SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Sunday, October 9, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 45 – 57 °F Wind: N @ 3.7 mph
LOCATION: New York, NY		**TIME:**	8:45 AM – 9:45 AM
BCP SITE ID: C231127		**MONITOR:**	Lexi Haley

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
Komatsu 228
Takeuchi TB290
JCB 110W Hydradig
Wacker Neuson RTSC3
Wacker Neuson OPU6555

PRESENT AT SITE: **Day 124**
Langan (Environmental/Geotechnical) – Lexi Haley
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra

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

- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lexi Haley **LANGAN**

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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	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 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 5,000 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	37	740	81	1,620	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	42	840

Sampling Activities

- No samples were collected.

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CAMP Activities

The community air monitoring plan (CAMP) was not implemented, as there were no ground-intrusive activities ongoing at the site. Langan performed ambient air monitoring across the site using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer during reinstallation of the temporary overnight cover.

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 0.06 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV and Tristate Groundwater will continue demobilization of the dewatering system.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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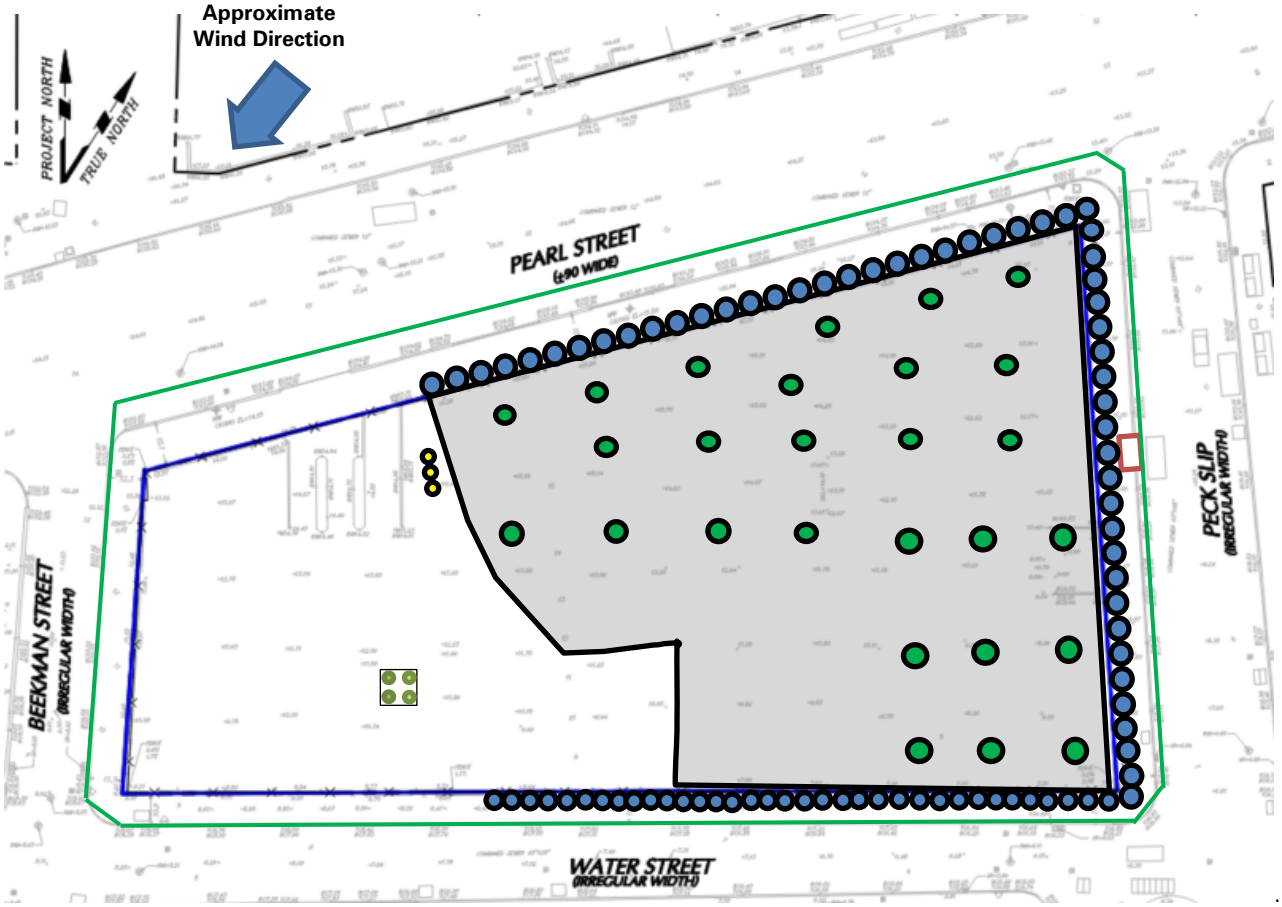
Site Map



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 C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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Select Site Photographs:

Photo 1: Atmos® AC-645 dust/vapor suppressing foam applied to exposed soil/fill for the temporary overnight cover (facing southwest)

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