

**Monthly Progress Report**  
The Beacon  
413 East 120th Street  
New York, New York  
Brownfield Cleanup Program Site #: C231155  
Reporting Period: December 2025

**1. Introduction**

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report to summarize the work performed at The Beacon (site) during December 2025.

The approximately 35,000-square-foot (0.80-acre) site is located at 413 East 120th Street in the East Harlem neighborhood of Manhattan, New York and is identified as Tax Block 1808, Lot 8 on the Manhattan Borough Tax Map. The site is developed with a 6-story former school building used for offices and community services, and an asphalt parking lot. The building has an area of about 18,300 square feet and has a full cellar.

**2. Investigation or Remedial Actions Relative to the Site during This Reporting Period**

Langan awaited comments from the New York State Department of Environmental Conservation (NYSDEC) on the draft Remedial Investigation Report (RIR).

Langan submitted the draft RAWP to NYSDEC on January 12, 2026.

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

Langan will await comments from the NYSDEC on the draft RIR and RAWP.

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

None.

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

No additional sampling has been completed since the RIR (discussed under item 2).

**6. Deliverables Submitted During This Reporting Period**

None.

**7. Information Regarding Percentage of Completion**

The BCP project is approximately 20% complete.

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

None.

**9. Citizen Participation (CP) Plan Activities during This Reporting Period**

None.

**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

None.

**11. Miscellaneous Information**

None.