

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: Friday, April 24, 2026 WEATHER: Sunny, 56-65 °F Wind: SW @ 6 mph TIME: 6:59 – 16:11 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 borings SB03 and SB01, auger monitoring well MW-1, and install permanent monitoring well MW-3. 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 SB03 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. ○ Soil boring SB01 was advanced to approximately 20 feet bgs. Groundwater was observed at about 12 feet bgs. A maximum PID reading of 2.9 parts per million (ppm) was observed at approximately 15.5 feet bgs. No staining was observed. 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-3 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 finished with a flush-mount manhole cover. ○ Borehole SB01 was augured to about 15 feet bgs in preparation for installation of monitoring well MW-1. 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"> ○ SB03_2-4 			
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- SB03_6.5-8.5
- SB01_0.5-2.5
- SB01_10-11.5
- The following quality assurance/quality control (QA/QC) sample was collected: PFASFB06_042426, and TB07_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 and install monitoring wells for the remedial investigation.

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Site Photographs:

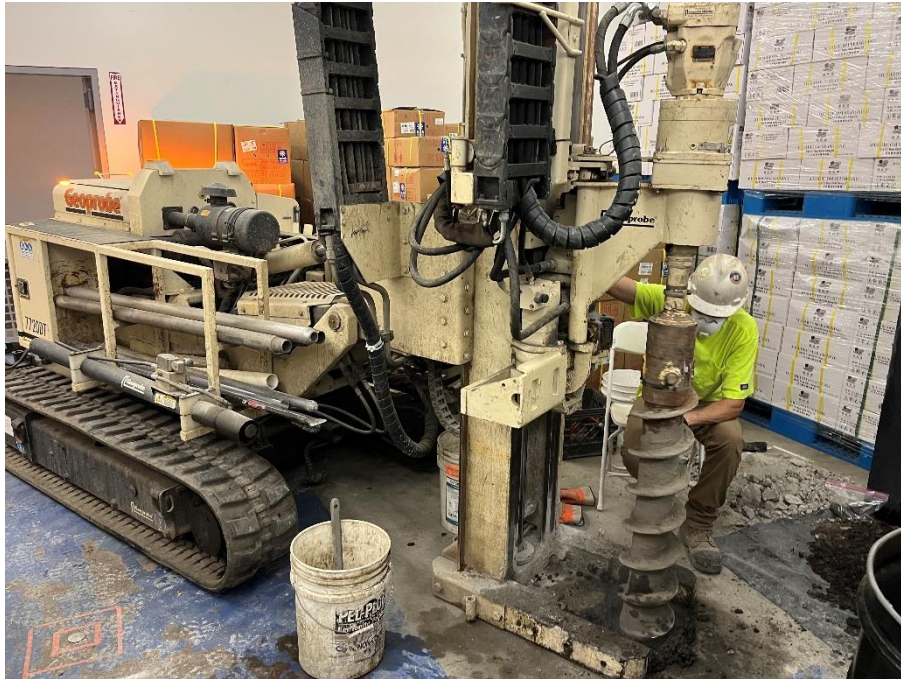


Photo 1: Geoprobe 7720DT augering monitoring well MW-3.



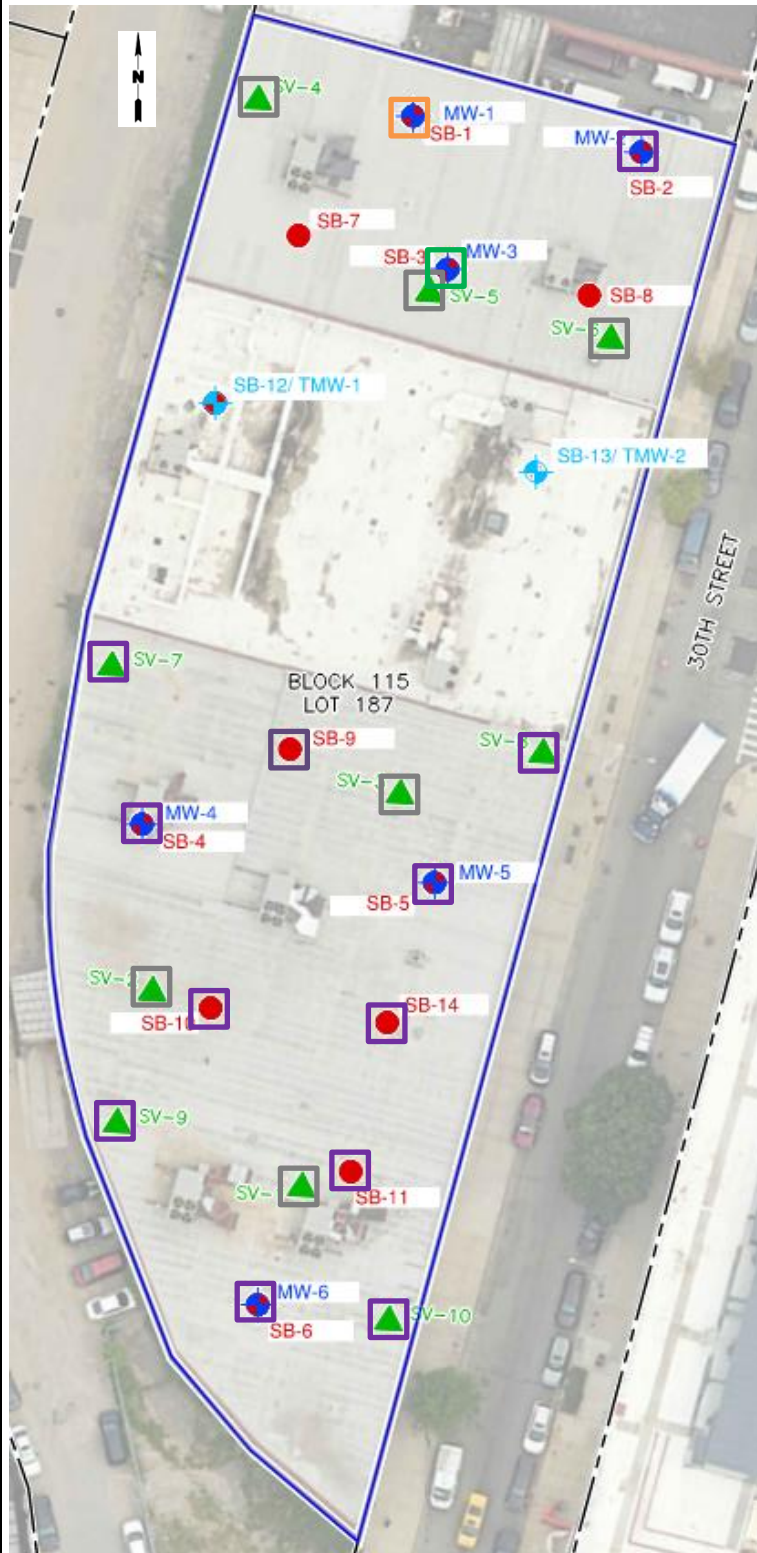
Photo 2: Geoprobe 7720DT augering monitoring well MW-1.

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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
- 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)

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