

Progress Report No. 71
Kissena Center Site
Queens, New York 11355
Brownfield Cleanup Program Site No. C241231
Reporting Period: September 2025

1. Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Kimco Kissena Center, LLC (the Participant), in accordance with the June 25, 2019 Brownfield Cleanup Agreement. This monthly progress report summarizes work performed at the Kissena Center Site (the site) for the month of September 2025.

The site is located at 46-15 to 46-31 Kissena Boulevard in the Flushing neighborhood of Queens, New York and is identified as Tax Block 5208, Lot 45 on the Queens Borough Tax Map. The site encompasses an area of about 68,200 square feet (1.57 acres) and is occupied by an approximately 22,520-square-foot one-story shopping center and an asphalt-paved parking lot. Commercial tenants include Gold City Supermarket, Star Laundromat and Cleaners, Ming Xing Gift Shop, and Fay Da Bakery. The site is bordered by residential homes followed by Union Street and Holly Avenue to the north, an asphalt-paved parking lot and residential homes followed by Laburnum Avenue and Union Street to the east, a two-story restaurant followed by Kissena Boulevard to the south, and a two-story commercial building occupied by multiple restaurants followed by Holly Avenue and Kissena Boulevard to the west. A Site Location Map is attached as Figure 1.

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

On September 3, 2025 Langan performed a site visit to document the condition of the cellar. On September 11, 2025 Langan submitted information pertaining to the layout of the cellar, additional field documentation, and proposed resampling locations to NYSDEC for review. On September 16, 2025 NYSDEC requested minor edits for readability. Langan addressed NYSDEC's comments and submitted revised documentation on September 19, 2025.

The Participant coordinated with vendors to implement corrective measures to repair the damaged drain pipe and address the water infiltration occurring in the cellar

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

Langan will coordinate with the Participant and vendors to collect additional sub-slab vapor and indoor air samples during the forthcoming heating season.

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

On September 23, 2025, NYSDEC accepted the proposed sub-slab vapor resampling plan. Sub-slab vapor resampling will be completed during the forthcoming heating season.

5. Results of Sampling, Testing, and Other Relevant Data

None.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is approximately 10% complete.

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

Corrective actions and proposed resampling of sub-slab soil vapor and co-located indoor air will extend the schedule for the Supplemental Investigation. Submission of the Supplemental Investigation Report and revised Remedial Action Work Plan are pending the completion of proposed resampling.

9. Citizen Participation Plan Activities during This Reporting Period

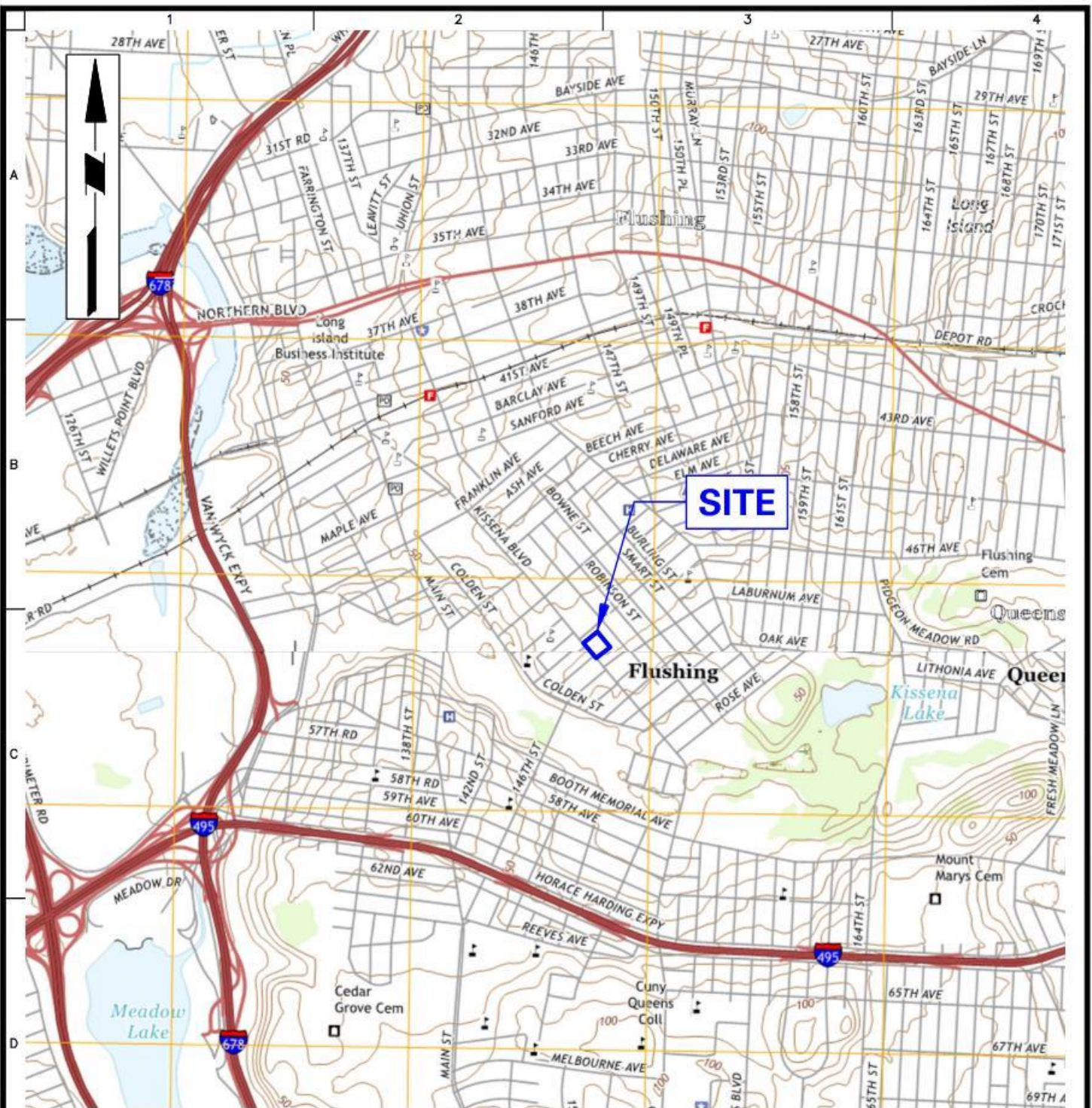
None.

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

None.

11. Miscellaneous Information

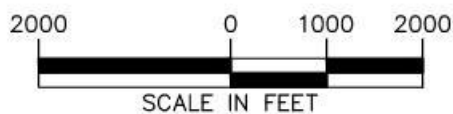
A Change of Use Notification will be submitted to NYSDEC for replacing a section of asphalt parking lot in the northern part of the site.



LEGEND



APPROXIMATE SITE BOUNDARY



NOTE

1. BASEMAP IS REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY 7.5-MINUTE SERIES FLUSHING AND JAMAICA QUADRANGLE MAPS, DATED AUGUST 2016.

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Project

**46-15 TO 46-31
KISSENA BOULEVARD**
BLOCK No. 5208, LOT No. 45

QUEENS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170564601

Date
12/28/2018

Drawn By
NEK

Checked By
ELS

Figure No.

1

Sheet 1 of 1