LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, April 4, 2023
PROJECT:	250 Water Street		**WEATHER:**	Sunny, 48 – 72 ˚F Wind: ESE @ 0 – 5 mph
LOCATION:	New York, NY		**TIME:**	6:10 am – 3:30 pm
BCP SITE ID:	C231127		**MONITOR**	Caroline Devin

EQUIPMENT:
CME75 Track-Mounted Drill Rig
Jerome J505
RKI GX-6000 Photoionization Detector
Aeroqual ASQ1 Particulate and VOC Monitors

PRESENT AT SITE: **Day 142**
Langan (Environmental) Caroline Devin
Suffolk Construction (General Contractor) Anthony Galu
East Coast Drilling (Foundation Contractor)
Craig Geotechnical Drilling Co., Inc. (Geotechnical Drilling Contractor) Matthew Michelotti, Bryan Gregor
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

- Craig used a CME75 track-mounted drill rig to continue advancement of a geotechnical soil boring along the northern boundary of the site (Pearl Street). The geotechnical boring was advanced to about 104 feet below grade surface (bgs), which was the apparent bedrock depth based on observations from Craig, using mud-rotary drilling techniques. Craig began advancement of an additional geotechnical soil boring in the northeastern part of the site. The geotechnical boring was advanced to about 30 feet bgs and is anticipated to be completed tomorrow, March 5, 2023.
    - Drilling spoils were containerized in a sealed and labeled United Nations/Department of Transportation (UN/DOT)-approved drum, which was staged in the northern part of the site for future sampling and off-site disposal at a later date.
    - A petroleum-like odor and a maximum photoionization detector (PID) reading of 26 parts per million (ppm) was observed during screening of drilling spoils generated from the geotechnical soil boring in the northeastern part of the site. The odorous soil was containerized in a UN/DOT-approved drum. PID readings were not detected at perimeter CAMP stations and odors were not observed migrating off-site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Devin **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No material was exported from the site.
- No material was imported to 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		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	0	0	0	0
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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Devin **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six 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 µg/m^3, 5.0 ppm, and 0.100 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 ranged from 0.00 to 0.01 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	0.012	0.0	0.01
PM-2	0.013	0.0	0.01
PM-3	0.013	0.0	0.00
PM-4	0.013	0.0	0.01
PM-5	0.012	0.0	0.01
PM-6	0.007	0.0	0.01
WZ-1	-	-	-
WZ-2	-	-	-

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.022	0.0	0.02
PM-2	0.025	0.0	0.02
PM-3	0.024	0.0	0.02
PM-4	0.024	0.0	0.04
PM-5	0.023	0.0	0.02
PM-6	0.011	0.0	0.02
WZ-1	-	-	-
WZ-2	-	-	-

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

Equipment Troubleshooting

- PM10 and VOC concentrations were not recorded at perimeter CAMP station PM-6 from 6:35am and 11:20am due outdated software resulting in issues with the internal computer (which is responsible for data logging). Following identification of the issue, dust and odors were monitored by the dedicated CAMP monitor using visual and olfactory methods. The spare CAMP station was set up at the location of perimeter

SITE OBSERVATION REPORT

CAMP station PM-6 to monitor for PM10 and VOCs. The equipment rental company was notified and the station was replaced at the end of the workday. Fugitive dust or odors were not observed migrating off-site.

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 0.08 µg/m^3.
- The dedicated mobile monitor (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.

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 sequentially between 1:42pm and 1:55pm at the conclusion of ground-intrusive activities.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 to 0.01 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

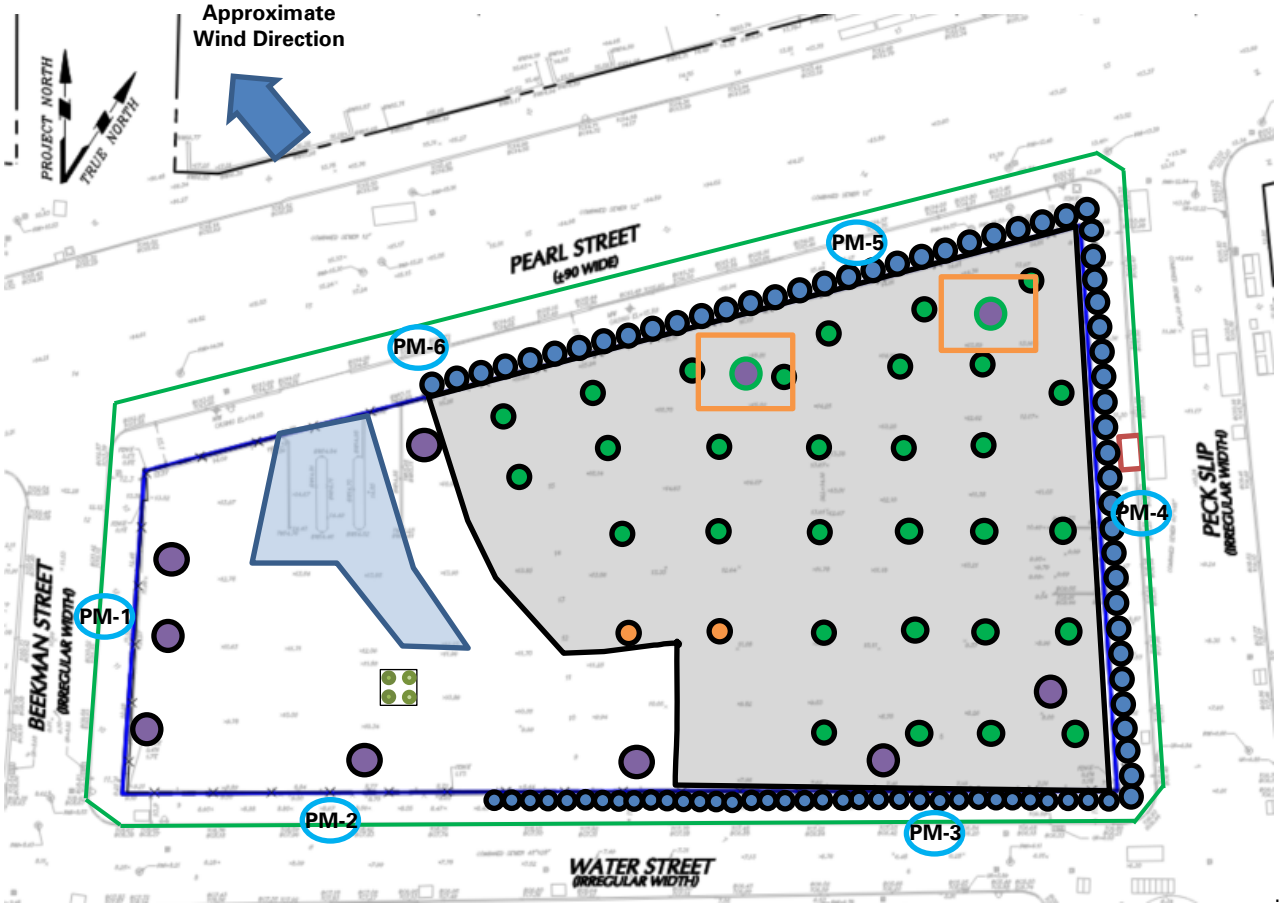
Anticipated Activities

- Craig will continue advancing geotechnical borings along the perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Devin
			LANGAN

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 Geotechnical Boring Completed Today
- Approximate Location of Geotechnical Boring Completed Previously
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Location of Documentation Sample
- Approximate Location of Previously Collected Endpoint Sample

Notes:

1) Locations of air monitoring stations are approximate.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Devin
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

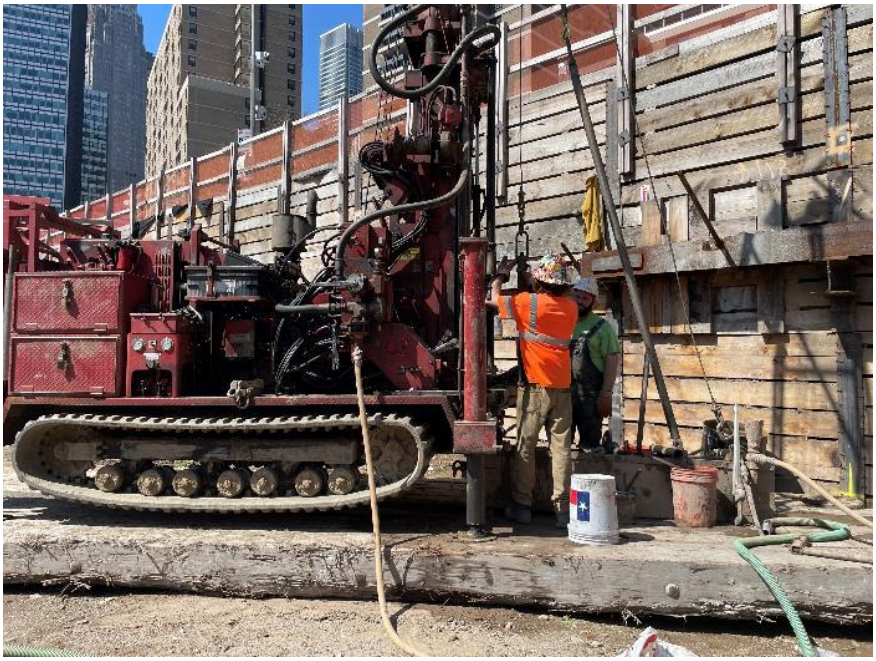


Photo 1: Craig advancing a geotechnical boring in the northern part of the site (facing northwest)

Photo 2: ECD spraying water across the site to mitigate dust generation (facing southeast)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Devin
			LANGAN