SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Monday, February 22, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Sunny, 33.0-54.1 ˚F Wind: WSW @ 0.6-6.3 mph
LOCATION: New York, NY		**TIME:**	6:00 am – 5:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Michael Au

EQUIPMENT:	**PRESENT AT SITE:** **Remedial Design Investigation Day 3**
Bobcat E35i Excavator Jerome J405 Jerome J505 RKI GX-6000 PID MiniRAE 3000 PID DustTrak II	**Langan** Michael Au, Kaitlyn Gioia, Laura Grose, Yaskira Mota Diaz, Ellie Seery **AARCO** Jose Garcia, Julio Cahyeya

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan continued implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved February 11, 2022 Remedial Design Investigation Work Plan (RDIWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- AARCO used a Geoprobe® 6610DT drill rig with 4-foot-long Macro-Core® samplers to advance seven soil borings to delineate previously identified polychlorinated biphenyl (PCB)-impacted soil in the northeastern part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - Soil borings **SB36R, SB36N1, SB36N2, SB36SE1, SB36SE2, SB36SW1, SB36SW2** were advanced to depths of about 8 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a photoionization detector (PID). Impacts were observed (petroleum-like odor, staining, and a maximum PID reading of 25.6 parts per million [ppm] [in SB26N1]) from about 1 to 6 feet bgs.
- AARCO used a Geoprobe® 6610DT drill rig with 4-foot-long Macro-Core® samplers to advance two soil borings for waste characterization soil sampling in the northeast part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **WC07A** was advanced to a depth of about 24 feet bgs. Material was screened for odors, staining and organic vapors using a PID. Impacts were observed (petroleum-like odor and a maximum PID reading of 668.1 ppm) from about 13.5 to 24 feet bgs.
    - **WC07B** was advanced to a depth of about 20 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor and a maximum PID reading of 96.0 ppm) from about 11 to 20 feet bgs.
- All soil borings were backfilled with clean drill cuttings or clean sand and patched with concrete after sampling was completed. Excess soil exhibiting evidence of impacts was containerized in a sealed and labeled, 55-gallon drum and staged in the eastern part of the site pending off-site disposal to an appropriate facility.

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- Langan purged and sampled an existing groundwater monitoring well (MW31) in the eastern part of the site, and monitored water quality parameters to document stabilization criteria prior to sample collection. Purged groundwater was containerized in a 55-gallons steel drum in the eastern part of the site for future off-site disposal.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.

Sampling

- Langan collected 28 grab soil samples (4 samples from each of the seven PCB delineation borings) and associated quality assurance and quality control (QA/QC) samples for laboratory analysis of PCBs.
- Langan collected one grab soil sample from waste characterization boring WC07A for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list volatile organic compounds (VOCs) and New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH).
- Langan collected ten grab soil samples from waste characterization borings WC07A and WC07B for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) metals, pending the analytical results of sampling.
- Langan collected three composite soil samples from 18 drums staged in the eastern and southern parts of the site for laboratory analysis of TCL and NYSDEC Part 375-list VOCs, semivolatile organic compounds (SVOCs) and toxicity characteristic leaching procedure (TCLP) metals.
- Langan collected 1 groundwater sample from an existing monitoring well (MW31) in the eastern part of the site for laboratory analysis of New York City Department of Environmental Protection (NYCDEP) Sewer Discharge parameters.
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

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CAMP Activities

Langan performed air monitoring during field activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10), mercury vapor, and volatile organic compounds (VOC) did not exceed action levels for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.026	0.0	0.0
PM-2	0.026	0.1	0.0
PM-3	0.034	0.3	0.0
PM-4	0.023	0.0	0.0
PM-5	0.024	0.0	0.1
PM-6	0.028	0.1	0.0
WZ-1	0.007	0.1	0.0
WZ-2	N/A	N/A	N/A

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.040	0.0	0.0
PM-2	0.031	0.1	0.2
PM-3	0.052	0.9	0.0
PM-4	0.083	0.0	0.0
PM-5	0.038	0.0	0.3
PM-6	0.072	0.2	0.0
WZ-1	0.013	0.2	0.0
WZ-2	N/A	N/A	N/A

●mg/m^3 = milligrams per cubic meter ●ppm = parts per million ●$\mu g/m^3$ = micrograms per cubic meter

- Perimeter air monitoring station PM-3 was relocated to the northern sidewalk of Pearl Street from 11:30am to 2:23pm during advancement of soil borings WC07A and WC07B.
- Langan used a Jerome® J505 mercury analyzer to monitor ambient air conditions in the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 $\mu g/m^3$ to 0.08 $\mu g/m^3$.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

Anticipated Activities

- Langan and AARCO will continue to advance soil borings and collect soil samples in the eastern part of the site.

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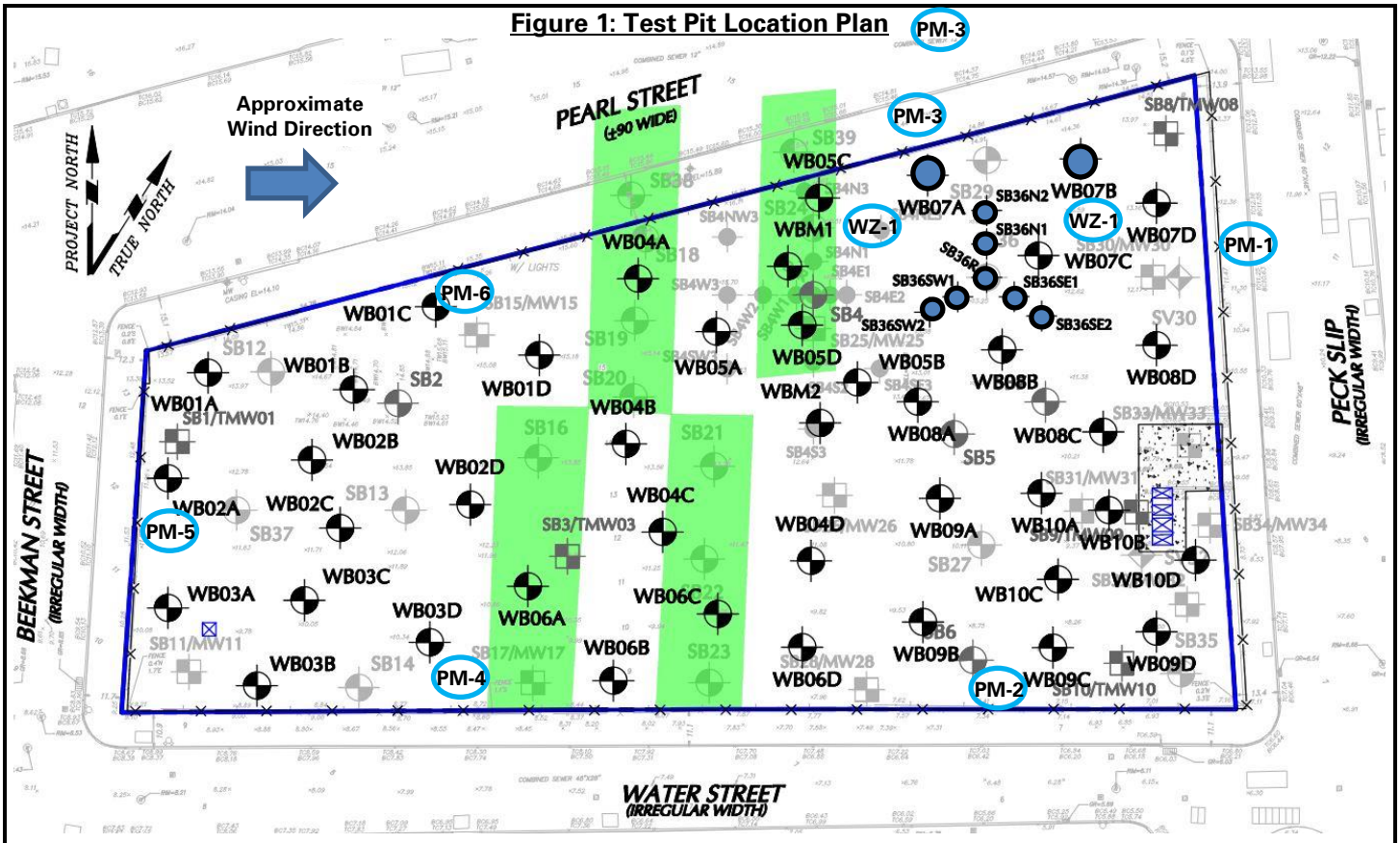
Figure 1: Test Pit Location Plan



Legend:

- Approximate location of soil borings completed today
- Approximate location of previously completed soil borings
- PM-1 — Approximate location of air monitoring station (on-site)
- WZ-1 — Approximate locations of work zone air monitoring station

Notes:

1) Air monitoring stations were relocated based on work area and wind direction. Locations shown above identify the predominant area of the air monitoring station.

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Select Site Photographs:

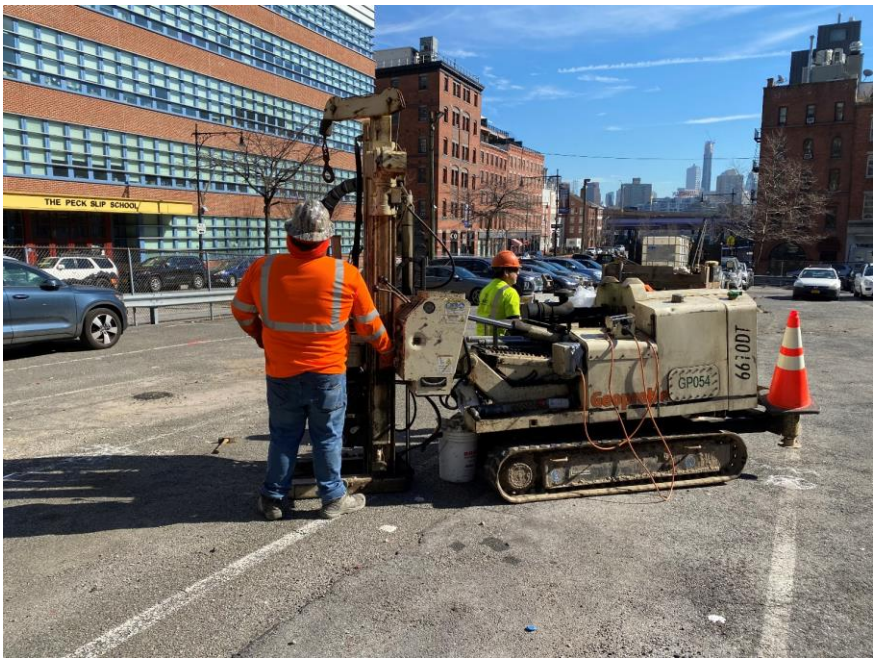

Photo 1: View of AARCO advancing soil boring SB36R in the northwest part of the site (facing southeast).

Photo 2: View of soil/fill recovered from waste characterization soil boring WC07A.

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Photo 3: View of work zone air monitoring station WZ-1, placed downwind of drilling activities (facing southwest).

Photo 4: View of soil borings restored to surface grade with clean sand and concrete (facing south).

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