

**Monthly Progress Report No. 101**  
ABC Block 25  
4-40 44<sup>th</sup> Drive  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241173  
Reporting Period: March 2026

**1. Introduction**

In accordance with Article XI – Progress Reports of the 03 February 2016 Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report (MPR) on behalf of PLAX B25, LLC (Participant) to summarize the work performed at 4-40 44<sup>th</sup> Drive, Long Island City, New York (the site) during March 2026.

The site (Block 25, Lot 15) is in the Long Island City neighborhood of Queens, New York and consists of an irregularly-shaped, 202,500-square-foot ( $\pm$ 4.65-acre) lot. The site is located on the city block bordered by 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue to the north, 5<sup>th</sup> Street and Vernon Boulevard on the east, Anable Basin to the south, and the East River to the west. The site is currently occupied by single- and multi-story industrial- and manufacturing-zoned buildings and a parking lot. Elevations at the site range from elevation (el.) 9 North American Vertical Datum of 1988 (NAVD88) in the northeast part of the site near 45<sup>th</sup> Avenue to about el. 6.5 in the southern and western part of the site near the East River and Anable Basin.

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

None.

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

Langan and the Participant await comments from the NYSDEC and NYSDOH on the Pilot Study II Results Memo for the adjoining ABC Block 26 BCP Site (Site No. C241174) submitted on January 8, 2026. The results of the pilot study will inform the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) for this site.

**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**

Site remediation is about 20 percent complete.

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

None.

**9. Community 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.