

DAILY OBSERVATION REPORT

LANGAN

PROJECT No.: 170976401 PROJECT: 47-50 30 th Street LOCATION: Long Island City, New York BCP SITE NUMBER: C241264	CLIENT: CIM LIC Studios 30 th Street II LLC	DATE: Monday, April 20, 2026 WEATHER: Sunny, 39-51 °F Wind: SE @ 5 mph TIME: 6:57 – 16:44 MONITOR: Connor Moore	
EQUIPMENT: Hand tools Geoprobe 7720DT Direct Push Rig (3) Photoionization Detectors (PID) (2) DustTrak II	PRESENT AT SITE: Environmental Staff (Langan): Connor Moore, Lisa Cristiano Drilling Company (Trinity Environmental): Joseph Sakellis (foreman), Spiro Kouque		
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 th Street (Queens Tax Block 115, Lot 187). Site Activities <ul style="list-style-type: none"> • Trinity Environmental used hand tools and a Geoprobe 7720DT direct push rig to advance borings SB10 and SB04 and install permanent monitoring well MW-4. 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"> ○ Soil boring SB10 was advanced to approximately 20 feet bgs. Groundwater was observed at about 11.5 feet below ground surface (bgs). No staining, odors, or PID readings above background were observed. ○ Soil boring SB04 was advanced to approximately 20 feet below ground surface (bgs). Groundwater was observed at about 10 feet bgs. A petroleum-like odor was observed at 18.5 feet bgs. A maximum PID reading of 2.8 parts per million (ppm) was observed at approximately 18 feet bgs. Based on lack of observed impacts in the vadose zone and that the noted impacts were limited to within groundwater, it is assumed to be indicative of a groundwater issue; a saturated soil sample was not collected for analysis. ○ Monitoring well MW-4 was installed to a depth of approximately 17 feet bgs. A 10-foot long, 2-inch diameter 0.2-inch slot, pre-packed well screen and attached riser was installed to about 17 feet bgs and finished with a flush-mount manhole cover. • The completed soil borings not converted to permanent monitoring wells were backfilled with non-impacted soil cuttings in accordance with Section 4.2.7 of the RIWP. The borings were patched with concrete. Sampling <ul style="list-style-type: none"> • Langan collected soil samples for laboratory analysis. The following samples were analyzed for Part 375/Target Compound List (TCL) volatile organic compounds (VOC), semivolatle 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"> ○ SB10_0.5-2.5 			
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- SB10_10-11
- 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):
 - SB04_0.5-2.5
 - SB04_7-9
- The following quality assurance/quality control (QA/QC) sample was collected: PFASFB03_042026, and TB03_042026
- 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 did not record data during the day’s mobilization due to an equipment malfunction (flow error).

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: Breaking the concrete slab at boring SB04.

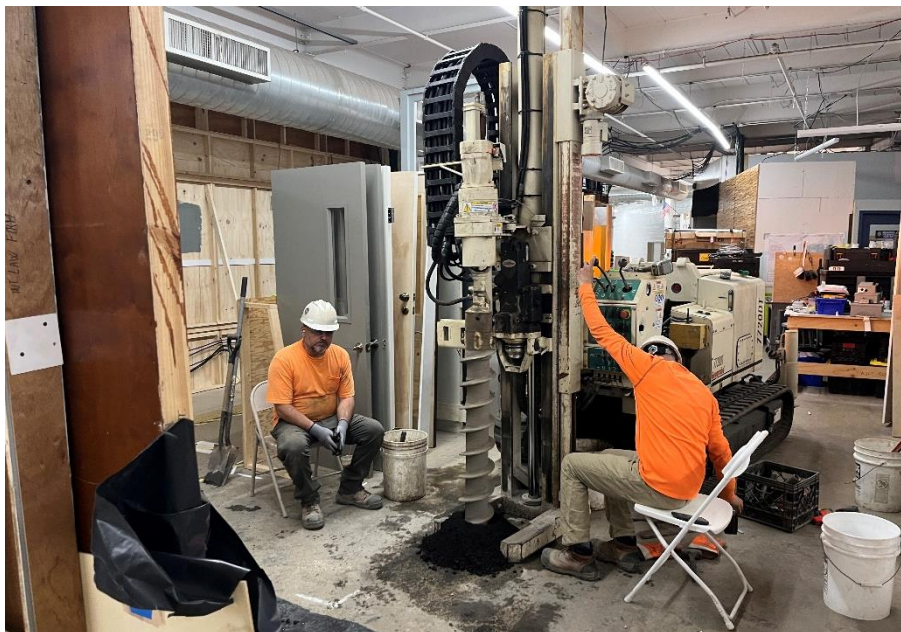


Photo 2: Geoprobe 7720DT augering monitoring well MW-4

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Figure 1: Sampling Location Plan



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- 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 30th Street (Queens, Block 115, Lot 187)

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