SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, May 17, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 68.3 – 80.0 ˚F Wind: ESE, SE @ 0.8 – 7.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:30 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969

PRESENT AT SITE: **Day 16**
Langan (Environmental) – Lauren Roper, Brian Kenneally, Elsah Boak, William Bohrer
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Excel Environmental Resources – Brian Ehalt
Department of Environmental Conservation (DEC) – Paul Pancini

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 excavated an approximately 30-foot-long by 35-foot-wide area to a maximum depth of about 6 feet below grade surface (bgs) in the southwestern portion of the site for installation of a foundation pile cap.
    - Excavated material consisted of hazardous lead-impacted soil/fill and construction and demolition (C&D) debris and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury vapor analyzer. No evidence of impacts were observed.
    - Excavated soil/fill was live-loaded into permitted tri-axle trucks containing an interior liner and cover for disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.
    - C&D debris, consisting of wood, concrete, and metal, was segregated and temporarily containerized into a roll-off container for future segregation and off-site disposal at a permitted facility.
- CCJV covered exposed soil/fill, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.
- Paul Pancini of the NYSDEC Police was on site in response to a community complaint. A site walk was completed with Mr. Pancini and no adverse conditions were noted.

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Material Tracking

- No material was imported to the site.
- CCJV exported 5 truckloads of hazardous lead-impacted soil/fill from the southwestern portion of the site to the CENJ facility, located in Kearny, NJ.

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**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	5	100
Total	1	5	5	100

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 a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.1 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.012	0.2	0.1
PM-2	0.013	0.2	0.0
PM-3	0.007	0.2	0.0
PM-4	0.008	0.1	0.0
PM-5	0.017	0.0	0.0
PM-6	0.018	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	0.025	2.2	0.4
PM-2	0.023	1.0	0.1
PM-3	0.019	2.3	0.1
PM-4	0.014	1.1	0.5
PM-5	0.024	0.2	0.2
PM-6	0.023	0.0	0.0

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

- A spare handheld Jerome® J505 mercury analyzer was used at perimeter station PM-3 from 6:57am to 11:40am due to a damaged data cable during CAMP deployment. An additional dedicated field personnel was stationed with the J505. Mercury vapor data obtained from the spare Jerome® J505 was included in the Daily Air Monitoring Report and is reflected in the table above.
- 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 0.13 µg/m^3.
- Langan used a handheld 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.
- Work was halted temporarily to perform equipment maintenance on the CAMP stations for time frames up to 25 minutes at a time. During maintenance at each station, concentrations of PM10, VOCs, and mercury vapor were intermittently not transmitted through the telemetry system. The mercury vapor data from these intermittent gaps were manually downloaded from each unit and are reflected in the Daily Air Monitoring Report and the table above.

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- Perimeter CAMP stations were brought offline, one at a time, to perform the maintenance and the proximity of each station was screened by the dedicated CAMP monitor using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID.
  - Instantaneous concentrations of mercury vapor detected with the Jerome® J505 unit ranged from 0.00 µg/m^3 to 0.10 µg/m^3 across all perimeter CAMP stations.
  - Instantaneous VOC concentrations detected with the handheld PID were recorded at 0.0 ppm across all perimeter CAMP stations.
- Fugitive dust and odors were not observed migrating from the site at any time 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 4:38pm at the conclusion of ground-intrusive activities.
  - Mercury vapor concentrations at each CAMP station was recorded at 0.00 µg/m^3.
  - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will begin vibrating steel sheet piles for support-of-excavation in the southwestern portion of the site.

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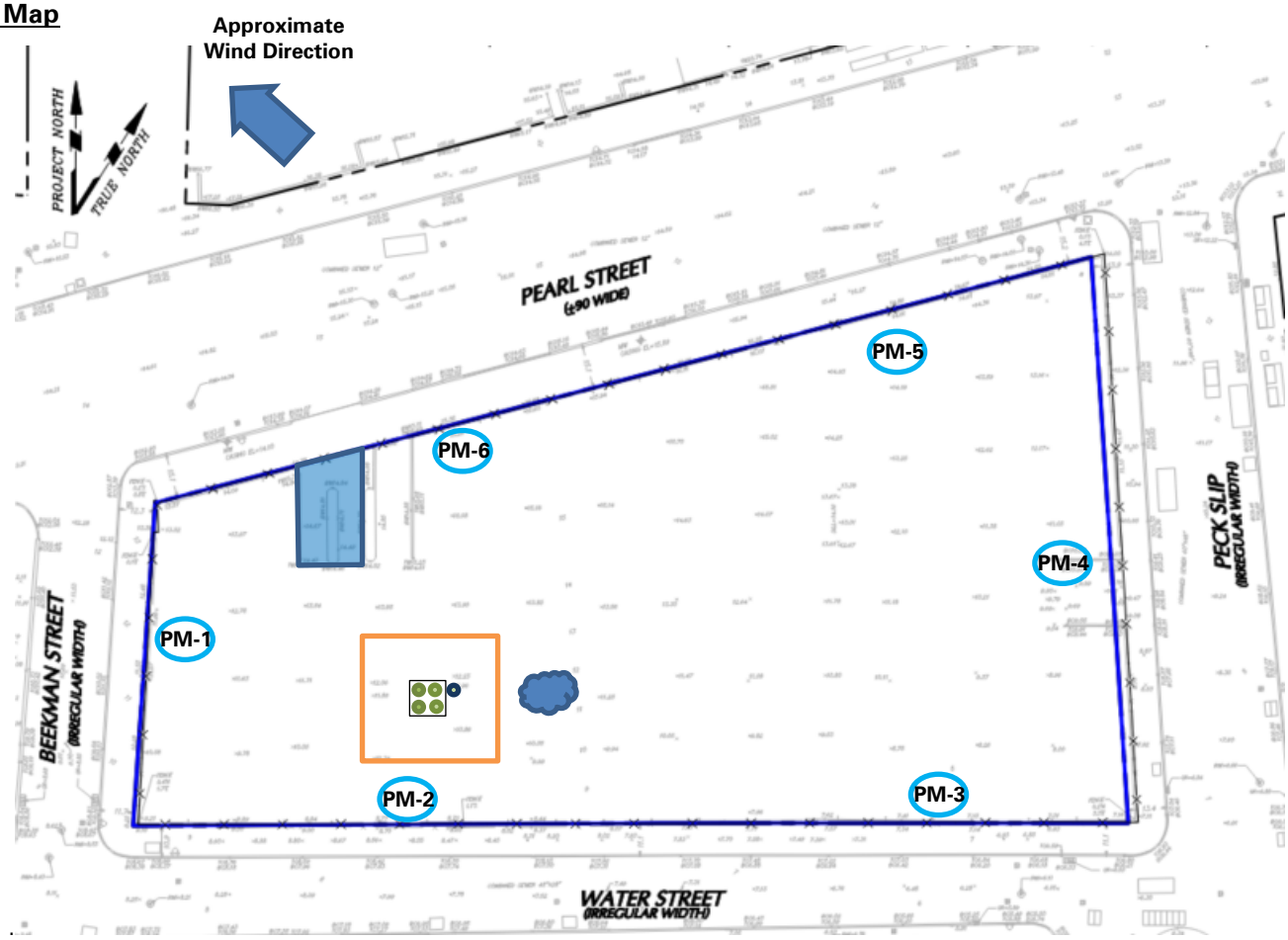
Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate location of C&D Container

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Select Site Photographs:

Photo 1: View of CCJV live-loading a permitted, tri-axle truck with hazardous lead-impacted soil/fill for off-site disposal (facing northwest)

Photo 2: View of the covered excavation area at the end of the work day (facing south)

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Photo 3: View of CCJV washing a truck prior to exiting the site (facing east).

Photo 4: View of Langan screening exposed soil/fill using a Jerome® J505 mercury vapor analyzer and a PID (facing south).

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