Monthly Progress Report No. 4
BL27 SCA Parcel
5-45 46th Road
Long Island City, New York
Brownfield Cleanup Program Site #: C241175B
Reporting Period: September 2026

1. Introduction

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 the proposed new BCP site (BL27 SCA Parcel) located at 5-45 46th Road, Long Island City, New York (the site) during September 2026.

The proposed site (Block 27, parts of Lot 5 and 37) is in the Long Island City neighborhood of Queens, New York and encompasses an area of about 30,000 square-feet (±0.68871-acre) lot. The proposed BCP site is bounded by 46th Avenue to the north, a 7-story residential building with a ground floor pre-school (Lot 46), one 2-story residential building (Lot 3), and a vacant lot and a 2-story residential building (Block 27, Lots 2 and 4 [BCP Site No C241175]) to the east; 46th Road to the south; and 3-story warehouse building (Block 27, p/o Lots 5 and 37 [BCP Site No C241175]) to the west. Elevations at the site range from elevation (el.) 11 North American Vertical Datum of 1988 (NAVD88) in the southeastern part of the site near 46th Road to about el. 9 feet in the northwestern part of the site at 46th Avenue.

Langan submitted an Application to Amend the Brownfield Cleanup Agreement (BCA) (BCA Amendment) for the ABC Block 27 Site (Site # C241175B) to facilitate the construction of a new school. 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.

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

Langan and the Participant received a Brownfield Cleanup Program Acceptance Package containing the draft Brownfield Cleanup Agreement (BCA) for the BL27 SCA Parcel on September 22, 2026. The Participant through its attorney informed the NYSDEC of discrepancies in the draft BCA related to the site address and its exhibits.

Langan, on behalf of the Participant, submitted a draft Remedial Action Work Plan (RAWP) Factsheet to the NYSDEC on September 18, 2026.

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

Langan and the Participant anticipate that the BCA will be executed during the next reporting period. Langan and the Participant await comments from the NYSDEC and NYSDOH on the RDI Report and RAWP.

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

Langan, on behalf of the Participant, submitted a draft RAWP Factsheet to the NYSDEC on September 18, 2026.

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

Langan submitted a draft RAWP factsheet to the NYSDEC as part of the public comment process.

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

None.

11. Miscellaneous Information

None.