

SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Monday, August 1, 2022</p> <p>WEATHER: Overcast/Rain, 69.0 – 74.0 °F Wind: NE @ 0.0 – 8.1 mph</p> <p>TIME: 6:00 AM – 5:30 PM</p> <p>MONITOR: Brian Kenneally, Tom Herold, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 55 Langan (Environmental/Geotechnical) – Brian Kenneally, Tom Herold, Eddie Cai LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Mark Dulberg New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV excavated an about 80-foot-long by 45-foot-wide area to a maximum depth of about 12 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous, mercury-impacted soil/fill in the north-central part of the site (waste characterization cells WC04 and WC05). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ. <ul style="list-style-type: none"> ○ Excavated 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. No odors, staining, or instrumental evidence (PID or handheld Jerome® J505) of contamination was recorded. ○ Mercon-X® and/or Atmos® AC-645 dust/vapor suppressing foam was actively applied to exposed soil/fill and stockpiles during excavation activities. • CCJV excavated an about 40-foot-long by 20-foot-wide area to a maximum depth of about 10 feet bgs for removal and off-site disposal of non-hazardous soil/fill in the northeastern part of site (waste characterization cells WC07 and WC08). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Middlesex County Landfill in East Brunswick, NJ. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors, staining, or instrumental evidence (PID or handheld Jerome® J505) of contamination was recorded. • CCJV welded T-brackets along the edges of previously installed support-of-excavation (SOE) soldier piles in preparation for timber lagging installation along the eastern site boundary. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Brian Kenneally</p> <p>LANGAN</p>

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- CCJV welded brackets along the edges of previously installed SOE soldier piles in preparation for steel waler installation along the northern site boundary.
- CCJV installed timber lagging between SOE soldier piles SP42 through SP45 to a depth of about 5 feet bgs for SOE system installation along the eastern site boundary.
- CCJV installed timber lagging between SOE soldier piles SP34 through SP41 to a depth of about 10 feet bgs for SOE system installation along the eastern site boundary.
- CCJV placed and graded imported 1.5-inch clean bluestone in the northwestern part of the site for trucking pad maintenance.
- UBS continued installation of perimeter construction fencing, consisting of concrete jersey barriers and plywood panels, along the eastern sidewalk of Beekman Street.
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos[®] AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of the work day.

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Material Tracking

- CCJV exported two truckloads (about 40 cubic yards [CY]) of C&D, consisting of demolished concrete, for off-site disposal at the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- CCJV exported 20 truckloads (about 400 CY) of non-hazardous, mercury-impacted soil/fill from waste characterization cells WC04 and WC05 for off-site disposal at the CENJ facility, located in Kearny, NJ.
- CCJV exported 30 truckloads (about 600 CY) of non-hazardous soil/fill from waste characterization cells WC07 and WC08 for off-site disposal at the Middlesex County Landfill located in East Brunswick, NJ.
- CCJV imported 2 truckloads (about 48.79 tons) of 1.5-inch clean bluestone from the IRRC facility, located in Lyndhurst, 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	
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	2	48.79	0	0
Total	7	161.51	0	0	2	90.02	6	150.01
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

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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	2	40	0	0	20	400	30	600
Total	5	85	16	360	14	280	117	2,340	93	1,860

Sampling Activities

- No samples were collected from the site.

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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, volatile organic compounds (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 or VOCs that approached or exceeded the action level established by the CAMP (1.00 $\mu\text{g}/\text{m}^3$ and 5.0 ppm, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work, 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 to 0.02 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.037	1.0	0.02
PM-2	0.044	0.0	0.01
PM-3	0.039	0.0	0.00
PM-4	0.064	0.3	0.02
PM-5	0.020	0.1	0.01
PM-6	0.025	0.2	0.01
WZ-1	0.044	0.0	0.01
WZ-2	0.031	0.1	0.02
WZ-3	0.032	0.2	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	* 0.194 @ 10:33am	1.8	0.19
PM-2	0.095	0.0	0.02
PM-3	0.074	0.4	0.01
PM-4	** 0.324 @ 11:05am	0.7	0.04
PM-5	0.038	0.5	0.04
PM-6	*** 0.116 @ 4:30pm	0.5	0.03
WZ-1	0.084	0.0	0.03
WZ-2	0.060	0.2	0.04
WZ-3	0.066	0.4	0.01

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

- * PM10 concentrations at perimeter CAMP station PM-1 exceeded the action level established in the CAMP (0.100 mg/m^3) from 10:20am to 10:34am (15 minutes). The exceedance was caused by exhaust from a truck

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exiting the site following delivery of timber planks for the SOE system. Fugitive dust was not observed migrating from the site during this time.

- ** PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP from 10:39am to 11:44am (66 minutes), 12:48pm to 1:08pm (21 minutes), and 3:44pm to 3:54pm (11 minutes). The exceedances were caused by welding activities adjacent to perimeter CAMP station PM-4 along the eastern boundary of the site and were not the result of ground-intrusive activities at the site. The CAMP station was not able to be moved due to limited space along the eastern site boundary. Fugitive dust was not observed migrating from the site during each of these times.
- *** PM10 concentrations at perimeter CAMP station PM-6 exceeded the action level established in the CAMP from 4:20pm to 4:33pm (14 minutes). The exceedance was caused by welding activities adjacent to perimeter CAMP station PM-6 and was not the result of ground-intrusive activities at the site. 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 $\mu\text{g}/\text{m}^3$ to 0.09 $\mu\text{g}/\text{m}^3$.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:38am to 5:25pm during excavation activities in the north-central and northeastern parts of the site.
- CAMP station WZ-2 was relocated to the southern sidewalk of Water Street from 7:15am to 5:28pm due to exposed soil/fill within 20 feet of the southern fence line.
- CAMP station WZ-3 was relocated to the eastern sidewalk of Peck Slip from 7:15am to 5:28pm during excavation activities in the northeastern 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 between 4:51pm and 5:28pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 $\mu\text{g}/\text{m}^3$ to 0.02 $\mu\text{g}/\text{m}^3$.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue installation of SOE soldier piles along the eastern and southern boundaries of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.

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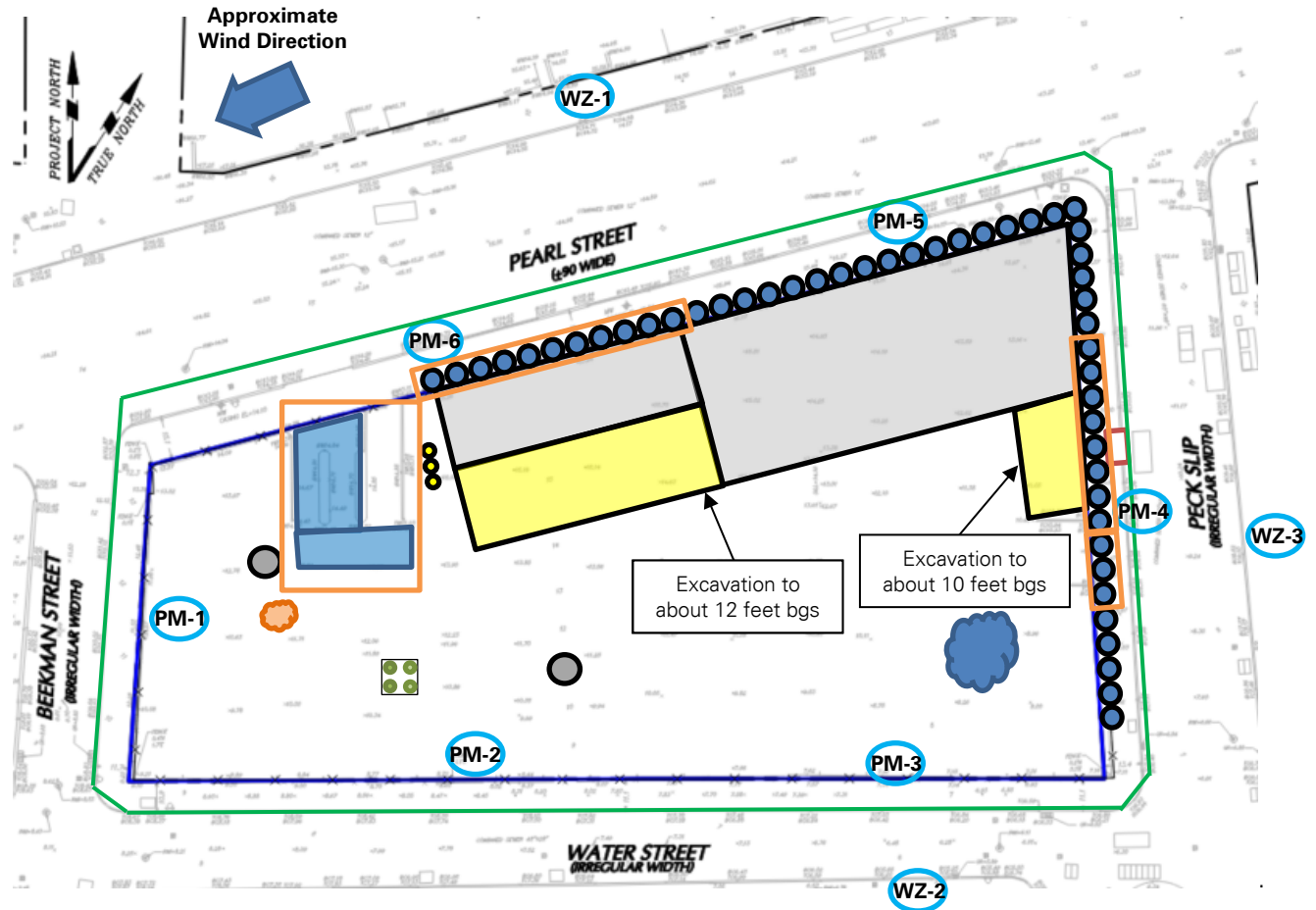
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- CCJV will continue excavation and off-site disposal of soil/fill in the central and eastern parts of the site.

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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 Soil/Fill Container
- Approximate Location of Soil/Fill Stockpile
- Approximate location of USTs

- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Test Pile
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Approximate Fence Relocation Area
- Previous Excavation Area
- Approximate Excavation Area

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Select Site Photographs:

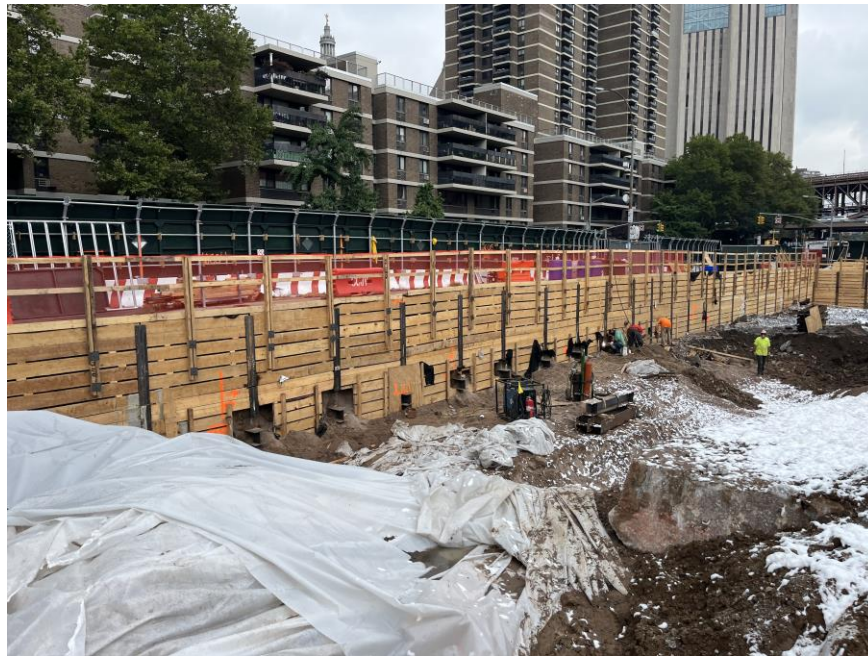


Photo 1: CCJV welding brackets to previously installed SOE soldier piles along the northern site boundary (facing northeast)



Photo 2: CCJV covering exposed soil/fill with Atmos® AC-645 dust/vapor suppressing foam (facing north)

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<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Tuesday, August 2, 2022</p> <p>WEATHER: Sunny, 72.0 – 90.0 °F Wind: N @ 0.0 – 10.4 mph</p> <p>TIME: 5:45 AM – 7:00 PM</p> <p>MONITOR: Elsay Boak, Brian Kenneally, Eddie Cai, Lisa Cristiano</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 56 Langan (Environmental/Geotechnical) – Elsay Boak, Brian Kenneally, Eddie Cai, Lisa Cristiano, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Mark Dulberg New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV excavated a ~45-foot-long by 45-foot-wide area to a maximum depth of about 10 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous soil/fill in the eastern part of site (waste characterization cells WC07 and WC08). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Middlesex County Landfill in East Brunswick, NJ. Trucks were covered with tight-fitting covers and inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated 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. No odors, staining, or instrumental evidence (PID or handheld Jerome® J505) of contamination was recorded. • CCJV welded T-brackets along the edges of previously installed support-of-excavation (SOE) soldier piles in preparation for timber lagging installation along the eastern site boundary (Peck Slip). • CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the northern site boundary (Pearl Street). • CCJV installed timber lagging between SOE soldier piles SP45 through SP49 to a depth of about 5 feet bgs for SOE system installation along the eastern site boundary (Peck Slip). • CCJV installed timber lagging between SOE soldier piles SP42 through SP45 to a depth of about 10 feet bgs for SOE system installation along the eastern site boundary (Peck Slip). • CCJV placed concrete in previously installed SOE soldier piles along the northern boundary of the site (Pearl Street). 		
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- CCJV used imported general fill to backfill the space between previously installed timber lagging and the Peck Slip sidewalk along the eastern site boundary. Import of general fill was approved by NYSDEC on July 14, 2022.
- CCJV excavated five test pits along the southern boundary of the site to identify potential subsurface utilities and/or obstructions prior to installation of SOE soldier piles. Each test pit was about 5 feet long by 3 feet wide and was excavated to a maximum depth of about 6 feet bgs.
 - Excavated soil/fill was temporarily stockpiled on and covered with polyethylene sheeting adjacent to each excavation area and was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors, staining, or instrumental evidence (PID or Jerome® J505) of contamination was recorded. The excavated soil/fill will be temporarily backfilled into each respective test pit following installation of soldier piles.
- UBS continued installation of perimeter construction fencing, consisting of concrete jersey barriers and plywood panels, along the eastern sidewalk (Beekman Street).
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

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Material Tracking

- CCJV exported 2 truckloads (about 40 cubic yards [CY]) of construction and demolition (C&D) debris, consisting of demolished concrete, for off-site disposal at the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- CCJV exported 40 truckloads (about 800 CY) of non-hazardous soil/fill from waste characterization cells WC07 and WC08 for off-site disposal at the Middlesex County Landfill, located in East Brunswick, NJ.
- CCJV imported 2 truckloads (about 47.03 tons) of general fill from the IRRC facility, located in Lyndhurst, 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	
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	2	47.03
Project Total	7	161.51	0	0	2	90.02	8	197.04
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										
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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
July	0	0	2	40	0	0	0	0	40	800
Project Total	5	85	18	400	14	280	117	2,340	133	2,660

Sampling Activities

- No samples were collected from the site.

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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, volatile organic compounds (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 or VOCs that approached or exceeded the action level established by the CAMP (1.00 $\mu\text{g}/\text{m}^3$ and 5.0 ppm, 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 to 0.01 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.038	0.0	0.00
PM-2	0.061	0.0	0.01
PM-3	0.043	0.1	0.01
PM-4	0.041	0.0	0.00
PM-5	0.040	0.8	0.02
PM-6	0.037	0.1	0.02
WZ-1	0.054	0.0	0.01
WZ-2	0.033	0.2	0.01
WZ-3	0.039	0.2	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.079	0.2	0.01
PM-2	** 0.110 @ 8:50am	0.2	0.02
PM-3	0.094	0.4	0.22
PM-4	* 0.128 @ 7:34am	0.1	0.00
PM-5	0.075	1.8	0.05
PM-6	0.072	0.3	0.05
WZ-1	0.077	0.0	0.02
WZ-2	0.048	0.4	0.04
WZ-3	0.049	0.6	0.02

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

* PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m^3) from 7:32am to 8:03am (32 minutes) and from 11:21am to 11:24am (4 minutes). The exceedances were caused by welding activities along the eastern boundary of the site (Peck Slip)

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adjacent to perimeter CAMP station PM-4 and were not the result of ground-intrusive activities associated with soil/fill at the site. The CAMP station was not able to be moved due to limited space along the eastern site boundary. Fugitive dust was not observed migrating from the site during these times.

** PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m³) intermittently from 8:49am to 9:21am (18 minutes in total). The exceedances were caused by fence construction activities in the southwestern part of the site in proximity to perimeter CAMP station PM-2 and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times.

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/m³ to 0.13 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:54am to 5:53pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the southern sidewalk of Water Street from 6:54am to 5:47pm during excavation of test pits along the southern boundary of the site.
- CAMP station WZ-3 was relocated to the eastern sidewalk of Peck Slip from 6:54am to 5:37pm during excavation activities in the eastern 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:

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m³ to 0.05 µg/m³.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 5:37pm and 6:23pm at the conclusion of ground-intrusive activities.

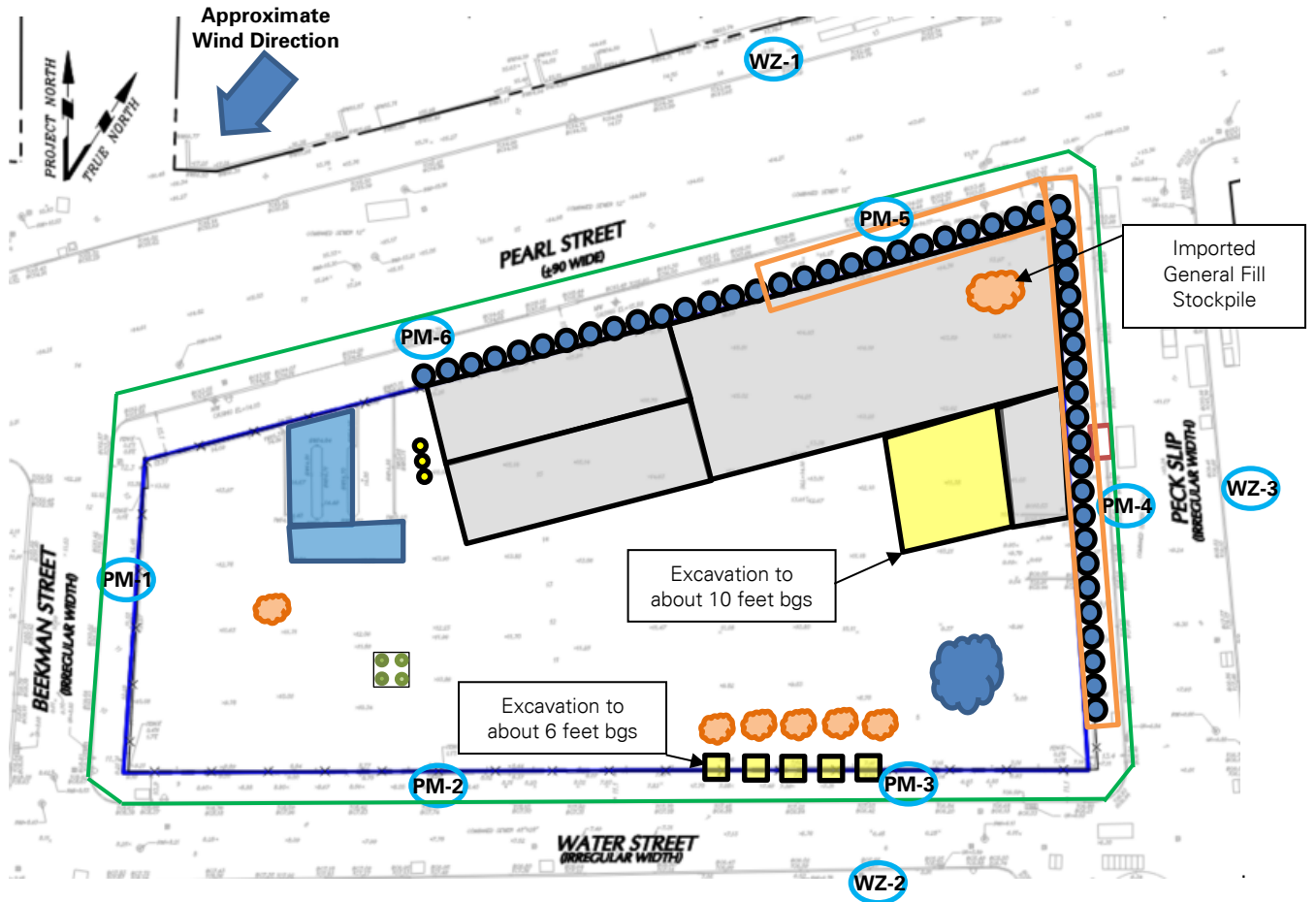
Anticipated Activities

- CCJV will continue installation of SOE soldier piles along the eastern and southern boundaries of the site (Peck Slip and Water Street, respectively).
- CCJV will continue excavation of test pits along the southern boundary of the site (Water Street).
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central and eastern parts of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Elsah Boak LANGAN
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SITE OBSERVATION REPORT

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 C&D Stockpile
- Approximate Location of Soil/Fill Container
- Approximate Location of Soil/Fill Stockpile
- Approximate location of USTs

Notes:

1) Locations of air monitoring stations are approximate.

- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area

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By: Elisah Boak

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV washing a dump truck prior to exiting the site (facing east)



Photo 2: Exposed soil/fill covered with polyethylene sheeting along the southern site boundary (facing southeast)

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SITE OBSERVATION REPORT



Photo 3: CCJV securing a tight-fitting cover to a loaded dump truck prior to exiting the site (facing west)

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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Wednesday, August 3, 2022</p> <p>WEATHER: Sunny, 74.0 – 90.0 °F Wind: N @ 0.0 – 8.5 mph</p> <p>TIME: 5:45 AM – 6:45 PM</p> <p>MONITOR: Elsay Boak, Maitland Robinson, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 57 Langan (Environmental/Geotechnical) – Elsay Boak, Maitland Robinson, Eddie Cai, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Cherisa Imbriolo UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV excavated a ~50-foot-long by ~35-foot-wide area to a maximum depth of about 12 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous soil/fill in the central and eastern (Peck Slip) parts of site (waste characterization cells WC05, WC07, WC08). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Middlesex County Landfill in East Brunswick, NJ and the Clean Earth of North Jersey (CENJ) facility in Kearny, NJ. Trucks were covered with tight-fitting covers and inspected and washed before leaving the site. <ul style="list-style-type: none"> ◦ Excavated 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. No odors, staining, or instrumental evidence (PID or handheld Jerome® J505) of contamination was recorded. • CCJV welded T-brackets along the edges of previously installed support-of-excavation (SOE) soldier piles in preparation for timber lagging installation along the eastern site boundary (Peck Slip). • CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the northern site boundary (Pearl Street). • CCJV placed grout behind previously installed walers in preparation for tie-back installation along the northern boundary of the site (Pearl Street). • CCJV used previously imported general fill to backfill the space between previously installed timber lagging and the Peck Slip sidewalk along the eastern site boundary. Import of general fill was approved by NYSDEC on July 14, 2022. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Elsay Boak</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

- CCJV excavated nine test pits along the southern boundary of the site (Water Street) to identify potential subsurface utilities and/or obstructions prior to installation of SOE soldier piles. Each test pit was about 4-feet-long by 4-feet-wide and was excavated to a maximum depth of about 4 feet bgs.
 - Excavated soil/fill was temporarily placed on polyethylene sheeting adjacent to each respective test pit and was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors, staining, or instrumental evidence (PID or Jerome® J505) of contamination was recorded. The excavated soil/fill was backfilled into each respective test pit of origin following installation of soldier piles.
- CCJV installed nine soldier piles (SP76 through SP84) for SOE system installation along the southern boundary of the site (Water Street).
- CCJV demolished previously stockpiled concrete using an excavator with a hydraulic hammer attachment in the southeastern part of the site (Water Street/Peck Slip) in preparation for off-site disposal.
- CCJV covered exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

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SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 20 truckloads (about 400 cubic yards [CY]) of non-hazardous soil/fill from waste characterization cells WC05, WC07, and WC08 for off-site disposal at the Middlesex County Landfill, located in East Brunswick, NJ.
- CCJV exported 18 truckloads (about 360 CY) of non-hazardous soil/fill from waste characterization cells WC05, WC07, and WC08 for off-site disposal at the CENJ facility, located in Kearny, NJ.
- 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	7	161.51	0	0	2	90.02	8	197.04
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										
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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	18	360	20	400
Project Total	5	85	18	400	14	280	135	2,700	153	3,060

*The volume of material exported is approximate and shown using an estimate of 20 cubic yards per truckload of soil/fill. The material is weighed upon arrival to the disposal facility and final tonnages will be included in the Final Engineering Report (FER).

Sampling Activities

- No samples were collected from the site.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (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 or VOCs that approached or exceeded the action level established by the CAMP (1.00 $\mu\text{g}/\text{m}^3$ and 5.0 ppm, 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 to 0.03 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.026	0.0	0.01
PM-2	0.041	0.0	0.01
PM-3	0.034	0.0	0.00
PM-4	0.031	0.1	0.02
PM-5	0.036	0.5	0.01
PM-6	0.025	0.0	0.01
WZ-1	0.032	0.0	0.01
WZ-2	0.013	0.0	0.01
WZ-3	0.022	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.063	0.0	0.02
PM-2	** 0.110 @ 4:21pm	0.0	0.02
PM-3	0.054	0.4	0.01
PM-4	* 0.188 @ 10:20am	0.8	0.05
PM-5	0.058	1.2	0.03
PM-6	0.058	0.0	0.04
WZ-1	0.060	0.0	0.02
WZ-2	0.026	0.2	0.03
WZ-3	0.035	0.0	0.02

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

* PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m^3) from 10:10am to 10:24am (15 minutes). The exceedance was caused by welding activities adjacent to perimeter CAMP station PM-4 along the eastern boundary of the site (Peck Slip) and

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SITE OBSERVATION REPORT

were not the result of ground-intrusive activities associated with soil/fill at the site. The CAMP station was not able to be moved due to limited space along the eastern site boundary. Fugitive dust was not observed migrating from the site during this time.

** PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m³) from 11:38am to 11:41am (4 minutes) and from 4:12pm to 4:23pm (12 minutes). The exceedances were caused by pinched tubing connected to the inlet of the DustTrak unit at perimeter CAMP station PM-2, which was located along the southern boundary of the site (Water Street). The exceedances were not the result of ground-intrusive activities associated with soil/fill at the site. Following adjustment of the tubing and recalibration of the DustTrak unit, PM10 concentrations returned to background conditions in both instances. Fugitive dust was not observed migrating from the site during these times.

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/m³ to 0.13 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:49am to 6:05pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the southern sidewalk of Water Street from 6:49am to 5:52pm during excavation of test pits along the southern boundary of the site.
- CAMP station WZ-3 was relocated to the eastern sidewalk of Peck Slip from 6:56am to 5:49pm during excavation activities in the eastern 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:

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m³ to 0.04 µg/m³.
- VOC concentrations at each CAMP station ranged from 0.0 ppm to 0.1 ppm.

Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 5:27pm and 6:15pm at the conclusion of ground-intrusive activities.

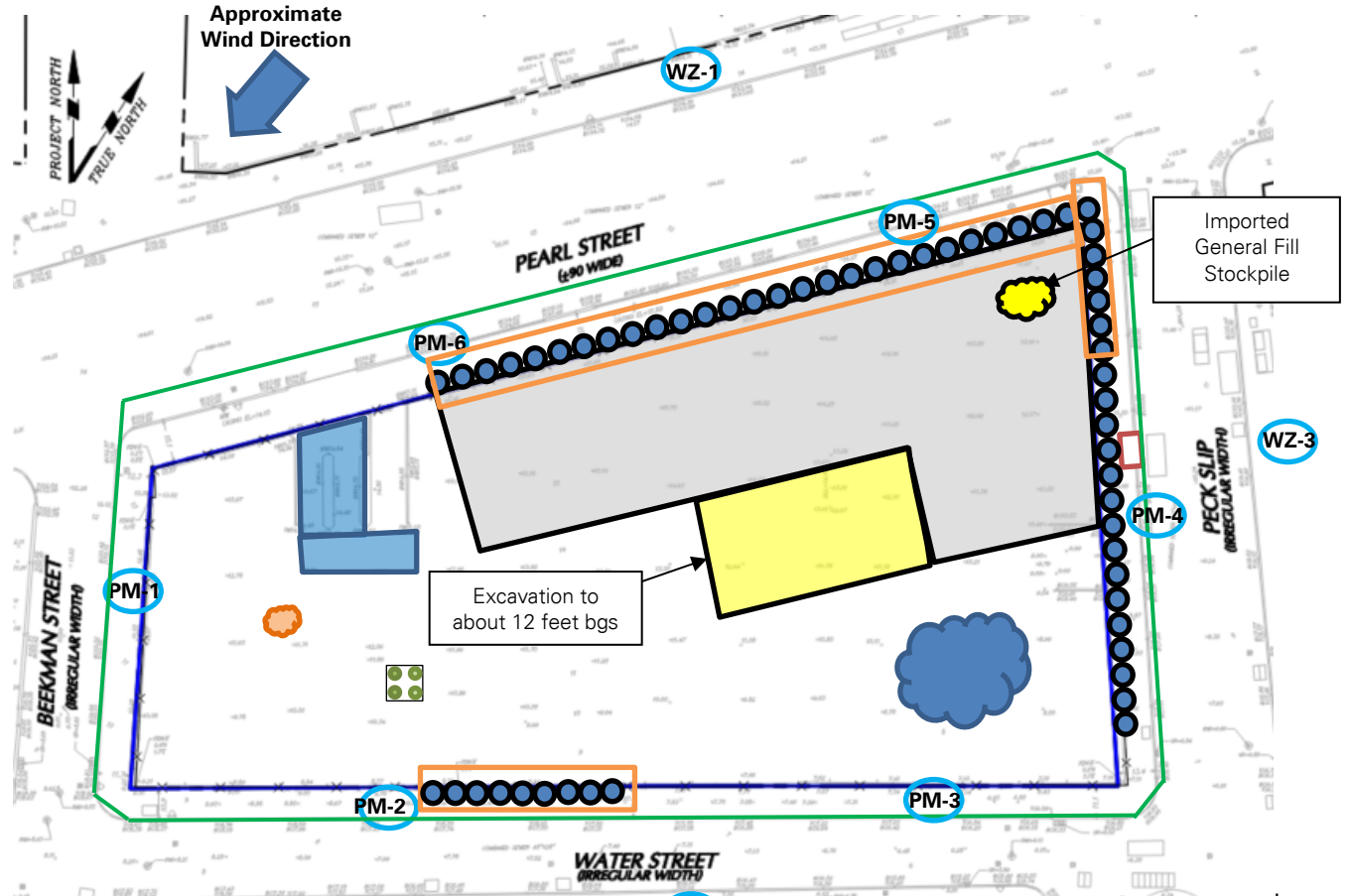
Anticipated Activities

- CCJV will continue installation of SOE soldier piles along the eastern (Peck Slip) and southern (Water Street) boundaries of the site.
- CCJV will continue excavation of test pits along the southern (Water Street) boundary of the site.
- CCJV will continue installation of T-brackets and timber lagging for the SOE system.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

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SITE OBSERVATION REPORT

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 C&D Stockpile
- Approximate Location of Soil/Fill Stockpile
- Approximate location of UST

Notes:

- 1) Locations of air monitoring stations are approximate.

- Approximate Location of Imported Fill Stockpile
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area

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By: Elsayh Boak

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: View of a truck secured with a tight-fitting cover prior to exiting the site (facing northwest)



Photo 2: CCJV applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill in the eastern part of the site (facing west)

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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Thursday, August 4, 2022</p> <p>WEATHER: Sunny, 78.0 – 94.0 °F Wind: N @ 0.0 – 8.1 mph</p> <p>TIME: 5:45 AM – 7:00 PM</p> <p>MONITOR: Brian Kenneally, Maitland Robinson, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 58 Langan (Environmental/Geotechnical) – Brian Kenneally, Maitland Robinson, Eddie Cai, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV excavated an about 60-foot-long by 25-foot-wide area to a maximum depth of about 12 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous soil/fill in the central and eastern parts of site (waste characterization cells WC04 and WC05). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Middlesex County Landfill in East Brunswick, NJ and the Clean Earth of North Jersey (CENJ) facility in Kearny, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated 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. No odors, staining, or instrumental evidence (PID or handheld Jerome® J505) of contamination was recorded. • CCJV welded T-brackets along the edges of previously installed support-of-excavation (SOE) soldier piles in preparation for timber lagging installation along the eastern site boundary (Peck Slip). • CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the northern site boundary (Pearl Street). • CCJV placed grout behind previously installed walers in preparation for tie-back installation along the northern boundary of the site (Pearl Street). • CCJV installed four tie-back rods along the northern boundary (Pearl Street). • CCJV installed silt fencing along the northern site boundary (Pearl Street) to mitigate off-site migration of water. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Elsah Boak LANGAN</p>

SITE OBSERVATION REPORT

- CCJV removed and replaced the catch basin, consisting of hay sock and mesh fabric for sediment reduction, along the northwestern boundary of the site (Pearl Street).
- CCJV installed additional odor-neutralizing socks along the eastern boundary of the site (Peck Slip).
- CCJV excavated two test pits along the southern boundary of the site to identify potential subsurface utilities and/or obstructions prior to installation of SOE soldier piles. Each test pit was about 4-feet-long by 4-feet-wide and was excavated to a maximum depth of about 4 feet bgs.
 - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors, staining, or instrumental evidence (PID or Jerome® J505) of contamination was recorded. The excavated soil/fill was temporarily backfilled into each respective test pit of origin.
- CCJV demolished previously stockpiled concrete using an excavator with a hydraulic hammer attachment in the eastern part of the site in preparation for off-site disposal.
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

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SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 20 truckloads (about 400 cubic yards [CY]) of non-hazardous soil/fill from waste characterization cells WC05 and WC04 for off-site disposal at the Middlesex County Landfill, located in East Brunswick, NJ.
- CCJV exported 18 truckloads (about 360 CY) of non-hazardous soil/fill from waste characterization cells WC05, WC05, and WC04 for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.
- CCJV exported 2 truckloads (about 40 CY) of concrete and demolition debris (C&D) for off-site disposal at the Impact Reuse and Recovery Center, located in Lyndhurst, NJ.
- 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	7	161.51	0	0	2	90.02	8	197.04
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										
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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	2	40	0	0	18	360	20	400
Project Total	5	85	20	440	14	280	153	3,060	173	3,460

Sampling Activities

- No samples were collected from the site.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (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 that approached or exceeded the action level established by the CAMP (1.00 $\mu\text{g}/\text{m}^3$).

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 to 0.01 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.034	0.0	0.00
PM-2	0.054	0.0	0.02
PM-3	0.053	0.4	0.00
PM-4	0.042	0.2	0.00
PM-5	0.045	0.2	0.01
PM-6	0.043	0.0	0.02
WZ-1	0.055	0.0	0.02
WZ-2	0.034	0.1	0.03
WZ-3	0.054	0.2	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.048	0.9	0.00
PM-2	0.093	0.0	0.04
PM-3	0.088	1.4	0.01
PM-4	*0.115 @ 8:52am	0.6	0.02
PM-5	0.069	1.2	0.03
PM-6	0.069	0.0	0.09
WZ-1	0.082	0.0	0.04
WZ-2	0.048	0.4	0.12
WZ-3	0.093	**6.4 @ 4:31pm	0.03

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

- * PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m^3) from 8:45am to 8:57am (12 minutes). The exceedance was caused by welding activities adjacent to perimeter CAMP station PM-4 along the eastern boundary of the site and were not the result

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SITE OBSERVATION REPORT

of ground-intrusive activities associated with soil/fill at the site. The CAMP station was not able to be moved due to limited space along the eastern site boundary. Fugitive dust was not observed migrating from the site during this time.

** VOC concentrations at off-site CAMP station WZ-3 exceeded the action level established in the CAMP (5.0 ppm) from 4:28pm to 4:38pm (10 minutes). The exceedance was caused by an idling motorcycle adjacent to work zone CAMP station WZ-3 along the southern boundary of the site and was not the result of ground-intrusive activities associated with soil/fill at the site. Work was temporarily paused while readings were collected with a hand-held PID unit. All perimeter CAMP stations remained at background concentrations, including PM-3, and the reading was determined to be not a cause of intrusive work. VOC readings fell below action levels and work resumed.

Equipment Troubleshooting

- PM10 concentrations at off-site CAMP station WZ-3 was not recorded during recalibration following a VOC exceedance due to an idling motorcycle from 4:41pm to 4:42pm (2 minutes).
- Work was halted while the DustTrak unit was recalibrated. Fugitive dust was not observed migrating from the site during this time. Additionally, corresponding perimeter CAMP station PM-3 (located along the southern border of the site) did not record concentrations of VOC above background conditions.

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/m³ to 0.15 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:51am to 6:04pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:51am to 5:12pm during excavation activities in the eastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 7:03am to 6:04pm during excavation of test pits along the southern boundary 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 between 6:01pm and 6:50pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m³ to 0.02 µg/m³.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Maitland Robinson LANGAN
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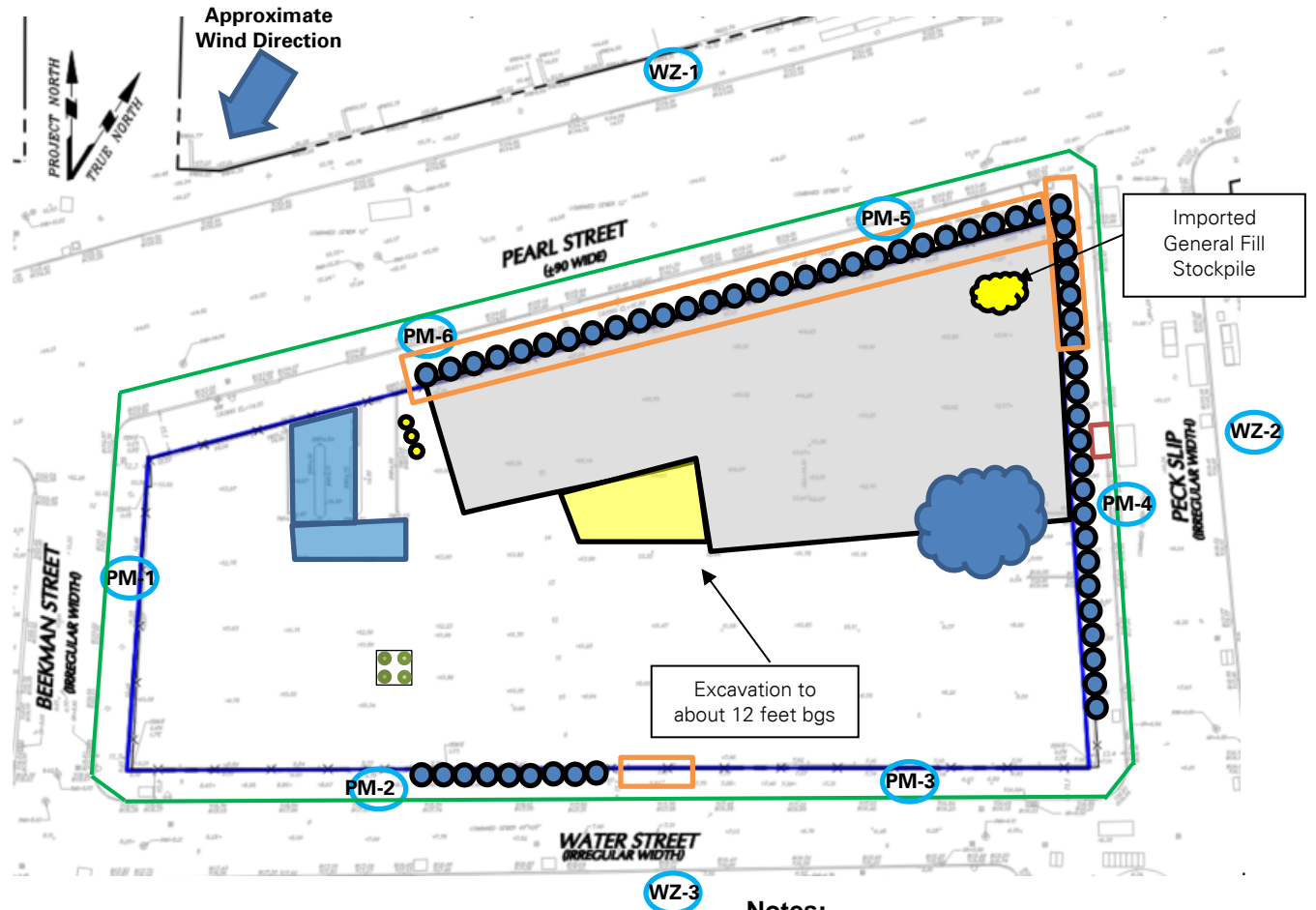
SITE OBSERVATION REPORT

- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Maitland Robinson LANGAN
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SITE OBSERVATION REPORT









Site Map









Notes:

1) Locations of air monitoring stations are approximate.

Legend:

-  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 Soil/Fill Stockpile
-  Approximate location of USTs

-  Approximate Location of Stockpiled Virgin Stone
-  Approximate Location of 55-gallon drum
-  Approximate Location of Soldier Pile
-  Approximate Perimeter Construction Fence Location
-  Previous Excavation Area
-  Approximate Excavation Area

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Maitland Robinson

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV applying Mercon-X[®] during excavation activities in the east-central part of the site (facing southeast)



Photo 2: Atmos[®] AC-645 dust/vapor suppressing foam applied to exposed soil/fill in the northeastern part of the site (facing east)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Maitland Robinson LANGAN
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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Friday, August 5, 2022</p> <p>WEATHER: Sunny, 79.0 – 89.0 °F Wind: N @ 0.0 – 6.9 mph</p> <p>TIME: 5:45 AM – 6:30 PM</p> <p>MONITOR: Brian Kenneally, Maitland Robinson, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 59 Langan (Environmental/Geotechnical) – Brian Kenneally, Maitland Robinson, Eddie Cai, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • CCJV excavated an about 45-foot-long by 30-foot-wide area to a maximum depth of about 12 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous soil/fill in the eastern part of site (waste characterization cells WC07 and WC08). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Clean Earth of North Jersey (CENJ) facility in Kearny, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated 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. A petroleum-like odor and staining were observed, and a maximum PID reading of 23.4 ppm was detected when direct screening soil at about 10 to 12 feet bgs in the northeastern part of the site. • CCJV excavated an about 30-foot-long by 10-foot-wide area to a maximum depth of about 12 feet bgs for removal and off-site disposal for non-hazardous soil/fill in the central part of the site (waste characterization cells WC04 and WC05). Excavated material consisting of non-hazardous soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the CENJ facility in Kearny, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors, staining, or instrumental evidence of contaminants were observed. • CCJV installed additional odor-neutralizing socks along the eastern boundary of the site (Peck Slip). 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Brian Kenneally</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

- CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the northern and eastern site boundaries (Pearl Street, and Peck Slip, respectively).
- CCJV installed 6 tie-back rods along the northern site boundary (Pearl Street).
- CCJV demolished previously stockpiled concrete using an excavator with a hydraulic hammer attachment in the eastern part of the site in preparation for off-site disposal.
- CCJV installed 8 new soldier piles (SP68, SP69, SP70, SP71, SP72, SP73, SP74, and SP75) along the southern site boundary (Water Street).
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos[®] AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally LANGAN
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SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 16 truckloads (about 320 cubic yards [CY]) of non-hazardous mercury impacted soil/fill from waste characterization cells WC04, WC05, WC07, and WC08 for off-site disposal at the CENJ facility, located in Kearny, NJ.
- CCJV exported 2 truckloads (about 40 CY) of C&D for off-site disposal at the Impact Reuse and Recovery Center, located in Lyndhurst, NJ.
- CCJV imported 2 truckloads (about 40 CY) of general fill to use as backfill behind lagging along the eastern site boundary from the Impact Reuse and Recovery Center, located in Lyndhurst, 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	
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	2	48.84
Project Total	7	161.51	0	0	2	90.02	10	245.88
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										
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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	2	40	0	0	16	320	0	0
Project Total	5	85	22	480	14	280	169	3,380	173	3,460

Sampling Activities

- No samples were collected from the site.

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			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 to 0.01 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.031	0.0	0.01
PM-2	0.051	0.0	0.01
PM-3	0.039	0.0	0.00
PM-4	0.036	0.1	0.00
PM-5	0.040	0.3	0.00
PM-6	0.038	0.0	0.01
WZ-1	0.048	0.0	0.01
WZ-2	0.026	0.5	0.01
WZ-3	0.031	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.042	0.0	0.02
PM-2	^{1*} 0.126 @ 11:46am	0.0	0.03
PM-3	0.073	0.2	0.01
PM-4	^{2*} 0.128 @ 2:37pm	0.5	0.00
PM-5	0.062	0.9	0.01
PM-6	^{3*} 0.111 @ 11:46am	0.0	0.02
WZ-1	^{4*} 0.109 @ 1:01pm	0.0	0.02
WZ-2	0.033	1.0	0.03
WZ-3	0.045	0.1	0.01

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

- ^{1*} PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m^3) intermittently from 11:19am to 11:51am (25 minutes in total). The exceedances were caused by wood saw-cutting associated with fence construction activities in the southwestern part of the

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SITE OBSERVATION REPORT

site in proximity to perimeter CAMP station PM-2 and were not result of ground-intrusive activities associated with soil/fill at the site. Perimeter CAMP station PM-2 was relocated about 10 feet to the east, and PM10 concentrations returned to background levels. Fugitive dust was not observed migrating from the site during these times.

- ^{2*} PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m³) intermittently from 2:31pm to 2:45pm (13 minutes in total). The exceedances were caused by welding activities adjacent to perimeter CAMP station PM-4 along the eastern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. The CAMP station was not able to be moved due to limited space along the eastern site boundary. Fugitive dust was not observed migrating from the site during these times.
- ^{3*} PM10 concentrations at perimeter CAMP station PM-6 exceeded the action level established in the CAMP (0.100 mg/m³) from 11:41am to 11:47am (7 minutes). The exceedance was caused by grout-mixing activities for tieback installation, and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-1) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.
- ^{4*} PM10 concentrations at off-site CAMP station WZ-1 exceeded the action level established in the CAMP (0.100 mg/m³) from 12:59pm to 1:01pm (3 minutes). The exceedance was a result of off-site activities, and was not the result of ground-intrusive activities associated with soil/fill at the site. PM10 concentrations at the closest perimeter CAMP stations (PM-5 and PM-6) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) 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/m³ to 0.36 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:56am to 5:31pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the southern sidewalk of Water Street from 6:56am to 5:10pm during excavation of test pits along the southern boundary of the site.
- CAMP station WZ-3 was relocated to the eastern sidewalk of Peck Slip from 6:56am to 5:21pm during excavation activities in the eastern 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 between 5:10pm and 5:51pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m³ to 0.05 µg/m³.
- VOC concentrations at each CAMP station ranged from 0.0 ppm to 0.1 ppm.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Brian Kenneally LANGAN
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SITE OBSERVATION REPORT

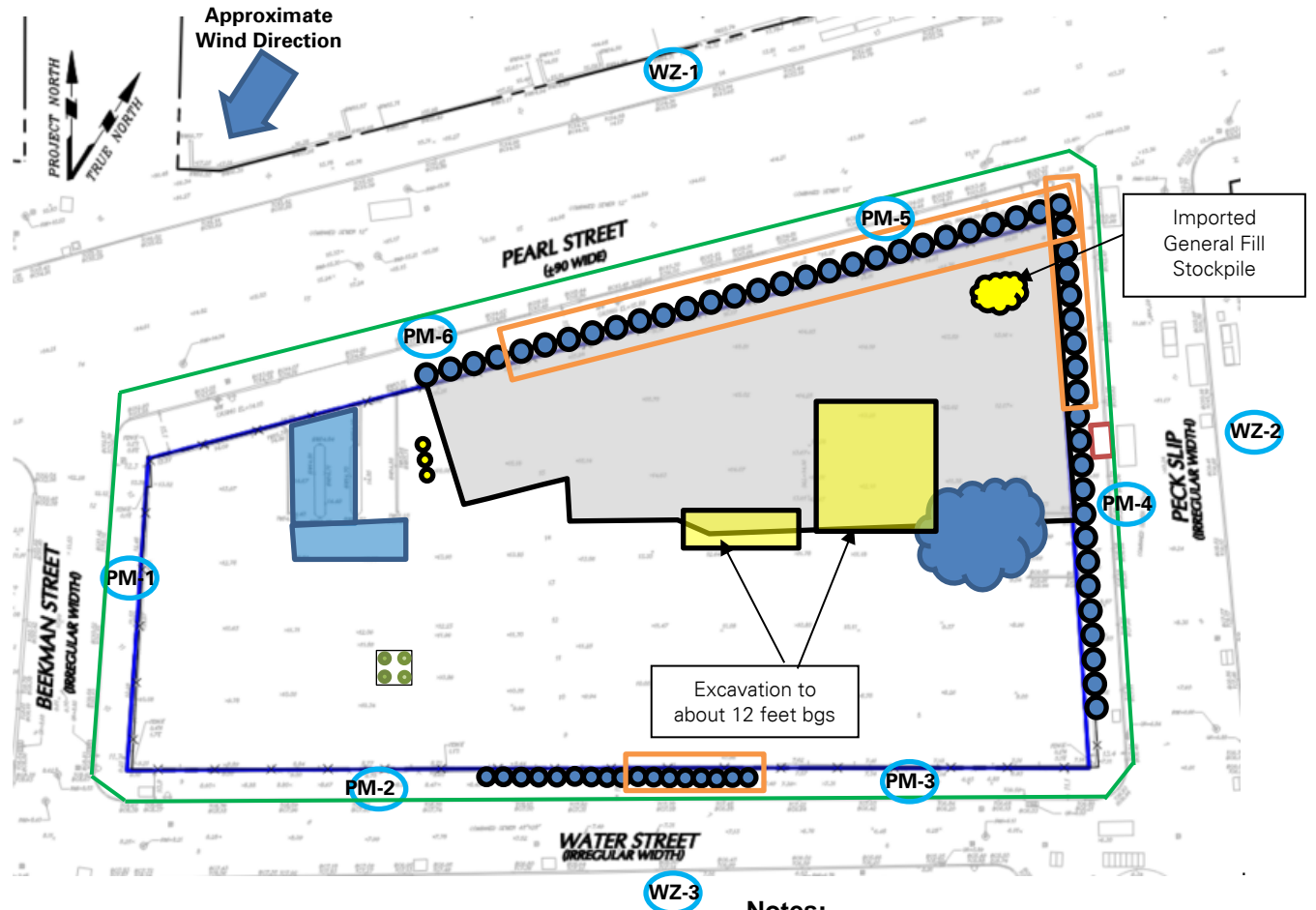
Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

Site Map



Notes:

1) Locations of air monitoring stations are approximate.

Legend:

- | | | | |
|------|--|--|---|
| PM-1 | Approximate Location of Air Monitoring Station | | Approximate Location of Stockpiled Virgin Stone |
| | Approximate Work Area | | Approximate Location of 55-gallon drum |
| | Approximate Location of Installed Pile Cap | | Approximate Location of Soldier Pile |
| | Approximate Location of Foundation Piles Completed | | Approximate Perimeter Construction Fence Location |
| | Approximate Location of Truck Tracking Pad | | Previous Excavation Area |
| | Approximate Location of C&D Stockpile | | Approximate Excavation Area |
| | Approximate Location of Soil/Fill Stockpile | | |
| | Approximate location of USTs | | |

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Brian Kenneally

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV installing tiebacks along the north perimeter of the site (facing east)



Photo 2: CCJV excavating in the eastern portion of the site (facing southeast)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally LANGAN
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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Saturday, August 6, 2022</p> <p>WEATHER: Sunny, 80.0 – 90.0 °F Wind: S @ 2.0 – 6.0 mph</p> <p>TIME: 8:45 AM – 11:15 AM</p> <p>MONITOR: Deirdre Casey</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 60 Langan (Environmental) – Deirdre Casey Civetta Cousins JV, LLC (CCJV) (Foundation Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover prior to resuming work on Monday, August 8, 2022. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Deirdre Casey</p> <p>LANGAN</p>

SITE OBSERVATION REPORT

Material Tracking

- No Material was imported to the site.
- No material was exported from 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	7	161.51	0	0	2	90.02	10	245.88
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										
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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0	0	0
Project Total	5	85	22	480	14	280	169	3,380	173	3,460

Sampling Activities

- No samples were collected from the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Deirdre Casey
			LANGAN

SITE OBSERVATION REPORT

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 $\mu\text{g}/\text{m}^3$ to 0.19 $\mu\text{g}/\text{m}^3$. The average recorded Jerome® J505 was 0.03 $\mu\text{g}/\text{m}^3$.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

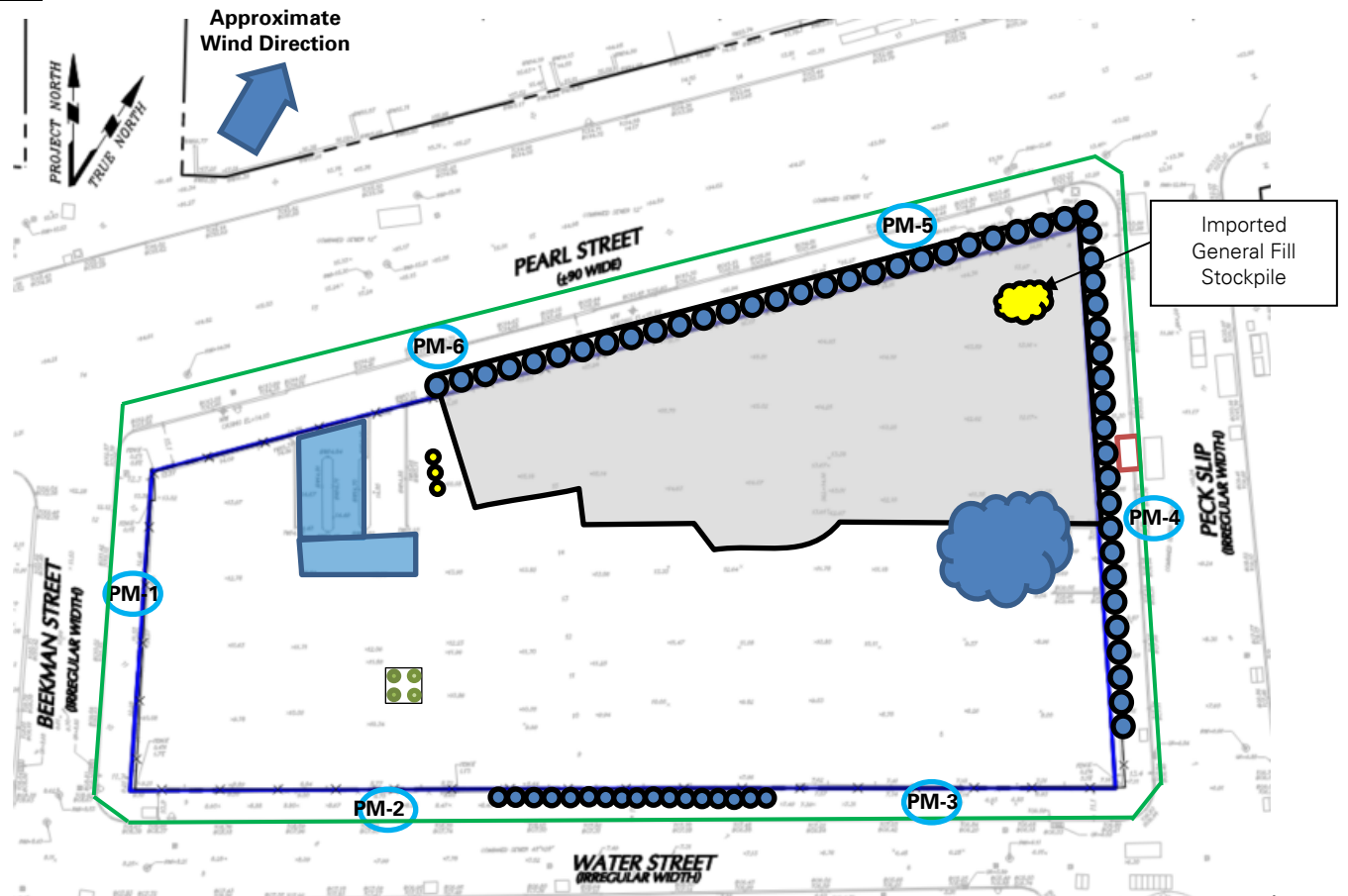
Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Deirdre Casey
			LANGAN

SITE OBSERVATION REPORT







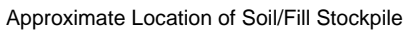

Site Map









Notes:

1) Locations of air monitoring stations are approximate.

Legend:

-  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 Soil/Fill Stockpile
-  Approximate location of USTs

-  Approximate Location of Stockpiled Virgin Stone
-  Approximate Location of 55-gallon drum
-  Approximate Location of Soldier Pile
-  Approximate Perimeter Construction Fence Location
-  Previous Excavation Area
-  Approximate Excavation Area

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Deirdre Casey

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: Atmos® AC-645 dust/vapor suppressing foam re-applied to exposed soil/fill in the eastern part of the site (facing northeast)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Deirdre Casey
			LANGAN

SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Sunday, August 7, 2022</p> <p>WEATHER: Sunny, 80.0 – 85.0 °F Wind: SW @ 0.0 – 7.0 mph</p> <p>TIME: 8:45 AM – 11:05 AM</p> <p>MONITOR: Mat Frankel</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 61 Langan (Environmental) – Mat Frankel Civetta Cousins JV, LLC (CCJV) (Foundation Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover prior to resuming work on Monday, August 8, 2022. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Mat Frankel</p> <p>LANGAN</p>

SITE OBSERVATION REPORT

Material Tracking

- No Material was imported to the site.
- No material was exported from 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	7	161.51	0	0	2	90.02	10	245.88
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										
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		Middlesex County Landfill East Brunswick, 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0	0	0
Project Total	5	85	22	480	14	280	169	3,380	173	3,460

Sampling Activities

- No samples were collected from the site.

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SITE OBSERVATION REPORT

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 $\mu\text{g}/\text{m}^3$ to 0.19 $\mu\text{g}/\text{m}^3$. The average recorded Jerome® J505 was 0.02 $\mu\text{g}/\text{m}^3$.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

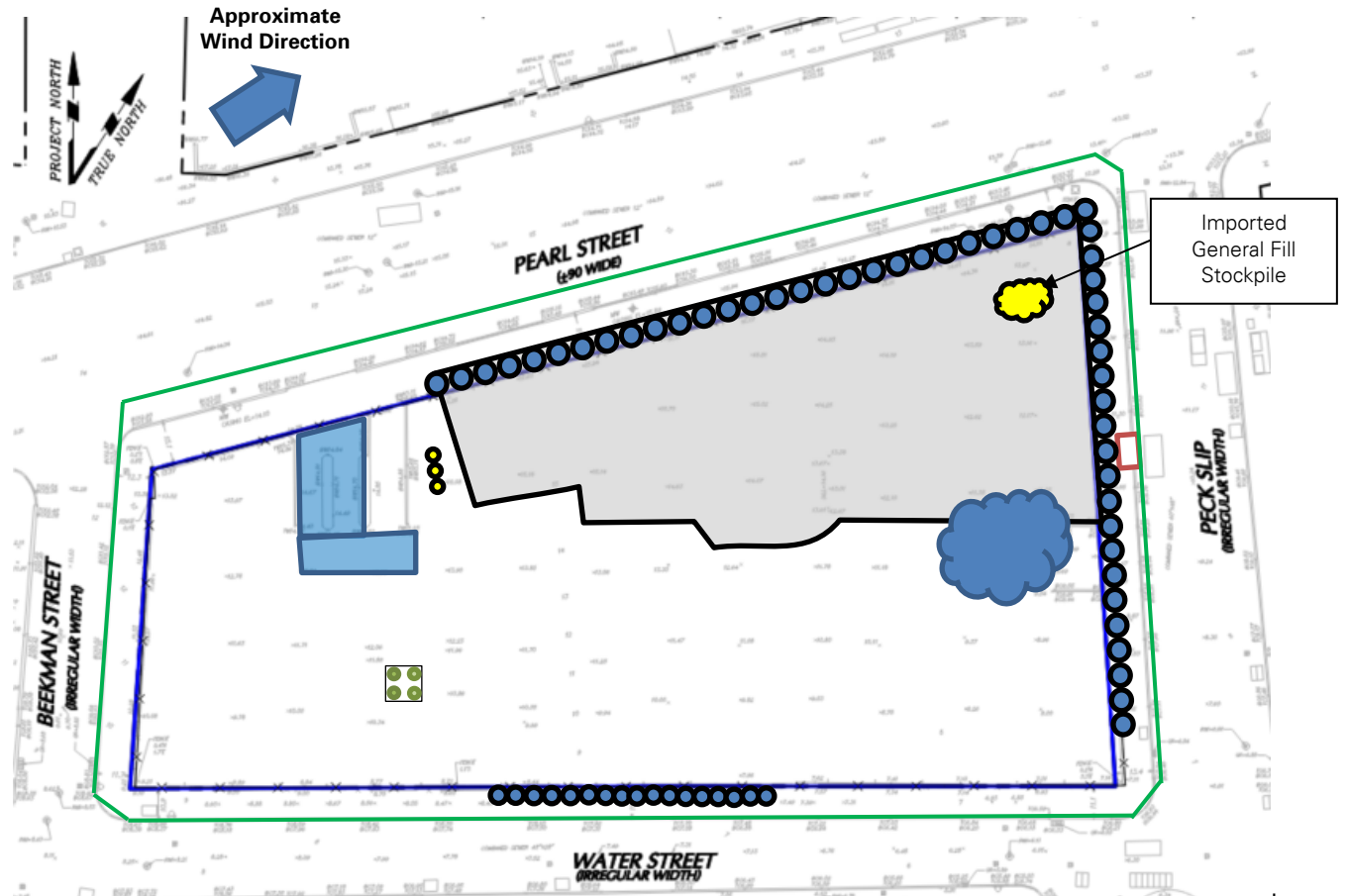
Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

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SITE OBSERVATION REPORT









Site Map









Notes:

1) Locations of air monitoring stations are approximate.

Legend:

-  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 Soil/Fill Stockpile
-  Approximate location of USTs

-  Approximate Location of Stockpiled Virgin Stone
-  Approximate Location of 55-gallon drum
-  Approximate Location of Soldier Pile
-  Approximate Perimeter Construction Fence Location
-  Previous Excavation Area
-  Approximate Excavation Area

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By: Mat Frankel

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: Atmos® AC-645 dust/vapor suppressing foam re-applied to exposed soil/fill in the eastern part of the site (facing north)

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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Monday, August 8, 2022</p> <p>WEATHER: Sunny, 80.0 °F Wind: N @ 5.8 – 8.1 mph</p> <p>TIME: 5:45 AM – 6:00 PM</p> <p>MONITOR: Brian Kenneally, Elsayh Boak, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 62 Langan (Environmental/Geotechnical) – Brian Kenneally, Elsayh Boak, Eddie Cai, Ava Saan, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • CCJV excavated an about 35-foot-long by 10-foot-wide area to a maximum depth ranging from about 6 feet to 10 feet below grade surface (bgs) for removal and off-site disposal of petroleum-contaminated soils/fill in the eastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at Bayshore Soil Management facility in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated 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. No odors or staining, were observed. A maximum instantaneous PID reading of 5.3 ppm was recorded in the area of the excavation. • CCJV excavated an about 10-foot-long by 5-foot-wide area to a maximum depth ranging from about 6 feet to 12 feet bgs for removal and off-site disposal of non-hazardous soil/fill in the eastern part of site (waste characterization cells WC07 and WC08). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at Clean Earth of North Jersey (CENJ) facility in Kearny, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed. • CCJV excavated test pits along the south boundary of the site to locate utilities prior to support of excavation (SOE) soldier pile installation. Test pit excavations were approximately 3-foot-long by 3-foot-wide at to a maximum depth of about 4 feet deep. Excavations were backfilled with soil from the same grid. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Brian Kenneally</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

- Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed.

- CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the northern and eastern site boundaries (Pearl Street, and Peck Slip, respectively).
- CCJV installed 2 tie-back rods along the northern site boundary (Pearl Street).
- CCJV installed 10 new soldier piles (SP67, SP66, SP65, SP64, SP63, SP62, SP61, SP60, SP59 and SP8) along the southern site boundary (Water Street).
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally LANGAN
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SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 4 truckloads (about 80 cubic yards [CY]) of non-hazardous soil/fill from waste characterization cells WC07 and WC08 for off-site disposal at the CENJ facility, located in Kearny, NJ.
- CCJV exported 12 truckloads (about 240 cubic yards [CY]) of petroleum contaminated soils/urban fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility in Keasbey, NJ
- 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	7	161.51	0	0	2	90.02	10	245.88
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												
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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated Soils/Urban 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)	No, of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	4	80	0	0	12	240
Project Total	5	85	22	480	14	280	173	3,460	173	3,460	12	240

Sampling Activities

- No samples were collected from the site.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 were recorded at 0.00 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.019	0.2	0.01
PM-2	0.040	0.0	0.01
PM-3	0.038	0.2	0.00
PM-4	0.078	0.0	0.02
PM-5	0.039	0.5	0.01
PM-6	0.026	0.0	0.01
WZ-1	0.035	0.0	0.01
WZ-2	0.016	0.1	0.01
WZ-3	0.015	0.8	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.055	0.4	0.03
PM-2	***0.105 @ 11:15am	0.0	0.03
PM-3	*0.123 @ 9:01am	0.4	0.00
PM-4	**0.724 @ 10:46am	0.1	0.05
PM-5	0.079	0.7	0.10
PM-6	0.044	0.2	0.05
WZ-1	0.051	0.0	0.06
WZ-2	0.033	0.4	0.03
WZ-3	0.038	2.8	0.10

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

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SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-3 exceeded the action level established in the CAMP (0.100 mg/m³) intermittently from 9:01am to 9:05am, 9:08am to 9:15am, and 9:18am to 9:21am (14 minutes in total). The exceedances were caused by wood saw-cutting associated with fence construction activities in the southeastern part of the site in proximity to perimeter CAMP station PM-3 and were not result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.
- **PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m³) intermittently from 10:15am to 11:00am, 11:42am to 11:59am, 1:07pm to 1:31pm, (86 minutes in total). The exceedances were caused by welding activities adjacent to perimeter CAMP station PM-4 along the eastern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. The CAMP station was not able to be moved due to limited space along the eastern site boundary. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-2) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.
- ***PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m³) from 11:12am to 11:16am (4 minutes). The exceedance was caused by wood saw-cutting associated with fence construction activities in the southwestern part of the site in proximity to perimeter CAMP station PM-2 and were not result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during this time. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.

Equipment Troubleshooting

- VOC concentrations at off-site CAMP station WZ-3 were not recorded during recalibration from 4:08pm to 4:10pm (2 minutes).

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/m³ to 0.46 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:35am to 5:05pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:53am to 5:05pm during excavation activities in the eastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:53am to 5:05pm during soldier pile advancement along the southern boundary 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,

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SITE OBSERVATION REPORT

areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 4:58pm and 5:10pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 $\mu\text{g}/\text{m}^3$ to 0.02 $\mu\text{g}/\text{m}^3$.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

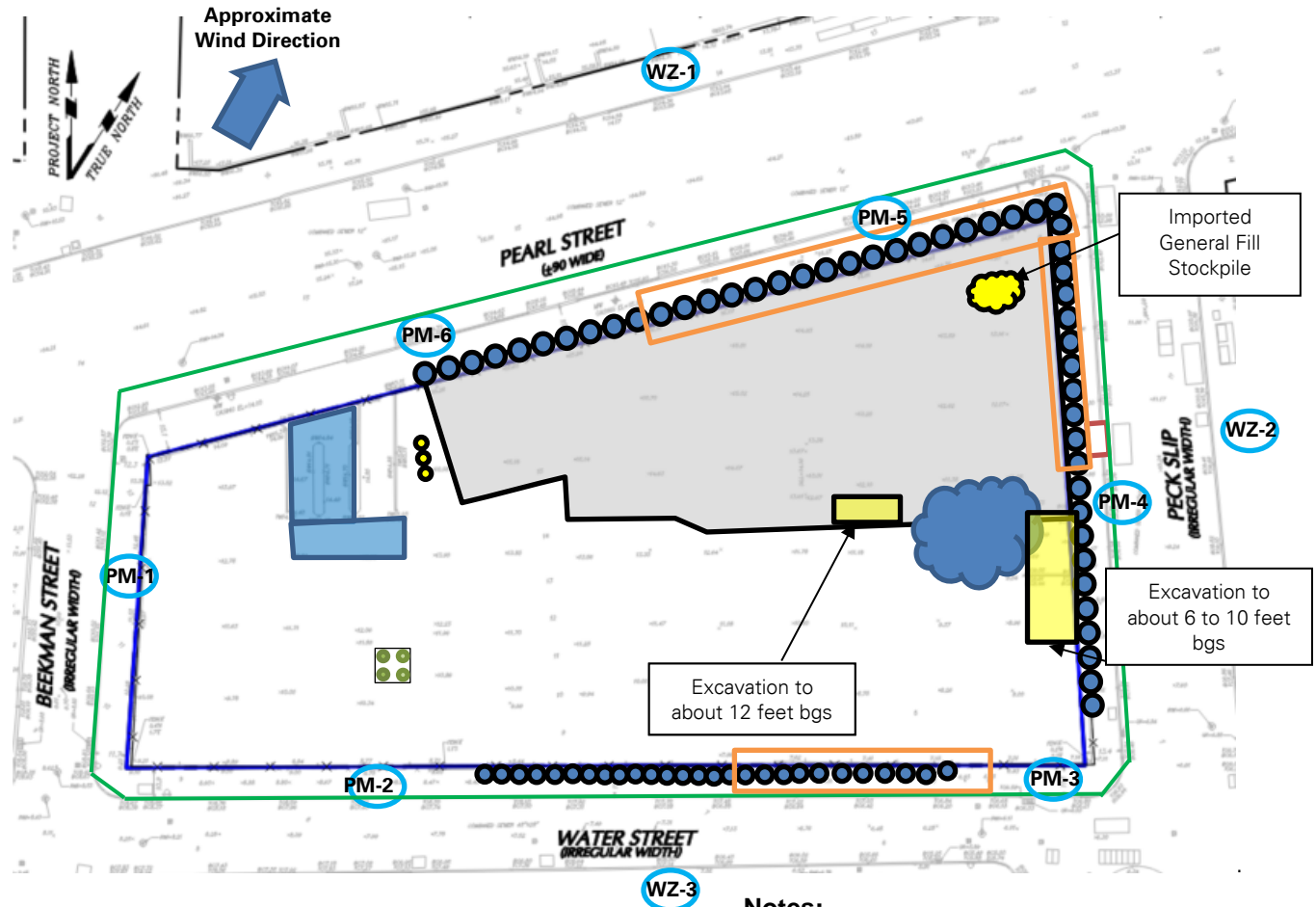
Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue to install soldier piles along the south boundary of the site
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of 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 Location of Stockpiled Virgin Stone |
|  | Approximate Work Area |  | Approximate Location of 55-gallon drum |
|  | Approximate Location of Installed Pile Cap |  | Approximate Location of Soldier Pile |
|  | Approximate Location of Foundation Piles Completed |  | Approximate Perimeter Construction Fence Location |
|  | Approximate Location of Truck Tracking Pad |  | Previous Excavation Area |
|  | Approximate Location of C&D Stockpile |  | Approximate Excavation Area |
|  | Approximate Location of Soil/Fill Stockpile | | |
|  | Approximate location of USTs | | |

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV installing SOE soldier piles along the south perimeter of the site (facing east)

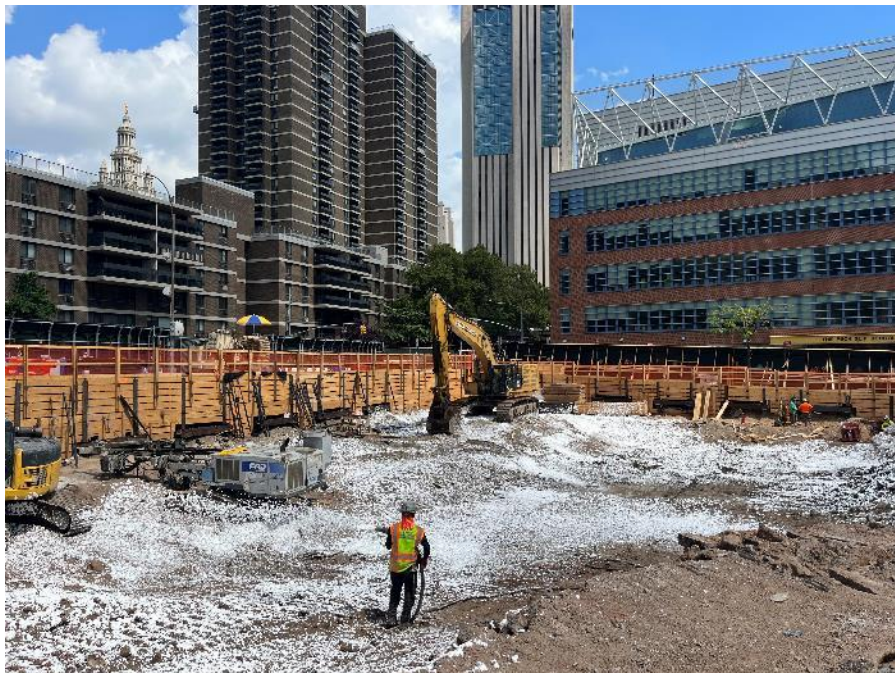


Photo 2: CCJV covering exposed soil with ATMOS foam at the end of the day (facing northeast)

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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Tuesday, August 9, 2022</p> <p>WEATHER: Sunny, 81 - 97 °F Wind: WSW @ 3.5 – 11.9 mph</p> <p>TIME: 5:45 AM – 6:00 PM</p> <p>MONITOR: Brian Kenneally, Elsayh Boak, Eddie Cai, Lisa Cristiano</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 63 Langan (Environmental/Geotechnical) – Brian Kenneally, Elsayh Boak, Eddie Cai, Lisa Cristiano, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade Excel (Environmental Consultant) – Abby Lodge UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV excavated an about 50-foot-long by 40-foot-wide area to a maximum depth ranging from about 8 feet to 10 feet below grade surface (bgs) for removal and off-site disposal of petroleum contaminated soils/ fill in the eastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at Bayshore Soil Management facility in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated 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. <ul style="list-style-type: none"> ▪ Petroleum-like odors were observed and a maximum instantaneous PID reading of 327 parts per million (ppm) was recorded while screening ambient air within the excavation area. Work was halted and the area was covered up with foam and the odor/PID readings dissipated. The perimeter CAMP station had a maximum instantaneous reading of 9.8 ppm. ▪ There was no 15-minute average exceedance of the action level (5.0 ppm). There were no PID readings above background at the off-site CAMP stations along Peck Slip and Water Street. Atmos® AC-645 dust/vapor suppressing foam was actively sprayed on the exposed soil during and after excavation. • CCJV excavated an about 20-foot-long by 4-foot-wide test pit to a maximum depth of 12 feet bgs for soil delineation sample collection. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, were observed. A maximum instantaneous reading of 1.13 µg/m³ was recorded using a Jerome® J505 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Brian Kenneally</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

mercury vapor analyzer to screen excavated soil. Following sample collection, the area was backfilled using soil excavated from the same location. There were no mercury vapor readings above background at the off-site CAMP stations along Peck Slip and Water Street. Atmos[®] AC-645 dust/vapor suppressing foam was actively sprayed on the exposed after backfill.

- CCJV excavated test pits along the south boundary of the site to locate utilities prior to support of excavation (SOE) soldier pile installation. Test pit excavations were approximately 3-foot-long by 3-foot-wide at to a maximum depth of about 4 feet bgs. Excavations were backfilled with soil from the same grid.
 - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome[®] J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed.
- CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the northern and eastern site boundaries (Pearl Street, and Peck Slip, respectively).
- CCJV installed 2 tie-back rods along the eastern site boundary (Peck Slip).
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos[®] AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 36 truckloads (about 720 cubic yards [CY]) of petroleum contaminated soil/fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility in Keasbey, NJ.
- CCJV exported 3 truckloads (about 60 CY) of construction and demolition material (C&D) for off-site disposal at the Impact Reuse and Recovery Center (IRRC) in Lyndhurst, NJ.
- CCJV imported 2 truckloads (about 40 CY) of general fill from IRRC in Lyndhurst, 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	
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	2	50.16
Project Total	7	161.51	0	0	2	90.02	12	296.04
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												
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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated 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)	No, of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	3	60	0	0	0	0	0	0	36	720
Project Total	5	85	25	540	14	280	173	3,460	173	3,460	48	960

Sampling Activities

- Langan collected composite soil samples SB28NW4_4-12 and SB28NW4A_4-12 for laboratory analysis of toxicity characteristic leaching procedure (TCLP) lead and total lead.
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 $\mu\text{g}/\text{m}^3$ to 0.06 $\mu\text{g}/\text{m}^3$
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.028	0.0	0.01
PM-2	0.047	0.0	0.02
PM-3	0.044	0.4	0.00
PM-4	0.040	0.6	0.02
PM-5	0.048	0.2	0.00
PM-6	0.033	0.0	0.01
WZ-1	0.043	0.0	0.02
WZ-2	0.016	0.1	0.01
WZ-3	0.038	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.044	0.0	0.03
PM-2	0.081	0.1	0.26
PM-3	0.083	1.6	0.01
PM-4	0.082	3.7	0.06
PM-5	*0.105 @ 12:52pm	0.5	0.02
PM-6	0.059	0.0	0.03
WZ-1	0.056	0.0	0.03
WZ-2	0.025	0.4	0.03
WZ-3	0.065	0.0	0.02

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-5 exceeded the action level established in the CAMP (0.100 mg/m³) from 12:48pm to 12:52pm (4 minutes). The exceedances were caused by welding activities adjacent to perimeter CAMP station PM-5 along the northeastern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-1) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) 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/m³ to 0.27 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:49am to 5:06pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:49am to 5:06pm during excavation activities in the eastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:49am to 5:06pm during soldier pile advancement along the southern boundary 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 between 4:35pm and 4:46pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m³ to 0.06 µg/m³.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

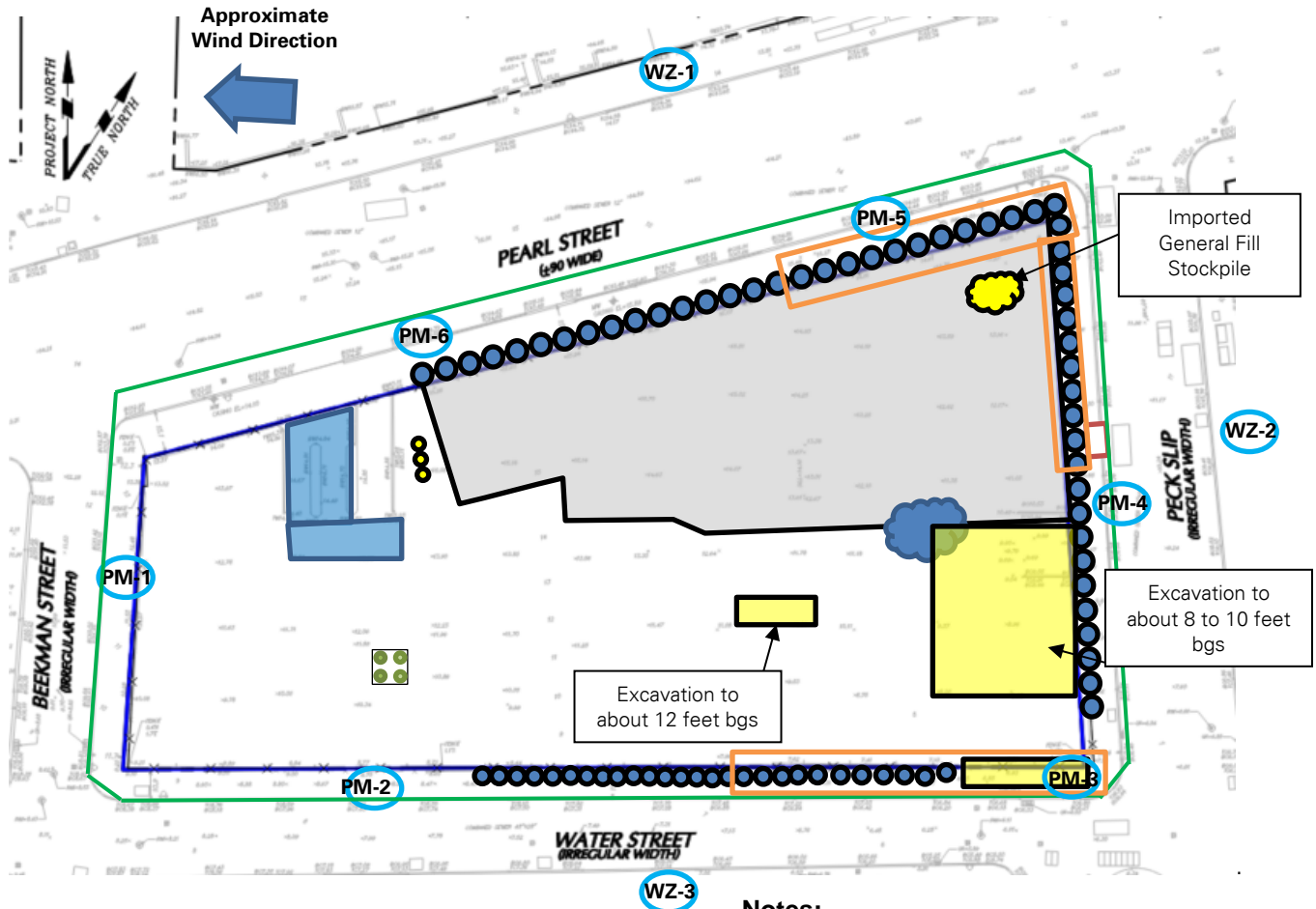
Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue to install soldier piles along the south boundary of the site
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Brian Kenneally LANGAN
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SITE OBSERVATION REPORT

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 C&D Stockpile
- Approximate Location of Soil/Fill Stockpile
- Approximate location of USTs

Notes:

- 1) Locations of air monitoring stations are approximate.

- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Brian Kenneally

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: View of ATMOS foam at applied to a petroleum contaminated soil/fill excavation (facing northwest)



Photo 2: CCJV live-loading petroleum contaminated soil/fill into permitted tri-axial trucks in the southeastern part of the site (facing east)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Wednesday, August 10, 2022</p> <p>WEATHER: Sunny, 76 - 87 °F Wind: N @ 0 - 6.9 mph</p> <p>TIME: 6:00 AM - 7:00 PM</p> <p>MONITOR: Brian Kenneally, Elsayh Boak, Yaskira Mota Diaz, Camille Quick</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 64 Langan (Environmental/Geotechnical) – Brian Kenneally, Elsayh Boak, Yaskira Mota Diaz, Camille Quick, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Aaron Fisher AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • CCJV excavated an about 45-foot-long by 10-foot-wide area to about 6 feet below grade surface (bgs) in preparation for lagging installation along the southern (Water Street) boundary of the site. Following lagging installation, the area was backfilled using soil excavated from the same location. <ul style="list-style-type: none"> ○ Excavated 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. Petroleum-like odors were observed. Maximum instantaneous readings of 1.0 parts per million (ppm), and 0.83 µg/m³ were recorded while screening the excavation area with a PID, and Jerome® J505 mercury vapor analyzer, respectively. • CCJV excavated test pits along the southeastern boundary of the site to locate utilities prior to support of excavation (SOE) soldier pile installation. Test pit excavations were approximately 3-foot-long by 3-foot-wide at to a maximum depth of about 4 feet bgs. Excavations were backfilled with soil from the same grid. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed. • CCJV welded brackets and steel walers along the edges of previously installed SOE soldier piles in preparation for tie-back installation along the eastern site boundary (Peck Slip). • CCJV installed two tie-back rods along the eastern site boundary (Peck Slip). • CCJV placed grout behind previously installed walers in preparation for tie-back installation along the eastern boundary of the site (Peck Slip). 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Elsayh Boak</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

- CCJV installed timber lagging between the SOE soldier piles along the southern boundary of the site (Water Street).
- CCJV installed 6 new soldier piles (SP51, SP52, SP53, SP54, SP55, and SP56) along the southern site boundary.
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Elsah Boak LANGAN
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SITE OBSERVATION REPORT

Material Tracking

- No material was imported to the site.
- No material was exported from 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	7	161.51	0	0	2	90.02	12	296.04
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

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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated 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)	No, of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0	0	0	0	0
Project Total	5	85	25	540	14	280	173	3,460	173	3,460	48	960

Sampling Activities

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Elsah Boak
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 µg/m³, 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/m³ to 0.07 µg/m³
- 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	0.001	0.0	0.01
PM-2	0.032	0.0	0.01
PM-3	0.042	0.1	0.00
PM-4	0.026	0.0	0.01
PM-5	0.031	0.5	0.01
PM-6	0.015	0.0	0.02
WZ-1	0.021	0.0	0.01
WZ-2	0.013	0.0	0.02
WZ-3	0.019	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m ³)	Organic Vapor (ppm)	Mercury Vapor (µg/m ³)
Action Level	0.100 mg/m³	5.0 ppm	1.00 µg/m³
PM-1	0.003	0.0	0.03
PM-2	**0.121 @ 10:20am	0.0	0.02
PM-3	*0.227 @ 1:32pm	0.3	0.01
PM-4	0.059	0.1	0.04
PM-5	0.047	2.6	0.02
PM-6	0.024	0.0	0.06
WZ-1	0.039	0.0	0.03
WZ-2	0.026	0.1	0.05
WZ-3	0.058	0.0	0.02

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

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Elsah Boak
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SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-3 exceeded the action level established in the CAMP (0.100 mg/m³) from 9:08am to 9:22am, 13:19pm to 13:46pm, and 15:50pm to 15:59pm (50 minutes in total). The exceedances were caused by wood cutting for timber lagging adjacent to perimeter CAMP station PM-3 along the southern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. The station was relocated 15 feet east and PM10 concentrations fell below action levels. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.
- **PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m³) from 10:13am to 10:26am, and 10:48am to 10:59am (24 minutes in total). The exceedances were caused by welding activities adjacent to perimeter CAMP station PM-2 along the southern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) 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/m³ to 0.31 µg/m³ (a maximum instantaneous reading of 0.83 µg/m³ was recorded during soil screening).
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:48am to 5:32pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:48am to 5:32pm during excavation activities in the eastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:48am to 5:32pm during soldier pile advancement along the southern boundary 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 between 5:17pm and 5:20pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station were recorded at 0.00 µg/m³.
- VOC concentrations at each CAMP station ranged from 0.0 ppm to 0.2 ppm.

Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue to install soldier piles along the south boundary of the site

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Elsah Boak LANGAN
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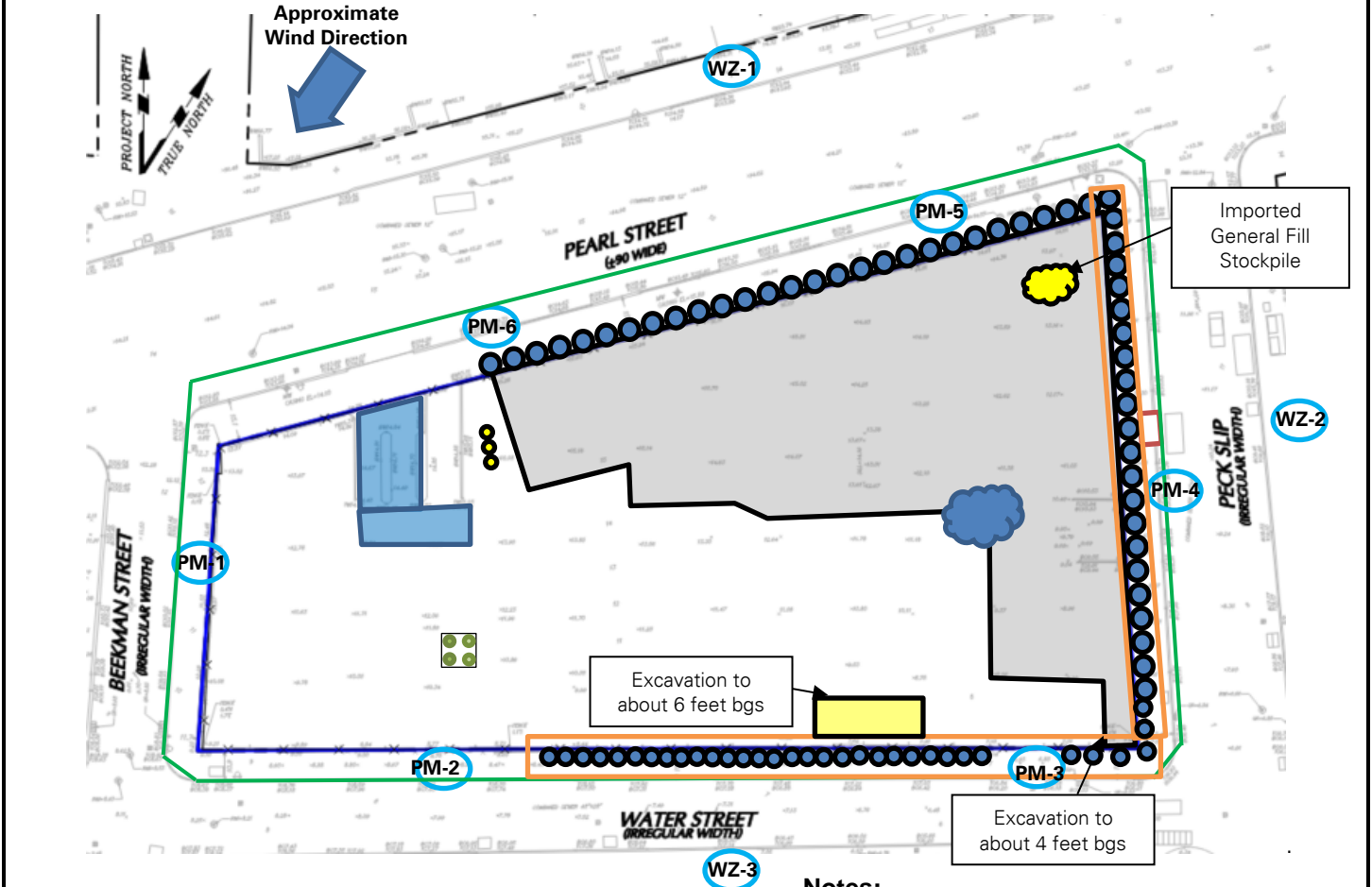
SITE OBSERVATION REPORT

- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Elsah Boak LANGAN
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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 Soil/Fill Stockpile
- Approximate location of USTs

- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Elsah Boak
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: View of Atmos foam on top of polyethylene sheeting applied to previously excavated hazardous-lead soil/fill (facing southeast)

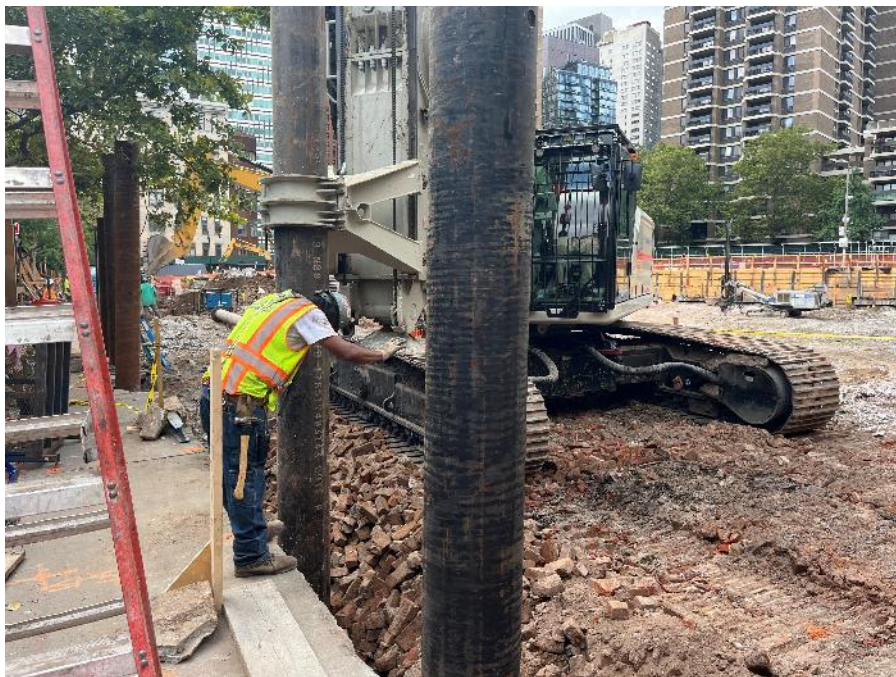


Photo 2: CCJV installing SOE soldier piles in the southeastern part of the site (facing northwest)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Elsah Boak
			LANGAN

SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Thursday, August 11, 2022</p> <p>WEATHER: Partly Cloudy, 73 - 88 °F Wind: N @ 0 – 3.5 mph</p> <p>TIME: 6:00 AM – 6:30 PM</p> <p>MONITOR: Brian Kenneally, Elsayh Boak, Camille Quick, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 65 Langan (Environmental/Geotechnical) – Brian Kenneally, Elsayh Boak, Eddie Cai, Camille Quick, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • CCJV excavated an about 12-foot-long by 8-foot-wide area from about 5 to 7 feet below grade surface (bgs) for removal and off-site disposal of hazardous lead contaminated soil/fill in the southern part of the site. Excavated soil/fill was live-loaded into a roll-off container for off-site disposal at Clean Earth of North Jersey (CENJ) facility in Kearny, NJ. The container was covered with a tight-fitting cover and was inspected before leaving the site. <ul style="list-style-type: none"> ○ Excavated 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. No odors or staining, or instrumental evidence of contamination was observed. • CCJV excavated an about 24-foot-long by 10-foot-wide area to about 6 feet bgs in preparation for lagging installation along the southern (Water Street) boundary of the site. Following lagging installation, the area was backfilled using soil excavated from the same location. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed. • CCJV welded brackets and steel walers along the edges of previously installed support of excavation (SOE) soldier piles in preparation for tie-back installation along the eastern site boundary (Peck Slip). • CCJV installed two tie-back rods along the eastern site boundary (Peck Slip). • CCJV placed grout behind previously installed walers in preparation for tie-back installation along the eastern boundary of the site (Peck Slip). 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Eddie Cai</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

- CCJV installed timber lagging between the SOE soldier piles along the southern boundary of the site (Water Street).
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Eddie Cai LANGAN
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SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 1 truckload (about 20 cubic yards [CY]) of hazardous lead contaminated soil/fill for off-site disposal at the CENJ facility, located in Kearny, NJ.
- 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	7	161.51	0	0	2	90.02	12	296.04
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												
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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated 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)	No, of Loads	Approx. Volume (CY)	No, of Loads	Approx. Volume (CY)
Today	0	0	0	0	1	20	0	0	0	0	0	0
Project Total	5	85	25	540	15	300	173	3,460	173	3,460	48	960

Sampling Activities

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Eddie Cai
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 $\mu\text{g}/\text{m}^3$ to 0.09 $\mu\text{g}/\text{m}^3$
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.025	0.0	0.01
PM-2	0.066	0.0	0.02
PM-3	0.026	0.7	0.01
PM-4	0.030	0.2	0.00
PM-5	0.030	0.1	0.01
PM-6	0.026	0.0	0.01
WZ-1	0.033	0.0	0.01
WZ-2	0.024	0.1	0.02
WZ-3	0.025	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.047	0.0	0.03
PM-2	**0.368 @ 9:11am	0.0	0.08
PM-3	*0.123 @ 8:10am	2.5	0.22
PM-4	0.048	0.8	0.02
PM-5	0.049	0.6	0.03
PM-6	0.048	0.7	0.04
WZ-1	0.047	0.0	0.02
WZ-2	0.039	0.2	0.04
WZ-3	0.041	0.1	0.02

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Eddie Cai
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SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-3 exceeded the action level established in the CAMP (0.100 mg/m³) from 8:03am to 8:13am (10 minutes). The exceedance was caused by welding activities upwind of perimeter CAMP station PM-3 along the southern boundary of the site and was not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.
- **PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m³) from 8:55am to 9:43am, 10:12am to 10:34am, 15:06pm to 15:08pm, 15:53pm to 15:55pm, and 16:09pm to 16:34pm. The exceedances were caused by welding activities upwind of perimeter CAMP station PM-2 along the southern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.

Equipment Troubleshooting

- Mercury vapor concentrations at off-site CAMP station WZ-3 were not recorded following a battery outage from 11:29pm to 13:56pm (147 minutes in total). Mercury vapor concentrations at on-site CAMP stations PM-2 and PM-3 at the site perimeter did not approach or exceed the action level at this time.
- Work was halted and Atmos[®] AC-645 dust/vapor suppressing foam was sprayed on exposed soil while the battery was charged and replaced. Mercury vapor concentrations at the corresponding perimeter CAMP station PM-4 did not approach or exceed the action level (1.00 µg/m³) 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/m³ to 0.5 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:53am to 5:23pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:53am to 5:23pm due to exposed soil/fill within 20 feet of the eastern fence line.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:53am to 5:23pm during excavation activities along the southern boundary 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 between 5:22pm and 5:23pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.0 µg/m³ to 0.05 µg/m³.
- VOC concentrations at each CAMP station was recorded at 0.0 ppm.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Eddie Cai
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SITE OBSERVATION REPORT

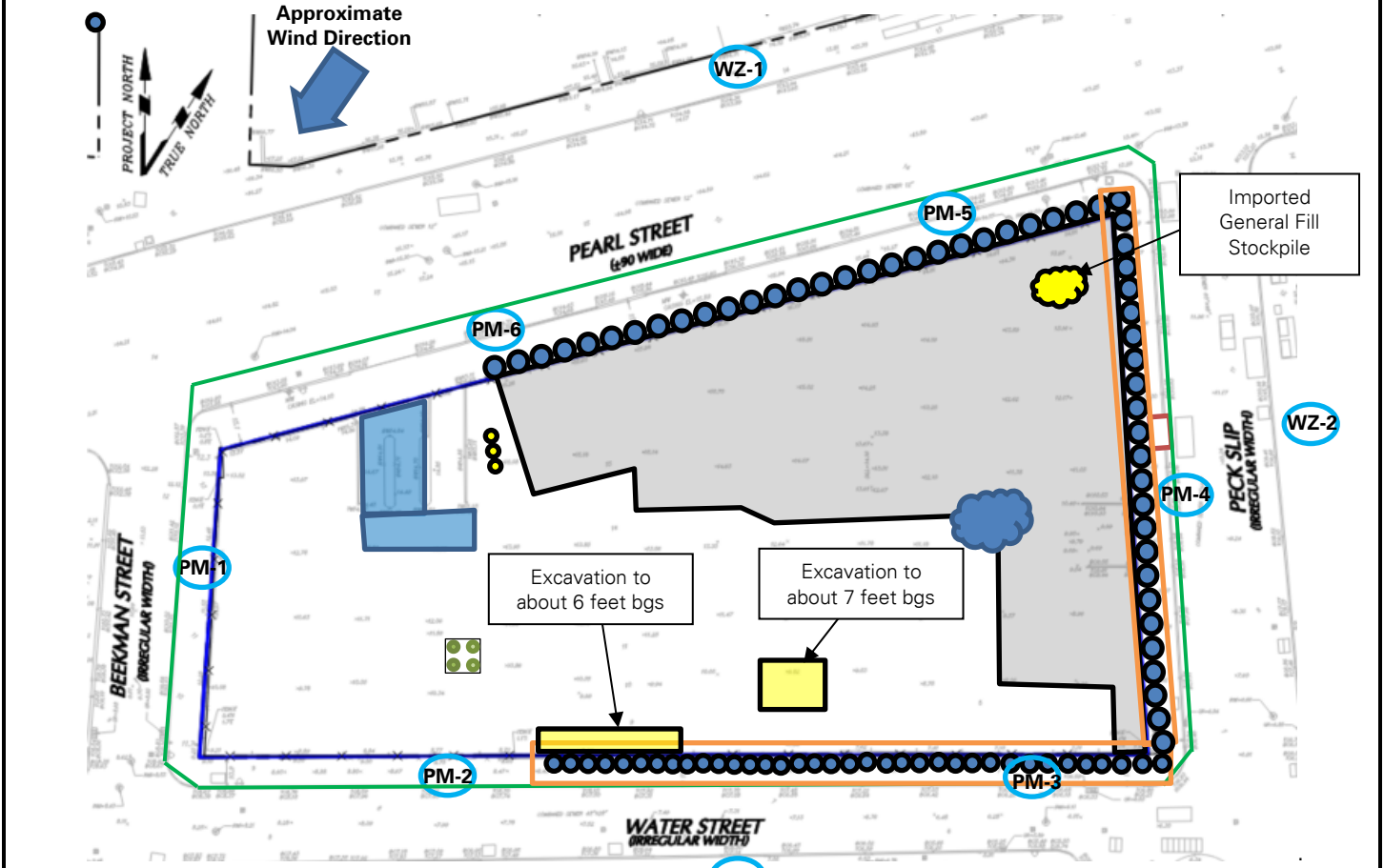
Anticipated Activities

- CCJV will continue installation of silt fencing along the southern boundary of the site.
- CCJV will continue excavation of test pits along the southern boundary of the site.
- CCJV will continue to install soldier piles along the south boundary of the site
- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the central part of the site.

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SITE OBSERVATION REPORT




Site Map









Notes:

1) Locations of air monitoring stations are approximate.

Legend:

-  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 Soil/Fill Stockpile
-  Approximate location of USTs

-  Approximate Location of Stockpiled Virgin Stone
-  Approximate Location of 55-gallon drum
-  Approximate Location of Soldier Pile
-  Approximate Perimeter Construction Fence Location
-  Previous Excavation Area
-  Approximate Excavation Area

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Eddie Cai

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV installing tie-back rods in the eastern site boundary of the site (facing northeast)

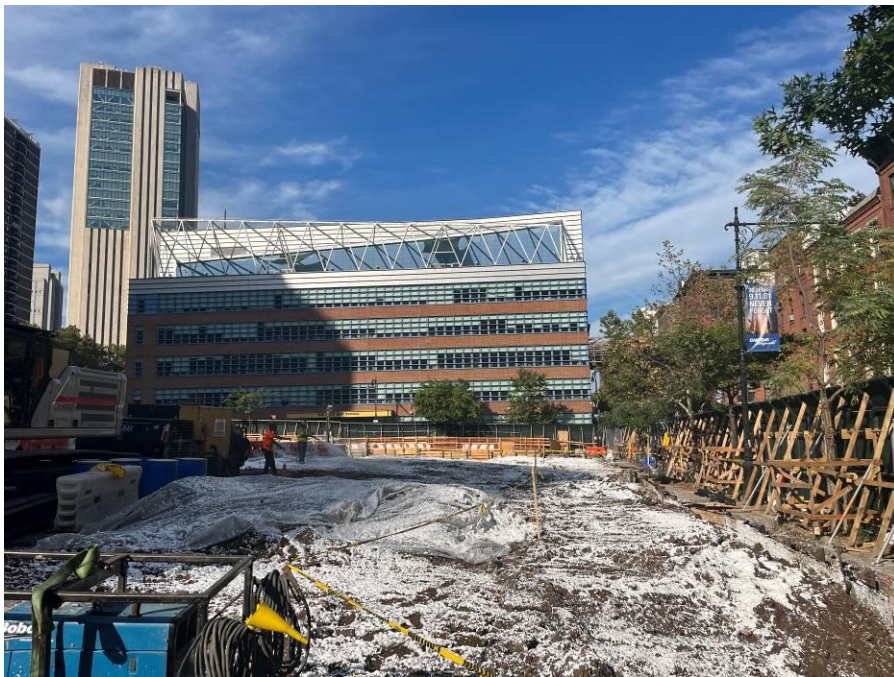


Photo 2: CCJV covering exposed soil with ATMOS foam (facing east)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Eddie Cai LANGAN
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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Friday, August 12, 2022</p> <p>WEATHER: Clear, 72 - 85 °F Wind: NE @ 3.5 – 9.2 mph</p> <p>TIME: 6:00 AM – 6:30 PM</p> <p>MONITOR: Maitland Robinson, Elsayh Boak, Camille Quick, Eddie Cai</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 66 Langan (Environmental/Geotechnical) – Maitland Robinson, Elsayh Boak, Eddie Cai, Camille Quick, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade UBS (Fence Contractor) Eastern Environmental Solutions, Inc. (Eastern Environmental) (Drilling Contractor)</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV excavated an about 70-foot-long by 20-foot-wide area to about 8 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous petroleum contaminated soils/fill in the southeastern part of site (waste characterization cell WC09). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at Bayshore Soil Management Facility in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapors using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Petroleum-like odor, staining, and a maximum PID reading of 22.1 parts per million (ppm) were observed at a depth of about 6 feet bgs. • CCJV excavated an about 10-foot-long by 4-foot-wide area to about 4 feet bgs in preparation for lagging installation along the southern boundary of the site (Water Street) within the hazardous lead delineation area. Excavated material was temporarily stockpiled within the hazardous lead area, and following lagging installation, the excavated material was backfilled at the area where it originated from. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapors using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed. • Eastern Environmental used a Geoprobe® 7822DT direct-push drill rig with 5-foot Marco-Core® samplers to advance 2 soil borings to facilitate lead delineation in the southern part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples: 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Maitland Robinson</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

- Soil borings **SB28_NE3** and **SB28_NW3** were advanced to a depth of 20 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No odors, or staining were observed.
- CCJV backfilled behind lagging along the southern and eastern boundaries (Water Street and Peck Slip, respectively) between SP84 through SP74 and SP31 through SP41, respectively with imported general fill from Impact Reuse and Recovery Center in Lyndhurst NJ.
- CCJV welded brackets and steel walers along the edges of previously installed support of excavation (SOE) soldier piles in preparation for tie-back installation along the eastern and southern site boundary (Peck Slip and Water Street, respectively).
- CCJV installed 4 tie-back rods along the eastern site boundary (Peck Slip).
- CCJV placed grout behind previously installed walers in preparation for tie-back installation along the eastern boundary of the site (Peck Slip).
- CCJV installed timber lagging between the SOE soldier piles along the southern boundary of the site (Water Street).
- CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos[®] AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day.

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SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 18 truckloads (about 360 cubic yards [CY]) of non-hazardous petroleum-contaminated soil/fill from waste characterization cell WC09 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ.
- CCJV exported 2 truckloads (40 CY) of construction and demolition material (C&D) for off-site disposal at the Impact Reuse and Recovery Center (IRRC) in Lyndhurst, NJ.
- CCJV imported 2 truckloads (about 40 CY) of General Fill from IRRC in Lyndhurst, 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	
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	2	47.17
Project Total	7	161.51	0	0	2	90.02	14	343.21
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												
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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated 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)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	1	20	0	0	0	0	18	360
Project Total	5	85	25	540	15	300	173	3,460	173	3,460	66	1320

Sampling Activities

- Langan collected two grab soil samples for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) lead.
 - An additional six soil samples were collected and placed on hold with the laboratory for potential analysis of total and TCLP lead pending receipt of the initial laboratory report.

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SITE OBSERVATION REPORT

- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Maitland Robinson LANGAN
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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 $\mu\text{g}/\text{m}^3$ to 0.06 $\mu\text{g}/\text{m}^3$
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.014	0.0	0.01
PM-2	0.025	0.0	0.01
PM-3	0.024	0.0	0.00
PM-4	0.019	0.2	0.00
PM-5	0.025	0.7	0.04
PM-6	0.011	0.0	0.02
WZ-1	0.014	0.0	0.01
WZ-2	0.015	0.3	0.01
WZ-3	0.014	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.030	0.0	0.02
PM-2	*0.160 @ 7:26am	0.0	0.02
PM-3	**0.163 @ 8:30am	0.0	0.01
PM-4	0.047	1.8	0.00
PM-5	0.039	1.7	0.53
PM-6	0.044	0.0	0.05
WZ-1	0.028	0.0	0.02
WZ-2	0.033	0.7	0.05
WZ-3	0.025	0.0	0.00

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

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Maitland Robinson
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SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m³) from 7:20am to 7:33am (14 minutes). The exceedance was caused by welding activities upwind of perimeter CAMP station PM-2 along the southern boundary of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during this time. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.
- **PM10 concentrations at perimeter CAMP station PM-3 exceeded the action level established in the CAMP (0.100 mg/m³) from 8:28am to 8:42am (15 minutes). The exceedance was caused by welding activities upwind of perimeter CAMP station PM-3 along the southern boundary of the site and was not the result of ground-intrusive activities associated with soil/fill at the site. PM10 concentrations returned to background levels after relocation of perimeter CAMP station PM-3 about 20 feet to the east. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.

Equipment Troubleshooting

- The filter of Jerome J505 mercury vapor analyzer at perimeter CAMP station PM-5 was replaced after notification of instantaneous concentrations above background levels at 7:27am and from 9:34am to 9:39am (6 minutes in total).
 - An instantaneous mercury vapor concentration of 3.57 µg/m³ was recorded at perimeter CAMP station PM-5 at 7:27am, which resulted in fifteen-minute weighted average concentrations of mercury vapor ranging from 0.30 µg/m³ to 0.35 µg/m³. Additionally, instantaneous mercury vapor concentrations ranging from 1.04 µg/m³ to 1.73 µg/m³ were recorded at perimeter CAMP station PM-5 intermittently from 9:34am to 9:39am (4 minutes), which resulted in fifteen-minute weighted average concentrations of mercury vapor ranging from 0.10 µg/m³ to 0.53 µg/m³ (below the action level established in the CAMP [1.00 µg/m³]). Instantaneous mercury vapor concentrations recorded at the handheld Jerome J505 mercury analyzer, located at perimeter CAMP station PM-5 during these times, ranged from 0.00 µg/m³ to 0.15 µg/m³, and from 0.00 µg/m³ to 0.08 µg/m³, respectively.

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/m³ to 0.23 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:48am to 4:29pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:37am to 4:50pm due to exposed soil/fill within 20 feet of the eastern fence line.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:55am to 4:45pm during excavation activities along the southern boundary of the site.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Maitland Robinson LANGAN
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SITE OBSERVATION REPORT

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 between 4:29pm and 5:24pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.0 $\mu\text{g}/\text{m}^3$ to 0.06 $\mu\text{g}/\text{m}^3$.
- VOC concentrations at each CAMP station was recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the eastern and southcentral part of the site.

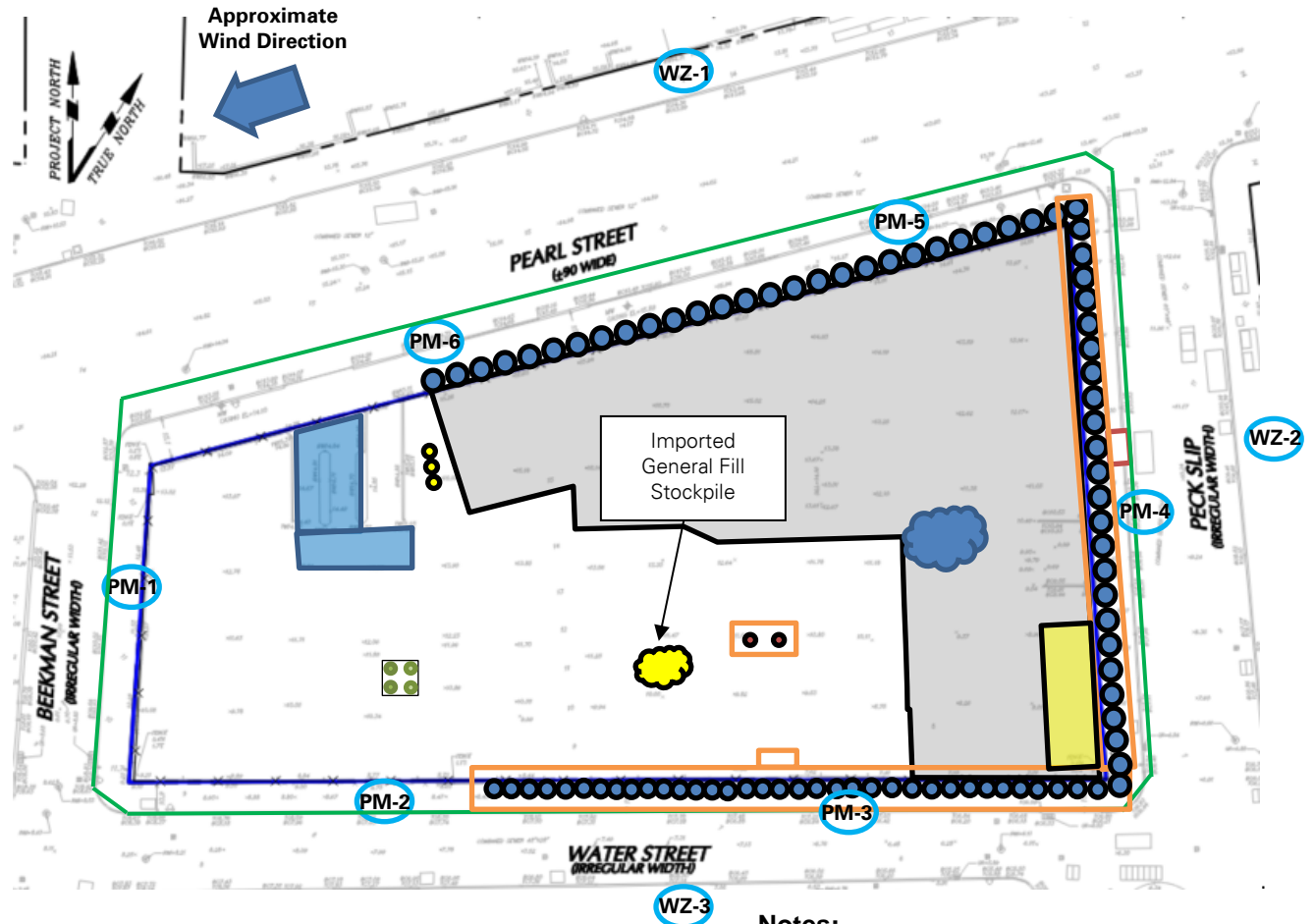
Cc: M. Raygorodetsky, P. McMahan, M. Au

By: Maitland Robinson

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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 Soil/Fill Stockpile
- Approximate location of USTs

- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Sampling Location

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Maitland Robinson

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV excavating soil/fill within waste characterization cell WC09 (facing northwest)



Photo 2: CCJV loading excavated soil/fill for off-site disposal (facing north)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Maitland Robinson LANGAN
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SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Saturday, August 13, 2022</p> <p>WEATHER: Clear, 68 - 80 °F Wind: N @ 0.0 – 10.4 mph</p> <p>TIME: 8:00 AM – 6:00 PM</p> <p>MONITOR: Brian Kenneally, Gabriella DeGennaro</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 67 Langan (Environmental/Geotechnical) – Brian Kenneally, Gabriella DeGennaro, Kevin Leong LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p>		
<p>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).</p>		
<p>Site Activities</p>		
<ul style="list-style-type: none"> • CCJV welded brackets and steel walers along the edges of previously installed support of excavation (SOE) soldier piles in preparation for tie-back installation along the eastern and southern site boundary (Peck Slip and Water Street, respectively). • CCJV installed 4 tie-back rods along the eastern site boundary (Peck Slip). • CCJV installed timber lagging between the SOE soldier piles along the southern site boundary (Water Street). • CCJV installed T-brackets along the edges of soldier piles to accommodate timber lagging installation in the southeast corner of the site. • CCJV began welding for corner bracing as a part of SOE installation in the northeastern corner of the site. • CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Brian Kenneally</p> <p>LANGAN</p>

SITE OBSERVATION REPORT

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	7	161.51	0	0	2	90.02	14	343.21
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

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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated 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)	No, of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0	0	0	0	0
Project Total	5	85	25	540	15	300	173	3,460	173	3,460	66	1320

Sampling Activities

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 $\mu\text{g}/\text{m}^3$ to 0.02 $\mu\text{g}/\text{m}^3$
- Background concentrations of VOCs at each CAMP station ranged from 0.0 ppm to 0.1 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
PM-1	0.006	0.0	0.01
PM-2	0.018	0.0	0.01
PM-3	0.004	0.2	0.00
PM-4	0.030	0.0	0.01
PM-5	0.021	0.1	0.00
PM-6	0.012	0.0	0.01
WZ-1	0.009	0.0	0.01
WZ-2	0.012	0.0	0.01
WZ-3	0.004	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.022	0.0	0.03
PM-2	0.031	0.0	0.03
PM-3	0.028	0.4	0.00
PM-4	*0.168 @ 4:34pm	0.0	0.04
PM-5	0.030	0.2	0.01
PM-6	0.039	0.6	0.03
WZ-1	0.013	0.0	0.02
WZ-2	0.036	0.0	0.03
WZ-3	0.010	0.0	0.02

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

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Brian Kenneally

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SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m³) from 4:21pm to 4:47pm (27 minutes). The exceedance was caused by welding activities at the southeastern corner of the site, adjacent to perimeter CAMP station PM-4 along the eastern site boundary, and were not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site during this time. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-2) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.

Equipment Troubleshooting

- PM10 concentrations were not recorded at DustTrak of perimeter CAMP station PM-1 at 11:28am during recalibration of the DustTrak unit due to persistent negative readings. Data logging resumed at 11:29am and PM10 concentrations returned to background levels after equipment recalibration. Fugitive dust was not observed migrating from the site during this time.
- PM10 concentrations were not recorded at DustTrak of perimeter CAMP station PM-2 intermittently from 1:01pm to 2:24pm (45 minutes in total), during troubleshooting efforts to resolve telemetry connectivity issues. Troubleshooting included powering on and off the equipment multiple times, which prevented data recording at the DustTrak unit during these times. Data logging resumed at 2:25pm, after troubleshooting was completed and telemetry issues were not observed thereafter. Fugitive dust was not observed migrating from the site during these times. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-3) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during these times.

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/m³ to 0.13 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 9:07am to 5:01pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 9:04am to 5:01pm due to exposed soil/fill within 20 feet of the eastern fence line.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 9:03am to 5:01pm during excavation activities along the southern boundary 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 between 5:00pm and 5:01pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.0 µg/m³ to 0.09 µg/m³.
- VOC concentrations at each CAMP station was recorded at 0.0 ppm.

Anticipated Activities

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Brian Kenneally
			LANGAN

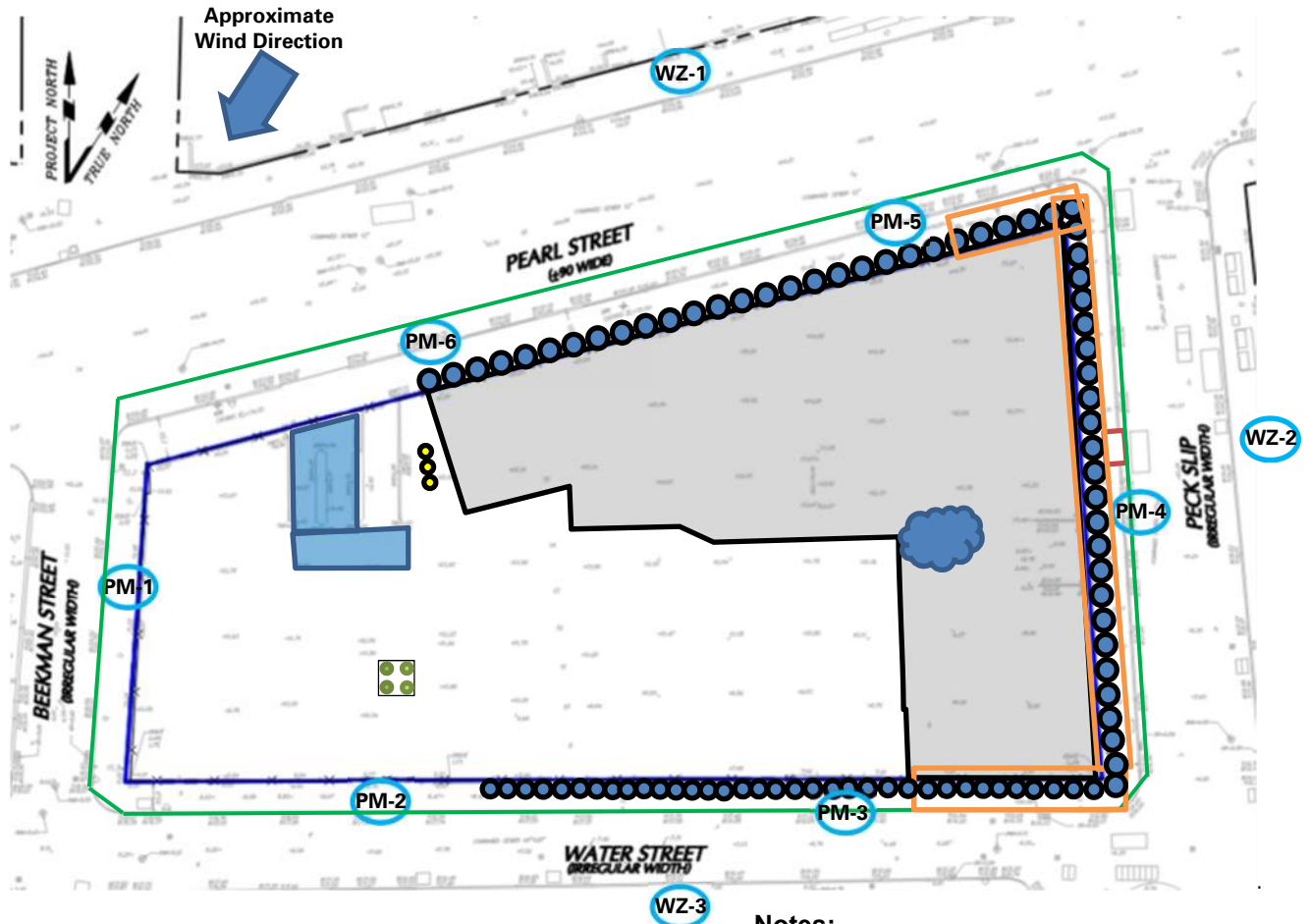
SITE OBSERVATION REPORT

- CCJV will continue installation of T-brackets along the edges of soldier piles to accommodate timber lagging installation.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the eastern and southcentral part of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally LANGAN
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SITE OBSERVATION REPORT



Site Map









Notes:

1) Locations of air monitoring stations are approximate.

Legend:

-  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 Soil/Fill Stockpile
-  Approximate location of USTs

-  Approximate Location of Stockpiled Virgin Stone
-  Approximate Location of 55-gallon drum
-  Approximate Location of Soldier Pile
-  Approximate Perimeter Construction Fence Location
-  Previous Excavation Area
-  Approximate Excavation Area

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By: Brian Kenneally

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SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV installing tiebacks for SOE installation along the eastern site boundary (facing southeast).



Photo 2: CCJV covering exposed soil with Atmos foam at the end of the day (facing northeast)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Brian Kenneally
			LANGAN

SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Sunday, August 14, 2022</p> <p>WEATHER: Clear, 74 - 81 °F Wind: N @ 0.0 – 8.1 mph</p> <p>TIME: 7:00 AM – 7:00 PM</p> <p>MONITOR: Caroline Grattan, Padmanabhan Krishnaswamy</p>
<p>EQUIPMENT: MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools CAT 374F Komatsu 969 Komatsu 228 Takeuchi TB290</p>	<p>PRESENT AT SITE: Day 68 Langan (Environmental/Geotechnical) – Caroline Grattan, Padmanabhan Krishnaswamy, Kevin Leong EQUIPCO (CAMP Equipment Contractor) – Chris Brown LendLease (Construction Manager) – Marty Cohen Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • CCJV graded an approximately 20-foot-wide by 10-foot-long area in the southeastern corner of the site to maintain ramp slope. <ul style="list-style-type: none"> ◦ Soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was observed. • CCJV welded brackets along the edges of previously installed support of excavation (SOE) soldier piles in preparation for corner bracing in the northeast corner of the site boundary (Peck Slip and Pearl Street). • CCJV tested 4 tie-backs along the eastern site boundary (Peck Slip). • CCJV covered all exposed soil/fill and construction and demolition (C&D) debris with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover at the end of each work day. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au</p>	<p>By: Caroline Grattan</p> <p style="text-align: center;">LANGAN</p>

SITE OBSERVATION REPORT

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	7	161.51	0	0	2	90.02	14	343.21
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

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		Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum Contaminated 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)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0	0	0	0	0
Project Total	5	85	25	540	15	300	173	3,460	173	3,460	66	1320

Sampling Activities

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Grattan
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for VOCs, and mercury vapor that approached or exceeded the action level established by the CAMP (5.0 ppm, and 1.00 $\mu\text{g}/\text{m}^3$, 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 $\mu\text{g}/\text{m}^3$ to 0.02 $\mu\text{g}/\text{m}^3$
- Background concentrations of VOCs at each CAMP station ranged from 0.0 ppm to 0.1 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
PM-1	0.007	0.0	0.0
PM-2	0.029	0.0	0.0
PM-3	-0.004	0.0	0.0
PM-4	0.049	0.3	0.0
PM-5	0.037	0.1	0.0
PM-6	0.010	0.1	0.0
WZ-1	0.017	0.0	0.0
WZ-2	0.008	0.0	0.0
WZ-3	0.010	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
Action Level	0.100 mg/m^3	5.0 ppm	1.00 $\mu\text{g}/\text{m}^3$
PM-1	0.013	0.0	0.0
PM-2	0.049	0.1	0.0
PM-3	0.032	0.2	0.1
PM-4	*0.307 @ 10:34am	1.2	0.1
PM-5	0.053	0.3	0.0
PM-6	0.022	0.2	0.2
WZ-1	0.025	0.1	0.0
WZ-2	0.014	0.1	0.1
WZ-3	0.021	0.0	0.0

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

Cc: M. Raygorodetsky, P. McMahon, M. Au

By: Caroline Grattan

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SITE OBSERVATION REPORT

- *PM10 concentrations at perimeter CAMP station PM-4 exceeded the action level established in the CAMP (0.100 mg/m³) from 9:40am to 10:15am and 10:21am to 10:49am (63 minutes in total). The exceedances were caused by welding activities adjacent to perimeter CAMP station PM-4 along the eastern border of the site and were not the result of ground-intrusive activities associated with soil/fill at the site. The CAMP station was relocated approximately 20 feet south and PM10 readings fell below action levels. Fugitive dust was not observed migrating from the site during this time. Additionally, PM10 concentrations at the closest off-site CAMP station (WZ-2) did not approach or exceed the action level established by the CAMP (0.100 mg/m³) during this time.

Equipment Troubleshooting

- Mercury vapor concentrations were not recorded off-site CAMP station WZ-1 from 12:06pm to 12:28pm due to an equipment malfunction. The equipment was restarted and data logging resumed at 12:29pm. The handheld Jerome® J505 mercury unit was used to screen ambient air for mercury vapor during this time. No readings above background levels were observed.

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/m³ to 0.15 µg/m³.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

Off-Site CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 9:40am to 4:10pm due to exposed soil/fill within 20 feet of the northern fence line.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 9:08am to 4:10pm during SOE activities along the eastern boundary of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 9:08am to 4:10pm during SOE activities along the southern boundary 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 between 3:47pm and 4:04pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.0 µg/m³ to 0.03 µg/m³.
- VOC concentrations at each CAMP station was recorded at 0.0 ppm.

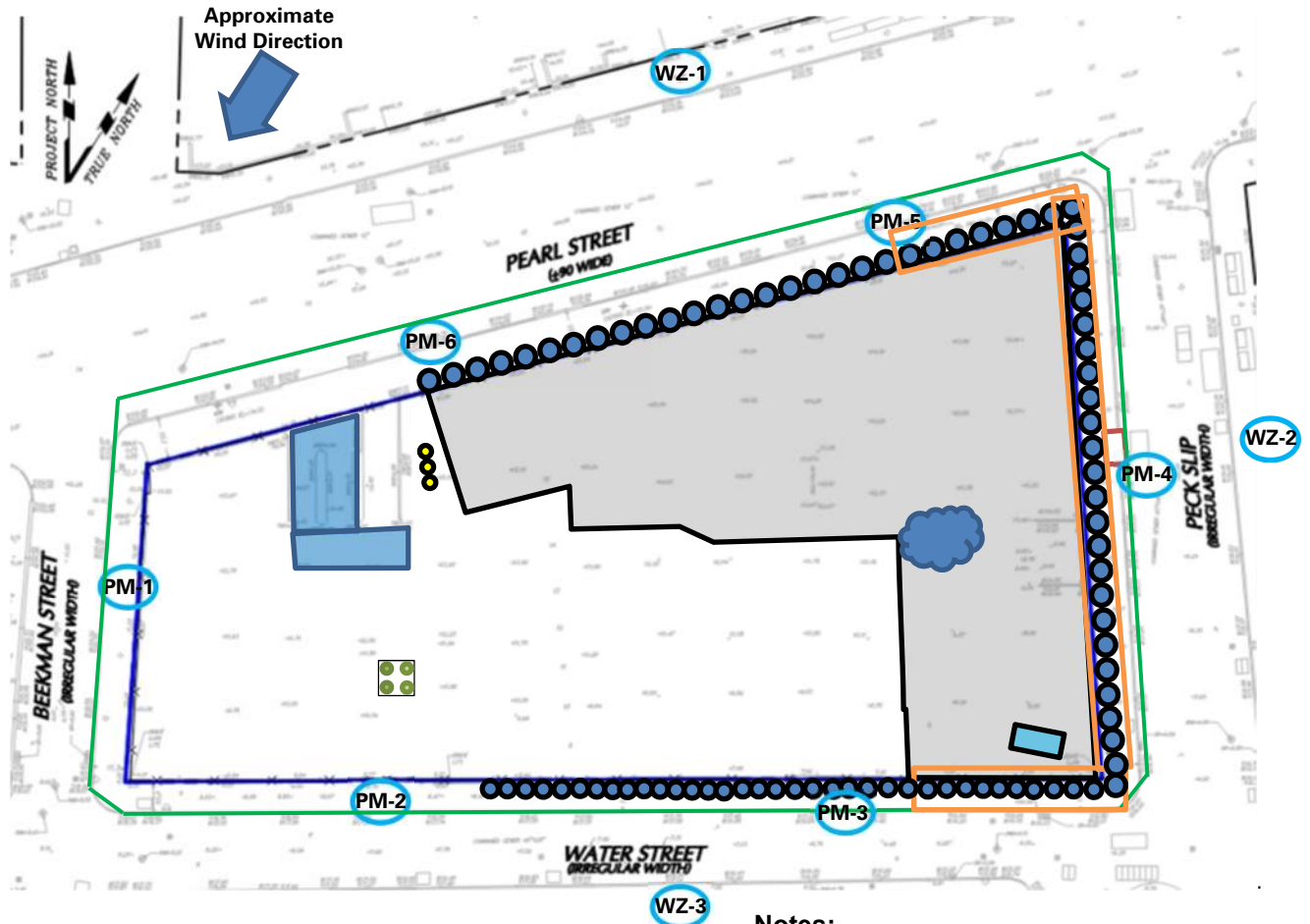
Anticipated Activities

- CCJV will continue installation of brackets in the northeast corner for corner bracing.
- CCJV will continue installation of timber lagging between soldier piles.
- CCJV will continue excavation and off-site disposal of soil/fill in the eastern and southcentral part of the site.

Cc:	M. Raygorodetsky, P. McMahan, M. Au	By:	Caroline Grattan LANGAN
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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 Soil/Fill Stockpile
- Approximate location of USTs

- Approximate Location of Stockpiled Virgin Stone
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Grading Area

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Grattan
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:



Photo 1: CCJV testing tiebacks and welding braces for SOE installation along the eastern site boundary (facing east).



Photo 2: CCJV covering exposed soil with Atmos foam at the end of the day (facing east)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Grattan
			LANGAN