



Periodic Review Report

HPS Parcel G
NYSDEC BCP #C241226
56-27 2nd Street
Long Island City, New York

April 2, 2026

Prepared for:

GO HPS LLC
GO HPS LIHTC LLC
432 Park Ave South, 2nd Floor
New York, New York 10016

Prepared by:

**Roux Environmental Engineering
and Geology, D.P.C.**
209 Shafter Street
Islandia, New York 11749

Certification

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- The institutional control and engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;
- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the site is compliant with the environmental easement;
- The information presented in this report is accurate and complete; and
- No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Charles McGuckin, of Roux Environmental Engineering and Geology, D.P.C., 209 Shafter St. Islandia, NY 11749, am certifying as GO HPS LLC's Designated Site Representative and I have been authorized and designated by all Site owners to sign this certification for the Site.


Charles McGuckin, P.E.	April 2, 2026	
_____ Name	_____ Date	_____ Signature

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- C. 2026 Site Inspection Checklist
- D. 2026 Photograph Log

Executive Summary

This document is required as an element of the remedial program at the HPS Parcel G Site located at 56-27 2nd Street, Long Island City, New York (hereinafter referred to as the “Site”) under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC). The current owner is South Point Housing Development Fund Corporation (Owner). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index # C241226-11-18, Site Number C241226, which was executed on December 3, 2018. BCA Amendment #1 was executed on July 8, 2020, to transfer the Site ownership from New York City Housing Preservation and Development to South Point Housing Development Fund Corporation. BCA Amendment #2 was executed on October 5, 2020, to add GO HPS LIHTC LLC as a requestor on the BCA. BCA Amendment #3 was executed on November 5, 2020, to document that the Volunteer is eligible for tangible property tax credits.

The Site received a Certificate of Completion certifying a combination Track 2 and Track 4 Restricted Use cleanup of the Site on December 28, 2020. The results of the Remedial Investigation indicated the presence of polycyclic aromatic hydrocarbons (PAHs) and metals in soil above Restricted Residential Use Soil Cleanup Objectives (RRSCOs), several naturally-occurring metals above NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) in groundwater, and VOCs detected in soil vapor. The RI data did not indicate any off-site impacts related to the Site. Remedial activities consisted of excavation of the upper 15 feet of soil in the central portion of the Site for construction of the basement, with limited excavation and a cover system to achieve the Track 4 remedy along the perimeter of two sides of the Site. At the time the Certificate of Completion (COC) was obtained in December 2020, the building foundation was poured and temporary cover was in place around the exterior of the new building. Building construction was ongoing and has been completed.

The Site Management Plan (SMP), dated November 2020, was approved by NYSDEC on December 17, 2020. In accordance with the SMP, annual Site-wide inspections are being completed during the SMP monitoring phase. The reporting period for this Periodic Review Report (PRR) is March 7, 2023 through March 7, 2026. Since the last PRR was submitted, Roux has documented Site-wide inspections in the Annual Inspection Reports submitted to NYSDEC dated March 15, 2024 and May 16, 2025, which was revised and submitted on August 6, 2025. The components included in this PRR demonstrate that the institutional controls are performing as intended, are effective, and are compliant with specifications described in the SMP.

No changes to the monitoring plan are recommended by Roux Environmental Engineering and Geology, D.P.C. (Roux) at this time.

1. Introduction

This Periodic Review Report (PRR) documents post-remediation activities performed at the HPS Parcel G Site located at 56-27 2nd Street, Long Island City New York (hereinafter referred to as the “Site”), shown in Figure 1, from March 7, 2023 through March 7, 2026. GO HPS LLC (Volunteer) entered into Brownfield Cleanup Agreement (BCA) Index # C241226-11-18, Site Number C241226, which was executed on December 3, 2018. BCA Amendment #1 was executed on July 8, 2020, to transfer the Site ownership from New York City Housing Preservation and Development to South Point Housing Development Fund Corporation. BCA Amendment #2 was executed on October 5, 2020, to add GO HPS LIHTC LLC as a requestor on the BCA. BCA Amendment #3 was executed on November 5, 2020, to document that the Volunteer is eligible for tangible property tax credits.

The Site Management Plan (SMP), dated November 2020, was approved by NYSDEC on December 17, 2020. A Site-specific Environmental Easement has been recorded with the City Register of the City of New York (CRFN: 2020092901190004) that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment.

Site Management activities, reporting, and Institutional Control (IC)/ Engineering Control (EC) certification are scheduled on a certification period basis. This certification is based on the submission of a PRR, submitted to the NYSDEC every three years beginning with the 2023 reporting cycle. These PRRs will identify and assess all of the ICs and ECs required by the remedy for the Site, any environmental monitoring data and/or information generated during the reporting period, and a complete Site evaluation that discusses the overall performance and effectiveness of the previous remedy.

2. Site Overview

2.1 Site Description and History

The Site is located in the County of Queens, New York, and is identified as Block 6 and Lot 20 on the New York City Tax Map. The Site is situated on an approximately 0.45-acre area bounded by 2nd Street to the north, public open space and Newtown Creek to the south, public open space to the east, and public open space and the East River to the west (see Figure 1). Historically, the Site was used as a sugar refinery (including large warehouses, a boiler house, and conveyors to Newtown Creek) between 1916 and 1962; a newspaper publishing plant between the mid-1970s to 2003; and used as a parking lot until the last user vacated the premises before the Site was entered into the BCP.

The results of the Remedial Investigation indicated the presence of polycyclic aromatic hydrocarbons (PAHs) and metals in soil above Restricted Residential Use Soil Cleanup Objectives (RRSCOs), several naturally-occurring metals above NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) in groundwater, and VOCs detected in soil vapor. The RI data did not indicate any off-site impacts related to the Site.

2.2 Summary of Remedial Action

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan (RAWP) dated November 22, 2019 and the Decision Document dated November 26, 2020. All remedial work was done with oversight, understanding, and direction from the NYSDEC.

The following are the components of the completed remedy:

1. A remedial design program was implemented to provide details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques were implemented to the extent feasible in the design, implementation, and Site management of the remedy as per DER-31. The major green remediation components are as follows:
 - Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
 - Reducing direct and indirect greenhouse gases and other emissions;
 - Increasing energy efficiency and minimizing use of non-renewable energy;
 - Conserving and efficiently managing resources and materials;
 - Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
 - Maximizing habitat value and creating habitat when possible;
 - Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
 - Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
 - Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, any future on-Site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation and off-Site disposal of on-Site soil/fill exceeding Track 2 RRSCOs to a minimum depth of 15 feet within the Track 2 Remedial Area. The remainder of the Site had limited excavation and a cover system to achieve a Track 4 remedy. A total of approximately 12,045 tons of contaminated soil was removed from the Site.
3. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was brought in to replace the excavated soil and establish the designed grades at the Site.
4. Dewatering at the Site was required to enable excavation and subgrade work. Groundwater from dewatering operations was treated as necessary prior to discharge to the municipal sewer system.
5. An engineered, composite cover system was required to allow for restricted residential use of the Site in the Track 4 areas to prevent exposure to residual contaminated soils. The permanent Site cover is comprised of a concrete building slab and foundation walls and exterior concrete paver covered walkways underlain with a concrete slab and landscaped areas with a minimum of two feet of soil placed over a demarcation layer. Soil cover material, including any fill material brought to the Site, will meet the SCOs for cover material for the use of the Site as set forth in 6 NYCRR Part 375-6.7(d).
6. Imposition of an Institutional Control in the form of an Environmental Easement for the controlled property that:
 - Requires the remedial party of Site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
 - Allows the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
 - Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or New York City Department of Health (NYCDOH); and
 - Requires compliance with a Department-approved Site Management Plan (SMP).
7. A SMP that included an Institutional Control and Engineering Control (IC/EC) Plan that identifies all use restrictions and engineering controls for the Site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls mains in place and effective:
 - Institutional Controls (ICs): The Environmental Easement discussed above.
 - Engineering Controls (ECs): The Cover System discussed above.

This IC/EC Plan includes, but may not be limited to:

- An Excavation Work Plan that details the provisions for management of future excavations in areas of remaining contamination;
- Descriptions of the provisions of the environmental easement including any land use and groundwater restrictions;
- A provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described herein will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable SCOs;
- Provisions for the management and inspection of the identified ECs;
- Maintaining the Site access controls and Department notification; and
- The steps necessary for the periodic reviews and certification of the ICs and ECs.

Substantial remediation was completed between February 2020 and September 2020, with final Site cover placement in early 2022. Over 12,000 tons of non-hazardous soil were removed and disposed during remediation.

2.3 Remedy Performance, Effectiveness, and Protectiveness

The property was remediated to Track 2/Track 4 restricted residential use. As described in the NYSDEC-approved SMP, soil exceeding the RRSCOs, including metals and PAHs, remain onsite.

The remedial elements, including excavation, were expected to improve groundwater and soil vapor quality by reducing or eliminating potential source material. In addition, as part of construction, a waterproofing barrier was installed below the foundation and the along subsurface walls that will also act as a vapor barrier to prevent vapor intrusion. The Site Cover in the Track 4 area is in place and functioning as designed.

3. SMP Requirements and Compliance Monitoring

This section details the Monitoring Plan activities currently implemented to evaluate the performance and effectiveness of the ICs and ECs in reducing or mitigating contamination at the Site.

3.1 Institutional and Engineering Control Plan Compliance

Engineering Controls (ECs) and Institutional Controls (ICs) are required to protect human health and the environment.

3.1.1 Institutional Control Plan Compliance

A series of Institutional Controls are in place to implement, maintain, and monitor the Engineering Control. An Environmental Easement is in place and requires compliance with these Institutional Controls. These Institutional Controls consist of the following:

- The property may be used for restricted residential and commercial use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH) to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Maintenance, inspection, and reporting of any physical component of the remedy shall be performed as defined in this SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 2, and appropriate actions to address exposures must be implemented; and
- Vegetable gardens and farming at the Site are prohibited.

As indicated on the attached certification form (Appendix A), all ICs are in place and effective.

3.1.2 Engineering Control Plan Compliance

The Engineering Control in place for the Site is a composite cover placed over the Site. The permanent cover system is comprised of a combination of concrete building foundation and slab and outdoor areas covered in pavement and hardscaping or exposed soil in planted beds. Where a soil cover is used, it is a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer.

3.2 Inspections

All inspections were conducted at the frequency specified in the schedule provided in the SMP. At a minimum, one comprehensive Site-wide inspection will be conducted annually within each respective reporting period. Details of requirements and completed inspections are provided below. The inspections will determine and document the following:

- Compliance with all ICs, including site usage;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement; and
- If Site records are complete and up to date.

Inspections will also be performed in the event of an emergency. An inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the ICs implemented at the site by a qualified environmental professional, as determined by the NYSDEC.

On March 7, 2024, April 3, 2025, and March 4, 2026, Roux performed the annual Site-wide inspections. The Annual Inspection Reports for 2023 and 2024 are included in Appendix B. The completed Site Inspection Checklist for 2026 is provided in Appendix C. This inspection determined that the building slab, foundation, and landscaped/paved outdoor areas were observed to be performing as designed during the reporting period of the PRR and the ICs continue to be protective of human health and the environment through the end of the reporting period. Photographs taken by Roux during the Site-wide inspection are provided in the Photo Log included in Appendix D.

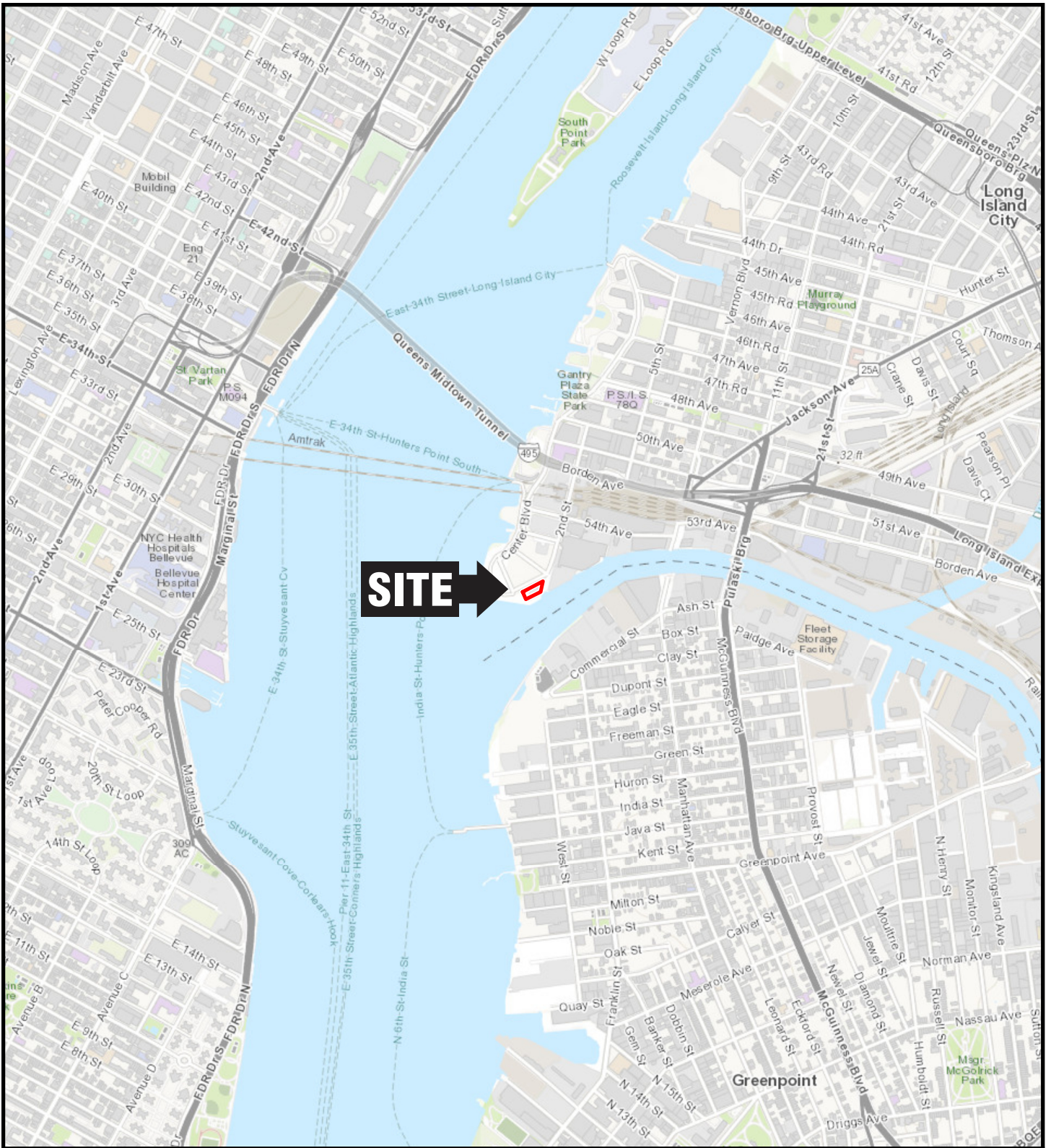
4. Conclusions and Recommendations

The ICs and ECs are performing as designed, are effective, and are compliant with specifications described in the SMP. No changes to the SMP are recommended at this time. Based upon an evaluation of the components of the SMP, the ICs and ECs are continuing to achieve the remedial objectives for the Site. Roux does not recommend any changes to the frequency of the submittal of PRRs at this time.

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

FIGURE

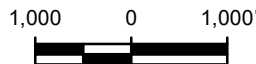
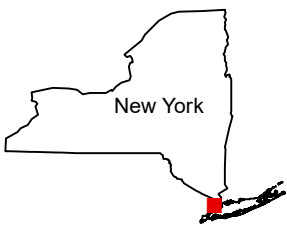
1. Site Location Map



SITE →

V:\GIS\PROJECTS\3084\0001Y145\3084_0001Y145.1.MXD

QUADRANGLE LOCATION



Title:		
SITE LOCATION MAP		
HPS PARCEL G NYSDEC BCP SITE C241226		
Prepared for:		
GO HPS LLC		
Compiled by: E.B.	Date: 06/29/20	FIGURE 1
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: L.C.	Project: 3084.0001Y003	
File: 3084.0001Y145.1.mxd		

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

APPENDICES

- A. IC/EC Certification Form
- B. Annual Inspection Reports for 2024 and 2025
- C. 2026 Site Inspection Checklist
- D. 2023 Photograph Log

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

APPENDIX A

IC/EC Certification Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1		
Site No.	C241226			
Site Name HPS Parcel G				
Site Address: 56-27 2nd Street Zip Code: 11101				
City/Town: Long Island City				
County: Queens				
Site Acreage: 0.450				
Reporting Period: March 07, 2023 to March 07, 2026				
		YES	NO	
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If NO, include handwritten above or on a separate sheet.			
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Box 2		
		YES	NO	
6.	Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7.	Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.				
A Corrective Measures Work Plan must be submitted along with this form to address these issues.				
_____ Signature of Owner, Remedial Party or Designated Representative			_____ Date	

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

 YES NO

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

 YES NO

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C241226

Box 3**Description of Institutional Controls**ParcelOwnerInstitutional Control

6 - 20

South Point Housing Development Fund Cor

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Site Management Plan
IC/EC Plan

- The property may be used for: restricted residential and commercial use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the NYC Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Maintenance, inspection, and reporting of any physical component of the remedy shall be performed as defined in this SMP; and
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

Box 4**Description of Engineering Controls**ParcelEngineering Control

6 - 20

Cover System

Exposure to remaining contamination at the Site is prevented by a cover system placed over the Site. The permanent cover system is comprised of a combination of concrete building foundation and slab and outdoor areas covered in pavement and hardscaping or exposed soil. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. A temporary cover meeting this criteria will be utilized in the outdoor areas during the remainder of building construction at the Site until the area is ready for landscaping installation. The permanent cover system will be in place prior to building occupancy.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. C241226**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Martin Keane at 111 Fifth Avenue, 9th Floor | New York, NY 10003,
print name print business address

am certifying as Agent of owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

3/31/26

Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Charles McGuckin at 209 Shafter Street, Islandia, NY 11749,
print name print business address

am certifying as a Qualified Environmental Professional for the South Point Housing Develop Fund
(Owner or Remedial Party)

Charles McGuckin



4-2-2026

Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp Date

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

APPENDIX B

Annual Inspection Reports for 2024 and 2025

March 15, 2024

Christopher Allan
Project Manager
NYSDEC Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, New York 11101

Re: Annual Inspection Report
HPS Parcel G, Site No. C241226
56-27 2nd Street, Long Island City, New York

Dear Mr. Allan:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of GO HPS LLC and GO HPS LIHTC LLC (collectively referred to as the Volunteer), is submitting this Annual Inspection Report to document the Annual Inspection as required by the Site Management Plan (SMP) for the HPS Parcel G site located at 56-27 2nd Street in Long Island City, New York (Site). This annual inspection period is for the period from March 7, 2023 through March 7, 2024.

On March 7, 2024, Roux performed a Site-wide inspection. The completed Site Inspection Checklist is provided in Attachment 1. This inspection determined that the cover system consisting of the cellar and first floor slab/foundation and outdoor area pavement, hardscaping, and planted beds were observed to be performing as designed during the reporting period and the ICs/ECs continue to be protective of human health and the environment. No corrective actions or changes to the monitoring program are recommended. Photographs taken during the Site-wide inspection are provided in the Photo Log included in Attachment 2.

The ICs and ECs are performing as designed, are effective, and are compliant with specifications described in the SMP. Site inspections will occur annually as described in the SMP, and the next Periodic Review Report will address the reporting period from March 7, 2023 through March 7, 2026.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Brooke Hildebrand
Project Scientist



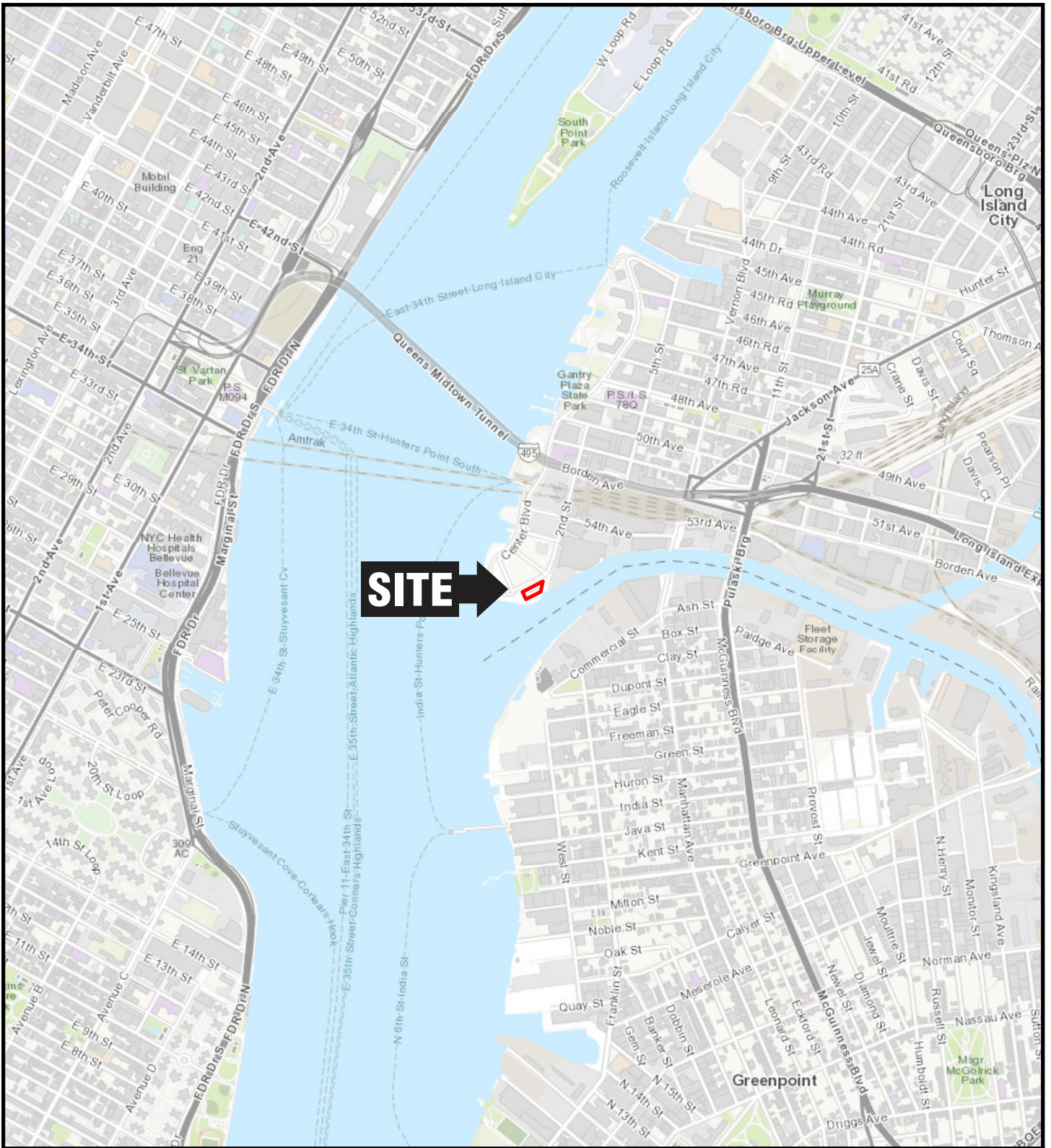
Jessica L. Taylor, P.G.
Principal Hydrogeologist

Attachments

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

FIGURE

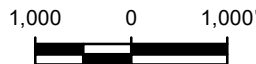
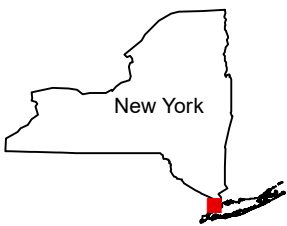
1. Site Location Map



SITE →

V:\GIS\PROJECTS\3084\0001Y145\3084_0001Y145.1.MXD

QUADRANGLE LOCATION



Title:		
SITE LOCATION MAP		
HPS PARCEL G NYSDEC BCP SITE C241226		
Prepared for:		
GO HPS LLC		
ROUX	Compiled by: E.B.	Date: 06/29/20
	Prepared by: M.S.R.	Scale: AS SHOWN
	Project Mgr: L.C.	Project: 3084.0001Y003
	File: 3084.0001Y145.1.mxd	
		1

Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York

ATTACHMENT 1

2024 Site Inspection Checklist

Site Inspection Checklist, HPS Parcel G, Queens, NY

Date: 3/7/2024

Completed By: Christine Mosley

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
Site Cover System				
1 Inspect site cover system for cracks and leaks including concrete and vegetated landscape areas.	X			
2 Check for any leaks on piping, fittings, etc.	X			
Institutional Controls				
1 Confirm that the site usage is in compliance with the institutional controls.	X			
2 Vulnerability Assessment: Any evidence of flooding, erosion, or other elements that could adversely impact the Site?	X			
Site Records				
1 Inspect site records and confirm that they are on-Site and up to date (e.g., Site Management Plan, Site Inspection Checklists, etc.)	X			

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

ATTACHMENT 2

2024 Photograph Log



Photo 1: Residential storage area in basement.

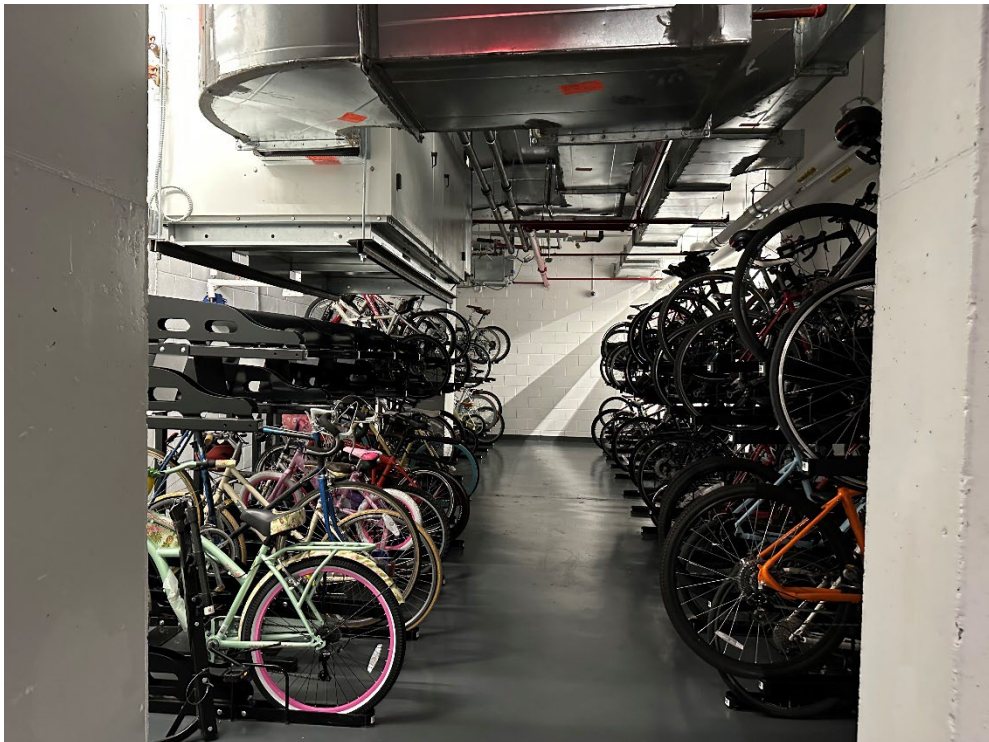


Photo 2: Bike storage with overhead utilities in basement.



Photo 3: Residential recreation room in basement.



Photo 4: Trash compactor room with floor drain located in basement.



Photo 5: Gas room located next to the lobby.



Photo 6: Outdoor patio area with materials for window cleaning.



Photo 7: Outdoor patio area.



Photo 8: View of the concrete retaining wall.

August 6, 2025

Christopher Allan
Project Manager
NYSDEC Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, New York 11101

Re: Annual Inspection Report
HPS Parcel G, Site No. C241226
56-27 2nd Street, Long Island City, New York

Dear Mr. Allan:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of GO HPS LLC and GO HPS LIHTC LLC (collectively referred to as the Volunteer), is submitting this Annual Inspection Report to document the Annual Inspection as required by the Site Management Plan (SMP) for the HPS Parcel G site located at 56-27 2nd Street in Long Island City, New York (Site).

On April 3, 2025, Roux performed a Site-wide inspection. The completed Site Inspection Checklist is provided in Attachment 1. This inspection determined that the cover system consisting of the cellar and first floor slab/foundation and outdoor area pavement, hardscaping, and planted beds were observed to be performing as designed during the reporting period and the ICs/ECs continue to be protective of human health and the environment. No corrective actions or changes to the monitoring program are recommended. Photographs taken during the Site-wide inspection are provided in the Photo Log included in Attachment 2.

The ICs and ECs are performing as designed, are effective, and are compliant with specifications described in the SMP. Site inspections will occur annually as described in the SMP, and the next Periodic Review Report will address the reporting period through March 7, 2026.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Brooke Hildebrand
Project Scientist



Jessica L. Taylor, P.G.
Principal Hydrogeologist

Attachments

Annual Inspection Report
HPS Parcel G
NYSDEC BCP Site No. C241226
56-27 2nd Street, Long Island City, New York

ATTACHMENT 1

2025 Site Inspection Checklist

Site Inspection Checklist, HPS Parcel G, Queens, NY

Date: 4/3/2025

Completed By: Max Tanner

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
<u>Site Cover System</u>				
1 Inspect site cover system for cracks and leaks including concrete and vegetated landscape areas.	✓			
2 Check for any leaks on piping, fittings, etc.	✓			
<u>Institutional Controls</u>				
1 Confirm that the site usage is in compliance with the institutional controls.	✓			
2 Vulnerability Assessment: Any evidence of flooding, erosion, or other elements that could adversely impact the Site?	✓			
<u>Site Records</u>				
1 Inspect site records and confirm that they are on-Site and up to date (e.g., Site Management Plan, Site Inspection Checklists, etc.)	✓			

Annual Inspection Report
HPS Parcel G
NYSDEC BCP Site No. C241226
56-27 2nd Street, Long Island City, New York

ATTACHMENT 2

2025 Photograph Log



Photo 1: View of residential storage area located in the basement.

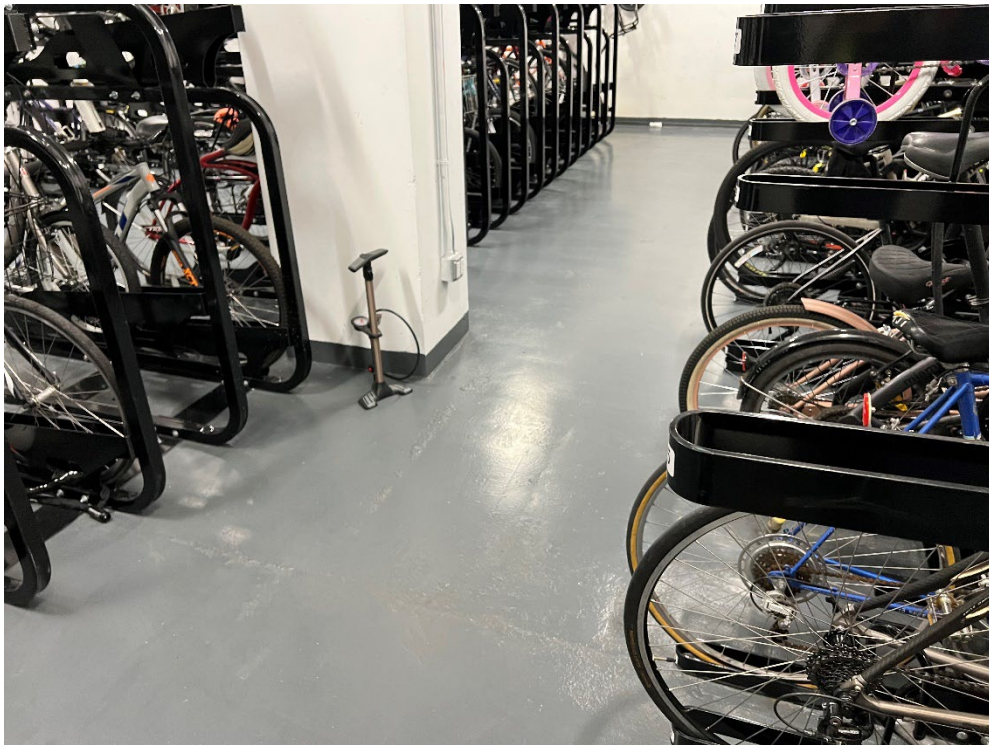


Photo 2: View of bike storage room located in the basement.



Photo 3: View of residential recreation room located in the basement.

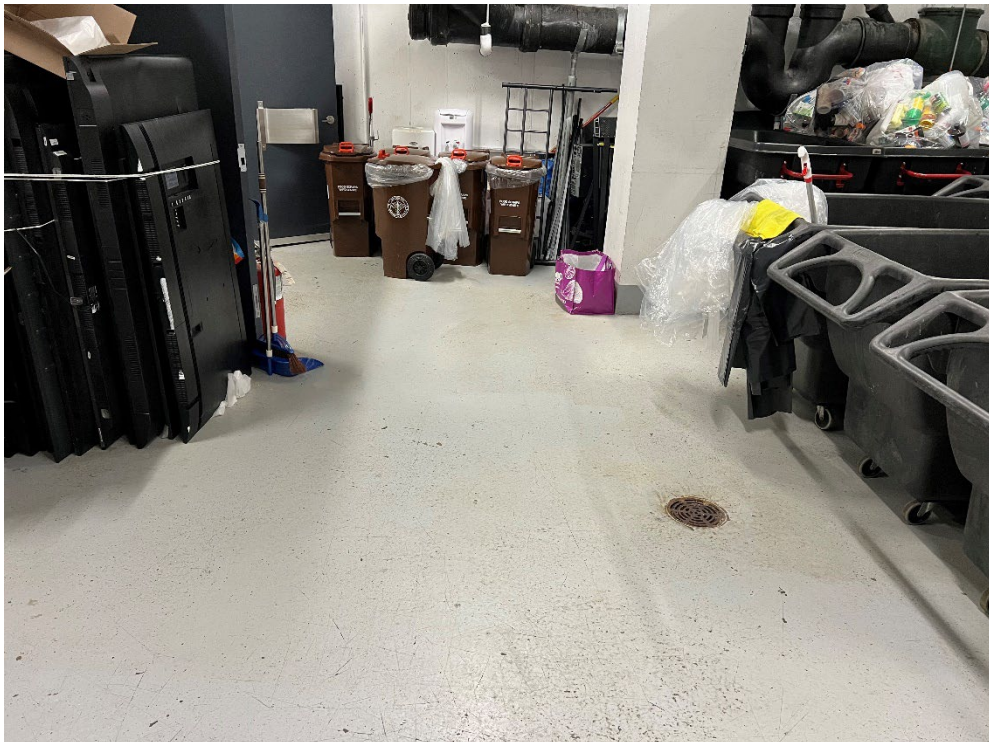


Photo 4: View of trash compactor room with floor drain located in basement.



Photo 5: View of hallway located in the basement.



Photo 6: View of outdoor patio area on the southern side of the building.



Photo 7: View of outdoor patio area on the western side of the building.

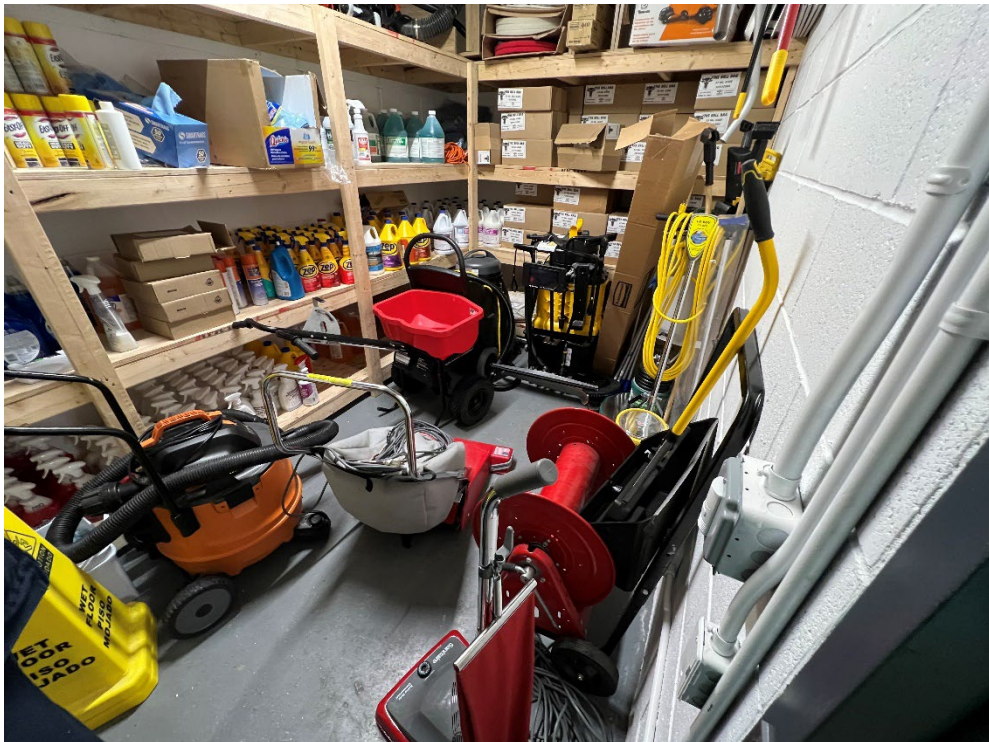


Photo 8: View of supply closet located in the basement of the building.



Photo 9: View of the concrete retaining wall outside of the building.

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

APPENDIX C

2026 Site Inspection Checklist

Site Inspection Checklist, HPS Parcel G, Queens, NY

Date: TJ Jennings

Completed By: 3/4/2026

Description	Status			Actions Taken / Comments
	Ok	Action Req.	N/A	
Site Cover System				
1 Inspect site cover system for cracks and leaks including concrete and vegetated landscape areas.	X			
2 Check for any leaks on piping, fittings, etc.	X			
Institutional Controls				
1 Confirm that the site usage is in compliance with the institutional controls.	X			
2 Vulnerability Assessment: Any evidence of flooding, erosion, or other elements that could adversely impact the Site?	X			
Site Records				
1 Inspect site records and confirm that they are on-Site and up to date (e.g., Site Management Plan, Site Inspection Checklists, etc.)	X			

**Periodic Review Report
HPS Parcel G
NYSDEC BCP Site No. 241226
56-27 2nd Street, Long Island City, New York**

APPENDIX D

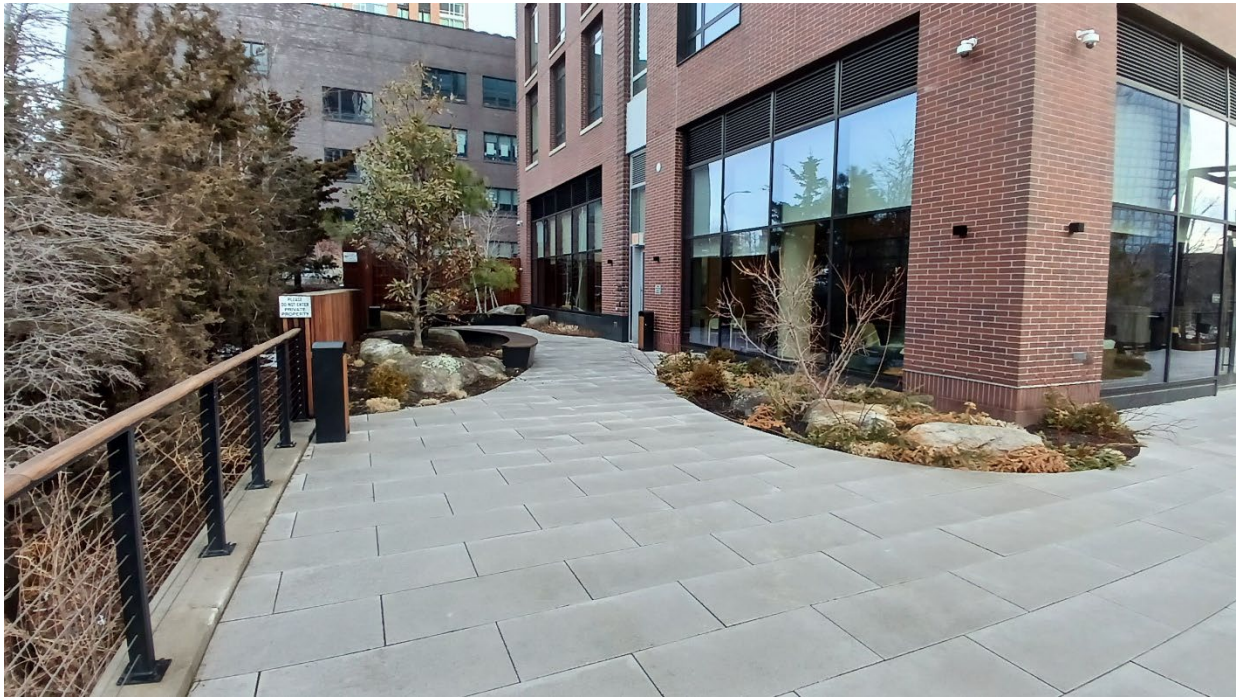
2026 Photograph Log



Photograph 1: View of the building exterior and sidewalk along 2nd Street.



Photograph 2: View of the south outdoor patio area.



Photograph 3: View of the western outdoor patio area.



Photograph 4: View of the southeastern outdoor patio area.



Photograph 5: View from within the bicycle storage room located in the basement.



Photograph 6: View from the retention tank access/building supply storage room located in the basement.



Photograph 7: View within a mechanical room, located in the basement.



Photograph 8: View within a trash compactor room with floor drains, located in the basement.



Photograph 9: View within the basement residential recreation room.



Photograph 10: View of floor drain adjacent to a washing basin station located within the basement pet grooming room.



Photograph 11: View of the concrete retaining wall along the building's southern exterior.