SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, July 15, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 75.2 – 85.6 ˚F Wind: SSE @ 1.2 – 6.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Brian Kenneally, Meera Mavroidis

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
Komatsu 228
Takeuchi TB290

PRESENT AT SITE: **Day 39**
Langan (Environmental) – Maitland Robinson, Brian Kenneally, Meera Mavroidis
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra, George Washburn
Brookside Environmental, Inc. (Brookside) (UST Cleaning/Removal Contractor) – Oscar Pendao
UBS (Fence Installation Contractor)
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

- CCJV placed imported 1.5-inch clean bluestone in the northwestern part of the site to extend the existing truck tracking pad, located at the site entrance.
- Brookside used a vacuum truck to remove approximately 1,875 gallons of petroleum product/water mixture from four previously identified underground storage tanks (USTs) located in the eastern part of the site.
- UBS continued installation of the perimeter construction fencing, consisting of concrete jersey barriers and plywood panels, along Pearl Street. The existing plywood construction fencing remained in place along the northern boundary of the site during this work.
- CCJV applied Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill to create a temporary overnight cover at the end of the work day.

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Material Tracking

- CCJV imported two truckloads (about 41.23 tons) of 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility, located in Lyndhurst, New Jersey.
- CCJV exported one truckload (about 20 cubic yards [CY]) of construction and demolition (C&D) debris, consisting of concrete and asphalt from the former site cover, to the IRRC facility, located in Lyndhurst, New Jersey.
- Brookside exported approximately 1,875 gallons of non-hazardous petroleum product/water mixture to the Advanced Waste and Water Technology facility, located in Farmingdale, New York.

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**		**Impact Reuse & Recovery or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5 inch Clean Bluestone**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	2	41.23
Total	7	161.51	0	0	2	41.23
NYSDEC Approved:	1,000 CY				400 CY	

Material Import Summary						
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	1	20	0	0
Total	1	25	1	20	14	280

Sampling Activities

- No samples were collected.

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CAMP Activities

Langan performed air monitoring at the perimeter of the site and at the work zone at seven total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action level established by the community air monitoring plan (CAMP) (1.0 ug/L, 5.0 ppm, and 0.1 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work, instantaneous 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 were recorded at 0.00 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 parts per million (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	0.026	0.0	0.0
PM-3	0.018	0.5	0.0
PM-4	0.020	0.0	0.0
PM-5	0.029	0.1	0.0
PM-6	0.025	0.3	0.0
WZ-1	0.025	0.0	0.0
WZ-2	N/A	N/A	N/A
WZ-3	N/A	N/A	N/A

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
CAMP Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.0 µg/m^3**
PM-1	0.037	0.0	0.0
PM-2	0.050	0.2	0.0
PM-3	0.030	0.8	0.0
PM-4	0.060	0.0	0.0
PM-5	0.039	0.3	0.0
PM-6	0.046	1.4	0.0
WZ-1	0.044	0.0	0.0
WZ-2	N/A	N/A	N/A
WZ-3	N/A	N/A	N/A

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

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Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (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 0.10 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the eastern sidewalk of Peck Slip from 6:52am to 3:02pm during removal of UST contents in the eastern part of the site.

Equipment Troubleshooting

- PM10 data were not recorded at CAMP station PM-2 between 10:21am and 10:22am during replacement of the particulate monitoring unit. Data logging resumed at 10:23am, after the new unit was connected. No ground-intrusive activities were ongoing and fugitive dust was not observed migrating off-site during this time.

Prior to CAMP Shutdown

Prior to discontinuing the CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and there were either no readings or no readings above background concentrations recorded. Additionally, areas of exposed soil were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at 3:02pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 to 0.05 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- Brookside will continue removal of remaining contents within the four previously identified USTs in the eastern part of site.
- UBS will continue relocation of the perimeter construction fence along the northern boundary of the site, along the southern portion of Pearl Street.
- CCJV will excavate test pits along the northern boundary of the site to identify potential subsurface utilities and/or obstructions prior to support-of-excavation soldier pile installation.

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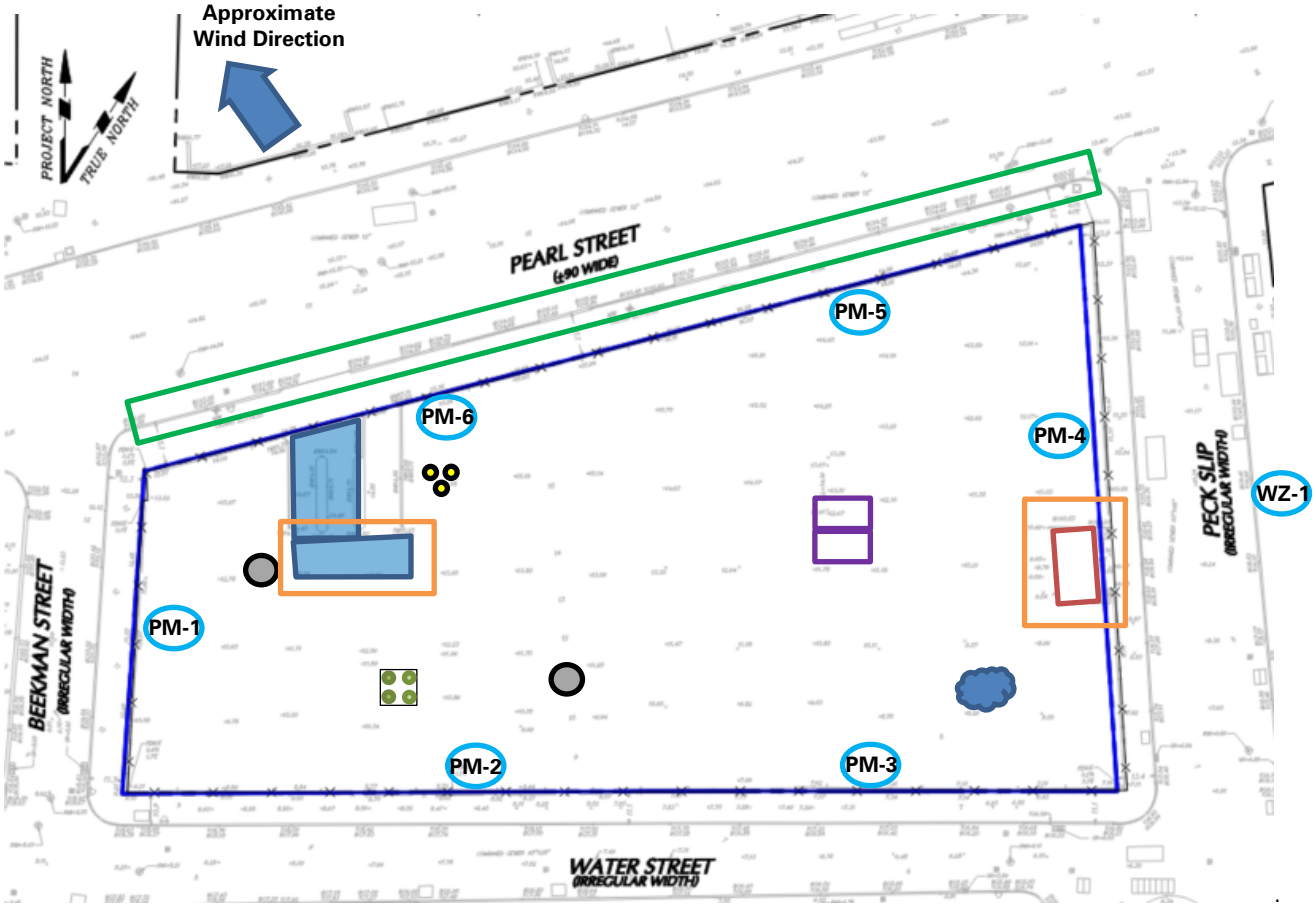
Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of Soil/Fill Container
- Approximate Location of Soil/Fill Stockpile
- Approximate location of USTs
- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Test Pile
- Approximate Fence Relocation Area

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Select Site Photographs:

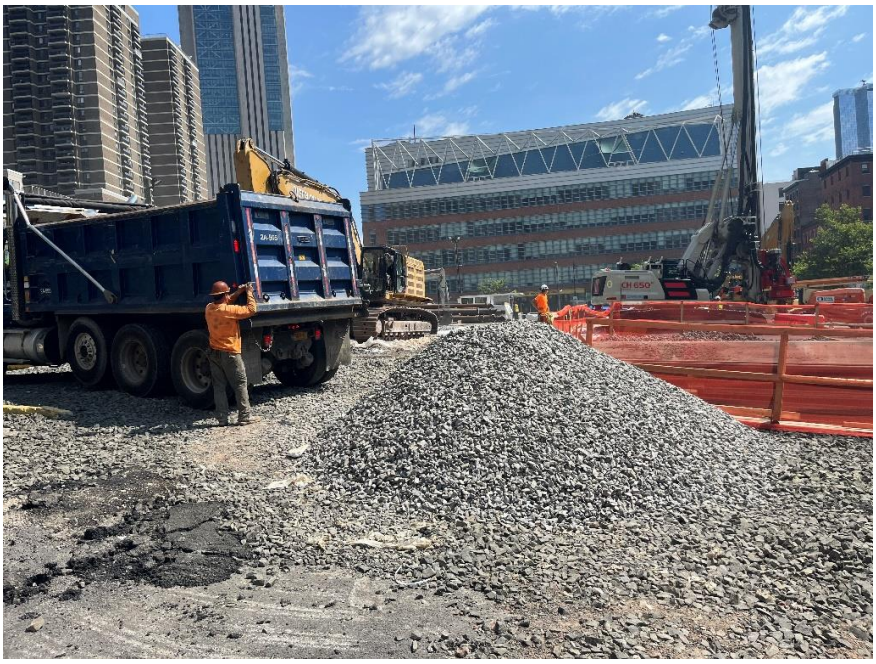

Photo 1: CCJV importing 1.5-inch clean bluestone to extend the truck tracking pad in the northwestern part of the site (facing east)

Photo 2: Brookside removing petroleum product/water mixture from a previously identified UST in the eastern part of the site (facing west)

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