

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: Thursday, April 23, 2026 WEATHER: Sunny, 50-72 °F Wind: SE @ 4 mph TIME: 7:00 – 16:07 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 SB02, break slab for hand clearance at SB03, and installed permanent sub-slab soil vapor points SV-7, SV-8, SV-9, and SV-10. 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 SB02 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 well MW-2 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. ○ Soil boring SB03 was prepared for hand clearance by breaking the slab with the Geoprobe 7720DT. Approximately 23 inches of slab was broken to reach the underlying soil ○ Four permanent sub-slab soil vapor points (SV-7, SV-8, SV-9, and SV-10) were installed directly beneath the building’s concrete slab using a hammer drill. Monitoring points were constructed of Vapor Pin® sampling points and polyethylene tubing. • The completed monitoring wells were capped with a traffic-grade well box and patched with concrete, in accordance with Section 4.2.7 of the RIWP. 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). 			
Cc:	M. Burke, R. Kovacs, J. Armstrong (Langan)	By:	Connor Moore
		LANGAN	

- SB02_1-3
- SB02_7-8.5
- The following quality assurance/quality control (QA/QC) sample was collected: PFASFB05_042326, SUP02, 042326, and TB06_042326
- 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 and installing monitoring wells for the remedial investigation.

Cc:	M. Burke, R. Kovacs, J. Armstrong (Langan)	By:	Connor Moore LANGAN
-----	--	-----	-------------------------------

Site Photographs:



Photo 1: Sub-slab vapor monitoring point SV-9.



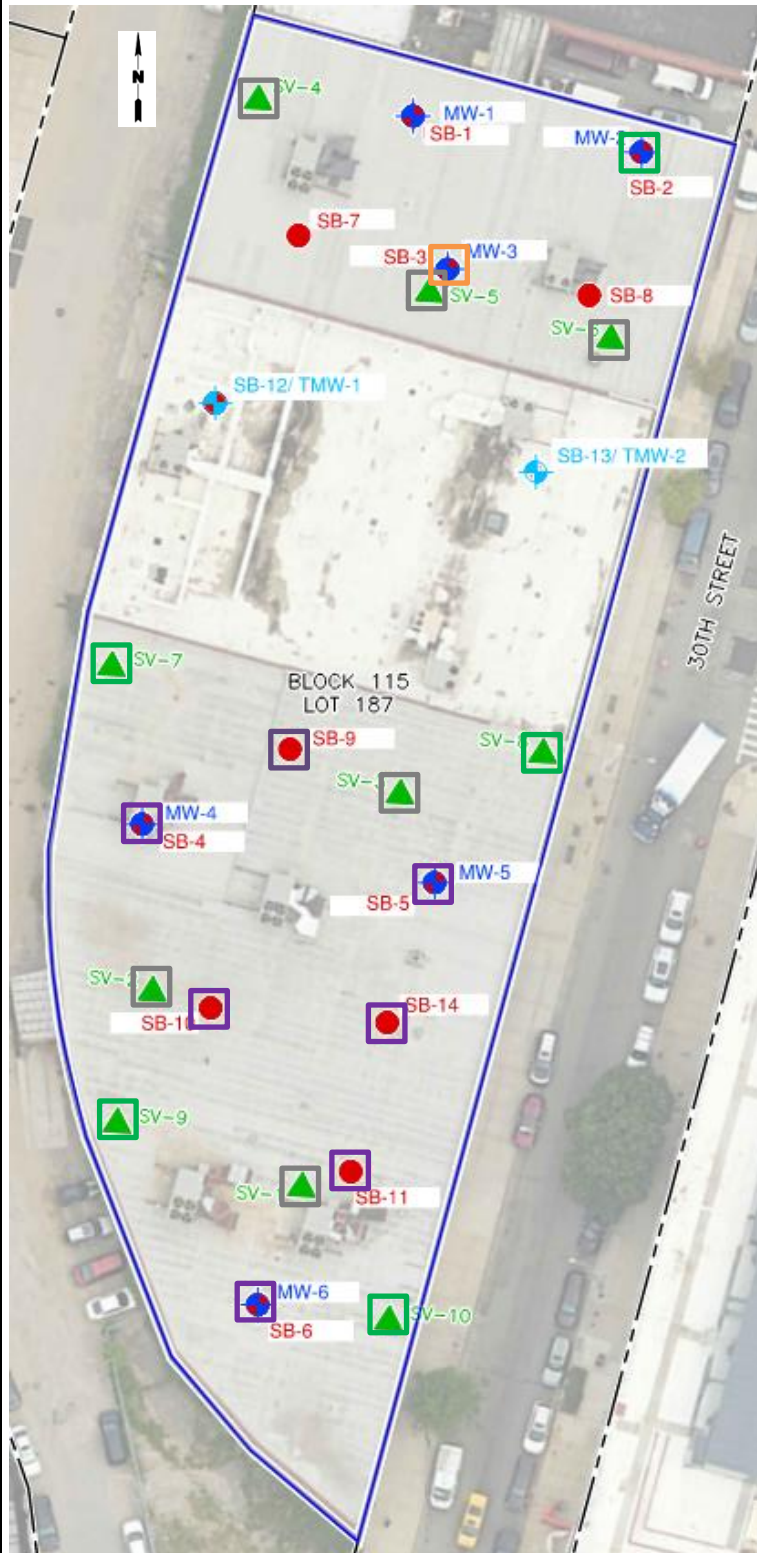
Photo 2: Geoprobe 7720DT augering permanent monitoring well MW-2.

Cc: M. Burke, R. Kovacs, J. Armstrong (Langan)

By: Connor Moore

LANGAN

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
- Pre-Existing Sub-Slab Vapor Sampling Location(s)

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

Cc:	M. Burke, R. Kovacs, J. Armstrong (Langan)	By:	Connor Moore
			LANGAN