

Monthly Progress Report No. 06

Willoughby Conversion Project
1250 Willoughby Avenue, Brooklyn, New York
Block 3210, Lot 16
Brownfield Cleanup Program Site # C224420
Reporting Period: April 2026

1. Introduction

In accordance with the reporting requirements of the 10 July 2025 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of 1250 Willoughby Owner LLC and 1250 Willoughby Manager LLC (the Volunteers), to summarize the work performed at the Willoughby Conversion Project site located at 1250 Willoughby Avenue in Brooklyn, New York (the site) between 1 and 30 April 2026.

The site is identified as Block 3210, Lot 16 on the Brooklyn Borough Tax Map. The site occupies an area of approximately 15,000 square feet (0.34 acres) and contains an asphalt-paved parking lot that is currently vacant and surrounded by buildings and/or chain-link fencing to prevent access by the public. The site is bound by an industrial/manufacturing facility followed by residential and commercial properties to the north; a multi-tenant industrial building to the east; a private residential property followed by a public school (P.S. 123) to the south; and Willoughby Avenue followed by a restaurant supply business to the west. A Brownfield Cleanup Agreement was executed on 10 July 2025, and the New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Work Plan (RIWP) on 3 November 2025. A Site Location Map is provided as Figure 1.

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

Langan revised the draft Remedial Investigation Report (RIR) based on NYSDEC and New York State Department of Health (NYSDOH) comments provided in a letter dated 24 April 2026. The revised RIR will be submitted to NYSDEC during the next reporting period.

The Volunteer continued to prepare design documents for remediation and redevelopment.

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

Langan expects to continue coordinating with the NYSDEC and NYSDOH to address any additional comments to the draft Remedial Investigation Report and the draft Remedial Action Work Plan (RAWP) (submitted to NYSDEC on 6 April 2026).

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

None.

5. Results of Sampling, Testing and Other Relevant Data

None

6. Deliverables Submitted During this Reporting Period

None

7. Information Regarding Percentage of Completion

This BCP project is about 10% 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

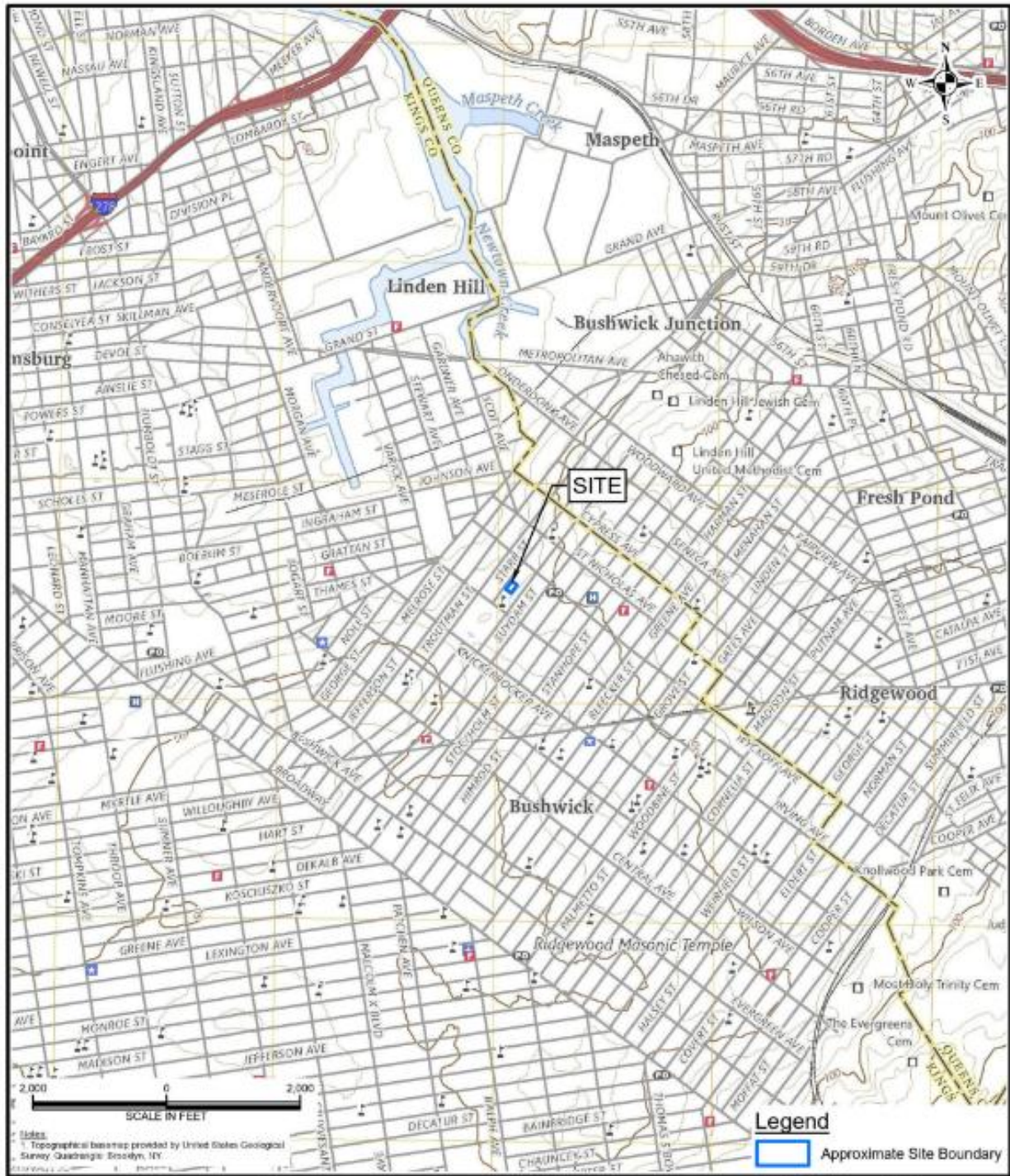
None.

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

None.

11. Miscellaneous Information

Receipt of a Decision Document to commence remediation is anticipated by September 2026.



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 388 Ninth Avenue, 8th Floor New York, NY 10001-2727 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project	Figure Title	Project No.	Figure	
	<p>WILLOUGHBY CONVERSION PROJECT</p>	<p>SITE LOCATION MAP</p>	170794301	<p>1</p>	
			Date		7/11/2025
			Scale		1" = 2,000 feet
BROOKLYN NEW YORK		Drawn By	MG		

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