SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, October 11, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 54.6 – 70.3 ˚F Wind: NE @ 0.6 – 5.1 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:30 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Maitland Robinson

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 126**
Langan (Environmental/Geotechnical) – Brian Kenneally, Maitland Robinson
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito

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 graded previously backfilled general fill in an approximately 85-foot-long by 4-foot-wide area to facilitate removal of steel sheet piles along the eastern boundary of the site (Peck Slip).
- CCJV removed steel sheet piles along the eastern boundary of the site (Peck Slip).
- 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.

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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

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. 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 and 0.100 mg/m^3 respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, 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 ranged from 0.00 µg/m^3 to 0.03 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	0.032	0.0	0.02
PM-2	0.039	0.0	0.00
PM-3	0.028	0.0	0.00
PM-4	0.025	0.1	0.00
PM-5	0.012	0.0	0.01
PM-6	0.026	0.1	0.01
WZ-1	0.035	0.0	0.01
WZ-2	0.025	0.0	0.01
WZ-3	0.017	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.050	0.1	0.04
PM-2	0.054	0.1	0.02
PM-3	0.044	0.3	0.01
PM-4	0.058	0.3	0.03
PM-5	0.020	0.0	0.03
PM-6	0.036	0.2	0.03
WZ-1	0.051	0.0	0.03
WZ-2	0.039	0.0	0.03
WZ-3	0.037	0.0	0.02

●mg/m^3 = milligrams per cubic meter ●ppm = parts per million ●µg/m^3 = micrograms per cubic meter

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Equipment Troubleshooting

- PM10 concentrations were not recorded at perimeter CAMP station PM-1 from 11:14am to 11:15am (2 minutes) due to a low battery causing the DustTrak unit to shut down. Data logging for PM10 resumed at 11:16am after replacement of the battery. Fugitive dust was not observed migrating from the site during this time.

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 0.29 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:53am to 2:53pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:53am to 2:57pm during site grading and removal of steel sheet piles in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:53am to 2:56pm during site grading and removal of steel sheet piles in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at 2:48pm to 2:58pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

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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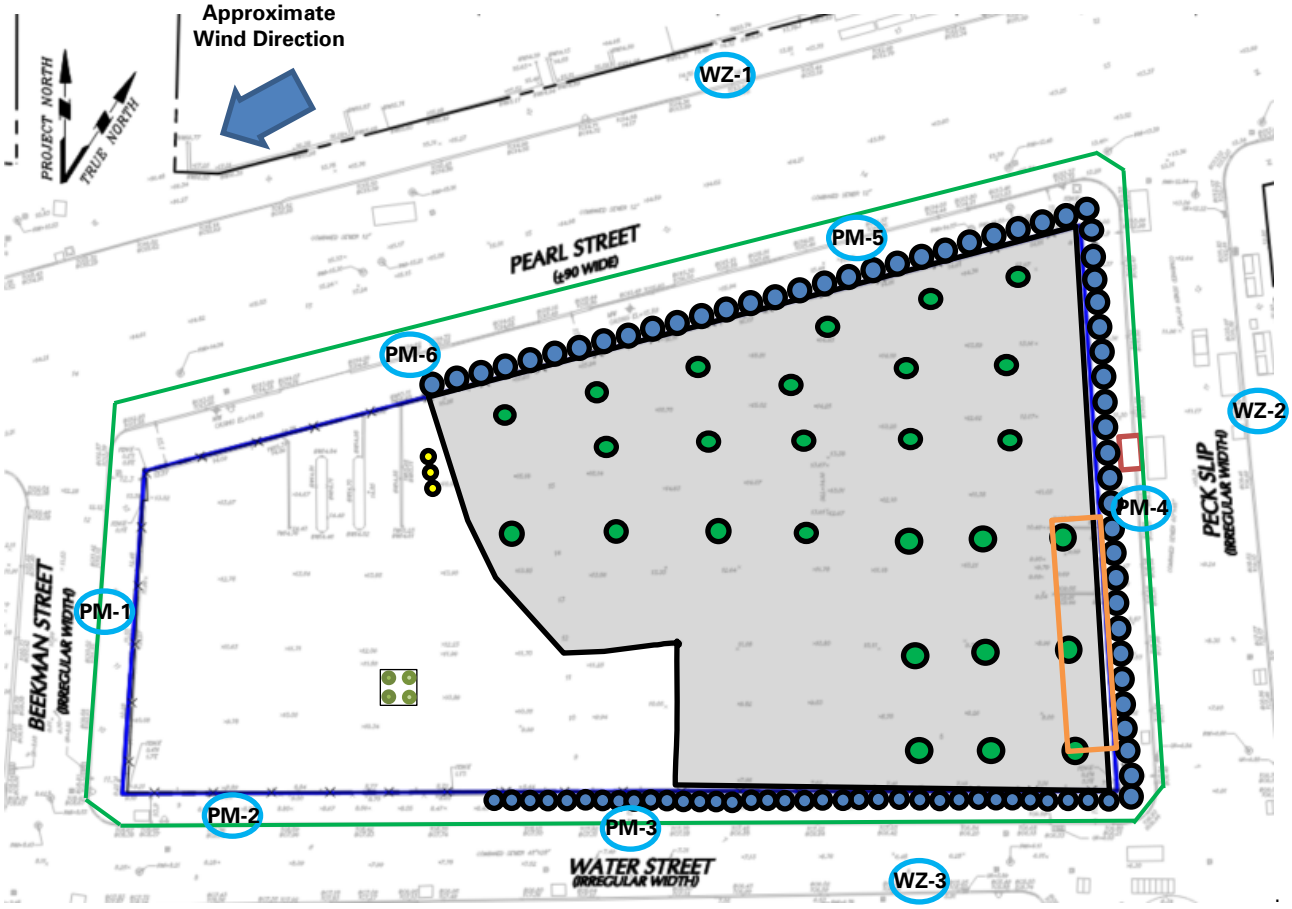
SITE OBSERVATION REPORT

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 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:

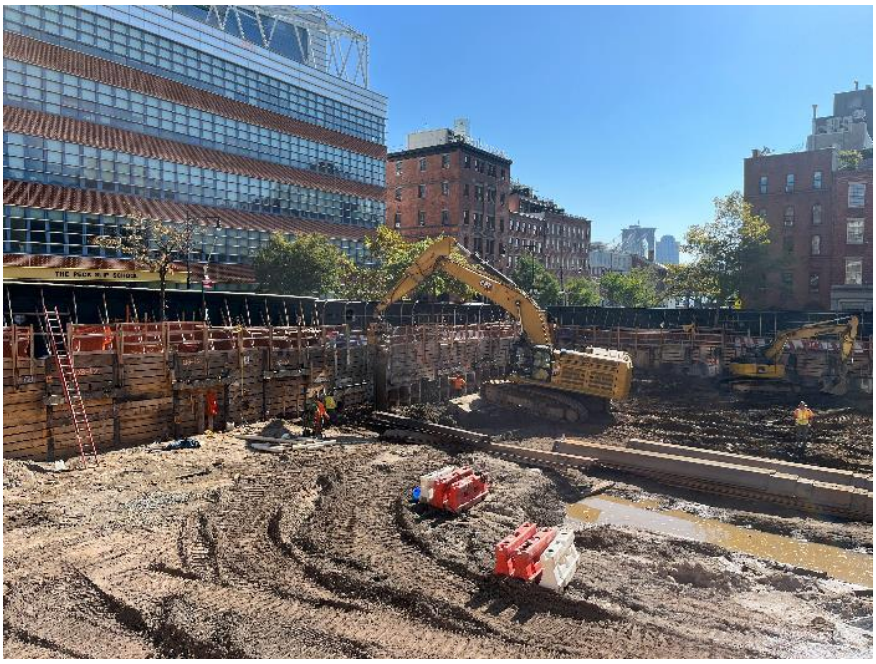

Photo 1: CCJV removing steel sheet piles along the eastern boundary of the site (facing southeast)

Photo 2: CCJV applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill for the temporary overnight cover (facing southwest)

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