

SITE OBSERVATION REPORT

PROJECT No.: 170381202	CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation	DATE: Friday, June 30, 2023
PROJECT: 250 Water Street		WEATHER: Partly Sunny, 68 – 82°F Wind: SE @ 0.2 – 2.4 mph
LOCATION: New York, NY		TIME: 5:45am – 2:00pm
BCP SITE ID: C231127		MONITOR Jack Millman

EQUIPMENT: CAT 335 Excavator Komatsu PC138 Excavator ABI Mobilram Drill Rig Jerome J505 Mercury Vapor Analyzer RKI GX-6000 Photoionization Detector (PID) Aeroqual ASQ1 Air Monitoring Station	PRESENT AT SITE: Langan (Environmental) Jack Millman Suffolk Construction (Suffolk) (General Contractor) Anthony Galu East Coast Drilling, Inc. (ECD) (Foundation Contractor) Danny Rodgers New York State Department of Environmental Conservation (NYSDEC) Mike Sollecito	Day 152
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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

- Suffolk and ECD continued mobilizing equipment in preparation for the next phase of remediation.
- Ground-intrusive activities were not conducted throughout the workday; however, Langan implemented the community air monitoring plan (CAMP) from about 7:00 am to 1:20 pm.

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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

- No samples were collected.

CAMP Activities

Langan performed air monitoring at the perimeter of the site at four locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10) from about 6:59 am to 1:23 pm. There were no fifteen-minute average concentrations for mercury vapor or VOCs that approached or exceeded the action levels established by the CAMP (1.00 $\mu\text{g}/\text{m}^3$ and 5.0 parts per million [ppm], respectively).

Background Concentrations

Prior to implementation of CAMP, 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 were recorded at 0.00 $\mu\text{g}/\text{m}^3$.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

*A NYSDEC Air Quality Health Advisory was issued for New York State on Friday, June 30th. Background concentrations of PM10 were observed at a daily average concentration above the 15-minute time-weighted-average (TWA) action level of 0.100 mg/m^3 due to regionally poor air quality. The PM10 exceedances are not attributed to remediation activities at the site.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	*Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
PM-1	0.115	0.00	0.01
PM-2	0.119	0.00	0.01
PM-3	0.114	0.00	0.02
PM-4	0.119	0.00	0.01
WZ-1	-	-	-
WZ-2	-	-	-
WZ-3	-	-	-
WZ-4	-	-	-

*See note above regarding background particulate concentrations

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Maximum 15-Minute-Average Concentrations

Station ID	*Particulate (mg/m ³)	Organic Vapor (ppm)	Mercury Vapor (µg/m ³)
PM-1	0.129	0.01	0.02
PM-2	0.136	0.02	0.01
PM-3	0.124	0.03	0.04
PM-4	0.143	0.02	0.03
WZ-1	-	-	-
WZ-2	-	-	-
WZ-3	-	-	-
WZ-4	-	-	-

●mg/m³ = milligrams per cubic meter ●ppm = parts per million ●µg/m³ = micrograms per cubic meter

*See note above regarding background particulate concentrations

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/m³ to 0.10 µg/m³.
- 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 workday.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, 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 1:23 pm and 1:42 pm.

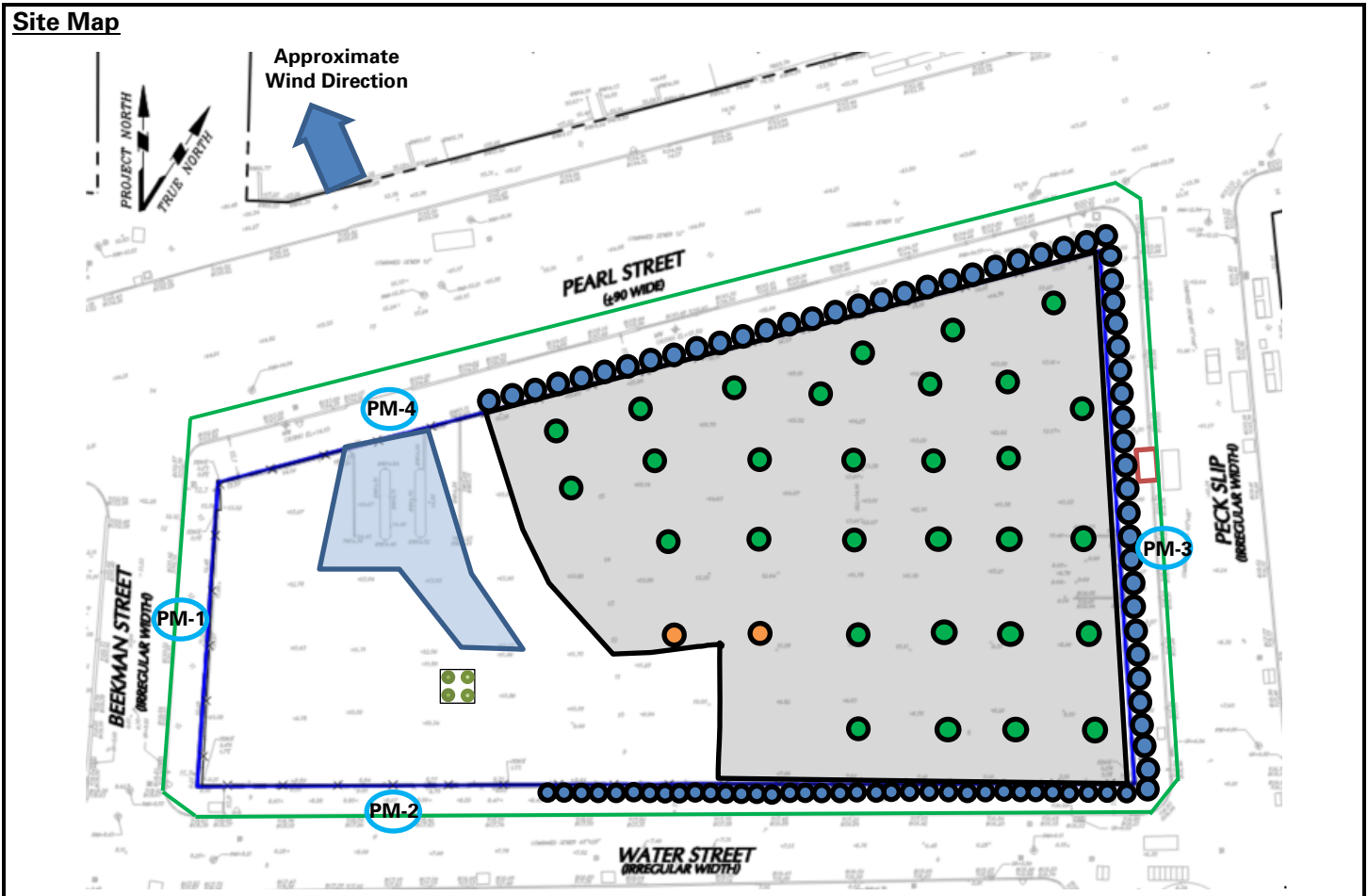
- Background concentrations of mercury vapor at each CAMP station ranged at 0.00 µg/m³.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- ECD will begin excavation in the northern part of the site for installation of a stabilized construction entrance.

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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 Underground Storage Tank

Notes:

1) Locations of air monitoring stations are approximate.

- 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

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Select Site Photographs:



Photo 1: General view of the site (facing west)



Photo 2: CAMP station PM-2 in the southwestern part of the site (facing west)

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