

Monthly Progress Report No. 04
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: May 2021

1. Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Allied Rossville LLC and in accordance with the 10 August 2020 Brownfield Cleanup Agreement (BCA). This monthly progress report summarizes work performed at 990-1026 Rossville Avenue (the "Site") for the month of May 2021.

The ±66,700-square-foot site is located at 990-1026 Rossville Avenue in Staten Island, New York and is identified as Block 7054, Lot 518 on the New York City Tax Map. The Site is bound to the north by three two-story residential buildings, to the east by Rossville Avenue followed by a two-story mixed-use residential/ commercial building and a two-story residential building, to the south by Grafe Street followed by three two-story townhouse buildings associated with the Woodbrooke Estates residential community, and to the west by asphalt-paved tennis courts that are part of the Woodbrooke Estates residential community. The Site consists of a one-story shopping center that was constructed in 1990 and is currently occupied by a dry cleaner, liquor store, beauty salon, karate studio, ice cream parlor, grocery store, restaurant, bagel shop, laundromat, pizzeria, and a vacant former restaurant. A site location map is attached as Figure 1.

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

Langan and the sub-slab depressurization system (SSDS) contractor continued SSDS installation activities as part of the January 2021 Interim Remedial Measures Work Plan (IRMWP) implementation. After completing the majority of the interior work, Langan and the SSDS contractor temporarily demobilized from the site on 28 May 2021 with plans to return and complete SSDS installation activities on the rooftop once a permit for rooftop work with the New York City Department of Buildings is pulled.

The 30-day public comment period for the Remedial Investigation Work Plan (RIWP) ended on 8 May 2021 and the RIWP was approved on 13 May 2021.

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

Langan and the SSDS installation contractor will remobilize to the site to continue implementing the NYSDEC-approved IRMWP. Completion of SSDS installation activities is anticipated in August.

The RIWP was approved on 13 May 2021. Langan will coordinate and schedule with the subcontractors required to implement the NYSDEC-approved RIWP, and Allied Rossville LLC will coordinate with the neighboring properties to obtain access for the off-site investigation scope. At this time, it is anticipated that the RI will commence in August.

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

The BCP project is about 25% complete.

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

None

9. Citizen Participation Plan Activities during This Reporting Period

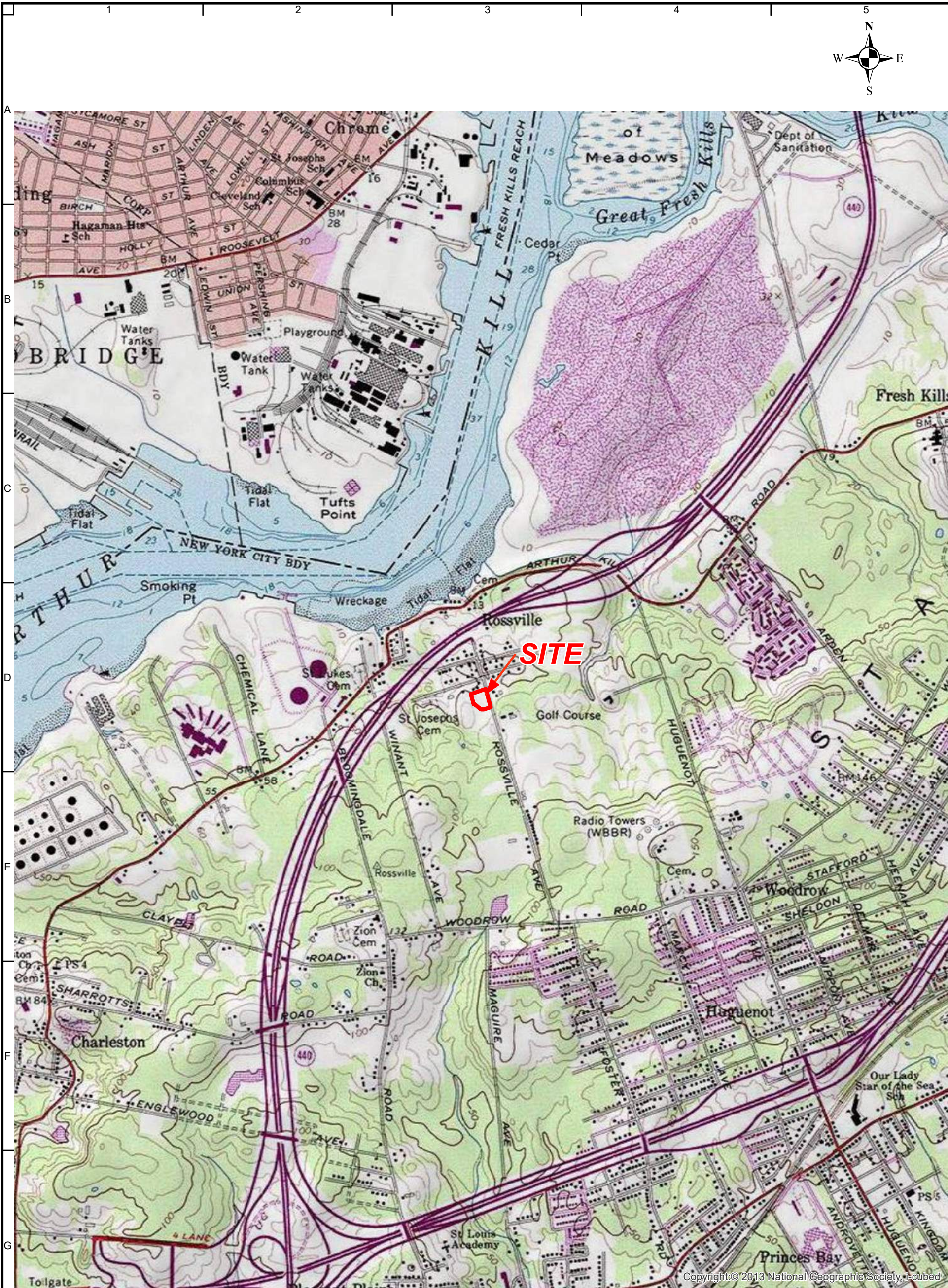
The 30-day public comment period for the RIWP ended on 8 May 2021.

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

None

11. Miscellaneous Information

None



Notes:
1. USGS Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS Online.
2. Parcel information from MapPLUTO 18v2 copyrighted by the New York City Department of Planning, last updated 2018.



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| <div><div><div>LANGAN</div><div>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</div></div><div><div>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div></div> <td colspan="2">Project</td> <td colspan="2">Drawing Title</td> <td colspan="2">Project No.</td> <td rowspan="5">Figure</td> | Project | | Drawing Title | | Project No. | | Figure |
| | 990-1026 | | USGS SITE | | 100849501 | | |
| | ROSSVILLE AVENUE | | LOCATION MAP | | Date 2/25/2020 | | |
| | BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND | | | | Scale 1" = 2,000' | | |
| | RICHMOND COUNTY | | NEW YORK | | Drawn By KMB | | |