Monthly Progress Report No. 106
ABC Block 25
4-40 44th Drive
Long Island City, New York
Brownfield Cleanup Program Site #: C241173
Reporting Period: August 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 44th Drive, Long Island City, New York (the site) during August 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 (±4.65-acre) lot. The site is located on the city block bordered by 44th Drive and 45th Avenue to the north, 5th Street and Vernon Boulevard to 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 45th Avenue to about el. 6.5 in the southern and western parts 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 NYSDEC and NYSDOH on the ABC Block 25 Interim Remedial Measures Work Plan (IRMWP).

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.

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.