

**Monthly Progress Report No. 98**  
ABC Block 26  
5-25 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241174  
Reporting Period: December 2025

**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 December 2025.

The site (Block 26, Lots 17 and 21) is 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, 46<sup>th</sup> Avenue to the south, and 5<sup>th</sup> Street to the west. The site is currently occupied by 1-story manufacturing-zoned building and a parking lot. Elevations at the site range from elevation (el.) 9 North American Vertical Datum of 1988 (NAVD88) in the southeast part of the site near 46<sup>th</sup> Avenue to about el. 5.5 in the northwest part of the site near 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 will submit a Pilot Study II Results Memo that summarizes the findings of Pilot Study II. The results of Pilot Study II will refine the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) to be submitted for the site.

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

None.

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

Validated indoor air and ambient air sampling results from the Pilot Study II were submitted to the NYSDEC as an electronic data deliverable (EDD) on December 3, 2025. Tabulated results will be included in the Pilot Study II Results Memo and submitted during the next reporting period.

**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.