

## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 170381202  <b>PROJECT:</b> 250 Water Street  <b>LOCATION:</b> New York, NY  <b>BCP SITE ID:</b> C231127	<b>CLIENT:</b> 250 Seaport District, LLC	<b>DATE:</b> Friday, April 22, 2022  <b>WEATHER:</b> Clear, 55.2 – 69.4 °F Wind: E @ 1.0 – 7.7 mph  <b>TIME:</b> 6:00 AM – 3:30 PM  <b>MONITOR:</b> Lauren Roper, Ellie Seery	
<b>EQUIPMENT:</b> MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	<b>PRESENT AT SITE:</b> <span style="float: right;"><b>Day 2</b></span> <b>Langan</b> (Environmental) – Lauren Roper, Ellie Seery <b>UBS</b> (Fence installation Contractor) – Eddie Perez		
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>  Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).  <b>Site Activities</b> <ul style="list-style-type: none"> <li>UBS continued installing perimeter construction fencing along the northern boundary of the site (along Pearl Street). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.</li> </ul> <b>Material Tracking</b> <ul style="list-style-type: none"> <li>No material was imported to the site.</li> <li>No material was exported from the site.</li> </ul> <b>Sampling</b> <ul style="list-style-type: none"> <li>Langan collected one waste characterization soil sample from seven 55-gallon drums containing investigation-derived waste from the waste characterization investigation. The drums will be disposed of at a permitted off-site disposal facility pending receipt of the analytical data.</li> </ul>			
<b>Cc:</b>	M. Raygorodetsky, P. McMahon, M. Au	<b>By:</b>	Lauren Roper  <b>LANGAN</b>

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### CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

#### Daily Average Concentrations

Station ID	Particulate (mg/m <sup>3</sup> )	Organic Vapor (ppm)	Mercury Vapor (µg/m <sup>3</sup> )
PM-1	0.020	0.0	0.0
PM-2	0.012	0.0	0.0
PM-3	0.014	0.2	0.1
PM-4	0.016	0.0	0.0
PM-5	0.016	1.3	0.0
PM-6	0.017	0.0	0.0

#### Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m <sup>3</sup> )	Organic Vapor (ppm)	Mercury Vapor (µg/m <sup>3</sup> )
PM-1	0.041	0.0	0.1
PM-2	0.034	0.0	0.1
PM-3	0.035	0.7	0.4
PM-4	0.041	0.0	0.0
PM-5	0.034	2.3	0.7
PM-6	0.038	0.0	0.0

• mg/m<sup>3</sup> = milligrams per cubic meter • ppm = parts per million • µg/m<sup>3</sup> = micrograms per cubic meter

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.01 µg/m<sup>3</sup> to 0.15 µg/m<sup>3</sup>.
- Perimeter air monitoring station PM-3 was relocated to the northern sidewalk of Pearl Street from 7:00am to 8:08am and from 2:20pm to 2:27pm during installation of the perimeter construction fence along Pearl Street.
- Perimeter air monitoring station PM-5 was relocated to the northern sidewalk of Pearl Street from 8:08am to 1:13pm during installation of the perimeter construction fence along Pearl Street.
- Perimeter air monitoring station PM-2 was relocated to the western sidewalk of Beekman Street from 12:04 PM to 1:30 PM during installation of the perimeter construction fence along Pearl Street.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP was discontinued at 2:27pm at the conclusion of ground-intrusive activities.
- Due to a downloading error on the handheld Jerome® J505 mercury analyzer, mercury vapor concentrations collected through the "Auto Sampling" function were not recorded.

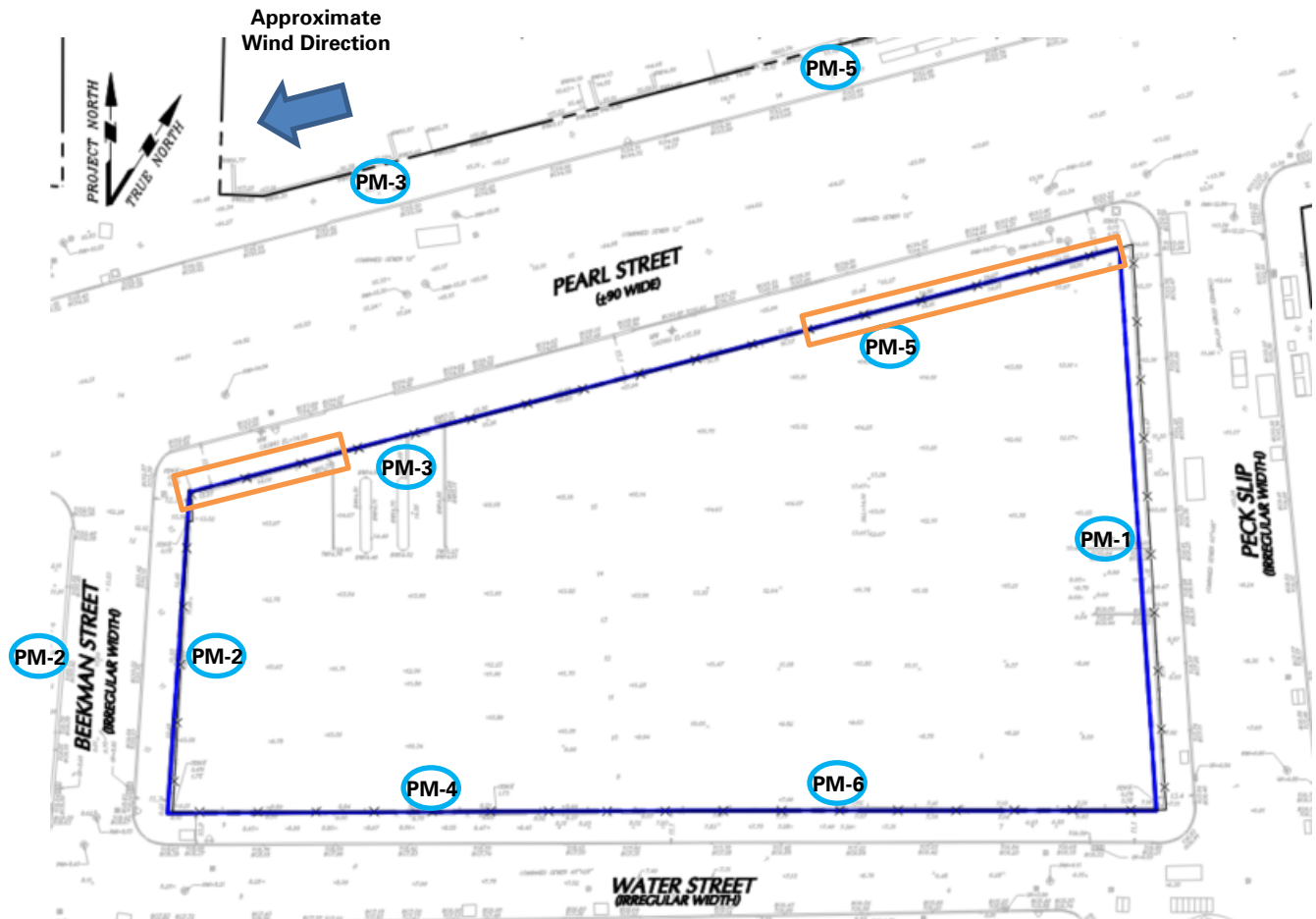
### Anticipated Activities

- UBS will continue installing construction fence at the southern perimeter of the site.

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### Site Map:



### Legend:

**PM-1** Approximate location of air monitoring station

 Work Area

### Notes:

- 1) Air monitoring stations 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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By: Lauren Roper

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### Select Site Photographs:



Photo 1: View of perimeter construction fencing installed along the northern boundary of the site (facing west).



Photo 2: View of perimeter CAMP station PM-2, relocated to the eastern sidewalk of Beekman Street (facing west)

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