

## DAILY OBSERVATION REPORT

# LANGAN

<b>PROJECT No.:</b> 170976401  <b>PROJECT:</b> 47-50 30 <sup>th</sup> Street  <b>LOCATION:</b> Long Island City, New York  <b>BCP SITE NUMBER:</b> C241264	<b>CLIENT:</b>  CIM LIC Studios 30 <sup>th</sup> Street II LLC	<b>DATE:</b> Wednesday, April 22, 2026  <b>WEATHER:</b> Sunny, 46-57 °F Wind: NW @ 9 mph  <b>TIME:</b> 7:00 – 16:05  <b>MONITOR:</b> Connor Moore
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<b>EQUIPMENT:</b> Hand tools Geoprobe 7720DT Direct Push Rig (3) Photoionization Detectors (PID) (2) DustTrak II	<b>PRESENT AT SITE:</b> <b>Environmental Staff (Langan):</b> Connor Moore <b>Drilling Company (Trinity Environmental):</b> Joseph Sakellis (foreman), Spiro Kouque
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**OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:**

Langan was present to perform a remedial investigation in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved March 19, 2025 Remedial Investigation Work Plan (RIWP) for Brownfield Cleanup Program (BCP) Site No. C241264 at 47-50 30<sup>th</sup> Street (Queens Tax Block 115, Lot 187).

**Site Activities**

- Trinity Environmental used a Geoprobe 7720DT direct push rig to advance boring SB11 and developed permanent monitoring wells MW-4, MW-5, and MW-6 using surging and pumping techniques. Langan documented the work, logged the soil borings, and screened the recovered soil/fill for odors, staining, and organic vapors using a photoionization detector (PID).
  - Soil boring SB11 was advanced to approximately 20 feet bgs. Groundwater was observed at about 10 feet below ground surface (bgs). No staining, odors, or PID readings above background were observed.
  - Monitoring wells MW-4, MW-5, and MW-6 were developed with a surge block and a submersible pump to remove fine sediments and improve hydraulic connection with the surrounding formation. Development continued at each well until discharged water appeared clear and free of suspended solids. A minimum of three casing volumes (approx. 5.4 gallons) were purged from each well. Purged water was contained in a 55-gallon drum pending off-site transport upon receipt of laboratory data.
- The completed soil boring SB-11 was backfilled with non-impacted soil cuttings in accordance with Section 4.2.7 of the RIWP. The boring was patched with concrete.

**Sampling**

- The following samples were analyzed for Part 375/Target Compound List (TCL) volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, Part 375/Target Analyte List (TAL) metals (including hexavalent and trivalent chromium), cyanide, and Massachusetts Department of Environmental Protection (MADEP) Extractable Petroleum Hydrocarbons (EPH).
  - SB11\_7-9
- The following quality assurance/quality control (QA/QC) sample was collected: FB01\_042226 and TB04\_042226

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- Samples were relinquished to Eurofins Analytical, a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) laboratory under standard chain-of-custody protocol.

**Community Air Monitoring Plan (CAMP) Activities**

- Langan set up CAMP stations at the upwind and downwind site perimeters to monitor VOCs and particulate matter less than 10 micrometers in diameter (PM10) during intrusive activity. PM10 and VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed.

**Anticipated Activities**

- Trinity Environmental will continue to advance soil borings, installing monitoring wells, and soil vapor sample points for the remedial investigation.

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**Site Photographs:**



**Photo 1:** Placing the submersible pump and tubing in monitoring well MW-6 for well development.



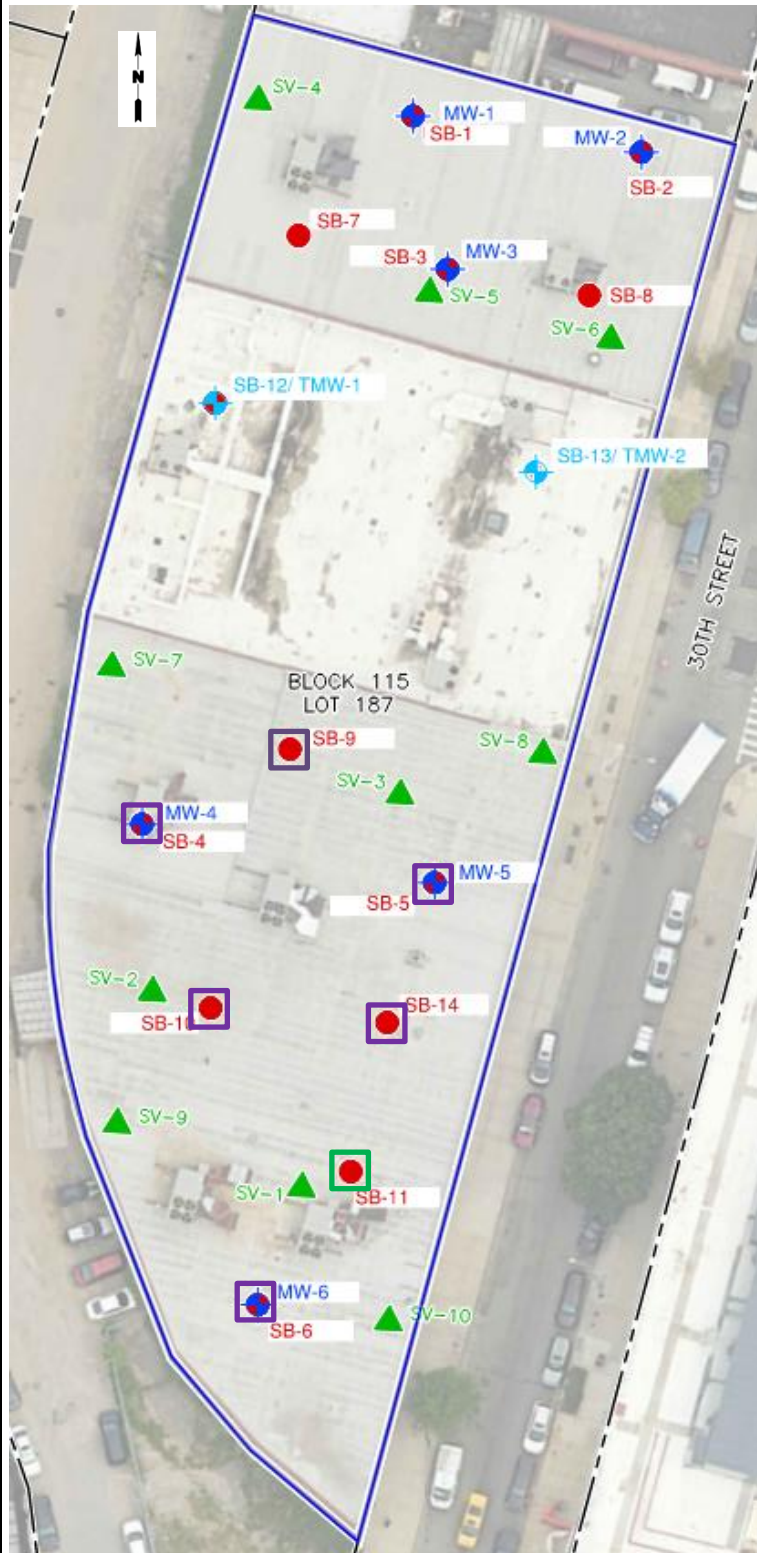
**Photo 2:** Geoprobe 7720DT entering the northern portion of the site building from an external door to 30<sup>th</sup> Street.

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By: Connor Moore

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**Figure 1: Sampling Location Plan**



**LEGEND**

- Site Boundary
- ◆ Proposed Monitoring Well Location
- ◆ Proposed Soil Boring/Monitoring Well Location
- Proposed Soil Boring Location
- ▲ Proposed Soil Vapor Location
- Sampling Location(s) Completed Today
- Sampling Location(s) in Progress
- Sampling Location(s) Previously Completed

Boring IDs revised from the March 2025 RIWP for BCP Site No. C241264 at 47-50 30<sup>th</sup> Street (Queens, Block 115, Lot 187)

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