

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: Tuesday, April 21, 2026 WEATHER: Sunny, 34-51 °F Wind: S @ 4 mph TIME: 7:01 – 15:50 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 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 boring SB06, used hand tools to advance boring SB11, and installed permanent monitoring well MW-6. 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 SB06 was advanced to approximately 20 feet bgs. Groundwater was observed at about 10.8 feet below ground surface (bgs). No staining, odors, or PID readings above background were observed. ○ Soil boring SB11 was hand cleared to about 5 feet bgs. No staining, odors, or PID readings above background were observed. ○ Monitoring well MW-6 was installed. 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"> • 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), 1,4-dioxane, and substances (PFAS). <ul style="list-style-type: none"> ○ SB06_0.5-2.5 ○ SB06_3.5-5.5 			
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- SB06_10-11
- Langan collected soil samples for laboratory analysis. The following samples were analyzed for Part 375/TCL VOCs, SVOCs, PCBs, pesticides, herbicides, Part 375/TAL metals (including hexavalent and trivalent chromium), cyanide, and MADEP EPH.
- SB11_0.5-2.5
- The following quality assurance/quality control (QA/QC) sample was collected: PFASFB04_042126, and TB04_042126
- 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: Geoprobe 7720DT augering monitoring well MW-6.



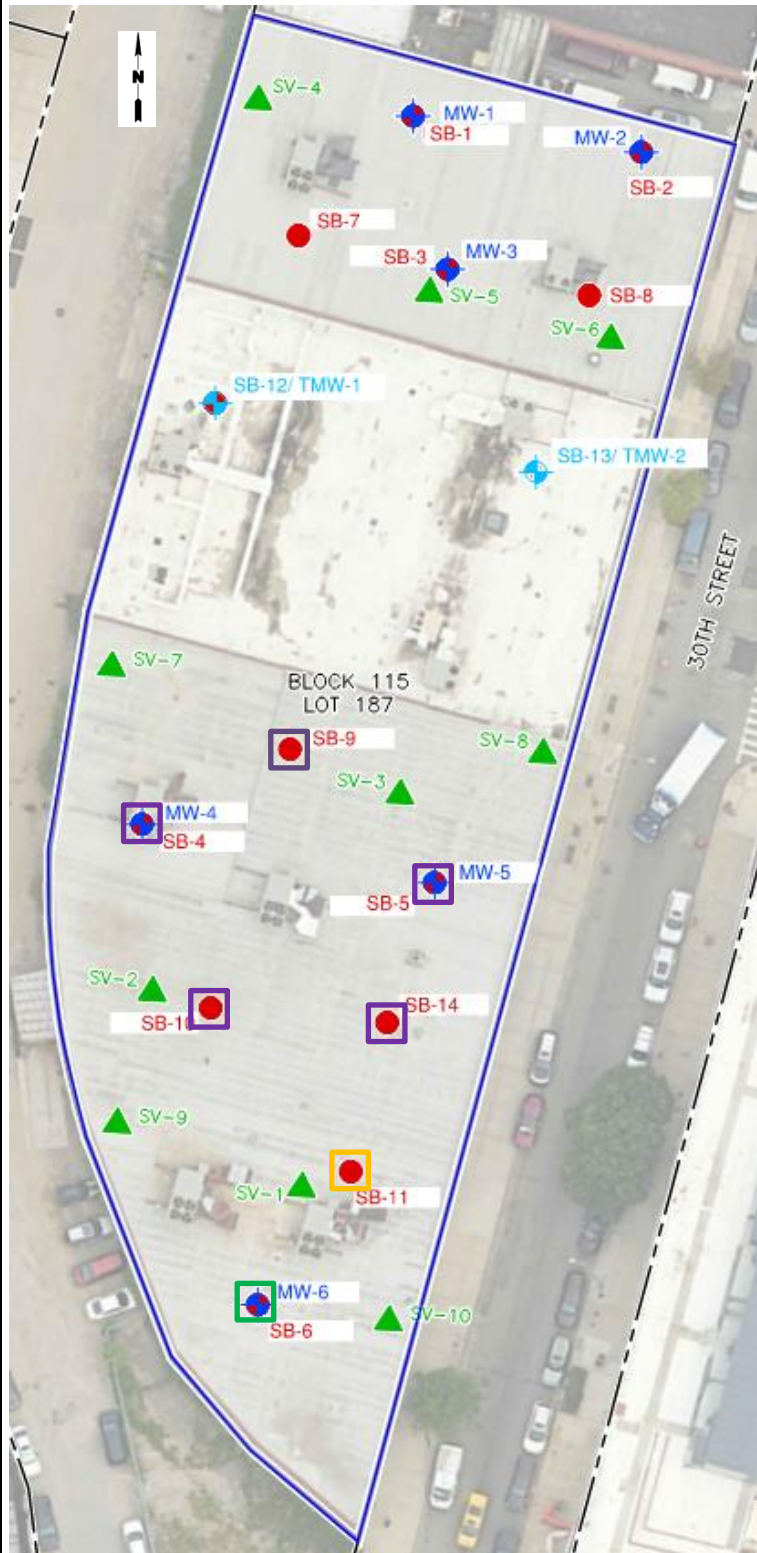
Photo 2: CAMP monitoring along 30th Street at bay door nearest work area to SB11.

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

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