SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, May 27, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 66.0 – 78.6 ˚F Wind: SE @ 1.0 – 5.9 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:00 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Maitland Robinson

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 24**
Langan (Environmental/Geotechnical) – Jack Frey, Maitland Robinson, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn

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 removed the dewatering system from the southwestern part of the site as part of site demobilization.
- CCJV excavated an approximately 6-foot-long by 6-foot-wide area to a maximum depth of about 4 feet below grade surface (bgs) 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 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 a truck for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.
- CCJV temporarily backfilled the work area in the southwestern part of the site using imported 2.5-inch virgin stone underlain by a layer of geotextile fabric.

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SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 2 truckloads (45.96 tons) of 2.5-inch virgin stone from the Stone Industries, Inc. facility, located in Haledon, NJ, for general backfill in the southwestern part of the site.
- CCJV exported 1 truckload (about 20 cubic yards [CY]) of hazardous lead-impacted soil/fill to the CENJ facility, located in Kearny, NJ
- CCJV exported 1 truckload (about 20 CY) of construction and demolition (C&D) debris, consisting of brick, concrete, and scrap metal, to the Allocco Recycling facility, located in Brooklyn, NY.

Material Import Summary				
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 1.5/2.5-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	2	45.96	0	0
Total	7	161.51	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	1	20	1	20
Total	2	25	14	280

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 0.01 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	0.021	0.0	0.1
PM-2	0.025	0.0	0.0
PM-3	0.019	0.3	0.0
PM-4	0.019	0.0	0.0
PM-5	0.021	0.0	0.0
PM-6	0.027	0.0	0.0
WZ-1	0.035	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	0.075	0.0	0.3
PM-2	0.081	0.0	0.0
PM-3	0.051	1.7	0.1
PM-4	0.050	0.0	0.0
PM-5	0.051	0.0	0.3
PM-6	0.094	0.0	0.0
WZ-1	0.095	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 0.05 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 PID at perimeter air monitoring station PM-3 was recalibrated at 12:54pm and was replaced with another PID unit at 1:37pm due to false positive detections of VOCs when compared to the handheld unit. Data logging resumed at 12:55pm and 1:40pm, respectively, and VOC concentrations returned to background conditions in each instance.

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- Instantaneous mercury vapor concentrations were detected at concentrations ranging from 0.4 µg/m^3 to 1.1 µg/m^3 at perimeter CAMP station PM-5 (between 10:41am and 11:02am), which was located over 150 feet away from the work area along Pearl Street. Work zone mercury vapor concentrations during this time ranged from 0.00 µg/m^3 to 0.02 µg/m^3 and handheld Jerome® J505 mercury vapor concentrations across the site ranged from 0.00 µg/m^3 to 0.02 µg/m^3. During this time, no ground-intrusive activities were ongoing at the site and CCJV was placing filter fabric atop the work area in preparation for backfill placement. The instantaneous mercury vapor concentrations did not result in a 15-minute time-weighted average exceedance of the CAMP action levels, and the dedicated CAMP monitor investigated the mercury vapor detections upon notification via the remote telemetry system.
    - The mercury vapor detections were determined to be erroneous false positive readings after confirmation with the handheld Jerome® J505 unit (0.00 µg/m^3).
    - The Jerome® J405 mercury vapor analyzer within perimeter CAMP station PM-5 was disconnected for troubleshooting from 11:03am to 12:44pm. During this time, the handheld Jerome® J505 unit was stationed at perimeter station PM-5 and mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
    - The Jerome® J405 unit was reconnected and data logging was resumed at 12:45pm.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:09am to 2:40pm.
- 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 2:40pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue removal of equipment as part of site demobilization.

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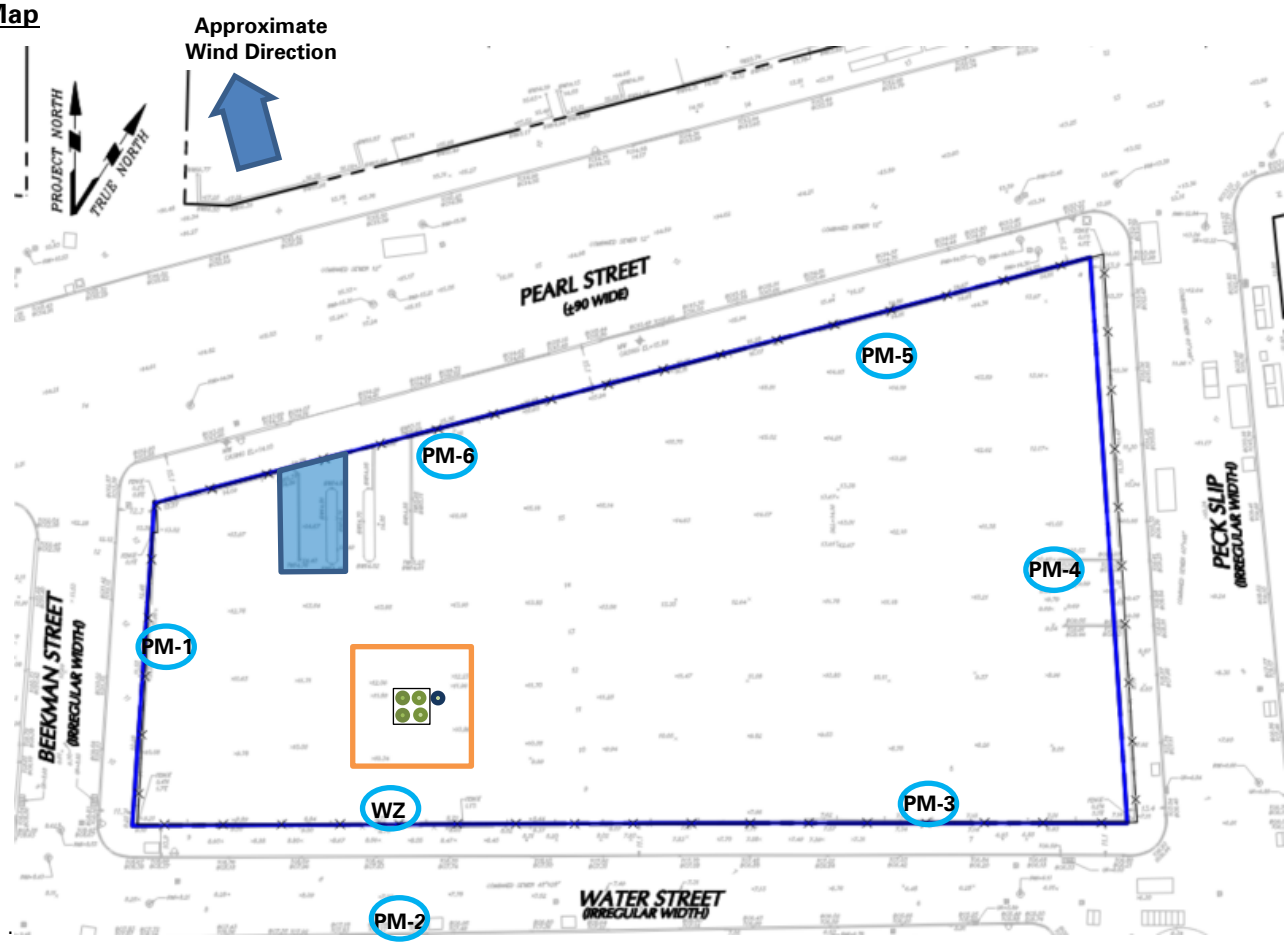
Site Map



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 of CCJV live-loading a truck with hazardous lead-impacted soil/fill for off-site disposal at the CENJ facility, located in Kearny, NJ (facing northeast).

Photo 2: View of the work area in the southwestern part of the site, covered with geotextile fabric and imported 2.5-inch virgin stone (facing southeast).

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