

SITE OBSERVATION REPORT

PROJECT No.: 170381202 PROJECT: 250 Water Street LOCATION: New York, NY BCP SITE ID: C231127	CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation	DATE: Thursday, December 14, 2023 WEATHER: Sunny: 30 – 40 °F Wind: SW @ 0.2 – 2.2 mph TIME: 6:00am – 4:15pm MONITOR Gabriella DeGennaro
EQUIPMENT: CAT 335 Excavator CAT 328 Excavator Komatsu PC210 Excavator Jerome J505 Mercury Vapor Analyzer RKI GX-6000 Photoionization Detector (PID) Aeroqual ASQ1 Air Monitoring Station	PRESENT AT SITE: Day 270 Langan (Environmental) Gabriella DeGennaro Suffolk Construction (Suffolk) (General Contractor) Anthony Galu, Wyatt Favia East Coast Drilling, Inc. (ECD) (Foundation Contractor) Mike Brosnan New York State Department of Environmental Conservation (NYSDEC) Rafi Alam Earth Efficient (Soil Broker) Yinette Batista	
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 <ul style="list-style-type: none"> ECD graded soil/fill in an about 60-foot-long by 60-foot-wide area in the central part of the site to create a level grade for future placement of imported stone. <ul style="list-style-type: none"> Graded soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Evidence of impacts was not observed. ECD used placed an about 6-inch-thick layer of imported 0.75-inch stone in an about 110-foot-long by 45-foot-wide area in the central part of the site. The backfill was placed above a demarcation layer consisting of geotextile fabric for installation of a temporary site cover. ECD continued demobilizing equipment from the site. 		
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Material Tracking

- ECD exported 4 truckloads (about 80 cubic yards [CY]) of C&D debris for off-site disposal at the Earth Efficient MSM facility located in East Stroudsburg, PA.
- ECD imported 11 truckloads (about 271.93 tons) of 0.75-inch stone from the Stone Industries Inc. Facility, located in Haledon, 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		XRDS Recycling LLC Wayne, NJ Clean Screened 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	11	271.93	0	0	0	0	0	0
Project Total	16	382.13	57	1,409.28	15	339.65	374	9,158.05	105	2,100
NYSDEC Approved:	5,400 tons*				720 tons*		19,500 tons*		4,500 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 3,000 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 and XRDS facilities were approved for import of 13,000 CY and 3,000 CY, respectively, 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	4	80	0	0
Project Total	5	85	42	840	310	6,200	142	2,840

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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	548	10,980	267	5,340	66	1,320

Material Export Summary (3 of 3)

Facility Name Location Type of Material	Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill		Cycle Chem, Inc. Elizabeth, NJ Hazardous Lead-Impacted Soil/Fill		Harmony Foul Rift (HFR) Belvidere, NJ Non-hazardous Soil/Fill		XRDS Recycling LLC Wayne, 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	201	4,020	17	340	137	2,740	28	560

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 four total locations for volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10) from about 7:10am to 3:30pm. There were no fifteen-minute average concentrations for VOCs or PM10 that approached or exceeded the action levels established by the CAMP (5.0 ppm or 0.100 mg/m³, respectively).

Background Concentrations

Prior to implementation of CAMP, instantaneous background concentrations of VOCs were recorded using a handheld PID. 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)
PM-1	0.003	0.00
PM-2	0.002	0.00
PM-3	0.003	0.00
PM-4	0.008	0.00

Station ID	Particulate (mg/m ³)	Organic Vapor (ppm)
PM-1	0.004	0.02
PM-2	0.004	0.01
PM-3	0.004	0.01
PM-4	0.057	0.01

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

Ambient Air (Handheld PID)

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, VOC concentrations were confirmed to return to background conditions at each perimeter station using the handheld PID. Perimeter CAMP stations were discontinued sequentially between 3:25pm and 3:30pm. Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

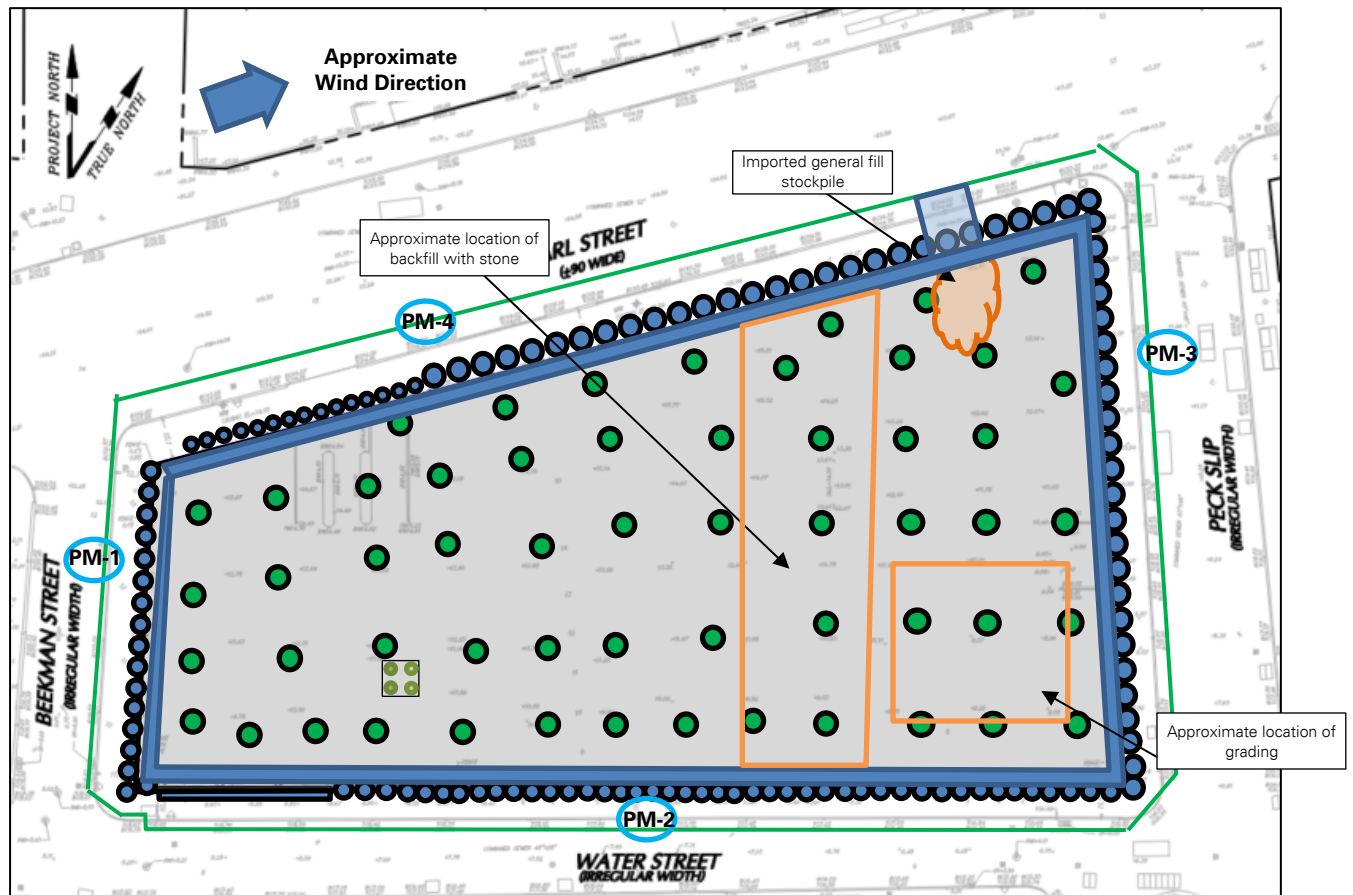
Anticipated Activities

- ECD will continue importing virgin stone for installation of a temporary cover across the site.
- ECD will continue to demobilize equipment from the site.

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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 Underground Storage Tank
- Approximate Location of C&D Stockpile
- Approximate Location of Soil/Fill Stockpile
- Approximate Perimeter Construction Fence Location

Notes:

1) Locations of air monitoring stations are approximate.

- Approximate Location of Soldier Pile
- Approximate Location of Soil Mix Column Installed Today
- Approximate Location of Soil Mix Column Installed Previously
- Approximate Previous Excavation Area
- Approximate Excavation Area
- Approximate Location of Documentation Sample
- Approximate Location of Confirmation Endpoint Sample
- Approximate Location of Imported Fill/Stone

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Select Site Photographs:

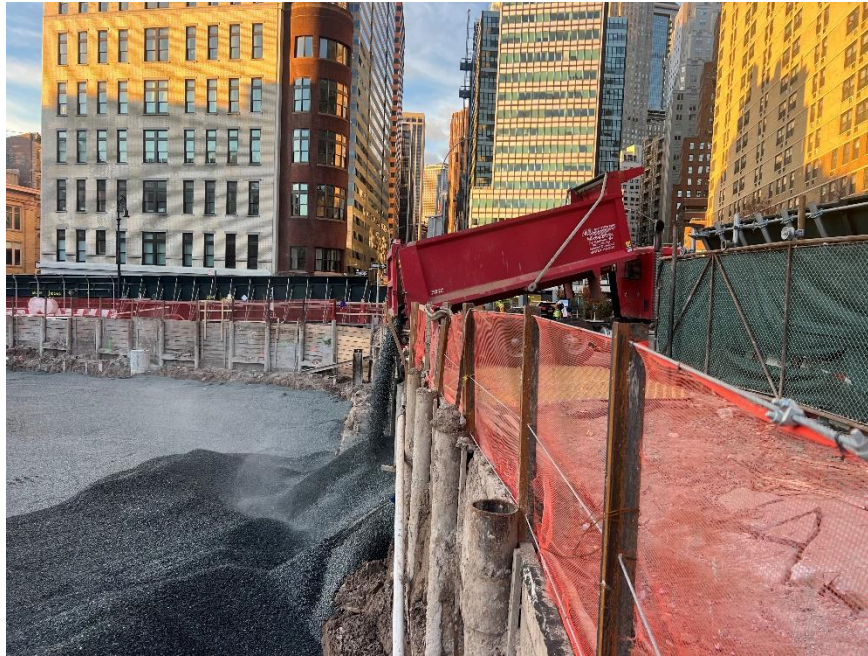


Photo 1: ECD importing 0.75-inch virgin stone for installation of a temporary site cover (facing west)



Photo 2: ECD backfilling in the central part of site with imported 0.75-inch virgin stone for installation of a temporary site cover (facing southeast)

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