SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Monday, July 24, 2023
PROJECT:	250 Water Street		**WEATHER:**	Partly Sunny, 75 – 84˚F Wind: NW @ 0.3 – 3.1 mph
LOCATION:	New York, NY		**TIME:**	5:45am – 4:00pm
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: **Day 166**
Langan (Environmental) Jack Millman, Aron Farber
Suffolk Construction (Suffolk) (General Contractor) Anthony Galu
East Coast Drilling, Inc. (ECD) (Foundation Contractor) Danny Rodgers
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

- ECD placed imported general fill in an about 35-foot-long by 40-foot-wide area in the northeastern corner of the site (Pearl Street and Peck Slip) to create a temporary ramp for equipment access. The imported general fill was placed atop a layer of geotextile fabric and polyethylene sheeting.
- ECD continued constructing wooden formwork in preparation for concrete guide wall installation in the northern part of the site (Pearl Street). The concrete guide wall will be used to facilitate installation of SOE along the perimeter of the site.

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Material Tracking

- ECD exported one truckload (about 20 cubic yards [CY]) of construction and demolition (C&D) debris (previously demolished concrete and asphalt) for off-site disposal at the Earth Efficient MSM facility located in East Stroudsburg, PA.
- ECD imported 10 truckloads (234.75 tons) of general fill from the Impact Reuse & Recovery Center (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	0	0	10	234.75
Project Total	8	184.42	0	0	15	339.65	346	8,451.54
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 3)

Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ C&D Debris**		**Earth Efficient MSM East Stroudsburg, PA 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	1	20	0	0
Project Total	5	85	42	840	14	280	95	1,900

Material Export Summary (2 of 3)

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	263	5,260	267	5,340	66	1,320

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Material Export Summary (3 of 3)		
Facility Name **Location** **Type of Material**	**Clean Earth of North Jersey** **Kearny, NJ** **Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)
Today	0	0
Project Total	216	4,320

Sampling

- No samples were collected.

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CAMP Activities

Langan performed air monitoring at the perimeter of the site, at the northern sidewalk of Pearl Street, at the western sidewalk of Beekman Street, at the eastern sidewalk of Peck Slip, and at the southern sidewalk of Water Street at eight total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10) from about 7:18am to 3:12pm. 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, or 0.100 mg/m^3, 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 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 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	0.009	0.00	0.01
PM-2	0.009	0.00	0.00
PM-3	0.009	0.00	0.01
PM-4	0.010	0.00	0.01
WZ-1	0.010	0.00	0.00
WZ-2	0.009	0.00	0.00
WZ-3	0.009	0.00	0.00
WZ-4	0.010	0.00	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.012	0.00	0.02
PM-2	0.013	0.00	0.02
PM-3	0.012	0.00	0.02
PM-4	0.013	0.01	0.03
WZ-1	0.013	0.01	0.00
WZ-2	0.021	0.03	0.01
WZ-3	0.012	0.01	0.02
WZ-4	0.014	0.09	0.02

●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 0.14 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 workday.

Off-site CAMP Stations

- CAMP station WZ-1 was placed on the western sidewalk of Beekman Street from 7:10am to 3:23pm.
- CAMP station WZ-2 was placed on the southern sidewalk of Water Street from 7:11am to 3:27pm.
- CAMP station WZ-3 was placed on the eastern sidewalk of Peck Slip from 7:14am to 3:32pm.
- CAMP station WZ-4 was placed on the northern sidewalk of Pearl Street from 7:18am to 3:34pm.

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. Perimeter CAMP stations were discontinued sequentially between 3:12pm and 3:34pm.

- 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 ppm.

Anticipated Activities

- ECD will continue exporting C&D debris and soil/fill from the western part of the site for off-site disposal.
- ECD will continue constructing wooden formwork in preparation for concrete guide wall installation in the northern part of the site.
- ECD will import general fill from the IRRC facility, located in Lyndhurst, NJ to create temporary ramps for equipment access in the northeastern corner and western parts of the site.

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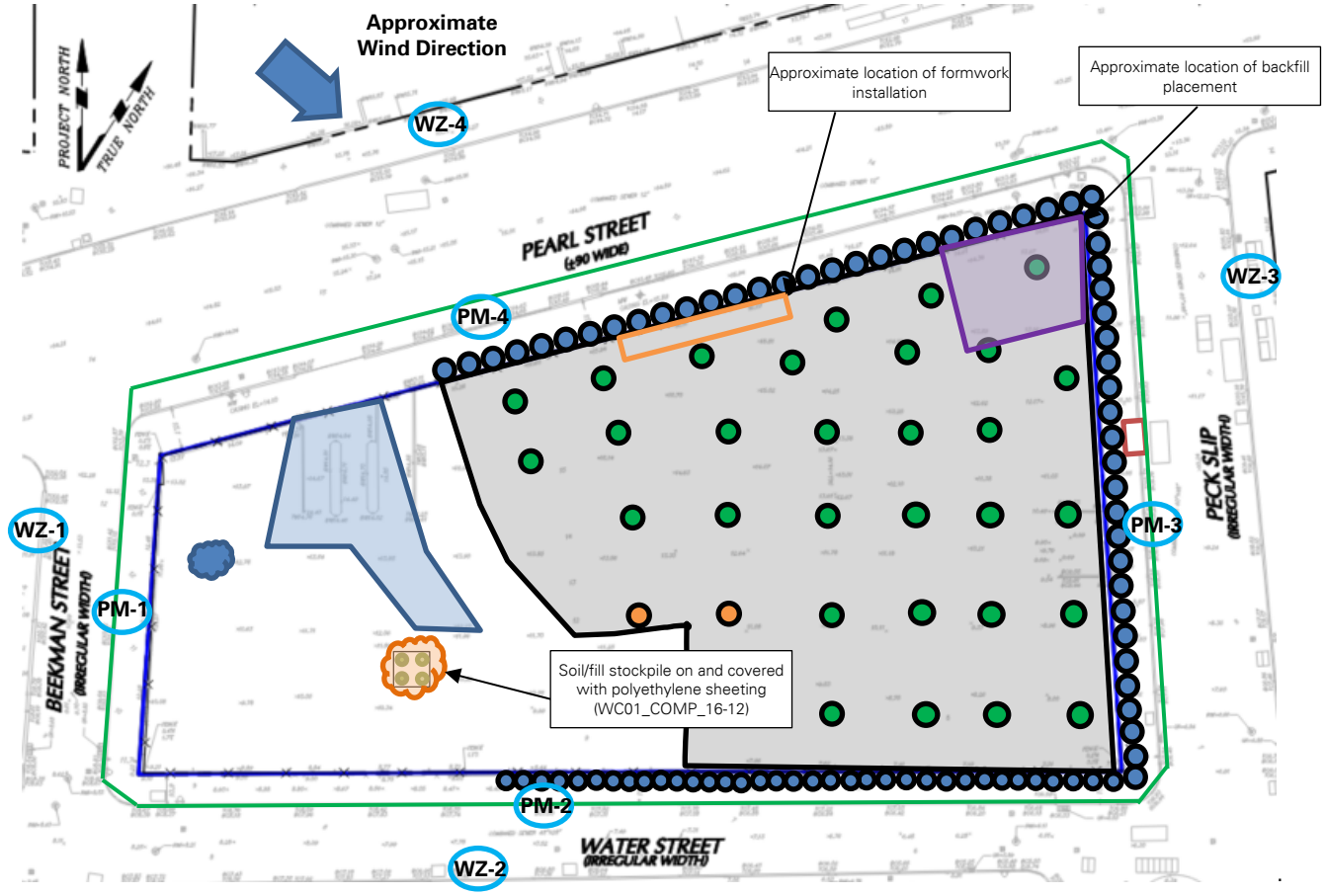
SITE OBSERVATION REPORT

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 Underground Storage Tank
- Approximate Location of C&D Stockpile
- Approximate Location of Soil/Fill Stockpile
- 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
- Approximate Location of Backfill

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Select Site Photographs:

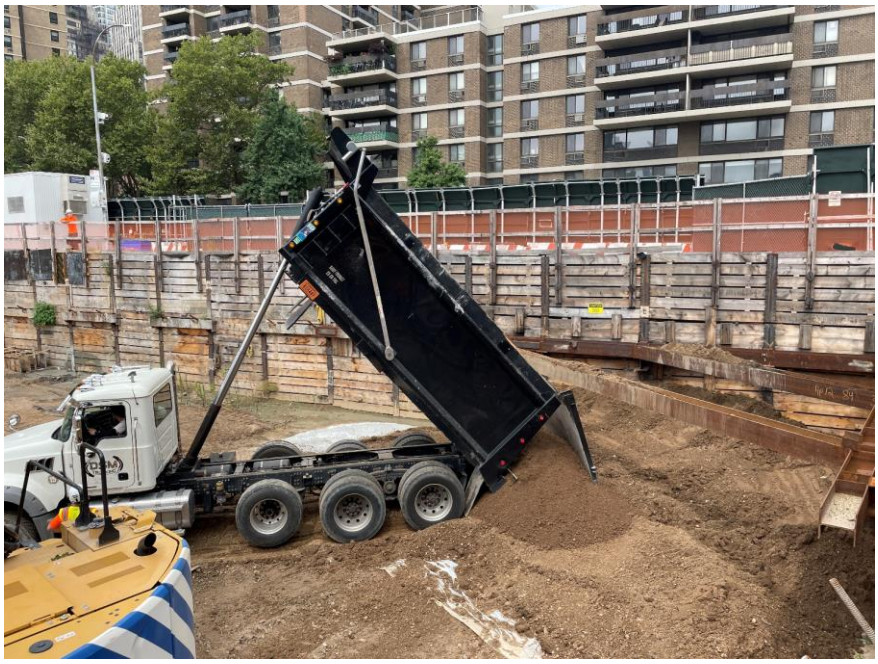

Photo 1: ECD importing general fill atop polyethylene sheeting in the northeastern corner of the site (facing northwest)

Photo 2: ECD exporting C&D debris from the western part of the site for off-site disposal (facing northeast)

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