

DAILY OBSERVATION REPORT

LANGAN

PROJECT No.: 170976401	CLIENT: CIM LIC Studios 30 th Street II LLC	DATE: Friday, May 1, 2026
PROJECT: 47-50 30 th Street		WEATHER: Sunny, 48-63 °F Wind: NE @ 3 mph
LOCATION: Long Island City, New York		TIME: 8:03 – 17:30
BCP SITE NUMBER: C241264		MONITOR: Connor Moore
EQUIPMENT:	PRESENT AT SITE: Environmental Staff (Langan): Connor Moore, Mat Frankel	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: <p>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 30th Street (Queens Tax Block 115, Lot 187).</p> <p>Site Activities</p> <ul style="list-style-type: none">Langan used a peristaltic pump to purge and sample permanent groundwater monitoring well MW-5. Purged groundwater was screened for odors, sheen, and organic vapors using a photoionization detector (PID). A maximum PID reading of 0.1 parts per million (ppm) was observed. Purged groundwater was containerized in a 55-gallon steel drum located in the western part of the site pending future off-site disposal.Sub-slab vapor, indoor air, and ambient air was not sampled due to an equipment vendor fulfillment issue. <p>Sampling</p> <ul style="list-style-type: none">Langan collected groundwater samples for laboratory analysis. The following samples were analyzed for Target Compound List (TCL)/Part 375 volatile organic compounds (VOC) and semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, Target Analyte List (TAL) metals (total and dissolved) including hexavalent and trivalent chromium and total cyanide, Massachusetts Department of Environmental Protection (MADEP) Extractable Petroleum Hydrocarbons (EPH), 1,4-dioxane and Polyfluoroalkyl Substances (PFAS). 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.<ul style="list-style-type: none">MW-5_050126The following quality assurance/quality control (QA/QC) samples were collected: DUP01_050126 (field duplicate), PFASFB08_050126 (PFAS field blank) and TB10_050126 (trip blank).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.		
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Community Air Monitoring Plan (CAMP) Activities

- Ground intrusive work was not performed; therefore, CAMP was not implemented.

Anticipated Activities

- Langan will return to the site next week for the following:
 - Groundwater sampling
 - Sub-slab vapor, indoor air, and ambient air sampling

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Site Photographs:



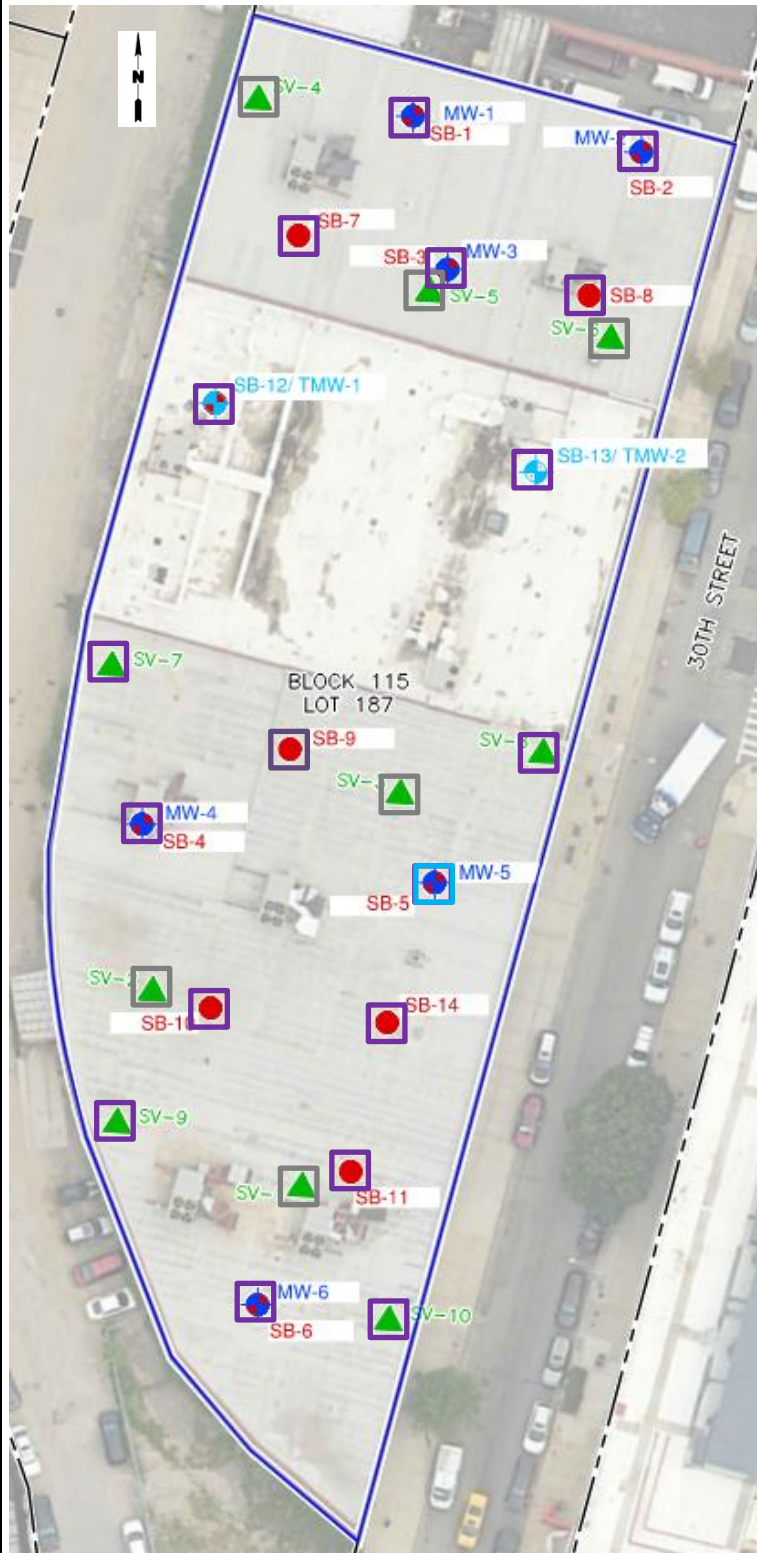
Photo 1: Langan sampling groundwater from groundwater monitoring well MW-5

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

By: Connor Moore

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Figure 1: Sampling Location Plan



LEGEND

- Site Boundary
- ◆ Proposed Monitoring Well (MW) Location
- ◆ Proposed Soil Boring/Temporary MW Location
- Proposed Soil Boring Location
- ▲ Proposed Soil Vapor Location
- Soil Boring/MW Well Installation Location(s) Completed Today
- Soil Boring/MW Well Installation Location(s) in Progress
- Soil Boring/MW Well Installation Location(s) Previously Completed
- Pre-Existing Sub-Slab Vapor Sampling Location(s)
- MW Sampling Completed Today

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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