SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, May 13, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast, 60.2 – 71.6 ˚F Wind: NNE @ 1.0 – 8.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 2:30 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 13**
Langan (Environmental) – Lauren Roper, Brian Kenneally, Shrinidhi Shetty
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
The Howard Hughes Corporation

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 20 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 graded previously imported 2.5-inch virgin stone for maintenance of the tracking pad in the northwestern portion of the site.

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Material Tracking

- No material was imported to the site.
- No material was exported from the site.

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	0	0
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)
Today	0	0
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 were recorded at 0.00 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	0.015	0.0	0.0
PM-2	0.013	0.0	0.0
PM-3	0.010	0.3	0.0
PM-4	0.013	0.0	0.0
PM-5	0.007	0.0	0.0
PM-6	0.014	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	0.045	0.0	0.1
PM-2	0.020	0.1	0.0
PM-3	0.016	3.3	0.0
PM-4	0.021	0.0	0.4
PM-5	0.020	0.1	0.4
PM-6	0.019	0.0	0.0

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

- 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 sequentially from 1:44pm to 1:59pm at the conclusion of ground-intrusive activities.
  - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
  - VOC concentrations at each CAMP station ranged from 0.0 ppm to 0.1 ppm.
- 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 0.09 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.
- Concentrations of mercury vapor and PM10 were not recorded at perimeter station PM-2 from 9:50am to 10:01am and from 10:01am to 10:10am, respectively, due to a connection issue within the CAMP station. The Jerome® J405 mercury analyzer and DustTrak within perimeter station PM-2 were reset and data logging resumed at 10:02 and 10:11am, respectively.

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  - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer at perimeter station PM-2 ranged from 0.00 µg/m^3 to 0.09 µg/m^3 between 9:50am and 10:01am.
  - Fugitive dust was not observed migrating from the site during these times.
- Concentrations of PM10, VOCs, and mercury vapor were not recorded at perimeter station PM-6, which was located upwind of the work area, from 11:05am to 11:11am and from 12:25pm to 12:39pm, due to a malfunction with the telemetry system. The modem within perimeter station PM-6 was reset and data logging resumed at 11:12am and 12:40pm, respectively.
  - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer at perimeter station PM-6 ranged from 0.00 µg/m^3 to 0.07 µg/m^3 during these times.
  - Fugitive dust and odors were not observed migrating from the site during these times.
- Concentrations of mercury vapor were not recorded at perimeter station PM-5, which was located upwind of the work area, from 12:52pm to 1:02pm due to an equipment malfunction with the Jerome® J405 unit. The Jerome® J405 mercury analyzer was reset and data logging resumed at 1:03pm.
  - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer at perimeter station PM-5 ranged from 0.00 µg/m^3 to 0.07 µg/m^3 during this time.
- Concentrations of VOCs were not recorded at perimeter station PM-3, which was located upwind of the work area, from 1:31pm to 1:33pm during instrument recalibration. Data logging resumed at 1:34pm and instantaneous VOC concentrations recorded with the handheld PID ranged from 0.0 to 0.2 ppm during this time.

Anticipated Activities

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

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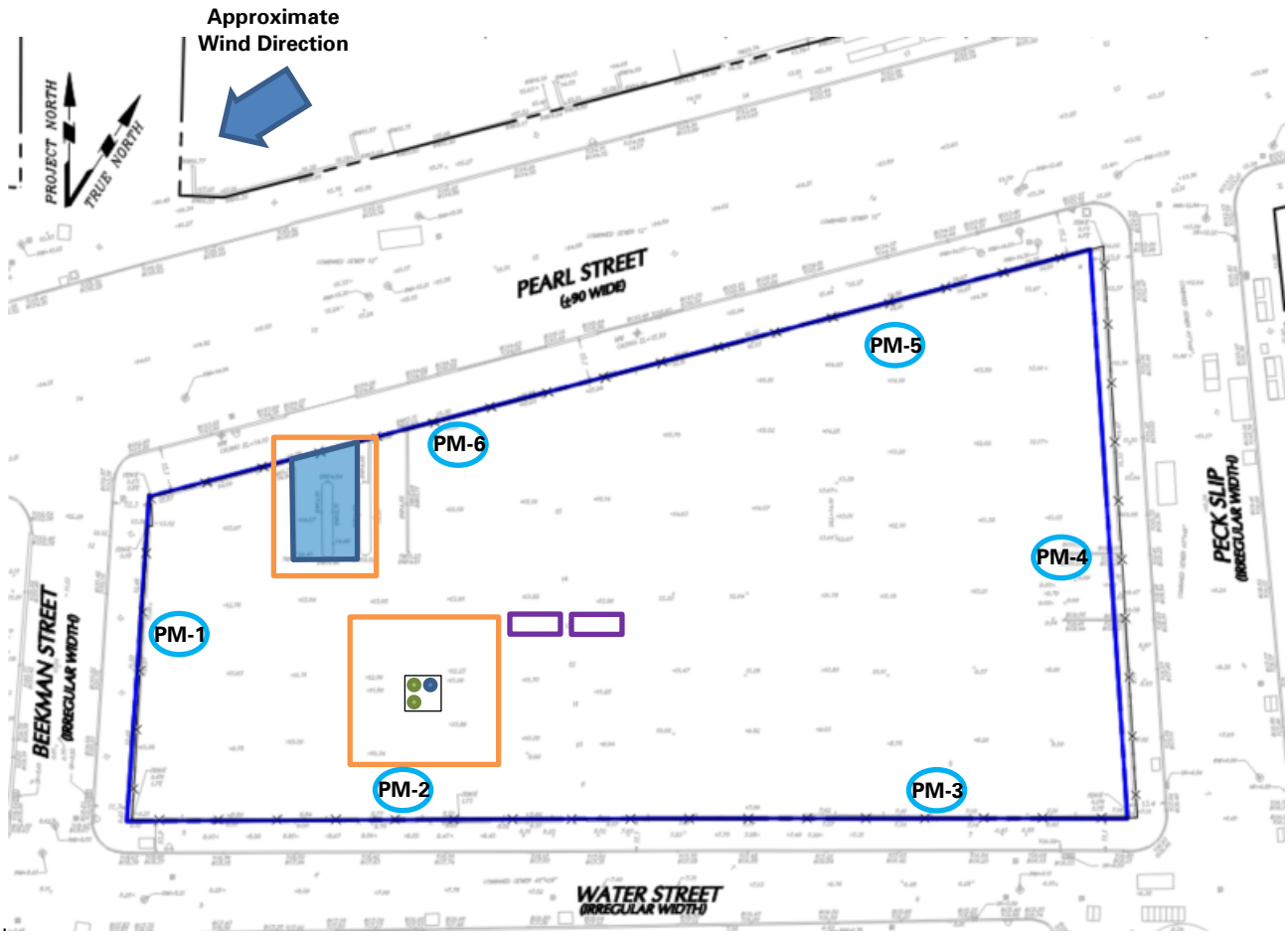
Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Location of Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles In Progress
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad

Notes:
1) Locations of air monitoring stations are approximate.

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Select Site Photographs:

Photo 1: View of CCJV grading previously imported 2.5-inch virgin stone for maintenance of the tracking pad in the northwestern portion of the site (facing west)

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

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