

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: Monday, May 4, 2026 WEATHER: Sunny, 49-71 °F Wind: NE @ 8 mph TIME: 7:00 – 16:20 MONITOR: Connor Moore
EQUIPMENT:		PRESENT AT SITE: Environmental Staff (Langan): Connor Moore, Mat Frankel

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

Site Activities

- Langan used a peristaltic pump to purge and sample permanent groundwater monitoring wells MW-4, MW-6, MW-2, and MW-3. Purged groundwater was screened for odors, sheen, and organic vapors using a photoionization detector (PID). Maximum PID readings of 2.6 parts per million (ppm) was observed. Purged groundwater was containerized in 55-gallon steel drums for future off-site disposal.

Sampling

- 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.
 - MW-4_050426
 - MW-6_050426
 - MW-2_050426
 - MW-3_050426
- The following quality assurance/quality control (QA/QC) samples were collected: MW-4_050426_MS (matrix spike), MW-4_050426_MSD (matrix spike) duplicate, PFASFB13_050126 (PFAS field blank), and TB11_050126 (trip blank).

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- 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

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

Anticipated Activities

- Langan will return to the site for the following:
 - Groundwater sampling at MW-1
 - Sub-slab vapor, indoor air, and ambient air sampling.

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Site Photographs:



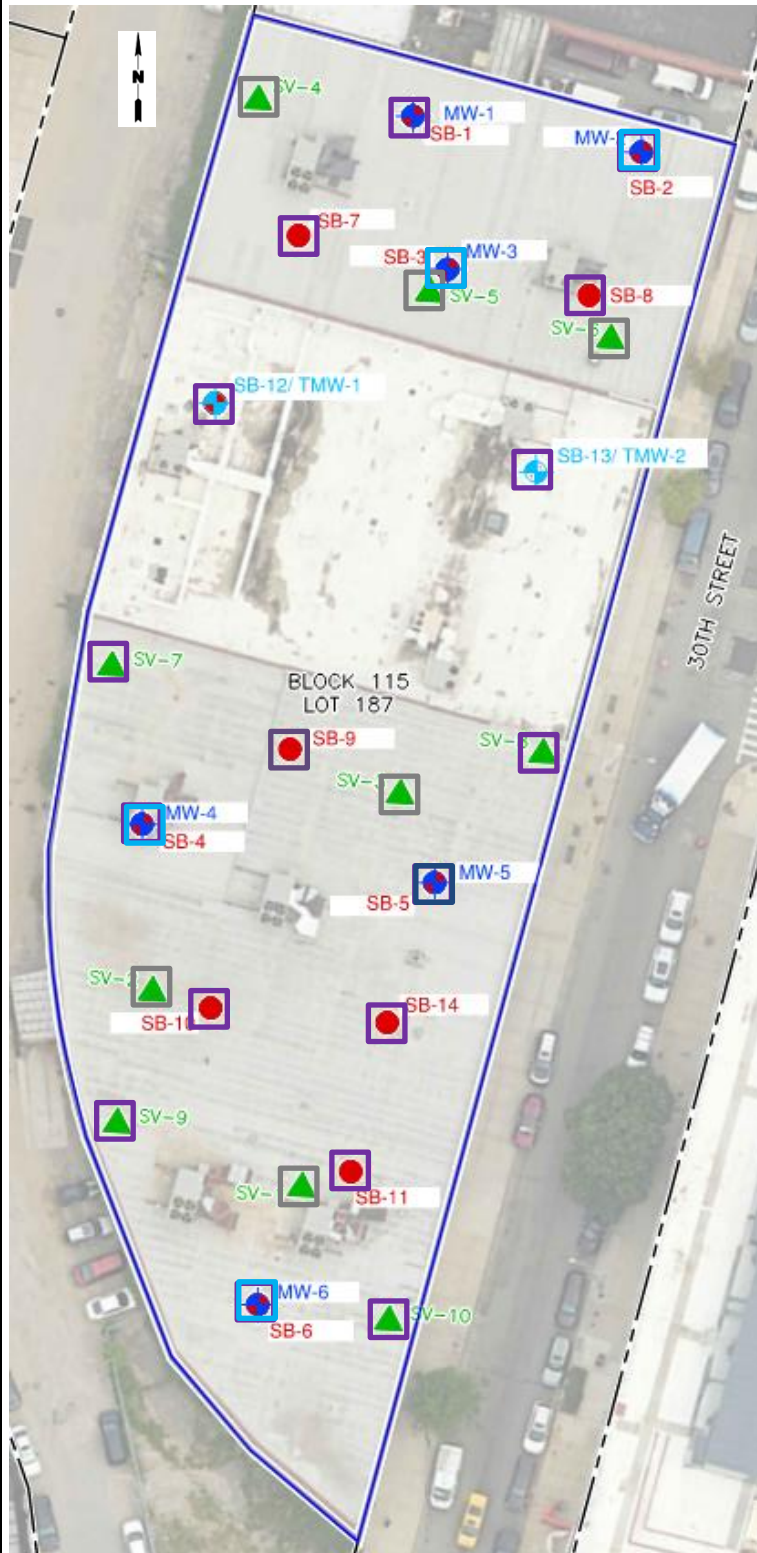
Photo 1: Langan sampling groundwater from groundwater monitoring well MW-6



Photo 2: Two soil cuttings drums and one purge water drum labeled "Non-Hazardous," pending analytical results.

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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
- MW Sampling 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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