

**Monthly Progress Report**  
The Beacon  
413 East 120th Street  
New York, New York  
Brownfield Cleanup Program Site #: C231155  
Reporting Period: May 2026

**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 May 2026.

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), which was submitted on October 9, 2025, and the draft Remedial Action Work Plan (RAWP), which was submitted on January 12, 2026. Although review comments have not been issued, NYSDEC has committed to RAWP approval and Decision Document issuance in the Fall of 2026 to satisfy a Housing Preservation and Development (HPD) HPD loan requirement.

Langan performed in-situ waste characterization soil sampling between May 4 and 11, 2026. The Community Air Monitoring Plan (CAMP) was implemented during sampling; no exceedances were reported.

**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 and submit the Waste Characterization Report to NYSDEC for record.

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

None.

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

Sampling results from the waste characterization soil sampling will be presented in a forthcoming Waste Characterization Report.

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

None.

**7. Information Regarding Percentage of Completion**

The BCP project is approximately 22% 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.