

## SITE OBSERVATION REPORT

<p><b>PROJECT No.:</b> 170381202</p> <p><b>PROJECT:</b> 250 Water Street</p> <p><b>LOCATION:</b> New York, NY</p> <p><b>BCP SITE ID:</b> C231127</p>	<p><b>CLIENT:</b> 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p><b>DATE:</b> Friday, October 21, 2022</p> <p><b>WEATHER:</b> Clear, 50.7 – 64.2 °F Wind: NE @ 0.4 – 5.4 mph</p> <p><b>TIME:</b> 6:00 AM – 6:30 PM</p> <p><b>MONITOR:</b> Brian Kenneally</p>
<p><b>EQUIPMENT:</b> MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290 JCB 110W Hydradig Wacker Neuson RTSC3 Wacker Neuson OPU6555</p>	<p><b>PRESENT AT SITE:</b> <span style="float: right;"><b>Day 136</b></span>  <b>Langan</b> (Environmental/Geotechnical) – Brian Kenneally  <b>Civetta Cousins JV, LLC (CCJV)</b> (Foundation Contractor) – Donald Amenaj  <b>Lendlease</b> (General Contractor) – Alex Kolloros  <b>New York State Department of Environmental Conservation (NYSDEC)</b> – Rafi Alam</p>	
<p><b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b></p> <p>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).</p> <p><b>Site Activities</b></p> <ul style="list-style-type: none"> <li>• CCJV installed a temporary cover, consisting of an about 1-foot-thick layer of imported general fill underlain by geotextile filter fabric, in the following areas of the site:             <ul style="list-style-type: none"> <li>○ An about 60-foot-long by 10-foot-wide area along the berm of the excavation area in the southwestern part of the site;</li> <li>○ An about 120-foot-long by 60-foot-wide area in the south-central part of the site; and</li> <li>○ An about 30-foot-long by 30-foot-wide area in the north-central part of the site.</li> </ul> </li> <li>• CCJV used imported general fill to backfill an about 45-foot-long by 30-foot-wide area in the southeastern part of the site.</li> <li>• CCJV used imported 1.5-inch clean bluestone to backfill and grade the northwestern part of the site for maintenance of the tracking pad.</li> </ul>		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Brian Kenneally</p> <p><b>LANGAN</b></p>

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### Material Tracking

- No material was exported from the site.
- CCJV imported 43 truckloads (1,044.91 tons) of general fill from the Impact Reuse & Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- CCJV imported two truckloads (50.57 tons) of 1.5-inch clean bluestone from the IRRC facility, located in Lyndhurst, NJ.

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 Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	2	50.57	43	1,044.91
Project Total	8	184.42	0	0	15	339.65	336	8,216.79
NYSDEC Approved:	1,800 tons*				720 tons*		19,500 tons*	

\*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 13,000 CY and a conversion factor of 1.5 is applied.

### Material Export Summary (1 of 2)

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		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	42	840	95	1,900	216	4,320

### Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	66	1,320

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### Sampling Activities

- No samples were collected.

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## SITE OBSERVATION REPORT

### CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine 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 levels established by the CAMP (1.00  $\mu\text{g}/\text{m}^3$ , 5.0 parts per million [ppm], and 0.100  $\text{mg}/\text{m}^3$  respectively).

### Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous 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 ranged from 0.00  $\mu\text{g}/\text{m}^3$  to 0.10  $\mu\text{g}/\text{m}^3$ .
- 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 ( $\text{mg}/\text{m}^3$ )	Organic Vapor (ppm)	Mercury Vapor ( $\mu\text{g}/\text{m}^3$ )
PM-1	0.025	0.0	0.01
PM-2	0.039	0.0	0.00
PM-3	0.025	0.1	0.00
PM-4	0.021	0.1	0.00
PM-5	0.012	0.1	0.01
PM-6	0.028	0.0	0.01
WZ-1	0.030	0.0	0.01
WZ-2	0.008	0.0	0.00
WZ-3	0.021	0.0	0.01

#### Maximum 15-Minute-Average Concentrations

Station ID	Particulate ( $\text{mg}/\text{m}^3$ )	Organic Vapor (ppm)	Mercury Vapor ( $\mu\text{g}/\text{m}^3$ )
<b>Action Level</b>	<b>0.100 <math>\text{mg}/\text{m}^3</math></b>	<b>5.0 ppm</b>	<b>1.00 <math>\mu\text{g}/\text{m}^3</math></b>
PM-1	0.070	0.0	0.03
PM-2	0.089	0.0	0.01
PM-3	0.071	0.1	0.01
PM-4	0.061	0.2	0.01
PM-5	0.026	0.1	0.03
PM-6	0.065	0.0	0.02
WZ-1	0.071	0.0	0.02
WZ-2	0.025	0.1	0.01
WZ-3	0.056	0.0	0.02

●  $\text{mg}/\text{m}^3$  = milligrams per cubic meter    ● ppm = parts per million    ●  $\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

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## SITE OBSERVATION REPORT

### Equipment Troubleshooting

- The PM10 concentration was not recorded at off-site CAMP station WZ-2 at 8:12am during equipment recalibration due to persistent negative readings being recorded by the DustTrak unit. Data logging for PM10 resumed at 8:13am following recalibration of the unit. Fugitive dust was not observed migrating from the site during this time.
- PM10 concentrations were intermittently not recorded at perimeter CAMP station PM-4 between 12:23pm and 12:51pm due to a loose connection from the external battery to the CAMP station. Data logging for PM10 resumed at 12:52pm after replacement of the cable. Fugitive dust was not observed migrating from the site during this time.

### 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  $\mu\text{g}/\text{m}^3$  to 0.11  $\mu\text{g}/\text{m}^3$ .
- 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.

### CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:49am to 5:21pm during backfilling activities in the north-central part of the site.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:49am to 5:21pm during backfilling activities in the southeastern part of the site
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:49am to 5:21pm during backfilling activities in the south-central and southeastern parts of the site.

### Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. CAMP stations were discontinued at 5:21pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station were recorded at 0.00  $\mu\text{g}/\text{m}^3$ .
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

### Anticipated Activities

- CCJV will continue demobilization of equipment from the site.

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## SITE OBSERVATION REPORT

### Site Map



### 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 General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile

### Notes:

1) Locations of air monitoring stations are approximate.

- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Documentation Sample
- Approximate Location of Previously Collected Endpoint Sample
- Approximate Location/Extents of Temporary Cover

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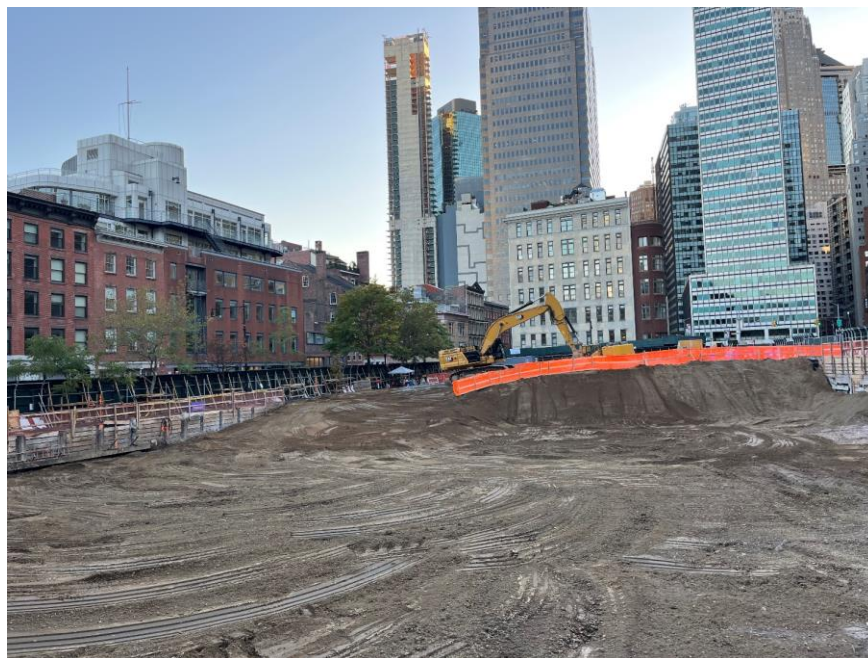
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## SITE OBSERVATION REPORT

### Select Site Photographs:



**Photo 1:** CCJV installing a temporary cover, consisting of imported general fill underlain by geotextile filter fabric, in the south-central part of the site (facing east)



**Photo 2:** General view of the site at the end of the work day (facing west)

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