SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, June 11, 2022
PROJECT: 250 Water Street		**WEATHER:**	Partly Cloudy, 71.6 – 77.0 °F Wind: NNE @ 0.6 – 4.8 mph
LOCATION: New York, NY		**TIME:**	6:45 AM – 4:30 PM
BCP SITE ID: C231127		**MONITOR:**	Elsah Boak, Maitland Robinson, Tom Herold

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150
Geoprobe® 7822 DT

PRESENT AT SITE: **Day 26**
Langan (Environmental/Geotechnical) – Elsah Boak, Maitland Robinson, Tom Herold
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Joe Pastore
AARCO Environmental Services Corp. (AARCO) (Drilling Contractor) – Jose Garcia

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 installed a test displacement pile to approximately 37 feet below grade surface (bgs) to evaluate the procedure for future installation of soldier piles along the perimeter of the site. No spoils were generated during installation of the test pile. CCJV covered the test pile with polyethylene sheeting following installation.
- AARCO used a Geoprobe® 7822DT direct-push drill rig with 4- and 5-foot-long Marco-Core® samplers to advance 13 soil borings to facilitate off-site disposal of soil/fill in the eastern part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - Soil borings **SB04, SB04N1, SB04W2, SB04S2, SB04S3, SB24 and SB25** were advanced to depths ranging from 8 to 16 feet bgs. Material was screened for odors, staining and organic vapors using a photoionization detector (PID). No evidence of impacts were observed
    - Soil borings **SB36SW4 and SB36SE4** were advanced to a depth of about 4 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - Soil borings **WC10A, WC10B, WC10C and WC10D** were advanced to a depth of about 15 feet bgs. Material was screened for odors, staining and organic vapors using a PID. Black staining, odors, and a maximum PID reading of 1,004.0 parts per million (ppm) (in soil boring WC10D) were recorded at depths ranging from 5 to 15 feet bgs.
    - Soil borings were backfilled with clean drill cuttings or clean sand and patched with cold patch asphalt after sampling was completed. Impacted drill cuttings were containerized in one labeled and sealed 55-gallon steel drum, staged in the northwestern part of the site for future off-site disposal.

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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 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	0	0	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-Impacted Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	2	25	14	280

Sampling Activities

- Langan collected 28 grab soil samples for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) mercury, NYSDEC/target compound list (TCL) volatile organic compounds (VOCs), New Jersey Department of Environmental Protection (NJDEP) extractable petroleum hydrocarbons (EPH), total petroleum hydrocarbons (TPH) and/or total organic halides (TOX).
    - An additional 23 grab soil samples were collected and placed on hold with the laboratory for potential analysis of total and TCLP mercury, pending receipt of the initial laboratory report.
- Langan collected six composite soil samples for laboratory analysis of TCLP semivolatile organic compounds (SVOCs) and/or polychlorinated biphenyls (PCBs).
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

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CAMP Activities

Langan performed air monitoring at the perimeter of the site and at the work zone at seven locations for particulate matter less than 10 microns in diameter (PM10), 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.

Background Concentrations

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 0.04 µg/m^3.
- Background concentrations of VOCs at each CAMP station ranged from 0.0 to 0.1 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.016	0.0	0.0
PM-2	0.013	0.0	0.0
PM-3	0.009	0.0	0.0
PM-4	0.013	0.0	0.0
PM-5	0.020	0.0	0.1
PM-6	0.016	0.0	0.0
WZ-1	0.020	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	0.034	0.1	0.1
PM-2	0.022	0.0	0.0
PM-3	0.015	0.1	0.0
PM-4	0.021	0.0	0.0
PM-5	0.027	0.0	0.4
PM-6	0.023	0.0	0.0
WZ-1	0.028	0.0	0.2

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- Langan used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site.
    - Raw data from the Jerome® J505 mercury vapor analyzer will be downloaded on Tuesday, June 14, 2022. Instantaneous mercury vapor concentrations throughout the site were not detected at concentrations above background conditions for the duration of the work day.
- Langan used a handheld PID to monitor VOC concentrations throughout the site.
    - VOC concentrations were not detected above background concentrations throughout the work day.

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Off-Site CAMP Station Relocation

- Perimeter air monitoring station PM-5 was relocated to the northern sidewalk of Pearl Street from 7:51am to 9:13am during advancement of soil boring SB24.
- Perimeter air monitoring station PM-4 was relocated to the eastern sidewalk of Peck Slip from 10:59am to 11:31am during advancement of soil boring WC10D.

Prior to CAMP Shutdown

Prior to discontinuing 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 1:17pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station were recorded at 0.00 µg/m^3.
- VOC concentrations at each CAMP station ranged from 0.0 to 0.2 ppm.

Anticipated Activities

- None

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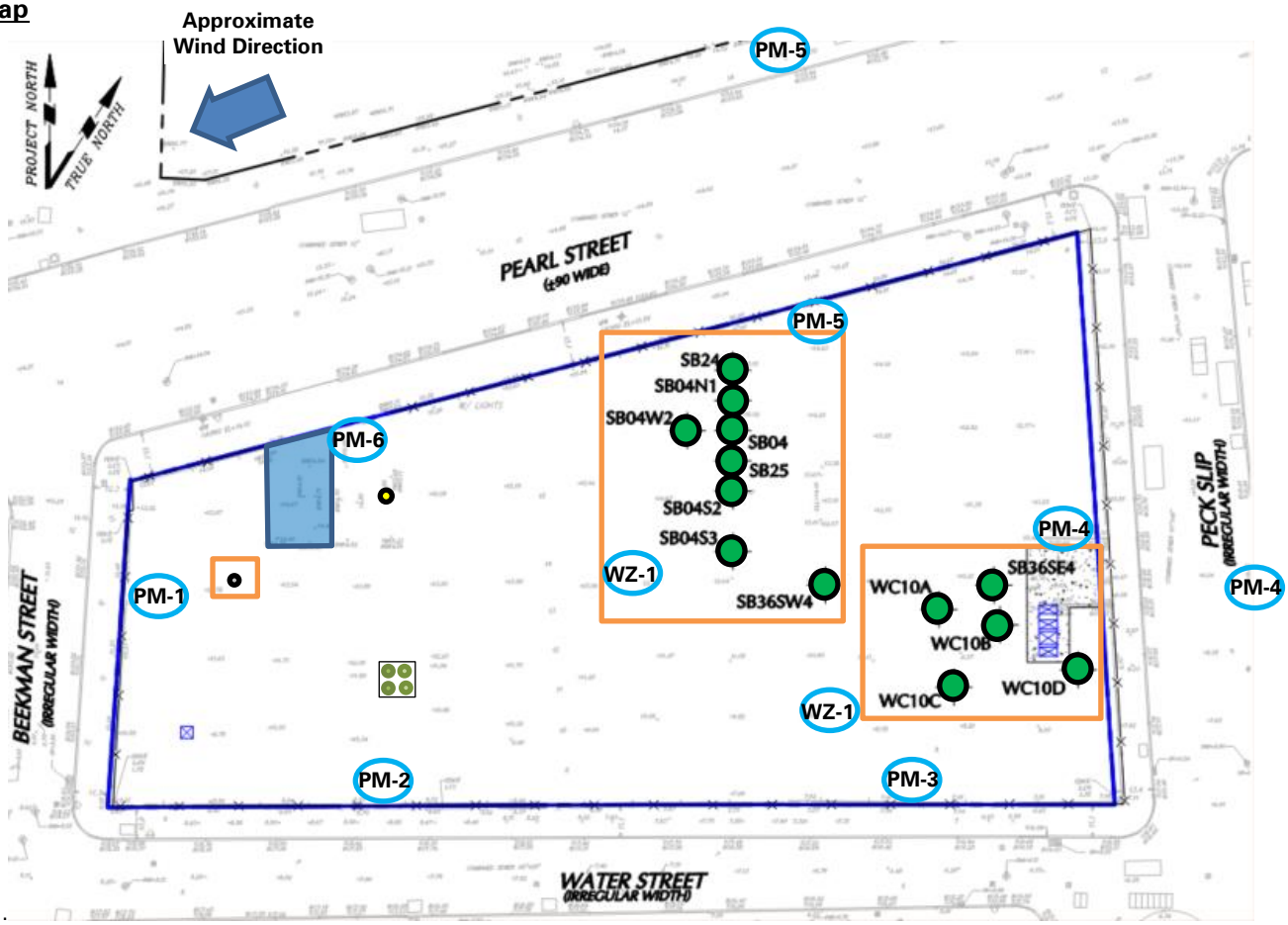
Site Map



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 C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Test Pile
- Approximate Location of Soil Boring Completed Today

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Select Site Photographs:

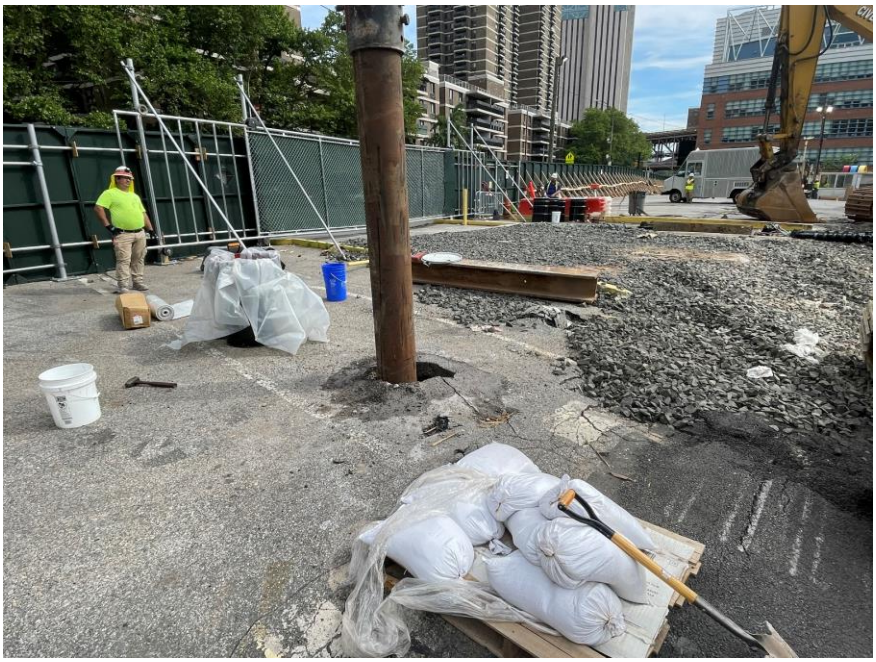

Photo 1: View of CCJV installing a test pile in the northwestern part of the site (facing northeast)

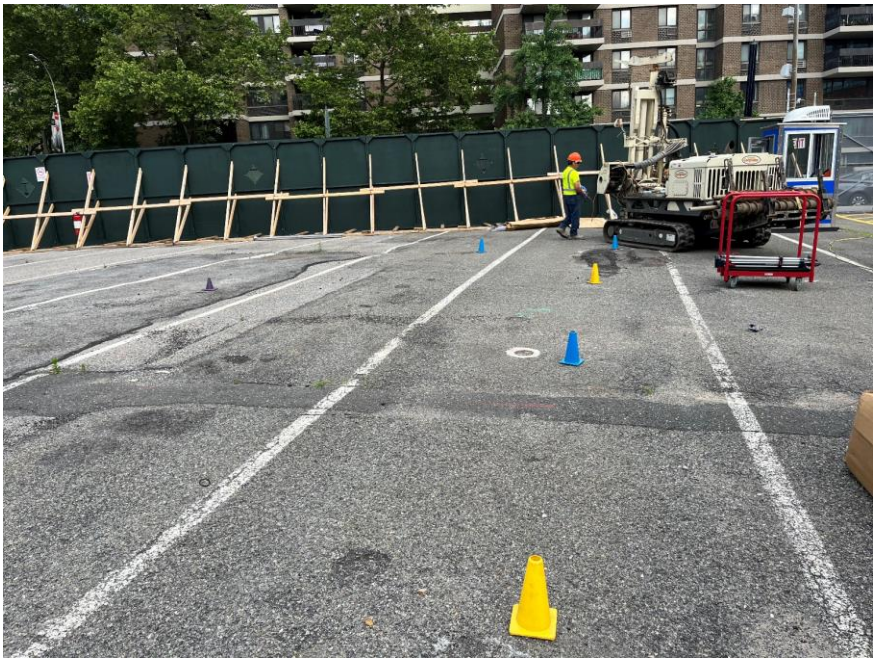

Photo 2: View of AARCO advancing soil boring SB24 in the northern part of the site (facing north)

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Photo 3: View of the installed test pile covered with polyethylene sheeting in the northwestern part of the site (facing west)

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