SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, June 30, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 73.0 – 84.5 ˚F Wind: ENE @ 1.0 – 5.8 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:00 PM
BCP SITE ID: C231127		**MONITOR:**	Elsah Boak, Maitland Robinson, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150
Geoprobe® 6610 DT

PRESENT AT SITE: **Day 29**
Langan (Environmental/Geotechnical) – Elsah Boak, Maitland Robinson, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Lakewood Drilling (Lakewood) (Drilling Contractor) – Adam Hutchinson
New York State Department of Environmental Conservation (NYSDEC) – 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

- Lakewood used a Geoprobe® 6610DT direct-push drill rig with 4- and 5-foot-long Marco-Core® samplers to advance 11 soil borings to facilitate off-site disposal of soil/fill in the south-central part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - Soil borings **WC0206**, **WC0306, WC0406W, WC0406E, WC0609** were advanced to a depth of 4 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a photoionization detector (PID). No evidence of impacts were observed
    - Soil borings **WC11NE and WC11SE** were advanced to a depth of about 10 feet bgs. Material was screened for odors, staining and organic vapors using a PID. Staining and a maximum PID reading of 21 parts per million (ppm) was observed in soil boring WC11NE from 8 to 10 feet bgs.
    - Soil borings **SB28R, SB28_W1, SB28_N1, SB28_E1** were advanced to a depth of about 8 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - Soil borings were backfilled with clean drill cuttings and/or clean sand and patched with cold patch asphalt after sampling was completed.

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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 five composite soil samples for laboratory analysis of polychlorinated biphenyls (PCBs).
- Langan collected six grab soil samples and two composite soil samples for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) lead.
    - An additional 6 grab soil samples were collected and placed on hold with the laboratory for potential analysis of total and TCLP lead pending receipt of the initial laboratory report.
- 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), 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.

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 0.01 µg/m^3 to 0.09 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	0.016	0.0	0.1
PM-2	0.020	0.0	0.0
PM-3	0.015	0.6	0.0
PM-4	0.019	0.0	0.0
PM-5	0.024	0.1	0.1
PM-6	0.008	0.2	0.0
WZ-1	0.027	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	0.021	0.1	0.1
PM-2	0.068	0.0	0.0
PM-3	0.029	1.1	0.0
PM-4	0.037	0.0	0.0
PM-5	0.032	0.3	0.1
PM-6	0.026	1.1	0.0
WZ-1	0.045	0.0	0.0

● 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. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.24 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were not detected above background concentrations throughout the work day.

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Off-Site CAMP Station Relocation

- Air monitoring station WZ-1 was relocated to the southern sidewalk of Water Street from 6:28am to 1:10pm.

Equipment Troubleshooting

- Drilling activities were halted between 9:03am and 9:09am during battery replacement at perimeter CAMP station PM-4. PM10 concentrations were not recorded during this time and fugitive dust was not observed migrating from the site. Data logging resumed at 9:10am.
- The DustTrak unit at perimeter CAMP station PM-6 was recalibrated at 11:04am due to negative readings being recorded. PM10 readings returned to background conditions following equipment recalibration and data logging resumed at 11:08am.

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 between 12:59pm and 1:10pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.01 µg/m^3 to 0.08 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- Lakewood will continue advancing soil borings to facilitate off-site disposal of soil/fill to be excavated during remediation and construction activities.

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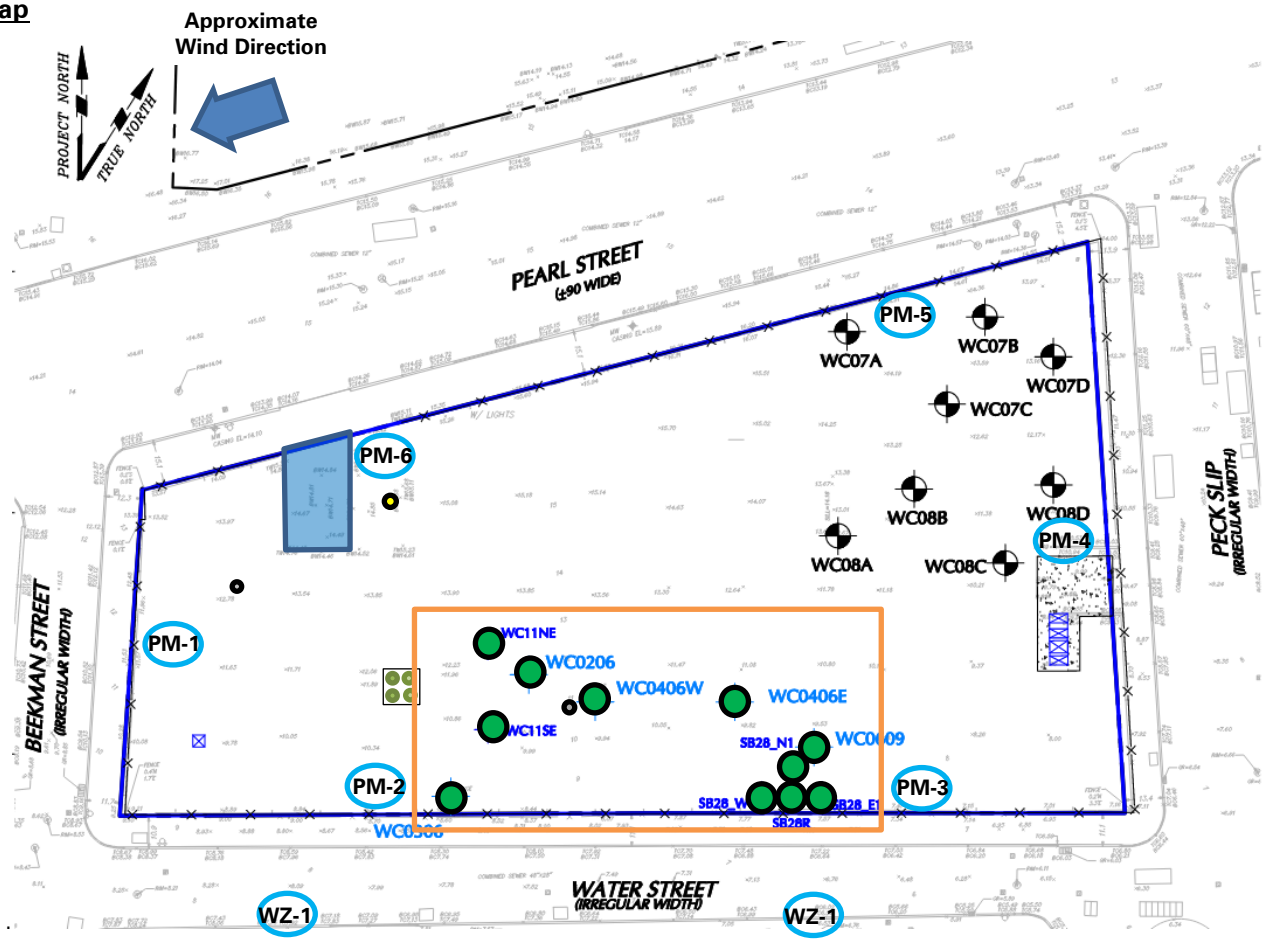
Site Map



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:

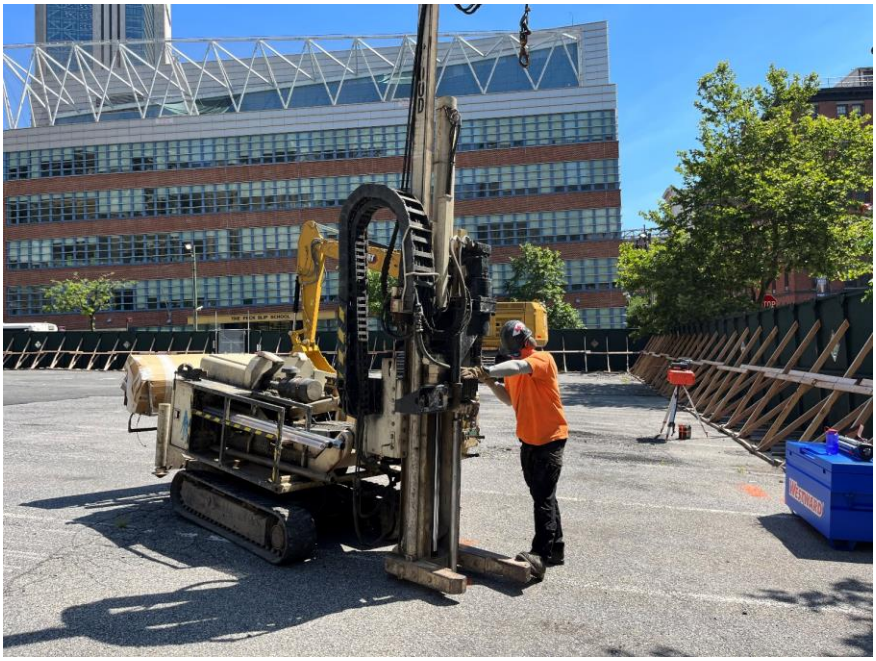

Photo 1: View of Lakewood advancing a soil boring in the south-central part of the site (facing east).

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