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March 11, 2024

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

**Re: Remedial Action Progress Report for February 2024
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 February 1 and 29, 2024.

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. Completed ISCO injection event. From February 19 through 26, 2024, Liberty performed ISCO injections at 10 injection well locations (ISCO-1, ISCO-2, ISCO-3, ISCO-4, ISCO-5R, ISCO-6, ISCO-7, ISCO-8, ISCO-9, and ISCO-10). A total of 32,500 pounds of 25% NaOH and 16,000 pounds of Klozur SP were used in the injections. At each ISCO location, water was blended with the products prior to injection, as prescribed in the Remedial Action Work Plan. No difficulties were encountered during the injection process.

2. HVAC system installation was completed in the building's sub-cellar, allowing soil vapor sampling to proceed.

Future Implementation of the RAWP

Work planned during the upcoming reporting periods includes the following:

March 2024

1. Groundwater sampling from MW-110R
2. Soil vapor sampling

April 2024

1. PRB installation
2. Complete SVE system and SSDS installations.

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: 50% complete (ISCO injections).

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



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

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