

LANGAN SITE OBSERVATION REPORT – Week of September 20, 2021

CLIENT: 473 President LLC	DATES: Monday, September 20, 2021 to Friday, September 24, 2021
PROJECT No.: 170361303	BCP SITE ID: C224080
PROJECT: President Street Properties	
LOCATION: 469 President Street and 532 Union Street, Brooklyn, New York	
EQUIPMENT: DK-50 Track-Mounted Drilling Rig MiniRAE 3000 Photoionization Detector TSI DustTrak II	PRESENT AT SITE: Langan: Tyler Goodnough, Tyler Zorn Pillori Associates, P.A.: Sebastian Leon Warren George, Inc. (WGI)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was on-site to document a development-related geotechnical subsurface investigation to comply with the New York State Department of Environmental Conservation (NYSDEC)-approved February 24, 2021 Remedial Action Work Plan (RAWP).

Site Activities

- WGI continued advancing geotechnical borings as part of a geotechnical subsurface investigation. WGI advanced two borings, B-16 and B-18, inside the vacant 469 President Street building using a track-mounted drilling rig to 102 and 82 feet below grade, respectively. WGI demobilized following completion of the investigation.

CAMP Summary

- Langan performed continuous air monitoring on the site perimeter for volatile organic compounds (VOCs) and particulate matter smaller than 10 microns in diameter (PM10). The air monitoring station was located outside of the garage door at the southern side of the building.

The recorded air monitoring data in parts per million (ppm) for VOC concentrations and micrograms per cubic meter (mg/m³) for PM10 concentrations is summarized on the following table:

Date	Minimum 15-Minute Average VOC concentration (ppm)	Maximum 15-Minute Average VOC concentration (ppm)	Minimum 15-Minute Average PM10 concentration (mg/m ³)	Maximum 15-Minute Average PM10 concentration (mg/m ³)
9/20/2021	0.0	0.1	0.021	0.086
9/21/2021	0.0	0.3	0.008	0.078
9/22/2021	0.0	0.3	0.045	0.199
9/23/2021	-	-	0.023	0.161
9/24/2021	0.0	0.4	0.014	0.217

- VOC concentrations were not recorded on September 23, 2021 due to an equipment malfunction.
- Elevated PM10 concentrations on September 22, 23, and 24, 2021 are attributed to the drilling rig exhaust fumes during advancement of borings B-16 and B-18. The borings were advanced using mud rotary drilling, a drilling method that saturates recovered soil samples with drilling fluid (i.e., water and bentonite mixture). No visible dust was observed.

Cc:	P. McMahon, M. Burke, V. De Paula	By:	Tyler Goodnough/Brad Koontz
			Langan, D.P.C.

Anticipated Activities

- None.

Cc:	P. McMahon, M. Burke, V. De Paula	By:	Tyler Goodnough/Brad Koontz
			Langan, D.P.C.

Site Photographs:



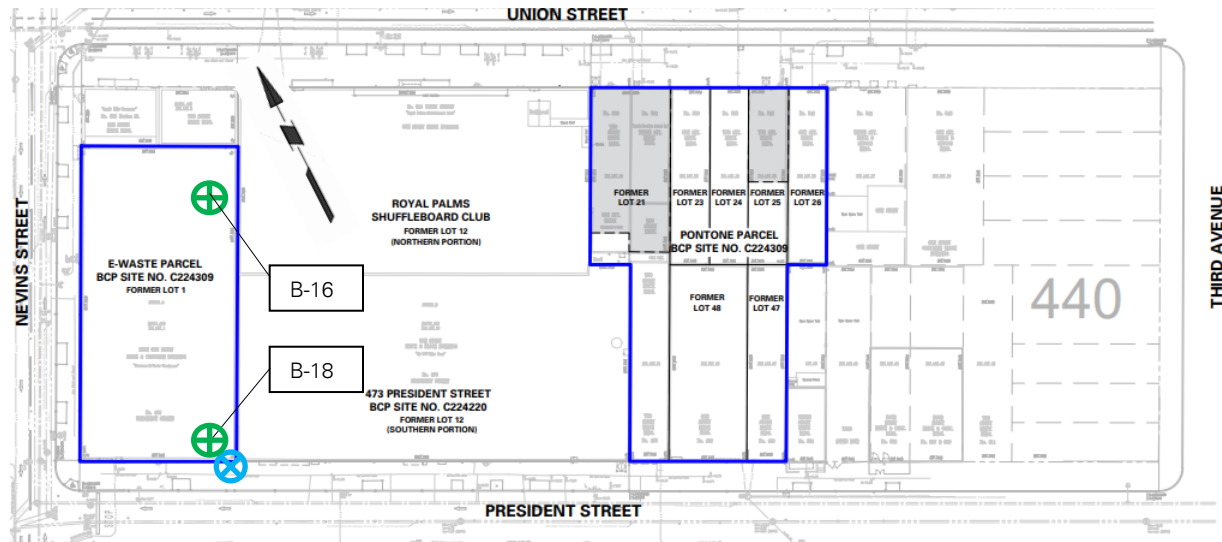
Photo 1: Boring B-18 (facing south)



Photo 2: Air monitoring station (facing north)

Cc:	P. McMahon, M. Burke, V. De Paula	By:	Tyler Goodnough/Brad Koontz
			Langan, D.P.C.

Site Map



Legend

- Work Area
- ⊗ Air Monitoring Station
- ⊕ Geotechnical Boring

Notes

1. Base map adapted from 18 December 2019 RAWP Figure 2 – Site Layout Plan.

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