

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 28, 2026 WEATHER: Sunny, 48-63 °F Wind: NE @ 3 mph TIME: 7:00 – 16:35 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 to advance boring SB13, hand tools and a Geoprobe 7720DT direct push rig to advance boring SB12, install and sample from temporary monitoring well TW-1, and develop permanent monitoring well MW-1 using surging and pumping techniques. 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 SB13 was advanced with hand tools until refusal at approximately 8 feet below ground surface (bgs), including about 4 feet of void space between built up flooring and soil below. Groundwater was not observed in the boring; therefore, temporary well TMW-2 was not installed. No staining, odors, or PID readings above background were observed. ○ Soil boring SB12 was advanced to approximately 20 feet bgs. Groundwater was observed at about 10 feet below the floor surface. A maximum PID reading of 23.9 parts per million (ppm) and petroleum-like odor was observed at approximately 14.5 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. ○ Temporary well TW-1 was installed at boring SB-12 with 1-inch diameter Schedule 40 PVC, machine-slotted screen (0.020-inch slot), installed from 8 to 18 ft bgs in borehole SB12. Groundwater samples were collected using low-flow purging and sampling techniques with a peristaltic pump, with field parameters monitored until stabilization prior to sample collection. ○ Monitoring well MW-1 was developed with a surge block and a submersible pump to remove fine sediments and improve hydraulic connection with the surrounding formation. Development continued at each well until discharged water appeared clear and free of suspended solids. A minimum of three casing volumes (about 5.4 gallons) was purged from the well. Purged water was contained in a 55-gallon drum pending off-site transport upon receipt of laboratory data. 			
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- The completed soil borings SB12 and SB13 were backfilled with non-impacted soil cuttings in accordance with Section 4.2.7 of the RIWP and patched with concrete.

Sampling

- The following soil samples were collected for analysis of 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).
 - SB012_0-2
 - SB13_0-2
- The following groundwater sample was collected for analysis of Part 375/TCL VOCs, SVOCs, PCBs, pesticides, herbicides, total and dissolved Part 375/TAL metals (including mercury and hexavalent and trivalent chromium), total and dissolved cyanide, PFAS, 1,4-dioxane, and MADEP EPH.
 - TW-1_042826
- The following quality assurance/quality control (QA/QC) samples were collected: PFASFB07_042826 and TB09_042826
- 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

- Langan will return to the site for the following:
 - sub-slab vapor, indoor air, and ambient air sampling activities on May 1, 2026.
 - Groundwater sampling the week of May 4, 2026

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Site Photographs:



Photo 1: Geoprobe 7720DT advancing soil boring SB12.



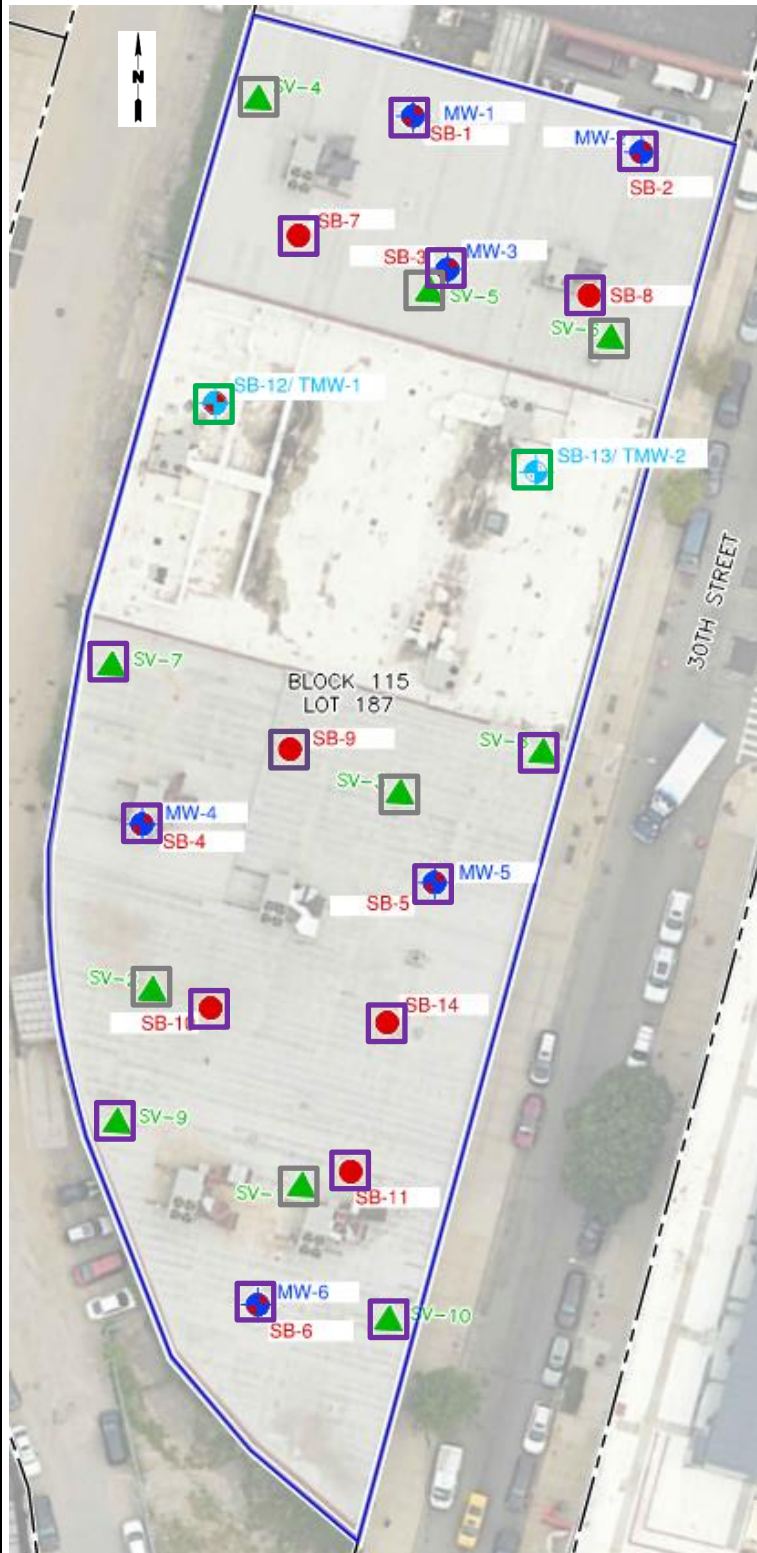
Photo 2: Soil cuttings and purge water stored in 55-gallon USDOT drums labeled 'Non-Hazardous' near the access door along 30th Street..

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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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