

Monthly Progress Report No. 98
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
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 (MPR) on behalf of PLAX B27, LLC (Participant) to summarize the work performed at 5-46 46th Avenue, Long Island City, New York (the site) during December 2025.

The site (Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37) is in the Long Island City neighborhood of Queens, New York and encompasses an area of about 105,150 square-feet (± 2.42 -acre) lot. The site is located on the city block bordered by 46th Avenue to the north, Vernon Boulevard on the east, 46th Road to the south, and 5th Street to the west. The site is currently occupied by single- and multi-story residential, manufacturing, and industrial-zoned buildings. Elevations at the site range from elevation (el.) 7 North American Vertical Datum of 1988 (NAVD88) in the northwest part of the site near 5th Street to about el. 10 feet in the southeast part of the site near Vernon Boulevard.

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

The participant repaired the cracks in the slab at Lot 17 found during the biannual composite cover system inspection.

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 completed at the ABC Block 26 site. The results of Pilot Study II at the ABC Block 26 BCP site will refine the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) to be submitted for the ABC Block 27 BCP site.

Langan will perform the heating season sub-slab vapor/indoor air sampling and soil vapor intrusion monitoring event on Lots 4 and 17.

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 25 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

The Participant, along with Langan and counsel, met with the NYSDEC on October 8, 2025 to introduce the plan to bifurcate ABC Block 27 site to facilitate the construction of a new school on Lot 37 and portions of Lot 5. NYSDEC advised the Participant to submit a major BCA amendment application using the minor amendment form with a cover letter describing the requested bifurcation, which would remove the proposed school site from the existing ABC Block 27 site and create a new BCP site for the school site.

The Participant with support from Langan and counsel has begun preparing the BCA amendment application and will submit it during the next reporting period.