ROUX

September 23, 2026

Ms. Haala Al-Hadithy
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, New York 11101

Re: Supplemental Site Characterization Summary Letter Report
48-55 36th Street, Long Island City, New York (Site # 241287)

Dear Ms. Al-Hadithy:

Roux Environmental Engineering and Geology, D.P.C. (Roux) has prepared this Supplemental Site Characterization Summary Letter Report (Letter Report) on behalf of SPG 48-55 36th St LLC (SPG) for the property located at 48-55 36th Street, Long Island City, New York (Site). A Site location map is provided as Figure 1. All activities described in this Letter Report were completed in accordance with the Supplemental Site Characterization Letter Work Plan (SSCWP) dated August 3, 2026, which was approved by the New York State Department of Environmental Conservation (NYSDEC) on August 4, 2026. The purpose of the SSCWP was to vertically delineate sub-surface chlorinated volatile organic compound (CVOC) impacts to soil vapor within the vadose zone (the unsaturated zone above groundwater) beneath the Site using membrane interface probe (MIP) technology. MIP is a semi-quantitative screening tool that provides a continuous vertical profile of elevated levels of volatile organic compounds (VOCs) including CVOCs in the subsurface. The MIP is driven into the ground using the direct-push drilling method. MIP utilizes a semi-permeable polymer membrane mounted on a heated block. As the MIP equipment is advanced, subsurface VOCs (such as tetrachloroethene [PCE]) volatilize and diffuse across the heated membrane. An inert carrier gas (such as nitrogen) sweeps the compounds behind the membrane and transports them back to the surface, where a series of gas-phase detectors (e.g., photo-ionization detector [PID], flame-ionization detector [FID], and halogen specific detector [XSD]) identify and measure the relative concentrations of the contaminants in real time. Although all three technologies can detect CVOCs, XSD has a lower detection limit, while PID and FID can also detect aromatic hydrocarbons and methane (FID only). The MIP tooling also included an electrical conductivity (EC) detector, which means the electrical conductivity of the surrounding soils as the tool is pushed through the subsurface. This provides a continuous lithology log that helps identify soil types. The SSCWP investigation included the installation of five (5) MIP soil borings throughout the Site.

SPG entered into an Order on Consent and Administrative Settlement on May 1, 2025, effective May 11, 2025, Index No. R2-20241210-383: Site # 241287, with the NYSDEC to complete remedial work at the Site. The Site is not currently listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State and is instead identified as a “P” or potential site.

3535.0009Y111/LR

BACKGROUND

As described in the SSCWP, based on previous environmental activities completed at the Site by others and Roux, elevated concentrations of CVOCs were detected in sub-slab soil vapor and in soil (in only one soil boring location at SB-7) at the Site, which require remediation and mitigation through the design and installation of vapor remediation and mitigation systems, such as a SVES and SSDS. During previous investigations, CVOCs were not detected in any of the indoor air samples collected at the Site and the elevated CVOC, specifically PCE, detected in soil was only detected in one soil sample collected at soil boring SB-7 from the 6-7.5 feet below land surface (ft bls) interval. Additionally, CVOCs were not detected in groundwater exceeding applicable NYSDEC standards during previous investigation completed by Roux. As part of the initial Site Characterization Scope of Work completed by Roux, to address impacts to sub-slab soil vapor and one soil location, a SVES and SSDS pilot test (SVES/SSDS Pilot Test) was executed at the Site to determine the potential radius of influence (ROI) for a SVES extraction point and SSDS suction points. The full-scale SVES/SSDS design, which was based on the results collected during the SVES/SSDS Pilot Test, was included in the Site Characterization Summary Letter Report and Interim Remedial Measure Work Plan (SCSR IRMWP) dated September 1, 2026, and approved by the NYSDEC on September 15, 2026.

During implementation of the SSCWP, daily reports were provided to the NYSDEC and New York State Department of Health (NYSDOH) documenting the field activities. Daily Reports are included as Attachment 1.

Additionally, Supplemental Site Characterization activities were performed in accordance with the SSCWP including Site Specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP), as well as Quality Assurance and Quality Control (QA/QC) protocols and the Quality Assurance Project Plan (QAPP).

SSCWP IMPLEMENTATION AND RESULTS

MIP Borings

On August 25, 2026 through August 28, 2026, Roux oversaw the installation of five MIP soil borings (MIP-1B through MIP-5) at the Site. MIP locations are shown in Figure 2. All MIP boring activities were completed by Cascade Environmental LLC of Mineola, New York under the oversight of Roux. Prior to the advancement of the MIP tooling, each location was hand cleared to approximately five ft bls using hand tools to ensure there were no utilities. No utilities were encountered during clearing activities.

Following clearing activities at each location, the MIP tooling was advanced to depths ranging between 32 ft bls (MIP-2) and 40 ft bls (MIP-3) using a low clearance direct push Geoprobe drill rig. The table below shows the MIP advancement depths for each location.

Location	Termination Depth (ft bls)	Comments
MIP-1B	38	Refusal encountered at 38 ft bls
MIP-2	32	Refusal encountered at 32 ft bls
MIP-3	40	_
MIP-4	36	Refusal encountered at 36 ft bls
MIP-5	37	Refusal encountered at 37 ft bls

During advancement of MIP tooling at MIP-1, a refusal was encountered at approximately 14 ft bls. An attempt was made to push through the refusal however, the MIP equipment was damaged, which caused the MIP equipment to malfunction. The MIP tooling was removed from the borehole and fixed, and a new location for MIP-1 (MIP-1B) was advanced approximately 2 feet east from the original MIP-1 location.

Upon completion of an MIP boring, the borehole was backfilled with bentonite hole plug, and the surface was patched with concrete. All MIP tooling was decontaminated between advancement of the tooling at the next MIP location.

MIP Results

MIP tooling generates real time in situ information on the distribution of VOCs in the subsurface using three chemical detector technologies: PID, FID, and XSD. While all three detectors can detect CVOCs, XSD provides the best indication of CVOCs in the subsurface as the XSD is specifically responsive to halogenated compounds and can detect chlorinated solvents at lower concentrations.

Following the completion of each MIP boring, the responses were graphically plotted on logs as the magnitude of peak responses. Additionally, the EC responses were graphically plotted on logs. All response graphs for all MIP borings completed at the Site are provided in Attachment 2.

As shown, there were no PID, FID, or XSD peak responses throughout the boreholes to the termination depths at each location. Additionally, based on the MIP results, the contingency soil boring, as described in the SSCWP, was not installed and additional soil samples were not collected for laboratory analysis.

Based on the EC responses, lithology throughout the subsurface was consistent with previous investigations completed at the Site and primarily consisted of fine to coarse sand with varying amounts of gravel, cobble, and silt.

Investigation Derived Waste

Investigation Derived Waste (IDW), consisting of decontamination liquid and concrete, were containerized in separate 55-gallon drums and are pending removal, which will be conducted following the SVES/SSDS installation along with any additional IDW produced during installation activities. Waste characterization sample results will be provided to waste facilities for approval and then removed from the Site. IDW details will be summarized in the Interim Remedial Measure Completion Report and Operations Maintenance and Monitoring Plan.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the SSCWP investigation, elevated concentrations of CVOCs in soil vapor were not detected within the vadose zone at any of the MIP borings completed at the Site. Roux proposes installing the SVES/SSDS in accordance with the NYSDEC approved SCSR IRMWP as the final remediation measure to address the PCE detected in the soil at 9.13 mg/kg at SB-7 and to mitigate potential sub-slab soil vapor intrusion into the building.

If there are any questions or comments concerning this Letter Report, please do not hesitate to contact one of the undersigned.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.

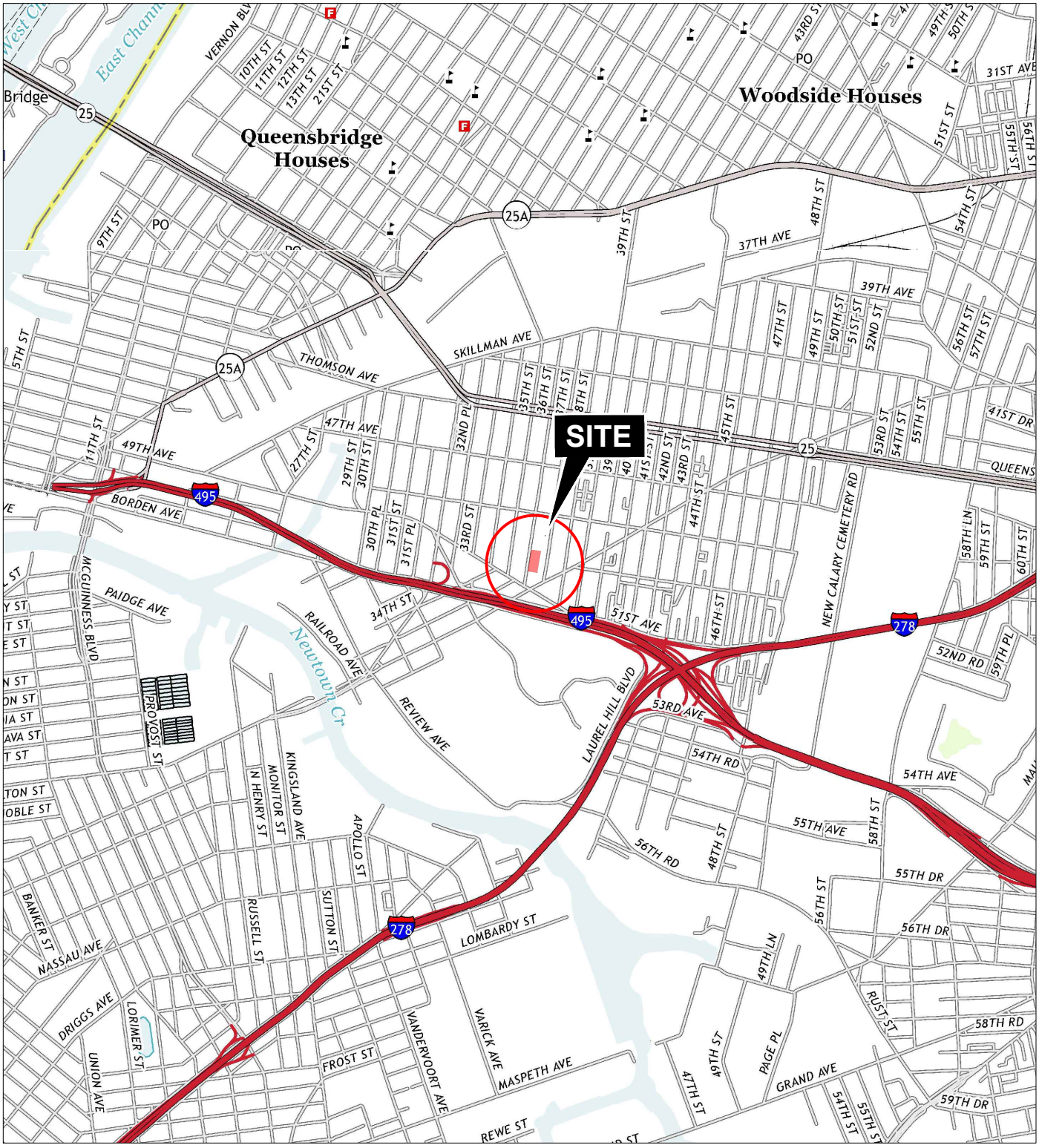
David Kaiser, P.E.
Senior Engineer

Jeffrey Wills, P.G.
Principal Geologist/Operations Manager

Attachments

FIGURES

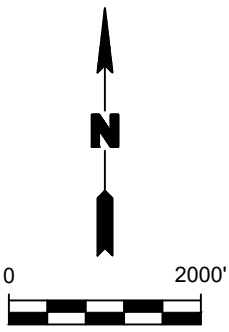
1. Site Location Map
2. Site Plan



QUADRANGLE LOCATION



SOURCE:
USGS, 2013, Brooklyn, NY
USGS, 2013, Central Park, NY
7.5 Minute Topographic Quadrangle



Title:

SITE LOCATION MAP

48-55 36TH STREET
LONG ISLAND CITY, NEW YORK

Prepared for:

SPG 48-55 36TH ST LLC

ROUX

Compiled by: D.K.	Date: 22MAY25	FIGURE
Prepared by: G.M.	Scale: AS SHOWN	1
Project Mgr: D.K.	Project: 3535.0009Y000	
File: 3535.0009Y100.02.DWG		

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RSS-1	10/30/2025	10/30/2025 DUP
VOCs		
1,1,1-Trichloroethane (TCA)	**3.6**	**3.6**
1,1,2-Trichloro-1,2,2-Trifluoroethane	**24**	**23**
1,2,4-Trimethylbenzene	**3.6**	**2.7**
1,2-Dichloroethane	**0.53 J**	**0.38 J**
1,3,5-Trimethylbenzene (Mesitylene)	**1.1**	**0.84 J**
1,4-Dioxane (P-Dioxane)	**1.2 J**	**1.9 J**
2,2,4-Trimethylpentane	**1.8**	ND
2-Hexanone	**1.1 J**	**0.94 J**
4-Ethyltoluene	**2.9**	**2.2**
Acetone	**340 D**	**340 D**
Benzene	**2.5**	**2.5**
Butane	**2.6**	**2.2**
Carbon Disulfide	**4.1**	**3.6**
Chloroform	**21**	**22**
Cis-1,2-Dichloroethylene	**57**	**60**
Cyclohexane	**0.63 J**	ND
Dichlorodifluoromethane	**2.5**	**2.7**
Ethylbenzene	**2.4 J**	**1.1 J**
Isopropanol	**28**	**26**
m,p-Xylene	**5.4**	**4.1**
Methyl Ethyl Ketone (2-Butanone)	**18**	**19**
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	**10**	**8.5**
N-Heptane	**0.75 J**	**0.67 J**
N-Hexane	**1.7 J**	ND
N-Propylbenzene	**0.61 J**	ND
O-Xylene (1,2-Dimethylbenzene)	**1.8**	**1.3**
Styrene	**0.59 J**	**0.51 J**
Tert-Butyl Alcohol	**53**	**51**
Tetrachloroethylene (PCE)	**2200 J**	**3200 J**
Toluene	**11**	**12**
Trans-1,2-Dichloroethene	**5.7**	**5.9**
Trichloroethylene (TCE)	**610 D**	**710 D**
Trichlorofluoromethane	**1.9**	**1.7**

DATE:	SG-1 4/27/2024	SG-1B 5/30/2024	IA-7 9/16/2024
cis-1,2-DCE	220	820	ND
PCE	120	720	ND
TCE	610	6,000	ND
Toulene	33	1,500	21

DATE:	SG-6 5/30/2024	SG-12 7/12/2024	IA-4 9/16/2024
cis-1,2-DCE	2.1	ND	ND
TCE	88	4.4	ND
PCE	2,300	40	ND
Toulene	15	19	1.1

DATE:	SG-8 5/30/2024	IA-3 9/16/2024
cis-1,2-DCE	ND	ND
TCE	140	ND
PCE	2,300	ND
Toulene	120	4.5

AA-1	
DATE:	9/16/2024
cis-1,2-DCE	ND
TCE	ND
PCE	ND
Toulene	3.0

RSS-2	10/30/2025
VOCs	
1,1,1-Trichloroethane (TCA)	**1.7**
1,1,2-Trichloro-1,2,2-Trifluoroethane	**2.3**
1,2,4-Trimethylbenzene	**1.8**
2,2,4-Trimethylpentane	**0.34 J**
2-Hexanone	**0.86 J**
4-Ethyltoluene	**1.3**
Acetone	**280 D**
Benzene	**1.4**
Carbon Disulfide	**11**
Chloroform	**13**
Cis-1,2-Dichloroethylene	**3.6**
Dichlorodifluoromethane	**2.9**
Ethylbenzene	**0.55 J**
Isopropanol	**25**
m,p-Xylene	**2 J**
Methyl Ethyl Ketone (2-Butanone)	**18**
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	**11**
N-Heptane	**0.61 J**
N-Hexane	**0.7 J**
O-Xylene (1,2-Dimethylbenzene)	**0.7 J**
Styrene	**0.78 J**
Tert-Butyl Alcohol	**16**
Tetrachloroethylene (PCE)	**310 D**
Toluene	**6.2**
Trichloroethylene (TCE)	**58**
Trichlorofluoromethane	**1.9**

DATE:	SG-2 5/30/2024	SG-5 5/30/2024	IA-6 9/16/2024
cis-1,2-DCE	26	ND	ND
TCE	70	72	ND
PCE	350	1,100	ND
Toulene	9.5	2.6	2.1

DATE:	SG-9 5/30/2024	SG-10 7/12/2024	SG-15 7/15/2024	IA-2 9/16/2024
cis-1,2-DCE	ND	ND	ND	ND
TCE	10	1.3	28	ND
PCE	1,800	11	1,500	ND
Toulene	110	11	32	3.0

DATE:	SG-3 4/27/2024	SG-4 5/30/2024	SG-11 7/12/2024	SG-13 7/12/2024	SG-14 7/15/2024	IA-5 9/16/2024
cis-1,2-DCE	ND	ND	ND	1	ND	ND
TCE	4.8	4.1	46	85	1.4	ND
PCE	170	160	730	950	15	ND
Toulene	ND	18	23	14	9.7	5.8

DATE:	SG-7 5/30/2024	SG-16 7/15/2024	SG-17 7/15/2024	IA-1 9/16/2024
cis-1,2-DCE	ND	ND	ND	ND
TCE	14	8.7	1.6	ND
PCE	6,300	730	620	ND
Toulene	11	31	330	11

NYSDOH SOIL VAPOR/INDOOR AIR DECISION MATRICES

			INDOOR AIR CONCENTRATION (MCG/M^3)		
MATRIX A	TCE & cis-1,2-DCE	SUB-SLAB VAPOR CONCENTRATION (MCG/M^3)	<0.2	0.2 to <1	1 and above
		<6	No Further Action	No Further Action	Resample or Miti
		6 to <60	No Further Action	Monitor	Mitigate
		60 and above	Mitigate	Mitigate	Mitigate
MATRIX B	PCE	SUB-SLAB VAPOR CONCENTRATION (MCG/M^3)	<0.3	3 to <10	10 and above
		<100	No Further Action	No Further Action	Resample or Miti
		100 to <1,000	No Further Action	Monitor	Mitigate
		1,000 and above	Mitigate	Mitigate	Mitigate
MATRIX F	Toulene	SUB-SLAB VAPOR CONCENTRATION (MCG/M^3)	<10	10 to <50	50 and above
		< 300	No Further Action	No Further Action	Resample or Miti
		300 to <3,000	No Further Action	Monitor	Mitigate
		3,000 and above	Mitigate	Mitigate	Mitigate

LEGEND

SVE-1 — SVES PILOT TEST SUCTION POINT

MIP-1 — MIP SOIL BORING

CONCENTRATIONS IN µg/m³

µg/m³ – MICROGRAMS PER CUBIC METER

VOCS – VOLATILE ORGANIC COMPOUNDS

ND – COMPOUND WAS ANALYZED FOR BUT NOT DETECTED

10' 0 10'

Title:

Site Plan

48-55 36TH STREET
LONG ISLAND CITY, NEW YORK

Prepared for:

SPG 48-55 36TH ST LLC

ROUX

Compiled by: D.K.	Date: 8/23/2026	FIGURE
Prepared by: G.M.	Scale: AS SHOWN	2
Project Mgr: D.K.	Project: 3535.0009Y000	
File: 3535.0009YLP.02.DWG		

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ATTACHMENTS

1. Daily Reports
2. MIP Graphs

ATTACHMENT 1

Daily Reports

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	68-80°F, sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:15 pm

CONTRACTOR AND EQUIPMENT	**PERSONNEL PRESENT AT SITE AND AFFILIATION:**
Roux • 5-Gas Meter Cascade • Geoprobe 6610DT • Concrete coring machine • MIP probe	Asa Tuke — Roux Mark Doucet – Roux Jeff Wills – Roux David Kaiser – Roux Nick – (631) 512-8448 – Cascade Driller Walter Moore – (813) 326-5965 – Cascade MIP Operator Haala Al-Hadithy – NYSDEC Andre Obligado - NYSDEC

OBSERVATIONS, DISCUSSIONS, ETC.

Roux was onsite for the installation of five (5) Membrane Interface Probe (MIP) Soil Borings.

GENERAL COMMENTS:

Description of work activities performed:

- Roux conducted a Site walk to identify the utility room, drains in building floor, utility mark outs on sidewalk, and the five proposed MIP boring locations.
- Cascade cored through the concrete slab at MIP-1 located in the Site building for utility clearance by hand to 5 ft below land surface (bls). The concrete slab at MIP-1 location was approximately 10-inches thick and reinforced. Following concrete cording activities, MIP-1 was cleared to a depth of ~4 ft bls using hand tools (hand auger and dig bar) before refusal was encountered. Clearing was slow at this location due to cobbles encounter in the boring.
- Cascade began coring through the concrete at MIP-2. However, the concrete coring machine was unable to completely core through the slab and reached a depth of ~7 inches. No drilling or MIP readings were completed.

CAMP Implementation:

- None (indoors).

Sampling performed:

- None.

Material Delivered to Site:

- None.

Material Removed from Site:

- None.

NYSDEC or Other Inspections:

- NYSDEC visited the Site to observe work activities.

Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	68-80°F, sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:15 pm

Upcoming work activities anticipated:

- Complete a new opening at MIP-1 location and complete concrete coring activities at MIP-1 through MIP-5 and start the advancement of MIP equipment.

Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:15 pm

PHOTOGRAPHS TAKEN TODAY:

Photo 1: Facing east, view of Cascade coring through floor tile and concrete slab at MIP-1.



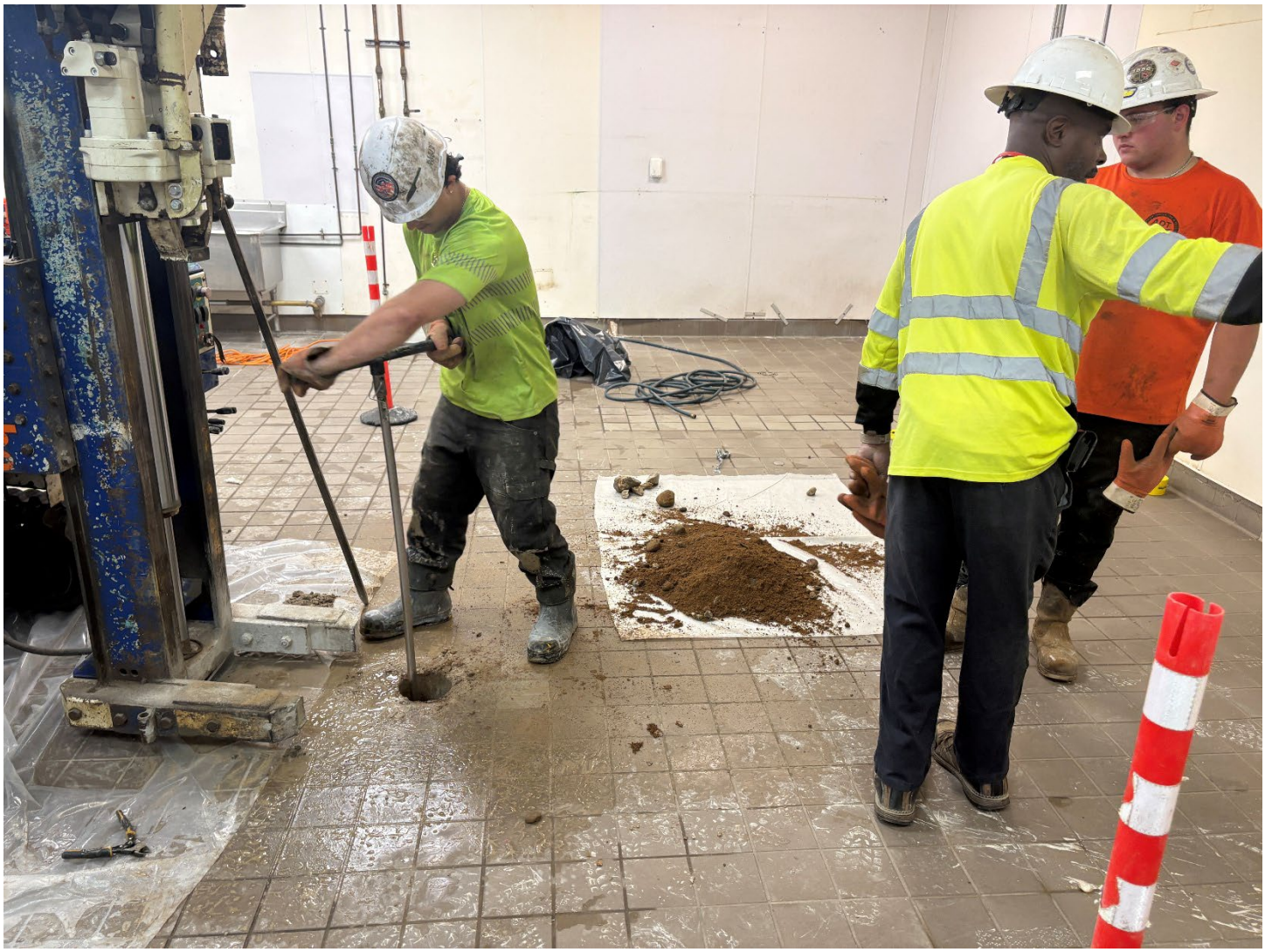
Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:15 pm

Photo 2: Facing north, view of Cascade hand clearing MIP-1 utilizing hand auger and dig bar.



Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
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Photo 3: Facing northwest, view of geoprobe 6610DT for MIP drilling activities onsite.



Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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Photo 4: Facing southeast, view of Cascade coring through floor tile and concrete slab at MIP-2.



Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	68-80°F, sunny
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Site Map



Prepared By:	**Asa Tuke**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-79°F, Sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

CONTRACTOR AND EQUIPMENT	**PERSONNEL PRESENT AT SITE AND AFFILIATION:**
Roux • 5-Gas Meter Cascade • Geoprobe 6610DT • Concrete coring machine • MIP probe	Mark Doucet – Roux Jeff Wills – Roux Nick – (631) 512-8448 – Cascade Driller Walter Moore – (813) 326-5965 – Cascade MIP Operator

OBSERVATIONS, DISCUSSIONS, ETC.

Roux was onsite for the installation of five (5) Membrane Interface Probe (MIP) Soil Borings.

GENERAL COMMENTS:

Description of work activities performed:

- Roux conducted oversight of intrusive work at five proposed MIP boring locations.
- Cascade continued and completed coring through the building's floor tile and concrete slab to hand clear to 5 ft below land surface (bls) at MIP-1, MIP-2, and MIP-3. A depth of ~5 ft or greater was achieved at these three boring locations.
- MIP-4, which was located in a loading dock area, was cored and hand cleared to a depth of ~2 ft bls before encountering another concrete slab. Additional clearing equipment was needed to advance through the 2nd concrete slab, which will be brought to the site tomorrow.
- Advancement of MIP equipment using the Geoprobe rig began at MIP-1 location until refusal was encountered at ~14.15 ft bls. MIP tolling was removed and standard drill rod was advanced to clear through obstruction at 14 ft bls. After breaking through solid layer, resumed advancement of MIP equipment, however, the MIP was malfunctioning and had to be removed and taken apart. MIP-1 location was abandoned, and a new location was cleared immediately adjacent to the original location.
- Advancement of MIP equipment began at MIP-2 location. Cascade was able to advance the probe to approximately 32.10 ft before hitting a refusal. Sufficient data recorded and no elevated PID readings were recorded throughout the boring.

CAMP Implementation:

- None (indoors).

Sampling performed:

- None.

Material Delivered to Site:

- None.

Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

Material Removed from Site:

- None.

NYSDEC or Other Inspections:

- None.

Upcoming work activities anticipated:

- Completion of MIP borings at MIP-1, MIP-3, MIP-4, and MIP-5.

Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

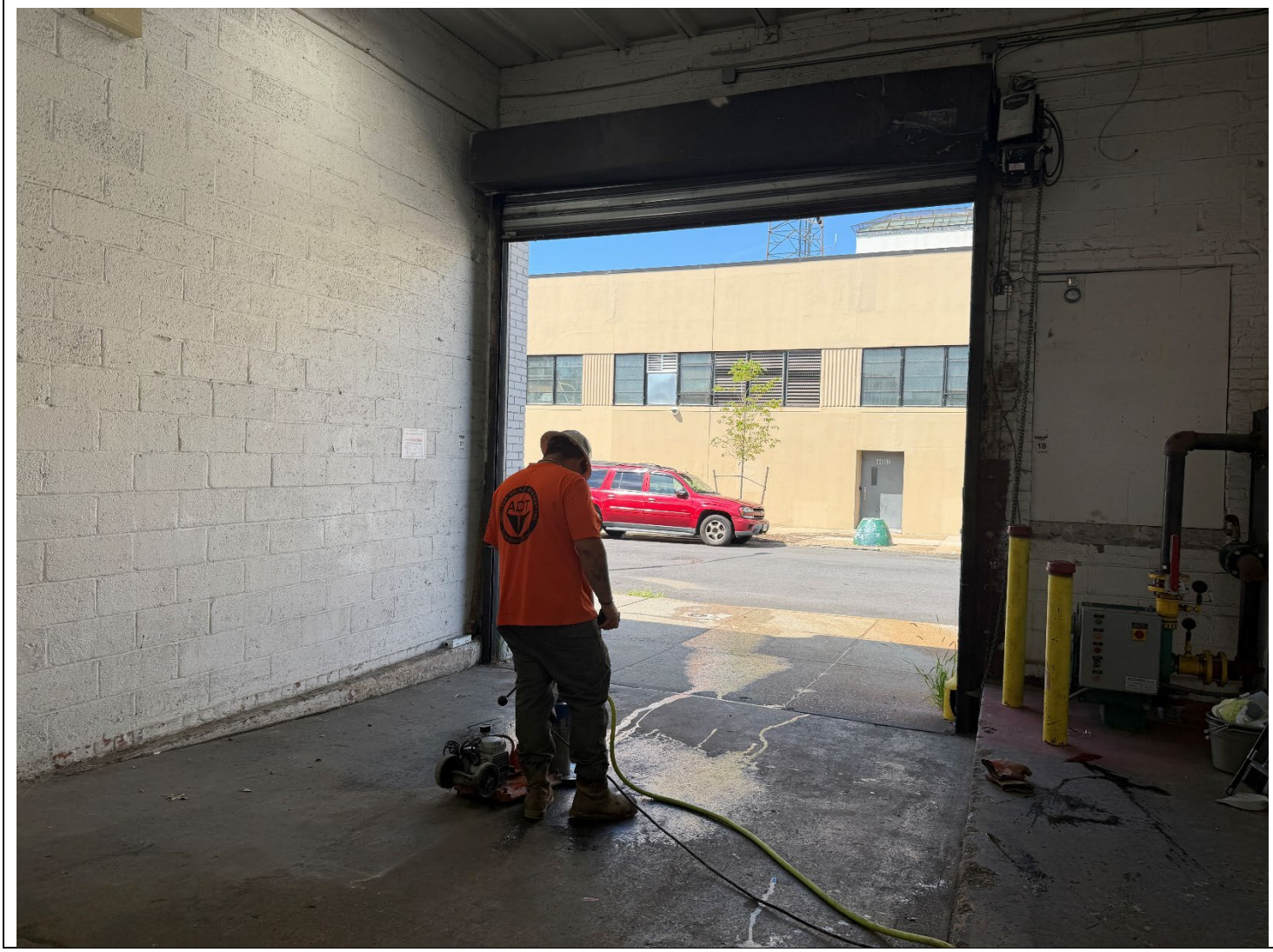
ROUX

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PHOTOGRAPHS TAKEN TODAY:

Photo 1: Facing west, view of Cascade coring through concrete slabs at MIP-4.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-79°F, Sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

Photo 2: Facing north, view of Cascade advancing the MIP using geoprobe at MIP-1.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-79°F, Sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

Photo 3: Facing south, view of MIP data logging equipment.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-79°F, Sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

Photo 4: Facing east, view of Cascade hand-clearing through floor tile and concrete slab MIP-2 location.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-79°F, Sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

Photo 5: Facing east, view of Cascade advancing MIP equipment at MIP-2.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/25/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-79°F, Sunny
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:30 pm

Site Map



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/27/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-75°F, Light Rain
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:45 pm

CONTRACTOR AND EQUIPMENT	**PERSONNEL PRESENT AT SITE AND AFFILIATION:**
Roux • 5-Gas Meter Cascade • Geoprobe 6610DT • Concrete coring machine • MIP probe • Chipping gun • Cut saws (gas, electric) • Compressor with hose	Mark Doucet – Roux Nick – (631) 512-8448 – Cascade Driller Walter Moore – (813) 326-5965 – Cascade MIP Operator

OBSERVATIONS, DISCUSSIONS, ETC.

Roux was onsite for the installation of five (5) Membrane Interface Probe (MIP) Soil Borings.

GENERAL COMMENTS:

Description of work activities performed:

- Cascade completed hand clear to 5 ft below land surface (bls) at new location for MIP-1, which has installed approximately two feet east of the original location. A new location was completed for MIP-1 due to refusal and MIP malfunction at the original location.
- Advancement of MIP equipment was completed at MIP-1 location. Cascade was able to advance the probe to approximately 38 ft before hitting a refusal. Sufficient data recorded and no elevated PID readings were recorded throughout the boring.
- Advancement of MIP equipment was completed at MIP-3 location. Cascade was able to advance the probe to approximately 40 ft. Sufficient data recorded and no elevated PID readings were recorded throughout the borehole.
- Cascade took delivery of a compressor and hose, both of which were damaged. New equipment will be delivered to the site tomorrow.
- Tiles were cut around MIP-5, which was located in a former loading dock area. Further breakup of tiles and concrete as well as hand clearing will take place tomorrow with additional equipment.
- Boring holes at MIP-1, MIP-2, and MIP-3 were backfilled with clean sand and the surface was patched with concrete at grade.

CAMP Implementation:

- None (indoors).

Sampling performed:

- None.

Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/27/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-75°F, Light Rain
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:45 pm

Material Delivered to Site:

- None.

Material Removed from Site:

- None.

NYSDEC or Other Inspections:

- None.

Upcoming work activities anticipated:

- Completion of hand-clearing down to ~5 ft bls, and advancement of MIP equipment at MIP-4 and MIP-5.

Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:45 pm

PHOTOGRAPHS TAKEN TODAY:

Photo 1: Facing east, view of Cascade hand clearing down to ~5 ft below land surface at new MIP-1 location.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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Photo 2: Facing southeast, view of Cascade advancing the MIP using geoprobe at MIP-3.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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Photo 3: Facing east, view of MIP data logging equipment.



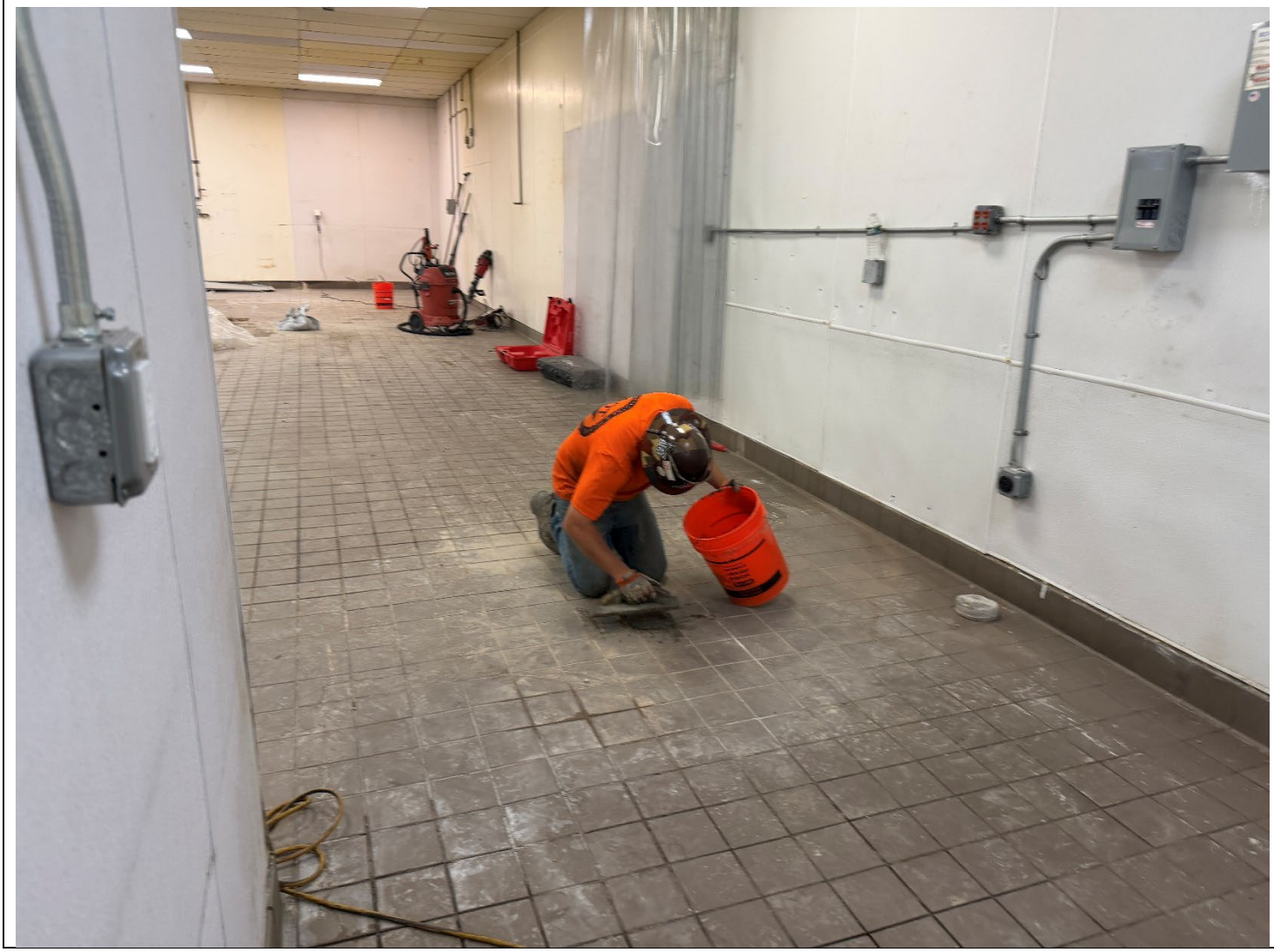
Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/27/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-75°F, Light Rain
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:45 pm

Photo 4: Facing northeast, view of patching borehole with concrete at MIP-2 location.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/27/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-75°F, Light Rain
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:45 pm

Photo 5: Facing north, view of Cascade taking delivery of compressor equipment.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/27/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	70-75°F, Light Rain
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 3:45 pm

Site Map



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/28/2026
PROJECT:	48-55 36th Street 241287	Seagis Property Group 48-55 36th Street LLC	**WEATHER:**	69-82°F, Partly Cloudy
LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 4:15 pm

CONTRACTOR AND EQUIPMENT	**PERSONNEL PRESENT AT SITE AND AFFILIATION:**
Roux • 5-Gas Meter Cascade • Geoprobe 6610DT • Concrete coring machine • MIP probe • Chipping gun • Cut saws (gas, electric) • Compressor with hose	Mark Doucet – Roux Nick – (631) 512-8448 – Cascade Driller Walter Moore – (813) 326-5965 – Cascade MIP Operator

OBSERVATIONS, DISCUSSIONS, ETC.

Roux was onsite for the installation of five (5) Membrane Interface Probe (MIP) Soil Borings.

GENERAL COMMENTS:

Description of work activities performed:

- Cascade took delivery of new compressor and hose; original damaged equipment was removed from Site. Cascade completed concrete breakup and hand clear to 5 ft below land surface (bls) at MIP-4 and MIP-5.
- Advancement of MIP equipment was completed at MIP-4 location. Cascade was able to advance the probe to approximately 36 ft before hitting a refusal. Sufficient data recorded and no elevated PID readings were recorded throughout the boring.
- Advancement of MIP equipment was completed at MIP-5 location. Cascade was able to advance the probe to approximately 37 ft before hitting a refusal. Sufficient data recorded and no elevated PID readings were recorded throughout the boring.
- Boring holes at MIP-4 and MIP-5 were backfilled with clean sand and the surface was patched with concrete at grade.
- General housekeeping was completed around all boring locations. Equipment was removed from Site.

CAMP Implementation:

- None (indoors).

Sampling performed:

- None.

Material Delivered to Site:

- None.

Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/28/2026
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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 4:15 pm

Material Removed from Site:

- None.

NYSDEC or Other Inspections:

- None.

Upcoming work activities anticipated:

- None.

Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

PROJECT NO.:	3535.0009Y000	**CLIENT:**	**DATE:**	8/28/2026
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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 4:15 pm

PHOTOGRAPHS TAKEN TODAY:

Photo 1: Facing south, view of Cascade breaking up concrete and hand clearing down to ~5 ft below land surface at MIP-5 location.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

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Photo 2: Facing east, view of Cascade advancing the MIP using geoprobe at MIP-4.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 4:15 pm

Photo 3: Facing north, view of Cascade conducting MIP activities at MIP-5.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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LOCATION:	48-55 36th Street, Long Island City, NY 11101		**TIME:**	7:00 am – 4:15 pm

Photo 4: Facing southwest, view of patching borehole with concrete at MIP-4 location.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

ROUX

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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Photo 5: Facing south, view of concrete patches at MIP-1.



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

DAILY SITE INSPECTION/FIELD ACTIVITY REPORT

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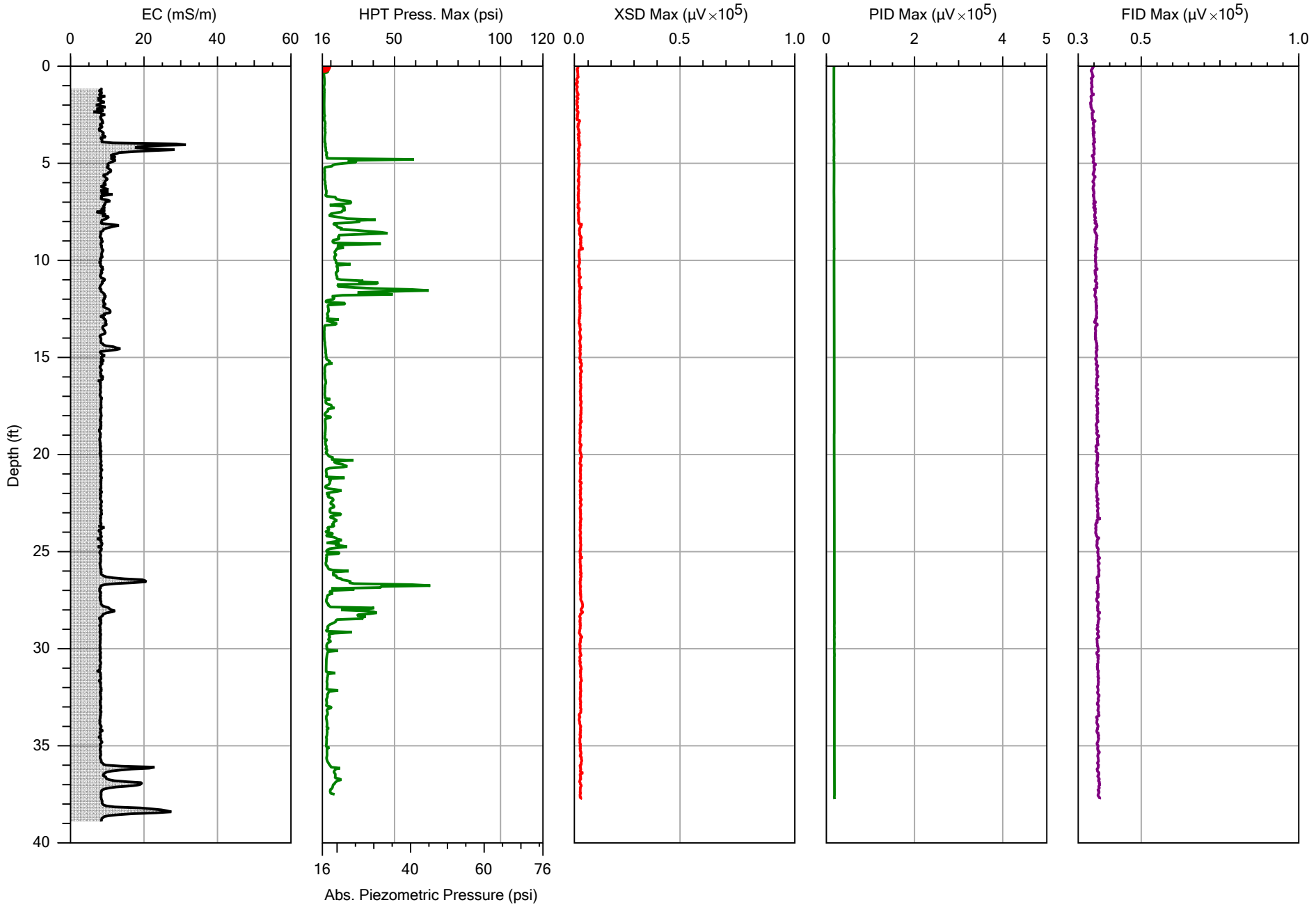
Site Map



Prepared By:	**Mark Doucet**	Approved By:	**David Kaiser**

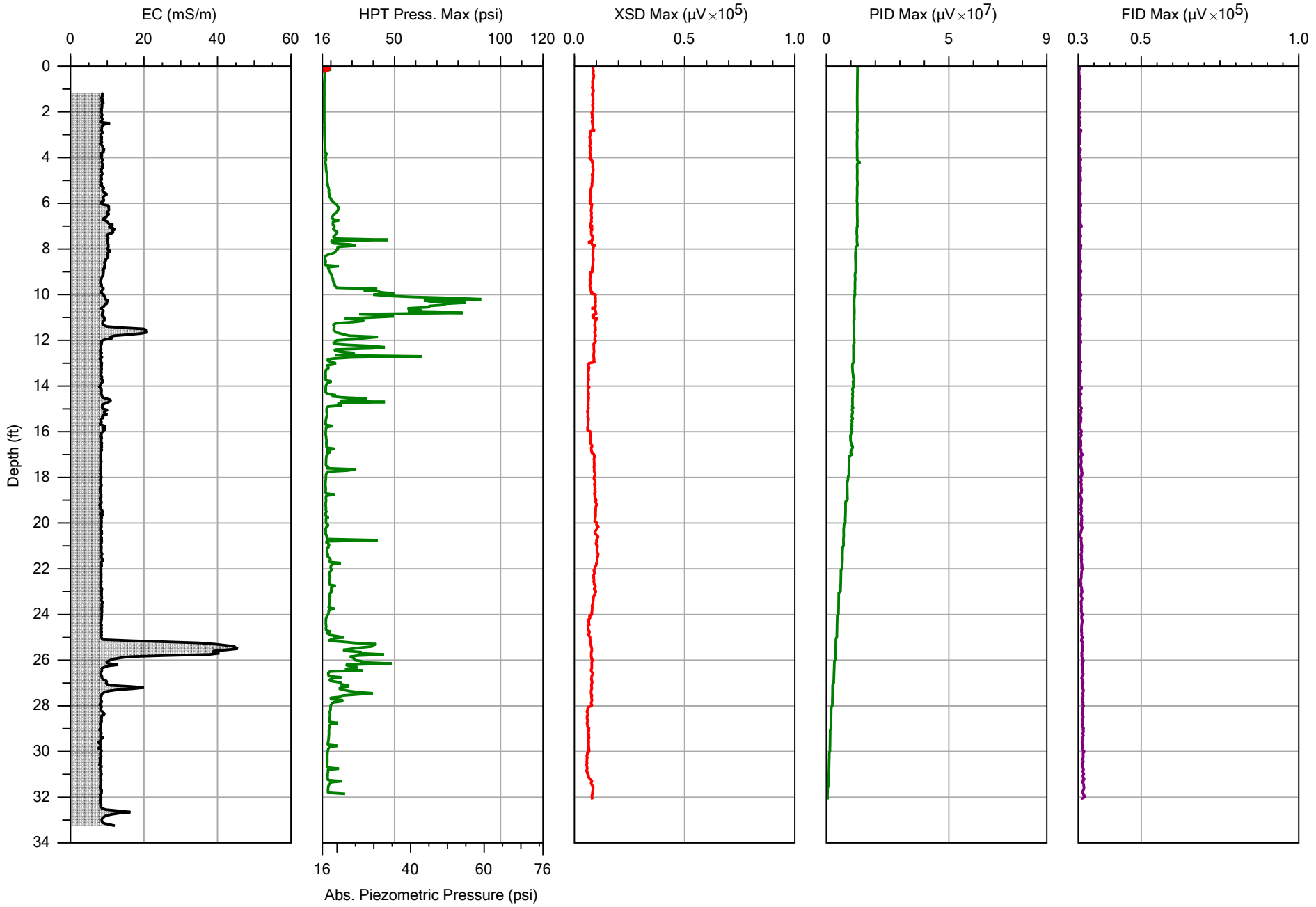
ATTACHMENT 2

MIP Graphs



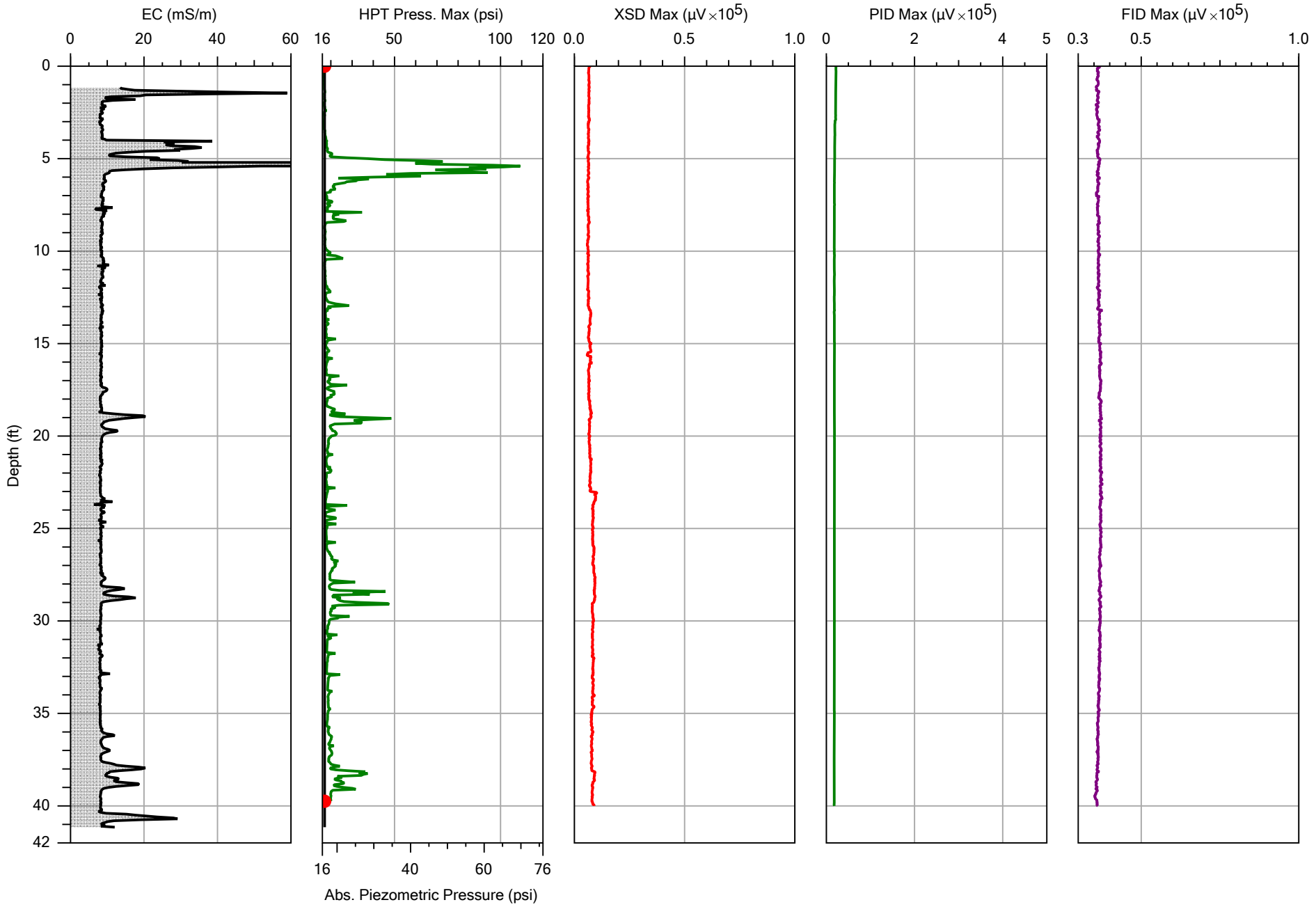
CASCADE

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Company: Cascade	Operator: Walter	Date: 08/27/26
Project ID: 202261055	Client: Roux	Location: LIC NY



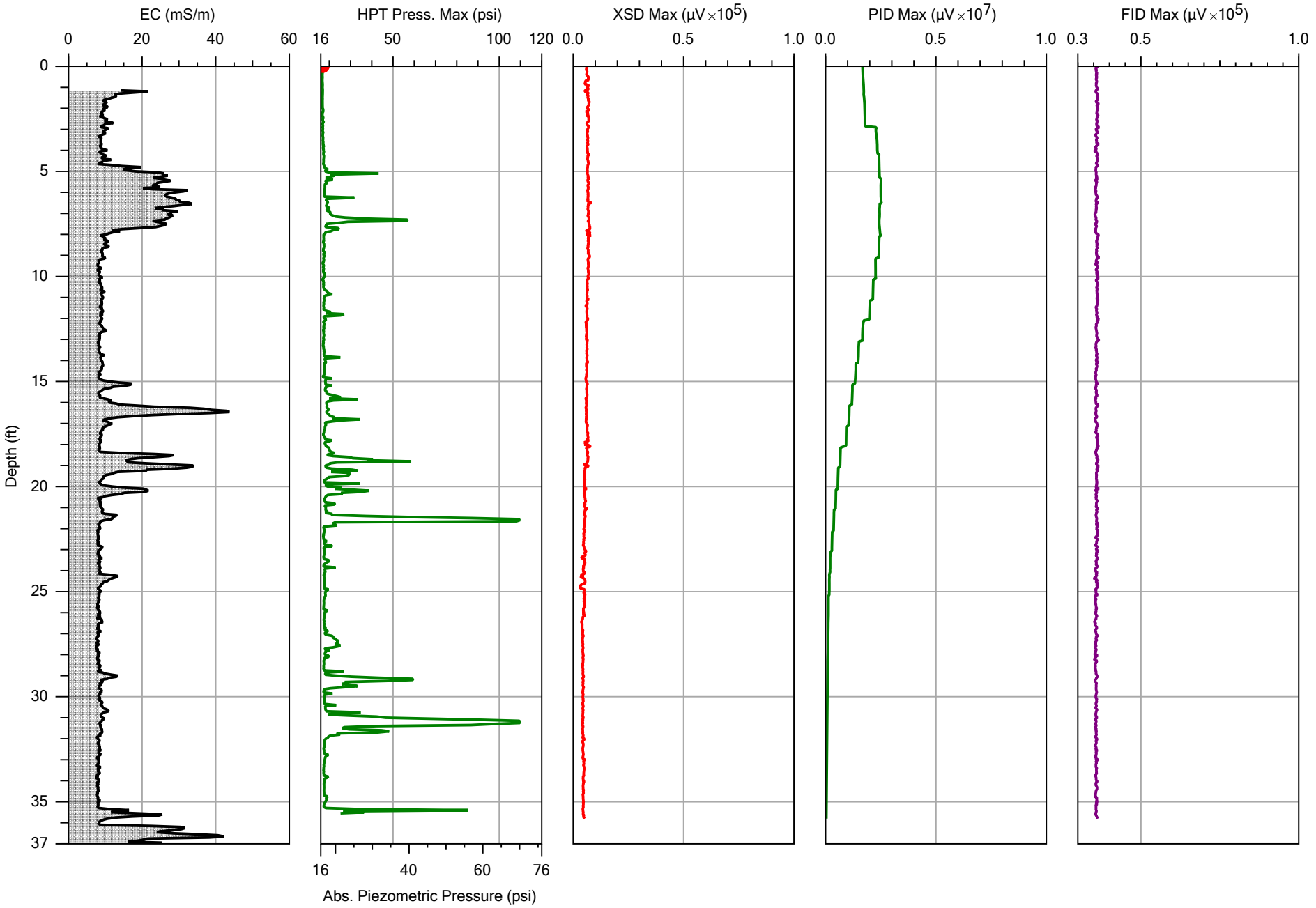
CASCADE

		File: MIP-2.MHP
Company: Cascade	Operator: Walter	Date: 08/26/26
Project ID: 202261055	Client: Roux	Location: LIC NY



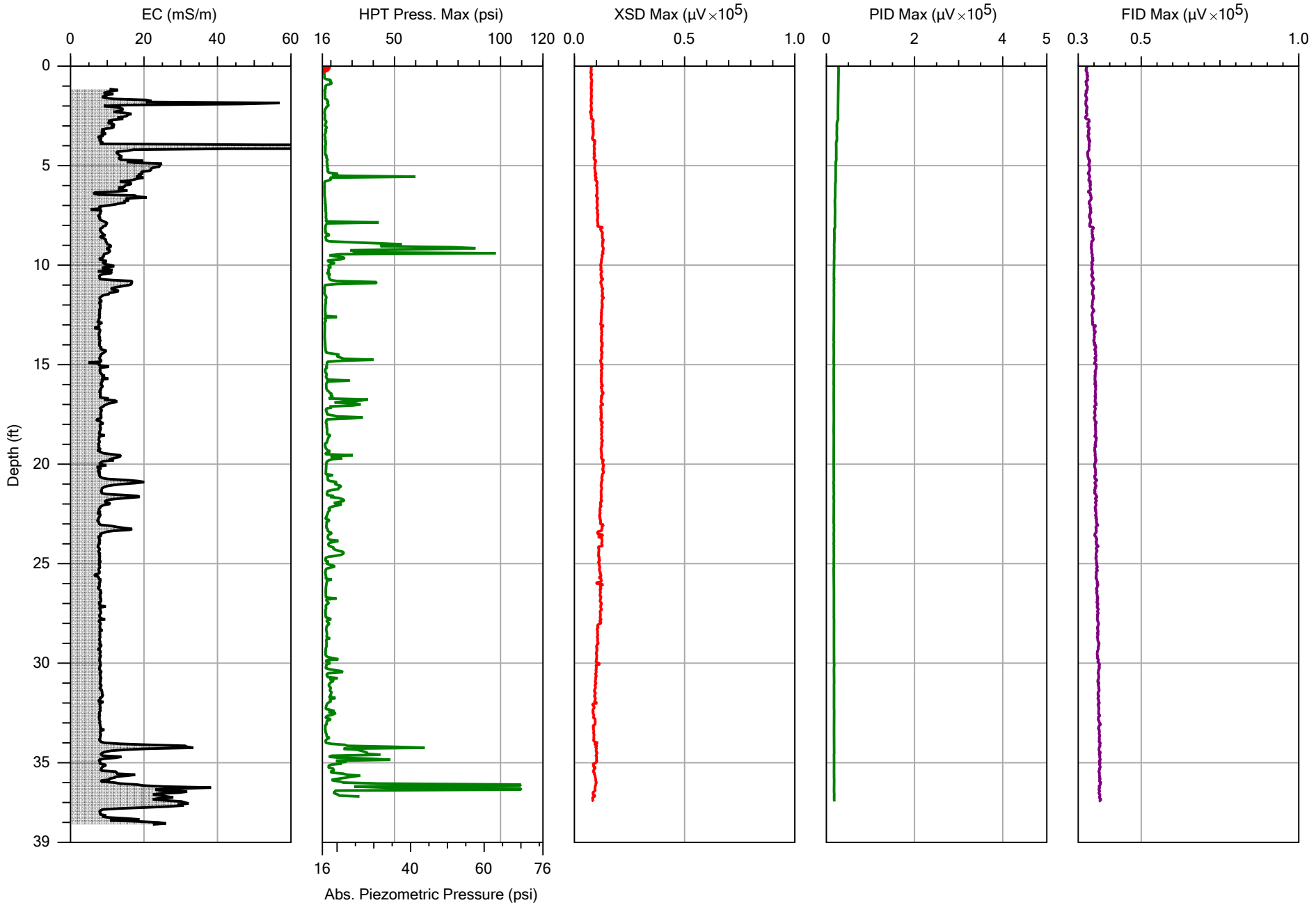
CASCADE

		File: MIP-3.MHP
Company: Cascade	Operator: Walter	Date: 08/27/26
Project ID: 202261055	Client: Roux	Location: LIC NY



CASCADE

		File: MIP-4.MHP
Company: Cascade	Operator: Walter	Date: 08/28/26
Project ID: 202261055	Client: Roux	Location: LIC NY



CASCADE

		File: MIP-5.MHP
Company: Cascade	Operator: Walter	Date: 08/28/26
Project ID: 202261055	Client: Roux	Location: LIC NY