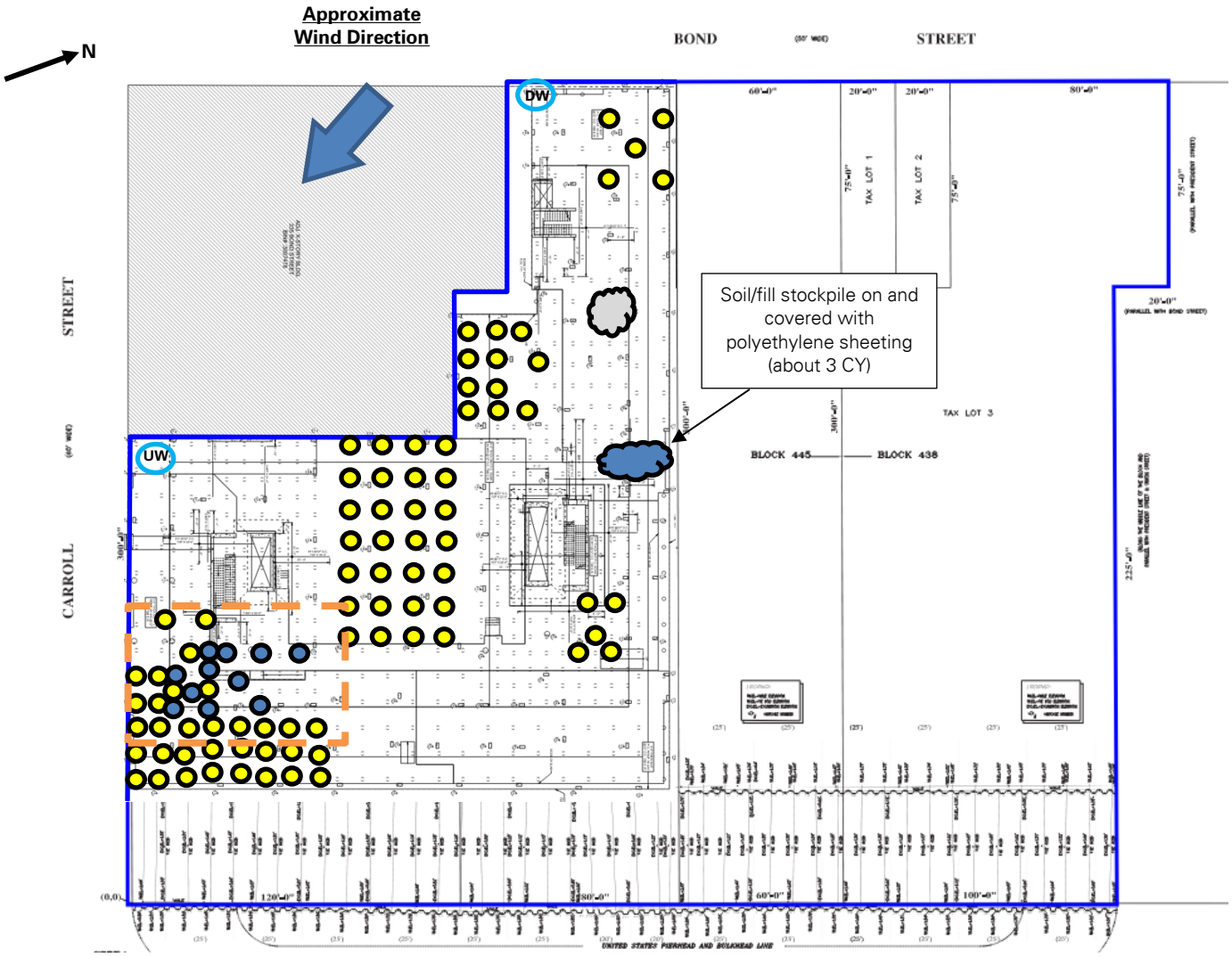
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will complete load testing on previously installed building foundation displacement piles.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a foundation displacement pile in the southeast part of the site (facing southeast)

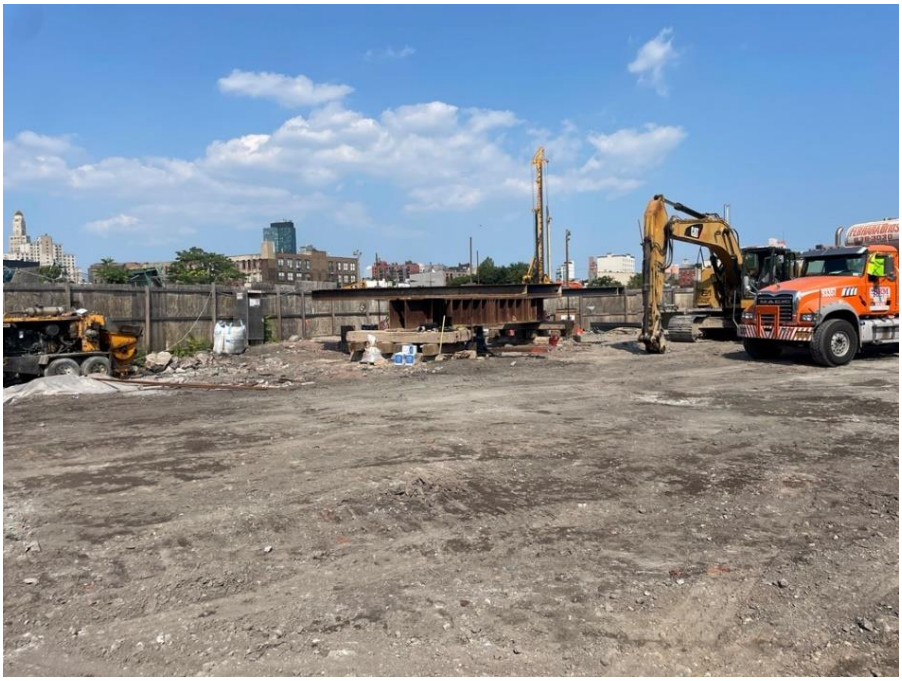


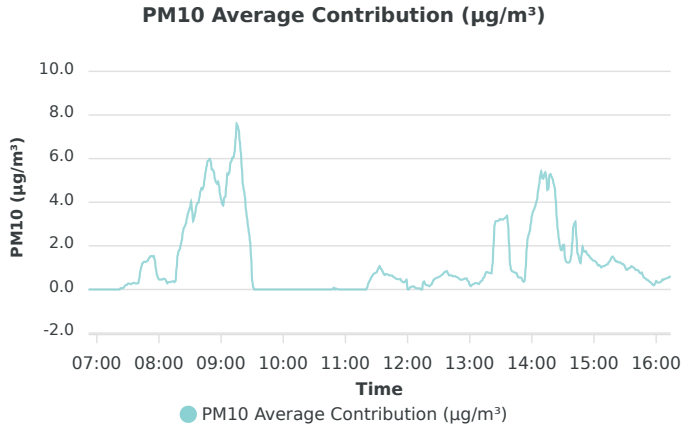
Photo 2: General view of the site (facing north)

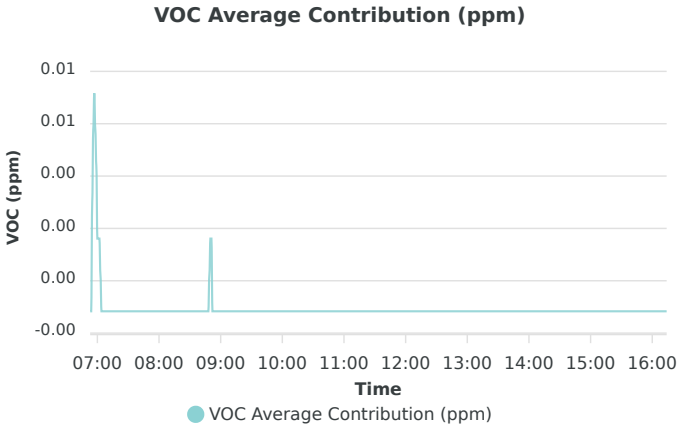
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/11/2023 06:00
		To:	7/11/2023 18:00
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/11/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/11/2023	7.2	9.4	14:28:00	0.00	0.03	07:17:00
Downwind - 7/11/2023	8.4	14.5	14:18:00	0.00	0.02	07:15:00





LANGAN

Langan PN: 170364005
Date: Wed., July 12, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Wed., July 12, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Partly Cloudy, 76 – 93°F, Wind: W @ 0.6 – 4.8 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 4:45 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 013**
Langan: Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance twelve building foundation displacement piles to about 80 feet below grade surface (bgs) in the northwestern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.
- Big Apple Group conducted a load test on previously installed building foundation piles in the central part of the site. The load test is ongoing and is anticipated to be completed tomorrow, July 13, 2023.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.010	0.011	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.017	0.043	Maximum 15-min Average	0.1	0.0

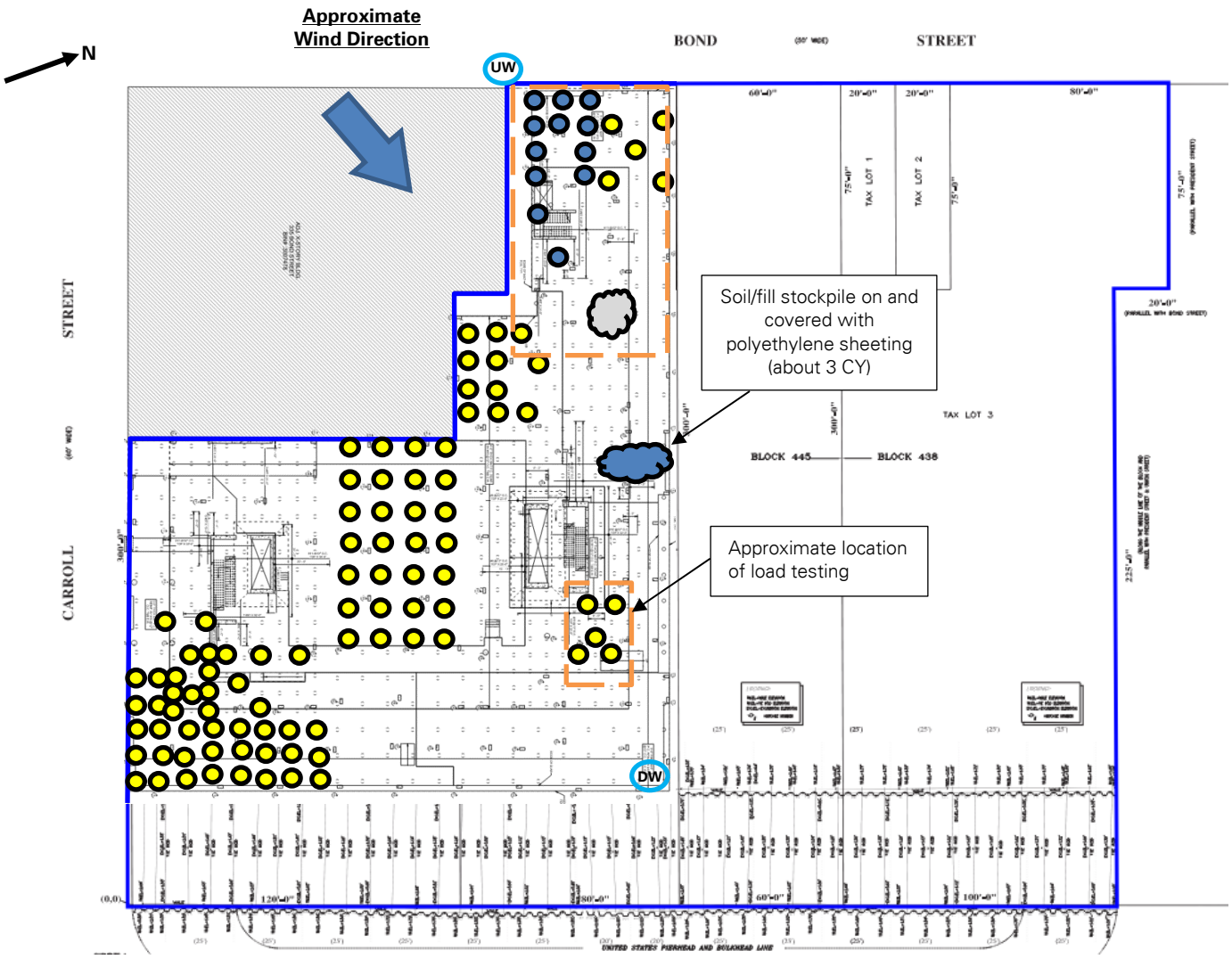
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will complete load testing on previously installed building foundation displacement piles.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a building foundation displacement pile in the northwest part of the site (facing west)

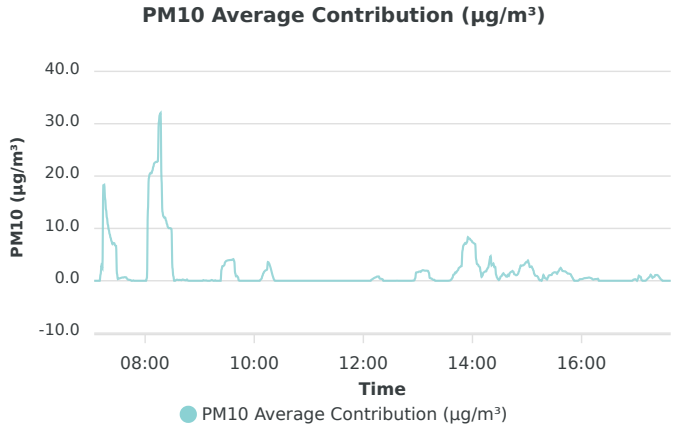
Photo 2: View of the foundation pile load test in the central part of the site (facing southeast)

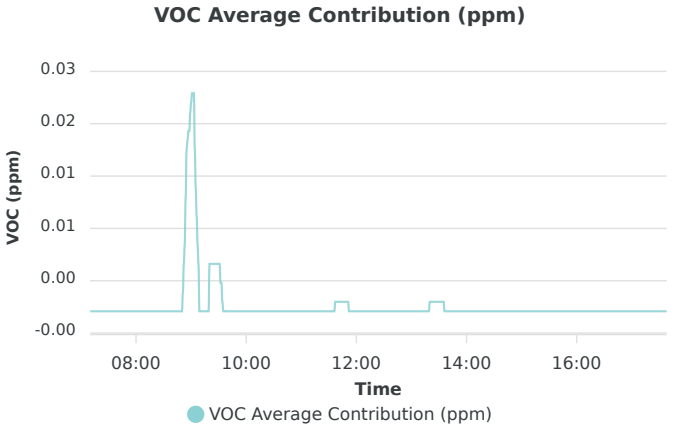
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/12/2023 06:00
		To:	7/12/2023 18:00
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/12/2023	-	-	-	-	-

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/12/2023	9.5	17.4	10:23:00	0.00	0.05	07:28:00
Downwind - 7/12/2023	10.7	43.2	08:17:00	0.00	0.04	07:28:00





LANGAN

Langan PN: 170364005
Date: Thu., July 13, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Thu., July 13, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Partly Cloudy, 75 – 90°F, Wind: SE @ 0.3 – 3.4 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 3:00 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 015**
Langan: Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance ten building foundation displacement piles to about 80 feet below grade surface (bgs) in the northwestern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as construction & demolition (C&D) debris.
- Big Apple Group completed the load test on previously installed building foundation piles in the central part of the site.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.013	0.013	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.034	0.034	Maximum 15-min Average	0.0	0.0

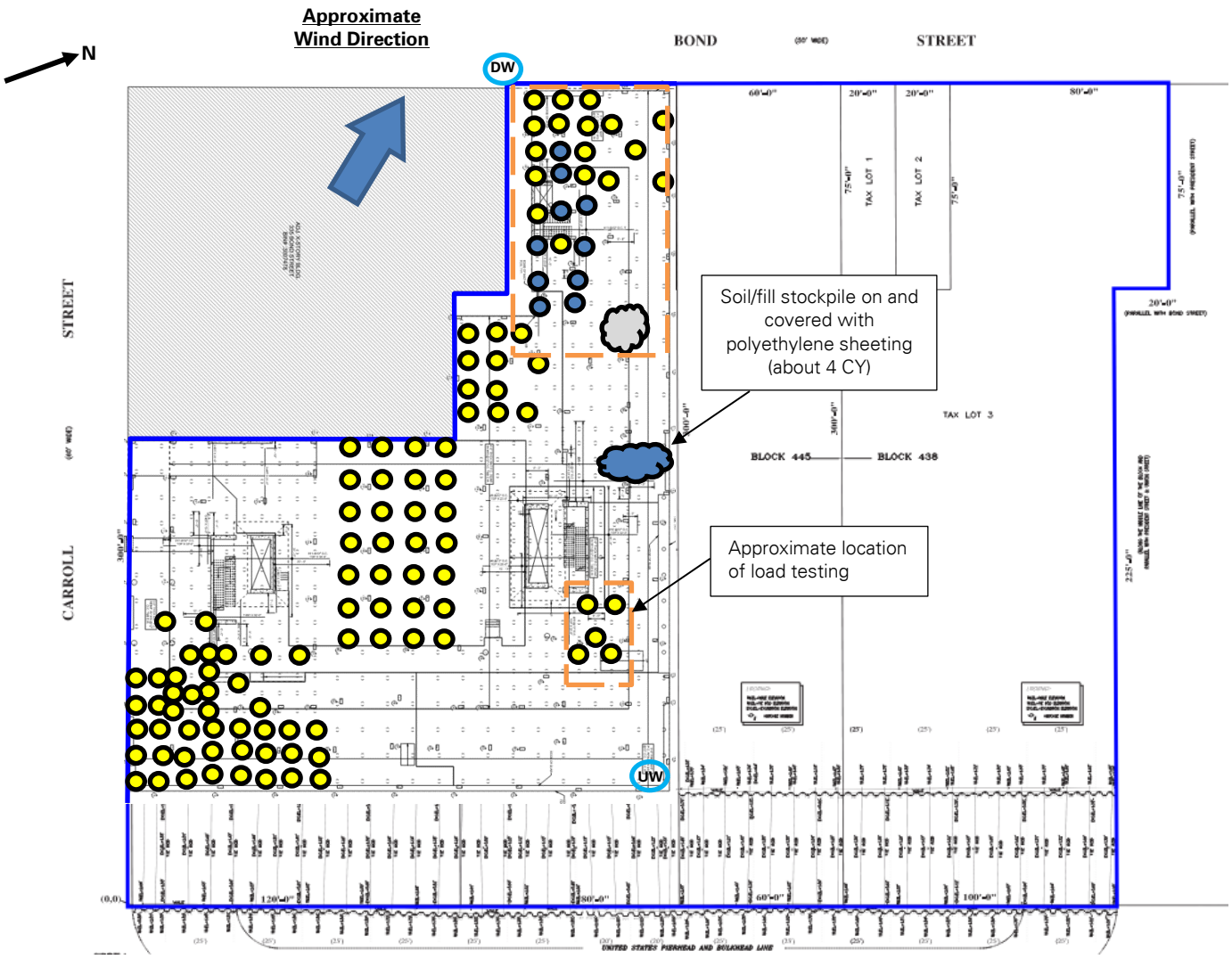
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue load testing on previously installed building foundation displacement piles.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a building foundation displacement pile in the northwest part of the site (facing northwest)

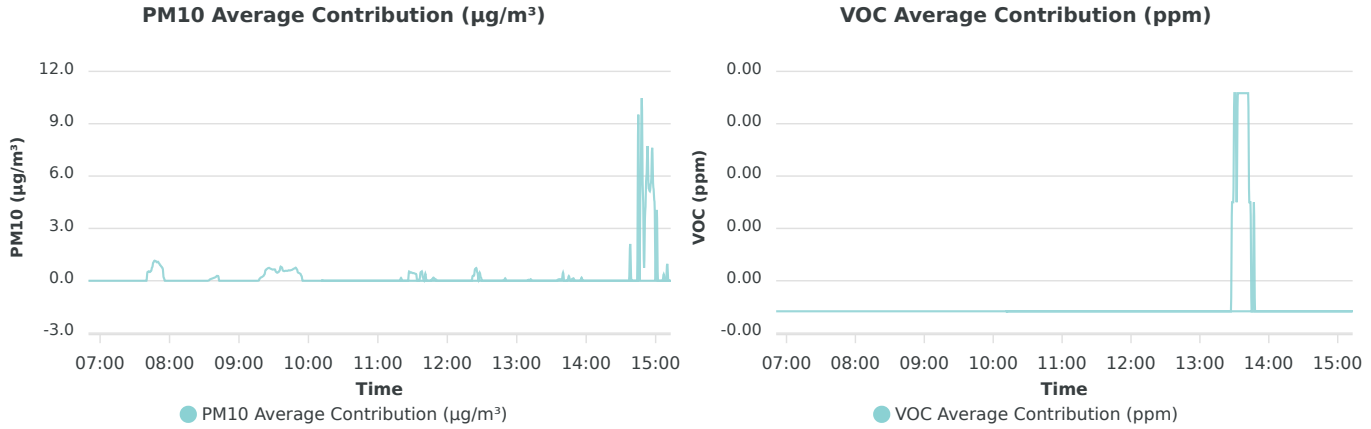
Photo 2: Foundation pile load test in the central part of the site (facing southeast)

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

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/13/2023 00:00
		To:	7/13/2023 23:59
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/13/2023	-	-	-	0.3-3.4	SE

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/13/2023	13.1	34.2	15:13:00	0.00	0.00	13:32:00
Downwind - 7/13/2023	12.6	33.6	15:10:00	0.00	0.01	13:33:00



LANGAN

Langan PN: 170364005
Date: Fri., July 14, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Fri., July 14, 2023	
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Cloudy, 76 – 90°F, Wind: SSE @ 0.4 – 4.6 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 4:20 pm	
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano	

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 016**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL demolished concrete from the former building slab and excess grout generated during displacement pile installation. Construction and demolition (C&D) debris was stockpiled in the northwestern and central parts of the site for future off-site disposal.
- JEL used a Casagrande B400 drill rig to advance six building foundation displacement piles to about 80 feet below grade surface (bgs) in the northwestern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.010	0.009	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.027	0.014	Maximum 15-min Average	0.0	0.0

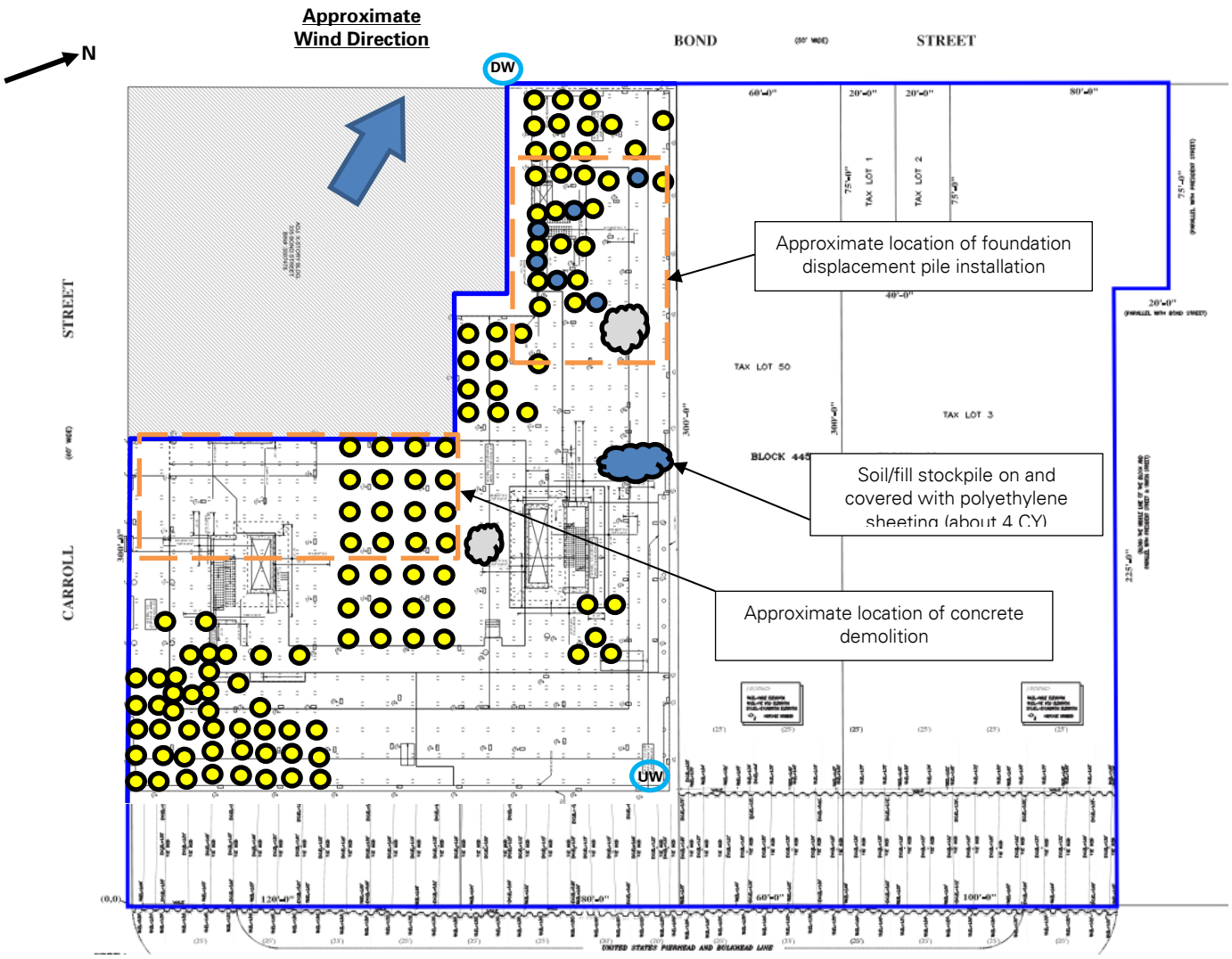
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a building foundation displacement pile in the northwest part of the site (facing south)

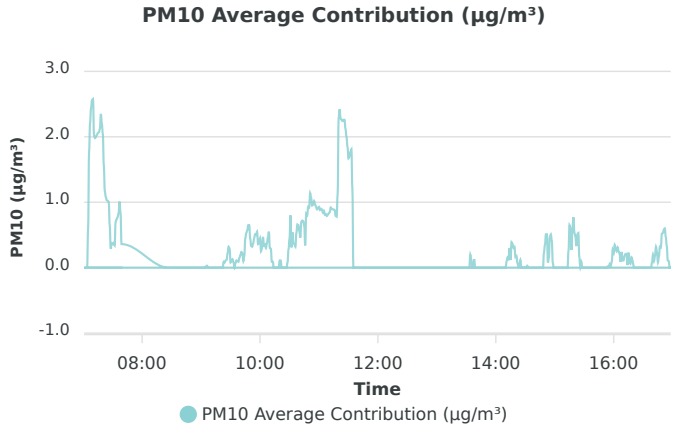
Photo 2: General view of the site (facing east)

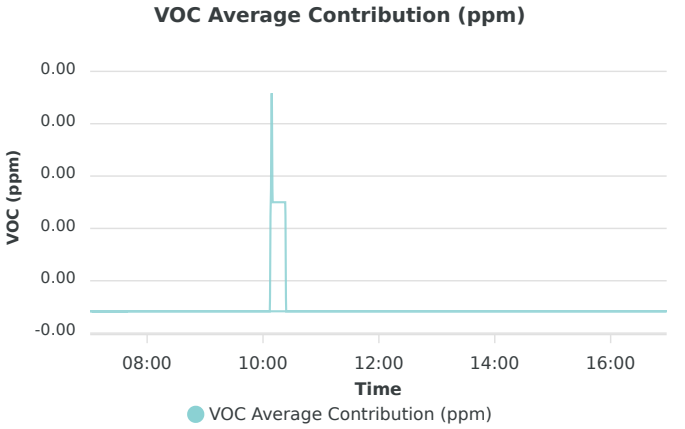
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/14/2023 06:00
		To:	7/14/2023 18:00
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/14/2023	-	-	-	0.4-4.6	SSE

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/14/2023	9.7	27.2	08:34:00	0.00	0.00	10:10:00
Downwind - 7/14/2023	9.4	13.5	12:55:00	0.00	0.00	10:09:00





LANGAN

Langan PN: 170364005
Date: Mon., July 17, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Mon., July 17, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Cloudy, 78 – 88°F, Wind: WSW @ 0.1 – 3.5 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 5:20 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 017**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance 15 building foundation displacement piles to about 80 feet below grade surface (bgs) in the northwestern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.018	0.019	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.052	0.051	Maximum 15-min Average	0.0	0.1

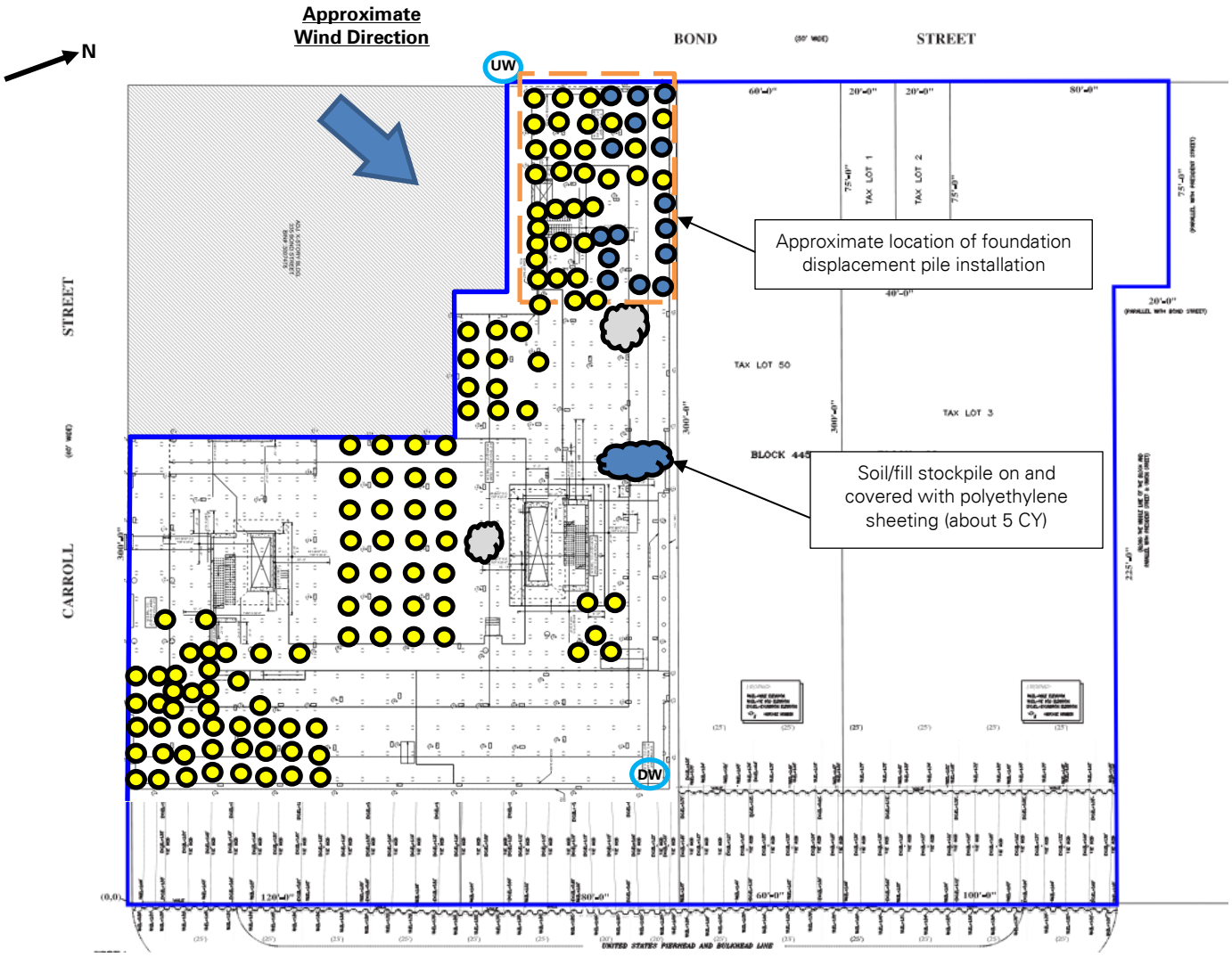
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a building foundation displacement pile in the northwest part of the site (facing west)

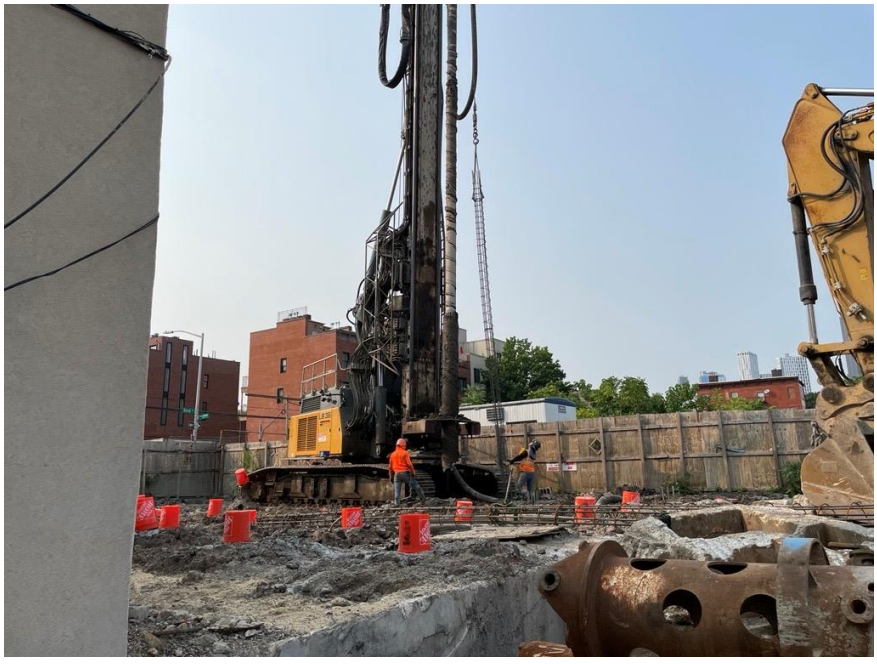


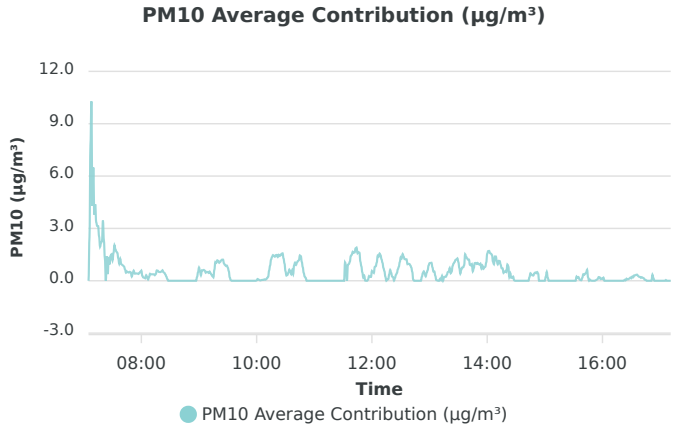
Photo 2: JEL installing a building foundation displacement pile in the northwest part of the site (facing north)

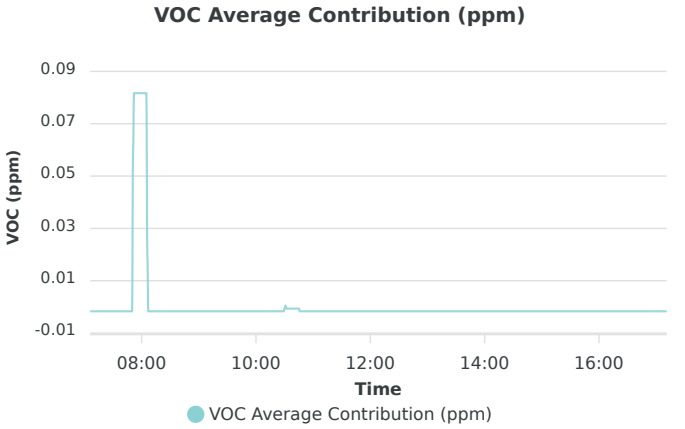
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/17/2023 00:00
		To:	7/17/2023 23:59
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/17/2023	-	-	-	0.1-3.5	WSW

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/17/2023	18.3	51.8	15:27:00	0.00	0.00	10:32:00
Downwind - 7/17/2023	18.6	50.8	15:27:00	0.00	0.08	07:52:00





LANGAN

Langan PN: 170364005
Date: Tue., July 18, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Tue., July 18, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Overcast, 78 – 88°F, Wind: SSE @ 0.2 – 2.5 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 5:30 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 018**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance 14 building foundation displacement piles to about 80 feet below grade surface (bgs) in the northwestern and southeastern parts of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.020	0.020	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.050	0.032	Maximum 15-min Average	0.0	0.0

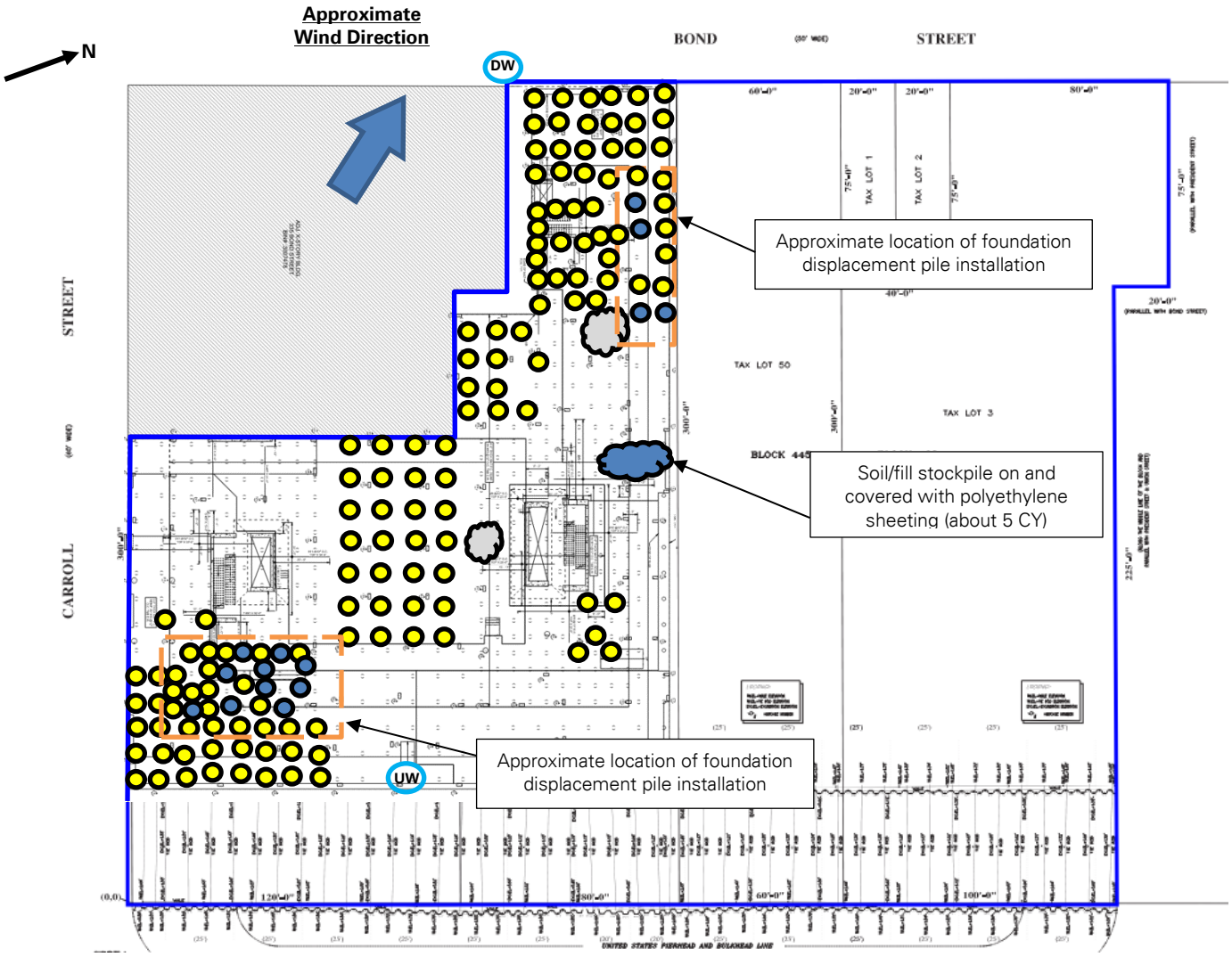
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a building foundation displacement pile in the southwest part of the site (facing south)

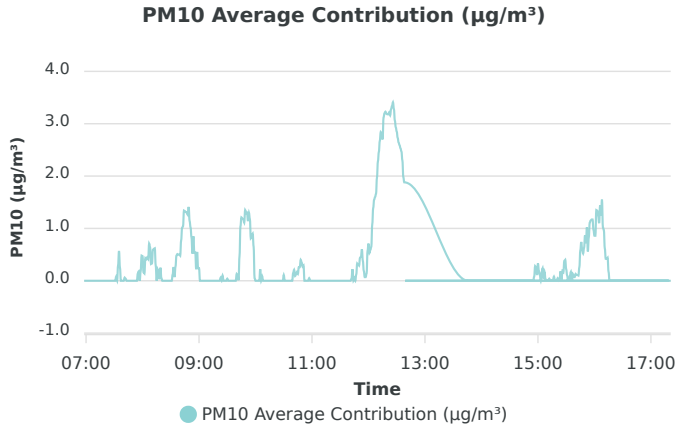
Photo 2: General view of the site (facing south)

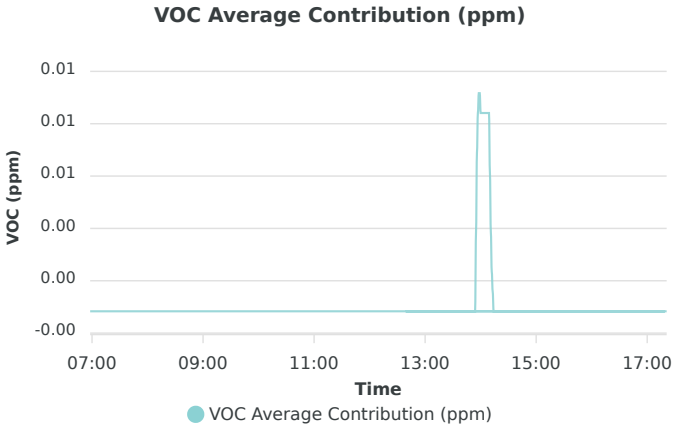
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/18/2023 00:00
		To:	7/18/2023 23:59
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/18/2023	-	-	-	0.2-2.5	SSE

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/18/2023	20.0	50.2	06:58:00	0.00	0.00	06:58:00
Downwind - 7/18/2023	19.9	32.2	06:59:00	0.00	0.01	13:58:00





LANGAN

Langan PN: 170364005
Date: Wed., July 19, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Wed., July 19, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Overcast, 71 – 78°F, Wind: SW @ 0.1 – 2.1 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00 am – 5:00 pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 019**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL demolished concrete from the former building slab and excess grout generated during displacement pile installation. Construction and demolition (C&D) debris was stockpiled in the northwestern and central parts of the site for future off-site disposal.
- JEL used a Casagrande B400 drill rig to advance 13 building foundation displacement piles to about 80 feet below grade surface (bgs) in the southeastern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.039	0.041	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.058	0.068	Maximum 15-min Average	0.0	0.0

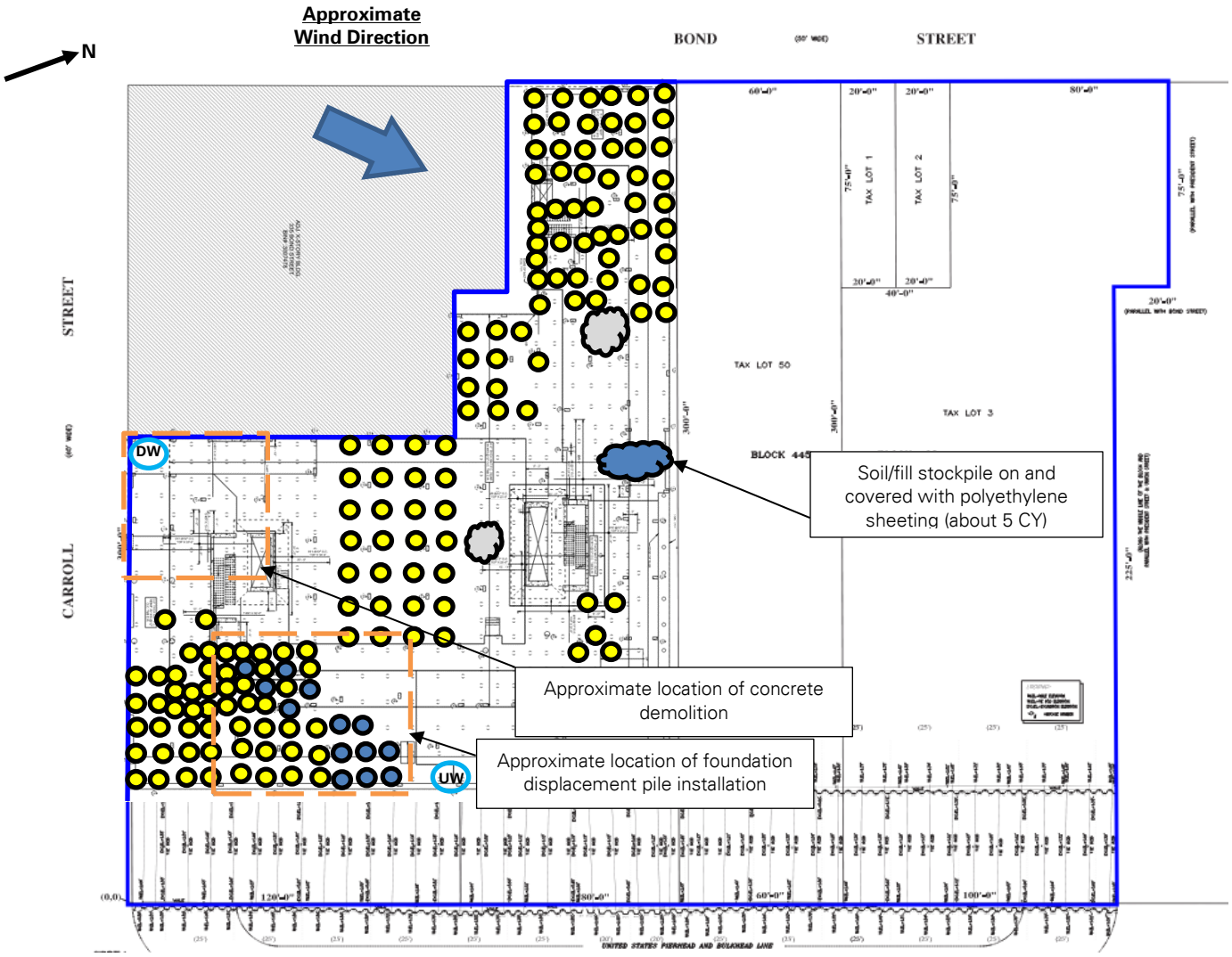
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

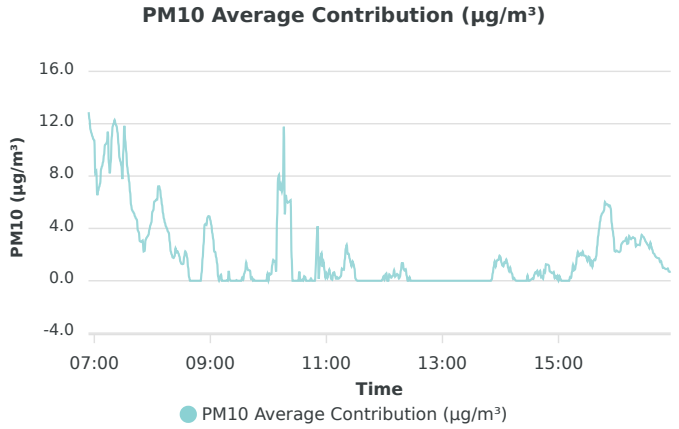
Photo 1: JEL installing a building foundation displacement pile in the southeast part of the site (facing east)

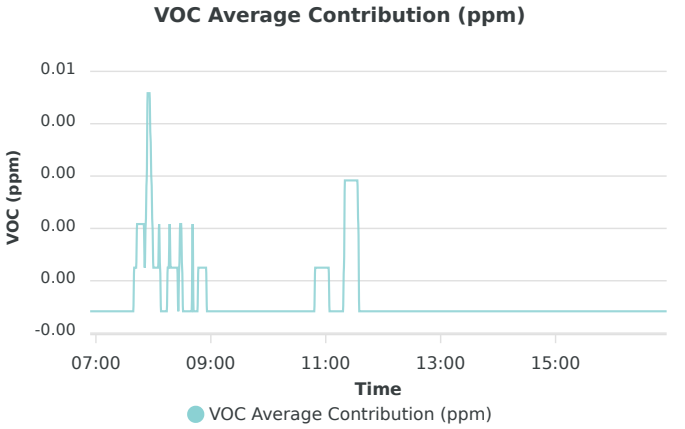
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/19/2023 06:00
		To:	7/19/2023 18:00
		PM10 Action Level::	150 µg/m³
		VOC Action Level::	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/19/2023	-	-	-	0.1-2.1	SW

Daily Monitoring Summary	Daily Avg PM10 Conc (µg/m³)	Max 15 min rolling avg PM10 (µg/m³)	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 - 7/19/2023	38.9	57.8	10:20:00	0.00	0.01	08:33:00
Downwind - 7/19/2023	40.8	67.7	06:54:00	0.00	0.01	08:30:00





LANGAN

Langan PN: 170364005
Date: Thu., July 20, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Thu., July 20, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 72 – 83°F, Wind: W @ 0.3 – 5.0 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 4:00pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 020**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance 10 building foundation displacement piles to about 80 feet below grade surface (bgs) in the southeastern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required. The WSP representative indicated that the previously scheduled well gauging and surveying event was postponed and will be completed at a later date.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.021	0.027	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.092	0.151	Maximum 15-min Average	0.0	0.0

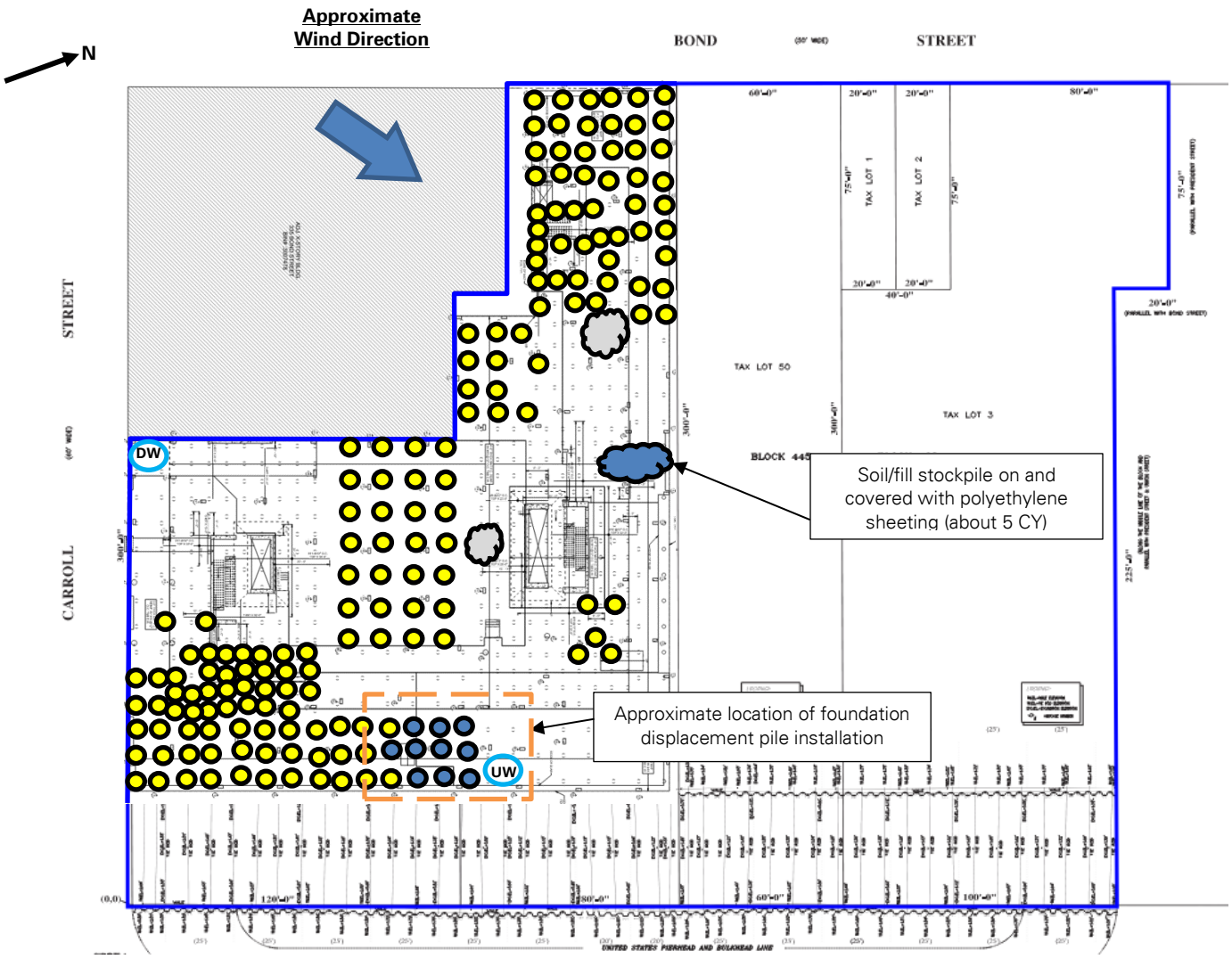
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

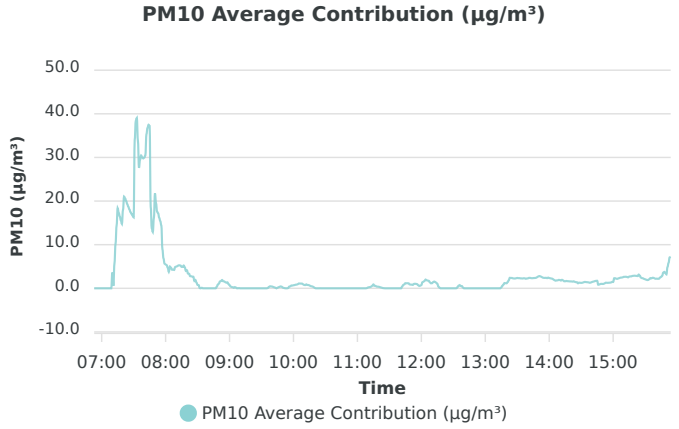
Photo 1: JEL installing a building foundation displacement pile in the southeast part of the site (facing north)

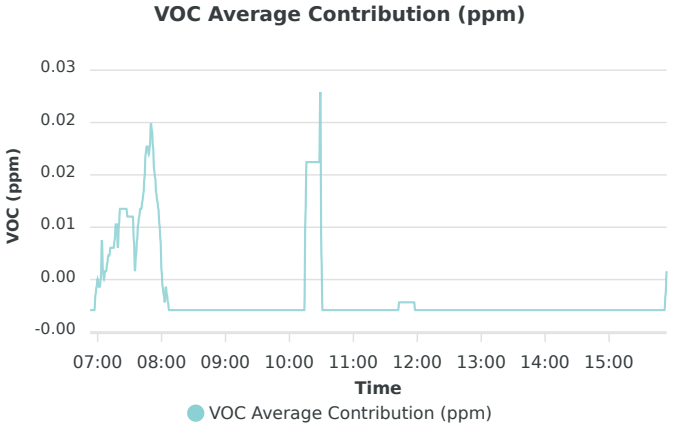
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/20/2023 06:00
		To:	7/20/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Temp (°F)	Relative Humidity (%)	Barometer (inHg)	Windspeed (mph)	Prevailing wind direction
7/20/2023	-	-	-	0.3-5	W

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/20/2023	0.0	06:53:00	0.00	06:53:00
Max Contribution (15 min avg.) - 7/20/2023	39.0	07:33:00	0.03	10:29:00





LANGAN

Langan PN: 170364005
Date: Fri., July 21, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Fri., July 21, 2023	
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 74 – 83°F, Wind: SSW @ 0.2 – 4.7 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 4:30pm	
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano	

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 021**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Brian Jessourian
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance eight building foundation displacement piles to about 80 feet below grade surface (bgs) in the southwestern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.010	0.009	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.028	0.031	Maximum 15-min Average	0.0	0.3

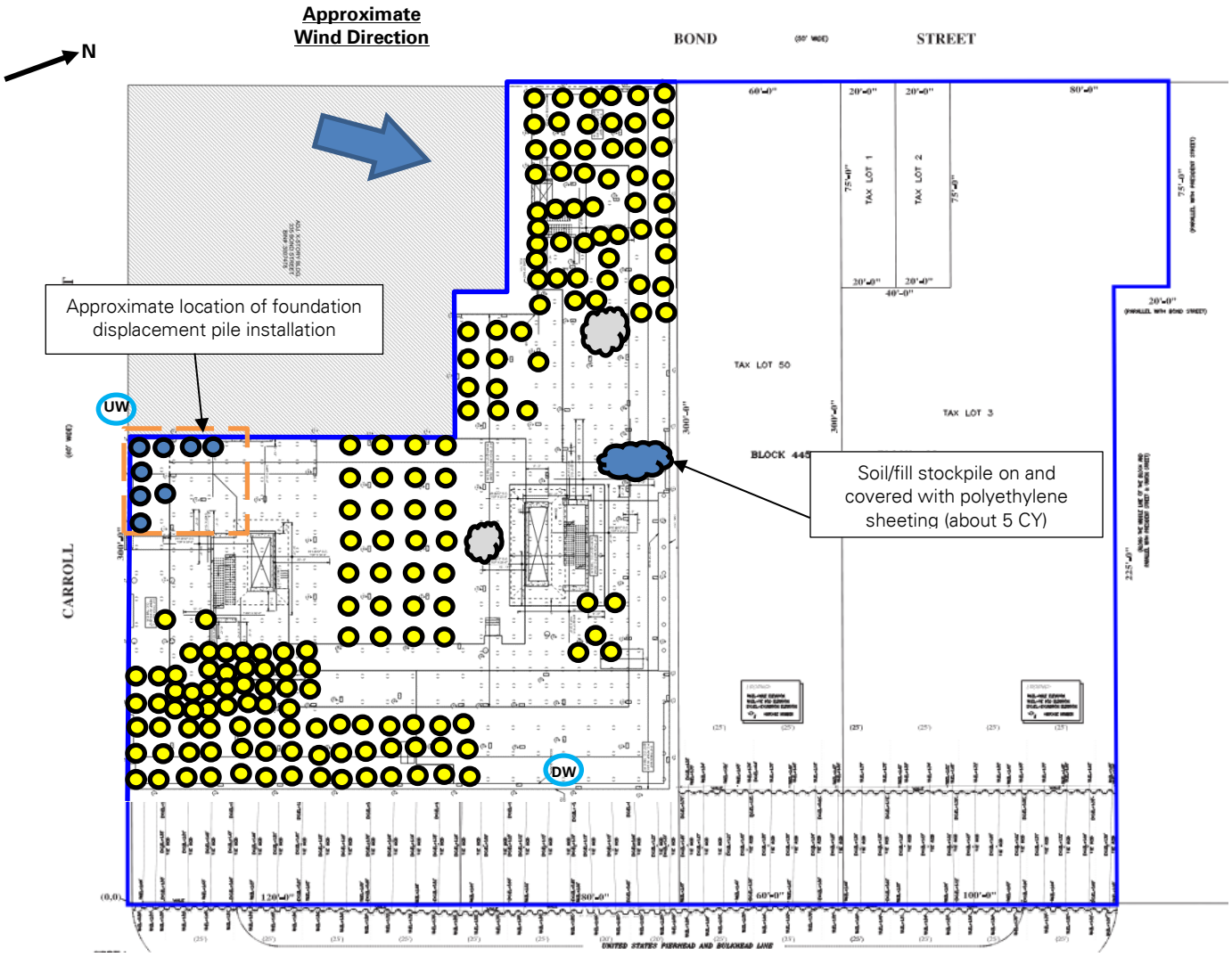
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

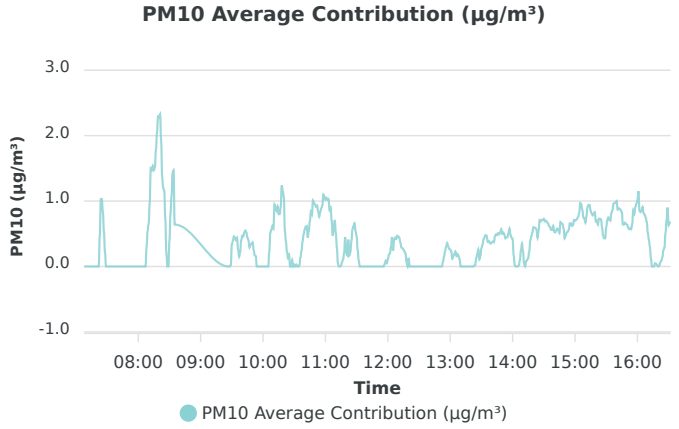
Photo 1: JEL installing a building foundation displacement pile in the southwestern part of the site (facing southwest)

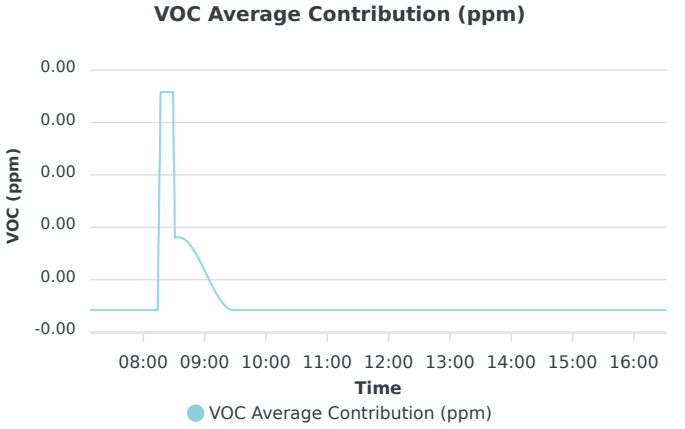
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/21/2023 06:00
		To:	7/21/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Windspeed (mph)	Prevailing wind direction
7/21/2023	0.2-4.7	SSW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/21/2023	0.0	07:08:00	0.00	07:08:00
Max Contribution (15 min avg.) - 7/21/2023	2.3	08:21:00	0.00	08:17:00





LANGAN

Langan PN: 170364005
Date: Mon., July 24, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Mon., July 24, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 73 – 82°F, Wind: WNW @ 0.3 – 6.8 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 5:00pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 022**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant)
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance ten building foundation displacement piles to about 80 feet below grade surface (bgs) in the southwestern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.009	0.010	Daily Time-Weighted Average	0.00	0.00
Maximum 15-min Average	0.014	0.018	Maximum 15-min Average	0.10	0.01

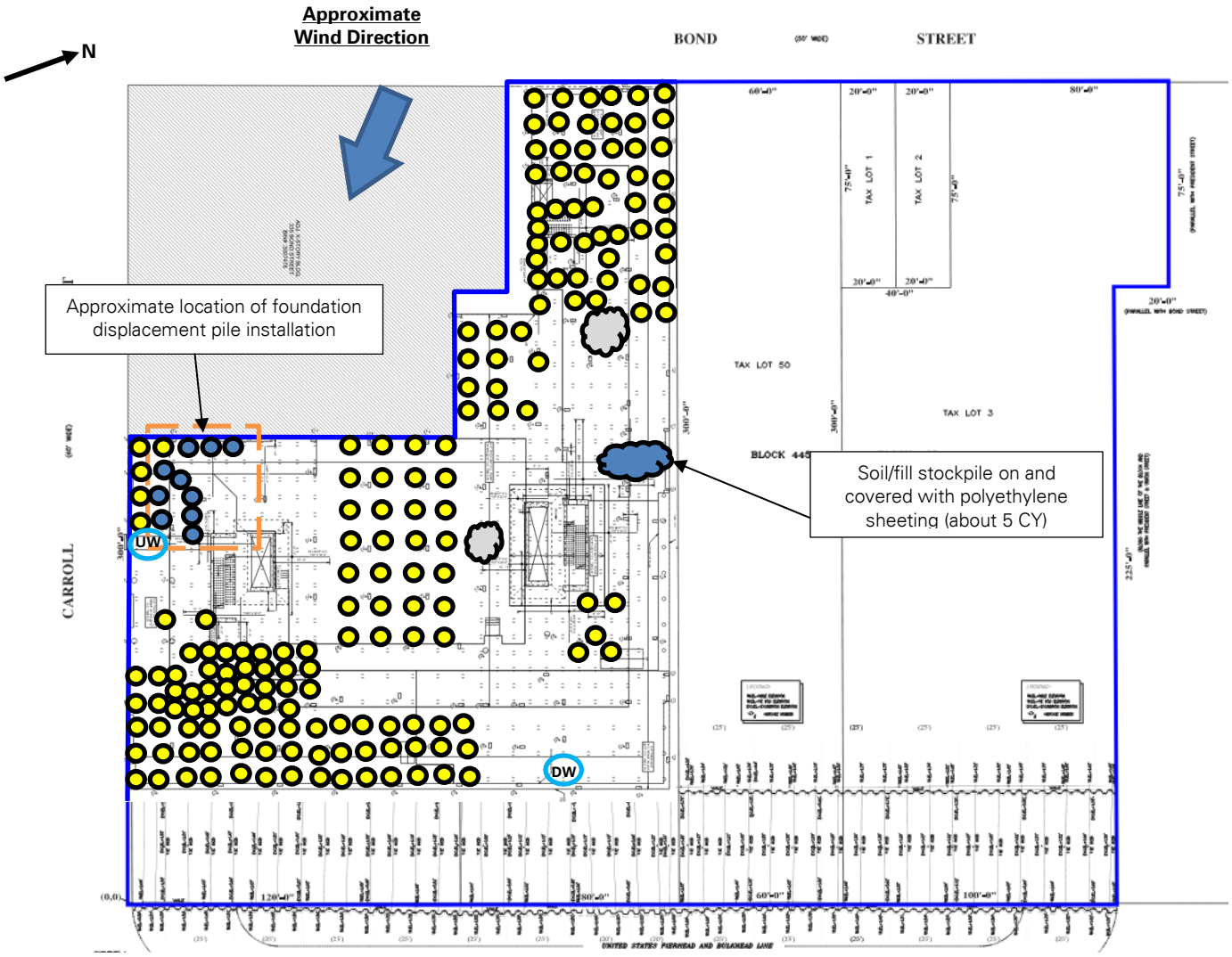
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

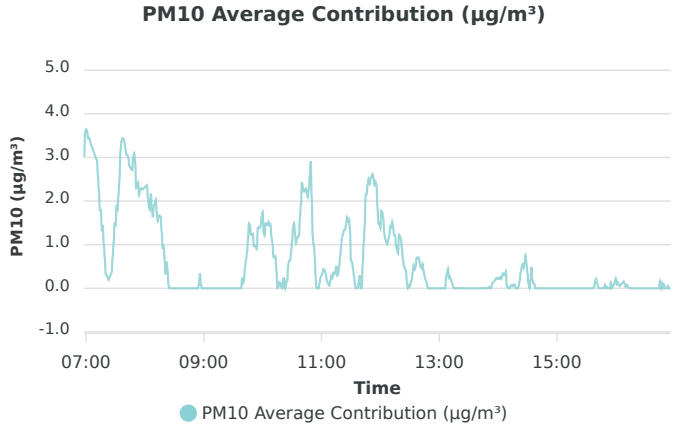
Photo 1: JEL installing a building foundation displacement pile in the southwestern part of the site (facing south)

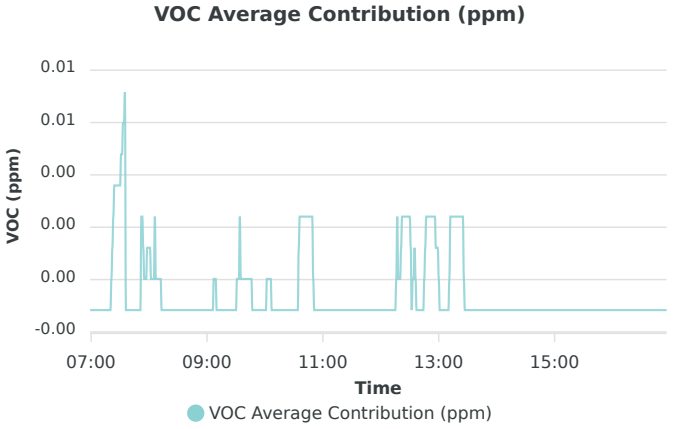
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/24/2023 06:00
		To:	7/24/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Windspeed (mph)	Prevailing wind direction
7/24/2023	0.3-6.8	WNW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/24/2023	0.0	08:25:00	0.00	06:59:00
Max Contribution (15 min avg.) - 7/24/2023	3.6	07:00:00	0.01	07:35:00





LANGAN

Langan PN: 170364005
Date: Tue., July 25, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Tue., July 25, 2023	
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 73 – 82°F, Wind: WNW @ 0.5 – 4.7 mph	
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 4:00pm	
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano	

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 023**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant)
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance eleven building foundation displacement piles to about 80 feet below grade surface (bgs) in the southwestern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m^3)			Organic Vapor Monitoring (ppm)		
Averaging Period	**Upwind**	**Downwind**	**Averaging Period**	**Upwind**	**Downwind**
Daily Time-Weighted Average	0.012	0.008	Daily Time-Weighted Average	0.01	0.00
Maximum 15-min Average	0.032	0.013	Maximum 15-min Average	0.13	0.01

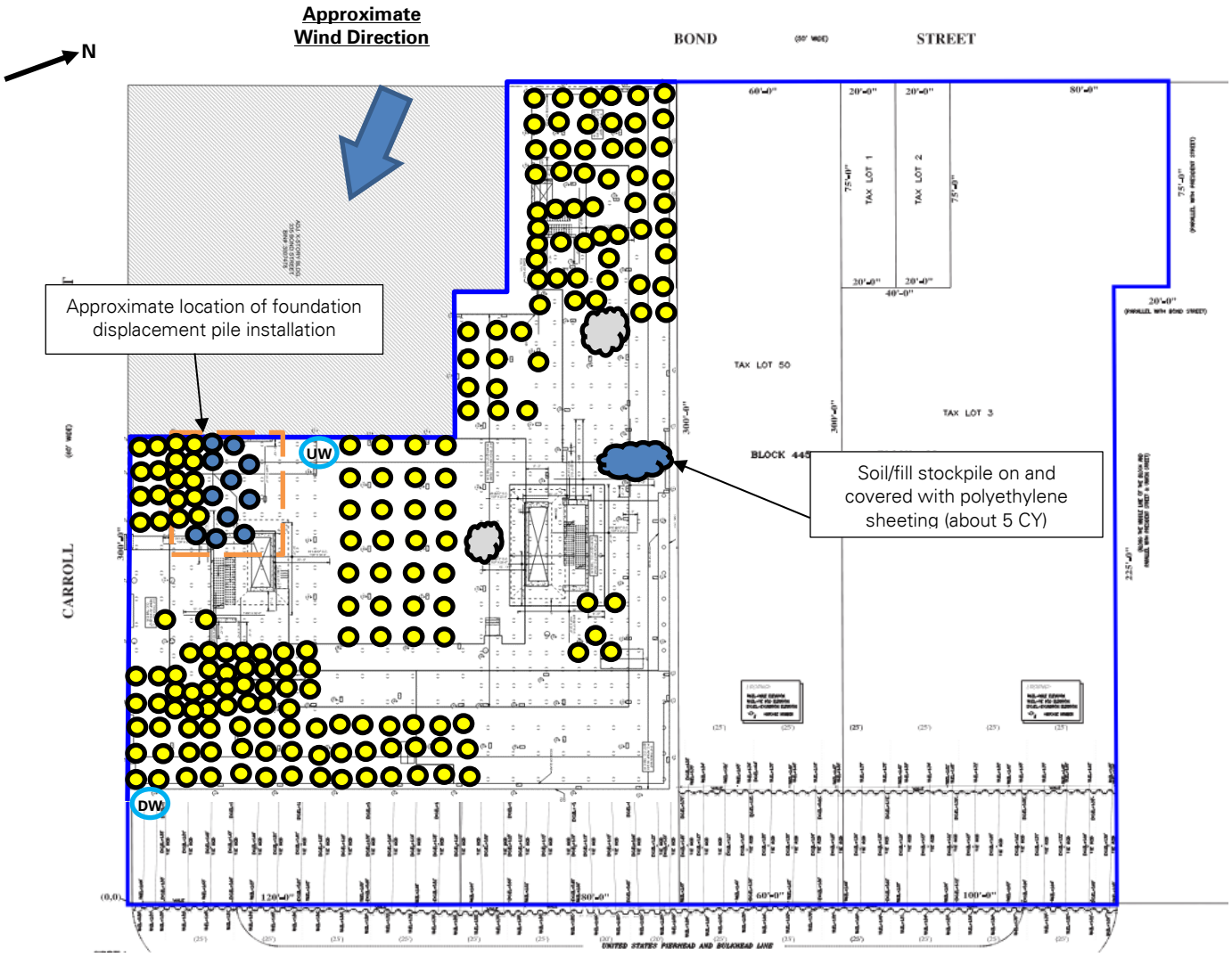
mg/m^3 = milligrams per cubic meter ppm = parts per million

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: General view of the site (facing southwest)

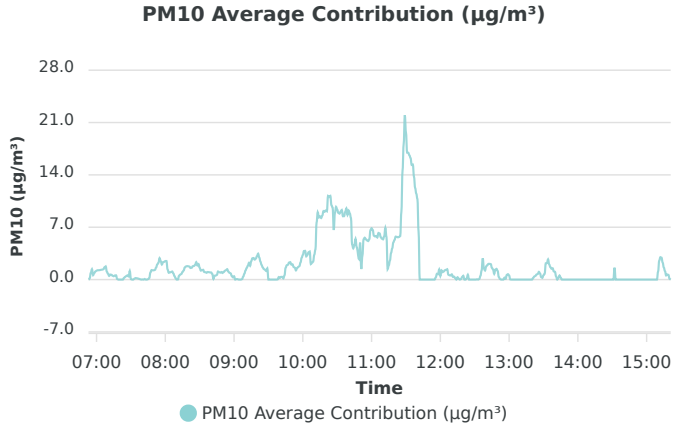
Photo 2: JEL installing a building foundation displacement pile in the southwestern part of the site (facing south)

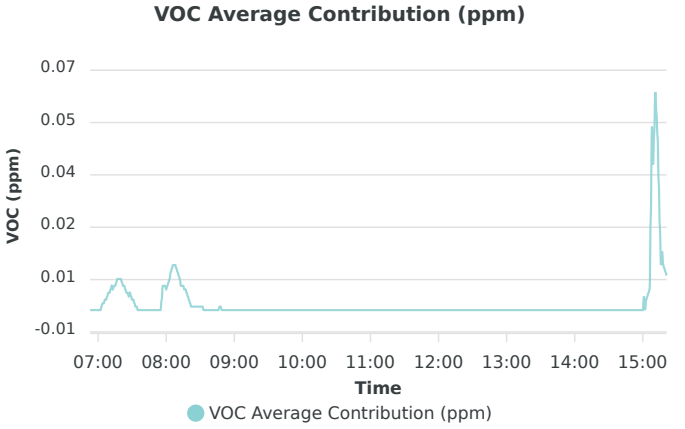
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/25/2023 06:00
		To:	7/25/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Windspeed (mph)	Prevailing wind direction
7/25/2023	0.5-4.7	WNW

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/25/2023	0.0	06:53:00	0.00	06:53:00
Max Contribution (15 min avg.) - 7/25/2023	22.0	11:29:00	0.06	15:11:00





LANGAN

Langan PN: 170364005
Date: Wed., July 26, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Wed., July 26, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 69 – 90°F, Wind: S @ 0.4 – 4.7 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 5:30pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 024**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant)
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance eleven building foundation displacement piles to about 80 feet below grade surface (bgs) in the northeastern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name Location Type of Material	**Tilcon Mount Hope Quarry Wharton, NJ 3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- The 15-minute average site contributions for particulates and volatile organic compounds (VOCs) are calculated by subtracting the upwind readings from the downwind readings. A true action level exceedance is realized when this net result exceeds 150 µg/m^3 for particulates and 5 ppm for organic vapors. No particulates (PM10) or organic vapors exceeded the 15-minute average site contribution action level of 100 µg/m^3 and 5 ppm, respectively, on this day.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (µg/m^3)		Organic Vapor Monitoring (ppm)	
Daily Background	24.8	Daily Background	0.00
PM10 Average Site Contribution (Minimum)	0.0	VOC Average Site Contribution (Minimum)	0.00
PM10 Average Site Contribution (Maximum)	5.4	VOC Average Site Contribution (Maximum)	0.01

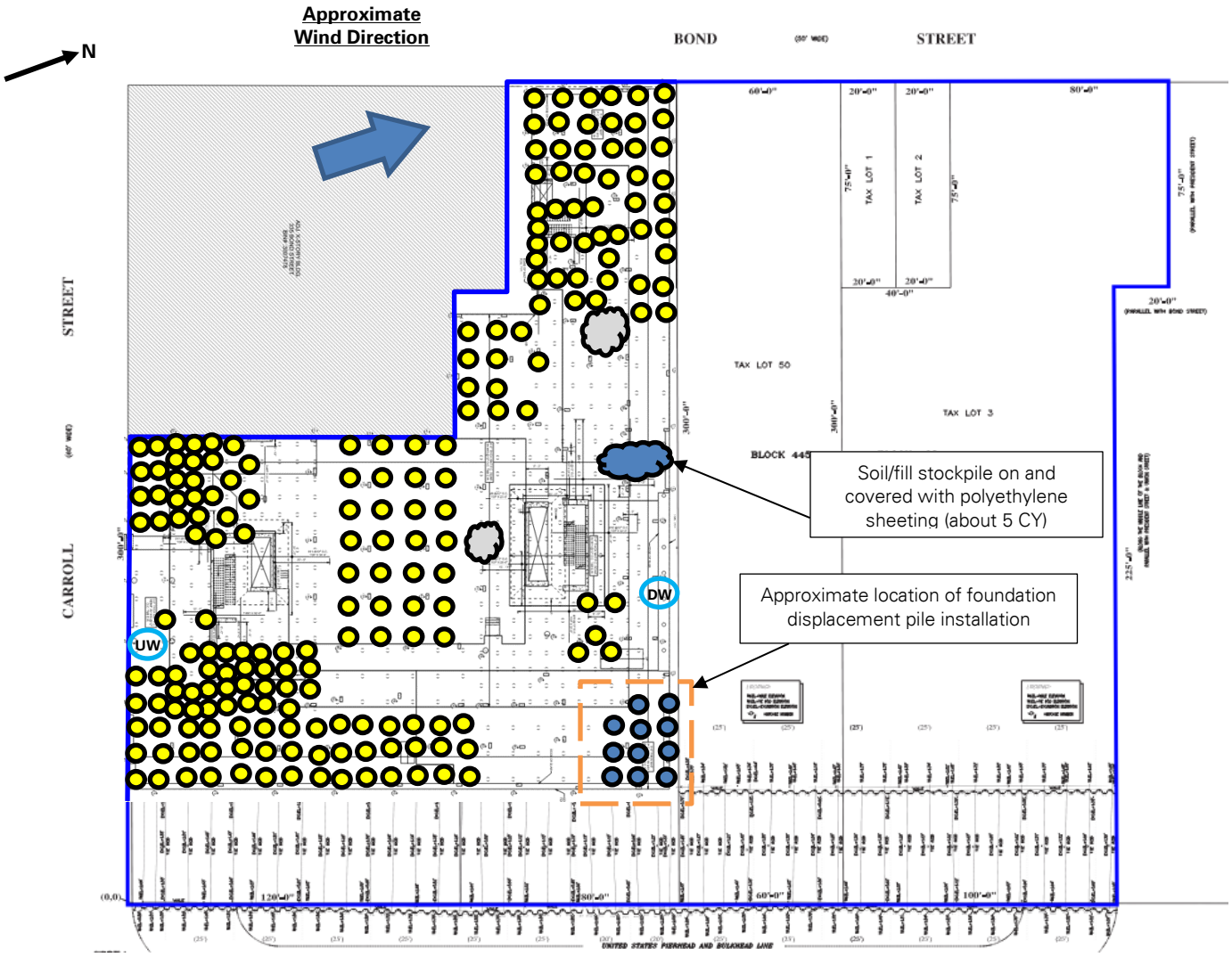
µg/m^3: micrograms per cubic meter. ppm: parts per million.

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- UW — Approximate Location of Upwind CAMP Station
- DW — Approximate Location of Downwind CAMP Station
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: General view of the site (facing southwest)

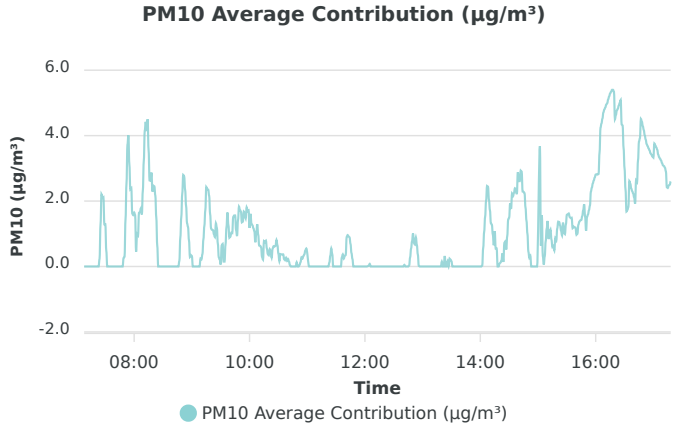
Photo 2: JEL installing a building foundation displacement pile in the northeastern part of the site (facing east)

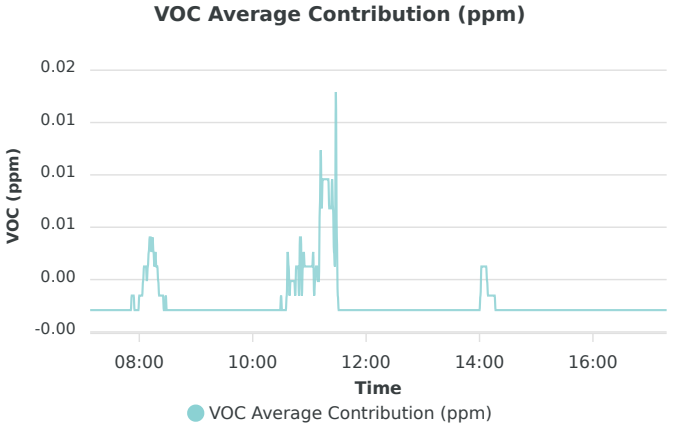
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/26/2023 06:00
		To:	7/26/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Windspeed (mph)	Prevailing wind direction
7/26/2023	0.4-4.7	S

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/26/2023	0.0	07:08:00	0.00	07:08:00
Max Contribution (15 min avg.) - 7/26/2023	5.4	16:17:00	0.01	11:28:00





LANGAN

Langan PN: 170364005
Date: Fri., July 28, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Fri., July 28, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 78 – 92°F, Wind: ESE @ 0.2 – 4.8 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 5:00pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 025**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Tim Williams
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance eleven building foundation displacement piles to about 80 feet below grade surface (bgs) in the northeastern part of the site.
    - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
    - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- JEL removed previously imported 3/4–inch virgin stone (ASTM #57) from the existing tracking pad and excavated an about 30-foot-long by 5-foot-wide area to a maximum depth of about 2 feet below grade surface (bgs) to create a temporary trench for the collection of fluid from truck washing operations.
    - Excavated soil/fill was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed and the soil/fill was temporarily stockpiled on and covered with polyethylene sheeting adjacent to the work area for future off-site disposal.
    - JEL lined the tracking pad and collection trench with a layer of geotextile fabric and polyethylene sheeting, and replaced the previously imported 3/4–inch virgin stone (ASTM #57) for reinstallation of the stabilized construction entrance.
- A representative from WSP conducted a site visit on behalf of the NYSDEC.
    - WSP confirmed that the stabilized construction entrance was installed to the satisfaction of the NYSDEC.

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

Material Tracking

- No material was exported from the site.
- No material was imported to the site.

Material Import Summary		
Facility Name **Location** **Type of Material**	**Tilcon Mount Hope Quarry** **Wharton, NJ** **3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Project Total	1	26.04
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- The 15-minute-average site contributions for particulates and volatile organic compounds (VOCs) are calculated by subtracting the upwind readings from the downwind readings. A true action level exceedance is realized when this net result exceeds 150 µg/m^3 for particulates and 5 parts per million (ppm) for organic vapors. No particulates (PM10) or organic vapors exceeded the 15-minute average site contribution action levels of 150 µg/m^3 and 5 ppm, respectively.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (µg/m^3)		Organic Vapor Monitoring (ppm)	
Daily Background	14.0	Daily Background	0.00
PM10 Average Site Contribution (Minimum)	0.0	VOC Average Site Contribution (Minimum)	0.00
PM10 Average Site Contribution (Maximum)	2.3	VOC Average Site Contribution (Maximum)	0.00

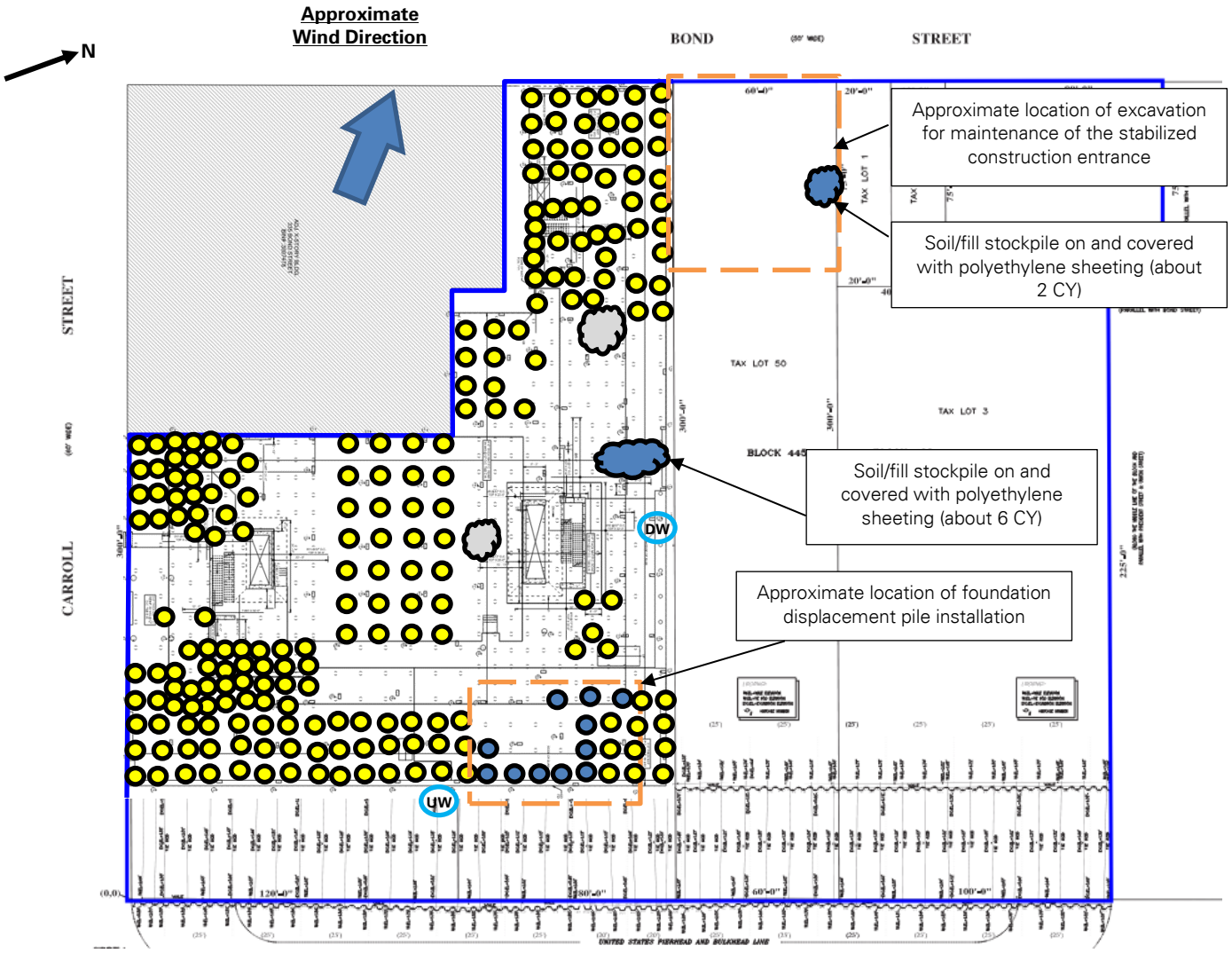
µg/m^3: micrograms per cubic meter. ppm: parts per million.

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: JEL installing a truck wash in the northwest part of site (facing east)

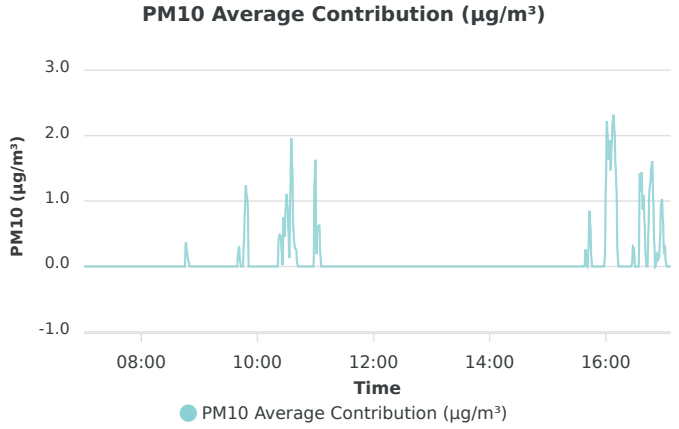
Photo 2: JEL installing a building foundation displacement pile in the northeastern part of the site (facing north)

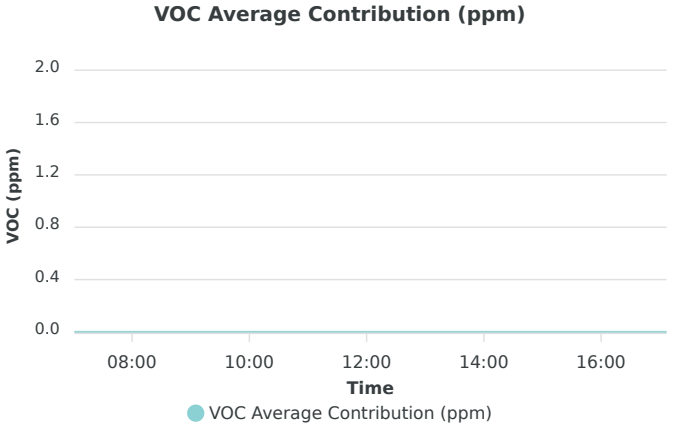
Cc: R. Manderbach, J. Armstrong, M. Au, J. Frey - File	By:	Lisa Cristiano **Langan D.P.C.**

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/28/2023 06:00
		To:	7/28/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Windspeed (mph)	Prevailing wind direction
7/28/2023	0.2-4.8	ESE

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/28/2023	0.0	07:01:00	0.00	07:01:00
Max Contribution (15 min avg.) - 7/28/2023	2.3	16:08:00	0.00	07:01:00





LANGAN

Langan PN: 170364005
Date: Mon., July 31, 2023

PROJECT No.:	170364005	**CLIENT:**	**DATE:**	Mon., July 31, 2023
PROJECT:	President Street Properties	President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	**WEATHER:**	Sunny, 66 – 86°F, Wind: E @ 0.6 – 5.7 mph
LOCATION:	Brooklyn, New York		**TIME:**	7:00am – 5:00pm
BCP SITE ID:	C224221		**MONITOR:**	Lisa Cristiano

EQUIPMENT:
AQS1 Air Monitoring Station
MiniRAE 3000 Photoionization Detector (PID)
Casagrande B400 Drill Rig
328D LCR Bobcat Excavator

PRESENT AT SITE: **Day 026**
Langan (Environmental): Lisa Cristiano
Sky Equity Group (Sky): Roger Brodmerkel
JEL (Foundation Contractor)
WSP (NYSDEC Consultant): Tim Williams
Big Apple Group (Geotechnical)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:
Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by New York State Department of Environmental Conservation (NYSDEC) on June 13, 2023 for BCP Site No. C224221.

Site Activities

- JEL used a Casagrande B400 drill rig to advance 14 building foundation displacement piles to about 80 feet below grade surface (bgs) in the northeastern part of the site.
  - Less than 1 cubic yard of drilling spoils were generated during displacement pile installation and were temporarily staged adjacent to the work area. Langan screened the drilling spoils for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed. A portion of the drilling spoils were stockpiled in the central part of the site. The remainder of the drilling spoils will be added to the soil stockpile at a later date.
  - JEL used a tremie pipe to place grout within the displacement piles. Excess grout will be stockpiled and managed as C&D debris at a later date.
- JEL placed about 20 cubic yards (CY) of imported 3/4-inch virgin stone (ASTM #57) in the western part of the site for maintenance of the stabilized construction entrance.
- A representative from WSP conducted a site visit on behalf of the NYSDEC. No adverse conditions were noted as a result of the site visit and no further action was required.

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

Material Tracking

- No material was exported from the site.
- Sky imported one truckload (24.34 tons) of 3/4-inch (ASTM #57) virgin stone from the Tilcon Mount Hope Quarry, located in Wharton, NJ.

Material Import Summary		
Facility Name **Location** **Type of Material**	**Tilcon Mount Hope Quarry** **Wharton, NJ** **3/4-inch Virgin Stone (ASTM #57)**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	1	24.34
Project Total	2	50.38
NYSDEC Approved:	1,800 tons*	

*3/4-inch virgin stone from the Tilcon Mount Hope Quarry facility was approved for import of 1,000 cubic yards (CY). Assuming a conversion factor of 1.8, the quantity was converted to tons in order to accurately compare with import weight tickets.

Sampling:

- None

Community Air Monitoring Plan (CAMP) Activities

- The 15-minute-average site contributions for particulates and volatile organic compounds (VOCs) are calculated by subtracting the upwind readings from the downwind readings. A true action level exceedance is realized when this net result exceeds 150 µg/m^3 for particulates and 5 parts per million (ppm) for organic vapors. No particulates (PM10) or organic vapors exceeded the 15-minute average site contribution action levels of 150 µg/m^3 and 5 ppm, respectively.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (µg/m^3)		Organic Vapor Monitoring (ppm)	
Daily Background	6.9	Daily Background	0.00
PM10 Average Site Contribution (Minimum)	0.0	VOC Average Site Contribution (Minimum)	0.00
PM10 Average Site Contribution (Maximum)	14.2	VOC Average Site Contribution (Maximum)	0.00

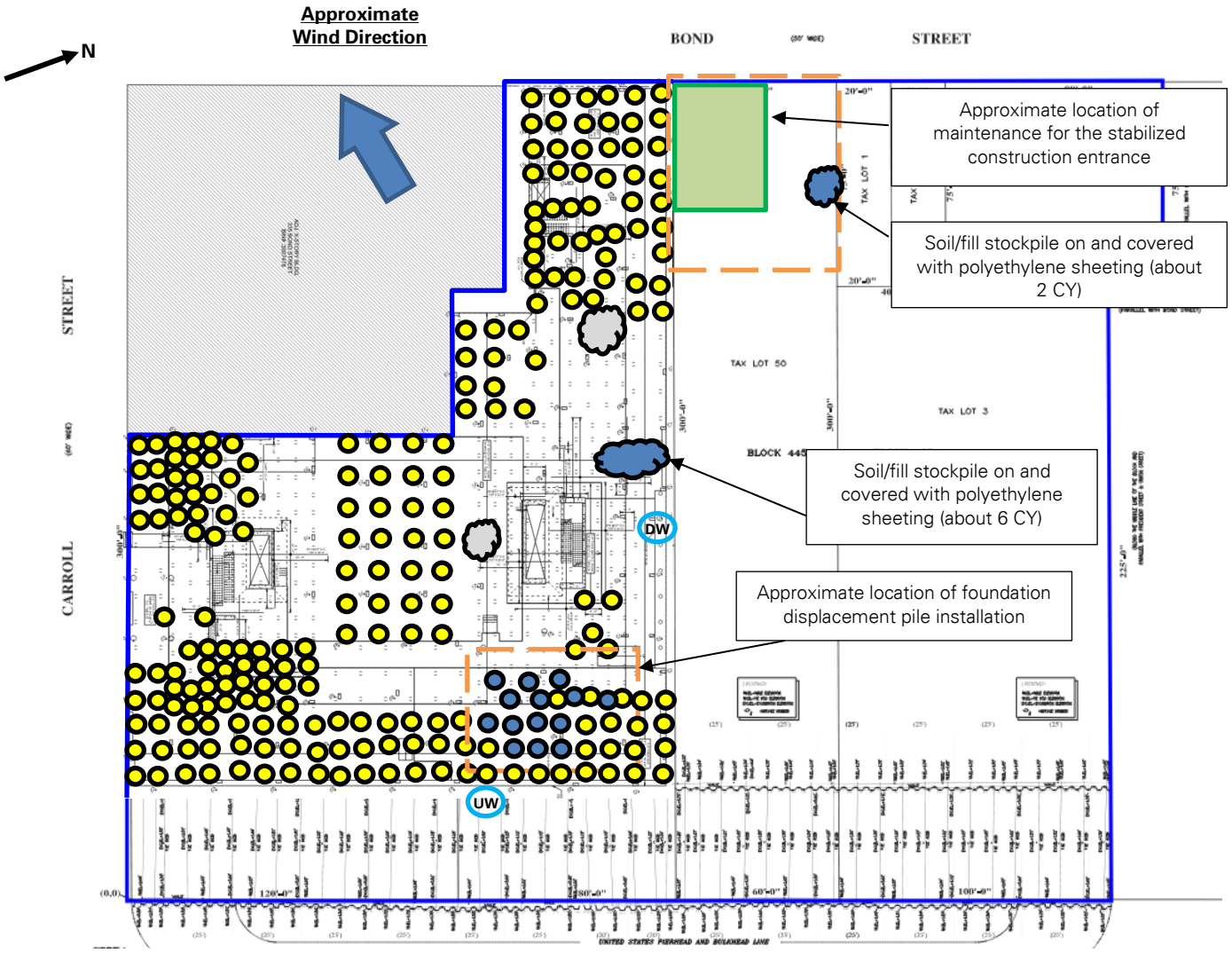
µg/m^3: micrograms per cubic meter. ppm: parts per million.

Anticipated Activities

- JEL will continue to advance building foundation displacement piles at the site.
- JEL will continue to stockpile drilling spoils and excess grout generated during foundation pile installation.

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

Site Map



Legend

- Site Boundary
- Approximate Work Area
- Approximate Location of Upwind CAMP Station (UW)
- Approximate Location of Downwind CAMP Station (DW)
- Approximate Location of Backfill Placement
- Approximate Location of Displacement Pile Advanced Today
- Approximate Location of Displacement Pile Advanced Previously
- Approximate Location of Soil Stockpile
- Approximate Location of C&D Stockpiles

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020, and Drawing FO-101.00, titled "Foundation Plan – Top Reinforcement A-B-E", prepared by Structural Engineering Technologies, P.C., dated February 6, 2023.

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

Photographs:

Photo 1: View of imported 3/4-inch virgin stone placed in the western part of the site for maintenance of the stabilized construction entrance (facing east)

Photo 2: JEL installing a building foundation displacement pile in the northeastern part of the site (facing north)

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

LANGAN	Air Monitoring Report	170364005 - 325 Bond Street	
		Report Period	
		From:	7/31/2023 06:00
		To:	7/31/2023 18:00
		PM10 Action Level:	150 µg/m³
		VOC Action Level:	5 ppm

Daily Environmental Summary	Windspeed (mph)	Prevailing wind direction
7/31/2023	0.6-5.7	E

Daily Monitoring Summary	PM10 (µg/m³)	Time	VOC (ppm)	Time
Min Contribution (15 min avg.) - 7/31/2023	0.0	07:09:00	0.00	06:54:00
Max Contribution (15 min avg.) - 7/31/2023	14.2	10:48:00	0.00	14:21:00