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:** Friday, December 15, 2023 **WEATHER:** Sunny: 37 – 57 °F Wind: SW @ 0.1 – 1.5 mph **TIME:** 7:00am – 3:00pm **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 271**
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

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 graded soil/fill in an about 60-foot-long by 70-foot-wide area in the southeast part of the site to create a level grade for placement of imported stone.
    - Graded soil/fill was screened for odors, staining, and organic vapors using a handheld photoionization detector (PID). Evidence of impacts was not observed.
- ECD placed an about 6-inch-thick layer of imported 0.75-inch stone in an about 60-foot-long by 70-foot-wide area in the southeast 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

- No material was exported from site.
- ECD imported 14 truckloads (about 345.68 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	14	345.68	0	0	0	0	0	0
Project Total	16	382.13	71	1,754.96	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	0	0	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 7:16am to 2:28pm. 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/m^3, 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	0.009	0.01
PM-2	0.009	0.01
PM-3	0.009	0.01
PM-4	0.010	0.01

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)
PM-1	0.013	0.03
PM-2	0.011	0.03
PM-3	0.011	0.03
PM-4	0.018	0.03

●mg/m^3 = 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 2:28 and 2:31pm. Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- ECD will continue importing 3/4-inch virgin stone for installation of a temporary cover across the site.
- ECD will continue to demobilize equipment from the site.

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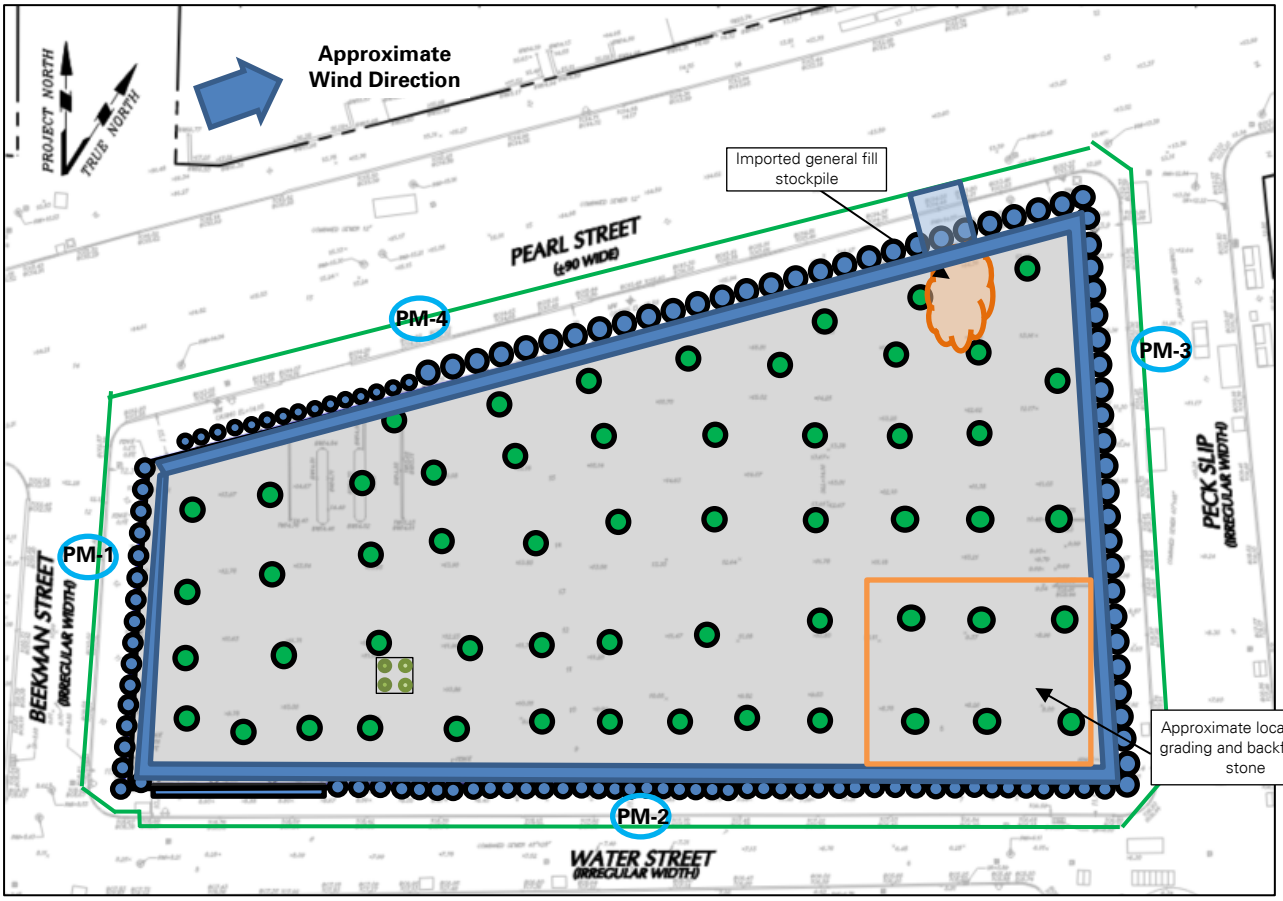
Site Map



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
- 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

Notes:
1) Locations of air monitoring stations are approximate.

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Select Site Photographs:

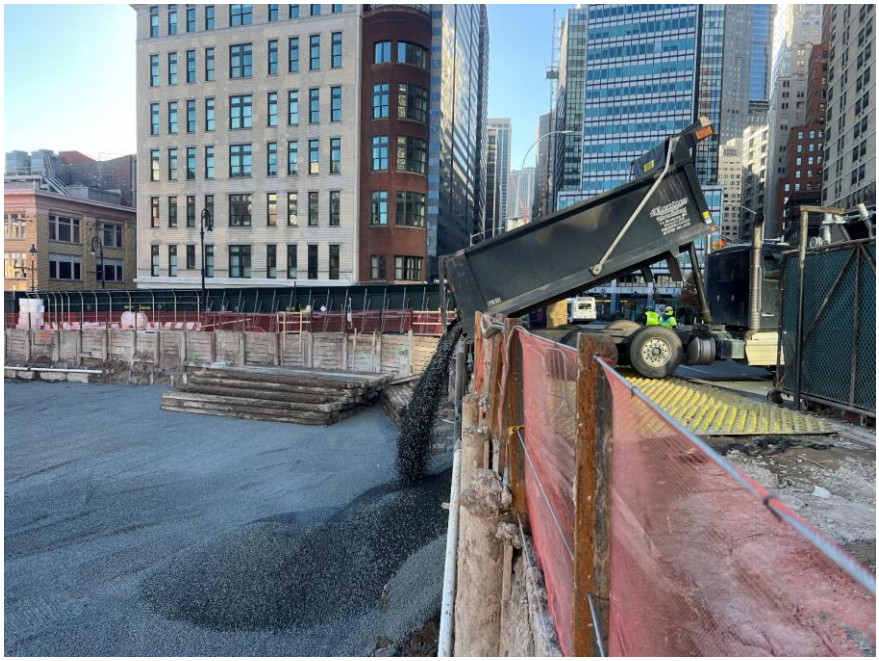

Photo 1: ECD importing 0.75-inch virgin stone for installation of a temporary site cover (facing west)

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