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Monthly Progress Report No. 25
June 2026
Reporting Period: June 1 – June 30, 2026

245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site # C231157

1.0 Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Environmental Logic (EL) prepared this monthly progress report on behalf of 245 WEST 55TH ST LLC, to summarize the work performed at 245 West 55th Street, Manhattan, New York (the Site) through June 30, 2026.

The BCA was executed on February 24, 2024. The New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation Work Plan (RIWP) in a letter dated October 11, 2024.

The following Change of Use (COU) Notifications were previously accepted by NYSDEC for the site:

- August 20, 2024 – NYSDEC provided acceptance via e-mail for the soil excavation and disposal of soils in the former northeastern courtyard area.
- March 26, 2025 – NYSDEC accepted the Change of Use for drilling of steel pipe piles and caissons.
- June 26, 2025 – NYSDEC accepted the Change of Use for installation of four (4) pile caps and grade beams along the northern property boundary.
- September 22, 2025 – NYSDEC partially accepted the Change of Use application for the installation of support of excavation (SOE) caissons. The approval was specifically for the installation of eight (8) of caissons in the northern portion of the new elevator area.
- December 12, 2025 – NYSDEC accepted the Change of Use Notification related to construction activities for foundation elements.

A draft Remedial Action Work Plan (RAWP) was submitted in May 2025 which proposed the selected remedial actions for on-site soil, groundwater, and soil vapor contaminants identified during the Remedial Investigation. NYSDEC sent a comment letter dated January 8, 2026, with requested modifications to the RAWP.

On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55th Street site responding to NYSDEC's request to revise the Draft Remedial Action Work Plan to include a perimeter SVE system for the above-referenced Site. EL received a NYSDEC response on March 26, 2026, reasserting that the RAWP must include a perimeter SVE system.

The revised RAWP was submitted on April 9, 2026. Final NYSDEC approval of the RAWP is pending. On June 10, 2026, the RAW was sent out for the 45-day public comment, with the comment period ending on July 27, 2026.

On March 27, 2026, Environmental Logic LLC (EL) received approval from NYSDEC to proceed with installation of Soil Vapor Extraction (SVE) pilot test wells and associated pilot testing activities to evaluate the feasibility and design parameters of a potential perimeter SVE system at the Site. The proposed pilot test is intended to evaluate system operating parameters including applied vacuum, airflow rates, and radius of influence (ROI) for a potential SVE system intended to mitigate potential off-site migration of soil vapor.

This monthly progress report includes a summary of activities conducted in accordance with these approvals.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55th Street and additional mixed-use commercial/residential properties. A Site Location Map is included as **Figure 1**.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021. A site plan is provided as **Figure 2**.

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12th story and bulkhead, construction of an additional six stories to the 11 stories and altering the building for future residential use.

2.0 Activities Relative to the Site during the Reporting Period

Soil Gas Sampling

Following the conclusion of the SVE pilot test, the drilling of additional perimeter SVE wells and vacuum monitoring points were conducted during the previous reporting period (May 2026). A total of 13 SVE wells (SVE-1 through SVE-13) and 11 vacuum monitoring points (VMP-1 through VPM-11) were installed between May 19 and 28, as documented in the previous Monthly Progress Report.

As will be documented in the SVE Design Report, to be submitted next reporting period, field testing demonstrated that the target vacuum influence of 0.1 inches of water column (WC) was achieved at a distance of approximately 15 feet from the test well. A conservative design radius of influence of 11.5 feet was selected for system design purposes.

Between June 2 and 3, 2026, soil gas sample collection was conducted from the five (5) northernmost SVE wells (SVE-8, SVE-9, SVE-10, SVE-11, and SVE-12). These samples were collected to evaluate whether these wells can be eliminated from the final SVE design or must be connected and operated to prevent contaminant vapor migration to adjoining properties.

Soil gas sampling began in the basement. Six-liter summa canisters were attached to the five SVE wells along the rear (northern) wall of the site: SVE-8, SVE-9, SVE-10, SVE-11, and SVE-12. Sampling activities were conducted in accordance with the NYSDOH's Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH 2006, rev. 2024).

Before initiating the 24-hour Summa canister soil gas sample collection, a GilAir Plus pump was used to purge three well volumes of soil gas from each SVE well. In accordance with NYSDOH guidance, flow rates for both purging and sample collection did not exceed 0.2 liters per minute. During the three-volume purge of each well, a shut-in test was conducted to ensure that there were no leaks in the tubing setup. For the shut-in test, a bag was placed over the top of each SVE well and filled with helium. An MGD-2002 Helium Detector was then used to determine whether any helium was detected in the effluent stream from the GilAir Plus pump.

Following completion of the purge and helium leak test, a sampling train test was conducted by applying a vacuum to the sampling apparatus (tubing and valves) to confirm that it would maintain a vacuum without leakage. Upon successful completion of the train test, 24-hour sampling using 6L Summa canisters was initiated. Sample collection began on June 2, 2026, and concluded on June 3, 2026.

A summary of the samples that were collected are shown on the table below.

Sample Name	Analysis
SVE-8	TO-15
SVE-9	TO-15
SVE-10	TO-15
SVE-11	TO-15
SVE-12	TO-15

These samples were collected as grab samples and were sent to PACE/Alpha Analytical (Alpha), of Westborough, Massachusetts, a NYSDOH Certified Laboratory (NY Certification #11148 and #11627) for TO-15 analysis for VOCs. Analytical results were pending at the time this report was prepared and will be summarized in the SVE Design Report.

CAMP Oversight

As requested by NYSDEC, a Community Air Monitoring Program (CAMP) was implemented during the soil gas sampling activities. Procedures are being conducted in accordance with the CAMP previously approved by NYSDEC as part of the Remedial Investigation Work Plan (RIWP). There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m^3) associated with the SVE soil gas sampling activities.

Reporting

The following correspondence was submitted to NYSDEC during the June 2026 reporting period:

- Daily reports to NYSDEC documenting the SVE pilot testing activities and implementation of the NYSDEC-approved CAMP.
- On June 3, EL participated in a call with NYSDEC and NYSDOH regarding the path forward for the Site including Temporary Certificate of Occupancy (TCO) requirements. During this phone call, NYSDEC requested an additional injection location for the groundwater remedy, upgradient (northwest) of MW-1 and MW-1D to address potential upgradient concentrations of 1,1,1-trichlorethane.
- On June 10, NYSDEC opened the public comment period and issued a fact sheet for the proposed cleanup activities.
- On June 18, EL participated in a call with NYSDEC regarding the status of the RAW comments and Change of Use request. During this phone call, NYSDEC requested an additional injection location, west of MW-1 and MW-1D, for the groundwater remedy. On the call NYSDEC relayed that NYSDOH will require direct access vacuum monitoring points for the SSDS.
- On June 19, 2026, EL submitted a revised Change of Use Notification, addressing the items discussed during the June 18, 2026 call. The Change of Use Notification specified the use of temporary injection points as detailed in the previously submitted RAWP.
- One June 22, 2026, NYSDEC sent comments via email correspondence on the revised June 19th Change of Use Notification, which incorporated items that were discussed in the June 18, 2026 call. Specifically, NYSDEC requested that permanent injection wells be installed, instead of the proposed direct push temporary well points.

3.0 Activities Anticipated for the Next Reporting Period

A Change of Use Notification (COU) was submitted to NYSDEC on February 25, 2026 for installation of additional building elements This COU has not yet been accepted by the Department. Based on recent communications, NYSDEC requested additional injection points for the groundwater remedy and direct access vacuum monitoring points for the SSDS. As part of the COU notification, L installation of temporary injection wells was proposed. The temporary wells are associated with the proposed Enhanced In-Situ Dechlorination (EISD) remediation for the

treatment of chlorinated volatile organic compounds in groundwater. A revised Change of Use Notification was submitted on June 19, 2026 incorporating these items.

On June 22, 2026, NYSDEC via email provided one additional comment on the Revised Change of Use Notification. The COU noted that as documented in the RAWP, the reagents would be injected via the installation of injection wells or temporary injection points advanced using direct push Geoprobe® rig in the southern portion of the Site. However, based on June 22, 2026, email correspondence from NYSDEC, requested that the proposed injection points be permanent injection wells to allow for additional future remediation if necessary. A revised Change of Use Notification will be submitted during the next reporting period documenting the proposed permanent injection well installation plan for the groundwater remedy.

Pending approval, installation of additional foundation elements is also anticipated during the next reporting period. Oversight of these activities, along with submittal of daily reports documenting the work and associated CAMP implementation will be conducted in accordance with NYSDEC requirements.

The SVE pilot testing was completed during the May 2026 reporting period. EL anticipates submitting an SVE Design Report, documenting the results of the pilot test and proposed perimeter SVE system design to NYSDEC during the next reporting period.

4.0 Approved Activity Modifications (changes of work, scope and/or schedule)

None.

5.0 Results of Sampling, Testing and Other Relevant Data

The Remedial Investigation Report (RIR) was submitted May 16, 2025, and revised September 24, 2025, which contains all laboratory analytical results for soil and groundwater samples collected as part of the remedial investigation. These results were also summarized in the Fact Sheet published by NYSDEC for the Site on October 15, 2025.

NYSDEC sent a request for modifications via email on January 8, 2026 for the September 2025 RIR. A revised RIR was submitted on February 9, 2026. Final NYSDEC approval is pending.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigation portion of the project is complete. A Remedial Investigation Report (RIR) was submitted in May 2025 and revised in September 2025. NYSDEC sent modifications request via email on January 8, 2026. A revised RIR was submitted during the February 2026 reporting period. Final NYSDEC approval of the RIR is pending.

On October 15, 2025, NYSDEC published the Fact Sheet summarizing the Remedial Investigation Report (RIR) and recommending the development of a cleanup plan to address the contamination at the Site.

A draft Remedial Action Work Plan (RAWP) was submitted in May 2025 which proposed the selected remedial actions for on-site soil, groundwater, and soil vapor contaminants identified during the Remedial Investigation. NYSDEC sent a comment letter dated January 8, 2026 with requested modifications to the RAWP. An initial 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on February 11, 2026.

On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55th Street site responding to NYSDEC's request to revise the Draft Remedial Action Work Plan to include a perimeter SVE system for the above-referenced Site. Because the outcome of this evaluation affected the RAWP, an additional 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on March 12, 2026.

EL received a NYSDEC response on March 26, 2026 reasserting that the RAWP must include a perimeter SVE system. The revised RAWP was submitted on April 9, 2026. Final NYSDEC approval of the RAWP is pending. On June 10, 2026, the RAW was sent out for the 45-day public comment, with the comment period ending on July 27, 2026.

On April 29, 2026, EL requested a virtual meeting with NYSDEC and NYSDOH to discuss the proposed extent of the perimeter SVE system coverage. The purpose of the meeting was to obtain alignment on the anticipated SVE coverage area prior to implementation of the pilot test program. An SVE pilot test program was conducted during the May 2026 reporting period. EL anticipates submitting the SVE Design Report, documenting the results of the pilot test and proposed perimeter SVE system design to NYSDEC during the next reporting period.

On June 10, NYSDEC opened the public comment period and issued a fact sheet for the proposed cleanup activities.

One June 22, 2026, NYSDEC sent comments via email correspondence on the revised June 19th Change of Use Notification, which incorporated items that were discussed in the June 18, 2026 call. Specifically, NYSDEC requested that permanent injection wells be installed, instead of the proposed direct push temporary well points. This approach will be included in the final RAWP as requested.

7.0 Unresolved Delays Encountered or Anticipated That May Affect the Future Schedule and Mitigation Efforts

None.

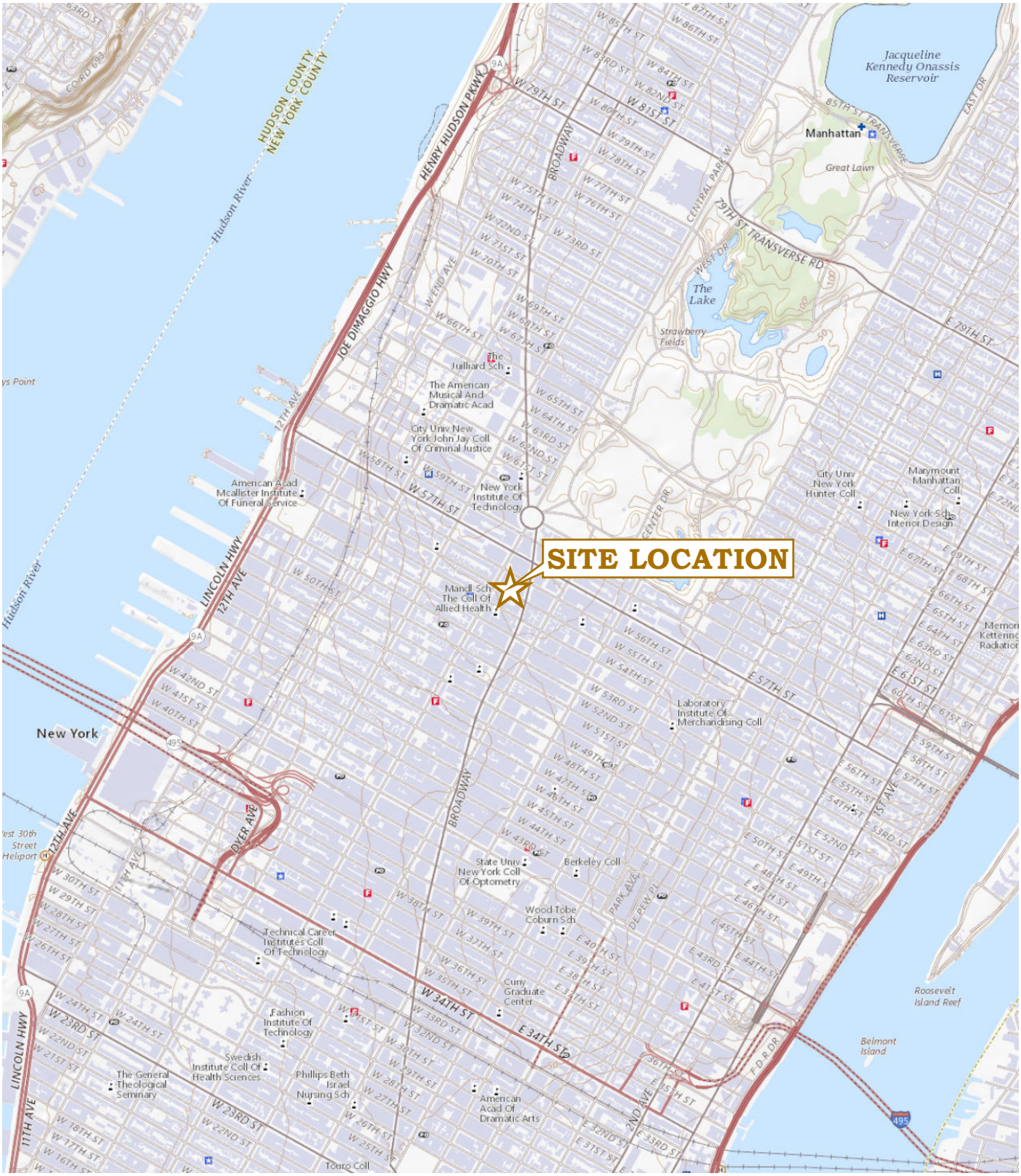
8.0 Citizen Participation Plan (CPP) Activities During this Reporting Period

None.

9.0 Activities Anticipated in Support of the CPP for the Next Reporting Period

None.

FIGURES



NEW YORK
QUADRANGLE LOCATION

GRAPHIC SCALE

0 1,000 2,000 4,000

(IN FEET)

N
W E
S

USGS The National Map
USGS 7.5 Minute Series Topographic Map of Central Park, New York

Environmental LOGIC
11 Princess Road Suite B,
Lawrenceville, NJ 08648

Scale: AS SHOWN		PROJECT: 23-0001
Date: 6/14/23		
Drawn By: PM	Checked By: BM	

SITE LOCATION ON USGS QUADRANGLE
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

FIGURE # 1

PM File: 245W55_ManhattenNY-F1_SLM.mxd

LEGEND

APPROXIMATE SITE BOUNDARY

PARCEL BOUNDARY

Block: 1027
Lot: 63

Block: 1027
Lot: 60

Italia D.
Block: 1027
Lot: 160

Kozinn 238 LLC
Block: 1027
Lot: 58

236 West 56th
RealtyCRP
Block: 1027
Lot: 57

Block: 1027
Lot: 56

One-Story Brick
Building

Yard

Block: 1027
Lot: 104

Block: 1027
Lot: CA

Block: 1027
Lot: 103

Block: 1027
Lot: 103

Block: 1027
Lot: 101

Block: 1027
Lot: 102

Block: 1027
Lot: 5

Japas
Enterprises Inc.
Block: 1027
Lot: 6

Twelve-Story
Brick Building
Block: 1027
Lot: 7

Block: 1027
Lot: 9

Block: 1027
Lot: 2

Block: 1027
Lot: 1

Eleven-Story
Brick Building

Concrete Sidewalk

Concrete Sidewalk

Eighth Avenue

W. 55 th Street

GRAPHIC SCALE

0 10 20 40

(IN FEET)

Environmental LOGIC
15 Princess Road, Suite K
Lawrenceville, NJ 08648

SCALE: AS SHOWN		PROJECT # 23-0001
DATE: 6/15/23		
DRAWN BY: PM		
CHECKED BY: BM		

SITE MAP
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

FIGURE # 2

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