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November 8, 2023

Ms. Ruth Curley
New York Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016

**Re: Remedial Action Progress Report for October 2023
40th Avenue Dutch Kills Realty
27-09 40th Avenue
Long Island City, Queens, NY 11103
NYDEC Brownfield ID No. C241241
Liberty Project No. 220192**

Dear Ms. Curley:

In accordance with Article XI - Progress Reports of the Brownfield Cleanup Agreement ("BCA") for the above-referenced site, Liberty Environmental has prepared this progress report on behalf of 40th Ave Dutch Kills Realty LLC ("Volunteer") to summarize the work performed at the site between October 1 and October 31, 2023.

Background

The Volunteer entered into a BCA with the NYSDEC on April 14, 2020, to investigate and remediate the approximately 0.4-acre site (Block 397, Lots 33, 35, and 39). Following a Remedial Investigation Report ("RIR") by Athenica Environmental Services, Inc., dated August 2019, a supplemental remediation investigation ("SRI") was developed by Laurel Environmental Geosciences, DPC, to address the data gaps in the Remedial Investigation. The NYSDEC approved the SRI report on June 17, 2020. To address the contamination at the Site, a remedial action work plan ("RAWP") was developed by The Chazen Companies and approved by the NYSDEC on May 26, 2021. A Remedial Action Work Plan Addendum and Remedial Design Report was submitted to NYSDEC on March 13, 2023. The report was revised and resubmitted to NYSDEC on August 3, 2023.

Work Conducted During This Period

Work completed during this period included the following:

1. Revisions to Remedial Design Report and NYSDEC approval.
2. Field confirmation of well locations and depths.
3. Began preparation of Site Management Plan.

Future Implementation of the RAWP

Work planned during the upcoming reporting periods includes the following:

October 2023

1. Installation of monitoring wells MW-106R, MW-109R, and MW-108R, and injection well ISCO-5
2. Completion of the Site Management Plan

November 2023

1. Installation of vapor pins
2. Groundwater sampling
3. ISCO injections

December 2023

1. PRB, SVE system, and SSDS installation.
2. Soil vapor sampling

Results of Sampling, Testing, or Other Relevant Data

No testing was performed during this reporting period.

Deliverables Submitted During this Reporting Period

No deliverables were submitted during this reporting period.

Percentage of RAWP Implemented

1. Soil Removal: 100% complete.
2. Sub-Slab Depressurization System: 50% complete (sub-slab piping).
3. Soil Vapor Extraction System: 50% complete (wells and sub-slab piping).
4. Groundwater Treatment: 10% complete (ISCO injection wells).

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

None during this period.

Community Participation (CP) Plan Activities During This Reporting Period

None during this period.

Should you have any further questions regarding this submittal, please feel free to call or e-mail me.



Sincerely,
Liberty Environmental

A handwritten signature in blue ink, appearing to read "J.P. Cinelli", is written over the printed name.

James P. Cinelli, P.E., P.G.
Principal

cc: Ted Firetog, Esq.
Gus Vorillas
Tony Raouf
Sydney Sobol-NYSDEC
Daniel Tucholski-NYSDOH