

## 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> Thursday, April 16, 2026  <b>WEATHER:</b> Sunny, 68-89 °F Wind: N @ 3 mph  <b>TIME:</b> 6:51 – 16:44  <b>MONITOR:</b> Connor Moore	
<b>EQUIPMENT:</b> Jackhammer and 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, Mat Frankel <b>Drilling Company (Trinity Environmental):</b> Joseph Sakellis (foreman), Spiro Kouque		
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>  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).  <b>Site Activities</b> <ul style="list-style-type: none"> <li>• Trinity Environmental used hand tools and a Geoprobe 7720DT direct push rig to advance boring SB14 and used hand tools to advance boring SB05. 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).             <ul style="list-style-type: none"> <li>○ Soil boring SB14 was advanced to approximately 20 feet below ground surface (bgs). Groundwater was observed at about 10 feet bgs. No staining, odors, or PID readings above background were observed.</li> <li>○ Soil boring SB05 was hand cleared to about 5 feet bgs. No staining, odors, or PID readings above background were observed.</li> </ul> </li> <li>• The completed soil boring (SB14) was backfilled with non-impacted soil cuttings in accordance with Section 4.2.7 of the RIWP.</li> </ul> <b>Sampling</b> <ul style="list-style-type: none"> <li>• Langan collected soil samples for laboratory analysis. 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).             <ul style="list-style-type: none"> <li>○ SB14_0.5-2.5</li> <li>○ SB14_5-7</li> </ul> </li> <li>• The following samples were analyzed for Part 375/TCL VOCs, SVOCs, PCBs, pesticides, herbicides, Part 375/TAL metals (including hexavalent and trivalent chromium), cyanide, MADEP EPH, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):</li> </ul>			
<b>Cc:</b>	M. Burke, R. Kovacs, J. Armstrong (Langan)	<b>By:</b>	Connor Moore
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- SB05\_0.75-2.75

- The following quality assurance/quality control (QA/QC) sample was collected: PFASFB01\_041626 and TB01\_041626
- 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.
  - The upwind CAMP station experienced a data gap from 9:21-9:22 due to an equipment malfunction.

**Anticipated Activities**

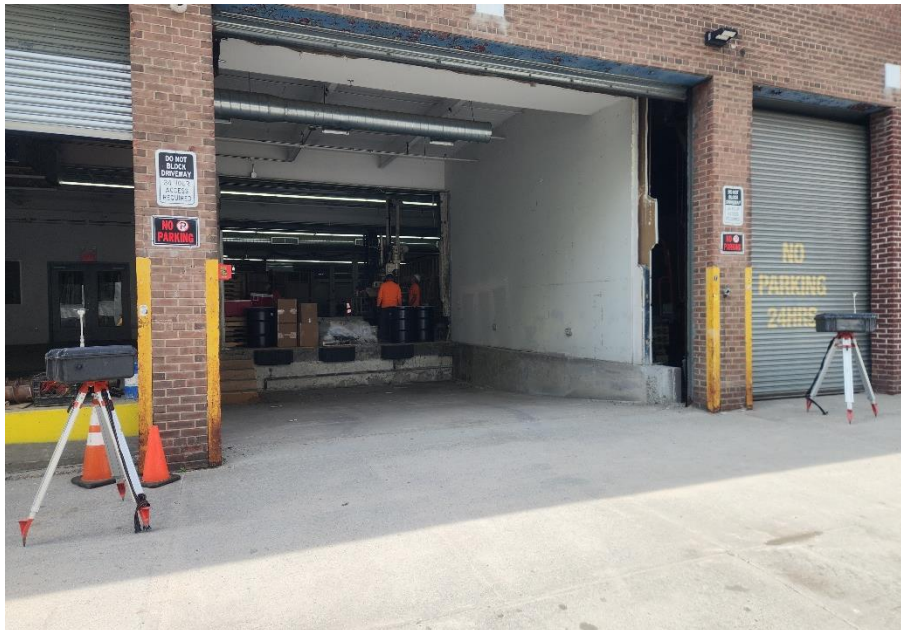
- Trinity Environmental will continue to advance soil borings for the remedial investigation.

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**Site Photographs:**



**Photo 1:** Geoprobe 7720DT at SB14



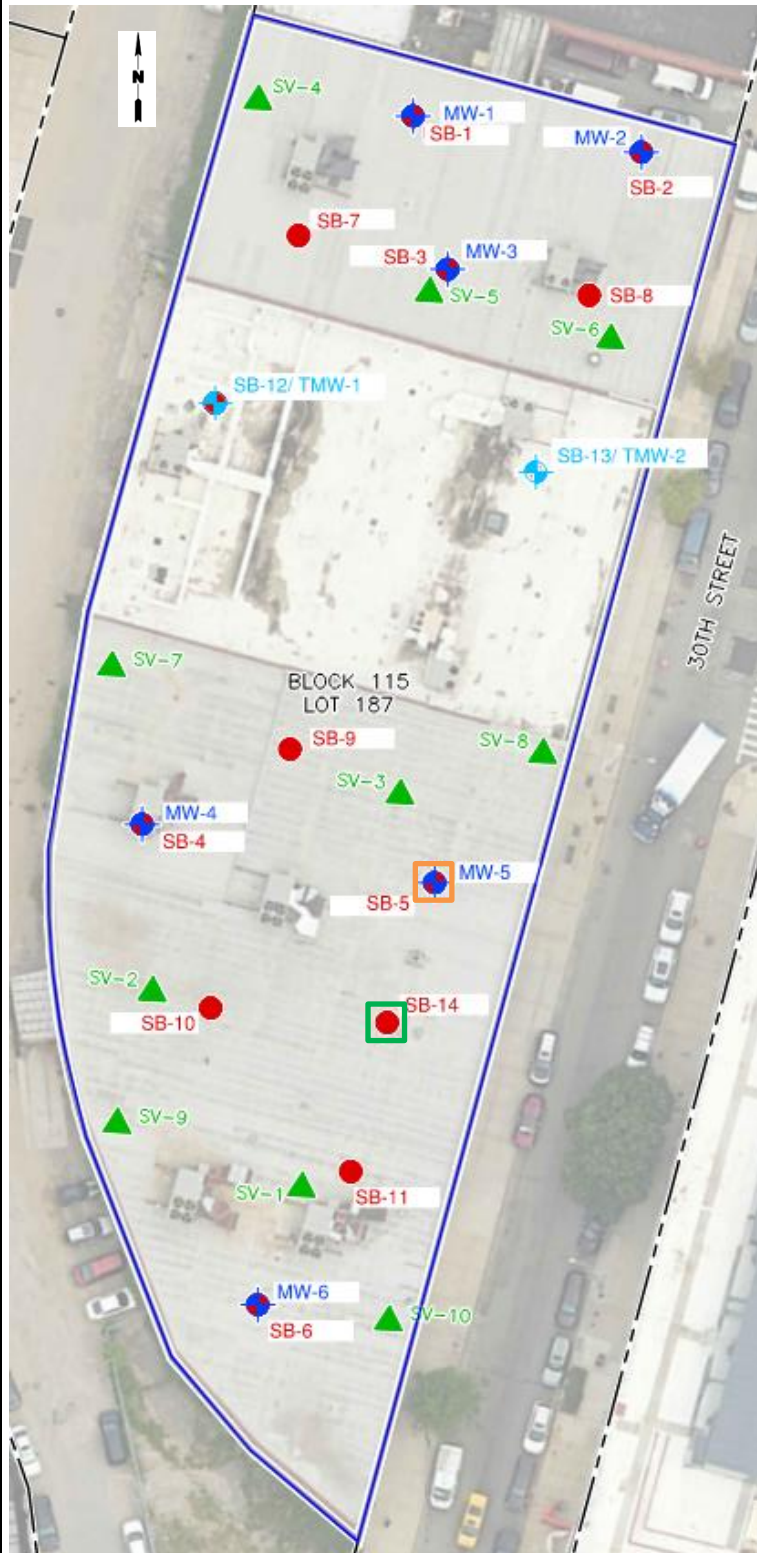
**Photo 2:** Trinity advancing SB-5

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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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