

PROGRESS REPORT #1
La Central Redevelopment Project
Bronx, New York
Brownfield Cleanup Agreement Index #C203086
Reporting Period: October 2016

Introduction

In accordance with the Brownfield Cleanup Agreement (BCA) (Index #C203086), dated October 11, 2016, this first Progress Report was prepared to describe the remedial program activities at the La Central Redevelopment Project site located at 430 Westchester Avenue, Bronx, New York (“Site”) [Site #C203086] for the month of October 2016.

I. Actions Taken during the Reporting Period

Roux Associates, Inc. and Remedial Engineering, P.C. (hereafter collectively referred to as “Roux Associates”) performed the following activities relative to the Brownfield Cleanup Agreement and in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP):

- The BCA was executed on October 11, 2016.
- NYSDEC approved the RIWP and Citizen Participation Plan (CPP) on October 18, 2016.
- Roux Associates collected soil, soil vapor, sediment (catch basin) and groundwater samples as part of the Remedial Investigation (RI) starting on October 19, 2016 and ending October 31, 2016.

II. Actions Planned for the Next Reporting Period (November 2016)

The following are anticipated to occur during the next reporting period:

- Mega Engineering and Land Surveying, P.C. will mobilize to the Site on November 7, 2016, to survey the soil borings, soil vapor points and groundwater monitoring wells installed during the RI. An updated survey map will be included as part of the Remedial Investigation Report (RIR)/Remedial Action Work Plan (RAWP).
- Roux Associates will prepare the RIR/ RAWP for submission to NYSDEC.

III. Changes to Scope of Work or Schedule

The current schedule is provided as follows:

Schedule

BCA Executed	October 11, 2016
RIWP and CPP Approved	October 18, 2016
Implement RIWP	October 19, 2016
Submit Remedial RIR/RAWP	December 30, 2016
Start Construction / Implement RAWP	March 2017
Draft Site Management Plan (SMP)	TBD
SMP Approval/Submittal of Electronic Data in EQUIS format/EE Executed	TBD
Draft Final Engineering Report (FER)	TBD
Recording of EE and Notices Provided	TBD
Submit Final FER	TBD
Certificate of Completion	TBD

IV. Sampling and Other Data Received or Generated during the Reporting Period

Soil, soil vapor, groundwater and sediment samples were collected starting on October 19, 2016 and ending October 31, 2016, respectively. Analytical data generated during the RI sampling events are undergoing preparation of a Data Usability Summary Report. The data and DUSR will be provided in the next periodic report and the RIR/RAWP.

V. Deliverables Submitted during the Reporting Period

Hard and electronic copies of the final CPP and NYSDEC approved RIWP were submitted to NYSDEC on October 18, 2016. In addition, hard and electronic copies of the final CPP and NYSDEC approved RIWP were sent to the appropriate document repositories on October 18, 2016.

VI. Percentage of Work Completion and Any Delays

Remedial Investigation activities are 100% complete (soil borings, grab groundwater samples and soil vapor samples within the basement of the existing building will be completed as a pre-design task at a later date after the building is demolished,). The Remedial Investigation

Report and Certified RAWP are expected to be completed and submitted to NYSDEC for review on December 30, 2016.

VII. Citizen Participation Plan Actions Taken during the Reporting Period

No CPP actions took place during the reporting period.

VIII. Citizen Participation Plan Actions Planned for the Next Reporting Period

No CPP actions are required during the next reporting period.

PROGRESS REPORT #2
La Central Redevelopment Project
Bronx, New York
Brownfield Cleanup Agreement Index #C203086
Reporting Period: November 2016

Introduction

In accordance with the Brownfield Cleanup Agreement (BCA) (Index #C203086), dated October 11, 2016, this Progress Report was prepared to describe the remedial program activities at the La Central Redevelopment Project site located at 430 Westchester Avenue, Bronx, New York ("Site") [Site #C203086] for the month of November 2016.

I. Actions Taken during the Reporting Period

Roux Associates, Inc. and Remedial Engineering, P.C. (hereafter collectively referred to as "Roux Associates") performed the following activities relative to the Brownfield Cleanup Agreement and in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP):

- Mega Engineering and Land Surveying, P.C. mobilized to the Site on November 7, 2016, to survey the soil borings, soil vapor points and groundwater monitoring wells installed during the RI. An updated survey map will be included as part of the Remedial Investigation Report (RIR)/Remedial Action Work Plan (RAWP).

II. Actions Planned for the Next Reporting Period (December 2016)

The following are anticipated to occur during the next reporting period:

- Roux Associates will prepare the RIR/ RAWP for submission to NYSDEC.

III. Changes to Scope of Work or Schedule

The current schedule is provided as follows:

<i>Schedule</i>	
BCA Executed	October 11, 2016
RIWP and CPP Approved	October 18, 2016
Implement RIWP	October 19, 2016
Submit Remedial RIR/RAWP	December 30, 2016
Start Construction / Implement RAWP	March 2017

<i>Schedule</i>	
Draft Site Management Plan (SMP)	TBD
SMP Approval/Submittal of Electronic Data in EQUIS format/EE Executed	TBD
Draft Final Engineering Report (FER)	TBD
Recording of EE and Notices Provided	TBD
Submit Final FER	TBD
Certificate of Completion	TBD

IV. Sampling and Other Data Received or Generated during the Reporting Period

Analytical data generated during the RI sampling events was validated and a Data Usability Summary Report was prepared. The data, including modifications based on the DUSR, are attached.

V. Deliverables Submitted during the Reporting Period

Progress Report #1 was submitted to NYSDEC on November 11, 2016.

VI. Percentage of Work Completion and Any Delays

Remedial Investigation activities are 100% complete (soil borings, grab groundwater samples and soil vapor samples within the basement of the existing building will be completed as a pre-design task at a later date after the building is demolished). The Remedial Investigation Report and Certified RAWP are expected to be completed and submitted to NYSDEC for review on December 30, 2016.

VII. Citizen Participation Plan Actions Taken during the Reporting Period

No CPP actions took place during the reporting period.

VIII. Citizen Participation Plan Actions Planned for the Next Reporting Period

No CPP actions are required during the next reporting period.

PROGRESS REPORT #3
La Central Redevelopment Project
Bronx, New York
Brownfield Cleanup Agreement Index #C203086
Reporting Period: December 2016

Introduction

In accordance with the Brownfield Cleanup Agreement (BCA) (Index #C203086), dated October 11, 2016, this Progress Report was prepared to describe the remedial program activities at the La Central Redevelopment Project site located at 430 Westchester Avenue, Bronx, New York (“Site”) [Site #C203086] for the month of December 2016.

I. Actions Taken during the Reporting Period

The following activities were performed relative to the Brownfield Cleanup Agreement and in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP):

- Roux Associates prepared the RIR/ RAWP for submission to NYSDEC.
- Mountco Construction and Development Corporation mobilized to the Site in December 2016 and began demolition of the existing Site building.

II. Actions Planned for the Next Reporting Period (January 2017)

The following are anticipated to occur during the next reporting period:

- Roux Associates will submit the Remedial Investigation Report/Remedial Action Work Plan (RIR/ RAWP) to NYSDEC;
- NYSDEC review of the RIR/RAWP;
- Placement of the NYSDEC-approved RIR/RAWP in the document repository upon NYSDEC direction;
- NYSDEC preparation and distribution of a Fact Sheet announcing the availability of the RIR/RAWP for public review and comment;
- Commencement of the 45-day Public Comment period on the Draft RIR/RAWP;
- Demolition of the existing Site building will be completed;
- Oversight of AST removal/closure;

- Upon completion of the existing Site building demolition (expected mid-January 2017), soil samples, groundwater grab samples and a soil vapor sample from the former building footprint will be collected as part of the pre-design task; and
- Implement *in situ* waste characterization sampling to provide an assessment of soil disposal options.

III. Changes to Scope of Work or Schedule

The current schedule is provided as follows:

<i>Schedule</i>	
BCA Executed	October 11, 2016
RIWP and CPP Approved	October 18, 2016
Implement RIWP	October 19, 2016
Submit Remedial RIR/RAWP	Q1, 2017
Implement pre-design sampling and <i>in situ</i> waste characterization sampling	Q1, 2017
Start Construction / Implement RAWP	Q2, 2017
Draft Site Management Plan (SMP)	Q3, 2019
SMP Approval/Submittal of Electronic Data in EQUIS format/EE Executed	Q4, 2019
Draft Final Engineering Report (FER)	Q4, 2019
Recording of EE and Notices Provided	Q4, 2019
Submit Final FER	Q4, 2019
Certificate of Completion	Q4, 2019

IV. Sampling and Other Data Received or Generated during the Reporting Period

N/A.

V. Deliverables Submitted during the Reporting Period

Progress Report #2 was submitted to NYSDEC on December 12, 2016.

VI. Percentage of Work Completion and Any Delays

Remedial Investigation activities are 100% complete.

VII. Citizen Participation Plan Actions Taken during the Reporting Period

No CPP actions took place during the reporting period.

VIII. Citizen Participation Plan Actions Planned for the Next Reporting Period

- Placement of the NYSDEC-approved RIR/RAWP in the document repository upon NYSDEC direction;
- NYSDEC preparation and distribution of a Fact Sheet announcing the availability of the RIR/RAWP for public review and comment; and
- Commencement of the 45-day Public Comment period on the Draft RIR/RAWP.

PROGRESS REPORT #4
La Central Redevelopment Project
Bronx, New York
Brownfield Cleanup Agreement Index #C203086
Reporting Period: January 2017

Introduction

In accordance with the Brownfield Cleanup Agreement (BCA) (Index #C203086), dated October 11, 2016, this Progress Report was prepared to describe the remedial program activities at the La Central Redevelopment Project site located at 430 Westchester Avenue, Bronx, New York (“Site”) [Site #C203086] for the month of January 2017.

I. Actions Taken during the Reporting Period

Roux Associates, Inc. and Remedial Engineering, P.C. (hereafter collectively referred to as “Roux Associates”) performed the following activities relative to the Brownfield Cleanup Agreement and in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP):

- Mountco Construction and Development Corporation continued to demo the existing Site building.
- Roux Associates submitted the draft RIR/RAWP to NYSDEC on January 4, 2017.

II. Actions Planned for the Next Reporting Period (February 2017)

The following are anticipated to occur during the next reporting period:

- Demolition of the existing Site building will be completed;
- Oversight of AST removal/closure;
- Upon completion of the existing Site building demolition (expected mid-February 2017), soil samples, groundwater grab samples and a soil vapor sample will be collected as part of the pre-design task;
- Implement *in situ* waste characterization sampling;
- Submit RIR/RAWP revisions to NYSDEC for re-review;
- Placement of NYSDEC-approved RIR/RAWP in the document repository upon NYSDEC direction;

- NYSDEC preparation and distribution of a Fact Sheet announcing the availability of the RIR/RAWP for public review and comment; and
- Commencement of the 45-day Public Comment period of the RIR/RAWP.

III. Changes to Scope of Work or Schedule

The current schedule is provided as follows:

<i>Schedule</i>	
BCA Executed	October 11, 2016
RIWP and CPP Approved	October 18, 2016
Implement RIWP	October 19, 2016
Submit Remedial RIR/RAWP	January 4, 2017
Submit RIR/RAWP revisions	February 2017
Implement pre-design sampling and <i>in situ</i> waste characterization sampling	February 2017
Start Construction / Implement RAWP	April 2017
Draft Site Management Plan (SMP)	TBD
SMP Approval/Submittal of Electronic Data in EQUIS format/EE Executed	TBD
Draft Final Engineering Report (FER)	TBD
Recording of EE and Notices Provided	TBD
Submit Final FER	TBD
Certificate of Completion	TBD

IV. Sampling and Other Data Received or Generated during the Reporting Period

N/A.

V. Deliverables Submitted during the Reporting Period

Progress Report #3 was submitted to NYSDEC on January 10, 2017.

VI. Percentage of Work Completion and Any Delays

Remedial Investigation activities are 100% complete. Soil samples, groundwater grab samples and a soil vapor sample are expected to be collected as part of the pre-design task in mid-February 2017. *In situ* waste characterization samples are expected to be collected to provide an

assessment of soil disposal options. The Remedial Investigation Report and RAWP revisions are expected to be completed and submitted to NYSDEC for re-review by February 15, 2017.

VII. Citizen Participation Plan Actions Taken during the Reporting Period

No CPP actions took place during the reporting period.

VIII. Citizen Participation Plan Actions Planned for the Next Reporting Period

- Placement of NYSDEC-approved RIR/RAWP in the document repository upon NYSDEC direction;
- NYSDEC preparation and distribution of a Fact Sheet announcing the availability of the RIR/RAWP for public review and comment; and
- Commencement of the 45-day Public Comment period of the RIR/RAWP.

PROGRESS REPORT #5

La Central Redevelopment Project

Bronx, New York

Brownfield Cleanup Agreement Index #C203086

**Reporting Period: ~~January~~ 2017
February**

Introduction

In accordance with the Brownfield Cleanup Agreement (BCA) (Index #C203086), dated October 11, 2016, this Progress Report was prepared to describe the remedial program activities at the La Central Redevelopment Project site located at 430 Westchester Avenue, Bronx, New York (“Site”) [Site #C203086] for the month of February 2017.

I. Actions Taken during the Reporting Period

Roux Associates, Inc. and Remedial Engineering, P.C. (hereafter collectively referred to as “Roux Associates”) performed or participated in the following activities relative to the Brownfield Cleanup Agreement and in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP):

- Partner Demolition completed the demolition of the Site building.
- Roux Associates submitted the RIR/RAWP revisions to NYSDEC on February 27, 2017.
- Roux Associates oversaw the cleanout of the on-Site AST on February 23, 2017. A vacuum truck was utilized to remove the contents of the AST and a total of 990 gallons of water/#2 fuel oil was removed from the AST. Following the removal of the contents, the AST was removed from the basement of the former on-Site building and was inspected on February 27, 2017. The AST appeared in good condition with no holes/leaks. The slab on which the AST formerly sat was inspected and no impacts were observed. Although the sump that had been located near the AST could not be located as the building demolition/removal of the sump was completed before Roux Associates had a chance to inspect it, the demolition contractor pointed out the location of where the sump had been and will send photos for further clarification of its location. Pre-design sampling will target the area identified by the demolition contractor.

II. Actions Planned for the Next Reporting Period (March 2017)

The following are anticipated to occur during the next reporting period:

- Collect soil samples, groundwater grab samples and a soil vapor sample as part of the pre-design task;
- Implement *in situ* waste characterization sampling;
- Placement of RIR/RAWP in the document repository upon NYSDEC direction;
- NYSDEC preparation and distribution of a Fact Sheet announcing the availability of the RIR/RAWP for public review and comment; and

- Commencement of the 45-day Public Comment period of the RIR/RAWP.

III. Changes to Scope of Work or Schedule

The current schedule is provided as follows:

<i>Schedule</i>	
BCA Executed	October 11, 2016
RIWP and CPP Approved	October 18, 2016
Implement RIWP	October 19, 2016
Submit Remedial RIR/RAWP	January 4, 2017
Submit RIR/RAWP revisions	February 2017
Implement pre-design sampling and <i>in situ</i> waste characterization sampling	March 2017
Start Construction / Implement RAWP	May 2017
Draft Site Management Plan (SMP)	TBD
SMP Approval/Submittal of Electronic Data in EQUIS format/EE Executed	TBD
Draft Final Engineering Report (FER)	TBD
Recording of EE and Notices Provided	TBD
Submit Final FER	TBD
Certificate of Completion	TBD

IV. Sampling and Other Data Received or Generated during the Reporting Period

- No data was generated during the reporting period,

V. Deliverables Submitted during the Reporting Period

- Progress Report #4 was submitted to NYSDEC on February 9, 2017.
- RIR/RAWP revisions were submitted to NYSDEC on February 27, 2017.

VI. Percentage of Work Completion and Any Delays

Remedial Investigation activities are 100% complete. Soil samples, groundwater grab samples and a soil vapor sample are expected to be collected as part of the pre-design task in mid-

March 2017. *In situ* waste characterization samples are expected to be collected to provide an assessment of soil disposal options.

VII. Citizen Participation Plan Actions Taken during the Reporting Period

No CPP actions took place during the reporting period.

VIII. Citizen Participation Plan Actions Planned for the Next Reporting Period

- Placement of RIR/RAWP in the document repository upon NYSDEC direction;
- NYSDEC preparation and distribution of a Fact Sheet announcing the availability of the RIR/RAWP for public review and comment; and
- Commencement of the 45-day Public Comment period of the RIR/RAWP.