

June 12, 2025

Ms. Marnie DeLuke
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-5060

Re: Monthly Progress Report, May 2025
Former Prestone Press Site
47-50 30th Street
Long Island City, New York 11101
Block 115, Lot 187
NYSDEC Site No. C241264

Dear Ms. DeLuke:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of CM LIC Studios 30th Street II LLC (CM LIC Studios), is submitting this Monthly Progress Report (Report) for the Former Prestone Press site, located at 47-50 30th Street, Long Island City, Queens County, New York (referred to herein as Site).

CM LIC Studios entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on February 26, 2024, to investigate, remediate and redevelop the 1.3-acre Site (BCP Site No. C241264). This Report was prepared as required by the NYSDEC BCA dated February 26, 2024, Site No. C241264. This Report describes activities completed at the Site in May 2025.

BCP Activities Completed During the Reporting Period

Roux conducted sub-slab depressurization system (SSDS) equipment monitoring and vacuum confirmation testing on May 29, 2025.

The SSDS vacuum confirmation testing showed that the SSDS has created a vacuum beneath the building slab (vacuum readings are shown below):

Soil Vapor Monitoring Point	Vacuum (in. w.c.)
SV-1	-0.343
SV-2	No access
SV-3	-0.215
SV-4	-0.115
SV-5	-0.018
SV-6	-0.081

BCP Activities Planned for the Next Reporting Period (June 2025)

No BCP activities are planned for the next reporting period.

Schedule and Changes to Scope of Work or Schedule

No changes to the scope of work or schedule occurred during the reporting period.

Sampling and Other Data Received or Generated during the Reporting Period

None.

Deliverables Submitted during the Reporting Period

None.

Percentage of Work Completion and Any Delays

None.

Citizen Participation Plan (CPP) Activities Taken during the Reporting Period

None.

Citizen Participation Plan Actions Planned for the Next Reporting Period

None.

If you have any questions or concerns, please feel free to contact the undersigned at 631-232-2600.

Sincerely,

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



MaryBeth Lyons
Senior Scientist



Robert Kovacs, P.G., LSRP
Principal Scientist

cc: John Shannon, CM LIC Studios
Peter Kapsalis, CM LIC Studios