

DSR 216: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 10, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

The landscaping sub-contractor started working on site improvements in the courtyard north of the building. Two truckloads of approved planting soil and two truckloads of approved engineered soil (both sourced from Advanced Soil Technologies) were delivered to the site. Engineered soil was installed over underlying geotechnical fabric at the stormwater management system, and planting soil was installed in areas outside of the stormwater management system over an orange snow fence demarcation layer.

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

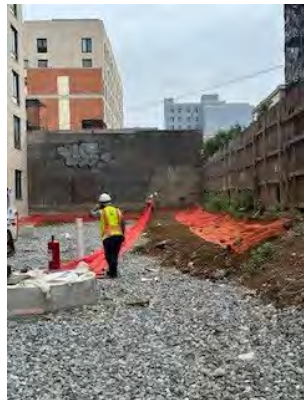
PHOTOGRAPHS



Placing geotechnical fabric over stone



Placing engineered soil over geotechnical fabric



Placing demarcation layer over existing soil



Downwind air monitor station



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

subject property border

monitoring well location

site investigation samples (September 2022)

test pits with waste characterization samples (November 2023)

CAMP station

Grid Map

2435 Pacific Street (C224322)
2395-2401 and 2411-2435 Pacific Street
Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

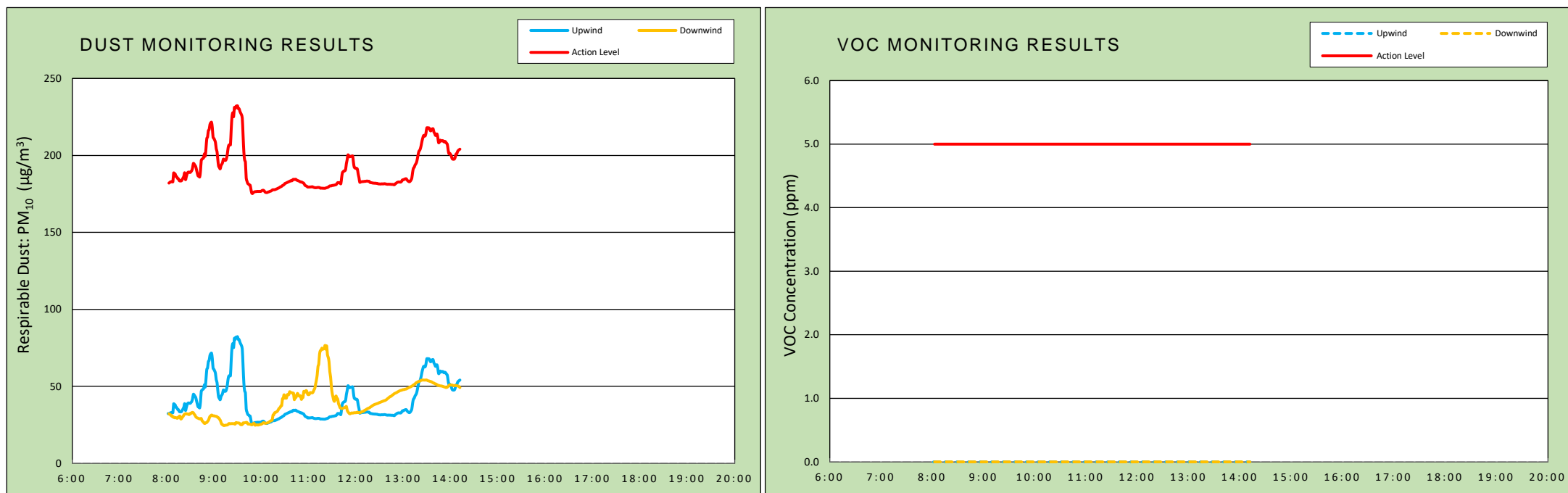
July 2025

Attachment

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street Brooklyn, New York</h2>		07/10/2025	
			Rev. No. 0 Page 1 of 2	
			Project Number:	
			Dust Action Level 150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level 5 ppm		

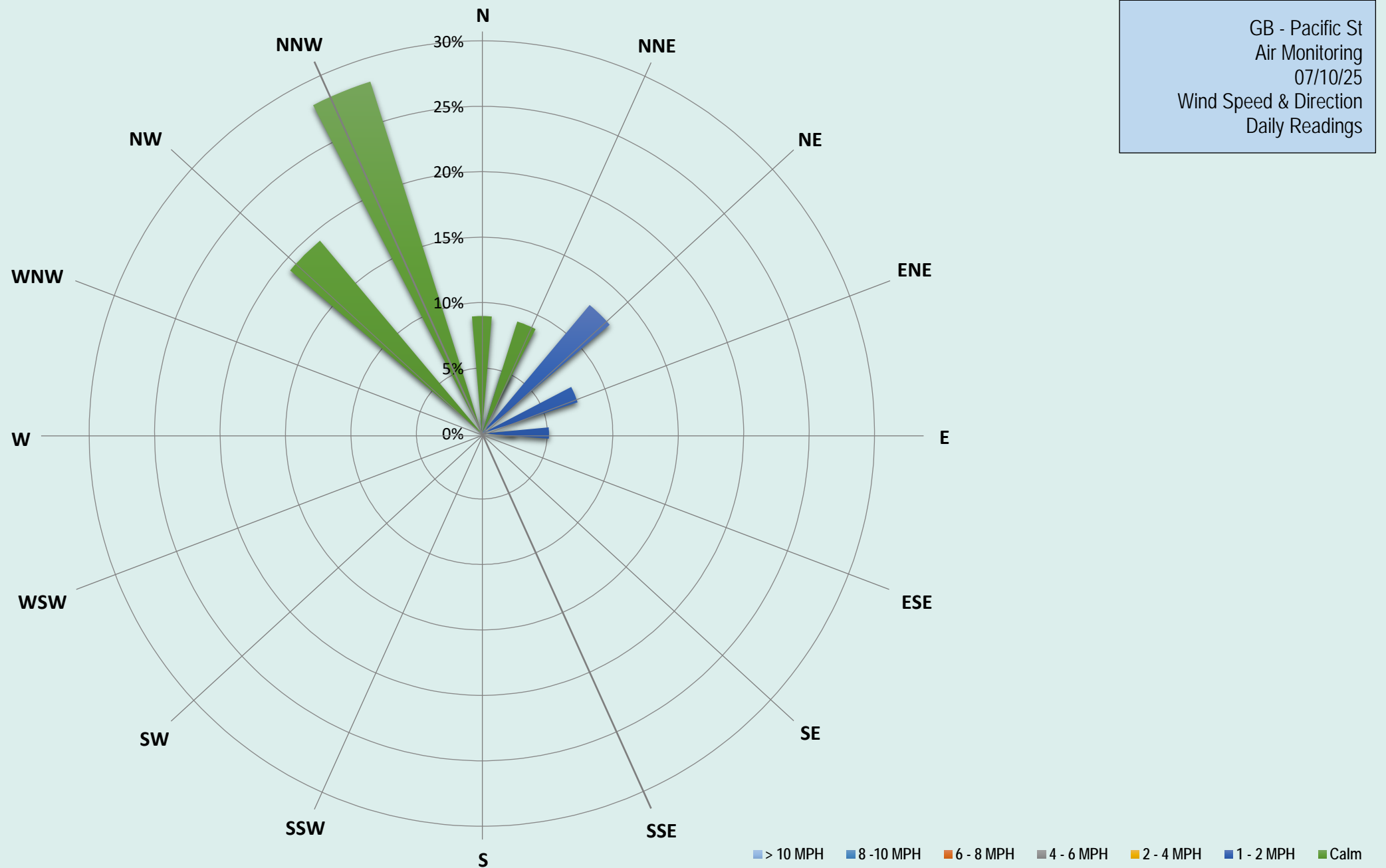
Weather Data Range for Work Day		Wind Direction	NNW	Relative Humidity (%)	65.0 - 86.0	Daily Rain Total (in)	0.28	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	73.0 - 84.0	Wind Speed (MPH)	0.5 - 2.4	Barometer (inHg)	30.00 - 30.00	Avg. Dew Point Temp (°F)	70.0	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	41.1	82.3	9:30	0.0	0.0	8:02
Downwind	39.4	76.6	11:21	0.0	0.0	8:03



Air Monitoring Notes:

Weather Notes:



DSR 217: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 11, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, and planting soil over an orange snow fence demarcation layer).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid L1) and downwind (Grid A1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

PHOTOGRAPHS



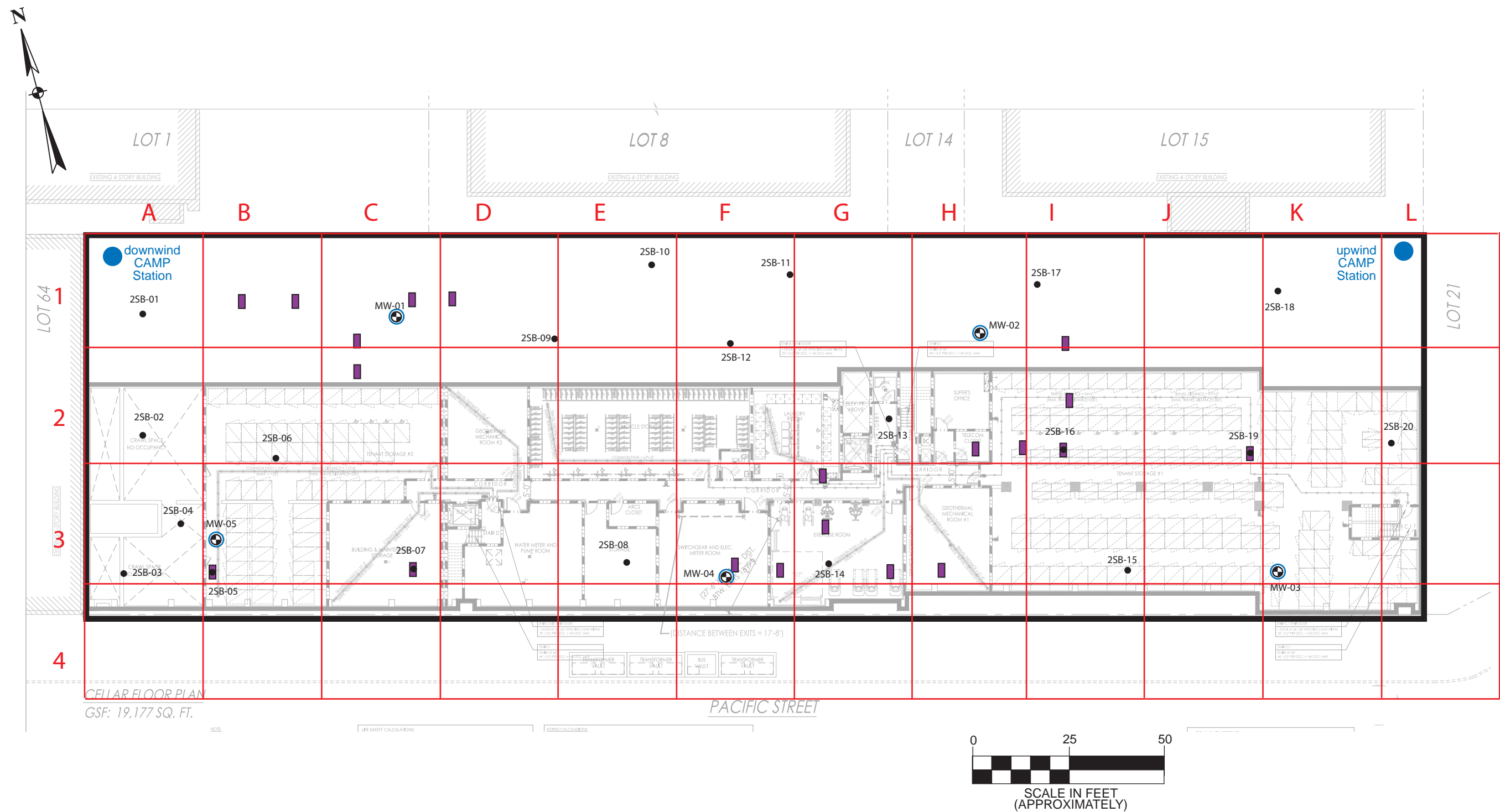
Engineered cover soil at the west end of the courtyard



Engineered cover soil along the building



Placement of cover soil along fence line



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

- subject property border
- monitoring well location
- site investigation samples (September 2022)
- test pits with waste characterization samples (November 2023)
- CAMP station

Grid Map

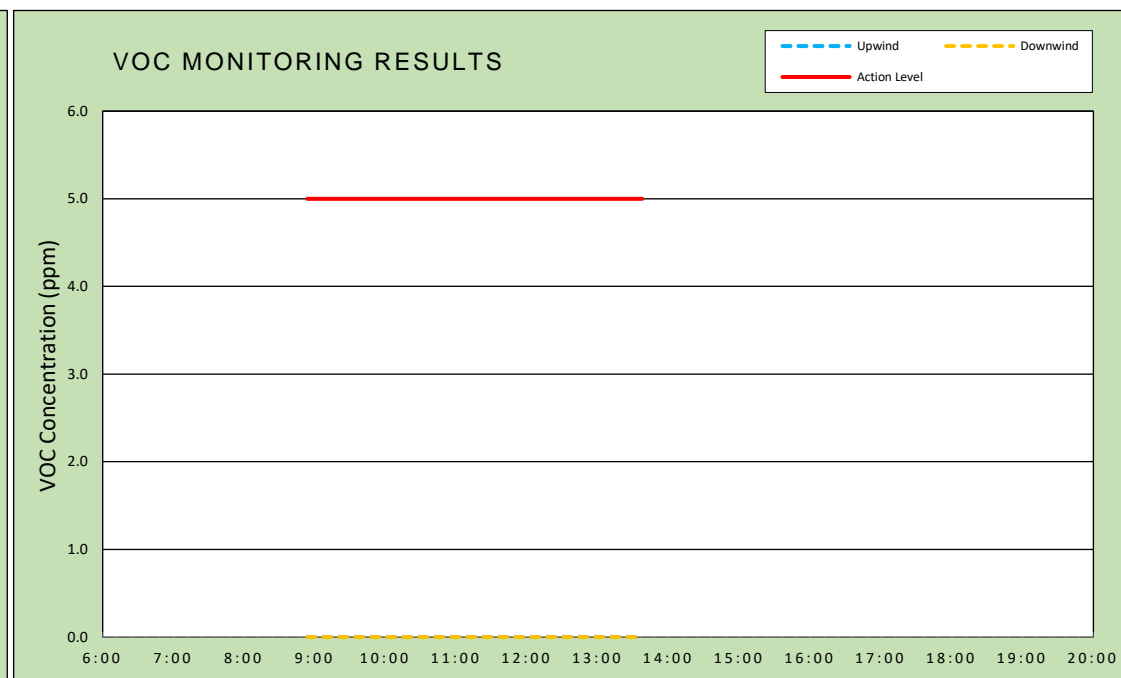
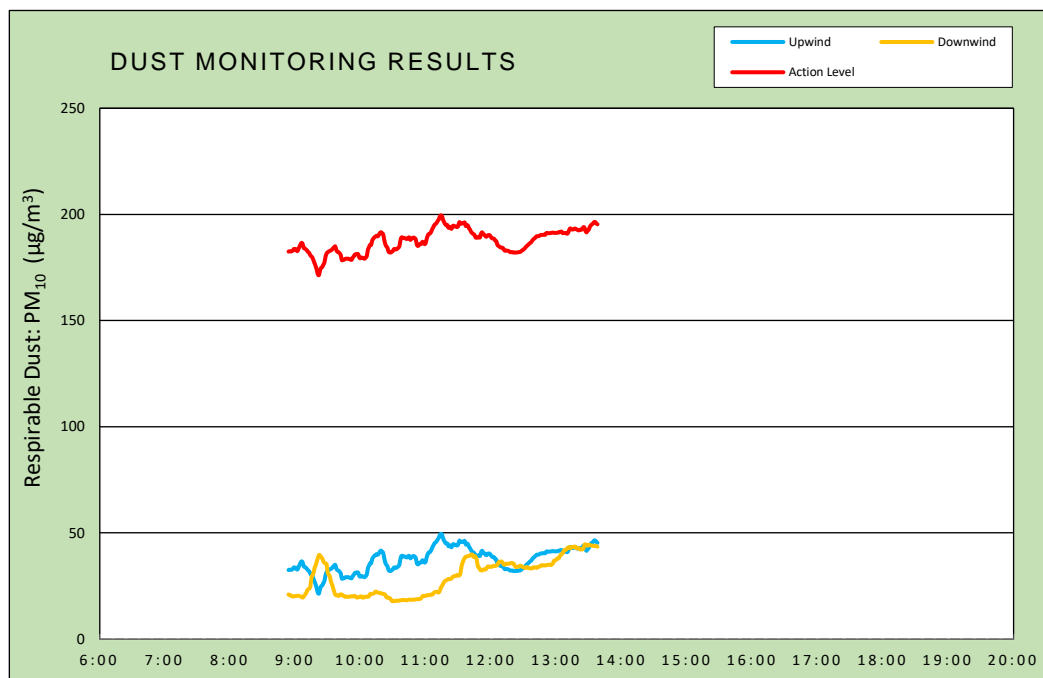
2435 Pacific Street (C224322)
2395-2401 and 2411-2435 Pacific Street
Borough of Brooklyn, New York

File: 21003-0144	
Scale as shown	
July 2025	Attachment

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street Brooklyn, New York</h2>		07/11/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level		5 ppm	

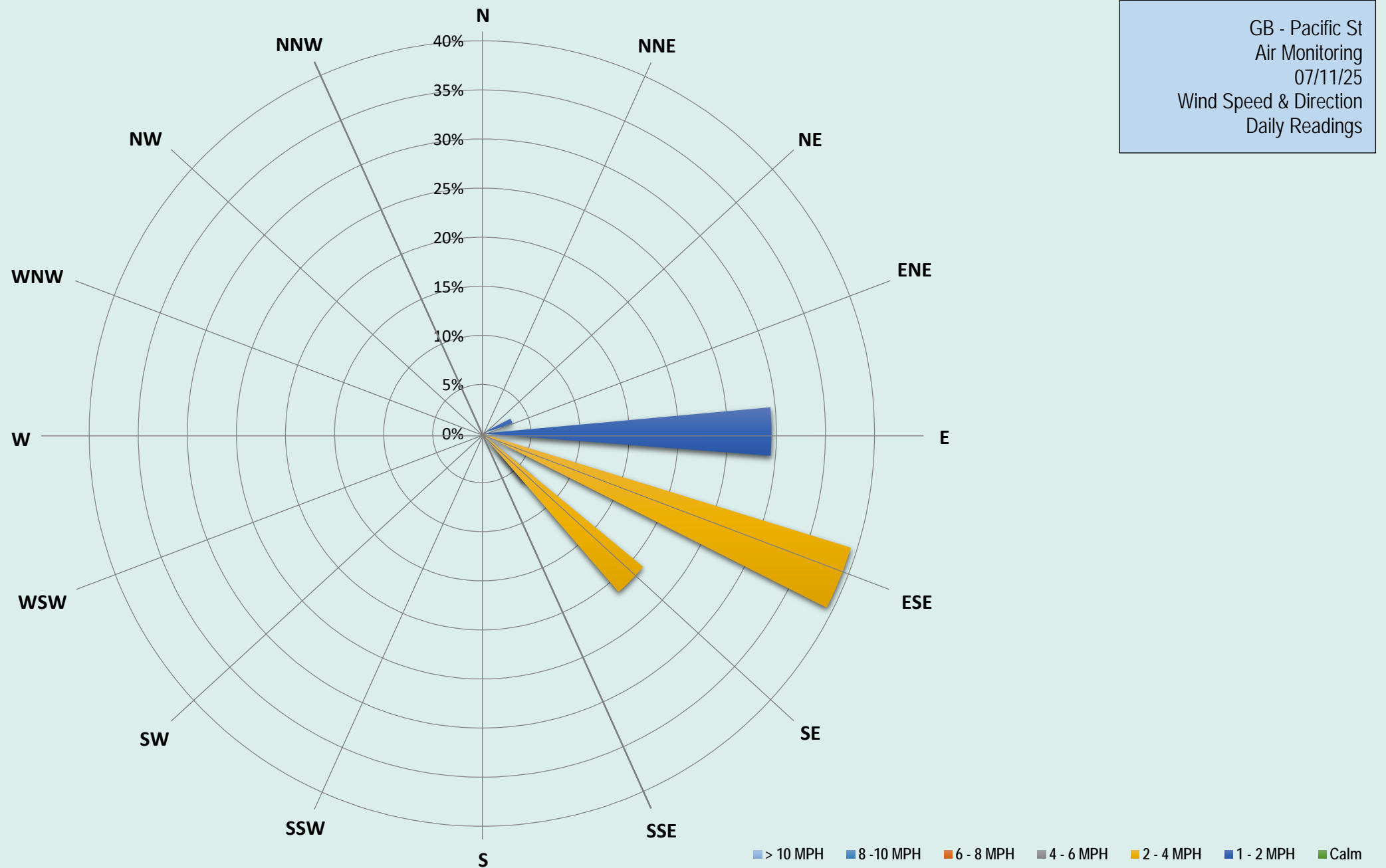
Weather Data Range for Work Day		Wind Direction	ESE	Relative Humidity (%)	64.0 - 83.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	77.0 - 86.0	Wind Speed (MPH)	1.7 - 5.4	Barometer (inHg)	30.00 - 30.00	Avg. Dew Point Temp (°F)	72.0	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	37.4	49.6	11:14	0.0	0.0	8:54
Downwind	29.4	44.6	13:27	0.0	0.0	8:54



Air Monitoring Notes:

Weather Notes:



DSR 218: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 14, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, and planting soil over an orange snow fence demarcation layer).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for VOCs. At the end of the day, there was a brief downwind dust exceedance recorded resulting from the contractor dumping trash in a nearby dumpster.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

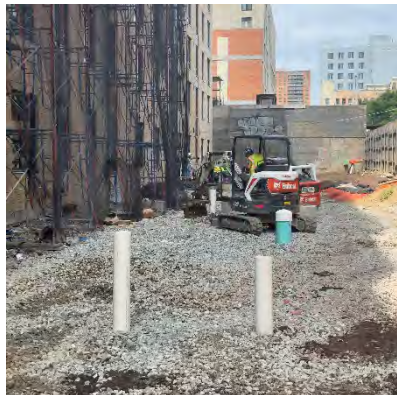
PHOTOGRAPHS



Engineered cover soil at the west end of the courtyard



Placing engineered cover soil over geofabric material



Grading stone material



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

- subject property border
- monitoring well location
- site investigation samples (September 2022)
- test pits with waste characterization samples (November 2023)
- CAMP station

Grid Map

2435 Pacific Street (C224322)
2395-2401 and 2411-2435 Pacific Street
Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

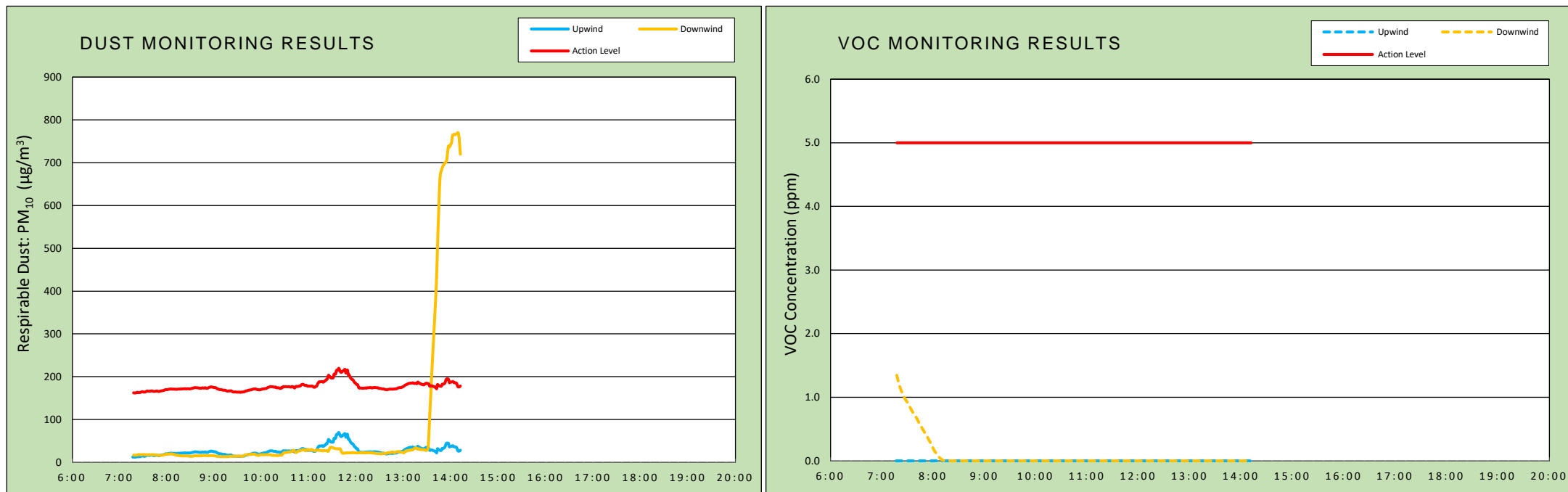
July 2025

Attachment

 GALLAGHER BASSETT TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street Brooklyn, New York</h2>		07/14/2025		
			<div>Rev. No. 0</div> <div>Page 1 of 2</div>		
			<div>Project Number:</div>		
			<div>Dust Action Level</div> <div>VOC Action Level</div>		
				150 $\mu\text{g}/\text{m}^3$	5 ppm

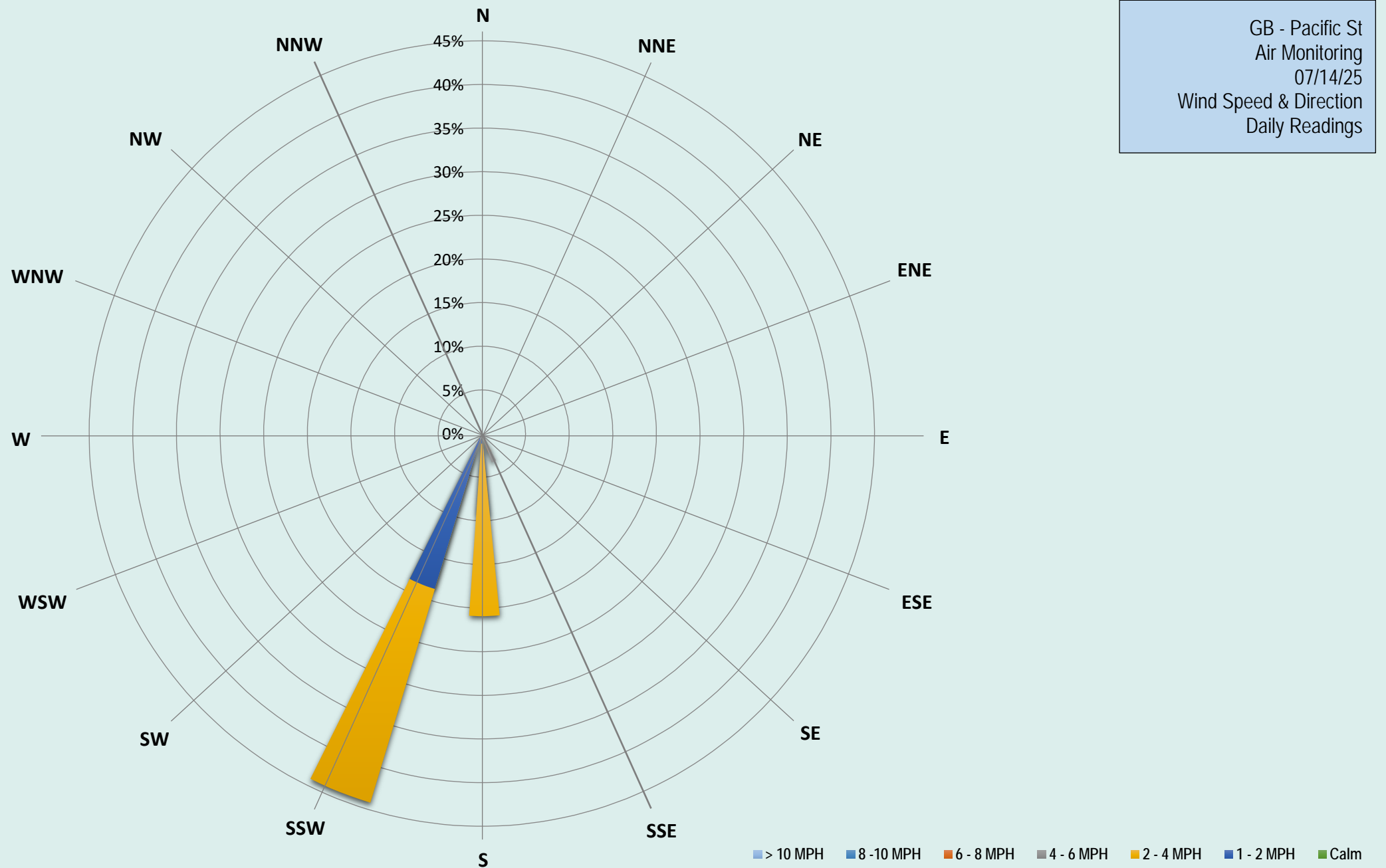
Weather Data Range for Work Day		Wind Direction	SSW	Relative Humidity (%)	67.0 - 94.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	76.0 - 88.0	Wind Speed (MPH)	1.1 - 6.5	Barometer (inHg)	30.00 - 30.10	Avg. Dew Point Temp (°F)	74.9	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	26.7	69.7	11:38	0.0	0.0	7:17
Downwind	84.7	770.3	14:09	0.1	1.3	8:28



Air Monitoring Notes:

Weather Notes:



DSR 219: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 15, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Two (2) truckloads of previously approved engineered soil from Advanced Soil Technologies were delivered to the site. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, and planting soil over an orange snow fence demarcation layer).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

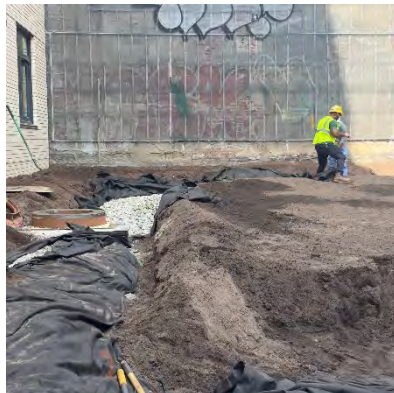
PHOTOGRAPHS



Delivery of engineered cover soil



Placing and grading engineered cover soil



Installed engineered soil at west end of courtyard



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

subject property border

monitoring well location

site investigation samples (September 2022)

test pits with waste characterization samples (November 2023)

CAMP station

Grid Map

2435 Pacific Street (C224322)

2395-2401 and 2411-2435 Pacific Street

Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

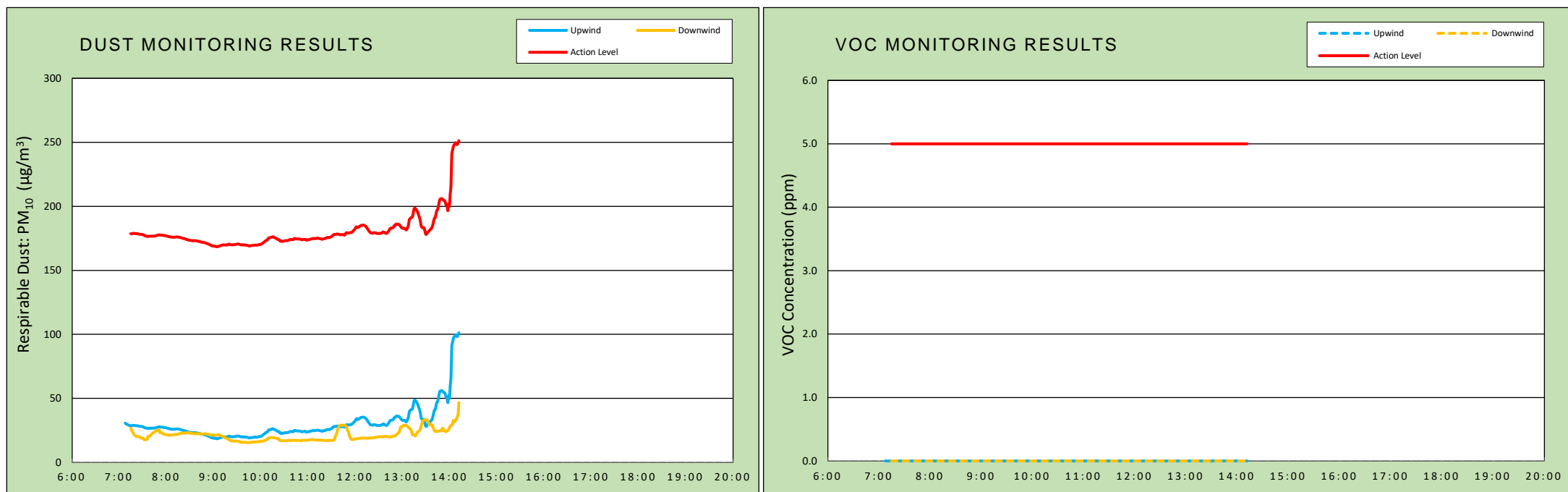
July 2025

Attachment

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street</h2> <h2 style="text-align: center;">Brooklyn, New York</h2>		07/15/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level		5 ppm	

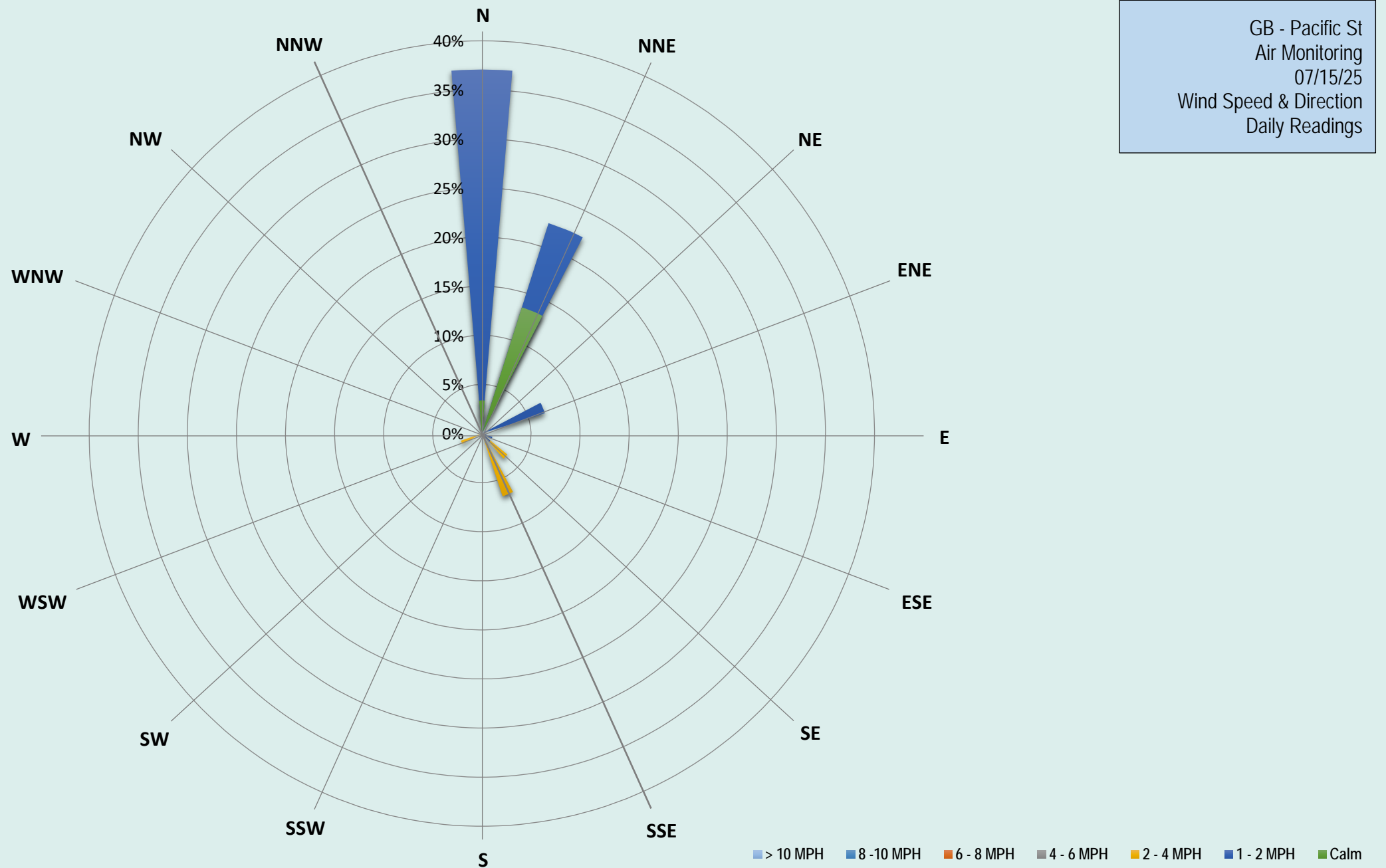
Weather Data Range for Work Day		Wind Direction	N	Relative Humidity (%)	72.0 - 94.0	Daily Rain Total (in)	0.02	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	74.0 - 86.0	Wind Speed (MPH)	0.5 - 3.3	Barometer (inHg)	30.00 - 30.10	Avg. Dew Point Temp (°F)	73.7	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	30.6	101.3	14:12	0.0	0.0	7:08
Downwind	22.0	46.7	14:12	0.0	0.0	7:15



Air Monitoring Notes:

Weather Notes:



DSR 220: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 16, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
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Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Two (2) truckloads of previously approved engineered soil from Advanced Soil Technologies were delivered to the site. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, and planting soil over an orange snow fence demarcation layer). Where needed to assure a 2' clean soil cover along the northern perimeter fence line, existing soil was excavated (and relocated underneath the proposed concrete patio area) and replaced with NYSDEC-approved planting soil over a demarcation layer.

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

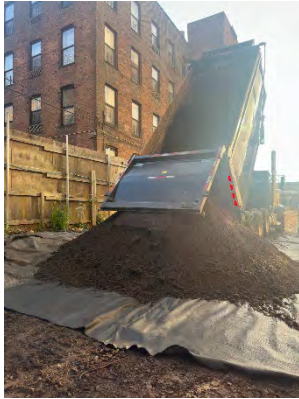
E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

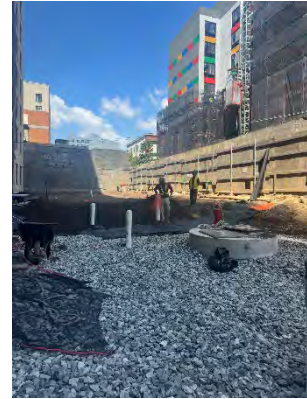
F) Photographs

Representative photographs from the reporting period are shown below.

PHOTOGRAPHS



Delivery of engineered cover soil



Installed engineered cover soil over geofabric material



Existing soil excavated to allow for 2' of clean fill



Legend:

subject property border

monitoring well location

site investigation samples (September 2022)

test pits with waste characterization samples (November 2023)

CAMP station

Grid Map

2435 Pacific Street (C224322)

2395-2401 and 2411-2435 Pacific Street

Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

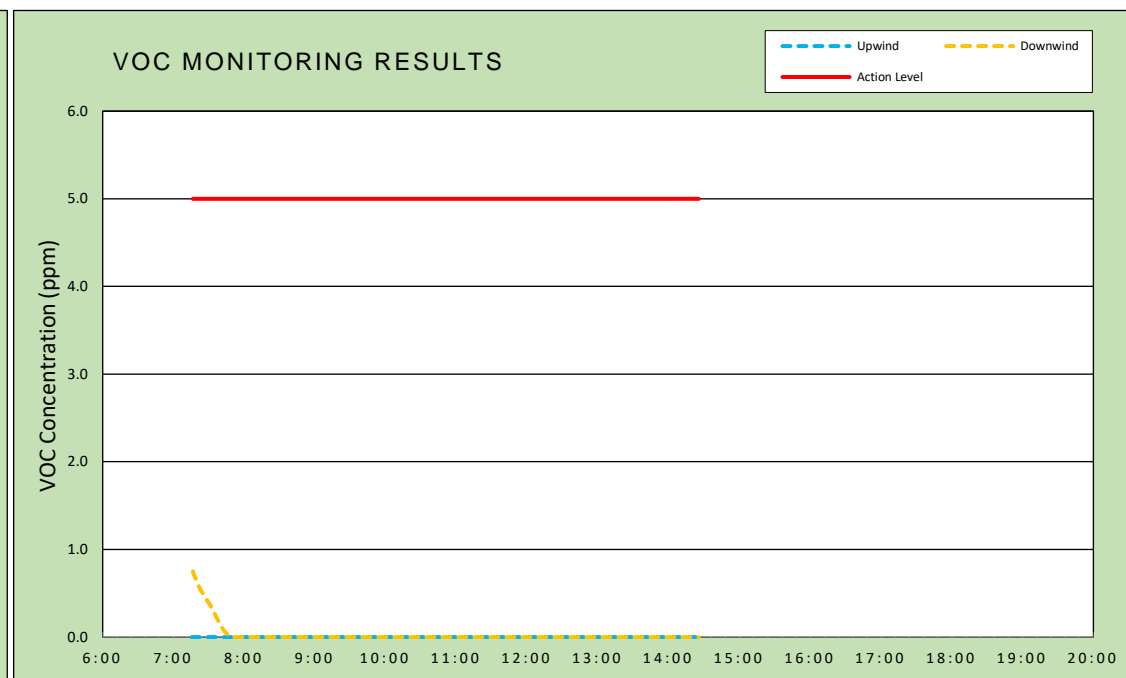
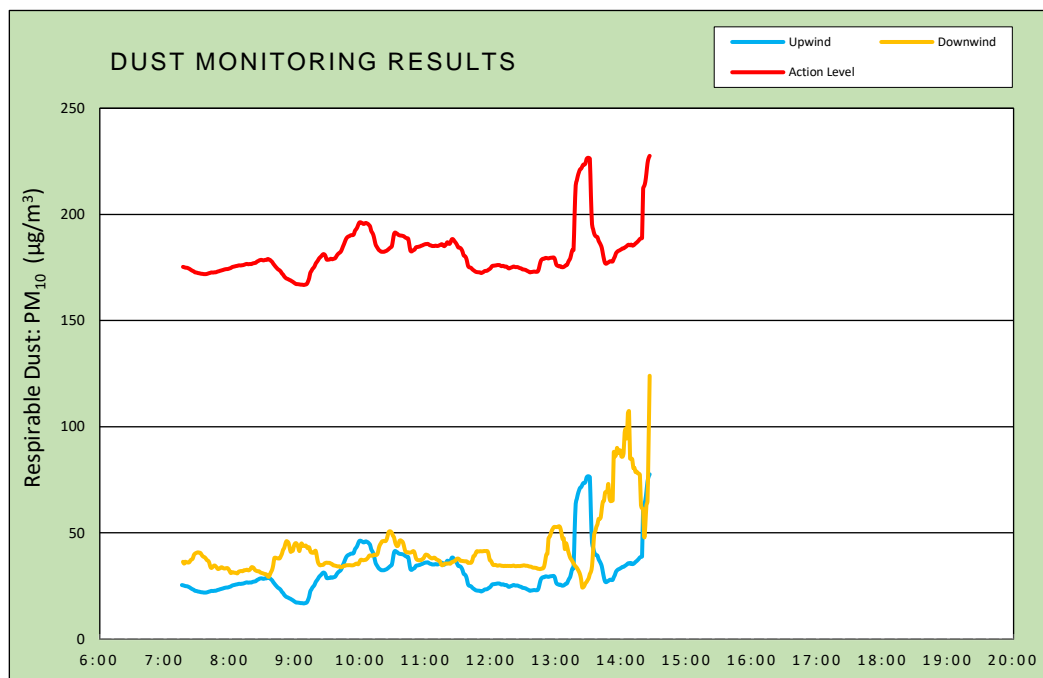
July 2025

Attachment

 GALLAGHER BASSETT TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street Brooklyn, New York</h2>		07/16/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 µg/m ³	
		VOC Action Level	5 ppm		

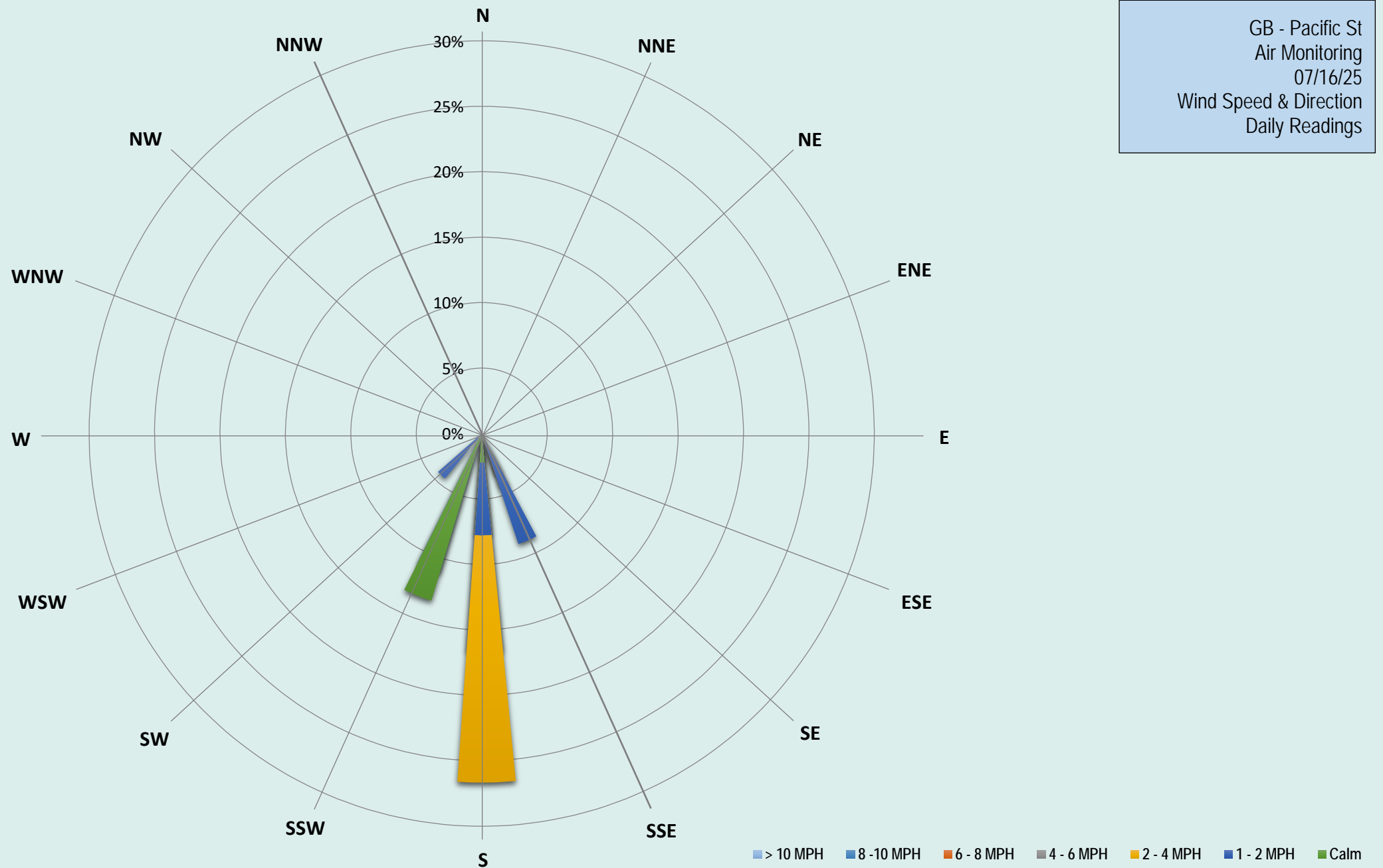
Weather Data Range for Work Day		Wind Direction	S	Relative Humidity (%)	62.0 - 94.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	78.0 - 90.0	Wind Speed (MPH)	0.6 - 6.2	Barometer (inHg)	30.00 - 30.10	Avg. Dew Point Temp (°F)	76.3	

Station Location	Daily Avg. Dust Concentration (µg/m ³)	Max 15-Min Dust Concentration (µg/m ³)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	32.5	77.6	14:26	0.0	0.0	7:16
Downwind	44.4	124.0	14:26	0.0	0.8	7:54



Air Monitoring Notes:

Weather Notes:



DSR 221: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 17, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
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RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Approximately five (5) cubic yards of previously approved crushed stone were delivered for use as a base under proposed stepping stones. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, and planting soil over an orange snow fence demarcation layer). Crushed stone was installed for the stepping stone base course. Existing soil along the northern property line was excavated and relocated to under the proposed concrete patio area.

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

PHOTOGRAPHS



Off loading crushed stone for base course under stepping stones



Installing crushed stone base layer



Excavating existing soil to allow for 2' clean soil cover



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

subject property border

monitoring well location

site investigation samples (September 2022)

test pits with waste characterization samples (November 2023)

CAMP station

Grid Map

2435 Pacific Street (C224322)

2395-2401 and 2411-2435 Pacific Street


Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

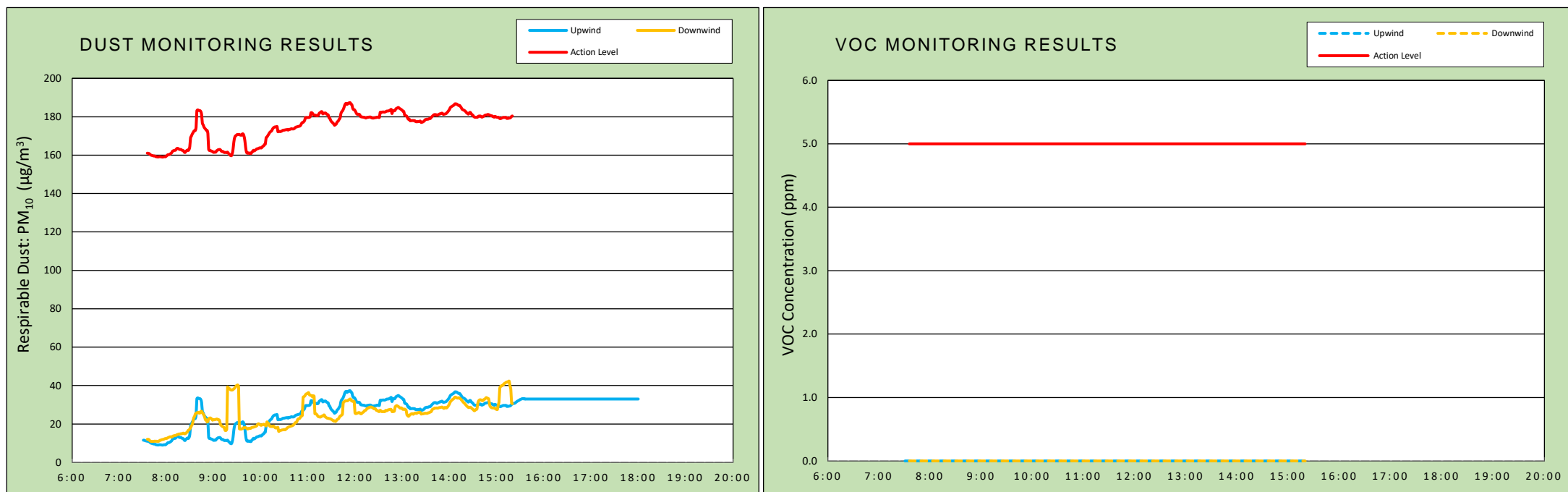
July 2025

Attachment

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">43-12 50th Street</h2> <h2 style="text-align: center;">Sunnyside, Queens, New York</h2>		07/17/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level		5 ppm	

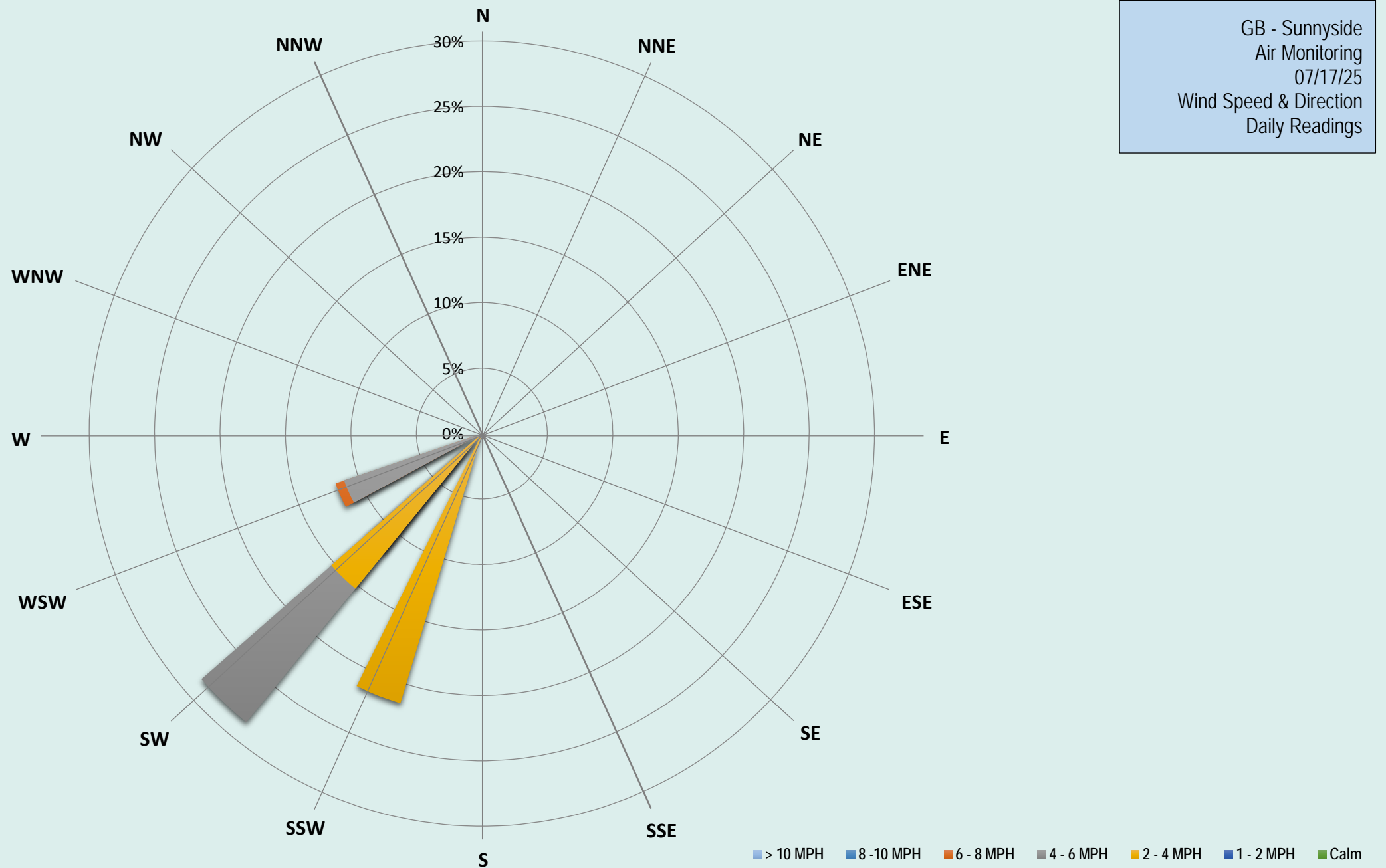
Weather Data Range for Work Day		Wind Direction	SW	Relative Humidity (%)	59.0 - 82.0	Daily Rain Total (in)	0.02	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	78.0 - 90.0	Wind Speed (MPH)	2.9 - 7.0	Barometer (inHg)	29.80 - 29.90	Avg. Dew Point Temp (°F)	73.0	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	26.8	37.3	11:53	0.0	0.0	7:31
Downwind	24.8	42.3	15:16	0.0	0.0	7:36



Air Monitoring Notes:

Weather Notes:



DSR 222: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 18, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Two (2) truckloads of previously approved Type 2 (Item 4) stone were delivered. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, planting soil over an orange snow fence demarcation layer, and stone base for proposed steppingstone walkway).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction will continue. Landscaping work is cancelled for Monday, July 21, 2025, and will resume on Tuesday, July 22, 2025.

F) Photographs

Representative photographs from the reporting period are shown below.

PHOTOGRAPHS



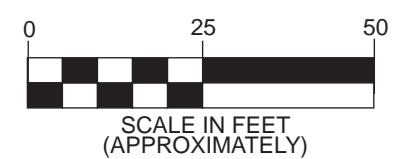
Installing Item 4 for base under steppingstone walkway








Measured thickness (> 2 ft.) of proposed soil cover over stone along north property line



Delivery of Item 4 base material



Legend:

-  subject property border
-  monitoring well location
-  site investigation samples (September 2022)
-  test pits with waste characterization samples (November 2023)
-  CAMP station

Grid Map

2435 Pacific Street (C224322)
2395-2401 and 2411-2435 Pacific Street
Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

July 2025

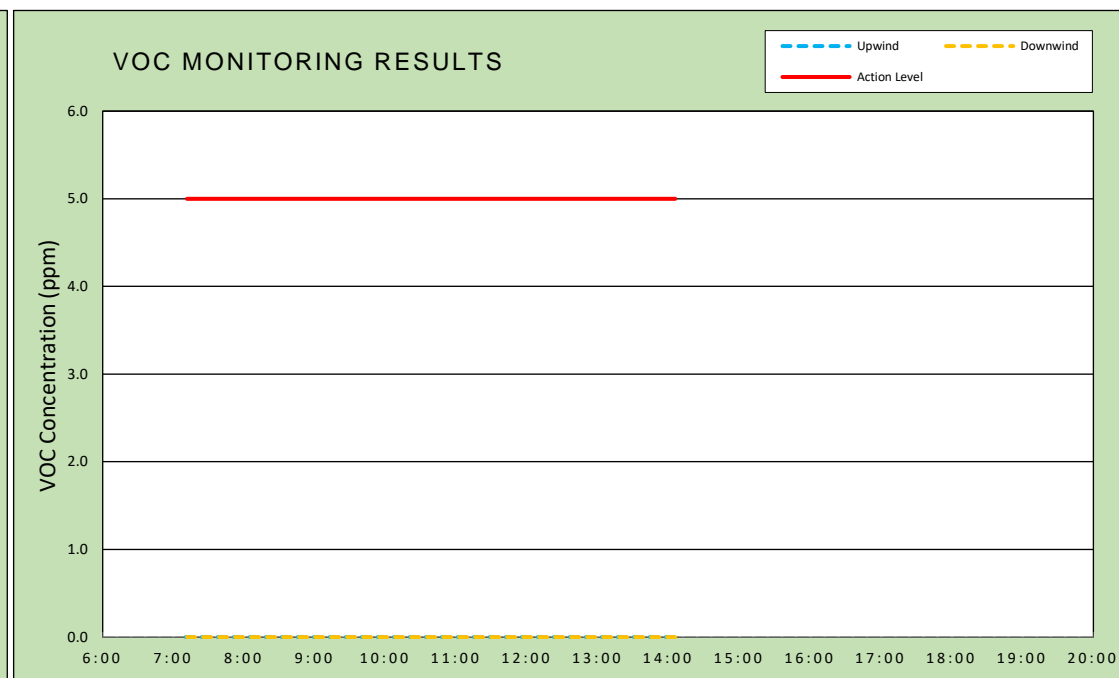
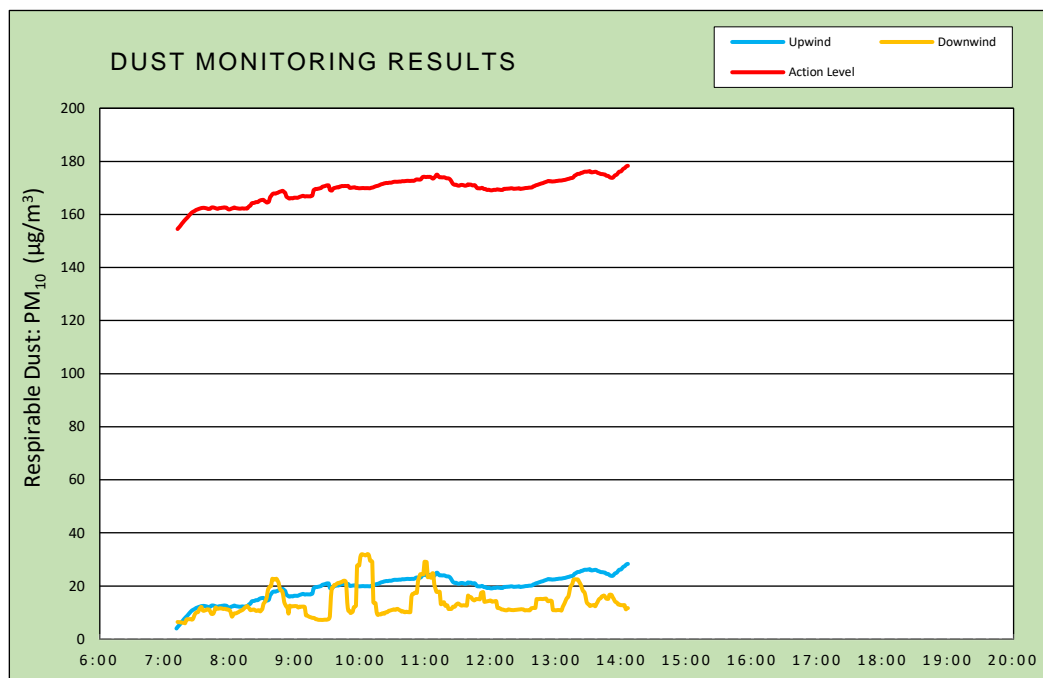
Attachment

Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street</h2> <h2 style="text-align: center;">Brooklyn, New York</h2>		07/18/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level	5 ppm		

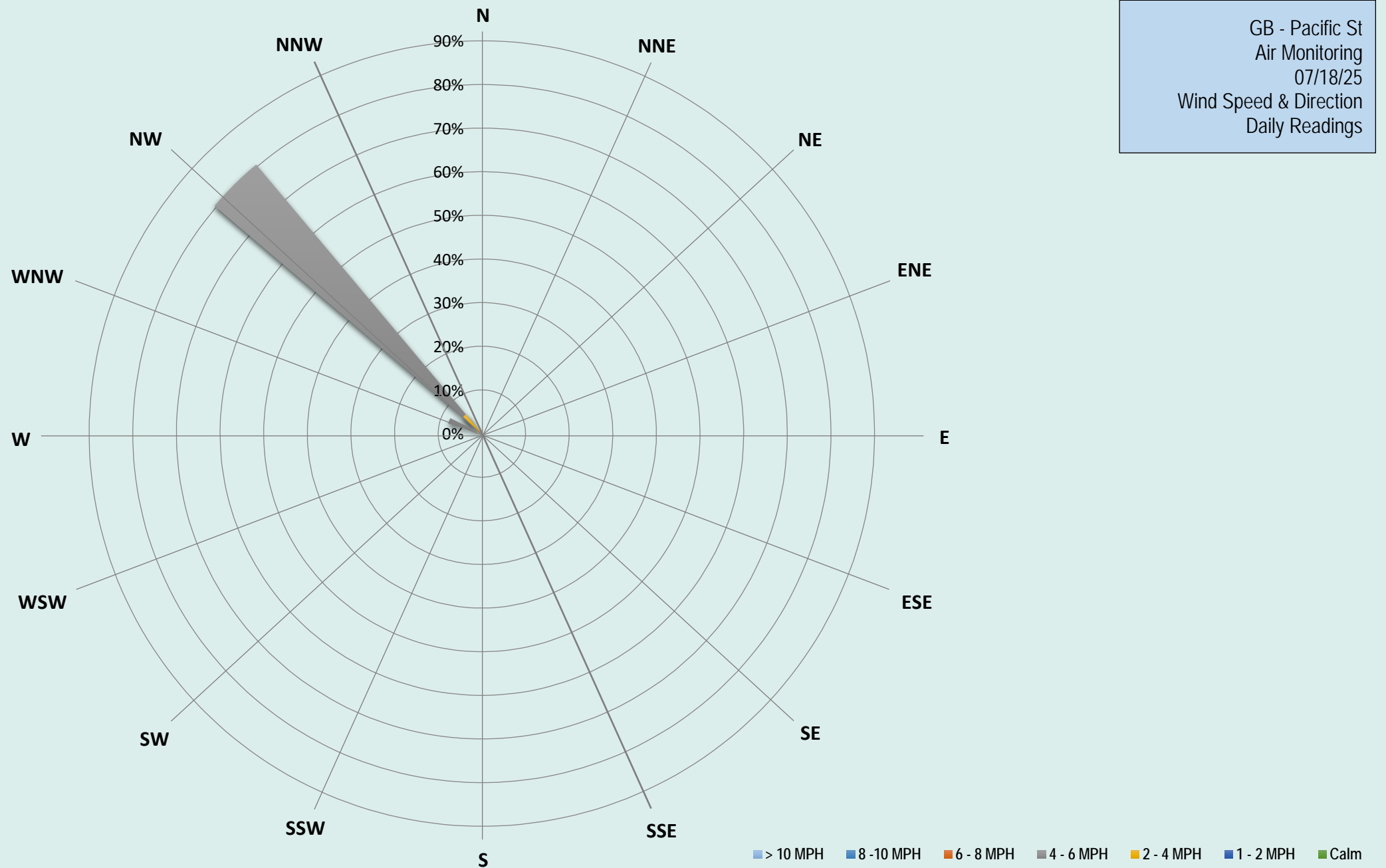
Weather Data Range for Work Day		Wind Direction	NW	Relative Humidity (%)	46.0 - 65.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	76.0 - 82.0	Wind Speed (MPH)	3.8 - 7.0	Barometer (inHg)	30.00 - 30.10	Avg. Dew Point Temp (°F)	61.1	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	19.3	28.3	14:06	0.0	0.0	7:11
Downwind	13.8	32.0	10:07	0.0	0.0	7:12



Air Monitoring Notes:

Weather Notes:



DSR 223: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 22, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Two (2) truckloads of previously approved engineered soil from Advanced Soil Technologies were delivered. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, planting soil over an orange snow fence demarcation layer, and stone base for proposed steppingstone walkway).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid L1) and downwind (Grid A1). There were no CAMP exceedances for dust or VOCs.

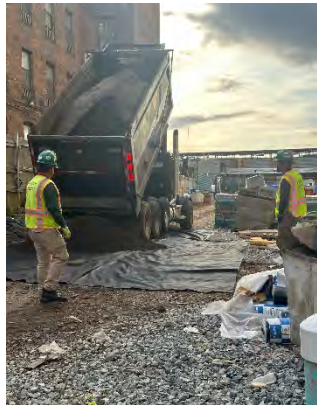
E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

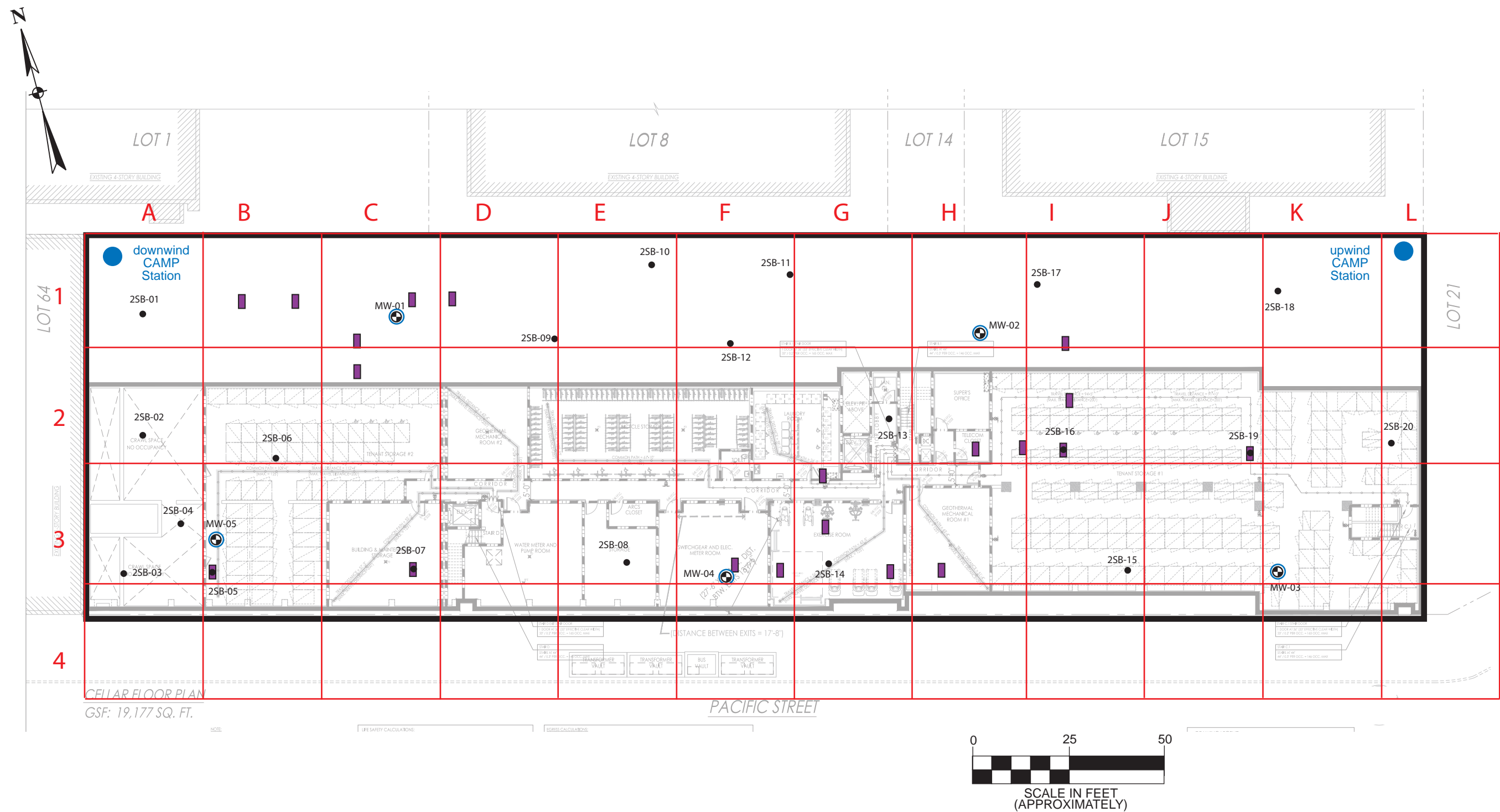
PHOTOGRAPHS



Delivery of engineered soil



Placing and grading engineered soil



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

- subject property border
- monitoring well location
- site investigation samples (September 2022)
- test pits with waste characterization samples (November 2023)
- CAMP station

Grid Map

2435 Pacific Street (C224322)
2395-2401 and 2411-2435 Pacific Street
Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

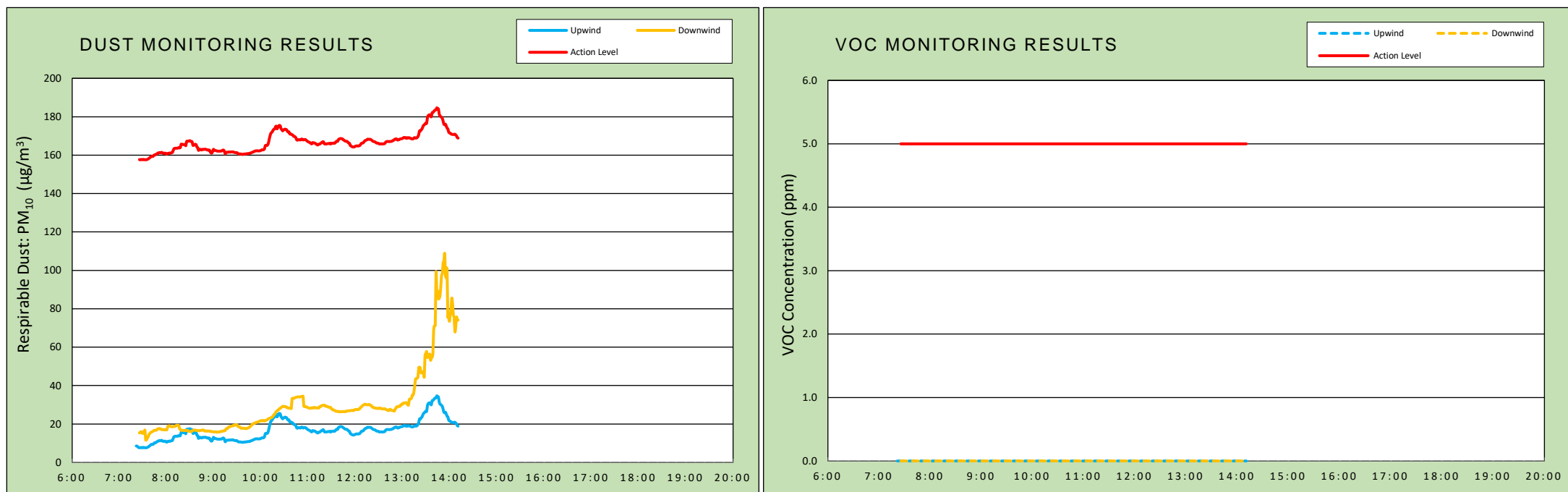
July 2025

Attachment

 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street</h2> <h2 style="text-align: center;">Brooklyn, New York</h2>				07/22/2025			
					Rev. No. 0		Page 1 of 2	
					Project Number:			
					Dust Action Level		150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level		5 ppm				

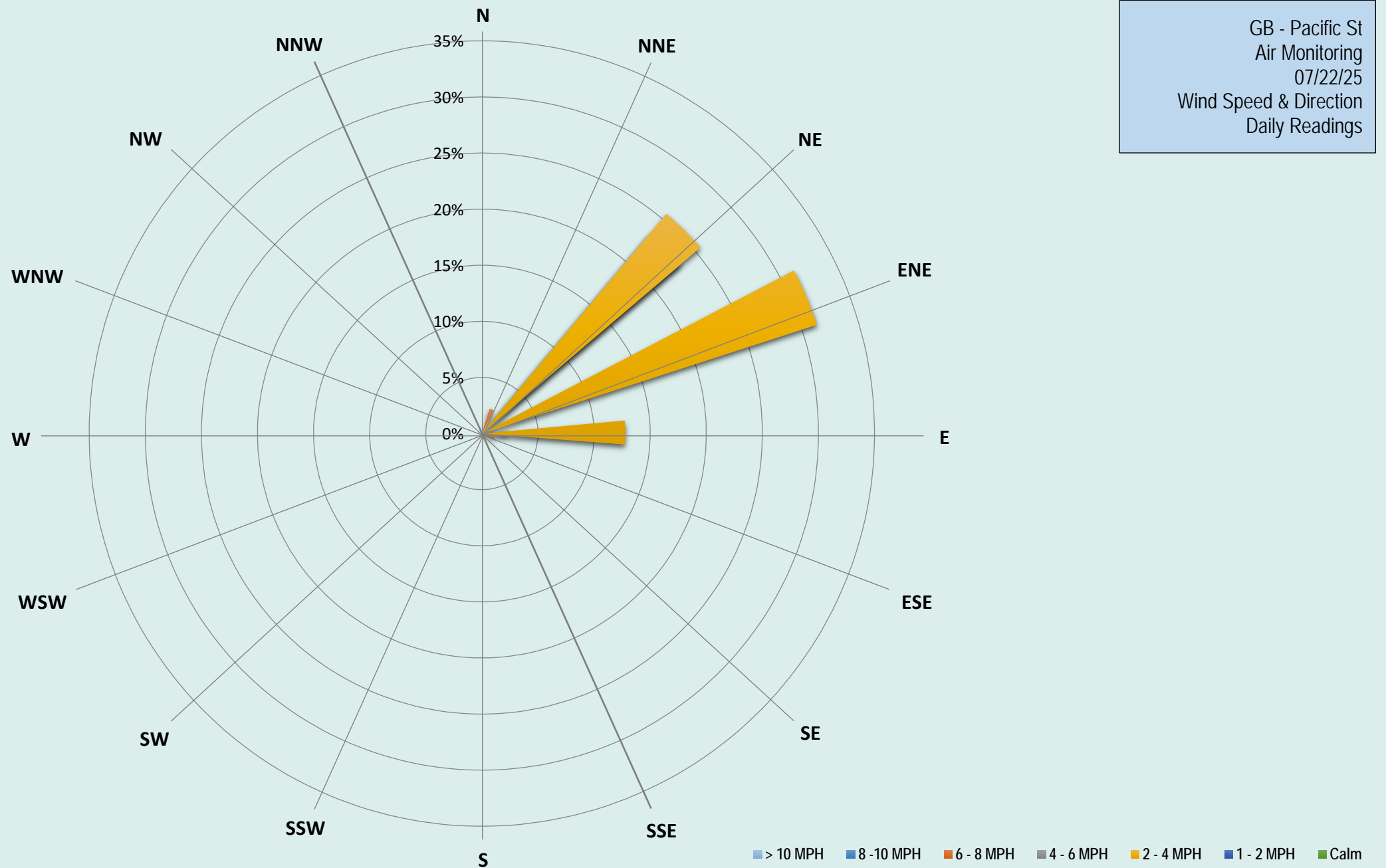
Weather Data Range for Work Day		Wind Direction	NE	Relative Humidity (%)	50.0 - 75.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	70.0 - 79.0	Wind Speed (MPH)	3.2 - 7.0	Barometer (inHg)	30.10 - 30.20	Avg. Dew Point Temp (°F)	57.9	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	16.5	34.7	13:44	0.0	0.0	7:22
Downwind	30.3	108.7	13:54	0.0	0.0	7:26



Air Monitoring Notes:

Weather Notes:



DSR 224: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 23, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Two (2) truckloads of previously approved materials (engineered and planting soils from Advanced Soil Technologies) were delivered. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, planting soil over an orange snow fence demarcation layer, and stone base for proposed steppingstone walkway).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid L1) and downwind (Grid A1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

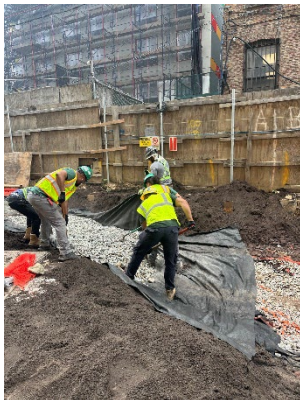
PHOTOGRAPHS



Delivery of cover soil



Placing planting soil over demarcation material

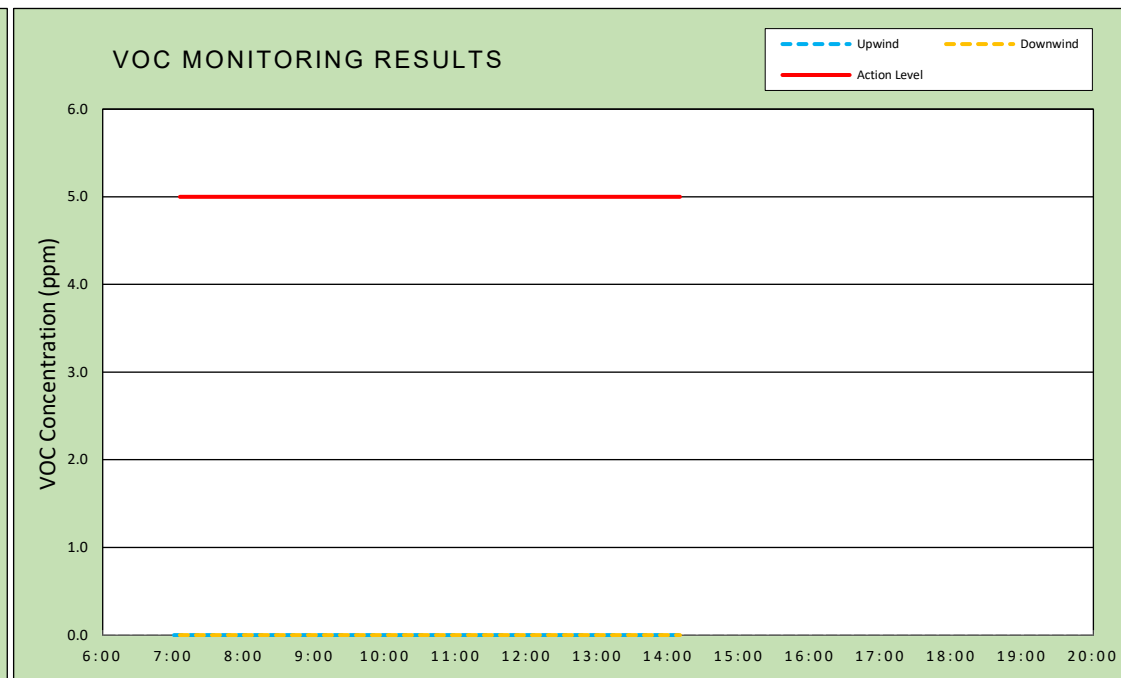
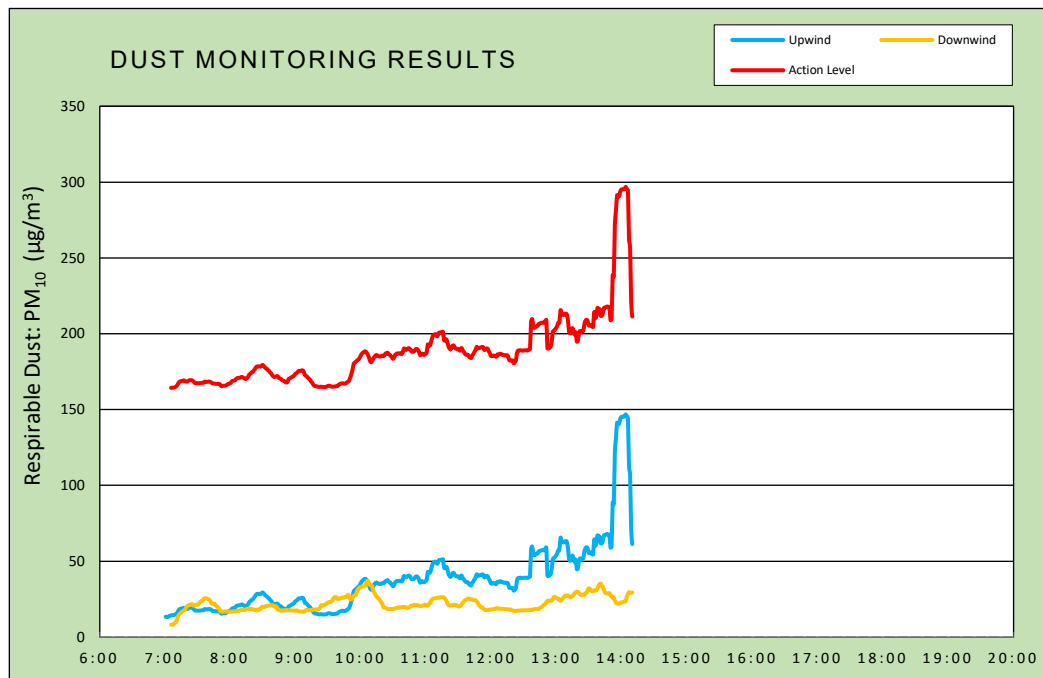


**Placing stone base material for proposed steppingstone
walkway**

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street</h2> <h2 style="text-align: center;">Brooklyn, New York</h2>		07/23/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level		5 ppm	

Weather Data Range for Work Day		Wind Direction	S	Relative Humidity (%)	51.0 - 86.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	69.0 - 82.0	Wind Speed (MPH)	0.5 - 6.5	Barometer (inHg)	30.20 - 30.30	Avg. Dew Point Temp (°F)	64.1	

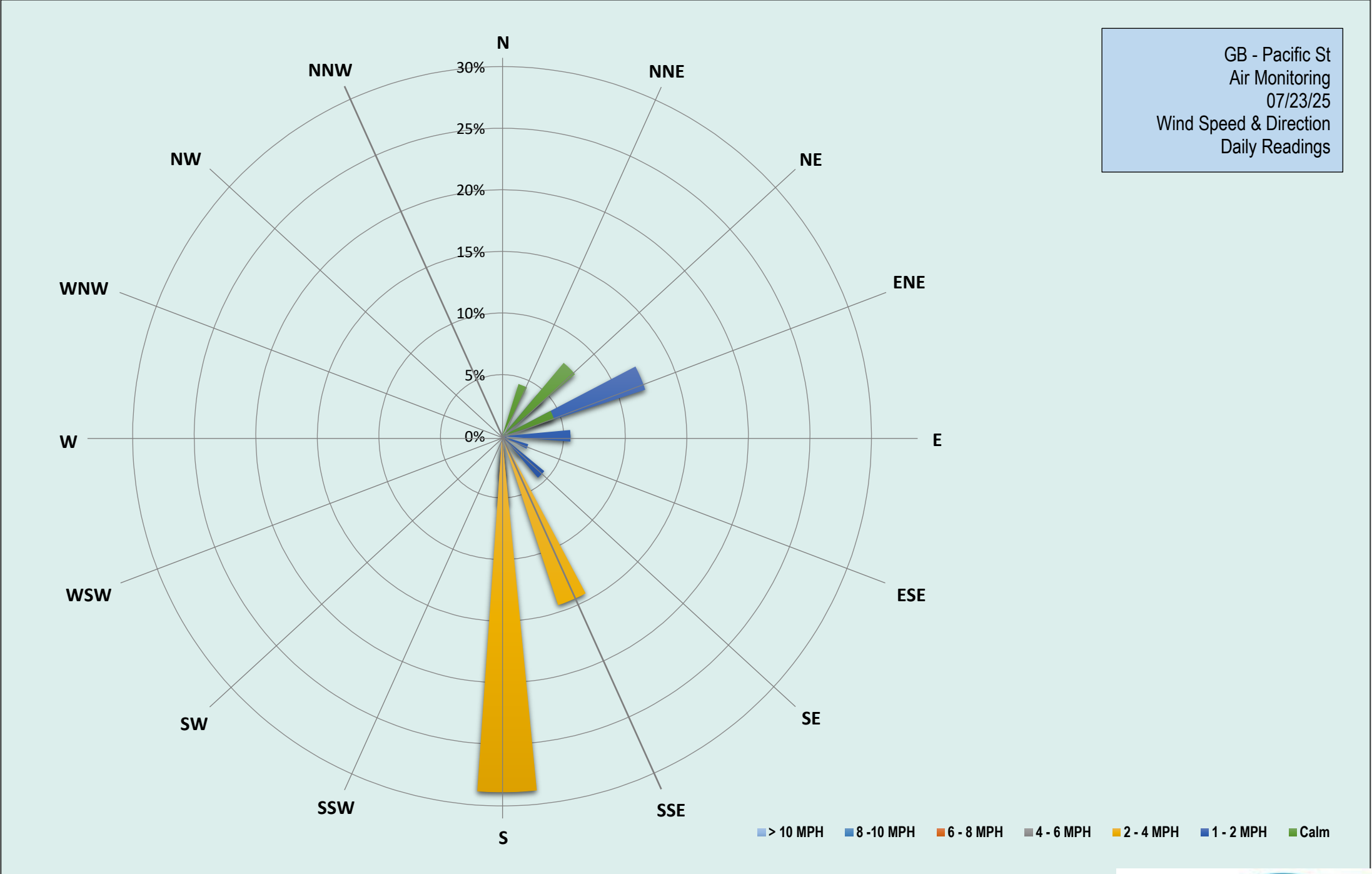
Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	37.3	146.9	14:04	0.0	0.0	7:01
Downwind	22.0	37.1	10:07	0.0	0.0	7:06



Air Monitoring Notes:

Weather Notes:

GB - Pacific St
Air Monitoring
07/23/25
Wind Speed & Direction
Daily Readings



DSR 225: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 24, 2025

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, planting soil over an orange snow fence demarcation layer, and stone base for proposed steppingstone walkway).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP, or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

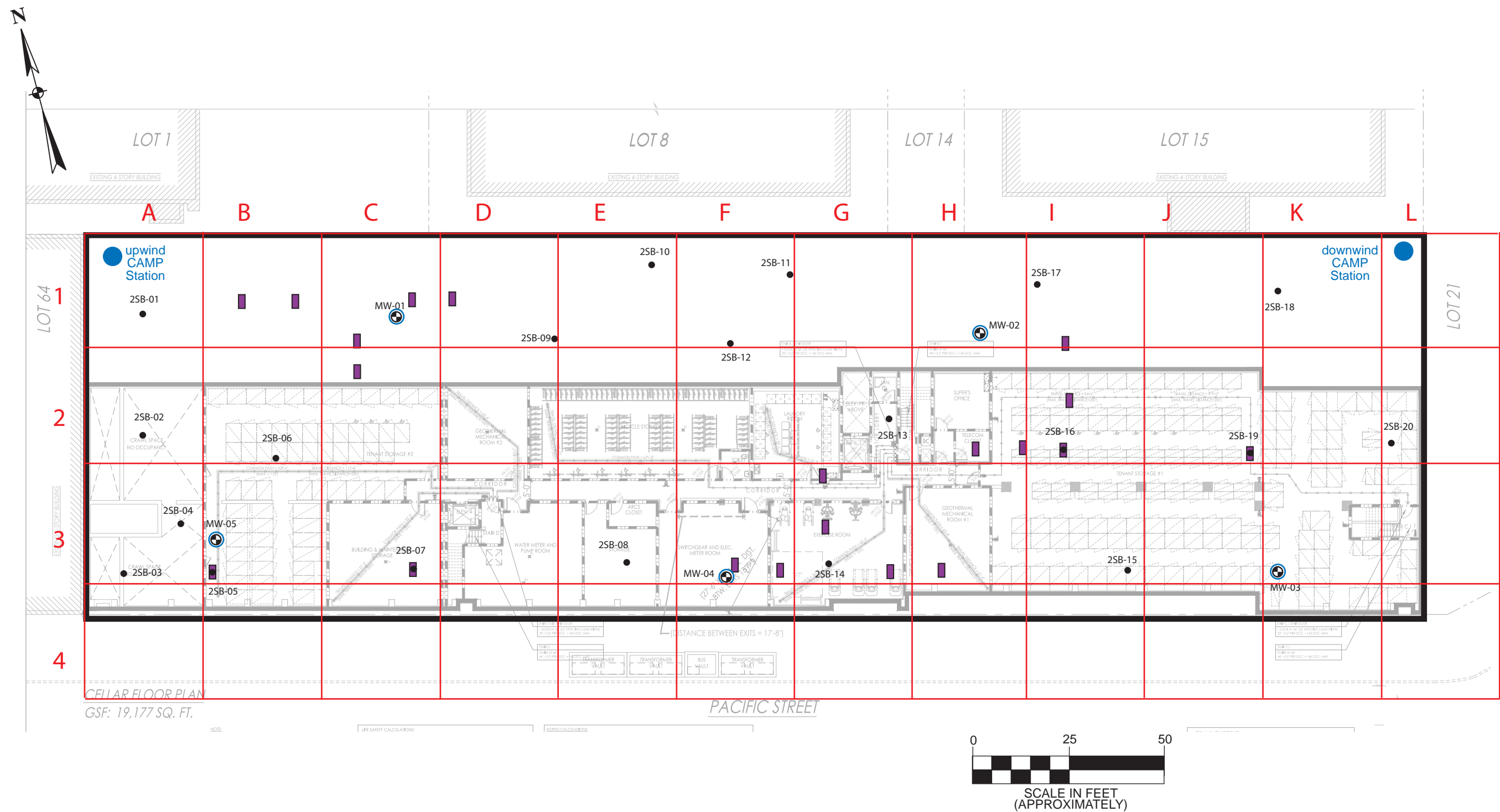
PHOTOGRAPHS



Placing engineered soil over geo-fabric



View of work progress in the courtyard facing west



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

- subject property border
- monitoring well location
- site investigation samples (September 2022)
- test pits with waste characterization samples (November 2023)
- CAMP station

Grid Map

2435 Pacific Street (C224322)
2395-2401 and 2411-2435 Pacific Street
Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

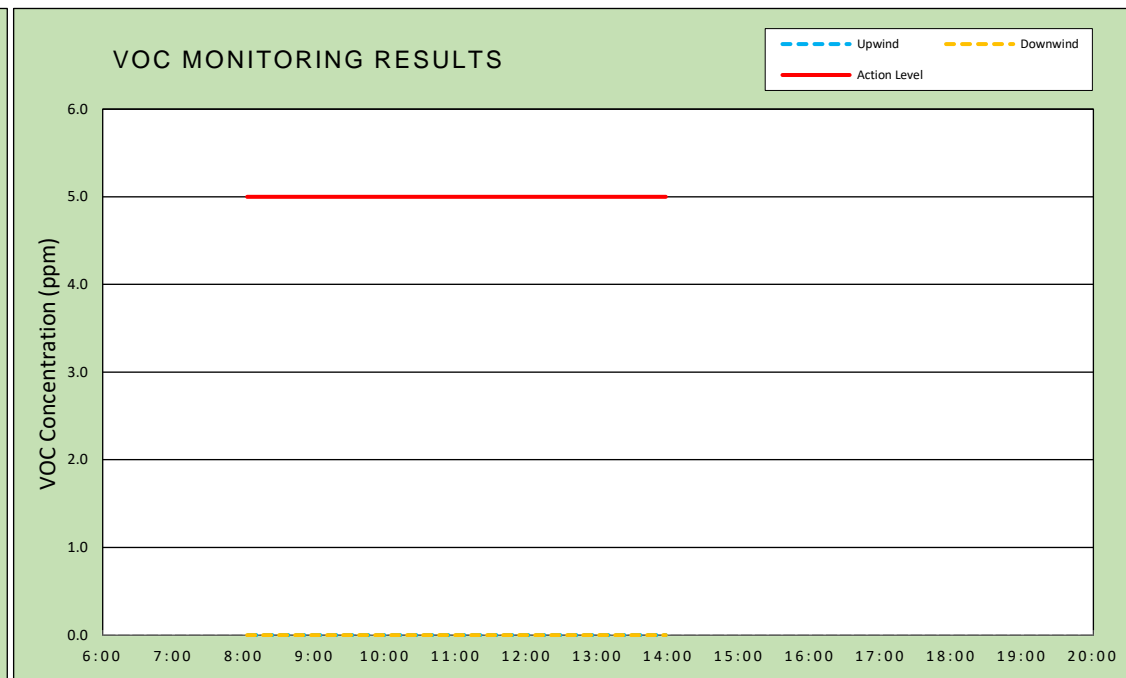
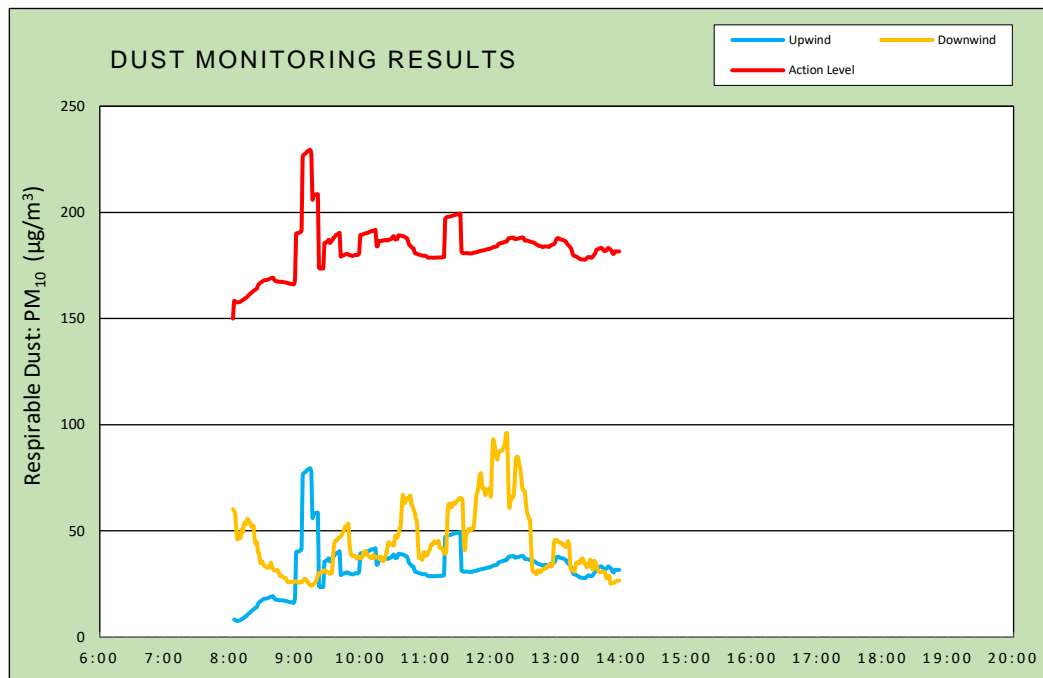
July 2025

Attachment

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street</h2> <h2 style="text-align: center;">Brooklyn, New York</h2>		07/24/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level	5 ppm		

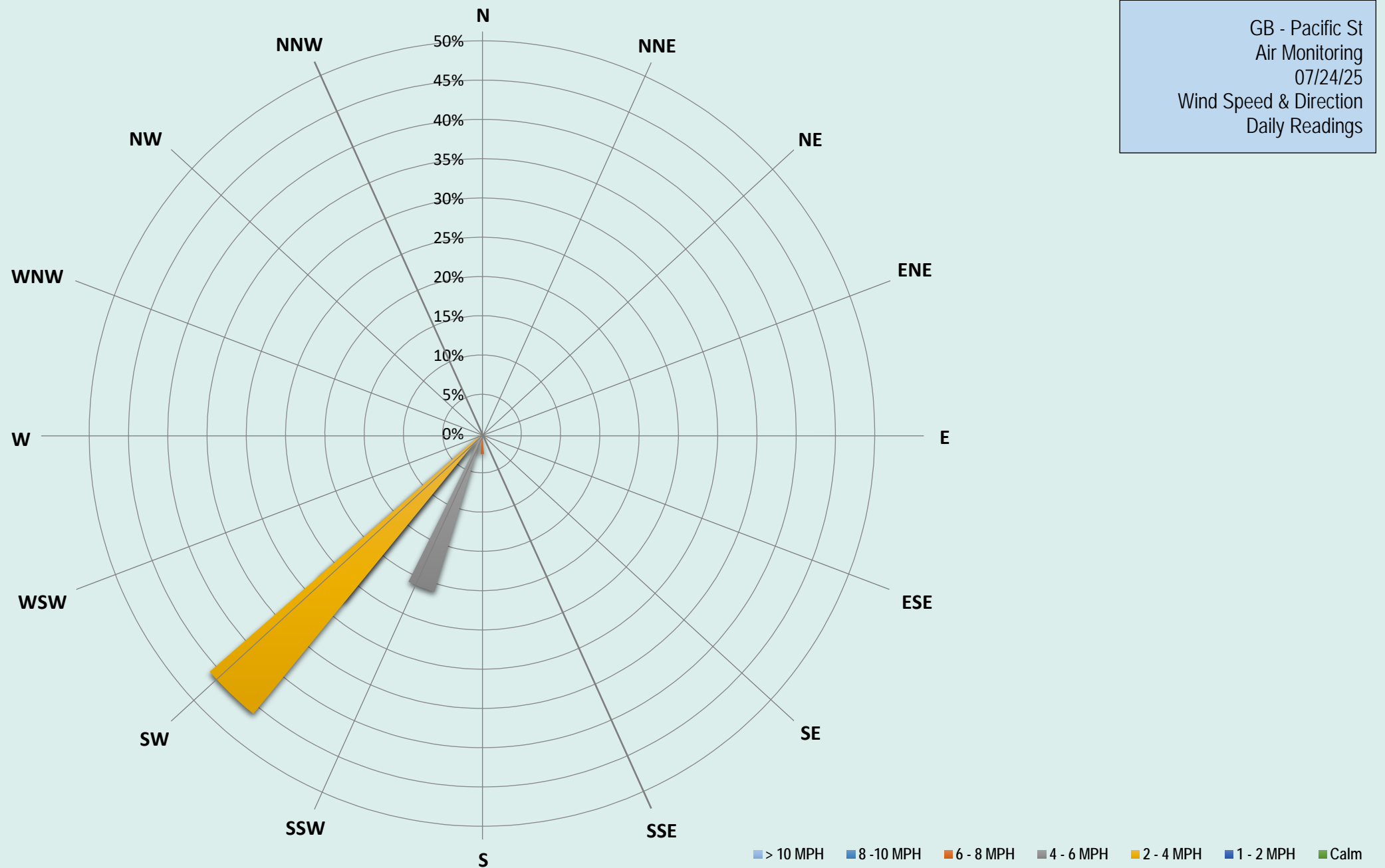
Weather Data Range for Work Day		Wind Direction	SW	Relative Humidity (%)	51.0 - 77.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	73.0 - 86.0	Wind Speed (MPH)	2.4 - 7.8	Barometer (inHg)	30.10 - 30.20	Avg. Dew Point Temp (°F)	65.2	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	32.3	79.5	9:14	0.0	0.0	8:04
Downwind	45.2	96.1	12:15	0.0	0.0	8:03



Air Monitoring Notes:

Weather Notes:



**DSR 226: DAILY STATUS REPORT, 2435 PACIFIC STREET (C224322)
Work Activities for July 25, 2025**

From: Scott Spitzer, Gallagher Bassett Technical Services (GBTS) scott_spitzer@gbtpa.com

To: Tara Rutland, NYSDEC tara.rutland@dec.ny.gov
Bob Corcoran, NYSDEC bob.corcoran@dec.ny.gov
Sarita Wagh, NYSDOH sarita.wagh@health.ny.gov

CC: Dan Bellucci, Bellucci Engineering bellucciengineeringpllc@gmail.com
Richard Hooker, GBTS richard_hooker@gbtpa.com
Benjamin Warnke, Alembic Community bwarnke@alembiccommunity.com
Gina Buffone, Alembic Community gbuffone@alembiccommunity.com
Jenny Marone, Alembic Community jmarone@alembiccommunity.com
Scott McDonald, GBTS scott_mcdonald@gbtpa.com

RE: Daily Status Report for the 2435 Pacific Street Site, Brooklyn, New York

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP, June 2023), under the supervision of qualified personnel from Bellucci Engineering (the Remedial Engineer) and/or Gallagher Bassett Technical Services (GBTS).

A) Overview of Remedial Services Completed During Reporting Period

Environmental oversight, including CAMP VOC and dust monitoring, were performed during all construction activities. A Grid Map is attached.

B) Locations of Work and Quantities of Material Imported and Exported

Two (2) truckloads of Item 4 stone were delivered to the site. The landscaping sub-contractor continued working on site improvements in the courtyard north of the building including installation of previously approved imported materials (engineered soil over underlying geotechnical fabric at the stormwater management system, planting soil over an orange snow fence demarcation layer, and stone base for proposed steppingstone walkway).

C) Sampling Events

No samples were collected.

D) General Compliance with RAWP/Encountered Problems

There were no significant deviations from the RAWP, or problems encountered. No complaints were received. Continuous monitoring for dust and VOCs was conducted per the CAMP, with monitoring stations upwind (Grid A1) and downwind (Grid L1). There were no CAMP exceedances for dust or VOCs.

E) Upcoming Work

Building construction and landscaping of the rear courtyard will continue.

F) Photographs

Representative photographs from the reporting period are shown below.

PHOTOGRAPHS



**Placing stone base over geotechnical fabric for
steppingstones**



View of work progress in the courtyard facing west



Base map provided by SLCEArchitects, LLP - Cellar Floor Plan A-050 dated 8/18/22. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Legend:

subject property border

monitoring well location

site investigation samples (September 2022)

test pits with waste characterization samples (November 2023)

CAMP station

Grid Map

2435 Pacific Street (C224322)

2395-2401 and 2411-2435 Pacific Street

Borough of Brooklyn, New York

File: 21003-0144

Scale as shown

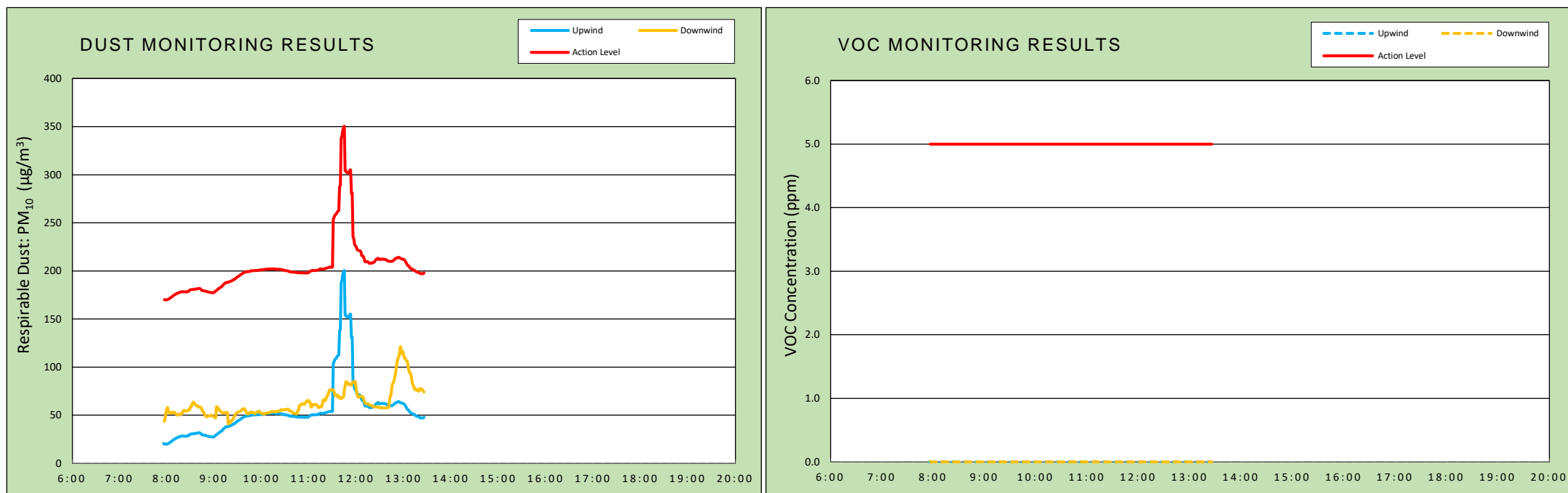
July 2025

Attachment

 TECHNICAL SERVICES 22 IBM Road, Suite 101, Poughkeepsie, NY 12601	<h1 style="text-align: center;">DAILY AIR MONITORING REPORT</h1> <h2 style="text-align: center;">2435 Pacific Street</h2> <h2 style="text-align: center;">Brooklyn, New York</h2>		07/25/2025		
			Rev. No. 0		Page 1 of 2
			Project Number:		
			Dust Action Level	150 $\mu\text{g}/\text{m}^3$	
		VOC Action Level		5 ppm	

Weather Data Range for Work Day		Wind Direction	WSW	Relative Humidity (%)	52.0 - 76.0	Daily Rain Total (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	79.0 - 95.0	Wind Speed (MPH)	3.5 - 10.6	Barometer (inHg)	29.90 - 30.00	Avg. Dew Point Temp (°F)	73.1	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	53.6	200.2	11:45	0.0	0.0	7:56
Downwind	62.3	121.2	12:56	0.0	0.0	8:01



Air Monitoring Notes:

Weather Notes:

