Monthly Progress Report No. 107
ABC Block 27
5-17 46th Road
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: September 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 B27, LLC (Participant) to summarize the work performed at 5-17 46th Road, Long Island City, New York (the site) during September 2026.

Langan submitted an Application to Amend the Brownfield Cleanup Agreement (BCA) (BCA Amendment) to facilitate the construction of a new school on parts of Lot 5 and Lot 37. The BCA Amendment Application was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on February 9, 2026. The proposed amendment would remove the proposed school site from the existing ABC Block 27 site and create a new BCP site, "BL27 SCA Parcel" (Site No. C241175B), for the school site. Langan received a Letter of Completeness for the BCA Amendment Application for the BL27 SCA Parcel on April 28, 2026. The 30-day public comment period on the BCA Amendment Application for the BL27 SCA Parcel began on May 6, 2026, and concluded on June 5, 2026.

The reduced-size BCP site occupies a total area of about 75,150 square feet (±1.725 acres) and is identified as Block 27, Lots 2, 4, 15, 17, 23, 25, and parts of Lots 5 and 37 on the Queens County Tax Map. The reduced-size Block 27 BCP site is located on the city block bounded by 46th Avenue to the north, the new proposed BCP site C241175B on the remaining parts of Lots 5 and 37 and Vernon Boulevard to the east, 46th Road to the south, and 5th Street to the west. Elevations at the site range from elevation (el.) 7 feet North American Vertical Datum of 1988 (NAVD88) in the northwestern part of the site near 5th Street to about el. 10 feet in the southeastern part of the site near Vernon Boulevard.

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

Langan and the Participant received and addressed questions from NYSDEC and NYSDOH on the ABC Block 27 Interim Remedial Measures Work Plan (IRMWP).

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 27 IRMWP. Langan and the Participant await the amended BCA for the reduced site for review and signature.

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 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

None.