

Monthly Progress Report No. 61
473 President Street and President Street Portfolio
Brooklyn, New York
Brownfield Cleanup Program Site Nos.: C224220 and C224309
Reporting Period: March 2021

1. Introduction

In accordance with the reporting requirements of the 20 August 2015 (amended 24 July and 4 November 2019) Brownfield Cleanup Agreement (BCA) for the 473 President Street site, and the 21 July 2020 BCA for the President Street Portfolio site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of 473 President LLC, to summarize the work performed at 473 President Street and President Street Portfolio (469 President Street, and 532 Union Street) in Brooklyn, New York (the development site) in March 2021. This monthly report was prepared for two Brownfield Cleanup Program (BCP) sites because both sites comprise a single tax lot being redeveloped into a new building.

The approximately 50,845-square-foot (about 1.17 acres) development site is located in the Gowanus neighborhood of Brooklyn and is identified as Brooklyn Borough Tax Map, Block 440, Lot 1. Block 440 is bound by Union Street to the north; 3rd Avenue to the east; President Street to the south; and Nevins Street to the west. The Gowanus Canal is located about 350 feet to the west of the site. The site is improved with three vacant one- to three-story buildings. A site location map is provided as Figure 1.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

Langan continued preparing the Remedial Design document for the in-situ groundwater treatment system.

Langan implemented a subsurface investigation at the adjoining property located at 514 Union Street (BCP Site No. C224318) between 19 and 21 March 2021. The investigation was conducted in accordance with the 16 March 2021 scope of work email submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). The following scope of work was completed to meet the requirements of the NYSDEC 14 August 2020 Vapor Intrusion Investigation request letter, and to address the 11 February 2021 NYSDEC comments on the BCP Application for 514 Union Street:

- Advancement of four soil borings, and installation of four temporary groundwater monitoring wells four sub-slab vapor points.
- Collection of nine soil samples, four groundwater samples, four sub-slab vapor samples, four indoor air samples, and one ambient sample for laboratory analysis.
- Continuous monitoring of volatile organic compounds (VOC) and particulate matter smaller than 10 microns in a diameter (PM10) at once perimeter air monitoring station during ground-intrusive activities.

A sample location map is included as Figure 2.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will submit the Remedial Design document to NYSDEC and NYSDOH for review.

Langan will validate investigation data and prepare a letter report documenting the completed investigation at 514 Union Street to NYSDEC and NYSDOH for review.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing and Other Relevant Data

Analytical sample results of the 514 Union Street investigation will be validated by Langan during the next reporting period.

6. Deliverables Submitted During This Reporting Period

Langan submitted the certified President Street Portfolio 24 February 2021 RAWP to NYSDEC on 2 March 2021.

7. Information Regarding Percentage of Completion

This BCP project is less than 20% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Citizen Participation (CP) Plan Activities during This Reporting Period

Langan submitted the President Street Portfolio RAWP to the project's document repositories on 2 March 2021.

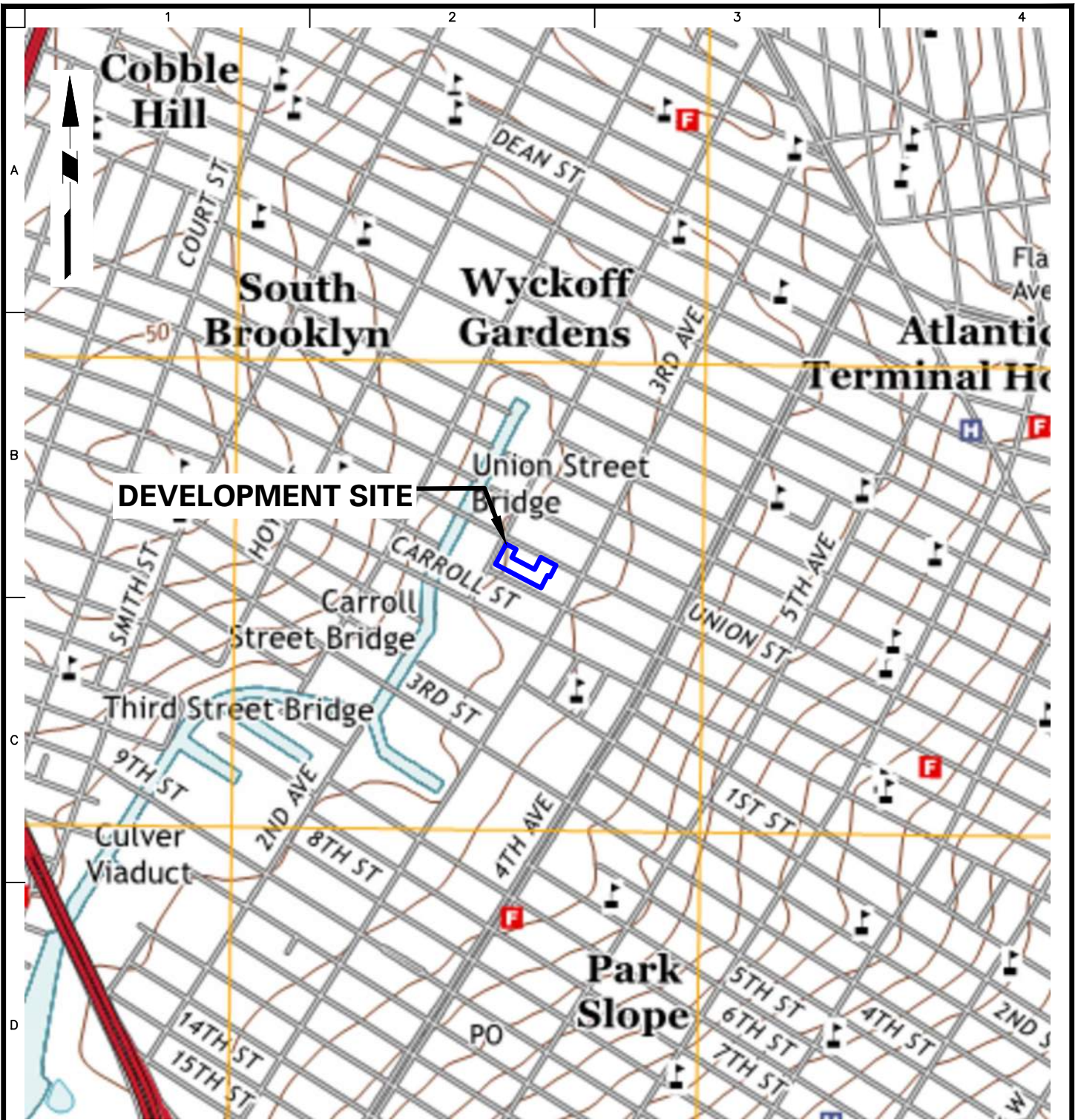
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

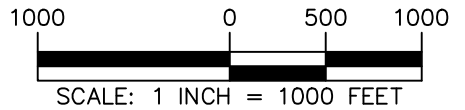
None

FIGURES

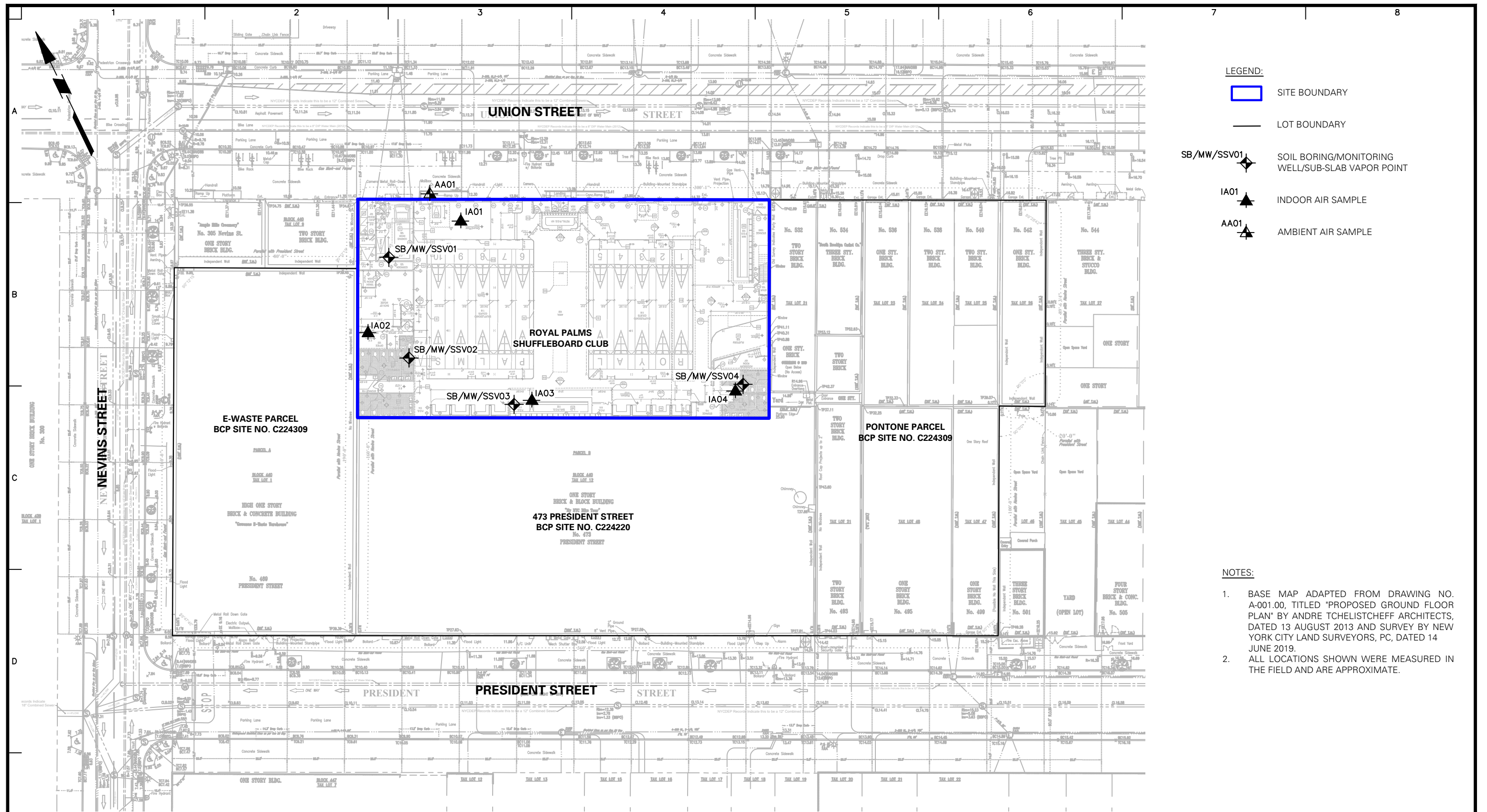


NOTES:

1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY, NJ AND BROOKLYN, NY QUADRANGLES, DATED 2016.



<p>Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project	Figure Title	Project No.	Figure No.
	473 PRESIDENT STREET AND PRESIDENT STREET PORTFOLIO	DEVELOPMENT SITE LOCATION MAP	170361303	1
	BLOCK No. 440, LOT No. 1 BROOKLYN		Date 2/11/2021	
	KINGS NEW YORK		Drawn By VDP	
			Checked By PM	Sheet 1 of 1

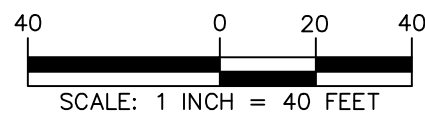


LEGEND:

- SITE BOUNDARY
- LOT BOUNDARY
- SB/MW/SSV01 SOIL BORING/MONITORING WELL/SUB-SLAB VAPOR POINT
- IA01 INDOOR AIR SAMPLE
- AA01 AMBIENT AIR SAMPLE

NOTES:

1. BASE MAP ADAPTED FROM DRAWING NO. A-001.00, TITLED "PROPOSED GROUND FLOOR PLAN" BY ANDRE TCHelistcheff ARCHITECTS, DATED 13 AUGUST 2013 AND SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
2. ALL LOCATIONS SHOWN WERE MEASURED IN THE FIELD AND ARE APPROXIMATE.



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project 514 UNION STREET	Figure Title SAMPLE LOCATION MAP	Project No. 170361303	Figure No. 2
	BLOCK No. 440, LOT No. 12 BROOKLYN NEW YORK	Date 04/05/2021	Drawn By VDP	Checked By PM