SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, June 28, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 69.9 – 77.7 ˚F Wind: ENE @ 1.1 – 6.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 2:30 PM
BCP SITE ID: C231127		**MONITOR:**	Elsah Boak, Maitland Robinson, Luke McCartney

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
CAT 325F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 27**
Langan (Environmental/Geotechnical) – Elsah Boak, Maitland Robinson, Luke McCartney
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer, Rafi Alam

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation 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 received 20, 55-gallon drums containing Atmos® AC-645 dust/odor suppressing foam. The drums were staged in the northern portion of the site for use during future remediation and construction activities.
- CCJV received 10 steel tiebacks in preparation for support-of-excavation (SOE) installation along the perimeter of the site.
- No ground-intrusive activities were completed throughout the work day.

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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

- No samples were collected.

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CAMP Activities

No ground-intrusive activities were completed throughout the work day, however, Langan collected background readings at the perimeter of the site and at the future work zone at seven locations for particulate matter less than 10 microns in diameter (PM10), VOCs, and mercury vapor. Fifteen-minute time-weighted average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) throughout the day.

Background Concentrations

Background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld photoionization detector (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 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	0.004	0.8	0.1
PM-2	0.004	0.0	0.0
PM-3	0.003	0.4	0.0
PM-4	0.003	0.0	0.3
PM-5	0.014	0.0	0.0
PM-6	0.007	0.2	0.0
WZ-1	0.008	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	0.005	1.1	0.2
PM-2	0.008	0.1	0.0
PM-3	0.008	0.7	0.0
PM-4	0.005	0.0	0.4
PM-5	0.021	0.1	0.1
PM-6	0.010	0.3	0.0
WZ-1	0.011	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 and a handheld PID to monitor ambient air conditions at various heights throughout the site.
    - Mercury vapor and VOC concentrations throughout the site were not detected at concentrations above background conditions for the duration of the work day.

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Prior to CAMP Shutdown

Prior to discontinuing CAMP, 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 1:35 pm 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 were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue mobilization activities, which include assembly of a drill rig and delivery of construction materials.

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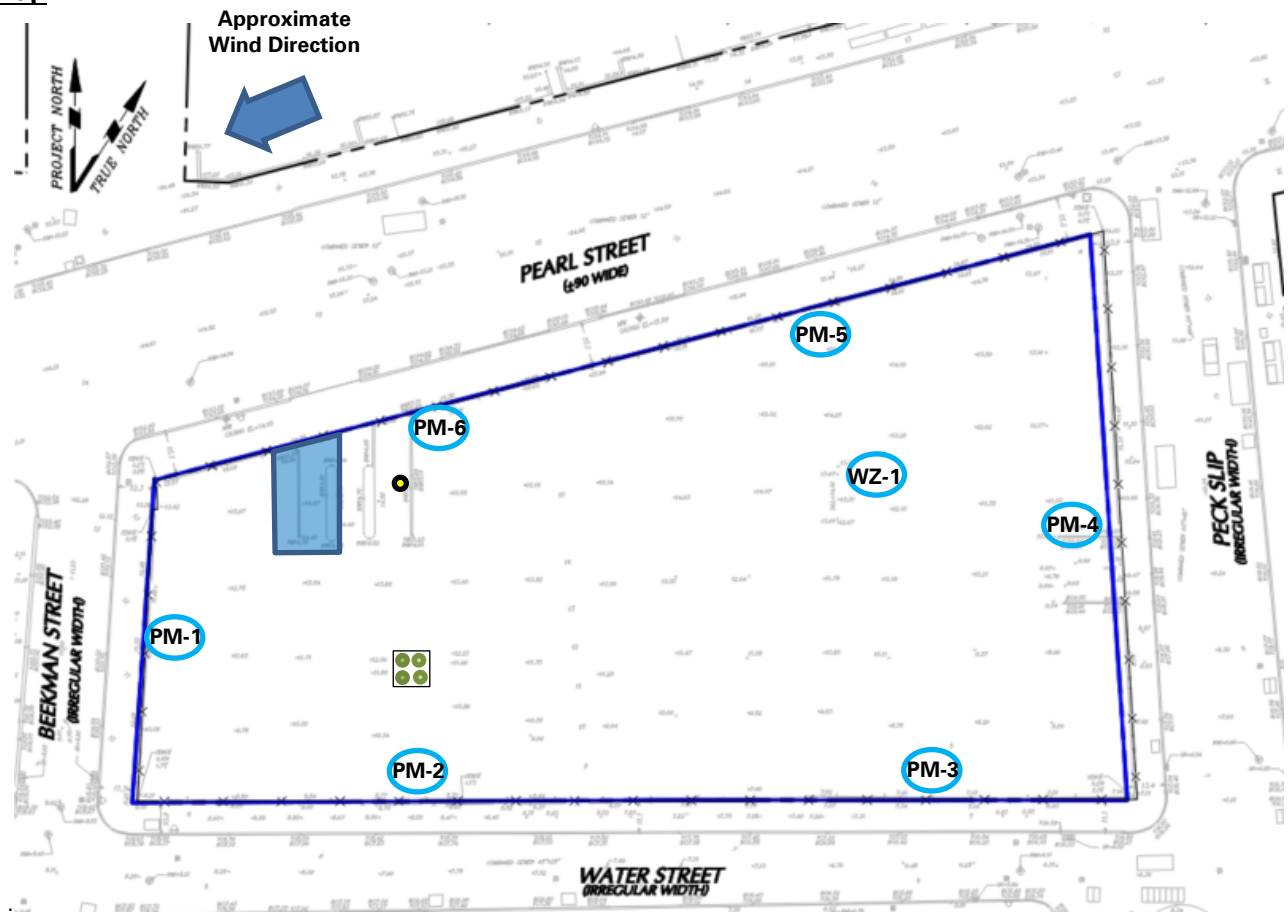
Site Map



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 Soil Boring Completed Today

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Select Site Photographs:

Photo 1: View of staged 55-gallon drums containing Atmos® AC-645 dust/odor suppressing foam (facing west)

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