SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, May 12, 2022
PROJECT:	250 Water Street		**WEATHER:**	Overcast, 61.8 – 70.7 ˚F Wind: N @ 0.8 – 7.6 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 3:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 12**
Langan (Environmental) – Lauren Roper, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV continued advancing a foundation pile from about 50 feet to 80 feet below grade surface (bgs) in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
    - CCJV installed steel reinforcement bars within the pile in preparation for grout placement.
    - CCJV placed grout within the pile for installation of the future pile cap.
- CCJV began advancement of a foundation pile from surface grade to about 20 feet bgs in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
- CCJV placed imported 2.5-inch virgin stone in the northwestern portion of the site for installation of a truck tracking pad.

Material Tracking

- CCJV imported one truckload (22.79 tons) of 2.5-inch virgin stone from the Stone Industries Inc. facility located in Haledon, NJ.
- CCJV exported one truckload (about 5 cubic yards [CY]) of asphalt from the former parking lot for off-site disposal at the Allocco Recycling facility located in Brooklyn, NY.

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Material Import Summary		
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	1	22.79
Total	1	22.79

Material Export Summary		
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**	
Quantities	No. of Loads	Approx. Volume (CY[1])
Today	1	5
Total	1	5

Sampling

- No samples were collected.

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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. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using the handheld Jerome® J505 mercury vapor analyzer and the handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.013	0.0	0.0
PM-2	0.014	0.0	0.0
PM-3	0.009	0.0	0.0
PM-4	0.012	0.0	0.0
PM-5	0.010	0.0	0.0
PM-6	0.017	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.036	0.0	0.1
PM-2	0.033	0.1	0.0
PM-3	0.019	0.0	0.2
PM-4	0.022	0.0	0.0
PM-5	0.021	0.0	0.1
PM-6	0.037	0.0	0.0

●mg/m^3 = milligrams per cubic meter ●ppm = parts per million ●µg/m^3 = micrograms per cubic meter

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.23 µg/m^3.
- Langan used a handheld photoionization detector (PID) to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- 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 stations were discontinued at 2:59pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue installation of foundation piles in the southwest portion of the site.

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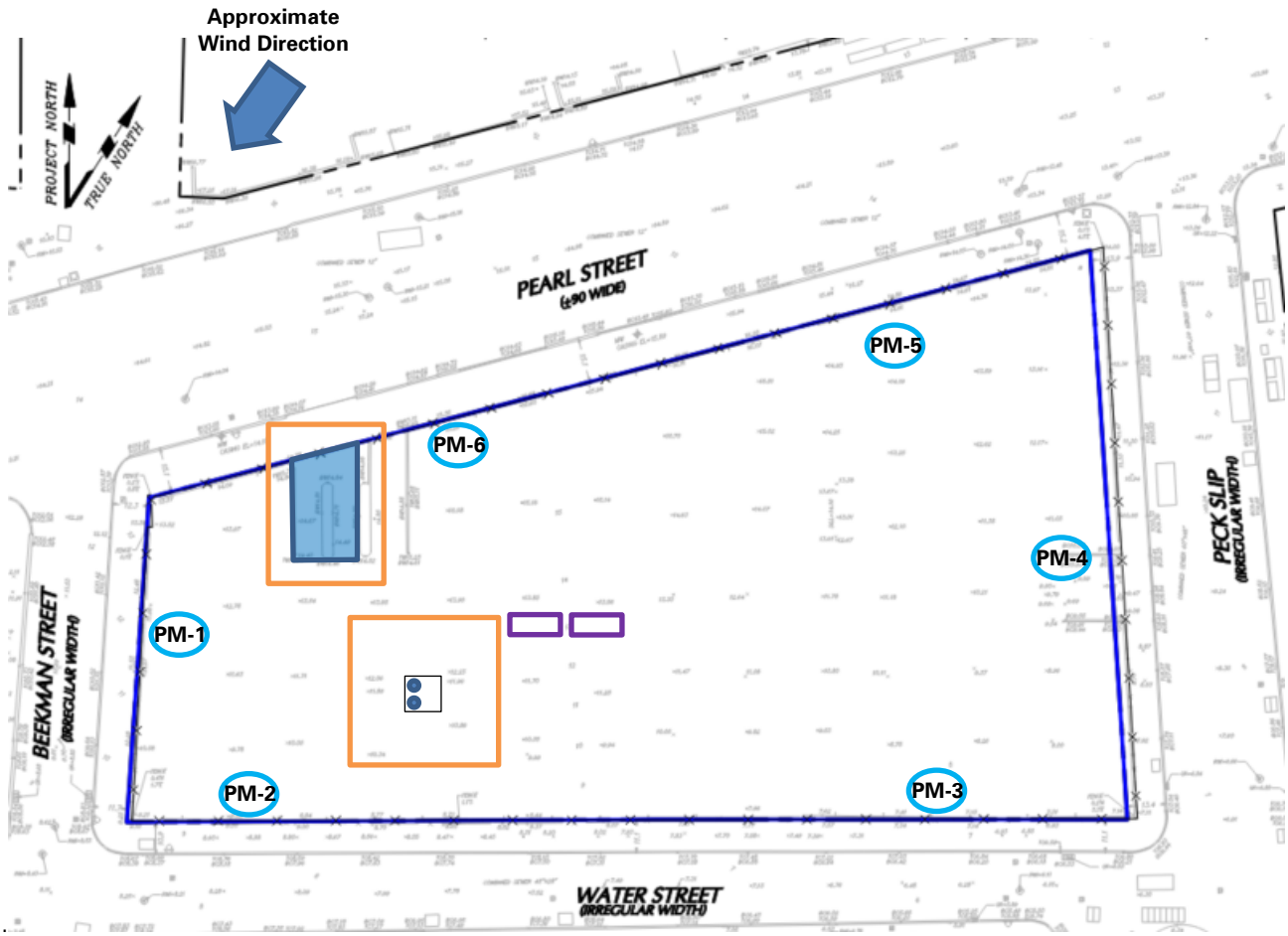
Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Installed Today
- Approximate Location of Settling Tanks
- Approximate Location of Imported Stone Placement

Notes:

1) Locations of air monitoring stations are approximate.

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Select Site Photographs:

Photo 1: CCJV importing one truckload of 2.5-inch virgin stone for installation of a tracking pad in the northwestern portion of the site (facing northwest)

Photo 2: View of CCJV advancing a pile in the southwestern portion of the site (facing south)

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