Monthly Progress Report No. 5
BL27 SCA Parcel
5-45 46th Road
Long Island City, New York
Brownfield Cleanup Program Site #: C241175B
Reporting Period: October 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 Brownfield Cleanup Program (BCP) site (BL27 SCA Parcel) located at 5-45 46th Road, Long Island City, New York (the site) during October 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 will 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.

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 BCA for the BL27 SCA Parcel (following technical corrections to a prior version) on October 8, 2026. The Participant signed the BCA and submitted it to NYSDEC on October 27, 2026.

A project call was held with Langan, the Participant, NYCSCA, NYSDEC and NYSDOH on October 5, 2026 to discuss the draft RDI Report, draft RAWP, and other general BCP matters, including the BCA, Citizen Participation Plan (CP Plan), RAWP Factsheet, and project schedule. The NYSDEC conveyed three primary comments on the draft RAWP to Langan and the Participant.

On October 6, 2026, the NYSDEC via email asked Langan and the Participant whether observed petroleum impacts in groundwater and soil beneath the southern sidewalk of 46th Avenue could have come from the closed-in-place underground storage tank (UST) in the northern part of the

BL27 SCA Parcel site. Langan responded to the NYSDEC via email using reports provided by the NYSDEC for BCP Site C231108A. On October 20, 2026, the NYSDEC via email agreed with Langan's conclusion that these off-site impacts did not originate from the BL27 SCA Parcel site.

On October 26, 2026, Langan, on behalf of the Participant, submitted to the NYSDEC responses to the preliminary comments on the draft Remedial Action Work Plan (RAWP) received from the NYSDEC during the project call on October 5, 2026.

Langan also began preparing the CP Plan.

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

Langan and the Participant anticipate that the BCA will be executed by NYSDEC during the next reporting period. Langan and the Participant await comments from NYSDEC and NYSDOH on the Remedial Design Investigation (RDI) Report, RAWP, and RAWP Factsheet.

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

The deliverables submitted during the reporting period include the Participant-signed BCA and responses to the preliminary comments on the draft RAWP received from NYSDEC.

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:

Langan anticipates submitting a draft CP Plan and a revised RAWP factsheet to NYSDEC. If approved, Langan will place a copy of the draft RAWP and CP Plan in the document repositories.

11. Miscellaneous Information

None.