SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, May 26, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 57.7 – 69.2 ˚F Wind: SSE @ 0.7 – 6.9 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:00 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
APE Model 150

PRESENT AT SITE: **Day 23**
Langan (Environmental/Geotechnical) – Lauren Roper, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Excel Environmental (Community Monitor) – Brian Nale

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 began disassembling the dewatering system in the southwestern part of the site as part of site demobilization.
- CCJV removed containerized soil/fill from previously filled roll-off containers in the central portion of the site. The roll-off containers contained previously excavated hazardous lead-impacted soil/fill from the southwestern portion of the site, which was loaded into trucks for off-site disposal at the Clean Earth of New Jersey (CENJ) facility, located in Kearny, NJ.
- CCJV excavated an approximately 15-foot-long by 6-foot-wide area to a maximum depth of about 6 feet below grade surface (bgs) to remove previously graded soil/fill along the northern berm of the work area in the southwestern part of the site.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was previously screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzer. No evidence of impacts were observed. Excavated soil/fill was live-loaded directly into trucks for off-site disposal at the CENJ facility, located in Kearny, NJ.
- CCJV covered exposed soil/fill, stockpiled virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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Material Tracking

- No material was imported to the site.
- CCJV exported 4 truckloads of hazardous lead-impacted soil/fill to the CENJ facility, located in Kearny, NY

Material Import Summary				
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0
Total	5	115.55	0	0
NYSDEC Approved:	1,000 cubic yards (CY)			

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	4	80
Total	1	5	13	260

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 0.02 µg/m^3.
- Background concentration 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	0.007	0.0	0.1
PM-2	0.010	0.0	0.0
PM-3	0.008	0.0	0.1
PM-4	0.006	0.0	0.0
PM-5	0.013	0.0	0.0
PM-6	0.012	0.0	0.0
WZ-1	0.015	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	0.014	0.0	0.2
PM-2	0.013	0.1	0.1
PM-3	0.011	0.0	0.3
PM-4	0.010	0.0	0.2
PM-5	0.025	0.1	0.1
PM-6	0.025	0.0	0.0
WZ-1	0.023	0.0	0.0

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
  - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
  - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.09 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.
- The DustTrak at perimeter CAMP station PM-5 was recalibrated between 7:45am and 7:52am due to negative concentrations of PM10 being recorded. PM10 concentrations at perimeter CAMP station PM-5 returned to background conditions after recalibration and data logging resumed at 7:53am.
  - Work was stopped while equipment maintenance occurred.
  - Fugitive dust was not observed migrating from the site during this time.

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- The handheld Jerome® J505 mercury vapor analyzer was placed at perimeter CAMP station PM-4 from 7:03am to 8:02am during equipment troubleshooting and replacement of the Jerome® J405 unit. Instantaneous mercury vapor concentrations during this time ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:10am to 3:09pm.
- 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 using the handheld PID and handheld Jerome® J505 mercury vapor analyzer. CAMP stations were discontinued at 3:09pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged at 0.00 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue demobilization activities at the site.
- CCJV will import 2.5-inch virgin stone from the Stone Industries Inc. facility in Haledon, NJ, for use as backfill material within the work area located in the southwestern portion of the site.

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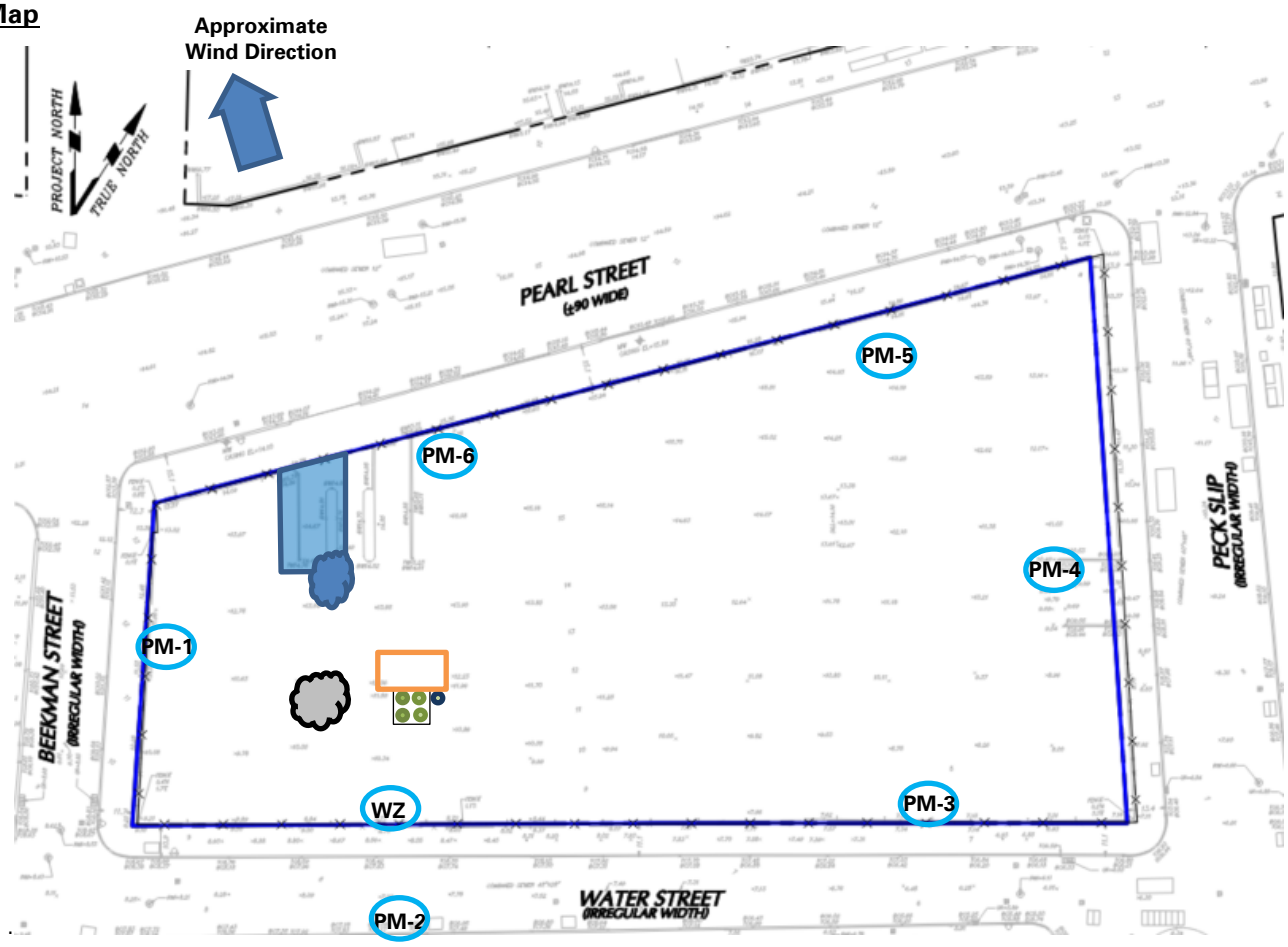
Site Map



Legend:

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

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

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Select Site Photographs:

Photo 1: View CCJV loading a truck with hazardous lead-impacted soil/fill for off-site disposal (facing northeast)

Photo 2: View of CCJV excavating hazardous lead-impacted soil/fill along the northern berm of the work area in the southwestern portion of the site (facing north)

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Photo 3: View of exposed soil/fill covered with polyethylene sheeting at the end of the day (facing north)

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