Monthly Progress Report No. 104
ABC Block 26
5-25 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241174
Reporting Period: June 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 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 June 2026.

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 (±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 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 46th 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

Langan and the Participant received approval of the Pilot Study II Results Memo on April 15, 2026 from the NYSDEC and NYSDOH. As part of the Pilot Study II Results Memo approval letter, the NYSDEC requested that a draft Interim Remedial Measure Work Plan (IRMWP) be submitted for the ABC Block 26 site within 60 days of the date when the Pilot Study II Results Memo was approved.

Langan, on behalf of the Participant, submitted aa draft IRMWP to the NYSDEC and NYSDOH on June 22, 2026 after receiving an extension granted by the NYSDEC.

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

None.

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

A draft IRWMP was submitted to the NYSDEC and NYSDOH on June 22, 2026.

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.