

Monthly Progress Report No. 51

ABC Block 26
5-25 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241174
Reporting Period: January 2022

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 on behalf of PLAX B26, LLC (Participant) to summarize the work performed at 5-25 46th Avenue, Long Island City, New York (the site) during January 2022.

The site (Block 26, Lots 17 and 21) is located in the Long Island City neighborhood of Queens, New York and encompasses an area of about 92,940 square-feet (\pm 2.13-acre) lot. The site is located on the city block bordered by Anable Basin to the north, Vernon Boulevard on the east, 46th Avenue to the south, and 5th Street to the west. The site is currently occupied by single- and multi-story manufacturing and residential buildings and a parking lot. Elevations at the site range from elevation (el.) 9 feet in the southeast part of the site near 46th Avenue to about el. 5.5 feet in the northwest part of the site near Anable Basin. All elevations presented herein are measured in feet and referenced to the North American Vertical Datum of 1988 (NAVD88). A site location map is attached to this progress report as Figure 1.

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

On January 21, 2022 Langan, on behalf of the Participant, and the New York State Department of Environmental Conservation (NYSDEC) held a virtual meeting to discuss groundwater sampling results and findings generated by the implementation of Supplemental Remedial Investigation Work Plan (SRIWP) No. 3 and to scope the remedy for ABC Block 26.

Langan continued updating the draft Remedial investigation Report (RIR) to include groundwater sampling results from Supplemental Remedial Investigation (SRI) No. 3.

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

Langan will continue updating the draft RIR with groundwater sampling results and findings from SRI No. 3 and the updated, draft RIR may be submitted to NYSDEC for review.

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

Based on groundwater sampling results from SRI No. 3 and the outcome of the meeting with the NYSDEC on January 21, 2022, the remainder of the Remediation Pilot Test Study will not be implemented as its stated objectives are no longer applicable given current groundwater conditions.

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

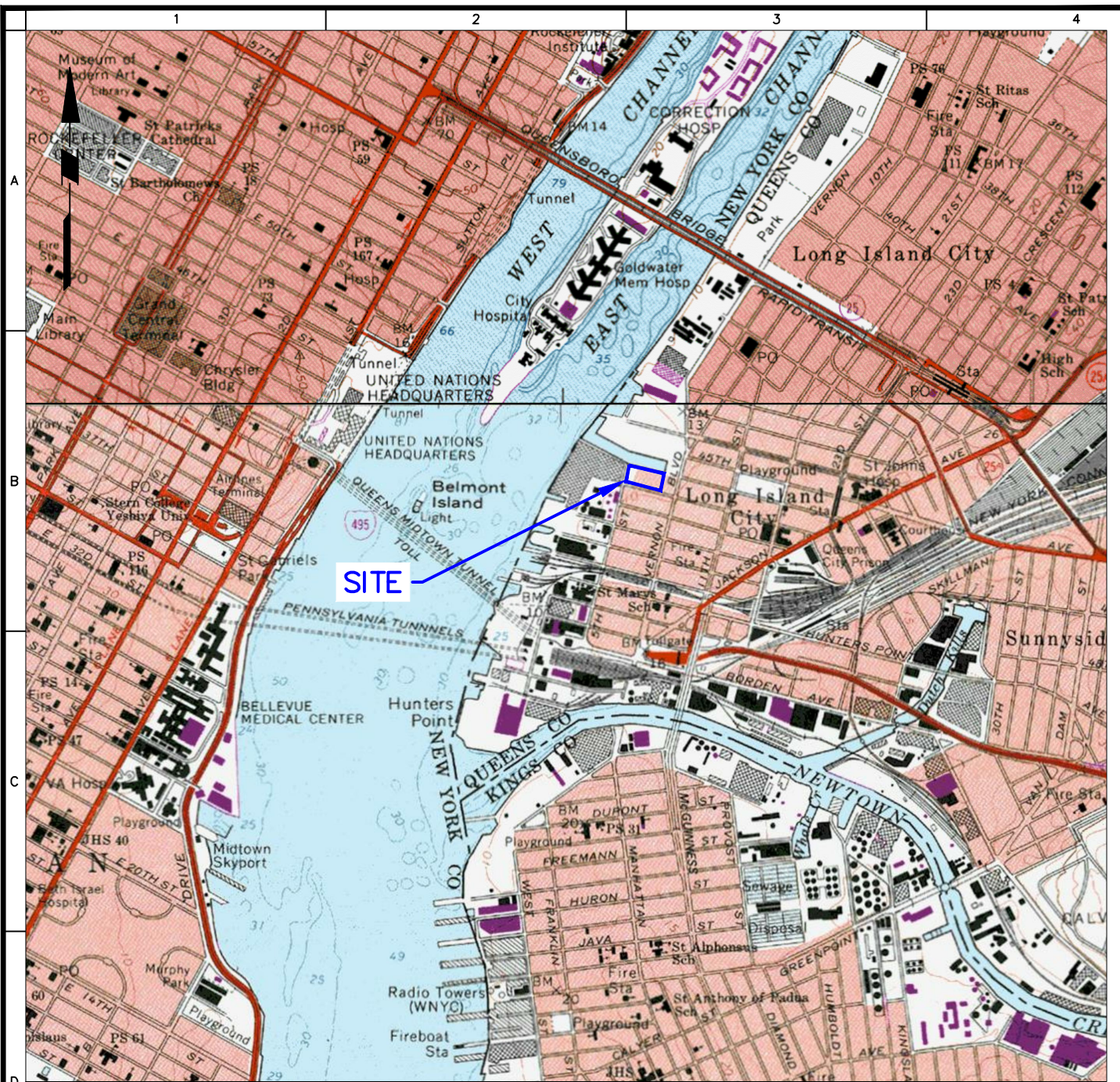
None.

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

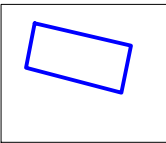
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAP, BROOKLYN (1967) AND CENTRAL PARK (1966)

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| <p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langon CT, Inc. Langon International LLC Collectively known as Langan</p> | Project | Figure Title | Project No. | 1 |
| | ABC - BLOCK 26 | SITE LOCATION MAP | 170340203 | |
| | BLOCK No. 26, LOT Nos. 17 and 21 LONG ISLAND CITY | | Date 4/12/2016 | |
| | QUEENS NEW YORK | | Scale NTS | |
| | | | Drawn By JL | |
| | Submission Date | | | |