SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Wednesday, September 2, 2020
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Cloudy/Rainy, 74-84 ^{0}F Wind: E @ 3 to 13 mph
LOCATION: New York, NY		**TIME:**	6:30 am – 16:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Tyler Zorn Lexi Haley

EQUIPMENT: Jerome J505 MiniRAE 3000 Peristaltic Pump Horiba U52-2 Water Quality Meter Solinst Interface Probe	**PRESENT AT SITE:** **RI Day 20** Tyler Zorn, Lexi Haley – Langan

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan continued implementing Phase 5 of the May 13, 2020 Remedial Investigation Work Plan (RIWP) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C231127 located at 250 Water Street (Manhattan Block 98, Lot 1).

Site Activities

- Langan used a peristaltic pump to purge and conduct low-flow groundwater sampling of previously installed monitoring wells. Water quality readings were recorded using a Horiba U52-2 Water Quality Meter prior to sample collection.
    - MW26: No petroleum-like odor was observed emanating from the monitoring well. Photoionization detector (PID) headspace readings were observed up to 12.7 parts per million (ppm). No Jerome J505 mercury vapor headspace readings above background were observed. After sampling, groundwater was gauged at about 17 feet below grade surface (bgs).
    - MW30: Petroleum-like odors were observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings were observed above background. After sampling, groundwater was gauged at about 18 feet bgs.
    - MW31: Petroleum-like odors were observed emanating from the monitoring well. PID headspace readings were observed up to 360.9 ppm. Jerome J505 mercury vapor headspace readings were observed up to 2.79 micrograms per meter cubed (µg/m^3). After sampling, groundwater was gauged at about 15 feet bgs.
    - MW32: Petroleum-like odors were observed emanating from the monitoring well. PID headspace readings were observed up to 32.0 ppm. No Jerome J505 mercury vapor headspace readings were observed above background. After sampling, groundwater was gauged at about 15 feet bgs.
    - MW33: Petroleum-like odors were observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings were observed above background. After sampling, groundwater was gauged at about 15 feet bgs.

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- MW34: Petroleum-like odors were observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings were observed above background. After sampling, groundwater was gauged at about 15 feet bgs.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- All purged groundwater was containerized in a 55-gallon drum. The drum was stored on-site for future off-site disposal.

Sampling

Groundwater samples were collected and relinquished to Alpha Analytical, Inc., a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Mahwah, New Jersey (ELAP No. 11148) for analyses proposed in the RIWP:

- The following samples were submitted for Part 375/TCL volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, Parts 375/TAL metals (total and dissolved) including hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS)
  - MW26_090220
  - MW30_090220
  - MW31_090220
  - MW32_090220
  - MW33_090220
  - MW34_090220
- Four quality assurance/quality control soil samples (one field blanks, one equipment blank, one trip blank, and one duplicate) were collected and submitted for analysis.

CAMP Activities

Continuous air monitoring was not conducted because ground-intrusive activities were not performed at the site. Langan conducted periodic monitoring for VOCs and mercury vapor upon arrival and departure and during sampling at the sampled monitoring well locations. VOC and/or mercury vapor concentrations were observed above background during monitoring well headspace monitoring, however ambient air monitoring concentrations near sampled monitoring wells were below background.

Anticipated Activities

- Langan will conduct a synoptic monitoring well gauging event on September 3, 2020.
- The monitoring well survey is scheduled for the third week of September, 2020.

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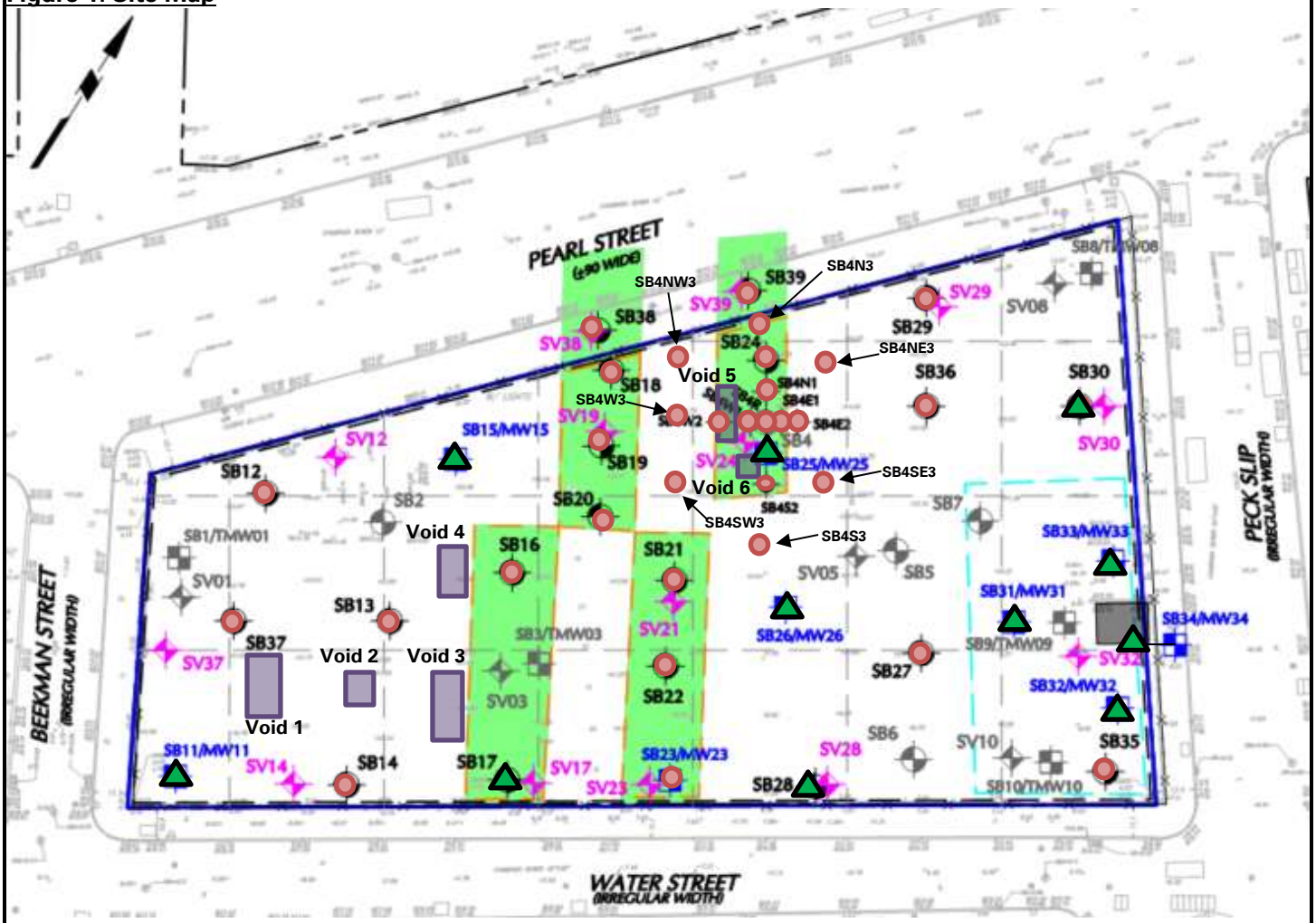
Figure 1: Site Map



Legend:

- Site Boundary
- Approximate area of suspected void space
- Approximate location of previously sampled soil borings
- Approximate location of sampled monitoring well
- Approximate location of previously completed soil borings and monitoring well

Notes:

1) Air monitoring station were relocated based on work area and wind direction. Locations shown above identify the predominant area of the air monitoring station.

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Select Site Photographs:

Photo 1: View of downwind ambient air monitoring while groundwater sampling

Photo 2: PID screening of monitoring well MW33

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Photo 3: Jerome screening at monitoring well MW34

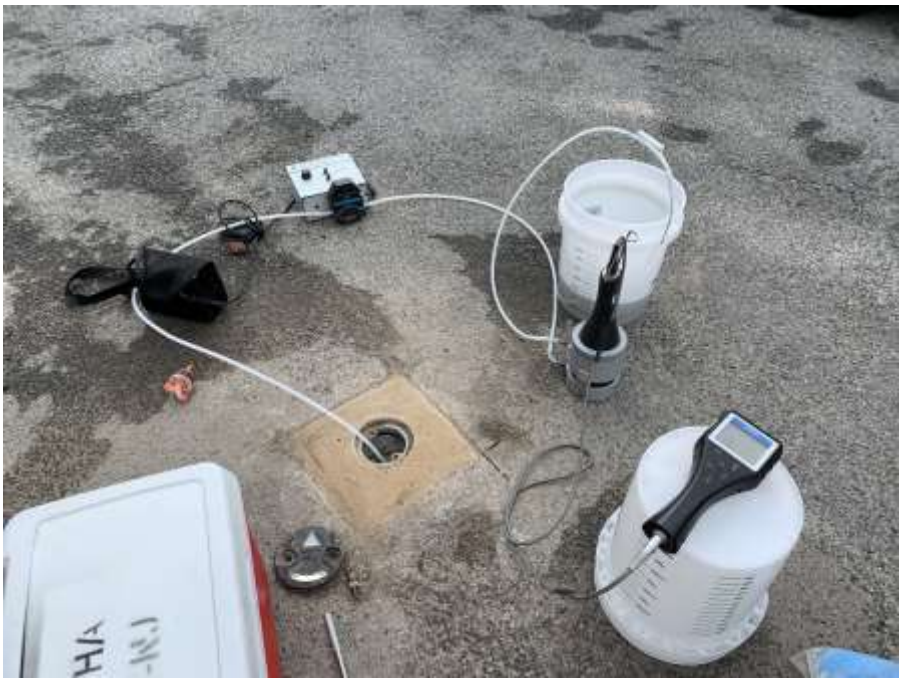

Photo 4: Typical groundwater sampling set up

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