SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, April 5, 2023
PROJECT:	250 Water Street		**WEATHER:**	Overcast, 48– 52 ˚F Wind: NNW @ 0 – 5 mph
LOCATION:	New York, NY		**TIME:**	6:00 am – 4:30 pm
BCP SITE ID:	C231127		**MONITOR**	Ali Reach

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

PRESENT AT SITE: **Day 143**
Langan (Environmental) Ali Reach
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
Earth Efficient (Soil Broker)**:** Ethan Szerlip and Ryan Casserly
EnvoCare Environmental (EnvoCare): Matt Gandy

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 Geotechnical Drilling Co., Inc. (Craig) used a CME75 track-mounted drill rig to continue advancement of a geotechnical soil boring in the northeastern part of the site (Pearl Street and Peck Slip). The geotechnical boring was advanced to about 90 feet below grade surface (bgs), which was the apparent bedrock depth based on observations from Craig, using mud-rotary drilling techniques.
    - Drilling spoils were containerized in a sealed and labeled United Nations/Department of Transportation (UN/DOT)-approved drum, which was staged in the northeastern part of the site for sampling and future off-site disposal at a later date.
- EnvoCare and EarthEfficient collected five waste characterization soil samples (each consisting of a composite and grab sample) from containerized drilling spoils to facilitate off-site disposal of soil generated during future support of excavation installation.

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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

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Sampling

- EnvoCare collected five waste characterization soil samples (each consisting of a grab and composite sample) for laboratory analysis of target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), target analyte list (TAL) metals, hexavalent chromium, total cyanide, toxicity characteristic leaching procedure (TCLP) metals, New Jersey Department of Environmental Protection (NJDEP) extractable petroleum hydrocarbons (EPH), Resource Conservation and Recovery Act (RCRA) characteristics, and/or paint filter:

  - WC-1_COMP
  - WC-1_GRAB
  - WC-2_COMP
  - WC-2_GRAB
  - WC-3_COMP
  - WC-3_GRAB
  - WC-4_COMP
  - WC-4_GRAB
  - WC-5_COMP
  - WC-5_GRAB

- Samples were transported to Alpha Analytical Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory by EnvoCare under standard chain-of-custody protocols.

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CAMP Activities

Langan performed air monitoring at the perimeter of the site at six total locations for mercury vapor, 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 parts per million [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 0.03 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	0.007	0.0	0.00
PM-2	0.008	0.0	0.01
PM-3	0.008	0.0	0.00
PM-4	0.007	0.0	0.01
PM-5	0.007	0.0	0.00
PM-6	0.007	0.0	0.00
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	0.010	0.0	0.01
PM-2	0.010	0.0	0.02
PM-3	0.013	0.0	0.01
PM-4	0.010	0.0	0.03
PM-5	0.009	0.0	0.04
PM-6	0.011	0.0	0.01
WZ-1	-	-	-
WZ-2	-	-	-

●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 not detected above background concentrations throughout the work day.

Prior to CAMP Shutdown

Prior to discontinuing CAMP at the conclusion of ground-intrusive activities, mercury vapor and VOC concentrations were confirmed to return to background conditions at each perimeter station using the handheld Jerome® J505 mercury vapor analyzer and handheld PID, respectively. CAMP stations were discontinued sequentially between 2:35pm and 2:55pm at the conclusion of ground-intrusive activities.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 to 0.03 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- None.

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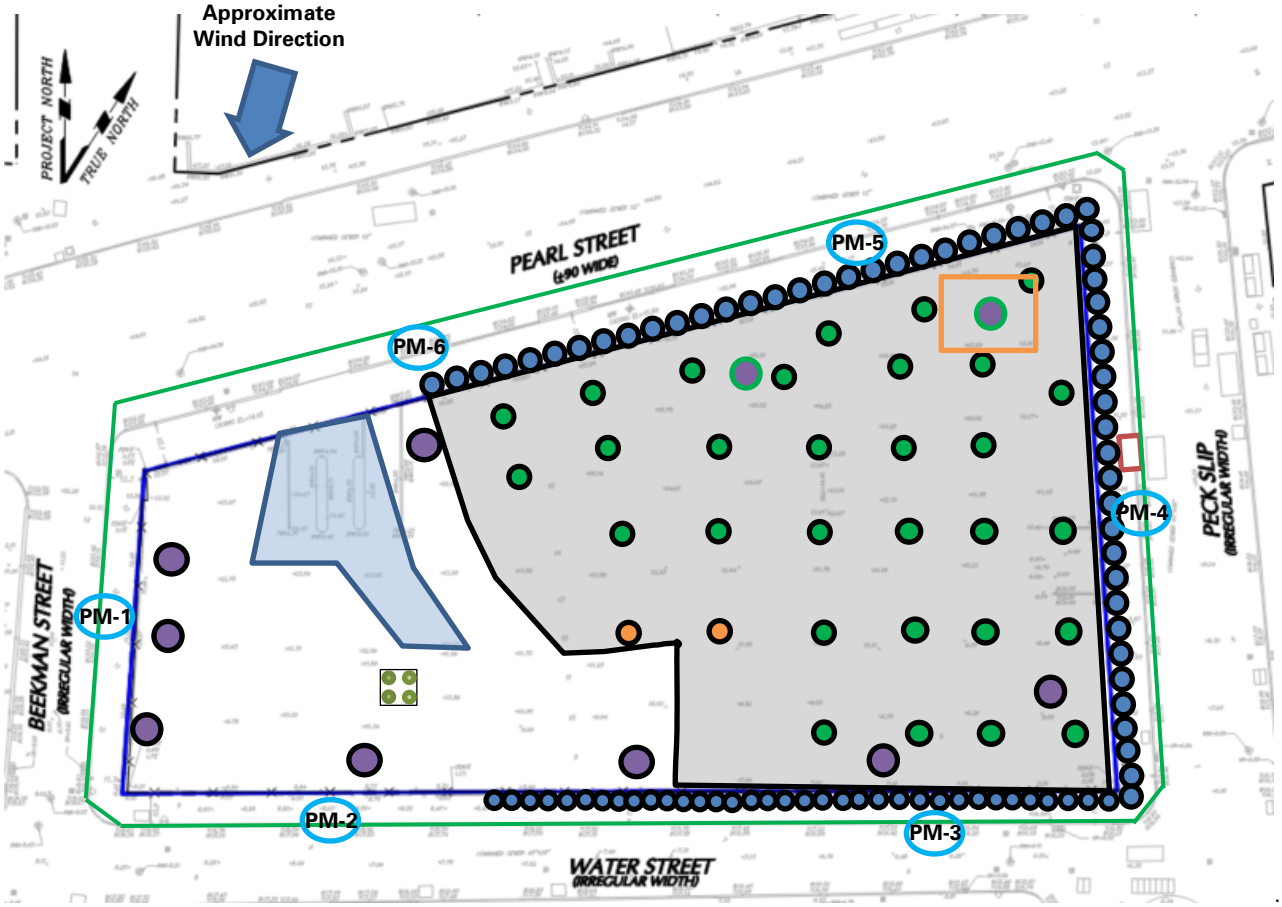
Site Map



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.

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Select Site Photographs:

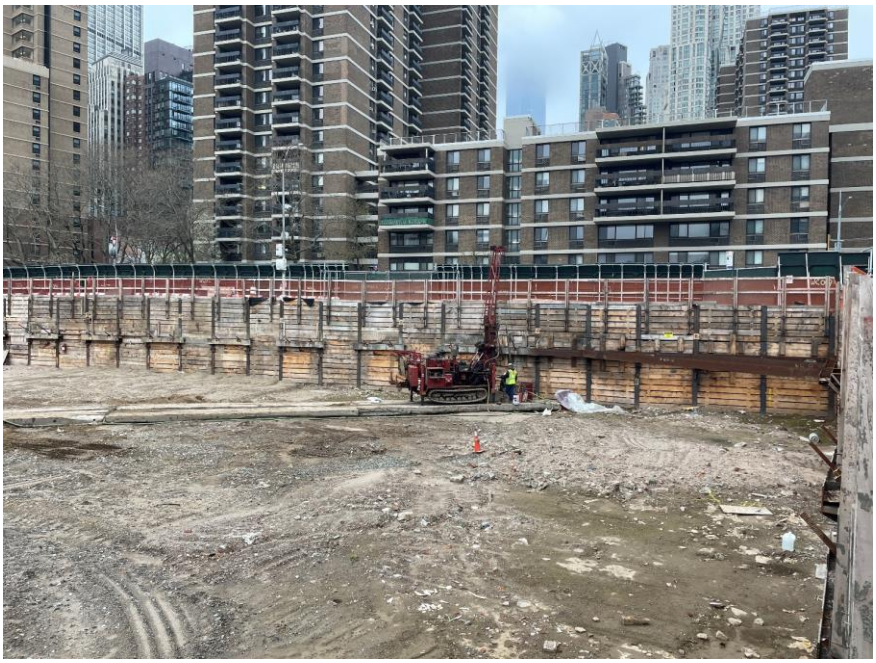

Photo 1: Craig advancing a geotechnical soil boring in the northeastern part of the site (facing north)

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