LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Saturday, February 12, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Partly Cloudy, 53.4-59.3 ˚F Wind: SSW @ 1.1-6.0 mph
LOCATION: New York, NY		**TIME:**	6:30 am – 7:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Michael Au

EQUIPMENT:	**PRESENT AT SITE:** **Remedial Design Investigation Day 1**
Bobcat E35i Excavator Jerome J405 Jerome J505 RKI GX-6000 PID MiniRAE 3000 PID DustTrak II	**Langan** Mimi Raygorodetsky, Paul McMahon, Michael Au, Gabriel Enriquez Castro **AARCO** Brian Wyble, Will Scheiner, Juan Torres **Excel Environmental Resources, Inc. (Excel)** Abby Lodge

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- AARCO used a Bobcat E35i excavator to excavate four test pits in the north-central, central and southwestern parts of the site. Langan conducted ambient air monitoring across the site during ground-intrusive activities:
  - TP01 (about 6 feet long by 4 feet wide) was excavated to a maximum depth of about 8 feet below grade surface (bgs).
    - Excavated material consisted of historic fill with varying amounts of brick, concrete and pottery fragments to about 4 feet bgs followed by an apparent native layer consisting of medium- to fine-grained brown sand with varying amounts of gravel to about 8 feet bgs (the test pit termination depth).
    - Ambient air between the work zone and CAMP stations was screened using a photoionization detector (PID) and handheld Jerome® J505 mercury analyzer. Instantaneous VOC readings did not exceed background concentrations. Instantaneous mercury vapor readings throughout the site ranged from 0.00 µg/m^3 to 0.09 µg/m^3 (maximum mercury vapor reading observed within the work zone).
    - Excavated soil/fill was screened using a PID and a handheld Jerome® J505 mercury analyzer. A maximum PID reading of 0.0 parts per million (ppm) and a maximum mercury vapor reading of 0.00 µg/m^3 was observed.
  - TP02 (about 6 feet long by 4 feet wide) was excavated to a maximum depth of about 8 feet bgs.
    - Excavated material consisted of historic fill with varying amounts of brick and concrete to about 8 feet bgs (the test pit termination depth).
    - Ambient air between the work zone and CAMP stations was screened using a PID and handheld Jerome® J505 mercury analyzer. Instantaneous VOC readings did not exceed

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background concentrations. Instantaneous mercury vapor readings throughout the site ranged from 0.00 µg/m^3 to 0.16 µg/m^3 (maximum mercury vapor reading observed within the work zone).

- Excavated soil/fill was screened using a photoionization detector (PID) and a handheld Jerome® J505 mercury analyzer. A maximum PID reading of 0.0 ppm and a maximum mercury vapor reading of 0.36 µg/m^3 was observed.

- TP03 (about 5 feet long by 5 feet wide) was excavated to a maximum depth of about 8 feet bgs.
  - Excavated material consisted of an about 1-foot-thick layer of gravel followed by historic fill with varying amounts of brick, wood, and abandoned utility piping to about 8 feet bgs (the test pit termination depth).
  - Ambient air between the work zone and CAMP stations was screened using a PID and handheld Jerome® J505 mercury analyzer. Instantaneous VOC readings did not exceed background concentrations. Instantaneous mercury vapor readings throughout the site ranged from 0.00 µg/m^3 to 0.06 µg/m^3 (maximum mercury vapor reading observed within the work zone).
  - Excavated soil/fill was screened using a photoionization detector (PID) and a handheld Jerome® J505 mercury analyzer. A maximum PID reading of 0.0 ppm and a maximum mercury vapor reading of 0.04 µg/m^3 was observed.
- TP05 (about 5 feet long by 5 feet wide) was excavated to a maximum depth of about 8 feet bgs.
  - Excavated material consisted of historic fill, primarily consisting of brick, to about 4 feet bgs followed by an apparent native layer consisting of medium- to fine-grained brown sand with varying amounts of silt and gravel to about 8 feet bgs (the test pit termination depth).
  - Ambient air between the work zone and CAMP stations was screened using a PID and handheld Jerome® J505 mercury analyzer. Instantaneous VOC readings did not exceed background concentrations. Instantaneous mercury vapor readings throughout the site ranged from 0.00 µg/m^3 to 0.09 µg/m^3 (maximum mercury vapor reading observed within the work zone).
  - Excavated soil/fill was screened using a photoionization detector (PID) and a handheld Jerome® J505 mercury analyzer. A maximum PID reading of 0.0 ppm and a maximum mercury vapor reading of 0.13 µg/m^3 was observed.

Prior to excavation, access to each test pit work zone was restricted by chain-link fencing and Echo Barrier H9™ acoustic curtains. Excavated soil/fill was temporarily stockpiled on polyethylene sheeting within the established work zone, before being backfilled after completion of one hour of ambient air monitoring. Test pits were restored to match the surrounding grade using cold patch asphalt immediately after backfilling. Excess soil/fill (about 2 cubic yards) was temporarily stockpiled on and covered with polyethylene sheeting in the north-central part of the site and will be containerized in sealed 55-gallon drums on February 13, 2022.

Material Tracking

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

Sampling

- None

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

CAMP Activities

Langan performed air monitoring during field activities and to monitor ambient air conditions as a component of the Remedial Design Investigation (RDI).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.027	0.0	0.0
PM-2	0.015	0.0	0.0
PM-3	0.029	0.2	0.0
PM-4	0.017	0.0	0.0
PM-5	0.019	0.0	0.0
PM-6	0.016	0.1	0.0
WZ-1	0.017	0.2	0.0
WZ-2	N/A	N/A	N/A

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.048	0.0	0.0
PM-2	0.035	0.1	1.3* @ 12:48pm
PM-3	0.048	0.5	0.0
PM-4	0.036	0.0	0.1
PM-5	0.032	0.0	0.0
PM-6	0.034	0.4	0.0
WZ-1	0.134	3.5	0.0
WZ-2	N/A	N/A	N/A

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

- Concentrations of particulate matter smaller than 10 microns in diameter (PM10) exceeded the action level established in the CAMP from 10:32am to 10:43am at work zone station WZ-1 due to exhaust from the vibratory plate tamper in close proximity to the work zone station during restoration of test pit TP-01. No ground-intrusive activities were completed at the time of the exceedance.
- * Mercury vapor concentrations exceeded the action level established in the CAMP from 12:48pm to 1:01pm at perimeter station PM-2, which was located along Pearl Street, next to the parking lot entrance. The exceedance was determined to be an erroneous high reading resulting from an equipment malfunction or unknown interference and mercury vapor data from the work zone station (WZ-1) and mobile monitoring data from the Jerome® J505 mercury analyzer indicate the erroneously high reading is not a result of ground-intrusive activities. During this time, AARCO was in the process of backfilling test pit TP-02 after the test pit was open for one hour. Perimeter station PM-2 was located about 120 feet and in an upwind direction from the TP-02 work zone.
    - Instantaneous mercury vapor concentrations within the work zone during this time were collected using the Jerome® J505 mercury analyzer and readings ranged from 0.00 $\mu g/m^3$ to 0.05 $\mu g/m^3$.
    - The work zone station (WZ-1) was located between TP-02 and PM-2 and Jerome® J405 15-minute average mercury concentrations remained at 0.0 $\mu g/m^3$ throughout this time period.
    - Two instantaneous readings of 14.30 $\mu g/m^3$ and 4.50 $\mu g/m^3$ were recorded at PM-2 before returning to the daily average of 0.0 $\mu g/m^3$. The instantaneous readings were immediately checked at the

SITE OBSERVATION REPORT

perimeter station using the Jerome® J505 mercury analyzer and a maximum concentration of 0.01 µg/m^3 was recorded.
    - Additionally, the independent community monitoring conducted continuous monitoring with a Jerome® J405 throughout the day and reported that mercury vapor was not detected, with all readings measured at 0.0 µg/m^3.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

Anticipated Activities

- AARCO will excavate test pit TP04 as part of the RDI on February 13, 2022.

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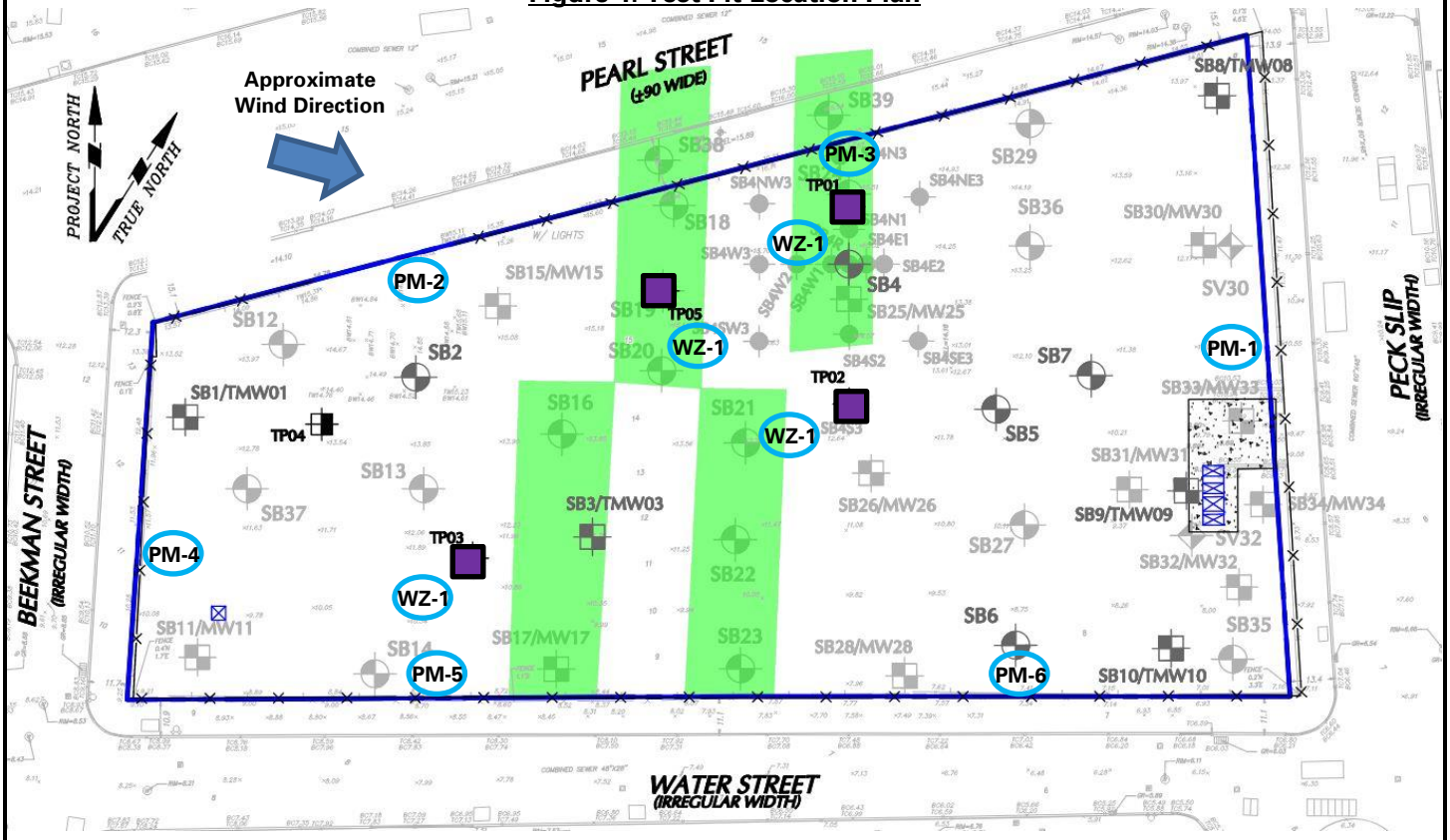
Site Map

Figure 1: Test Pit Location Plan



Legend:

- Approximate location of completed test pit
- PM-1 — Approximate location of air monitoring station (on-site)
- WZ-1 — Approximate locations of work zone air monitoring station

Notes:

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

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Select Site Photographs:

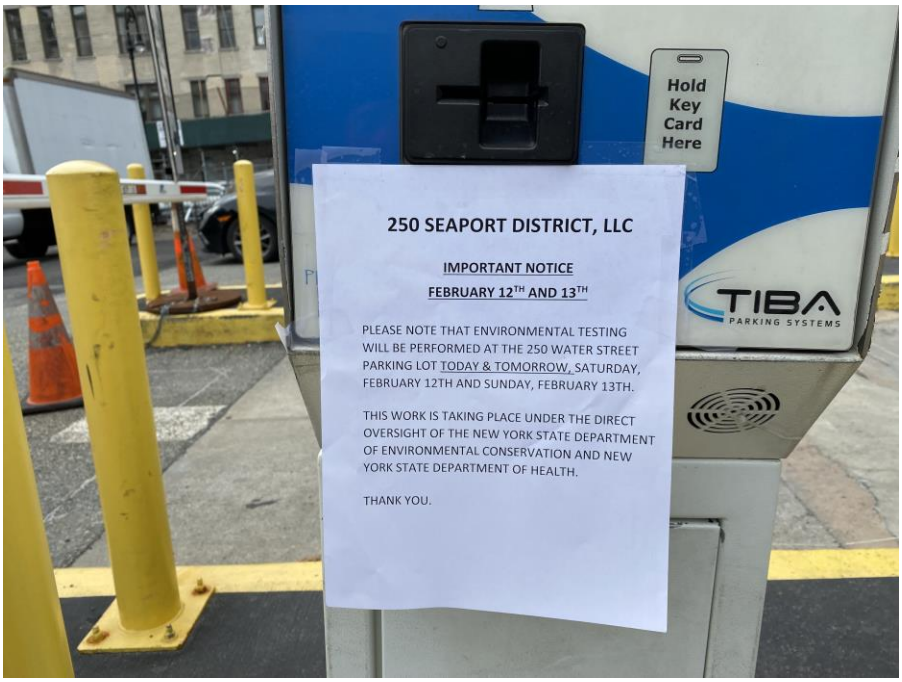

Photo 1: View of typical signage posted at the entrance to the site (facing west).

Photo 2: View of typical work zone fencing with chain-link fence and Echo Barrier H9™ acoustic curtains (facing northwest).

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Photo 3: View of AARCO excavating test pit TP03 and stockpiling excavated soil/fill on polyethylene sheeting (facing southeast).

Photo 4: View of test pit TP05, restored to the surrounding grade using cold patch asphalt (facing north).

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Photo 5: View of Langan screening excavated soil/fill from test pit TP01 using a Jerome® J505 mercury analyzer.

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SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Sunday, February 13, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Snow, 31.4-32.1 °F Wind: NE @ 6.6-7.5 mph
LOCATION: New York, NY		**TIME:**	6:30 am – 1:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Farielle Brazier

EQUIPMENT:
Bobcat E35i Excavator
Jerome J405
Jerome J505
RKI GX-6000 PID
MiniRAE 3000 PID
DustTrak II

PRESENT AT SITE: **Remedial Design Investigation Day 2**
Langan
Mimi Raygorodetsky, Paul McMahon, Farielle Brazier
AARCO
Brian Wyble, Will Scheiner, Juan Torres

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- AARCO used a Bobcat E35i excavator to excavate one test pit in the northwest part of the site. Langan conducted ambient air monitoring across the site during ground-intrusive activities:
    - TP04 (about 5 feet long by 5 feet wide) was excavated to a maximum depth of about 8 feet below grade surface (bgs).
        - Excavated material consisted of brown sand and debris including brick, asphalt, concrete, wood and metal. A brick wall was observed at the Pearl Street side of the test pit.
        - Ambient air between the work zone and CAMP stations was screened using a photoionization detector (PID) and handheld Jerome® J505 mercury analyzer. Instantaneous VOC readings did not exceed background concentrations. Instantaneous mercury vapor readings throughout the site ranged from 0.00 µg/m^3 to 0.06 µg/m^3 (maximum mercury vapor reading observed within the work zone).
        - Excavated soil/fill was screened using a PID and a handheld Jerome® J505 mercury analyzer. A maximum PID reading of 0.0 parts per million (ppm) and a maximum mercury vapor reading of 0.05 µg/m^3 was observed.

Prior to excavation, access to the test pit work zone was restricted by chain-link fencing and Echo Barrier H9™ acoustic curtains. Excavated soil/fill was temporarily stockpiled on polyethylene sheeting, within the established work zone, before being backfilled after completion of one hour of ambient air monitoring. The test pit was restored to match the surrounding grade using cold patch asphalt immediately after backfilling. Excess soil generated from the test pit excavations was placed in six, sealed and labeled, 55-gallon drums staged in the southern part of the site pending off-site disposal to an appropriate facility.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Farielle Brazier **LANGAN**

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Material Tracking

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

Sampling

- None.

CAMP Activities

Langan performed air monitoring during field activities and to monitor ambient air conditions as a component of the Remedial Design Investigation (RDI).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.015	0.0	0.0
PM-2	0.014	0.0	0.0
PM-3	0.014	0.0	0.0
PM-4	0.011	0.1	0.0
PM-5	0.010	0.0	0.8
PM-6	0.013	0.0	0.0
WZ-1	0.004	0.0	0.0
WZ-2	N/A	N/A	N/A

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.021	0.0	0.0
PM-2	0.016	0.0	0.0
PM-3	0.021	0.0	0.0
PM-4	0.014	0.1	0.0
PM-5	0.012	0.0	6.1* @ 11:10am
PM-6	0.018	0.0	0.0
WZ-1	0.010	0.3	0.0
WZ-2	N/A	N/A	N/A

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

- * Mercury vapor concentrations exceeded the action level established in the CAMP from 10:52am to 11:10am at perimeter station PM-5, located along Water Street, closer to Peck Slip. The exceedances were determined to be erroneous high readings resulting from an equipment malfunction and not a result of ground-intrusive activities associated with test pitting operations. During this time, AARCO was in the process of backfilling test pit TP-04 after the test pit was open for one hour. Perimeter station PM-5 was located about 200 feet and in an upwind direction from the TP-04 work zone.
    - Instantaneous mercury vapor concentrations within the work zone during this time were collected using the Jerome® J505 mercury analyzer and readings ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
    - The work zone station (WZ-1) and nearby perimeter stations PM-3 and PM-6 remained at 0.0 µg/m^3 throughout this time period.

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- Instantaneous readings on the PM-5 Jerome® J405 unit during this time period ranged from 0.0 µg/m^3 to 23.8 µg/m^3. After notification of the elevated readings, the CAMP monitor collected Jerome® J505 readings in between the work zone and station PM-5, and a maximum concentration of 0.00 µg/m^3 was recorded. The CAMP monitor collected Jerome® J505 readings at the station intake, and the Jerome® J505 unit read 0.00 µg/m^3 at the same time the PM-5 station Jerome® J405 unit recorded a reading of 14.81 µg/m^3. .
- To diagnose the equipment malfunction, the CAMP monitor ran a warm-up function on the Jerome® J405 unit. After running the 5-minute warmup, elevated readings were still observed. The CAMP monitor disconnected the Jerome® J405 from the CAMP unit tubing, and walked towards the work area collecting readings, and the Jerome® J405 unit readings returned to 0.0 µg/m^3 after being disconnected from the CAMP station. The Jerome® J405 unit was reconnected to the CAMP station, and continued to read 0.0 µg/m^3 for the remainder of the operation.

- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

Anticipated Activities

- Langan and AARCO will return to the site on February 21, 2022, to begin advancement of waste characterization soil borings for the RDI.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Farielle Brazier
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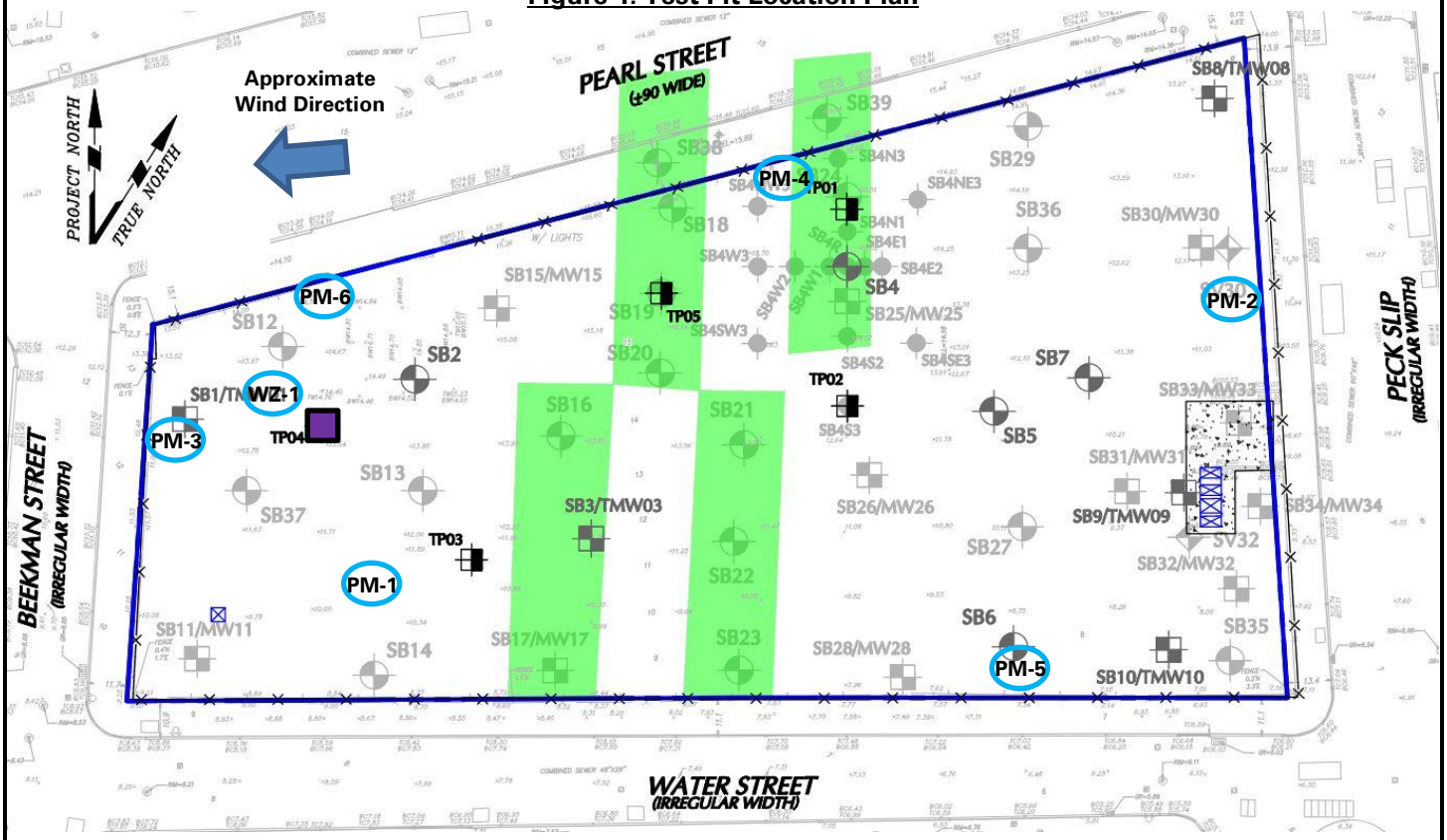
SITE OBSERVATION REPORT

Figure 1: Test Pit Location Plan



Legend:

- Approximate location of completed test pit
- PM-1 — Approximate location of air monitoring station (on-site)
- WZ-1 — Approximate locations of work zone air monitoring station

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Farielle Brazier
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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of AARCO excavating test pit TP04 and stockpiling excavated soil/fill on polyethylene sheeting (facing north).

Photo 2: View of Langan screening test pit TP04 using a Jerome® J505 mercury analyzer.

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Photo 3: View of Jerome® J505 screening during backfilling of Test Pit TP04 (facing north)

Photo 4: View of test pit TP04, restored to the surrounding grade using cold patch asphalt (facing north).

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SITE OBSERVATION REPORT

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

EQUIPMENT:
Bobcat E35i Excavator
Jerome J405
Jerome J505
RKI GX-6000 PID
MiniRAE 3000 PID
DustTrak II

PRESENT AT SITE: **Remedial Design Investigation Day 3**

Langan
Michael Au, Kaitlyn Gioia, Laura Grose, Yaskira Mota Diaz, Ellie Seery

AARCO
Jose Garcia, Julio Cahyeya

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

Material Tracking

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

Sampling

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

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

CAMP Activities

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

Daily Average Concentrations

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

Maximum 15-Minute-Average Concentrations

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

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

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

Anticipated Activities

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

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			LANGAN

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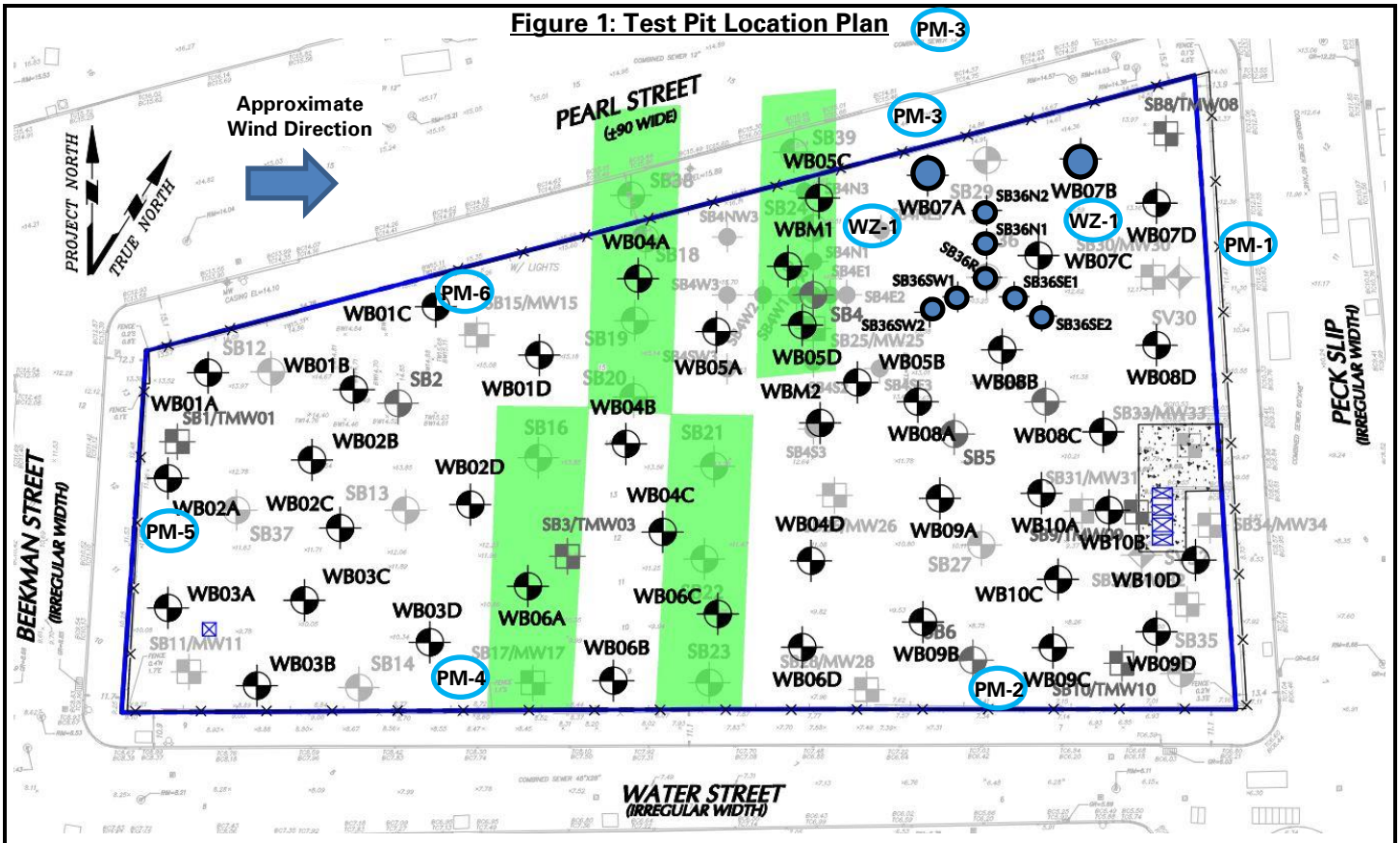
Figure 1: Test Pit Location Plan



Legend:

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

Notes:

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

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			LANGAN

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Select Site Photographs:

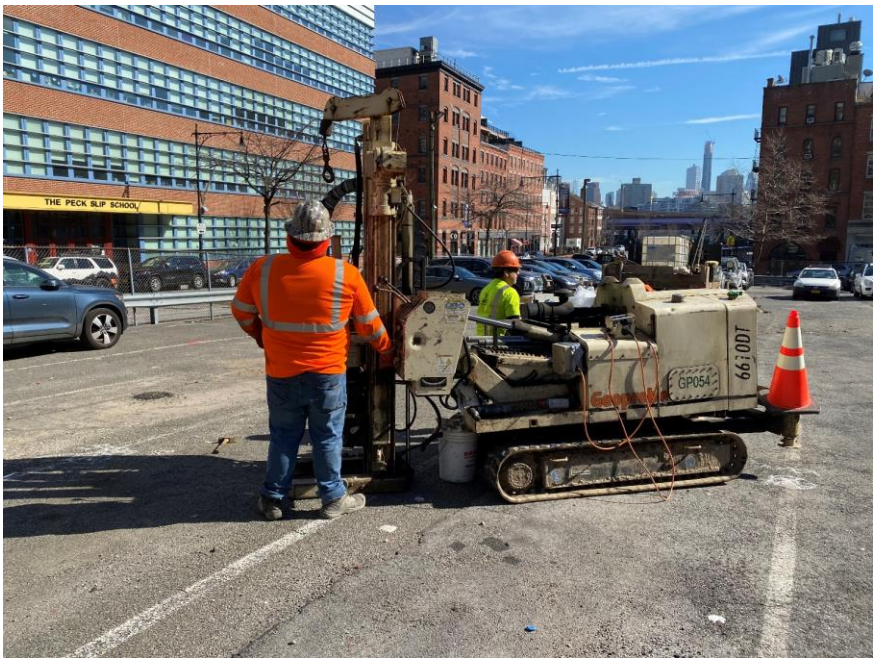


Photo 1: View of AARCO advancing soil boring SB36R in the northwest part of the site (facing southeast).

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

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

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Tuesday, February 22, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Rain, 39.5-53.0 °F Wind: S @ 1.0-8.5 mph
LOCATION: New York, NY		**TIME:**	6:00 am – 6:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Laura Grose

EQUIPMENT:	**PRESENT AT SITE:** **Remedial Design Investigation Day 4**
Bobcat E35i Excavator Jerome J405 Jerome J505 RKI GX-6000 PID MiniRAE 3000 PID DustTrak II	**Langan** Laura Grose, Kaitlyn Gioia, Paul McMahon, Yaskira Mota Diaz, Ellie Seery, Ali Reach **AARCO** Jose Garcia, Julio Cahyeya, Ron Dixon **New York State Department of Environmental Conservation (NYSDEC)** Rafi Alam, Aaron Fischer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- AARCO used a Geoprobe® 7822DT direct-push drill rig and a Geoprobe® 8140LC sonic drill rig with 4-foot-long Macro-Core® samplers and plastic liners to advance eight soil borings for waste characterization soil sampling in the eastern part of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **WC07C** was advanced to a depth of about 20 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 2,023 parts per million [ppm]) from about 3 to 20 feet bgs.
    - **WC07D** was advanced to a depth of about 23 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of over 1,500 ppm) from about 0 to 23 feet bgs.
    - **WC08A** was advanced to a depth of about 20 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
    - **WC08B** was advanced to a depth of about 11 feet bgs, against apparent refusal. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor and a maximum PID reading of 31.4 ppm) from about 1 to 11 feet bgs.
    - **WC08C** was advanced to a depth of about 20 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 673.2 ppm) from about 2 to 20 feet bgs.
    - **WC08D** was advanced to a depth of about 20 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor and a maximum PID reading of 1084 ppm) from about 13 to 20 feet bgs.

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

SITE OBSERVATION REPORT

- **WC09A** was advanced to a depth of about 18 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
- **WC09B** was advanced to a depth of about 18 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.

- All soil borings were backfilled with clean drill cuttings or clean sand and patched with concrete and/or cold patch asphalt after sampling was completed. Excess soil exhibiting evidence of impacts was containerized in a sealed and labeled, 55-gallon drum and staged in the eastern part of the site pending off-site disposal to an appropriate facility.

Material Tracking

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

Sampling

- Langan collected 12 composite soil samples (including quality assurance/quality control [QA/QC]) for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals, toxicity characteristic leaching procedure (TCLP) metals, hexavalent chromium, trivalent chromium, total cyanide, and Resource Conservation and Recovery Act (RCRA) characteristics.
- Langan collected 12 grab soil samples (including QA/QC samples) for laboratory analysis of TCL and NYSDEC Part 375-list volatile organic compounds (VOCs) and New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH).
- Langan collected 40 grab soil samples for laboratory analysis of total and TCLP metals, pending the analytical results of sampling.
- 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:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring during field activities. Fifteen-minute average concentrations of mercury vapor and VOCs did not exceed action levels for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.056	0.0	0.0
PM-2	0.034	0.2	0.0
PM-3	0.047	0.1	0.1
PM-4	0.029	0.0	0.0
PM-5	0.024	0.0	0.0
PM-6	0.046	1.4	0.1
WZ-1	0.016	0.0	0.1
WZ-2	0.044	0.1	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.084	0.0	0.0
PM-2	0.060	0.3	*0.8 @ 12:23pm
PM-3	0.072	0.3	0.2
PM-4	0.046	0.0	0.0
PM-5	0.040	0.0	*0.8 @ 1:42pm
PM-6	0.093	1.4	0.0
WZ-1	**0.189 @ 10:06am	0.0	0.2
WZ-2	0.074	0.0	0.0

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

- * Instantaneous mercury vapor readings were detected at concentrations ranging from 1.2 µg/mg^3 to 6.5 µg/mg^3 at perimeter station PM-2 and at concentrations ranging from 0.4 µg/mg^3 to 5.4 µg/mg^3 at perimeter station PM-5. The elevated readings were determined to be erroneous high readings resulting from inclement weather conditions (ie. fog, rain, and humidity) and not a result of ground-intrusive activities associated with drilling activities.
    - The 15-minute-average mercury vapor concentrations did not exceed the action level established in the CAMP.
    - Instantaneous mercury vapor concentrations within the two work zones during this time were collected using the handheld Jerome® J505 mercury analyzer and readings ranged from 0.00 µg/mg^3 to 0.09 µg/mg^3 throughout these time periods.
- ** Particulate matter less than 10 microns in diameter (PM10) exceeded the action level at work zone station WZ-1 from 10:00am to 10:14am due to exhaust from the drill rig in close proximity to the air monitoring station. Work zone station WZ-1 was relocated further downwind of the work area and readings returned to background conditions.
- Langan used a Jerome® J505 mercury analyzer to monitor ambient air conditions in two work zones and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.36 µg/m^3.
- Perimeter air monitoring station PM-1 was relocated to the eastern sidewalk of Peck Slip from 9:34am to 11:10am during advancement of soil boring WC07D and from 12:15pm to 3:00pm during advancement of soil boring WC08D.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

- Perimeter air monitoring station PM-5 was relocated to the southern sidewalk of Water Street from 2:00pm to 3:00pm during advancement of soil boring WC09B.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

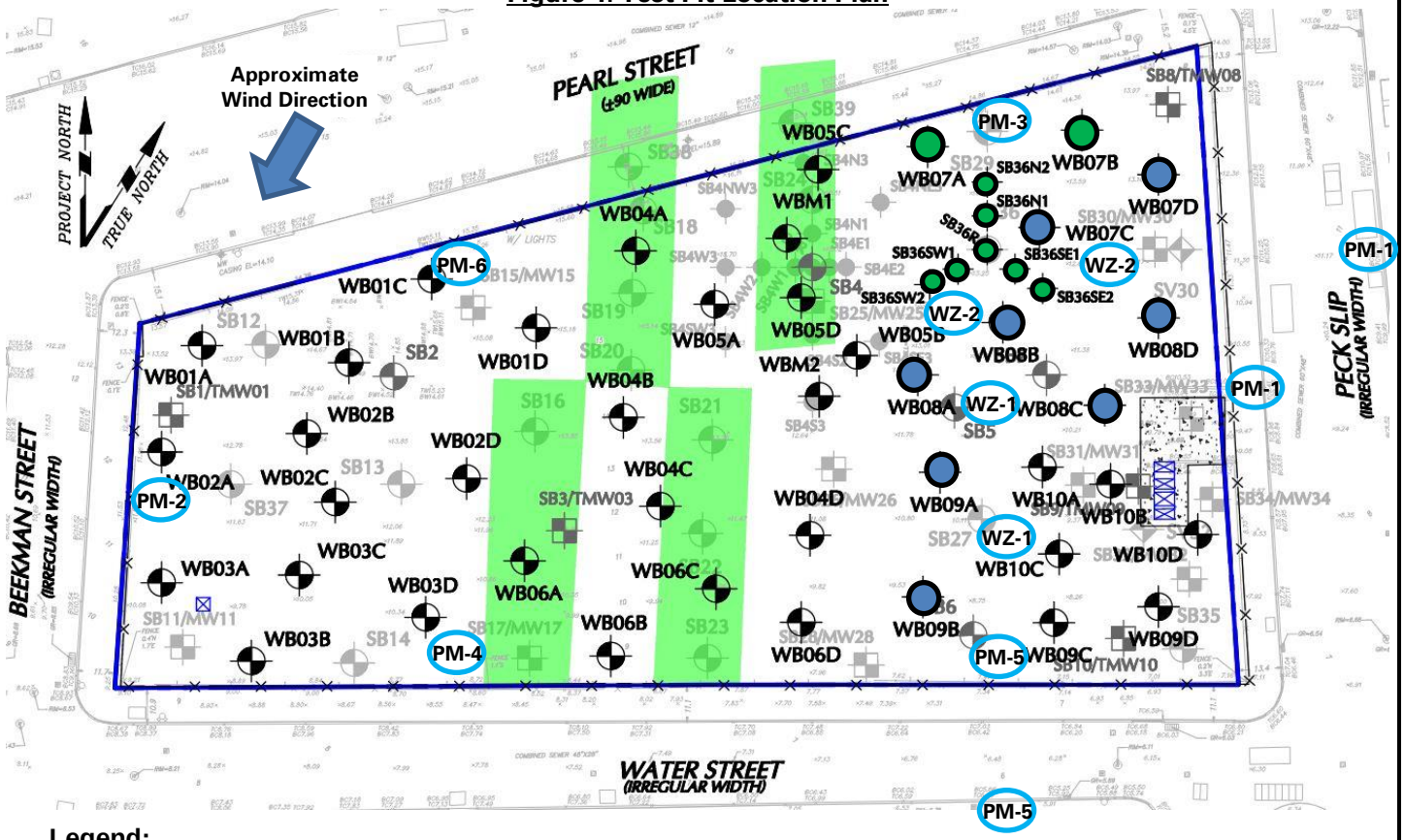
Anticipated Activities

- Langan and AARCO will continue to advance soil borings and collect soil samples in the southeast and central parts of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Test Pit Location Plan



Legend:

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

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of AARCO advancing a soil boring in the central part of the site (facing southwest).

Photo 2: View of soil/fill recovered from a waste characterization soil boring in the eastern part of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Wednesday, February 23, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Sunny, 58.4-68.0 ˚F Wind: NNE @ 0.5-7.0 mph
LOCATION: New York, NY		**TIME:**	6:00 am – 7:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Laura Grose

EQUIPMENT:
Geoprobe® 7822DT Drill Rig
Geoprobe® 8140LC Drill Rig
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®

PRESENT AT SITE: **Remedial Design Investigation Day 5**

Langan
Laura Grose, Kaitlyn Gioia, Yaskira Mota Diaz, Ellie Seery, Ali Reach, Lauren Roper

AARCO
Jose Garcia, Julio Cahyeya, Ron Dixon

New York State Department of Environmental Conservation (NYSDEC)
Rafi Alam, Aaron Fischer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- AARCO used a Geoprobe® 7822DT direct-push drill rig and a Geoprobe® 8140LC sonic drill rig with 4-foot-long Macro-Core® samplers and plastic liners to advance 11 soil borings for waste characterization soil sampling in the southeast and central parts of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:'
    - **WC09C** was advanced to a depth of about 15 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC09D** was advanced to a depth of about 18 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of over 1,500 parts per million [ppm]) from about 6 to 18 feet bgs.
    - **WC010A** was advanced to a depth of about 15 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining, and a maximum PID reading of over 1,500 ppm) from about 10 to 15 feet bgs.
    - **WC010B** was advanced to a depth of about 15 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of over 1,500 ppm) from about 8 to 15 feet bgs. Visible petroleum-like product was encountered at about 9 feet bgs.
    - **WC10C** was advanced to a depth of about 16 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor and a maximum PID reading of 729.4 ppm) from about 8 to 16 feet bgs.
    - **WC10D** was advanced to a depth of about 18 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of over 1,500 ppm) from about 0 to 18 feet bgs.

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

SITE OBSERVATION REPORT

- **WC04A** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 10.3 ppm) from about 0 to 3 feet bgs.
- **WC04B** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 308.6 ppm) from about 11 to 26 feet bgs.
- **WC04C** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 257 ppm) from about 11 to 26 feet bgs.
- **WC04D** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
- **WC05B** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
- **WC05C** was advanced to a depth of about 28 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.

- Soil borings were backfilled with clean drill cuttings or clean sand and patched with concrete and/or cold patch asphalt after sampling was completed. Excess soil exhibiting evidence of impacts was containerized in a sealed and labeled, 55-gallon drum and staged in the eastern part of the site pending off-site disposal to an appropriate facility.

Material Tracking

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

Sampling

- Langan collected 9 composite soil samples for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals, toxicity characteristic leaching procedure (TCLP) metals, hexavalent chromium, trivalent chromium, total cyanide, and Resource Conservation and Recovery Act (RCRA) characteristics. Select composite soil samples were also analyzed for full TCLP and paint filter.
- Langan collected 11 grab soil samples for laboratory analysis of TCL and NYSDEC Part 375-list volatile organic compounds (VOCs) and New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH).
- Langan collected 31 grab soil samples for laboratory analysis of total and TCLP metals, pending the analytical results of sampling.
- 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:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring during field activities. Fifteen-minute average concentrations of particulate matter less than 10 microns in diameter (PM10) and VOCs did not exceed action levels for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.037	0.5	0.0
PM-2	0.017	0.3	0.0
PM-3	0.029	0.2	0.0
PM-4	0.009	0.0	0.0
PM-5	0.019	0.0	0.1
PM-6	0.023	0.0	0.0
WZ-1	0.005	0.1	0.0
WZ-2	0.025	0.8	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.050	1.8	0.0
PM-2	0.022	0.3	* 1.3 @ 11:32am
PM-3	0.040	1.3	0.0
PM-4	0.011	0.1	0.0
PM-5	0.026	0.0	0.3
PM-6	0.031	0.6	0.0
WZ-1	0.009	0.1	0.0
WZ-2	0.037	1.1	0.0

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

- * Mercury vapor concentrations exceeded the action level established in the CAMP from 11:29am to 11:40am at perimeter station PM-2, located along Beekman Street. The exceedances were determined to be erroneous high readings resulting from an equipment malfunction and not a result of ground-intrusive activities associated with drilling activities.
    - Instantaneous mercury vapor concentrations within the two work zones during this time were collected using the handheld Jerome® J505 mercury analyzer and readings ranged from 0.00 $\mu g/mg^3$ to 0.07 $\mu g/mg^3$ throughout these time periods.
    - The work zone stations (WZ-1 and WZ-2) remained at 0.00 $\mu g/mg^3$ throughout this time period.
    - Instantaneous readings on the PM-2 Jerome® J405 unit ranged from 0.5 $\mu g/mg^3$ to 9.3 $\mu g/mg^3$. After notification of the elevated readings, work was temporarily halted to investigate the exceedances. The CAMP monitor collected Jerome® J505 readings at the station intake for about 15 minutes and the Jerome® J405 continued to read 0.0 $\mu g/mg^3$ for the remainder of the operation.
- Langan used a Jerome® J505 mercury analyzer to monitor ambient air conditions in two work zones and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.01 $\mu g/m^3$ to 0.20 $\mu g/m^3$.
- Perimeter air monitoring station PM-3 was relocated to the eastern sidewalk of Peck Slip from 8:15am to 8:37am during advancement of soil boring WC10D.
- Perimeter air monitoring station PM-5 was relocated to the northern sidewalk of Pearl Street from 9:48am to 10:47am during advancement of soil boring WC05C.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

- Perimeter air monitoring station PM-1 was relocated to the northern sidewalk of Pearl Street from 12:42pm to 2:02pm during advancement of soil boring WC04A.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

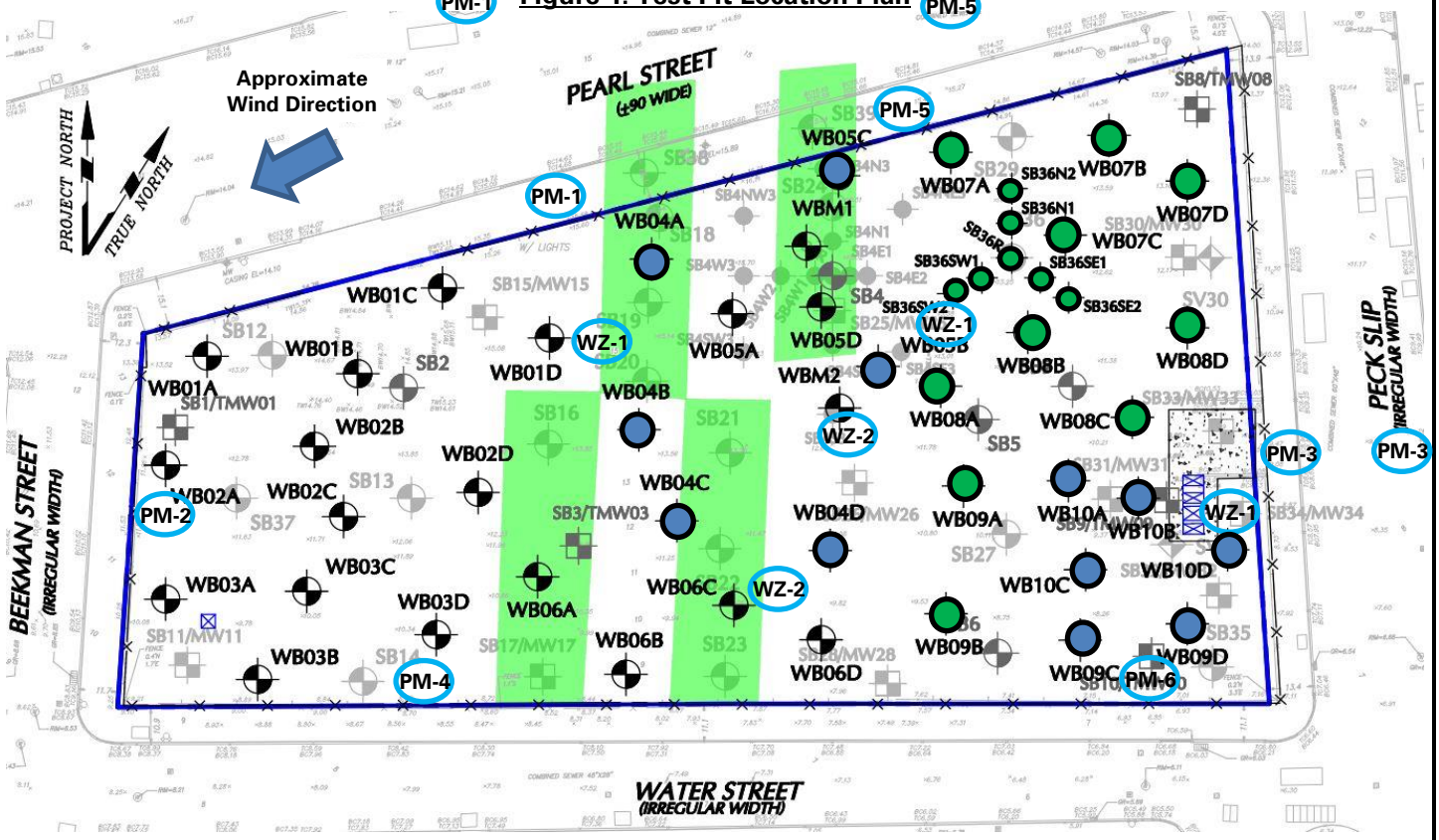
Anticipated Activities

- Langan and AARCO will continue to advance soil borings and collect soil samples in the north-central and western parts of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Test Pit Location Plan



Legend:

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

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

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

Photo 2: View of soil/fill recovered from waste characterization soil boring WC09C.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Thursday, February 24, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Partly Cloudy, 31.1-33.4 °F Wind: S @ 1.0-10.2 mph
LOCATION: New York, NY		**TIME:**	6:00 am – 7:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Laura Grose

EQUIPMENT:
Geoprobe® 7822DT Drill Rig
Geoprobe® 8140LC Drill Rig
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®

PRESENT AT SITE: **Remedial Design Investigation Day 6**

Langan
Laura Grose, Kaitlyn Gioia, Paul McMahon, Yaskira Mota Diaz, Ellie Seery, Ali Reach, Lauren Roper

AARCO
Jose Garcia, Julio Cahyeya, Ron Dixon

New York State Department of Environmental Conservation (NYSDEC)
Rafi Alam, Aaron Fischer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- AARCO used a Geoprobe® 7822DT direct-push drill rig and a Geoprobe® 8140LC sonic drill rig with 4-foot-long Macro-Core® samplers and plastic liners to advance 12 soil borings for waste characterization soil sampling in the southeast and central parts of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **WC03A** was advanced to a depth of about 15 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a photoionization detector (PID). No evidence of impacts were observed.
    - **WC03B** was advanced to a depth of about 17 feet bgs. Material was neither logged nor sampled due to time constraints. The excess soil/fill was containerized in a sealed and labeled 55-gallon steel drum staged in the southern part of the site pending off-site disposal to an appropriate facility.
    - **WC03C** was advanced to a depth of about 17 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor and a maximum PID reading of 60.3 parts per million [ppm]) from about 9 to 10 feet bgs.
    - **WC03D** was advanced to a depth of about 17 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
    - **WC05A** was advanced to a depth of about 19 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining, and a maximum PID reading of 49 ppm) from about 19 to 26 feet bgs.
    - **WC05D** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (a maximum PID reading of 85.9 ppm) from 10 to 19 feet bgs.

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

SITE OBSERVATION REPORT

- **WC06A** was advanced to a depth of about 15 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (creosote-like odor, staining and a maximum PID reading of 13 ppm) from about 8 to 13.5 feet bgs.
- **WC06B** was advanced to a depth of about 16 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 79 ppm) from about 9.5 to 12.5 feet bgs.
- **WC06C** was advanced to a depth of about 15 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
- **WC06D** was advanced to a depth of about 15 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
- **WCM1** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. No evidence of impacts were observed.
- **WCM2** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining, and organic vapors using a PID. Impacts were observed (petroleum-like odor, staining and a maximum PID reading of 67.8 ppm) from about 15 to 26 feet bgs.

- Soil borings were backfilled with clean drill cuttings or clean sand and patched with concrete and/or cold patch asphalt after sampling was completed. Excess soil exhibiting evidence of impacts was containerized in a sealed and labeled, 55-gallon drum and staged in the eastern part of the site pending off-site disposal to an appropriate facility.

Material Tracking

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

Sampling

- Langan collected 6 composite soil samples for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals, toxicity characteristic leaching procedure (TCLP) metals, hexavalent chromium, trivalent chromium, total cyanide, and Resource Conservation and Recovery Act (RCRA) characteristics.
- Langan collected 12 grab soil samples for laboratory analysis of TCL and NYSDEC Part 375-list volatile organic compounds (VOCs) and New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH).
- Langan collected 68 grab soil samples for laboratory analysis of total and TCLP metals, pending the analytical results of sampling.
- 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:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

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

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.013	0.2	0.0
PM-2	0.010	0.0	0.0
PM-3	0.014	0.0	0.0
PM-4	0.005	0.0	0.0
PM-5	0.006	0.0	0.0
PM-6	0.012	0.0	0.0
WZ-1	0.003	0.0	0.0
WZ-2	0.014	0.1	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.018	0.2	0.0
PM-2	0.017	0.0	0.4
PM-3	0.016	0.0	0.0
PM-4	0.006	0.0	0.0
PM-5	0.010	0.0	0.4
PM-6	0.014	0.0	0.2
WZ-1	0.005	0.0	0.0
WZ-2	0.036	0.1	0.0

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

- Instantaneous mercury vapor readings were detected at concentrations ranging from 0.0 $\mu g/m^3$ to 3.4 $\mu g/m^3$ at perimeter station PM-2, from 0.0 $\mu g/m^3$ to 3.2 $\mu g/m^3$ at perimeter station PM-5 and from 0.0 $\mu g/m^3$ to 3.4 $\mu g/m^3$ at perimeter station PM-6. The elevated readings were determined to be erroneous high readings and not a result of ground-intrusive activities associated with drilling activities.
    - The 15-minute-average mercury vapor concentrations did not exceed the action level established in the CAMP.
    - Instantaneous mercury vapor readings within the work zones during this time were collected using the handheld Jerome® J505 mercury analyzer and readings ranged from 0.00 $\mu g/m^3$ to 0.08 $\mu g/m^3$ throughout these time periods.
- The Jerome® J405 unit at perimeter station PM-5 was not operational between 10:46am to 11:11am due to an equipment malfunction resulting in depletion of the battery. The Jerome® J405 unit from work zone station WZ-1 was used in perimeter station PM-5 and a handheld Jerome® J505 unit was used within the work zone for the remainder of the operation. NYSDEC and the New York State Department of Health (NYSDOH) were notified of the equipment change and no exception was taken.
- Langan used a Jerome® J505 mercury analyzer to monitor ambient air conditions in two work zones and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 $\mu g/m^3$ to 0.24 $\mu g/m^3$.
- Perimeter air monitoring station PM-3 was relocated to the southern sidewalk of Water Street from 7:25am to 8:13am during advancement of soil borings WC06B and WC06D.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

- Perimeter air monitoring station PM-1 was relocated to the western sidewalk of Beekman Street from 12:28pm to 1:33pm during advancement of soil boring WC03A.
- Perimeter air monitoring station PM-6 was relocated to the southern sidewalk of Water Street from 12:57pm to 1:50pm during advancement of soil boring WC03B.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

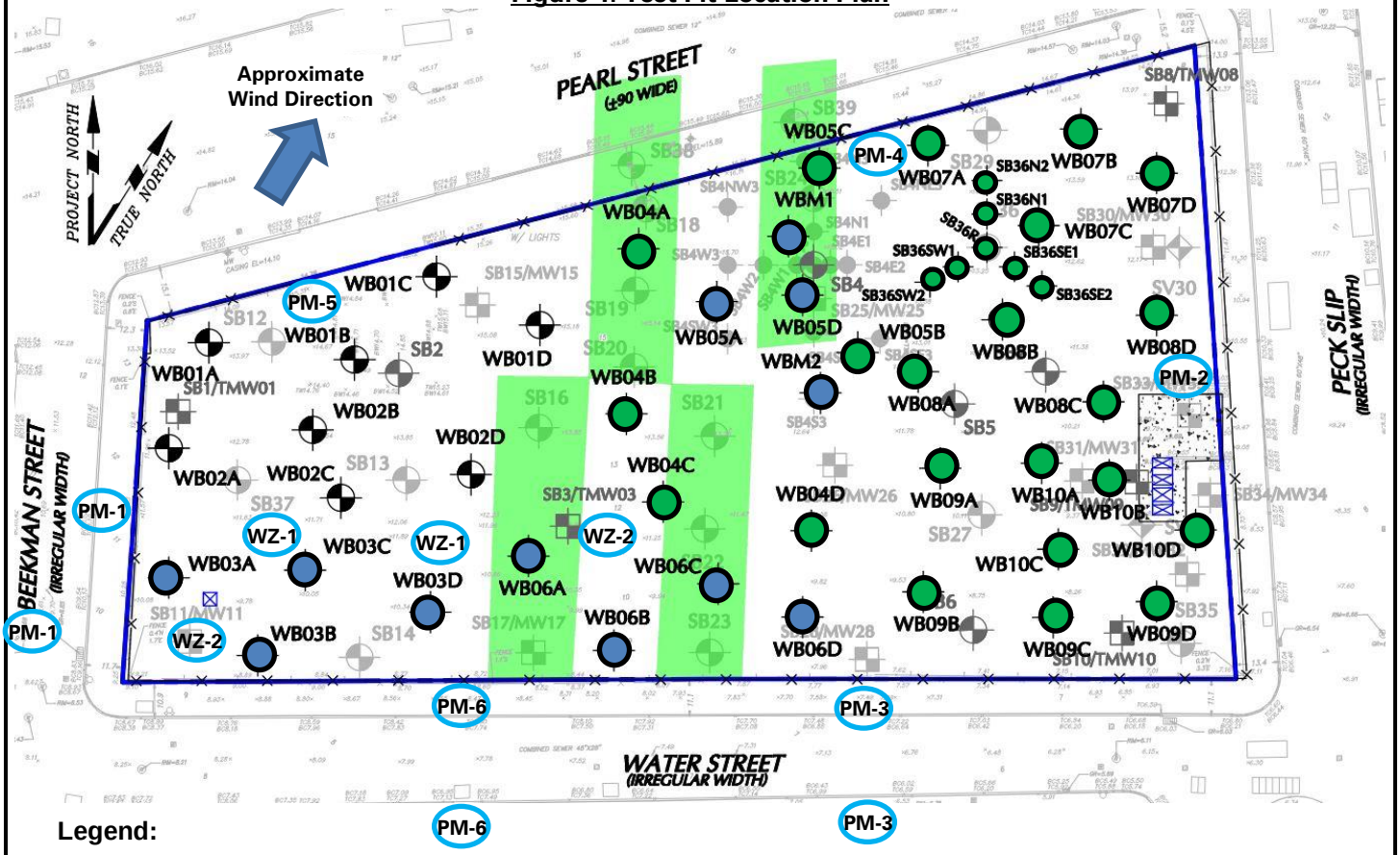
Anticipated Activities

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Test Pit Location Plan



Legend:

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

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

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

Photo 2: View of soil/fill recovered from waste characterization soil boring WC06B.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Friday, February 25, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Rain, 34.0-40.0 ˚F Wind: NE @ 2.3-4.9 mph
LOCATION: New York, NY		**TIME:**	6:00 am – 5:30 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Laura Grose

EQUIPMENT:	**PRESENT AT SITE:** **Remedial Design Investigation Day 7**
Geoprobe® 7822DT Drill Rig Geoprobe® 8140LC Drill Rig MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505®	**Langan** Laura Grose, Kaitlyn Gioia, Yaskira Mota Diaz, Ellie Seery, Ali Reach, Lauren Roper **AARCO** Jose Garcia, Julio Cahyeya, Ron Dixon **New York State Department of Environmental Conservation (NYSDEC)** Rafi Alam, Aaron Fischer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- AARCO used a Geoprobe® 7822DT direct-push drill rig and a Geoprobe® 8140LC sonic drill rig with 4-foot-long Macro-Core® samplers and plastic liners to advance 8 soil borings for waste characterization soil sampling in the southeastern and central parts of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **WC01A** was advanced to a depth of about 21 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a photoionization detector (PID). No evidence of impacts were observed.
    - **WC01B** was advanced to a depth of about 19 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC01C** was advanced to a depth of about 21 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC01D** was advanced to a depth of about 19 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC02A** was advanced to a depth of about 21 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC02B** was advanced to a depth of about 26 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC02C** was advanced to a depth of about 20 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC02D** was advanced to a depth of about 17 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.

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

SITE OBSERVATION REPORT

- Soil borings were backfilled with clean drill cuttings or clean sand and patched with concrete and/or cold patch asphalt after sampling was completed. Excess soil exhibiting evidence of impacts was containerized in a sealed and labeled, 55-gallon drum and staged in the southern part of the site pending off-site disposal to an appropriate facility.

Material Tracking

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

Sampling

- Langan collected 22 composite soil samples for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals, toxicity characteristic leaching procedure (TCLP) metals, hexavalent chromium, trivalent chromium, total cyanide, and Resource Conservation and Recovery Act (RCRA) characteristics. Select composite soil samples were also analyzed for full TCLP and paint filter.
- Langan collected 11 grab soil samples for laboratory analysis of TCL and NYSDEC Part 375-list volatile organic compounds (VOCs) and/or New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH). Select grab soil samples were also analyzed for TCLP VOCs.
- Langan collected 49 grab soil samples for laboratory analysis of total and TCLP metals, pending the analytical results of sampling.
- 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:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring during field activities. Fifteen-minute average concentrations of VOCs did not exceed action levels for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.029	0.5	0.0
PM-2	0.015	0.1	0.0
PM-3	0.016	0.0	0.0
PM-4	0.012	0.0	0.0
PM-5	0.007	0.0	0.0
PM-6	0.016	1.4	0.0
WZ-1	0.002	0.0	0.0
WZ-2	0.000	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	* 0.362 @ 10:22am	0.7	0.0
PM-2	0.056	0.2	0.2
PM-3	0.037	0.0	0.0
PM-4	0.021	0.1	0.0
PM-5	0.019	0.0	0.0
PM-6	0.034	2.1	0.1
WZ-1	0.003	0.0	0.0
WZ-2	0.003	0.2	0.0

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

- * Particulate matter less than 10 microns in diameter (PM10) exceeded the action level at perimeter station PM-1 from 10:09am to 10:23am due to an equipment malfunction. The dust monitoring unit was recalibrated and readings returned to background conditions. No fugitive dust was observed migrating from the site during this time.
- Langan used a Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.14 µg/m^3. Raw data was unable to be retrieved from the second handheld Jerome® J505 mercury analyzer due to a data logging malfunction. Readings above background concentrations were not observed from this unit.
- Perimeter air monitoring station PM-3 was relocated to the western sidewalk of Beekman Street from 8:25am to 9:00am and from 10:00am to 11:40am during advancement of soil borings WC01A and WC02A.
- Perimeter air monitoring station PM-6 was relocated to the northern sidewalk of Pearl Street from 9:30am to 12:15pm during advancement of soil borings WC01A and WC01C.
- Work zone station WZ-1 was turned off at 12:10pm, work continued with one drill rig after 1:43pm and work zone station WZ-2 was used to monitor the work zone.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station.

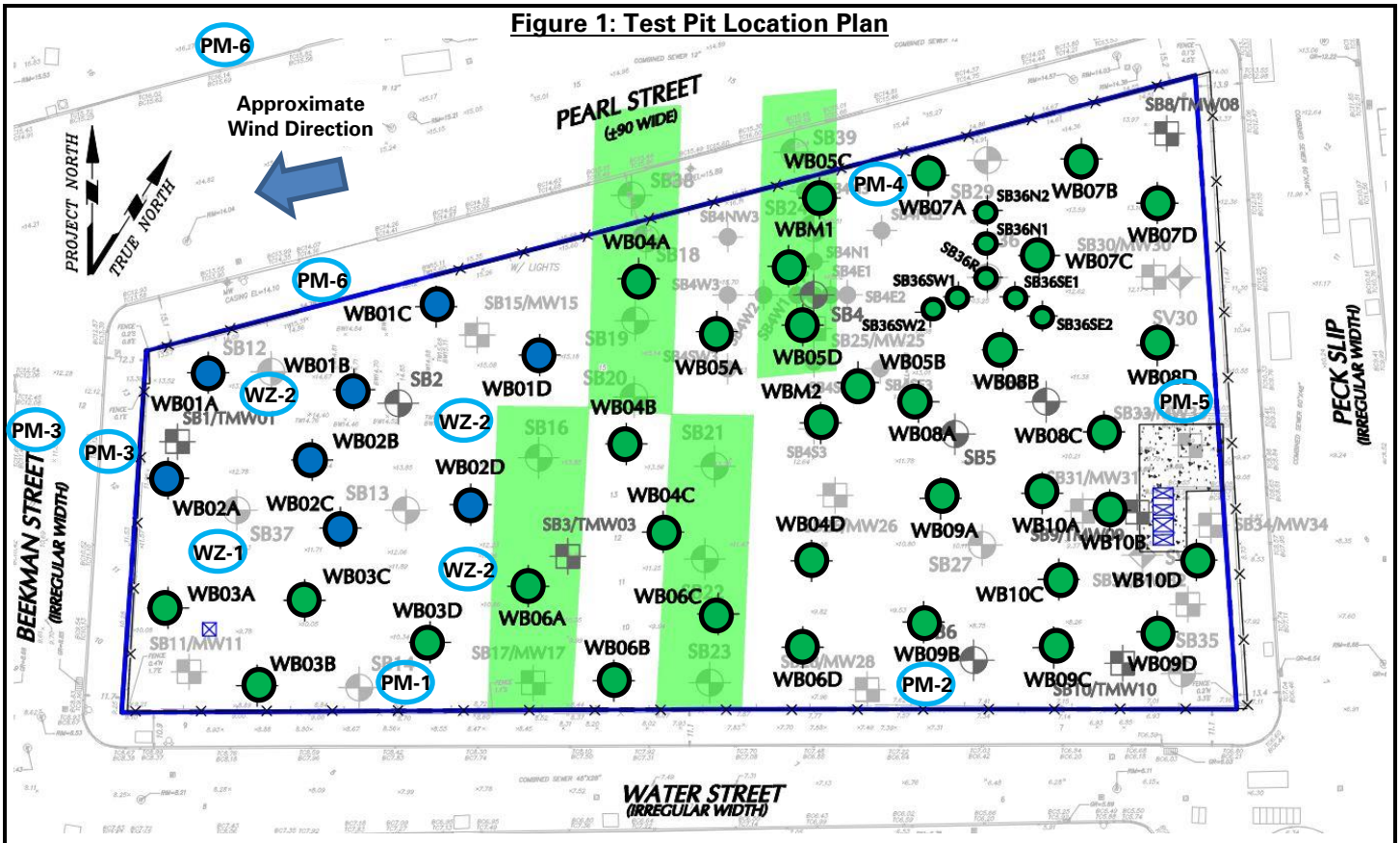
Anticipated Activities

- None.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Test Pit Location Plan



Legend:

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

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

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

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Michael Au
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Thursday, April 21, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 55.5 – 58.8 ˚F Wind: SE @ 2.7 – 10.8 mph
LOCATION:	New York, NY		**TIME:**	8:00 AM – 5:00 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools

PRESENT AT SITE: **Day 1**
Langan (Environmental) – Lauren Roper, Padmanabhan Krishnaswamy
Triumvirate Environmental, Inc. (TEI) – Grant Ginder
UBS (Fence Installation Contractor) – Marty Cohen

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- TEI mobilized six air monitoring stations; each containing a DustTrak II for particulate monitoring, a photoionization detector (PID) for organic vapor monitoring, and a Jerome J405® analyzer for mercury vapor monitoring.
- UBS began installing perimeter construction fencing along the northern boundary of the site (along Pearl Street). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10 and VOCs did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.013	0.2	0.0
PM-2	0.010	0.2	0.0
PM-3	0.009	0.0	0.0
PM-4	0.009	0.0	0.0
PM-5	0.010	0.2	0.1
PM-6	0.012	0.6	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.014	0.6	0.1
PM-2	0.016	1.2	0.0
PM-3	0.013	0.1	0.0
PM-4	0.015	0.3	0.0
PM-5	0.015	1.5	*1.6 @ 11:03am
PM-6	0.025	1.4	0.2

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

- *Mercury vapor concentrations exceeded the action level established in the CAMP from 11:03am to 11:17am at perimeter station PM-5, located along Pearl Street. The exceedances were determined to be erroneous high readings resulting from an equipment malfunction and not a result of ground-intrusive activities associated with construction activities.
    - One instantaneous mercury vapor concentration causing the erroneous exceedance was recorded at 24.6 $\mu g/m^3$. Ground-intrusive activities were not ongoing at the time of the exceedance and UBS was in the process of assembling a plywood panel for the perimeter construction fencing.
    - Langan used a Jerome® J505 mercury vapor analyzer to collect readings from the station intake and instantaneous mercury vapor concentrations ranged from 0.07 $\mu g/m^3$ to 0.10 $\mu g/m^3$.
    - The Jerome® J405 was temporarily disconnected from the remote telemetry system to run a "warm-up" of the sensor and readings returned to background conditions. The Jerome® J405 continued to read 0.00 $\mu g/m^3$ for the remainder of the day.
- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.05 $\mu g/m^3$ to 0.11 $\mu g/m^3$.
- Perimeter air monitoring station PM-6 was relocated to the northern sidewalk of Pearl Street from 11:34am to 2:26pm during installation of the perimeter construction fence along the northern boundary of the site.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. The CAMP stations were shut down at the following times: PM-1 - 3:00pm; PM-2 - 3:06pm; PM-3 - 3:11pm; PM-4 - 3:11pm; PM-5 - 3:12pm; and PM-6 - 3:16pm.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

- Due to a downloading error on the handheld Jerome® J505 mercury analyzer, mercury vapor concentrations collected through the "Auto Sampling" function were not recorded.
- Perimeter CAMP station PM-1 did not record dust or mercury vapor data from 10:24am to 11:29am and from 2:18pm to 2:41pm due to a malfunction with the telemetry system. The dedicated CAMP monitor (with the handheld Jerome® J505 mercury analyzer) was located between the work area and perimeter CAMP station PM-1 during these times and mercury vapor was not detected at a concentration exceeding the action level established in the CAMP.

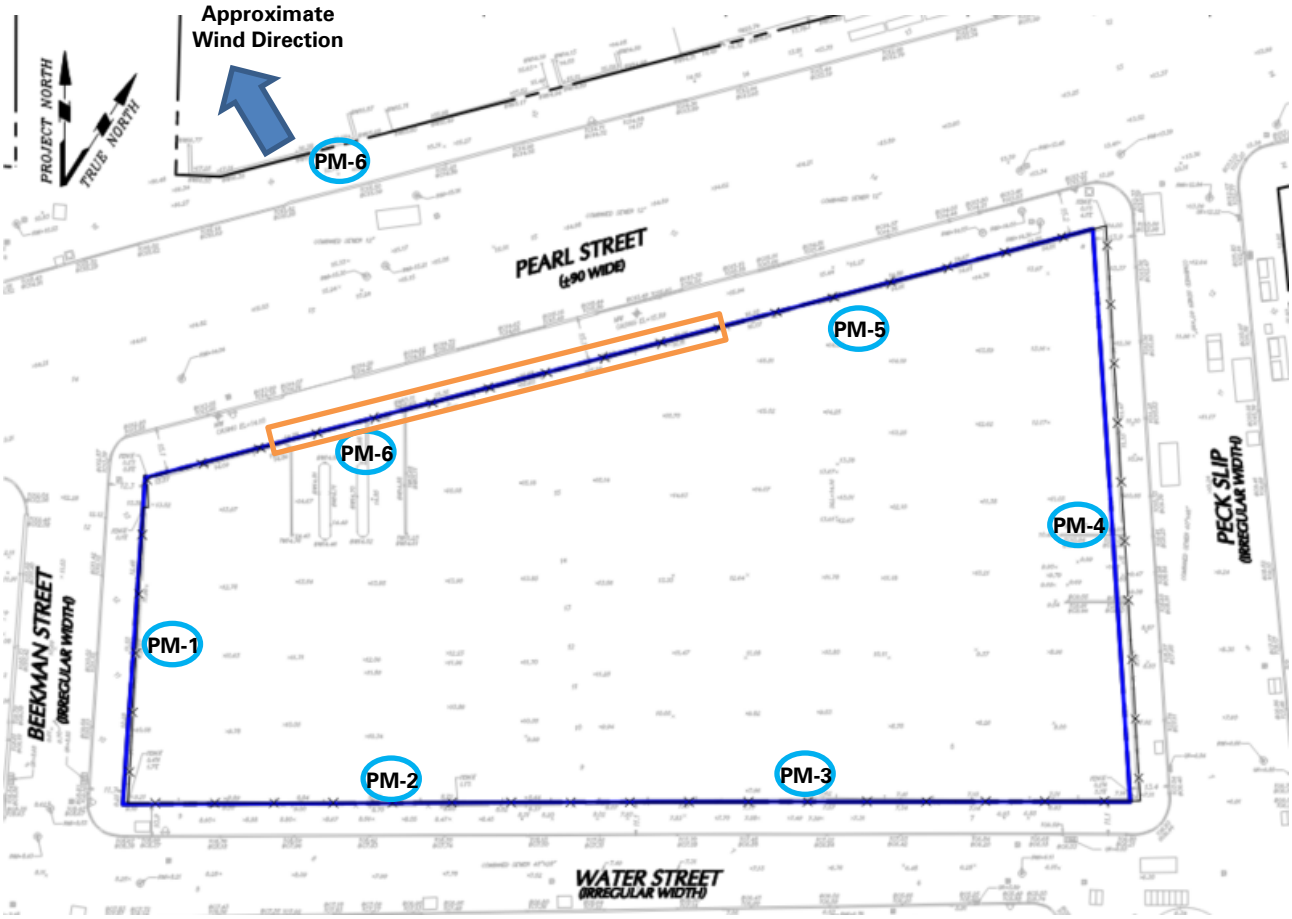
Anticipated Activities

- UBS will continue installing construction fence along the northern perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of a typical CAMP station setup.

Photo 2: UBS installing construction fence at the northern perimeter of the site (facing northeast)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Friday, April 22, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 55.2 – 69.4 ˚F Wind: E @ 1.0 – 7.7 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 3:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Ellie Seery

EQUIPMENT:	**PRESENT AT SITE:** **Day 2**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Lauren Roper, Ellie Seery **UBS** (Fence installation Contractor) – Eddie Perez

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installing perimeter construction fencing along the northern boundary of the site (along Pearl Street). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

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

Sampling

- Langan collected one waste characterization soil sample from seven 55-gallon drums containing investigation-derived waste from the waste characterization investigation. The drums will be disposed of at a permitted off-site disposal facility pending receipt of the analytical data.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.020	0.0	0.0
PM-2	0.012	0.0	0.0
PM-3	0.014	0.2	0.1
PM-4	0.016	0.0	0.0
PM-5	0.016	1.3	0.0
PM-6	0.017	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.041	0.0	0.1
PM-2	0.034	0.0	0.1
PM-3	0.035	0.7	0.4
PM-4	0.041	0.0	0.0
PM-5	0.034	2.3	0.7
PM-6	0.038	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.01 µg/m^3 to 0.15 µg/m^3.
- Perimeter air monitoring station PM-3 was relocated to the northern sidewalk of Pearl Street from 7:00am to 8:08am and from 2:20pm to 2:27pm during installation of the perimeter construction fence along Pearl Street.
- Perimeter air monitoring station PM-5 was relocated to the northern sidewalk of Pearl Street from 8:08am to 1:13pm during installation of the perimeter construction fence along Pearl Street.
- Perimeter air monitoring station PM-2 was relocated to the western sidewalk of Beekman Street from 12:04 PM to 1:30 PM during installation of the perimeter construction fence along Pearl Street.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP was discontinued at 2:27pm at the conclusion of ground-intrusive activities.
- Due to a downloading error on the handheld Jerome® J505 mercury analyzer, mercury vapor concentrations collected through the "Auto Sampling" function were not recorded.

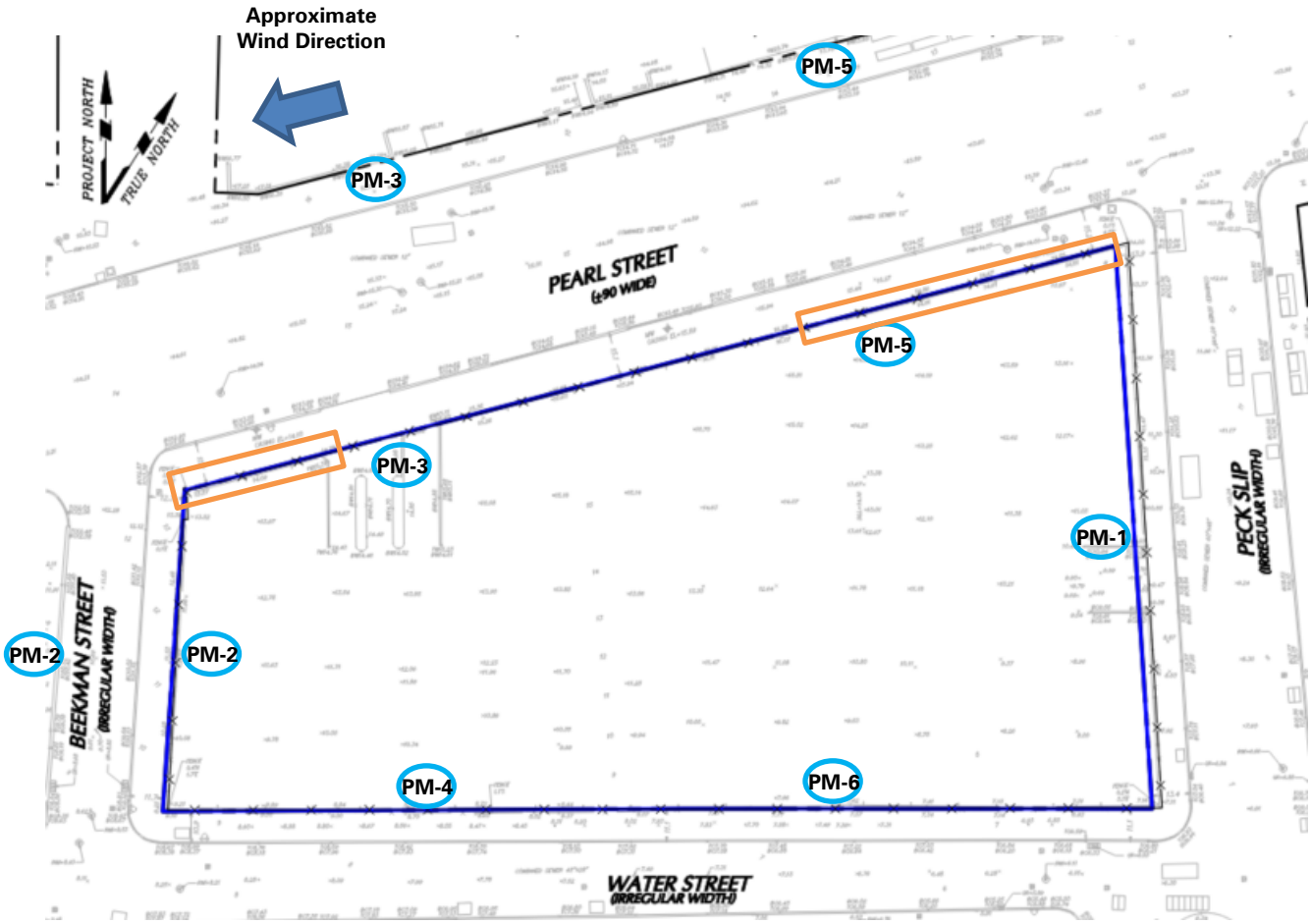
Anticipated Activities

- UBS will continue installing construction fence at the southern perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

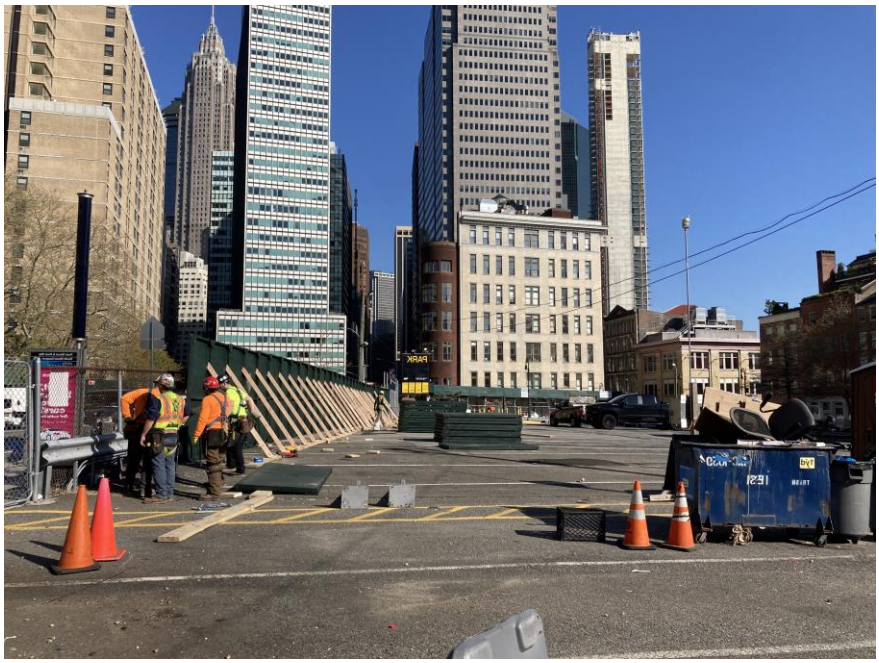


Photo 1: View of perimeter construction fencing installed along the northern boundary of the site (facing west).

Photo 2: View of perimeter CAMP station PM-2, relocated to the eastern sidewalk of Beekman Street (facing west)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202		**DATE:**	Saturday, April 23, 2022
PROJECT: 250 Water Street	**CLIENT:** 250 Seaport District, LLC	**WEATHER:**	Partly Cloudy, 53.7-60.4 ˚F Wind: SW @ 0.7-6.1 mph
LOCATION: New York, NY		**TIME:**	6:30 am – 2:00 pm
BCP SITE ID: C231127			
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		**LANGAN REP. :**	Laura Grose

EQUIPMENT:
Geoprobe® 7822DT Drill Rig
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®

PRESENT AT SITE: **Day 3**
Langan
Laura Grose, Ali Reach, Padmanabhan Krishnaswamy, Michael Au
AARCO
Julio Galovza, William Cabrera

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- AARCO used a Geoprobe® 7822DT direct-push drill rig with 4-foot-long Macro-Core® samplers to advance five soil borings to delineate previously identified hazardous lead-impacted soil in the southwestern portion of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - Soil borings **WC03A_N1, WC03A_S1, WC03C_NW1, WC03C_E1, and WC03C_SW1** were advanced to a depth of about 12 feet below grade surface (bgs). Material was screened for odors, staining, and organic vapors using a photoionization detector (PID). No evidence of impacts were observed.
- AARCO used a Geoprobe® 7822DT direct-push drill rig with 4-foot-long Macro-Core® samplers to advance four soil borings for waste characterization soil sampling in the southwestern portion of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **WC11A** was advanced to a depth of about 12 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a photoionization detector (PID). No evidence of impacts were observed.
    - **WC11B** was advanced to a depth of about 20 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC11C** was advanced to a depth of about 12 feet bgs. Material was screened for odors, staining and organic vapors using a PID. A maximum PID reading of 21.6 parts per million (ppm) was recorded at about 7.5 to 8 feet bgs.
    - **WC11D** was advanced to a depth of about 12 feet bgs. Material was screened for odors, staining and organic vapors using a PID. A maximum PID reading of 142 ppm was recorded at about 7.5 to 10 feet bgs.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose **LANGAN**

SITE OBSERVATION REPORT

- Soil borings were backfilled with clean drill cuttings or clean sand and patched with cold patch asphalt after sampling was completed.

Material Tracking

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

Sampling

- Langan collected two composite soil samples for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals, hexavalent chromium, trivalent chromium, total cyanide, Resource Conservation and Recovery Act (RCRA) characteristics, paint filter, and Toxicity Characteristic Leaching Procedure (TCLP) SVOCs, pesticides, herbicides, and metals.
- Langan collected two grab soil samples for laboratory analysis of TCL and NYSDEC Part 375-list volatile organic compounds (VOCs), TCLP VOCs and New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH).
- Langan collected fifteen grab soil samples (three from each of the five hazardous lead delineation borings) for laboratory analysis of total and TCLP lead. Twelve grab soil samples were placed on hold with the laboratory, pending the initial analytical results.
- 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:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), VOCs and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10 and VOCs did not exceed action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.008	0.0	0.0
PM-2	0.006	0.0	0.0
PM-3	0.006	0.0	0.0
PM-4	0.008	0.0	0.0
PM-5	0.005	0.3	0.2
PM-6	0.010	0.6	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.012	0.0	0.1
PM-2	0.021	0.0	0.0
PM-3	0.013	0.0	0.0
PM-4	0.014	0.0	0.0
PM-5	0.018	0.7	* 1.7 @ 10:15am
PM-6	0.025	1.4	0.0

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

- * Mercury vapor concentrations exceeded the action level established in the CAMP from 10:09am to 10:23am at perimeter station PM-5, located along Pearl Street. The exceedances were determined to be erroneous high readings resulting from an equipment malfunction and not a result of ground-intrusive activities associated with drilling activities.
    - Two instantaneous mercury vapor concentrations causing the erroneous exceedance were recorded at 2.1 µg/m^3 and 23.6 µg/m^3. During the time of the exceedance, AARCO was in the process of advancing waste characterization soil boring WC11B.
    - Drilling activities were immediately halted to investigate the validity of the exceedance. Langan used a Jerome® J505 mercury vapor analyzer to collect readings from the station intake and instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.07 µg/m^3.
    - The Jerome® J405 at perimeter station PM-5 was temporarily disconnected from the remote telemetry system to troubleshoot the issue and was replaced with the spare unit. The Jerome® J505 was used during the equipment replacement and instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
    - The spare Jerome® J405 unit at perimeter station PM-5 continued to read 0.00 µg/m^3 for the remainder of the day.
- Langan used a Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.10 µg/m^3.
- Perimeter air monitoring station PM-1 was relocated to the western sidewalk of Beekman Street from 11:39am to 11:59am during advancement of soil borings WC03A_N1 and WC03A_S1.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
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SITE OBSERVATION REPORT

- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP was discontinued at 12:15pm, after AARCO demobilized from the site.

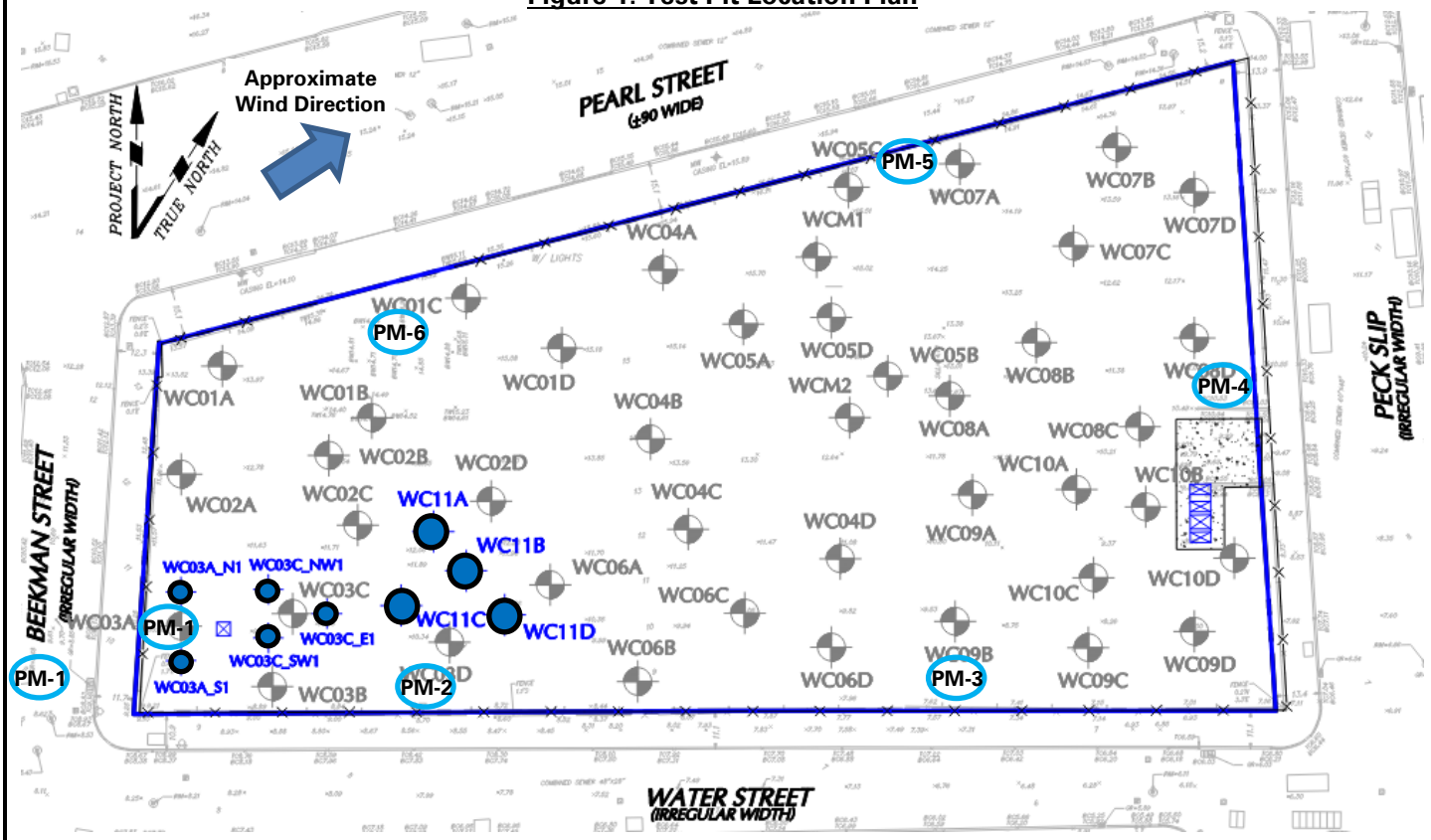
Anticipated Activities

- None.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

Figure 1: Test Pit Location Plan



Legend:

- Approximate location of soil borings completed today
- PM-1 — Approximate location of air monitoring station

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of AARCO advancing a delineation soil boring in the southwestern portion of the site (facing west).

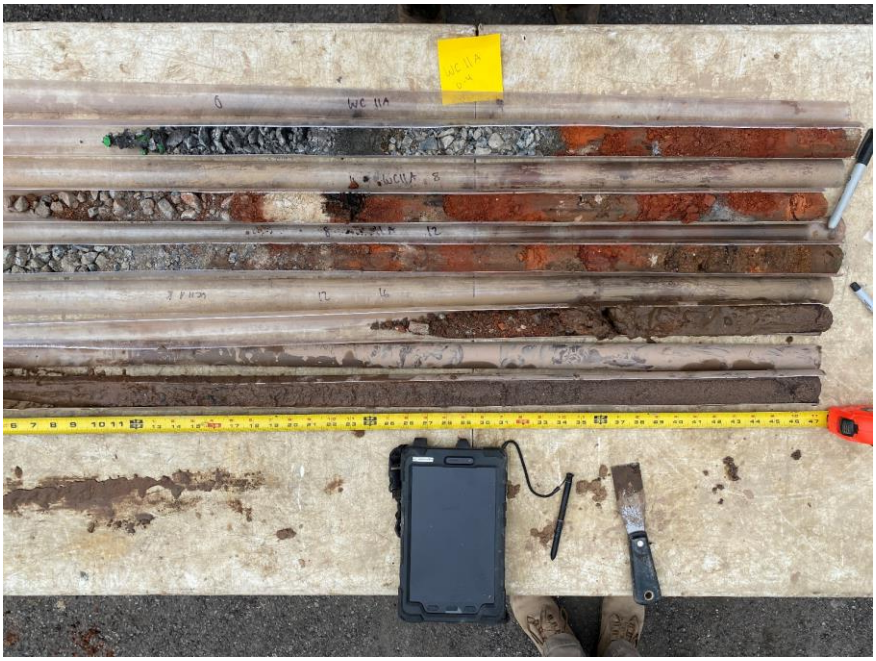


Photo 2: View of soil/fill recovered from waste characterization soil boring WC11A.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Monday, April 25, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 49.8 – 58.4 ˚F Wind: SSW @ 0.8 – 6.9 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Maye Yassin

EQUIPMENT:	**PRESENT AT SITE:** **Day 4**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Lauren Roper, Maye Yassin **UBS** (Fence installation Contractor)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installing perimeter construction fencing along the northern, western, and southern boundaries of the site (along Pearl Street, Beekman Street, and Water Street, respectively). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.012	0.0	0.0
PM-2	0.008	0.0	0.0
PM-3	0.009	0.0	0.0
PM-4	0.010	0.0	0.0
PM-5	0.005	0.9	0.0
PM-6	0.007	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.015	0.0	0.1
PM-2	0.018	0.0	0.2
PM-3	0.030	0.1	0.0
PM-4	0.017	0.0	0.2
PM-5	0.010	1.3	0.1
PM-6	0.015	0.0	0.1

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.10 µg/m^3.
- Perimeter air monitoring station PM-5 was relocated to the western sidewalk of Beekman Street from 8:03am to 10:10am during installation of the perimeter construction fence along Beekman Street.
- Perimeter air monitoring station PM-3 was relocated to the southern sidewalk of Water Street from 10:10am to 2:50pm during installation of the perimeter construction fence along Water Street.
- Perimeter air monitoring station PM-6 was relocated to the northern sidewalk of Pearl Street from 1:35pm to 2:50pm during installation of the perimeter construction fence along Pearl Street.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially between 2:50pm and 3:03pm at the conclusion of ground-intrusive activities.

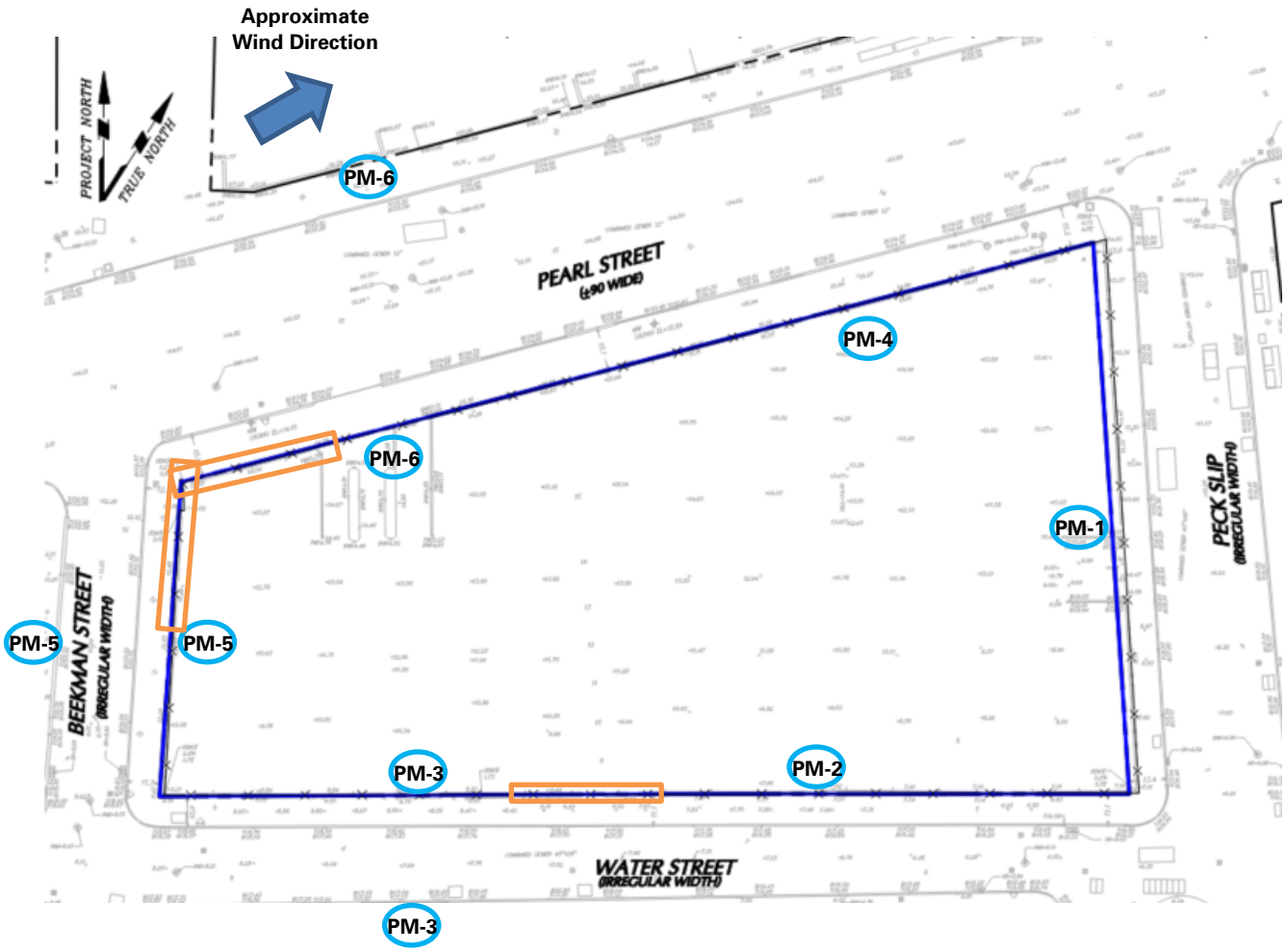
Anticipated Activities

- UBS will continue installing construction fence at the southern perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of perimeter construction fencing installed along the northern boundary of the site (facing southeast).

Photo 2: View of perimeter CAMP station PM-3, relocated to the southern sidewalk of Water Street (facing south)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Tuesday, April 26, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 54.1 – 59.1 ˚F Wind: S @ 0.4 – 6.0 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 4:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Maye Yassin

EQUIPMENT:	**PRESENT AT SITE:** **Day 5**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Lauren Roper, Maye Yassin **UBS** (Fence Installation Contractor)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installing perimeter construction fencing along the southern boundary of the site (along Water Street). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.022	0.0	0.0
PM-2	0.026	0.0	0.0
PM-3	0.025	0.0	0.0
PM-4	0.027	0.0	0.0
PM-5	0.012	0.0	0.0
PM-6	0.029	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.028	0.0	0.1
PM-2	0.033	0.0	0.0
PM-3	0.034	0.0	0.0
PM-4	0.036	0.0	0.1
PM-5	0.021	0.0	0.1
PM-6	0.038	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.12 µg/m^3.
- Perimeter air monitoring station PM-6 was relocated to the southern sidewalk of Water Street from 7:08am to 3:05pm during installation of the perimeter construction fence along Water Street.
- Perimeter air monitoring station PM-5 was relocated to the eastern sidewalk of Peck Slip Street from 1:30pm to 3:03pm during installation of the perimeter construction fence along Peck Slip Street.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially between 2:55pm and 3:05pm at the conclusion of ground-intrusive activities.

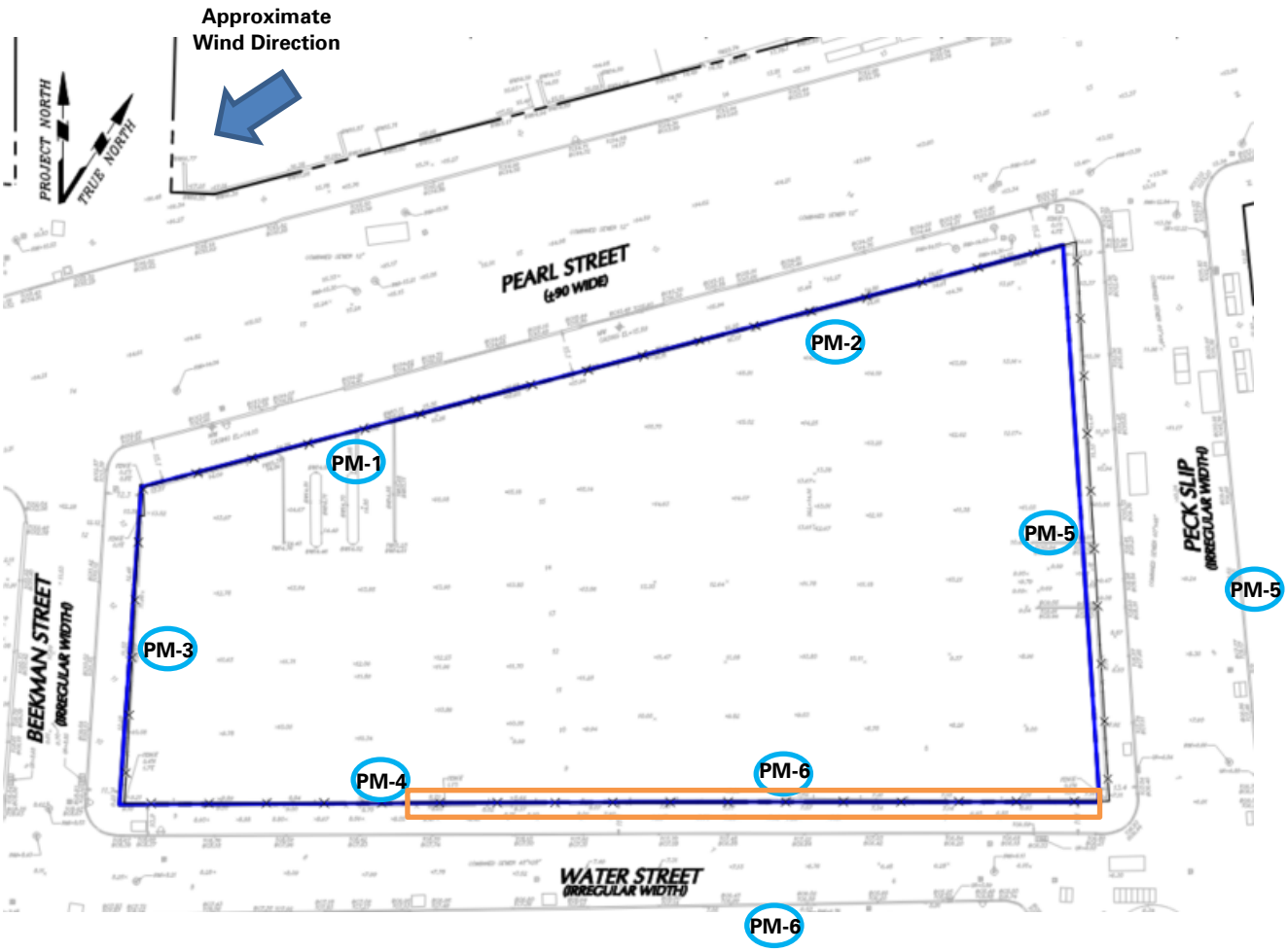
Anticipated Activities

- UBS will continue installing construction fence around the perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of perimeter construction fencing being installed along the southern boundary of the site (facing south).

Photo 2: View of UBS drilling 4-inch-long bolts into the ground surface for perimeter construction fencing installation (facing north)

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Wednesday, April 27, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 51.9 – 59.0 ˚F Wind: ENE @ 0.9 – 7.7 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Elsah Boak

EQUIPMENT:	**PRESENT AT SITE:** **Day 6**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Lauren Roper, Elsah Boak **UBS** (Fence Installation Contractor)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installing perimeter construction fencing along the northern and western boundaries of the site (along Pearl and Beekman Street). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.009	0.0	0.0
PM-2	0.005	0.0	0.0
PM-3	0.006	0.1	0.0
PM-4	0.005	0.0	0.1
PM-5	0.005	0.0	0.0
PM-6	0.009	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.014	0.0	0.1
PM-2	0.008	0.0	0.0
PM-3	0.014	0.4	0.0
PM-4	0.009	0.0	0.4
PM-5	0.009	0.1	0.0
PM-6	0.011	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 1.06 µg/m^3.
    - One instantaneous mercury vapor concentration was detected using the handheld Jerome® J505 mercury vapor analyzer at 1.06 µg/m^3 at 10:44am. During this time, the dedicated air monitor was located between the western sidewalk of Beekman Street, between the work zone and the off-site CAMP station. No on-site source was identified, as no ground-intrusive activities were ongoing at the time of the elevated reading. The instantaneous concentration was the only reading recorded above the action level, and did not result in a 15-minute time-weighted-average above the action level established in the CAMP.
- Perimeter air monitoring station PM-1 was relocated to the western sidewalk of Beekman Street from 10:13am to 12:47pm during installation of the perimeter construction fence along Beekman Street.
- Perimeter air monitoring station PM-3 was relocated to the northern sidewalk of Pearl Street from 1:01pm to 2:22pm during installation of the perimeter construction fence along Pearl Street.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 2:53pm at the conclusion of ground-intrusive activities.

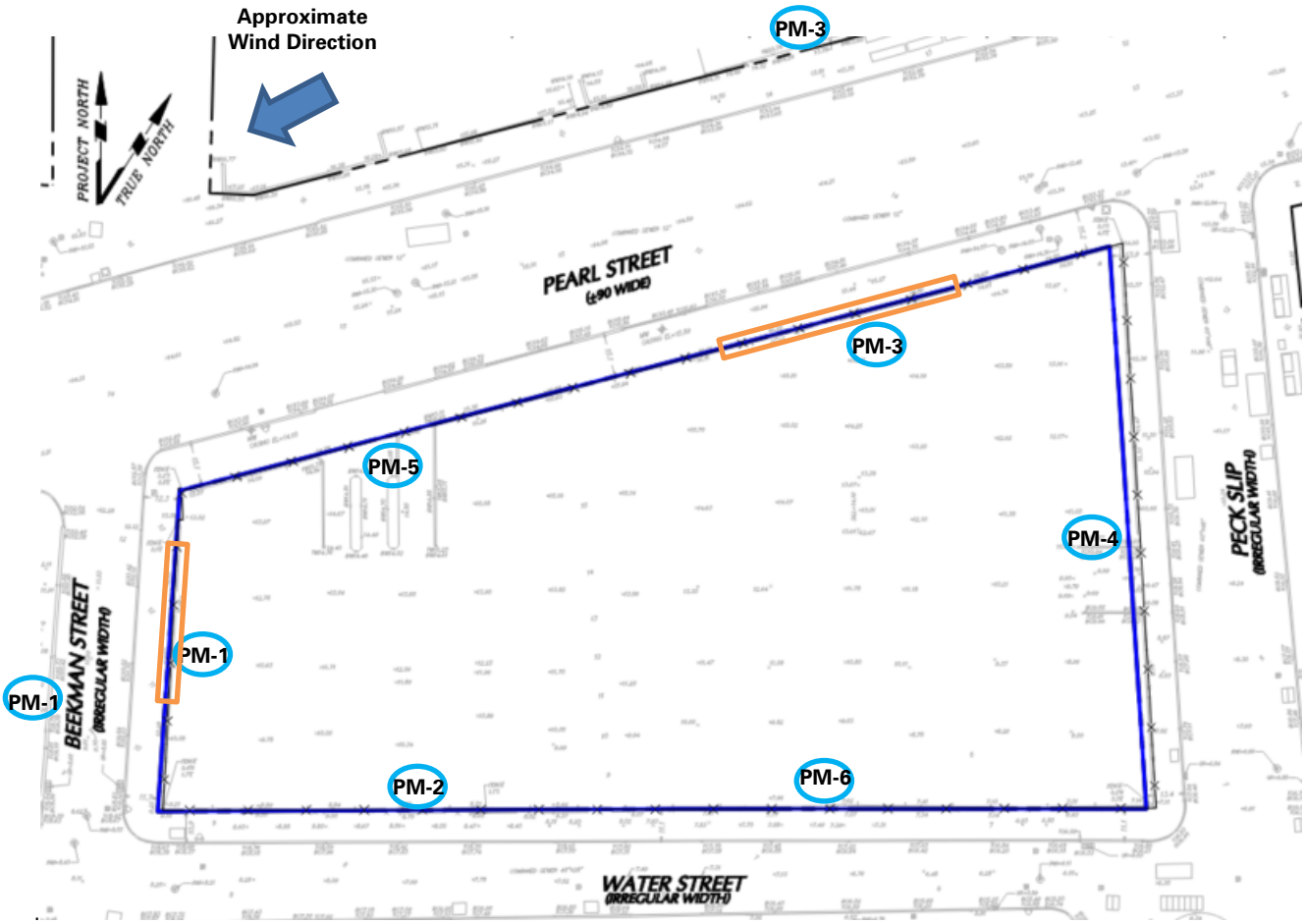
Anticipated Activities

- UBS will continue installing construction fence around the perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of perimeter construction fencing being installed along the northern boundary the site (facing south).

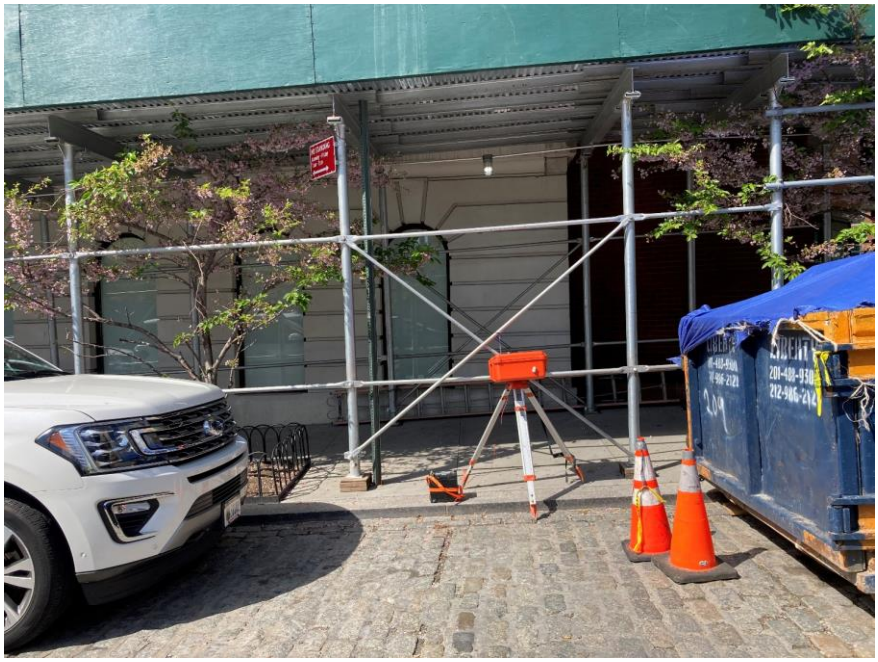


Photo 2: View of CAMP station PM-1 relocated to the western sidewalk of Beekman Street (facing west).

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Thursday, April 28, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 42.8 – 58.4 ˚F Wind: NE @ 1.3 – 8.3 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 4:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper

EQUIPMENT:	**PRESENT AT SITE:** **Day 7**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Lauren Roper, Gabriella DeGennaro **UBS** (Fence Installation Contractor)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installing perimeter construction fencing along the eastern boundary of the site (along Peck Slip). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.008	0.0	0.0
PM-2	0.003	0.0	0.0
PM-3	0.005	0.0	0.0
PM-4	0.014	0.0	0.2
PM-5	0.002	0.0	0.0
PM-6	0.010	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.011	0.0	0.2
PM-2	0.008	0.0	0.0
PM-3	0.011	0.1	0.0
PM-4	*0.228 @ 10:25am	0.0	0.4
PM-5	0.005	0.0	0.0
PM-6	0.042	0.0	0.0

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

- *Particulate concentrations exceeded the action level established in the CAMP from 10:26am to 10:40am at perimeter station PM-4, located along Beekman Street. Work was not occurring in the vicinity of the unit and no visible dust was observed. The particulate monitor at perimeter station PM-4 was recalibrated readings returned to background conditions.
- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 $\mu g/m^3$ to 0.45 $\mu g/m^3$.
- Perimeter air monitoring station PM-5 was relocated to the western sidewalk during installation of the perimeter construction fence along Peck Slip from 7:36am to 2:56pm.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 2:56pm at the conclusion of ground-intrusive activities.

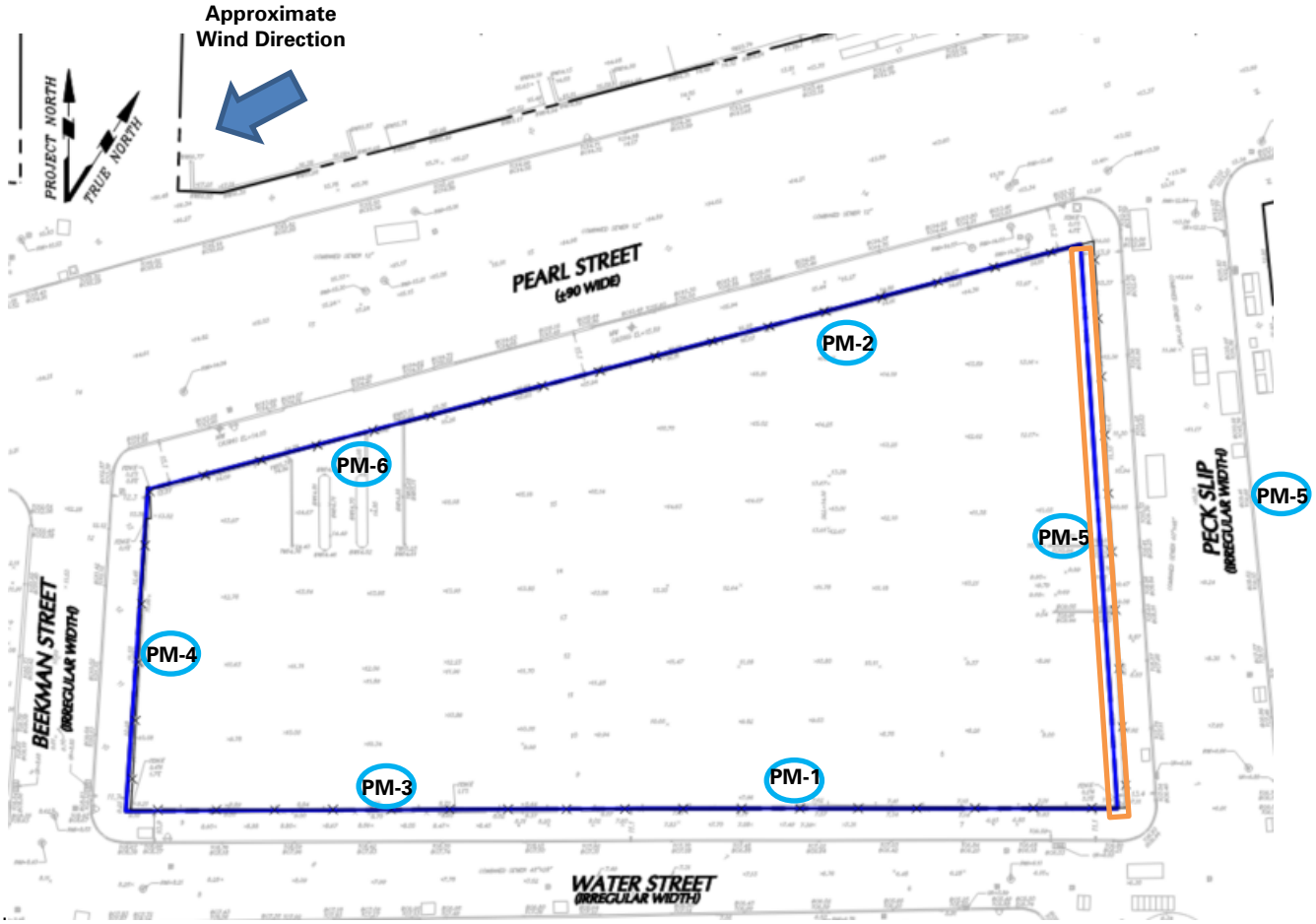
Anticipated Activities

- UBS will continue installing construction fence around the perimeter of the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

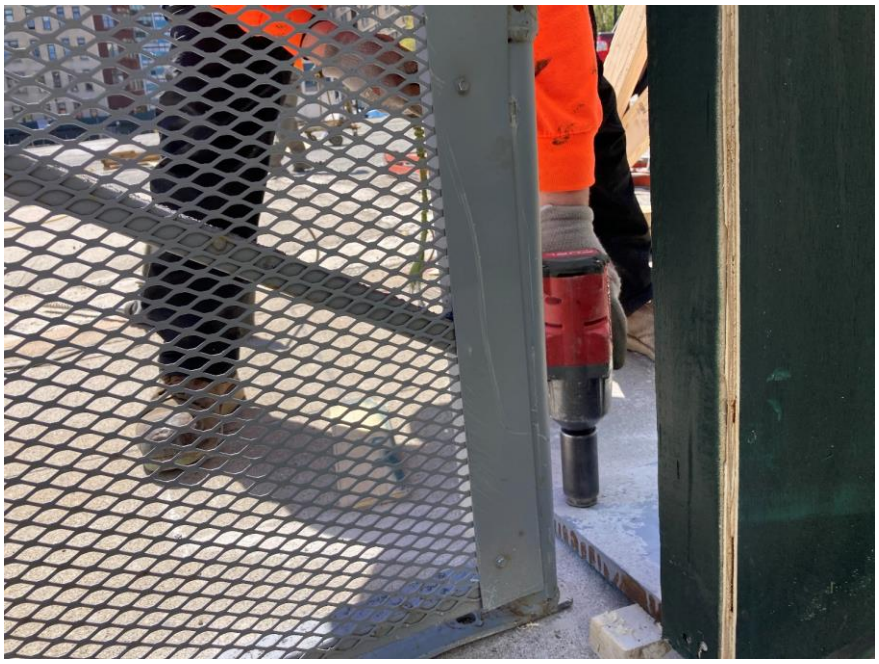


Photo 1: View installing 4-inch long bolts along the northern boundary the site (facing west).

Photo 2: View of perimeter fencing installation along Peck Slip (facing southwest).

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Friday, April 29, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 60.6 – 63.4 ˚F Wind: NNE @ 1.7 – 6.0 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 3:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Gabriella DeGennaro

EQUIPMENT:	**PRESENT AT SITE:** **Day 8**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Gabriella DeGennaro, Michael Au, Yaskira Mota **UBS** (Fence Installation Contractor)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installing perimeter construction fencing along the northern and eastern boundaries of the site (along Pearl Street and Peck Slip, respectively). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.
    - Ground-intrusive work associated with perimeter construction fencing installation was completed.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Gabriella DeGennaro **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.007	0.0	0.0
PM-2	0.005	0.0	0.0
PM-3	0.006	0.3	0.0
PM-4	0.006	0.0	0.0
PM-5	0.004	0.0	0.0
PM-6	0.009	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.011	0.0	0.3
PM-2	0.013	0.0	0.0
PM-3	0.009	0.6	0.2
PM-4	0.008	0.0	0.1
PM-5	0.009	0.0	0.1
PM-6	0.019	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 $\mu g/m^3$ to 0.24 $\mu g/m^3$.
- Concentrations of PM10, VOCs, and mercury vapor were not recorded at perimeter station PM-6 from 12:00pm to 1:25pm due to a malfunction with the telemetry system. The handheld Jerome® J505 unit was used to record mercury vapor concentrations at the location of perimeter station PM-6 while troubleshooting was completed.
    - Instantaneous mercury vapor concentrations recorded by the handheld Jerome® J505 unit ranged from 0.00 $\mu g/m^3$ to 0.07 $\mu g/m^3$.
    - Ground-intrusive activities were not ongoing during this time and fugitive dust or odors were not observed migrating from the site.
- Concentrations of mercury vapor were not recorded at perimeter station PM-2 from 1:48pm 2:17pm due to a malfunction with the telemetry system. The handheld Jerome® J505 unit was used to record mercury vapor concentrations at the location of perimeter station PM-2 while troubleshooting was completed.
    - Instantaneous mercury vapor concentrations recorded by the handheld Jerome® J505 unit ranged from 0.00 $\mu g/m^3$ to 0.08 $\mu g/m^3$.
    - Ground-intrusive activities were not ongoing during this time.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 2:50pm at the conclusion of ground-intrusive activities.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Gabriella DeGennaro
			LANGAN

SITE OBSERVATION REPORT

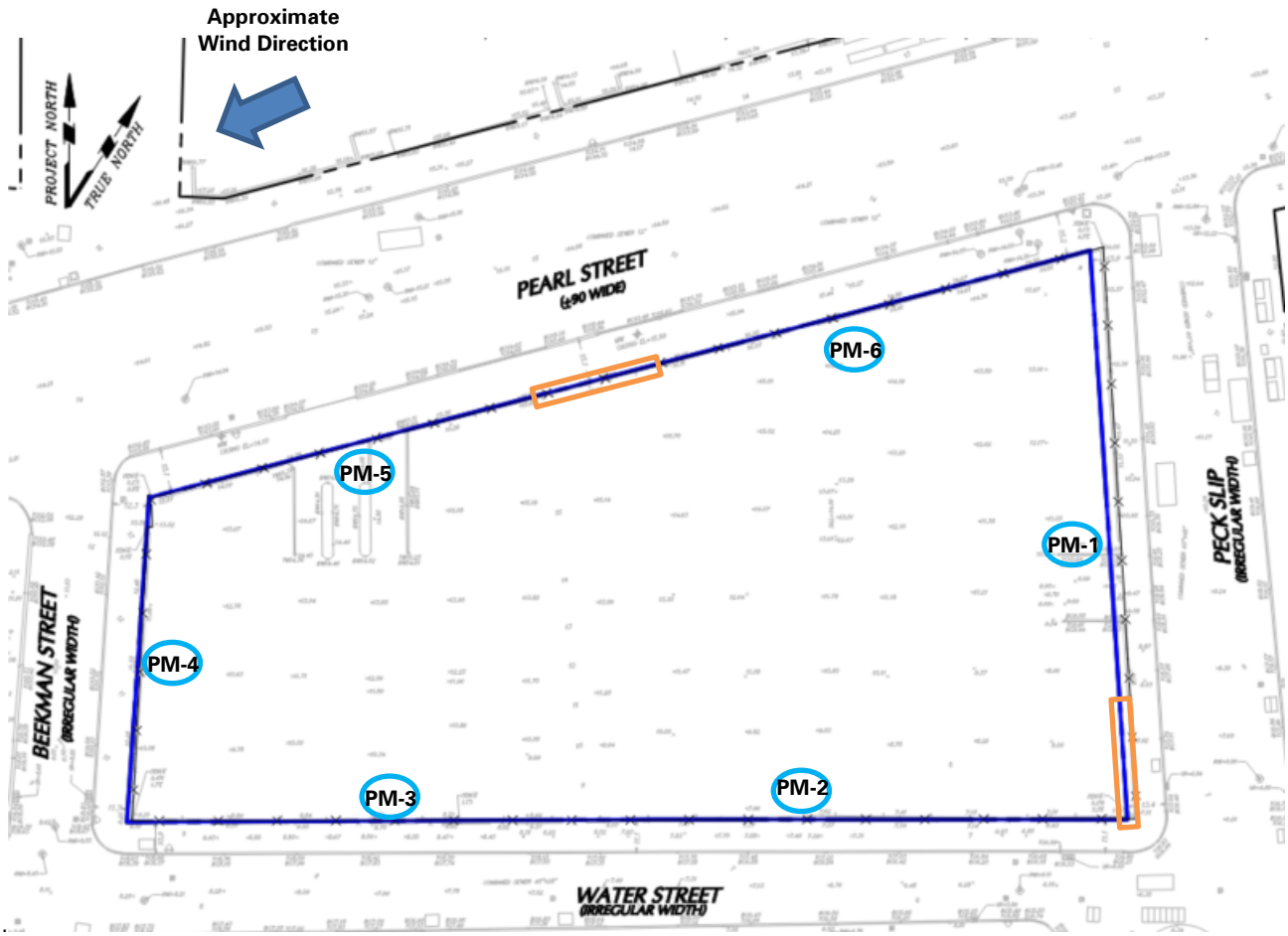
Anticipated Activities

- Langan and AARCO will mobilize to the site on Saturday, April 30, 2022 to complete additional soil sampling to supplement waste characterization data for disposal facility approvals.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Gabriella DeGennaro
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Gabriella DeGennaro
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

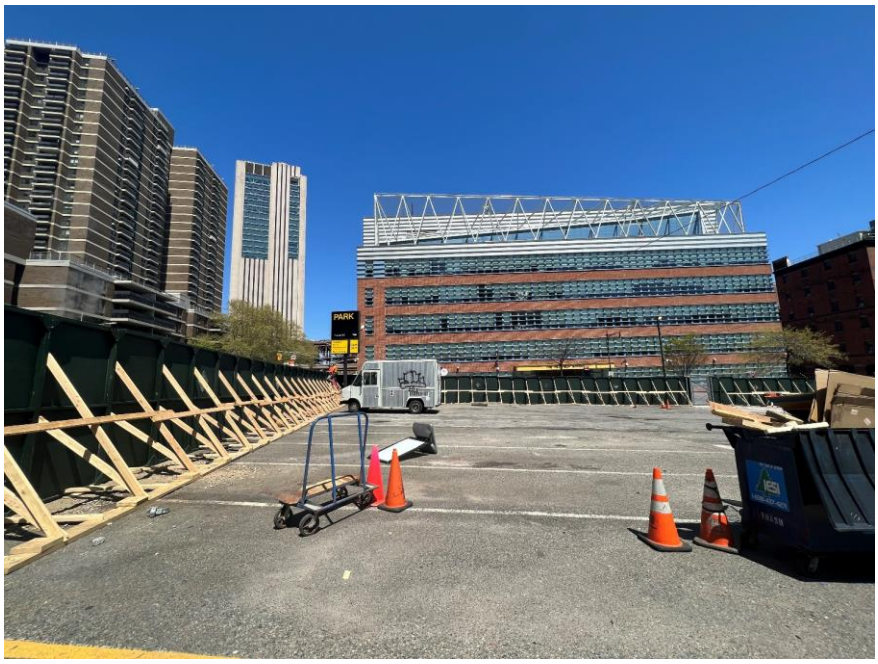


Photo 1: View of the perimeter construction fence installed along Pearl Street and Peck Slip (facing east).

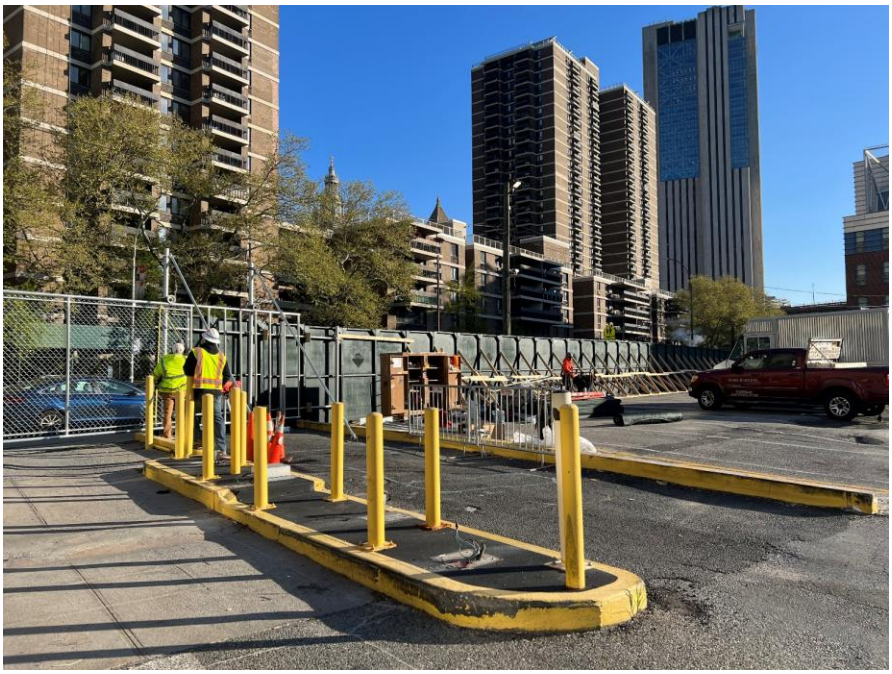


Photo 2: View of UBS installing the perimeter construction fence along the northern perimeter of the site (facing northeast).

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Gabriella DeGennaro
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Saturday, April 30, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 53.2 – 66.3 ˚F Wind: NE @ 1.2 – 7.0 mph
LOCATION:	New York, NY		**TIME:**	8:00 AM – 4:45 PM
BCP SITE ID:	C231127		**MONITOR:**	Laura Grose

EQUIPMENT:	**PRESENT AT SITE:** **Day 9**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Laura Grose, Kaitlyn Gioia, Andrew Ashley, Michael Au **AARCO** (Drilling Contractor) – Julio Galovza

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- AARCO used a Geoprobe® 7822DT direct-push drill rig with 4-foot-long Macro-Core® samplers to advance four soil borings to delineate previously identified naphthalene-impacted soil in the southwestern portion of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - Soil borings **WC11D, WC11D_N1, WC11D_N2, and WC11D_W1** were advanced to a depth of about 12 feet below grade surface (bgs). Material was screened for odors, staining, and organic vapors using a photoionization detector (PID). Black staining, odors, and a maximum PID reading of 196 parts per million (ppm) was recorded from borings WC11D and WC11D_N1 from 9 to 10 feet below grade surface (bgs). No evidence of impacts were observed in boring WC11D_N2 to a depth of 11 feet bgs and in boring WC11D_W1 to a depth of 12 feet bgs. Petroleum-like odor and a maximum PID reading of 42.1 ppm was recorded in boring WC11D_N2 from 11 to 12 feet bgs.
- AARCO used a Geoprobe® 7822DT direct-push drill rig with 4-foot-long Macro-Core® samplers to advance seven soil borings for waste characterization soil sampling in the northwestern and southwestern portions of the site. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - **WC11A** was advanced to a depth of about 10 feet below grade surface (bgs). Material was screened for odors, staining and organic vapors using a PID. Odor, staining and a maximum PID reading of 65 ppm was recorded from about 5 to 7 feet bgs.
    - **WC11B** was advanced to a depth of about 10 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
    - **WC11C** was advanced to a depth of about 10 feet bgs. Material was screened for odors, staining and organic vapors using a PID. A maximum PID reading of 32.1 ppm was recorded at about 7.5 feet bgs.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose **LANGAN**

SITE OBSERVATION REPORT

- **WC12A** was advanced to a depth of about 12 feet bgs. Material was screened for odors, staining and organic vapors using a PID. Petroleum-like odors and a maximum PID reading of 14.3 ppm was observed from about 6 to 7 feet bgs.
- **WC12B** was advanced to a depth of about 22 feet bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.
- **WC12C** was advanced to a depth of about 12 feet bgs. Material was screened for odors, staining and organic vapors using a PID. A maximum PID reading of 62 ppm was recorded from about 6 to 8 feet bgs.
- **WC12D** was advanced to a depth of about 12 feet below bgs. Material was screened for odors, staining and organic vapors using a PID. No evidence of impacts were observed.

- Soil borings were backfilled with clean drill cuttings or clean sand and patched with cold patch asphalt after sampling was completed.

Material Tracking

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

Sampling

- Langan collected four composite soil samples for laboratory analysis of Target Compound List (TCL) and NYSDEC Part 375-list semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, NYSDEC Part 375-list and target analyte list (TAL) metals, hexavalent chromium, trivalent chromium and total cyanide. Select composite samples were also analyzed for Resource Conservation and Recovery Act (RCRA) characteristics, paint filter, and Toxicity Characteristic Leaching Procedure (TCLP) SVOCs, pesticides, herbicides, and metals.
- Langan collected four grab soil samples for laboratory analysis of TCL and NYSDEC Part 375-list volatile organic compounds (VOCs) and New Jersey Department of Environmental Protection (NJDEP)-list Extractable Petroleum Hydrocarbons (EPH). Select grab samples were also analyzed for TCLP VOCs.
- Langan collected sixteen grab soil samples for laboratory analysis of TCL and NYSDEC Part 375-list VOCs to delineate previously identified naphthalene-impacted soil in the southwestern portion of the site.
- 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:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.018	0.0	0.0
PM-2	0.004	0.0	0.0
PM-3	0.001	0.0	0.0
PM-4	0.004	0.0	0.1
PM-5	0.020	1.2	0.0
PM-6	0.008	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.006	0.0	0.1
PM-2	0.009	0.0	0.0
PM-3	0.007	0.1	0.1
PM-4	0.008	0.0	0.2
PM-5	0.006	2.5	0.1
PM-6	0.010	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 $\mu g/m^3$ to 0.03 $\mu g/m^3$.
- Concentrations of PM10 were not recorded at perimeter station PM-1 from 9:00am to 11:42am due to a calibration error with the particulate monitor. Troubleshooting was completed and the monitor was not able to be repaired.
    - The particulate monitor from perimeter station PM-1 was swapped with the particulate monitor from perimeter station PM-5, which was located in the northeastern portion of the site and about 180 feet away from the work area in an upwind direction.
    - Fugitive dust was not observed migrating from the site throughout the work day.
    - The malfunctioning particulate monitor is anticipated to be replaced on Monday, May 2, 2022.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 3:20pm at the conclusion of ground-intrusive activities.

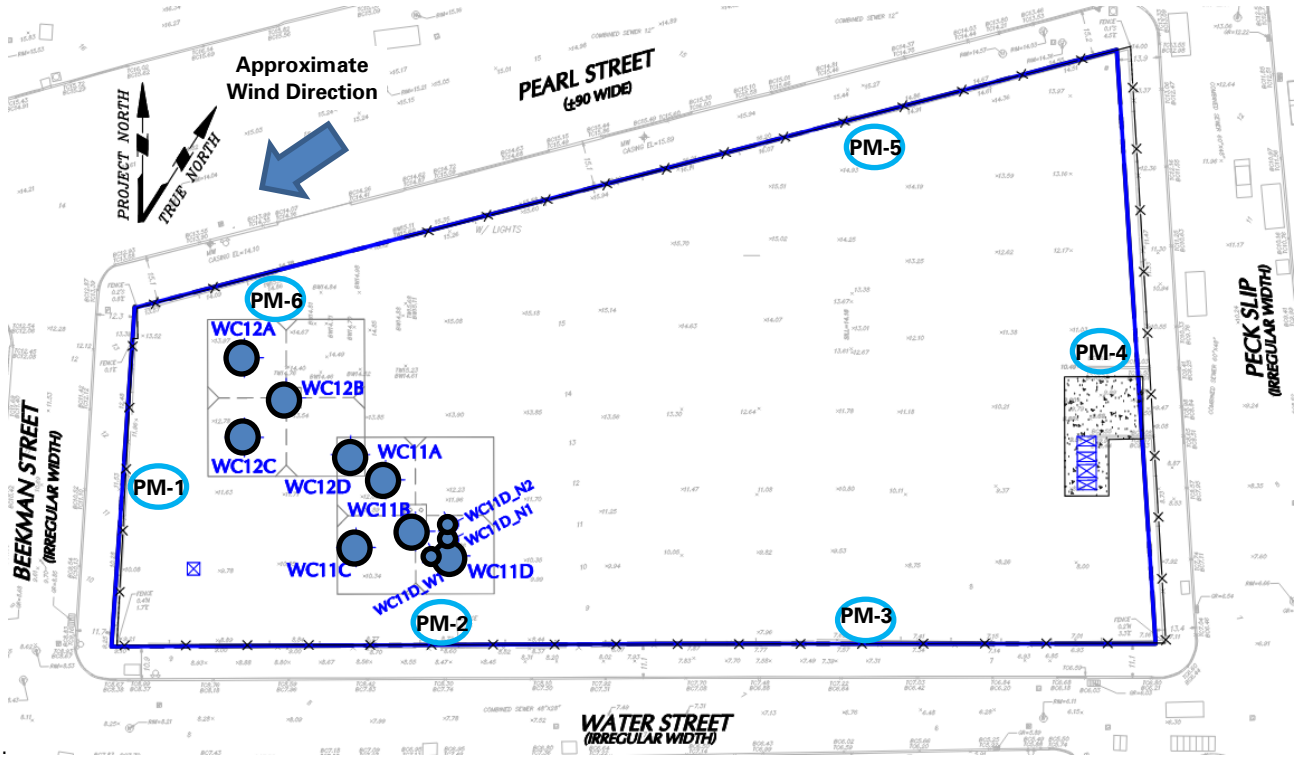
Anticipated Activities

- UBS will continue installation of the perimeter construction fence on Monday, May 2, 2022.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate location of soil borings completed today

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of AARCO advancing a delineation soil boring in the southwestern portion of the site (facing east).

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Laura Grose
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Monday, May 2, 2022
PROJECT:	250 Water Street		**WEATHER:**	Rainy, 55-60 ˚F Wind: SE @ 8 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 11:30 AM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper

EQUIPMENT:	**PRESENT AT SITE:**	**Day 10**
MiniRAE 3000 PID DustTrak II Jerome J405® Jerome J505® Hand tools	**Langan** (Environmental) – Lauren Roper **UBS** (Fence Installation Contractor)	

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- UBS continued installation of perimeter construction fencing along the boundary of the site. No ground-intrusive activities were completed during installation of the perimeter construction fencing.

Material Tracking

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

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

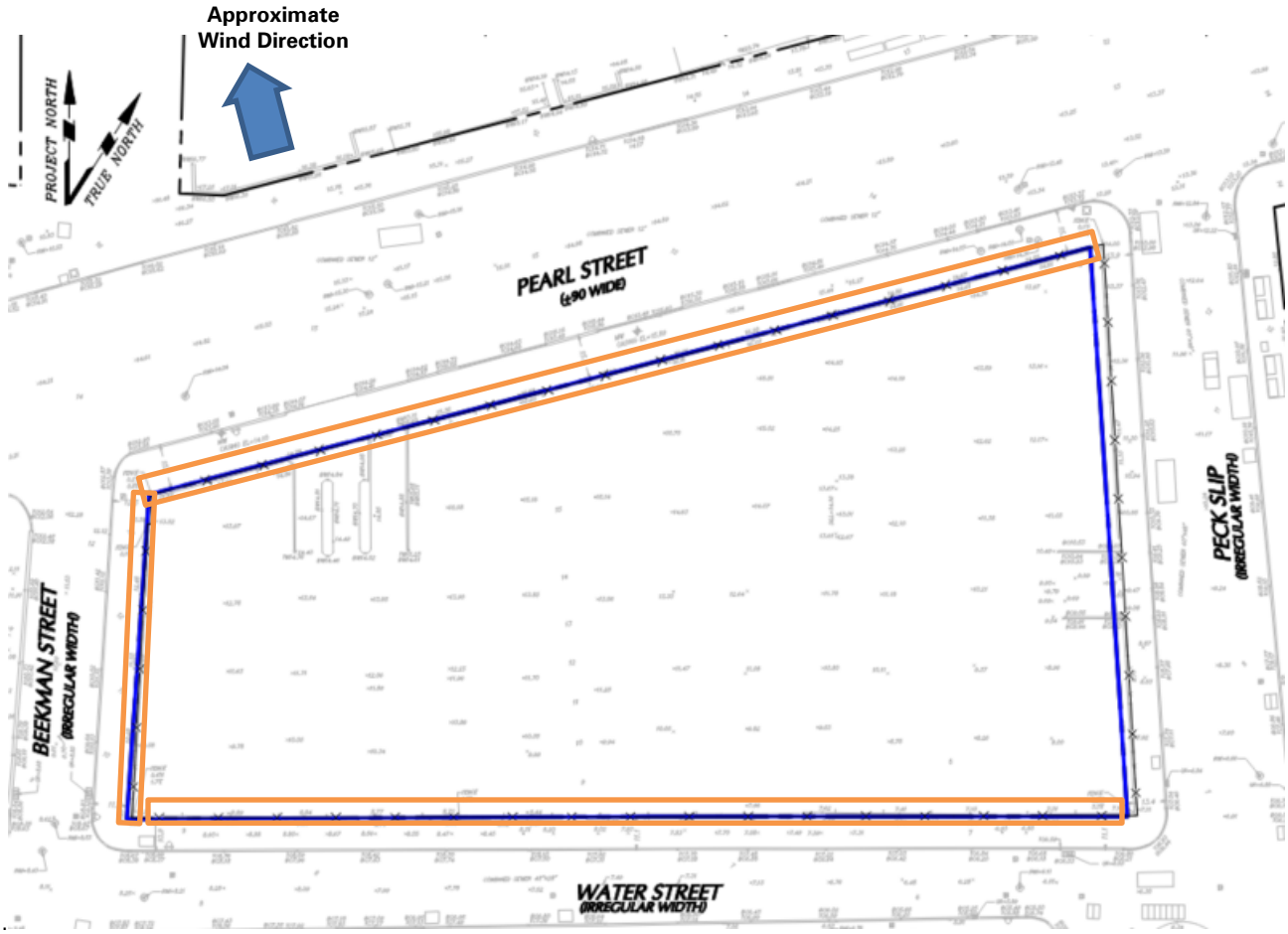
- Community air monitoring was not implemented due to a lack of ground-intrusive activities.

Anticipated Activities

- UBS will continue installation of perimeter construction fencing along the boundary of the site. Ground-intrusive activities are not anticipated for the remaining scope of work associated with installation of the construction fence.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

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

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: UBS installing wooden trim to the construction fence along Beekman Street (facing east).

Photo 2: View of the completed perimeter construction fence along Water Street (facing east).

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, May 11, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 59.7 – 74.1 ˚F Wind: NNE @ 1.3 – 9.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:15 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 11**
Langan (Environmental) – Lauren Roper, Brian Kenneally, Paul McMahon
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer
Triumvirate/Emilcott – Grant Ginder

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV removed an about 4-inch-thick asphalt cover in an approximately 40-foot-long by 40-foot-wide area in the southwestern part of the site in preparation for foundation pile installation. Asphalt was temporarily stockpiled adjacent to the work area and covered with polyethylene sheeting in preparation for off-site disposal.
- CCJV advanced a foundation pile to about 50 feet below grade surface (bgs) using a Comacchio MC28 drill rig. Municipally supplied water was used during drilling activities to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess hydrant water generated during drilling activities was collected into a temporary sump and then pumped into the settling tank.

Material Tracking

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

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using the handheld Jerome® J505 mercury vapor analyzer and the handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.02 µg/m^3 to 0.08 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.015	0.0	0.1
PM-2	0.011	0.0	0.0
PM-3	0.014	0.0	0.0
PM-4	0.013	0.0	0.2
PM-5	0.010	0.1	0.0
PM-6	0.017	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.040	0.0	0.9
PM-2	0.035	0.0	0.0
PM-3	0.039	0.0	0.0
PM-4	0.036	0.1	0.7
PM-5	0.016	0.2	0.2
PM-6	0.039	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.26 µg/m^3, with the exception of one elevated reading discussed below.
    - One instantaneous mercury vapor concentration was detected using the handheld Jerome® J505 mercury vapor analyzer at 3.26 µg/m^3 at 12:00pm. During this time, CCJV was installing a dewatering system in the western portion of the site. No on-site source was identified, as no ground-intrusive activities were ongoing at the time of the elevated reading. The instantaneous concentration was the only reading recorded above the action level, and did not result in a 15-minute time-weighted-average above the action level established in the CAMP.
- Langan used a handheld photoionization detector (PID) to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Concentrations of PM10 and VOCs were not recorded at perimeter station PM-5, which was located upwind of the work area, from 8:18am and 8:32am, 8:52am to 9:10am, 9:18am to 9:30am, 10:22am to 10:33am, 10:36am to 11:52am, and 11:57am to 12:25pm due to a faulty wire within the CAMP station. Troubleshooting

SITE OBSERVATION REPORT

was completed by the company supplying the equipment (Triumvirate/Emilcott) and the station was repaired at 12:26pm.
    - Perimeter CAMP station PM-5 was located in the northeastern portion of the site and about 150 feet away from the work area in an upwind direction.
    - Fugitive dust or odors were not observed migrating from the site during these times.
    - VOC concentrations were not recorded above background conditions using the handheld PID.
    - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer ranged from 0.00 µg/m^3 to 0.11 µg/m^3 during these times (with the exception of the elevated reading discussed above).
- Concentrations of PM10 and VOCs were not recorded at perimeter station PM-6, which was located upwind of the work area, from 11:11am to 11:46am due to a malfunction with the telemetry system. The modem within perimeter station PM-6 was reset and data logging resumed at 11:47am.
    - Fugitive dust or odors were not observed migrating off-site during this time.
    - VOC concentrations were not recorded above background conditions using the handheld PID.
- The Jerome® J405 unit within perimeter CAMP station PM-4 was replaced with the handheld Jerome® J505 mercury vapor analyzer at 1:52pm due to prolonged false positive readings detected from the CAMP station. The spare Jerome® J405 unit will be used while the malfunctioning unit is replaced.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially between 2:58pm and 3:07pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

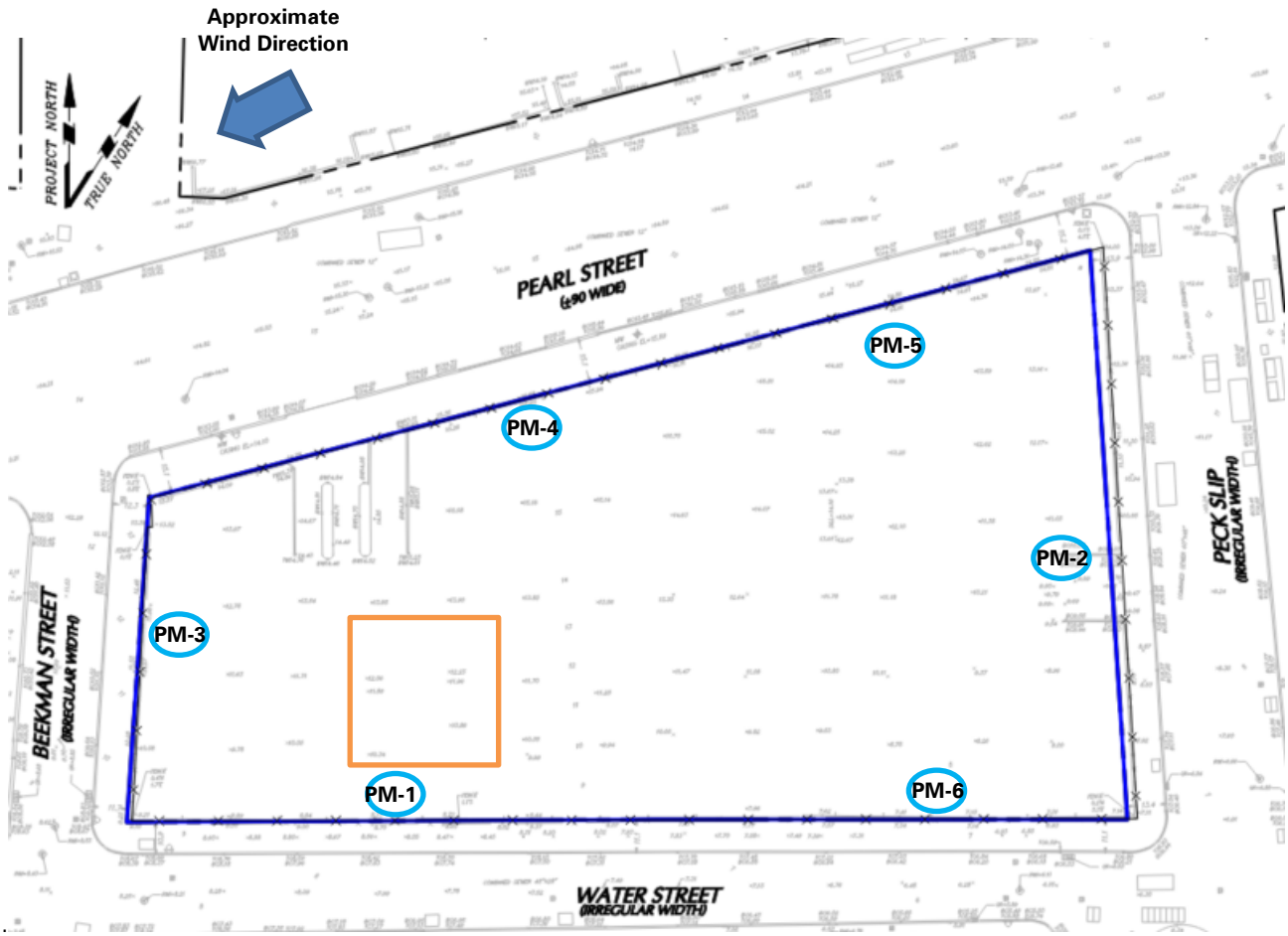
Anticipated Activities

- CCJV will continue drilling for installation of foundation piles in the southwest portion of the site.
- CCJV will import 2½-inch virgin stone for installation of a truck tracking pad in the northwest portion of the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV removing the asphalt cover in the southwestern portion of the site (facing southwest)

Photo 2: CCJV advancing a pile in the southwestern portion of the site (facing south)

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

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, May 12, 2022
PROJECT:	250 Water Street		**WEATHER:**	Overcast, 61.8 – 70.7 ˚F Wind: N @ 0.8 – 7.6 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 3:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 12**
Langan (Environmental) – Lauren Roper, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV continued advancing a foundation pile from about 50 feet to 80 feet below grade surface (bgs) in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
    - CCJV installed steel reinforcement bars within the pile in preparation for grout placement.
    - CCJV placed grout within the pile for installation of the future pile cap.
- CCJV began advancement of a foundation pile from surface grade to about 20 feet bgs in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
- CCJV placed imported 2.5-inch virgin stone in the northwestern portion of the site for installation of a truck tracking pad.

Material Tracking

- CCJV imported one truckload (22.79 tons) of 2.5-inch virgin stone from the Stone Industries Inc. facility located in Haledon, NJ.
- CCJV exported one truckload (about 5 cubic yards [CY]) of asphalt from the former parking lot for off-site disposal at the Allocco Recycling facility located in Brooklyn, NY.

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

SITE OBSERVATION REPORT

Material Import Summary		
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	1	22.79
Total	1	22.79

Material Export Summary		
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**	
Quantities	No. of Loads	Approx. Volume (CY[1])
Today	1	5
Total	1	5

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using the handheld Jerome® J505 mercury vapor analyzer and the handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.013	0.0	0.0
PM-2	0.014	0.0	0.0
PM-3	0.009	0.0	0.0
PM-4	0.012	0.0	0.0
PM-5	0.010	0.0	0.0
PM-6	0.017	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.036	0.0	0.1
PM-2	0.033	0.1	0.0
PM-3	0.019	0.0	0.2
PM-4	0.022	0.0	0.0
PM-5	0.021	0.0	0.1
PM-6	0.037	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.23 µg/m^3.
- Langan used a handheld photoionization detector (PID) to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 2:59pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

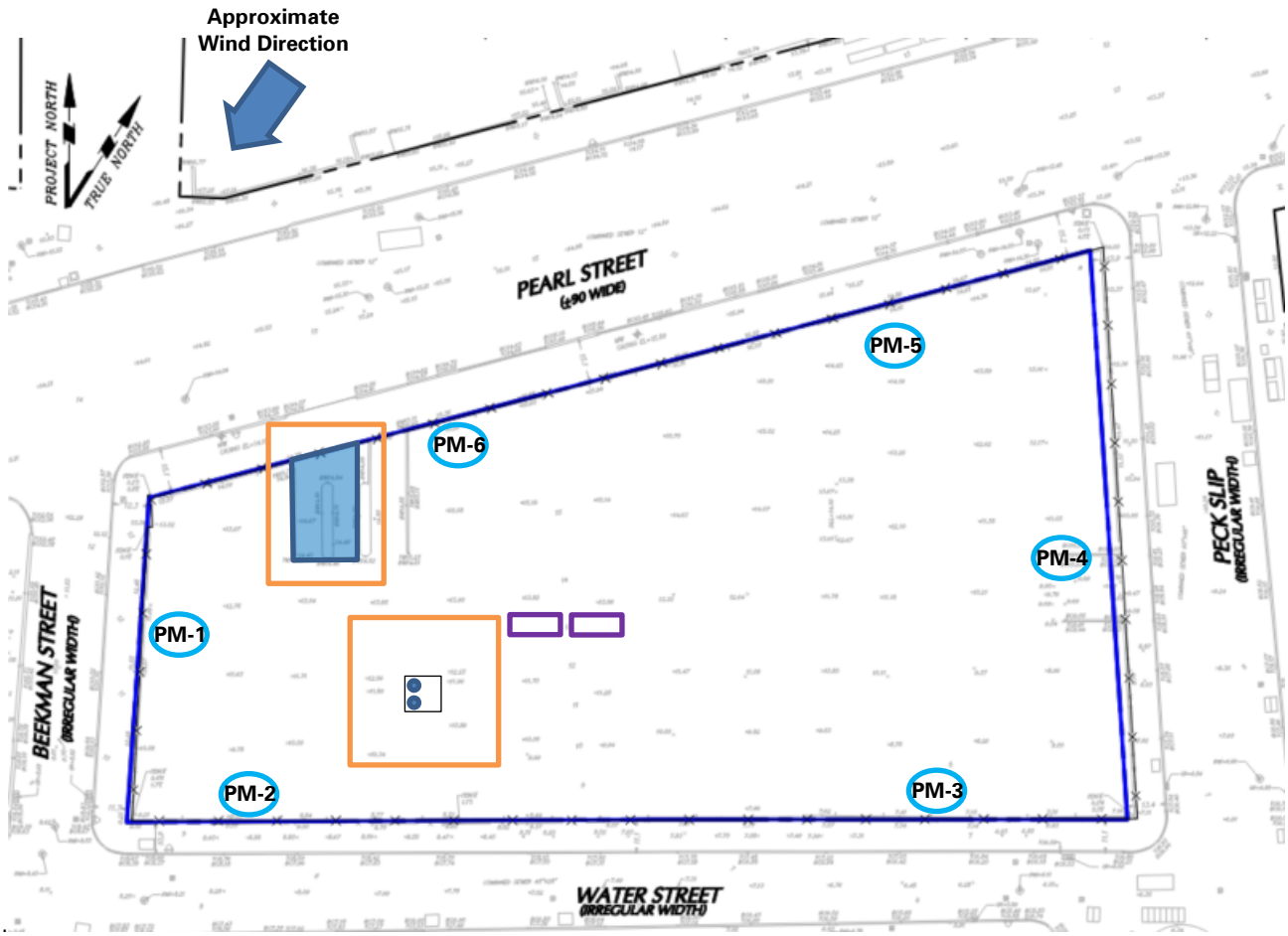
Anticipated Activities

- CCJV will continue installation of foundation piles in the southwest portion of the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Installed Today
- Approximate Location of Settling Tanks
- Approximate Location of Imported Stone Placement

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV importing one truckload of 2.5-inch virgin stone for installation of a tracking pad in the northwestern portion of the site (facing northwest)

Photo 2: View of CCJV advancing a pile in the southwestern portion of the site (facing south)

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

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, May 13, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast, 60.2 – 71.6 ˚F Wind: NNE @ 1.0 – 8.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 2:30 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 13**
Langan (Environmental) – Lauren Roper, Brian Kenneally, Shrinidhi Shetty
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
The Howard Hughes Corporation

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV continued advancing a foundation pile from about 20 feet to 80 feet below grade surface (bgs) in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
    - CCJV installed steel reinforcement bars within the pile in preparation for grout placement.
    - CCJV placed grout within the pile for installation of the future pile cap.
- CCJV began advancement of a foundation pile from surface grade to about 20 feet bgs in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
- CCJV graded previously imported 2.5-inch virgin stone for maintenance of the tracking pad in the northwestern portion of the site.

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

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 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	1	22.79

Material Export Summary		
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**	
Quantities	No. of Loads	Approx. Volume (CY)
Today	0	0
Total	1	5

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using the handheld Jerome® J505 mercury vapor analyzer and the handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station were recorded at 0.00 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.015	0.0	0.0
PM-2	0.013	0.0	0.0
PM-3	0.010	0.3	0.0
PM-4	0.013	0.0	0.0
PM-5	0.007	0.0	0.0
PM-6	0.014	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.045	0.0	0.1
PM-2	0.020	0.1	0.0
PM-3	0.016	3.3	0.0
PM-4	0.021	0.0	0.4
PM-5	0.020	0.1	0.4
PM-6	0.019	0.0	0.0

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

- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially from 1:44pm to 1:59pm at the conclusion of ground-intrusive activities.
  - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
  - VOC concentrations at each CAMP station ranged from 0.0 ppm to 0.1 ppm.
- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- Langan used a handheld photoionization detector (PID) to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Concentrations of PM10 were not recorded at perimeter station PM-2 from 10:01am to 10:10am due to a connection issue within the CAMP station. The DustTrak within perimeter station PM-2 was reset and data logging resumed at 10:11am. Mercury vapor data was manually downloaded and concentrations during this time were recorded at 0.00 µg/m^3.

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			LANGAN

SITE OBSERVATION REPORT

- Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer at perimeter station PM-2 ranged from 0.00 µg/m^3 to 0.09 µg/m^3 between 9:50am and 10:01am.
- Fugitive dust was not observed migrating from the site during these times.

- Concentrations of PM10 and VOCs were not recorded at perimeter station PM-6, which was located upwind of the work area, from 11:05am to 11:11am and from 12:25pm to 12:39pm, due to a malfunction with the telemetry system. The modem within perimeter station PM-6 was reset and data logging resumed at 11:12am and 12:40pm, respectively. Mercury vapor data was manually downloaded and concentrations during this time were recorded at 0.00 µg/m^3.
  - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer at perimeter station PM-6 ranged from 0.00 µg/m^3 to 0.07 µg/m^3 during these times.
  - Fugitive dust and odors were not observed migrating from the site during these times.
  - VOC concentrations were not recorded above background conditions using the handheld PID.
- Concentrations of VOCs were not recorded at perimeter station PM-3, which was located upwind of the work area, from 1:31pm to 1:33pm during instrument recalibration. Data logging resumed at 1:34pm and instantaneous VOC concentrations recorded with the handheld PID ranged from 0.0 to 0.2 ppm during this time.
  - Odors were not observed migrating from the site during this time.
  - VOC concentrations were not recorded above background conditions using the handheld PID.

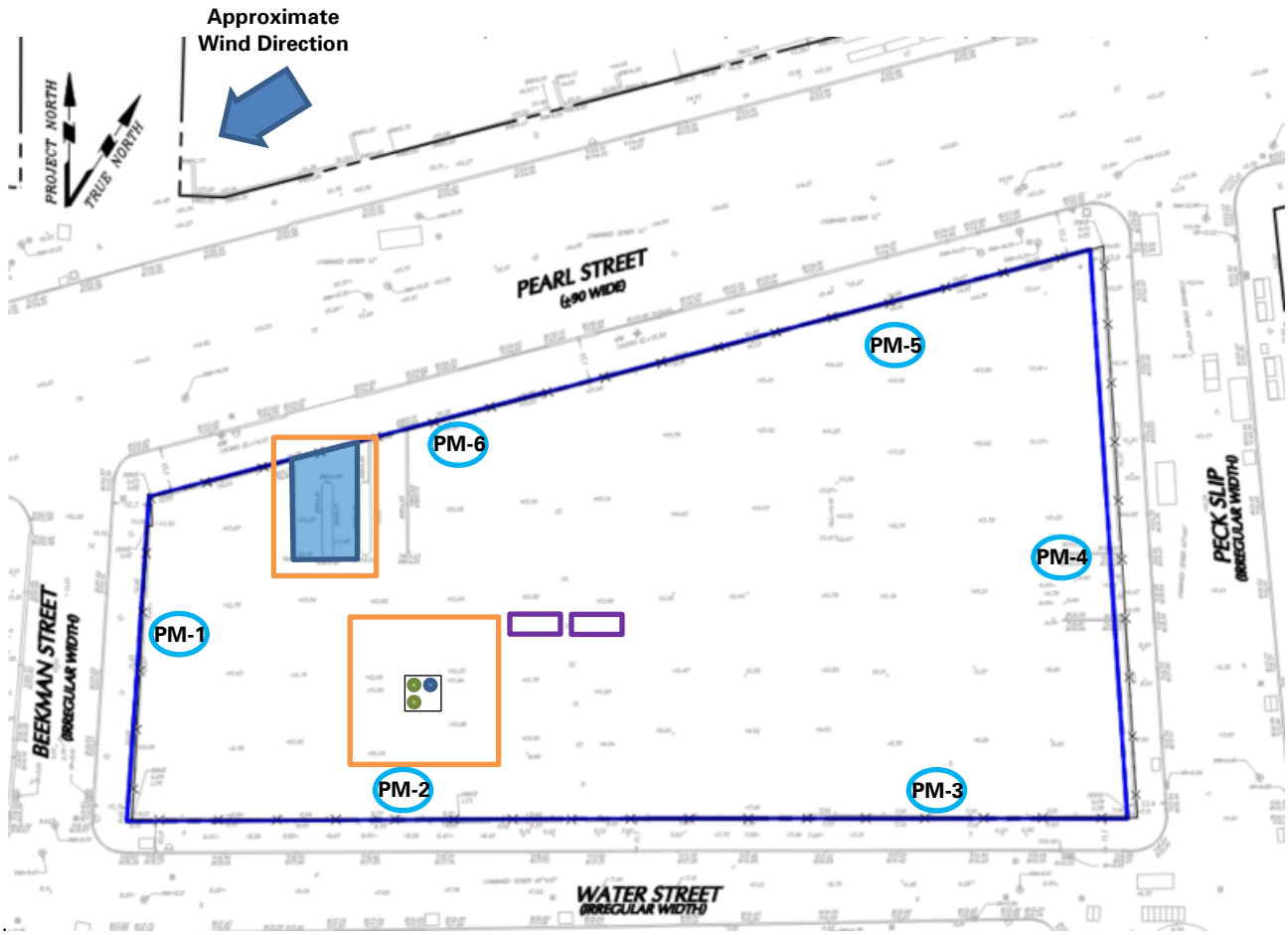
Anticipated Activities

- CCJV will continue installation of foundation piles in the southwest portion of the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Location of Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles In Progress
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of CCJV advancing a foundation pile in the southwestern portion of the site (facing southwest)

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

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, May 14, 2022
PROJECT:	250 Water Street		**WEATHER:**	Overcast, 63.0 – 67.0 ˚F Wind: ESE @ 1.2 – 2.5 mph
LOCATION:	New York, NY		**TIME:**	7:00 AM – 2:00 PM
BCP SITE ID:	C231127		**MONITOR:**	Lexi Haley, Audrey Seery

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 14**
Langan (Environmental) – Lexi Haley, Audrey Seery, Bill Pagano
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV continued advancing a foundation pile from about 20 feet to 85 feet below grade surface (bgs) in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
    - CCJV installed steel reinforcement bars within the pile in preparation for grout placement.
    - CCJV placed grout within the pile for installation of the future pile cap.
- CCJV graded previously imported 2.5-inch virgin stone for maintenance of the tracking pad in the northwestern portion of the site.
- CCJV placed concrete in an about 20-foot-long by 2-foot-wide area along the northern edge of the tracking pad to create an access ramp for vehicular access.

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

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 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	1	22.79

Material Export Summary		
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**	
Quantities	No. of Loads	Approx. Volume (CY)
Today	0	0
Total	1	5

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using the handheld Jerome® J505 mercury vapor analyzer and the handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.04 µg/m^3 to 0.08 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.039	0.0	0.0
PM-2	0.038	0.0	0.0
PM-3	0.031	0.0	0.0
PM-4	0.048	0.0	0.0
PM-5	0.018	0.0	0.1
PM-6	0.041	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.088	0.0	0.1
PM-2	0.067	0.3	0.0
PM-3	0.051	0.0	0.0
PM-4	0.076	0.0	0.0
PM-5	0.024	0.0	0.3
PM-6	0.060	0.0	0.0

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

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.23 µg/m^3.
- Langan used a handheld photoionization detector (PID) to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially from 12:27 pm to 12:45 pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.2 ppm.

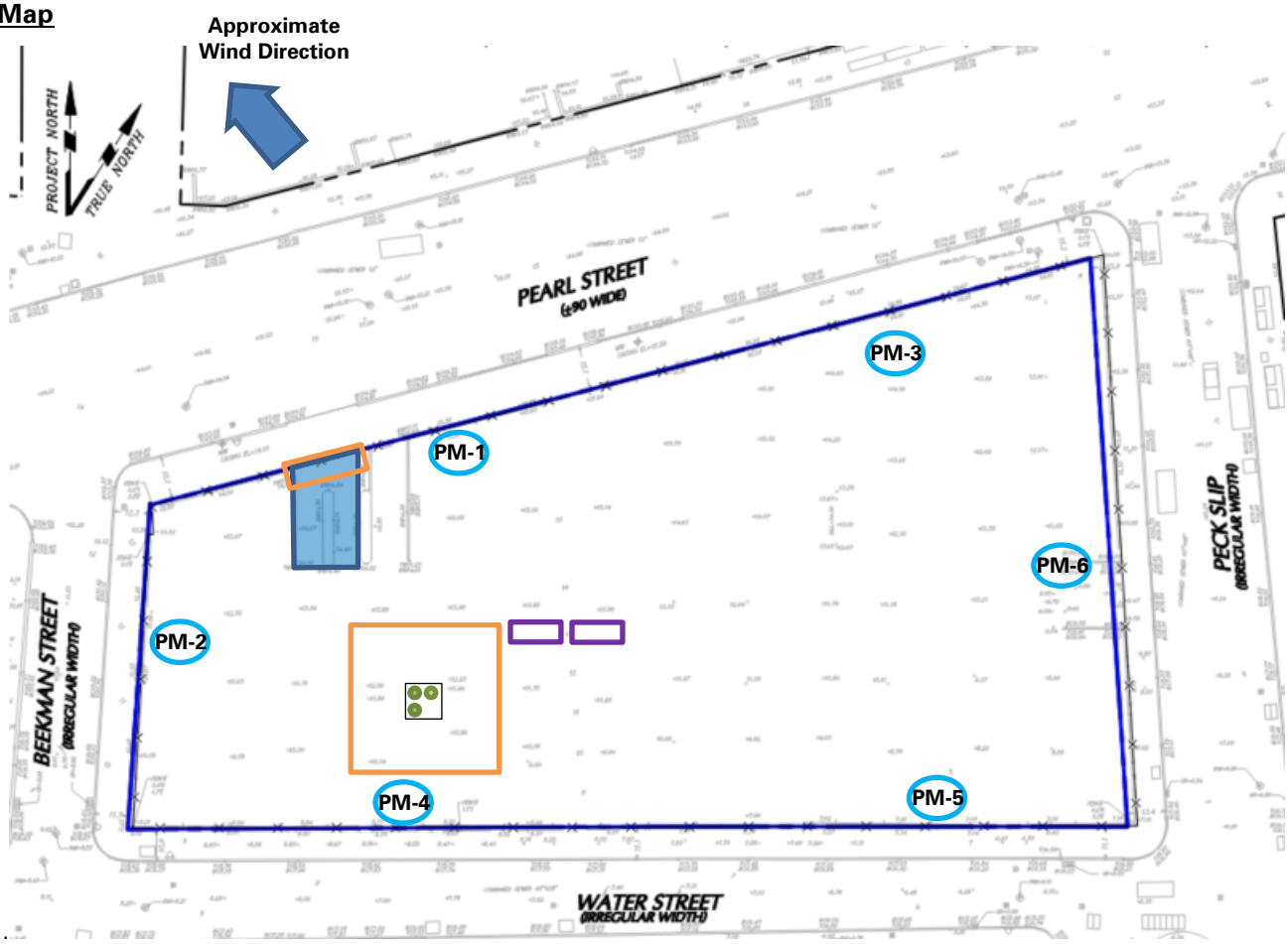
Anticipated Activities

- CCJV will continue installation of foundation piles in the southwest portion of the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles In Progress
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of concrete placed along the northern edge of the tracking pad (facing southwest).

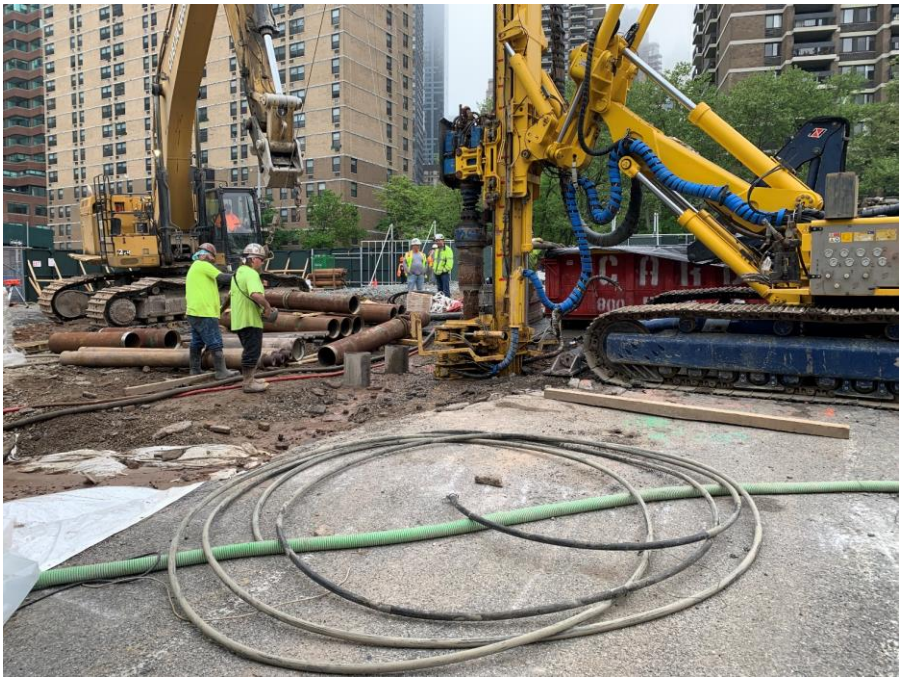


Photo 2: View of CCJV advancing a foundation pile in the southwestern portion of the site (facing northwest).

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Monday, May 16, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast, 63.0 – 78.0 ˚F Wind: SSE @ 1.7 – 5.7 mph
LOCATION: New York, NY		**TIME:**	6:15 AM – 3:15 PM
BCP SITE ID: C231127		**MONITOR:**	Elsah Boak, Lauren Roper

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 15**
Langan (Environmental) – Elsah Boak, Lauren Roper, Shrinidhi Shetty
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV advanced a foundation pile from grade surface to about 85 feet below grade surface (bgs) in the southwestern portion of the site using a Comacchio MC28 drill rig. Municipally-supplied water was used during drilling activities and recirculated to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess water generated during drilling activities was collected into a temporary sump, lined with polyethylene sheeting, and then pumped into the settling tank.
    - CCJV installed steel reinforcement bars within the pile in preparation for grout placement.
    - CCJV placed grout within the pile for installation of the future pile cap.
- CCJV advanced a dewatering well from grade surface to about 35 feet bgs adjacent to the previously installed foundation piles in the southwestern portion of the site using a Comacchio MC28 drill rig.
- CCJV extended the excavation area in an approximately 20-foot-long by 5-foot-wide area to about 1 foot bgs in the southwestern portion of the site, to prevent potential storm water runoff in preparation for a forecasted rain event. Excavated soil/fill was graded immediately adjacent to the temporary sump to mitigate the potential for off-site migration of the potential storm water runoff.
- Exposed soil/fill was covered with polyethylene sheeting at the end of the work day.

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

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 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	1	22.79

Material Export Summary		
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**	
Quantities	No. of Loads	Approx. Volume (CY)
Today	0	0
Total	1	5

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of VOCs did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld photoionization detector (PID), respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.03 µg/m^3 to 0.10 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.033	0.0	0.1
PM-2	0.042	0.0	0.0
PM-3	0.030	0.0	0.0
PM-4	0.034	0.0	0.0
PM-5	0.026	0.0	0.1
PM-6	0.041	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.047	0.0	0.1
PM-2	*0.113 @ 11:53am	0.1	0.0
PM-3	0.049	0.0	0.1
PM-4	0.053	0.0	0.1
PM-5	0.042	0.0	**1.3 @ 1:22pm
PM-6	0.085	0.0	0.0

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

- *Particulate concentrations exceeded the action level established in the CAMP from 11:49am to 11:55am at perimeter station PM-2, located upwind of the work zone. During this time, CCJV was demobilizing a grout mixer and no ground-intrusive activities were ongoing at the site.
  - Dust suppression measures (ie. spraying the ground surface with water) were implemented and PM10 concentrations returned to background conditions.
  - Fugitive dust was not observed migrating from the site during this time.
- **Mercury vapor concentrations exceeded the action level established in the CAMP from 1:18pm to 1:26pm at perimeter station PM-5, located along Pearl Street. During this time, no ground-intrusive activities were ongoing at the site and CCJV was in the process of covering exposed soil/fill with polyethylene sheeting. No on-site source of mercury vapor was identified based on continuous screening with the Jerome J505 unit.
  - The 15-minute time-weighted-average concentrations of mercury vapor exceeding the action level ranged from 1.1 to 1.3 µg/m^3 and the exceedances were caused by instantaneous mercury vapor concentrations ranging from 0.0 µg/m^3 to 3.0 µg/m^3 between 1:08pm and 1:22pm.
  - Jerome® J505 mercury vapor analyzer concentrations ranged from 0.00 µg/m^3 to 0.08 µg/m^3 during this time.

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

SITE OBSERVATION REPORT

  - Based on the mercury vapor concentrations recorded from the Jerome® J405 unit within perimeter station PM-5 being inconsistent with all other observations from mercury vapor monitors on May 16, 2022 and on an evaluation of previous data from the unit, this unit is being replaced. The replacement unit is anticipated to arrive for use on Thursday, May 19, 2022.
- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and at various heights throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.31 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Concentrations of PM10 were not recorded at perimeter station PM-2, which was located upwind of the work area, from 8:26am to 8:46am, due to a disconnected power cable. The power cable was reconnected and data logging resumed at 8:47am. Mercury vapor data was manually downloaded and concentrations during this time were recorded at 0.00 µg/m^3. VOC data was manually downloaded and concentrations during this time ranged from 0.0 ppm to 0.1 ppm.
  - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer at perimeter station PM-2 ranged from 0.05 µg/m^3 to 0.10 µg/m^3 during this time.
  - Fugitive dust was not observed migrating from the site during this time.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially from 2:19pm to 2:26pm at the conclusion of ground-intrusive activities.
  - Mercury vapor concentrations at each CAMP station ranged from 0.04 µg/m^3 to 0.10 µg/m^3.
  - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

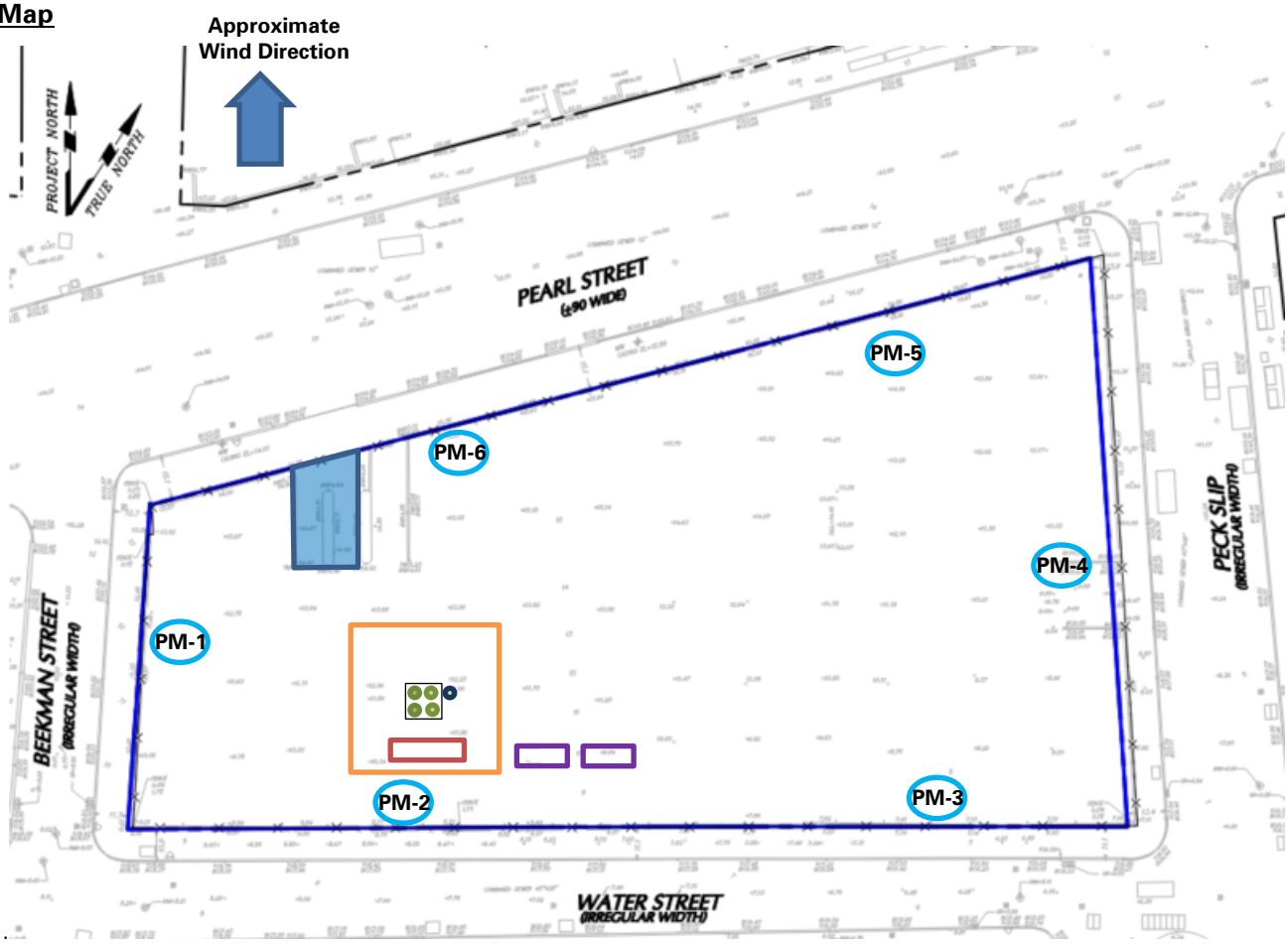
Anticipated Activities

- CCJV will excavate soil/fill around the previously installed foundation piles in the southwestern portion of the site.
- CCJV will export excavated soil/fill to the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles In Progress
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Excess water collection sump

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

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

Select Site Photographs:

Photo 1: View of CCJV advancing a foundation pile in the southwestern portion of the site (facing northeast).

Photo 2: View of covered roll-off containers and polyethylene sheeting atop the excavation area in the southwestern portion of the site (facing southwest).

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

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, May 17, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 68.3 – 80.0 ˚F Wind: ESE, SE @ 0.8 – 7.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:30 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969

PRESENT AT SITE: **Day 16**
Langan (Environmental) – Lauren Roper, Brian Kenneally, Elsah Boak, William Bohrer
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Excel Environmental Resources – Brian Ehalt
Department of Environmental Conservation (DEC) – Paul Pancini

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV excavated an approximately 30-foot-long by 35-foot-wide area to a maximum depth of about 6 feet below grade surface (bgs) in the southwestern portion of the site for installation of a foundation pile cap.
    - Excavated material consisted of hazardous lead-impacted soil/fill and construction and demolition (C&D) debris and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury vapor analyzer. No evidence of impacts were observed.
    - Excavated soil/fill was live-loaded into permitted tri-axle trucks containing an interior liner and cover for disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.
    - C&D debris, consisting of wood, concrete, and metal, was segregated and temporarily containerized into a roll-off container for future segregation and off-site disposal at a permitted facility.
- CCJV covered exposed soil/fill, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.
- Paul Pancini of the NYSDEC Police was on site in response to a community complaint. A site walk was completed with Mr. Pancini and no adverse conditions were noted.

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

Material Tracking

- No material was imported to the site.
- CCJV exported 5 truckloads of hazardous lead-impacted soil/fill from the southwestern portion of the site to the CENJ facility, located in Kearny, NJ.

Material Import Summary		
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	1	22.79

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	5	100
Total	1	5	5	100

Sampling

- No samples were collected.

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

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.1 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.012	0.2	0.1
PM-2	0.013	0.2	0.0
PM-3	0.007	0.1	0.0
PM-4	0.008	0.1	0.0
PM-5	0.017	0.0	0.0
PM-6	0.018	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.025	2.2	0.4
PM-2	0.023	1.0	0.1
PM-3	0.019	2.3	0.1
PM-4	0.014	1.1	0.5
PM-5	0.024	0.2	0.2
PM-6	0.023	0.0	0.0

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

- A spare handheld Jerome® J505 mercury analyzer was used at perimeter station PM-3 from 6:57am to 11:40am due to a damaged data cable during CAMP deployment. An additional dedicated field personnel was stationed with the J505. Mercury vapor data obtained from the spare Jerome® J505 was included in the Daily Air Monitoring Report and is reflected in the table above.
- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.13 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Work was halted temporarily to perform equipment maintenance on the CAMP stations for time frames up to 25 minutes at a time. During maintenance at each station, concentrations of PM10, VOCs, and mercury vapor were intermittently not transmitted through the telemetry system. The mercury vapor and VOC data from these intermittent gaps were manually downloaded from each unit and are reflected in the Daily Air Monitoring Report and the table above.

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SITE OBSERVATION REPORT

- Perimeter CAMP stations were brought offline, one at a time, to perform the maintenance and the proximity of each station was screened by the dedicated CAMP monitor using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID.
  - Instantaneous concentrations of mercury vapor detected with the Jerome® J505 unit ranged from 0.00 µg/m^3 to 0.10 µg/m^3 across all perimeter CAMP stations.
  - Instantaneous VOC concentrations detected with the handheld PID were recorded at 0.0 ppm across all perimeter CAMP stations.
- Fugitive dust and odors were not observed migrating from the site at any time throughout the work day.

- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 4:38pm at the conclusion of ground-intrusive activities.
  - Mercury vapor concentrations at each CAMP station was recorded at 0.00 µg/m^3.
  - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

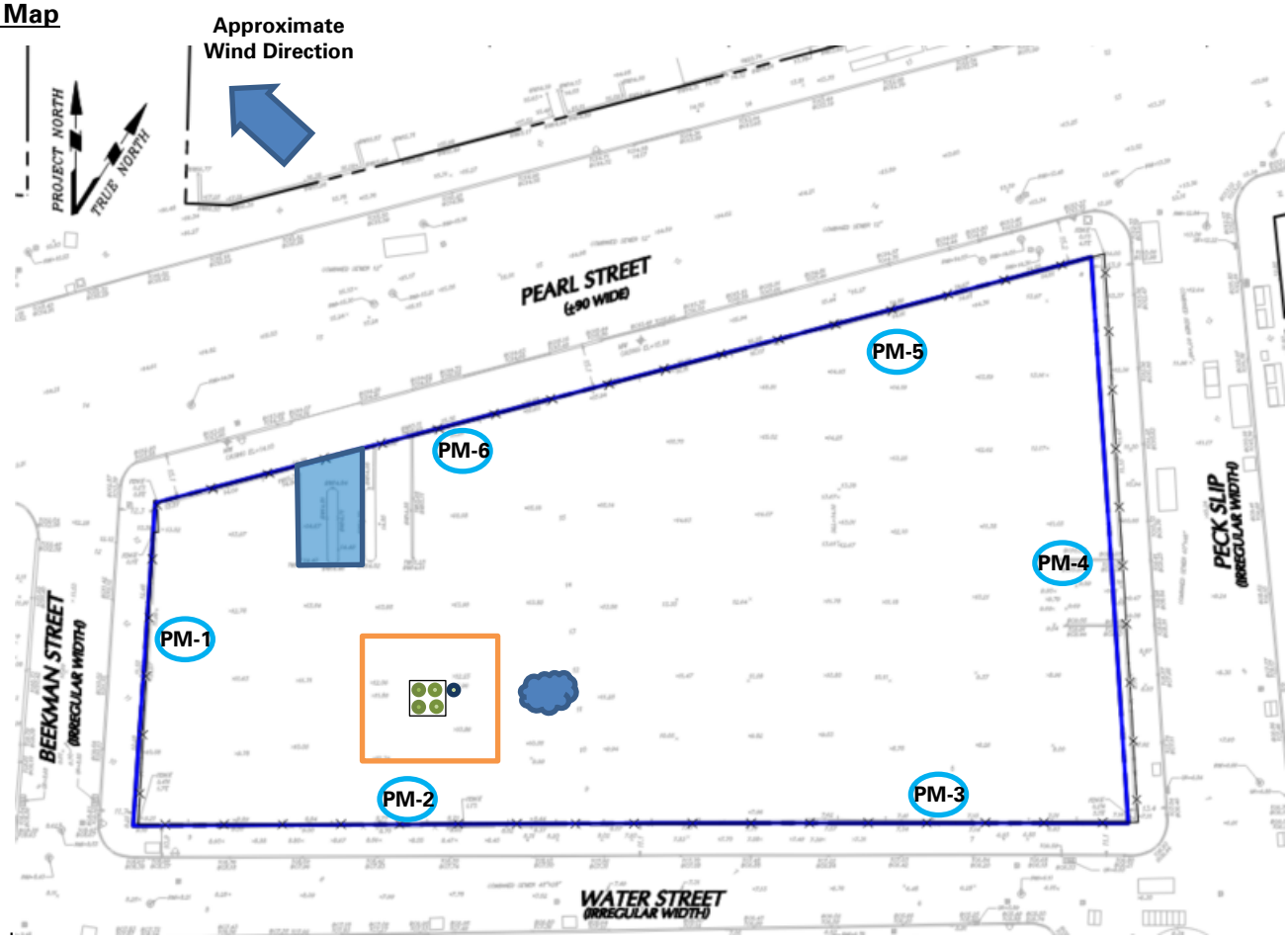
Anticipated Activities

- CCJV will begin vibrating steel sheet piles for support-of-excavation in the southwestern portion of the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate location of C&D Container

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

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

Select Site Photographs:

Photo 1: View of CCJV live-loading a permitted, tri-axle truck with hazardous lead-impacted soil/fill for off-site disposal (facing northwest)

Photo 2: View of the covered excavation area at the end of the work day (facing south)

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			LANGAN

SITE OBSERVATION REPORT

Photo 3: View of CCJV washing a truck prior to exiting the site (facing east).

Photo 4: View of Langan screening exposed soil/fill using a Jerome® J505 mercury vapor analyzer and a PID (facing south).

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, May 18, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 55 – 73 ˚F Wind: NW @ 3.9 – 6.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:30 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 17**
Langan (Environmental/Geotechnical) – Lauren Roper, Brian Kenneally, Mimi Raygorodetsky, Joe Como
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Department of Environmental Conservation (DEC) – Rafi Alam
Department of Buildings (DOB)
The Howard Hughes Corporation

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV advanced eight steel sheet piles around the previously installed foundation piles for support-of-excavation (SOE) using a CAT 374F Excavator with a vibratory hammer attachment. Sheet piles were advanced to a depth of about 31 feet below grade surface (bgs).
- CCJV covered exposed soil/fill, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Lauren Roper, Brian Kenneally
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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 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	1	22.79

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	1	5	5	100

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.007	0.4	0.1
PM-2	0.007	0.1	0.0
PM-3	0.003	0.3	0.1
PM-4	0.006	0.0	0.0
PM-5	0.012	0.0	0.0
PM-6	0.003	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.015	1.0	0.2
PM-2	0.016	0.6	0.0
PM-3	0.007	2.3	0.2
PM-4	0.011	0.2	0.0
PM-5	0.020	0.0	0.1
PM-6	0.010	0.0	0.0

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
    - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.31 µg/m^3.
        - One instantaneous mercury vapor concentration was detected using the handheld Jerome® J505 mercury vapor analyzer throughout the site at 1.89 µg/m^3 at 11:59am. The instantaneous concentration was the only reading recorded above the action levels and did not result in a 15-minute time-weighted-average above the action level established in the CAMP. During this time, CCJV was installing sheet piles in the southwestern portion of the site, however, the mercury vapor concentration recorded with the Jerome® J505 unit within the work zone was 0.00 µg/m^3. No on-site source of mercury vapor was identified.
    - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.

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SITE OBSERVATION REPORT

- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 1:24pm to 3:37pm during installation of steel sheet piles in the southwestern portion of the site.
    - Instantaneous mercury vapor concentrations recorded with the Jerome® J505 mercury vapor analyzer between the work zone and perimeter CAMP station PM-2 ranged from 0.00 µg/m^3 to 0.11 µg/m^3.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially between 3:22pm 3:38pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station were recorded ranging from 0.00 µg/m^3 to 0.01 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

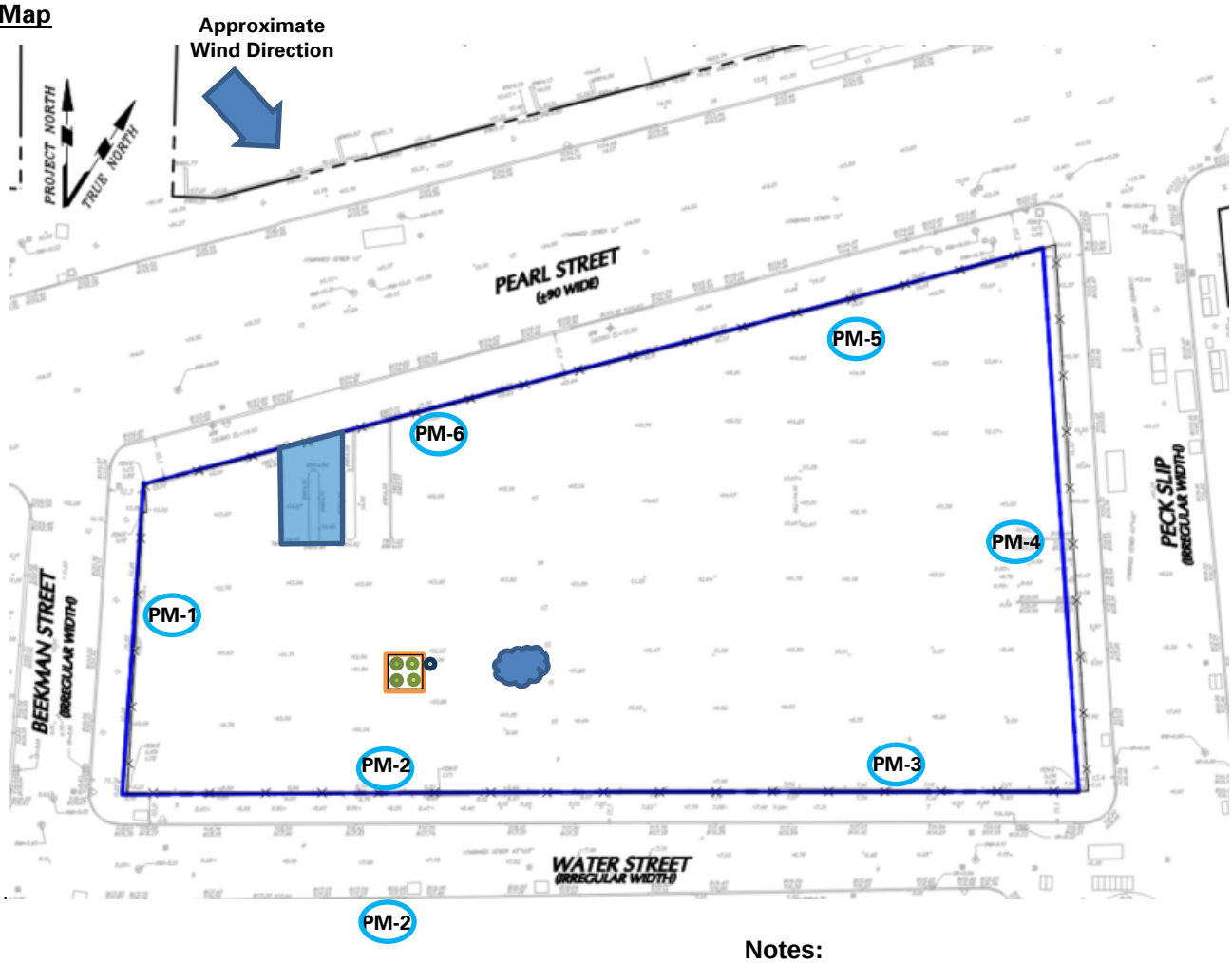
Anticipated Activities

- CCJV will continue excavating soil/fill around the previously installed foundation piles located in the southwestern portion of the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate location of C&D Container

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of CCJV installing a steel sheet pile around the previously installed foundation piles (facing north)

Photo 2: View of CCJV washing a truck prior to exiting site (facing northwest)

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

Photo 3: View of CCJV covering exposed soil/fill with polyethylene sheeting at the end of the work day (facing southwest)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, May 19, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast/Rain, 55.7 – 65.1 °F Wind: SE @ 0.6 – 6.1 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 7:00 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 19**
Langan (Environmental/Geotechnical) – Lauren Roper, Brian Kenneally, Joe Como, Elsah Boak
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam
The Howard Hughes Corporation

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV torch-cut previously installed caissons in the southwestern portion of the site.
- CCJV excavated an approximately 20-foot-long by 15-foot-wide area to about 1 foot below grade surface (bgs) to create a temporary tracking pad in the southwestern portion of the site.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzers. No evidence of impacts were observed. Excavated material was temporarily containerized in a roll-off container located in the central portion of the site in preparation for off-site disposal.
    - CCJV installed geotextile fabric and placed imported 2.5-inch virgin stone atop the excavated area.
- CCJV excavated an about 6-foot-long by 6-foot-wide area to about 12 feet bgs for installation of the future pile cap in the southwestern portion of the site.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a PID and Jerome® J505 mercury analyzers. No evidence of impacts were observed. Excavated material was temporarily graded into the surrounding area to create a sloped berm around the pile cap construction area.
- CCJV covered exposed soil/fill, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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

Material Tracking

- CCJV imported 1 truckload (23.28 tons) of 2.5-inch virgin stone from the Stone Industries Inc. facility located in Haledon, NJ.
- No material was exported from the site.

Material Import Summary		
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	1	23.28
Total	2	46.07

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	1	5	5	100

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, and VOCs did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.019	0.1	0.0
PM-2	0.021	0.0	0.0
PM-3	0.016	0.0	0.1
PM-4	0.019	0.2	0.1
PM-5	0.006	0.0	0.1
PM-6	0.023	0.0	0.0
WZ-1	0.028	0.3	0.1

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.035	1.4	0.1
PM-2	0.039	0.1	0.1
PM-3	0.028	0.0	0.3
PM-4	0.036	4.6	*1.1 @ 11:11am
PM-5	0.017	0.0	0.2
PM-6	0.040	0.0	0.0
WZ-1	0.043	4.7	0.5

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

- *One Mercury vapor concentration exceeded the action level established in the CAMP at 11:11am at perimeter station PM-4, which was located over 200 feet from the work area along Peck Slip. During this time, no ground-intrusive activities were ongoing at the site and work zone and handheld mercury vapor readings ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
    - Work was immediately halted and Mercon-X® was applied to the exposed soil/fill as a proactive measure.
    - A 'warm-up' function was run on the Jerome® J405 mercury vapor analyzer at 11:12 am, and the unit was replaced at 11:44am after identification of water damage to the unit. Instantaneous mercury vapor concentrations were collected at perimeter station PM-4 using the handheld Jerome® J505 mercury vapor analyzer during equipment troubleshooting and replacement from 11:05am to 11:43am and mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.02 µg/m^3
    - Instantaneous mercury vapor concentrations collected within the work zone using a Jerome® J505 mercury vapor analyzer ranged from 0.00 µg/m^3 to 0.08 µg/m^3 between 11:11am and 11:43am.

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SITE OBSERVATION REPORT

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
    - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
    - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 3.60 µg/m^3.
        - One instantaneous mercury vapor concentration was recorded at 3.60 µg/m^3 at 4:06pm. During this time, CCJV was torch-cutting a previously installed foundation pile in the southwestern portion of the site. The instantaneous mercury vapor concentration did not result in a 15-minute time-weighted-average exceedance, however, work was immediately halted to identify a potential source. No site source was identified, however, CCJV applied Mercon-X® on the exposed soil/fill as a proactive measure.
        - After resuming work, a correlation was identified between torch-cutting and elevated mercury vapor concentrations. Work was halted in two additional instances due to elevated mercury vapor concentrations during torch-cutting activities and Mercon-X® was applied in each instance.
        - Per the manufacturer of the Jerome® J505 mercury vapor analyzer (AMETEK, Inc.), the compound acetone can cause an interference with the unit, resulting in false positive mercury vapor readings. CCJV confirmed that acetylene gas, which is used for torch-cutting and welding activities, is dissolved in acetone to stabilize the gas prior to use. According to the Material Safety Data Sheet (MSDS) for the acetylene gas, acetone vapor is released during operation of the torch. In coordination with NYSDEC and the New York State Department of Health (NYSDOH), the elevated mercury vapor concentrations were attributed to torch-cutting activities and were determined to not be the result of mercury vapor in the ambient air.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Upon request by the NYSDEC, a work zone CAMP station was mobilized to the site.
    - VOC concentrations were not recorded at the work zone CAMP station from 7:37am to 9:26am during equipment mobilization.
    - PM10 concentrations were not recorded at the work zone CAMP station from 7:37am to 11:51am during equipment mobilization.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 5:22pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station were recorded ranging from 0.00 µg/m^3 to 0.11 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue torch-cutting previously installed foundation piles for installation of a pile cap.
- CCJV will test the dewatering system for future use.
- CCJV will import 2.5-inch virgin stone from Stone Industries, Inc. for construction of a temporary tracking pad.
- CCJV will export 4 truckloads of hazardous lead-impacted soil/fill to the Clean Earth of North Jersey (CENJ) facility located in Kearny, NJ.

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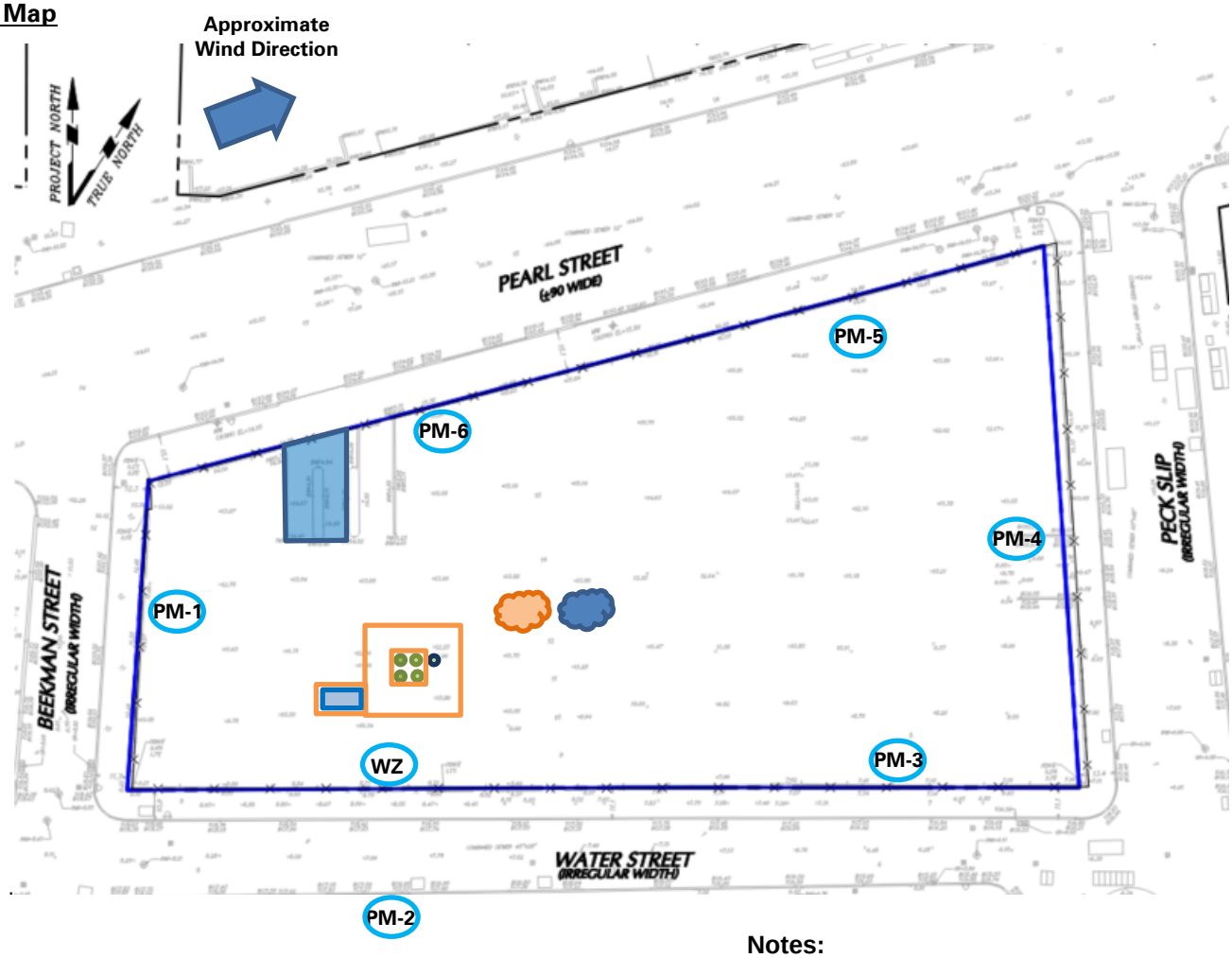
SITE OBSERVATION REPORT

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 Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of CCJV excavating hazardous lead-impacted soil/fill between previously installed foundation piles (facing north)

Photo 2: View of exposed soil/fill covered with polyethylene sheeting at the end of the work day (facing south)

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SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, May 20, 2022
PROJECT: 250 Water Street		**WEATHER:**	Fog/Rain, 57.7 – 71.4 ˚F Wind: SSW @ 0.5 – 8.3mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 6:30 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 19**
Langan (Environmental/Geotechnical) – Brian Kenneally, Joe Como, Elsah Boak, Daniel Arnstein
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV welded four steel walers along the interior of the steel sheet pile wall for support-of-excavation (SOE) around the future pile cap area.
- CCJV excavated an approximately 10-foot-long by 5-foot-wide area to a maximum depth of about 5 feet below grade surface (bgs) in the southwestern portion of the site to provide access for a Komatsu 969 excavator for future excavation and removal of soil/fill within the previously installed sheet pile wall.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a handheld photoionization detector (PID) and a handheld Jerome® J505 mercury analyzer. No evidence of impacts were observed. Excavated material was live-loaded directly into trucks and exported to the Clean Earth of North Jersey (CENJ) facility located in Kearny, NJ. Trucks were covered and washed using municipally supplied water before exiting the site.
- CCJV removed soil from the previously installed dewatering well in the southwestern portion of the site.
    - Removed soil was screened for visual, olfactory and instrumental evidence of impacts using a handheld PID and a handheld Jerome® J505 mercury analyzer. No evidence of impacts were observed. Removed soil was temporarily graded into the adjacent area in preparation for off-site disposal at a later date.
- CCJV installed polyvinyl chloride (PVC) piping from the previously installed dewatering well to the dewatering treatment system in the southwestern portion of the site.
- CCJV covered exposed soil/fill, stockpiled 2.5-inch virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 3 truckloads (69.48 tons) of 2.5-inch virgin stone from the Stone Industries, Inc. facility, located in Haledon, NJ, for tracking pad construction. Imported 2.5-inch virgin stone was temporarily stockpiled atop geotextile fabric in the southwestern portion of the site and covered with polyethylene sheeting for construction of the future tracking pad.
- CCJV exported 4 truckloads (about 80 cubic yards [CY] of hazardous lead-impacted soil/fill to the CENJ facility, located in Kearny, NJ.

Material Import Summary		
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	3	69.48
Total	5	115.55

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	4	80
Total	1	5	9	180

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, 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 0.01 µg/m^3 to 0.08 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.052	0.0	0.1
PM-2	0.058	0.0	0.0
PM-3	0.054	0.0	0.1
PM-4	0.033	0.0	0.1
PM-5	0.029	0.0	0.0
PM-6	0.052	0.1	0.0
WZ-1	-	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	*0.103	0.2	0.2
PM-2	*0.110	0.0	0.0
PM-3	0.096	0.2	0.2
PM-4	0.058	0.0	**0.9
PM-5	0.035	0.1	0.1
PM-6	*0.123	0.3	0.0
WZ-1	-	0.1	0.0

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

- *Particulate concentrations exceeded the action level established in the CAMP from 7:10am to 7:20am at perimeter CAMP stations PM-1, PM-2, and PM-6, upon starting community air monitoring for the day. Elevated background concentrations of PM10 were attributed to poor air quality in New York City, which was listed as "Moderate" to "Unhealthy for Sensitive Groups" in the air quality index (AQI). Maintenance was performed on all perimeter air monitoring stations and site work did not begin until about 8:35am, when background concentrations returned to below the action level.
- **Instantaneous mercury vapor concentrations were recorded at concentrations ranging from 0.7 µg/m^3 to 1.3 µg/m^3 at perimeter CAMP station PM-4, which was located over 200 feet away from the work area along Peck Slip, from 10:24am to 10:34am. During this time, no ground-intrusive activities were ongoing at the site, however, work was immediately halted and Mercon-X® was sprayed on exposed soil/fill in the southwestern portion of the site as a proactive measure. The instantaneous mercury vapor concentrations did not result in a 15-minute time-weighted average exceedance of the CAMP action levels and the dedicated

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SITE OBSERVATION REPORT

CAMP monitor investigated the elevated mercury vapor readings upon notification via the remote telemetry system.
    - The elevated readings were determined to be erroneous and caused by pinched tubing connected to the Jerome® J405 mercury vapor analyzer within the perimeter CAMP station. The dedicated CAMP monitor removed the tubing and reconnected it to the Jerome® J405 mercury vapor analyzer and mercury vapor concentrations returned to background conditions prior to resuming work.
    - Instantaneous mercury vapor concentrations were recorded at perimeter station PM-4 using the handheld Jerome® J505 mercury vapor analyzer during equipment troubleshooting and concentrations ranged from 0.04 µg/m^3 to 0.11 µg/m^3 between 10:35am to 10:44am.
    - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.01 µg/m^3 between 10:24am and 10:44am.
- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
    - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.59 µg/m^3, with the exception of two instantaneous readings discussed below.
        - Two instantaneous mercury vapor concentrations were recorded at 10.75 µg/m^3 (at 11:34am) and at 1.93 µg/m^3 (at 12:36pm) while CCJV was using acetylene gas to weld steel walers to the previously installed sheet pile wall. In coordination with NYSDEC (on site), each instance was the result of direct screening of the fumes generated by welding activities to confirm interference with the handheld Jerome® J505 unit.
    - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- The DustTrak unit within perimeter CAMP station PM-4 was recalibrated at 9:52am due to negative PM10 concentrations being recorded. Data logging resumed at 9:54am and readings returned to normal conditions.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 6:55am to 4:47pm.
- A dedicated CAMP monitor was stationed with the work zone air monitoring station, which was located between the work zone and perimeter CAMP station PM-2 (across from Water Street), to monitor the units for potential exceedances of the action levels established in the CAMP.
    - PM10, VOCs and mercury vapor concentrations did not exceed the action level established in the CAMP.
    - The work zone station was located upwind from the work area.
    - Elevated concentrations of PM10, VOCs and mercury vapor were not observed at perimeter CAMP station PM-2, which was located across Water Street, during ground-intrusive activities.
    - Fugitive dust or odors were not observed to be migrating off-site.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 4:47pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station were recorded ranging from 0.00 µg/m^3 to 0.04 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue torch-cutting piles to the final cut-off elevation for installation of the future pile cap.
- CCJV will continue excavation for removal of soil/fill within the steel sheet pile wall.

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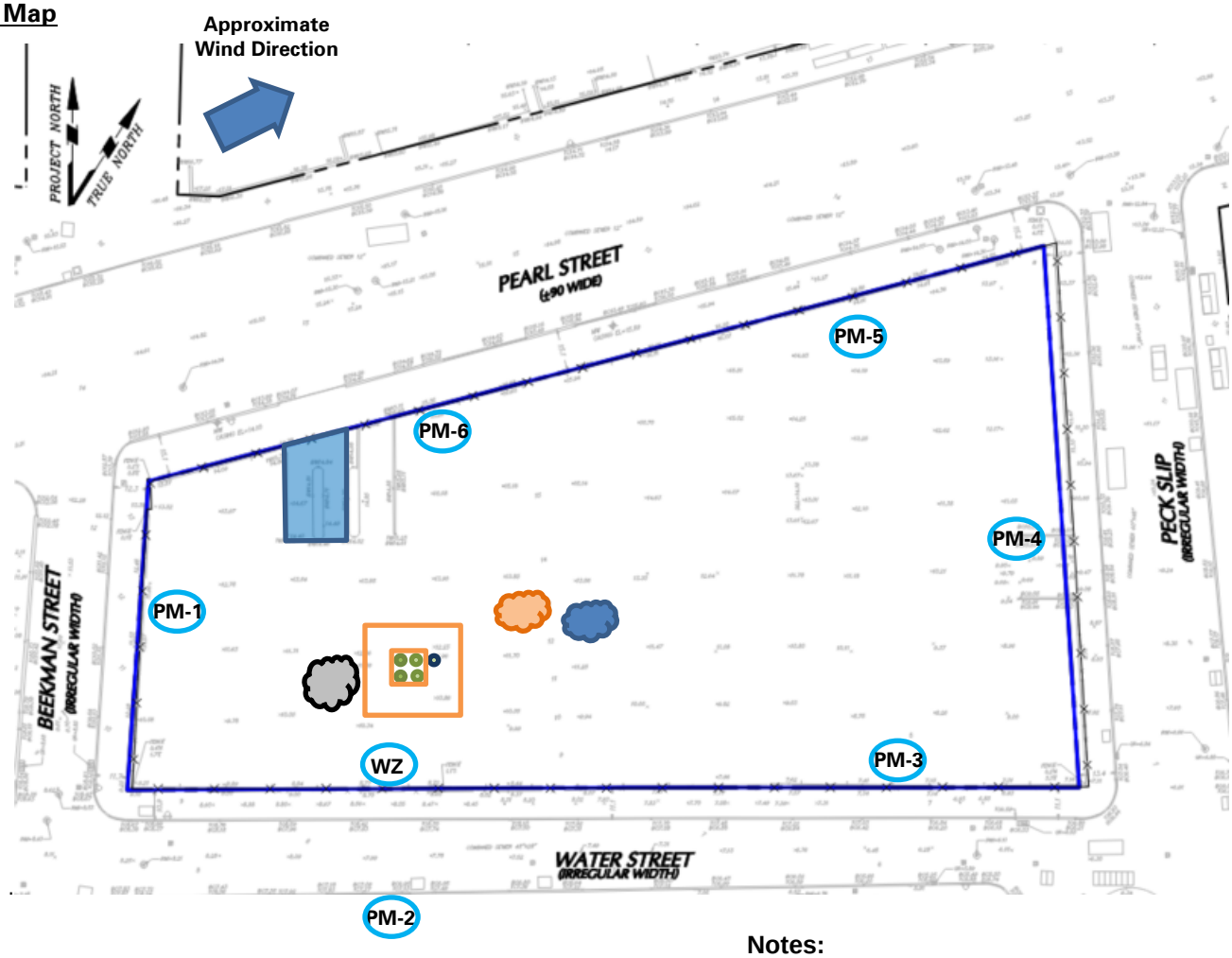
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

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

Photo 2: View of exposed soil/fill, imported 2.5-inch virgin stone, and roll-off containers covered with polyethylene sheeting at the end of the work day (facing northeast)

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

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, May 21, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 64.5 – 90.6˚F Wind: SW @ 0.4 – 5.4 mph
LOCATION: New York, NY		**TIME:**	7:00 AM – 6:00 PM
BCP SITE ID: C231127		**MONITOR:**	Caroline Devin, Mat Frankel

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 20**
Langan (Environmental/Geotechnical) – Caroline Devin, Mat Frankel, Michael Au, Joe Como
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
AKRF Inc. (Archaeologist)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV torch-cut previously installed steel sheet piles to accommodate installation of a future pile cap in the southwestern portion of the site.
- CCJV torch-cut previously installed foundation piles in the southwestern portion of the site.
- CCJV continued to weld four steel walers along the interior of the steel sheet pile wall for support-of-excavation (SOE) around the future pile cap area.
- CCJV excavated an approximately 35-foot-long by 25-foot-wide area to a maximum depth of about 11 feet below grade surface (bgs) immediately north of the previously installed sheet piles to provide access for an excavator.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzers. No evidence of impacts were observed. Excavated material was stockpiled in an about 20-cubic-yard roll-off container, which was covered with polyethylene sheeting in preparation for off-site disposal.
- CCJV covered exposed soil/fill, stockpiled 2.5-inch virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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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 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	5	115.55

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	1	5	9	180

Sampling

- No samples were collected.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Caroline Devin, Mat Frankel
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, 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 0.04 µg/m^3 to 0.09 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.059	0.0	0.1
PM-2	0.066	0.0	0.0
PM-3	0.061	0.5	0.0
PM-4	0.063	0.3	0.1
PM-5	0.042	0.1	0.1
PM-6	0.057	0.0	0.0
WZ-1	0.075	0.0	0.2

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.079	0.0	0.5
PM-2	0.084	0.0	0.0
PM-3	0.080	2.8	**0.2
PM-4	0.078	0.9	0.7
PM-5	0.058	0.2	**0.3
PM-6	0.084	0.1	0.0
WZ-1	*0.217	0.0	0.7

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

- *Elevated concentrations of PM10 were generally observed throughout the work day and were attributed to poor air quality in New York City (listed as "Moderate" in the air quality index [AQI]). Work zone action levels are not included in the site CAMP, however, particulate concentrations exceeded the perimeter thresholds from 11:29am to 11:30am, 11:55am to 12:03pm, 12:32pm to 12:45pm and 2:46pm to 2:52pm during welding of steel walers to the interior of the steel sheet pile wall.
  - Work was temporarily halted in each instance and dust suppression was implemented by spraying exposed soil/fill with municipally supplied water.
  - CAMP PM10 action levels were not exceeded at the off-site PM-2 station throughout the work day.
  - No fugitive dust was observed to be leaving the site.
- Instantaneous mercury vapor concentrations were recorded at concentrations ranging from 0.1 µg/m^3 to 2.7 µg/m^3 at perimeter CAMP station PM-4 (between 12:37pm to 12:51pm), which was located over 150 feet away from the work area along Peck Slip. During this time, no ground-intrusive activities were ongoing at the site, however, work was halted at 1:05pm, Mercon-X® was sprayed on exposed soil/fill and the work area

SITE OBSERVATION REPORT

was temporarily covered with polyethylene sheeting. The instantaneous mercury vapor concentrations did not result in a 15-minute time-weighted average exceedance of the CAMP action levels and the dedicated CAMP monitor investigated the elevated mercury vapor readings upon notification via the remote telemetry system.
    - The instantaneous mercury vapor concentrations were confirmed to be false positive readings with the Jerome® J505 unit (0.0 µg/m^3).
    - A "warm-up" function was run at 1:05pm on the Jerome® J405 unit within perimeter CAMP station PM-4 and readings returned to background conditions.
    - Work resumed at 1:10pm, after confirmation that the Jerome® J405 unit was operating and transmitting data to the remote telemetry system.
- **Instantaneous mercury vapor concentrations were recorded at concentrations ranging from 0.1 µg/m^3 to 1.2 µg/m^3 at perimeter CAMP station PM-3 (between 1:47pm and 1:52pm) and from 0.6 µg/m^3 to 1.3 µg/m^3 at perimeter CAMP station PM-5 (between 1:16pm and 1:24pm), which were located over 100 feet away from the work area along Water Street and Pearl Street, respectively. During this time, no ground-intrusive activities were ongoing at the site, however, work was halted, Mercon-X® was sprayed on exposed soil/fill and the work area was temporarily covered with polyethylene sheeting. The instantaneous mercury vapor concentrations did not result in a 15-minute time-weighted average exceedance of the CAMP action levels and the dedicated CAMP monitor investigated the elevated mercury vapor readings upon notification via the remote telemetry system.
    - The Jerome® J405 mercury vapor analyzer within perimeter CAMP station PM-3 was disconnected and allowed to cool down from 1:53pm to 2:16pm. During this time, the handheld Jerome® J505 unit was stationed at perimeter station PM-3 and mercury vapor concentrations ranged from 0.0 µg/m^3 to 0.1 µg/m^3. The Jerome® J405 unit was reconnected and resumed data logging at 2:17pm.
    - The Jerome® J405 mercury vapor analyzer within perimeter CAMP station PM-5 was disconnected and allowed to cool down from 1:25pm to 2:20pm. During this time, the work zone Jerome® J505 unit was stationed at perimeter station PM-5 and mercury vapor concentrations ranged from 0.0 µg/m^3 to 0.8 µg/m^3. The Jerome® J405 unit was reconnected and resumed data logging at 2:21pm.
        - The work zone Jerome® J505 mercury vapor analyzer was observed to be recording consistently higher readings than the handheld unit and is anticipated to be replaced on Tuesday, May 24, 2022. The instantaneous reading of 0.8 µg/m^3 was recorded during a one-minute sampling interval and did not result in a 15-minute time-weighted average exceedance of the CAMP action level.
    - Work resumed at approximately 2:33pm, when mercury vapor concentrations were confirmed to return to background conditions.
- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
    - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
    - Instantaneous mercury vapor concentrations within the work zone ranged from 0.0 µg/m^3 to 2.5 µg/m^3.
        - Intermittent instantaneous mercury vapor readings were recorded at concentrations ranging from 0.8 and 2.5 µg/m^3 during torch-cutting and welding activities using acetylene gas.
        - The intermittent instantaneous mercury vapor readings did not result in a 15-minute time-weighted average exceedance of the CAMP action level.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- The PID unit within perimeter CAMP station PM-3 was recalibrated at 1:35pm and 2:23pm due to elevated VOC readings while the handheld unit and other perimeter stations were recording concentrations ranging

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SITE OBSERVATION REPORT

from 0.0 ppm to 0.2 ppm. VOC concentrations returned to background conditions after recalibration in each instance.

- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 8:22am to 3:12pm.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued at 3:12pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station were recorded at 0.00 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue torch-cutting previously installed foundation piles in the southwestern portion of the site.
- CCJV will continue excavating soil/fill within the previously installed steel sheet pile wall to accommodate installation of the future pile cap.

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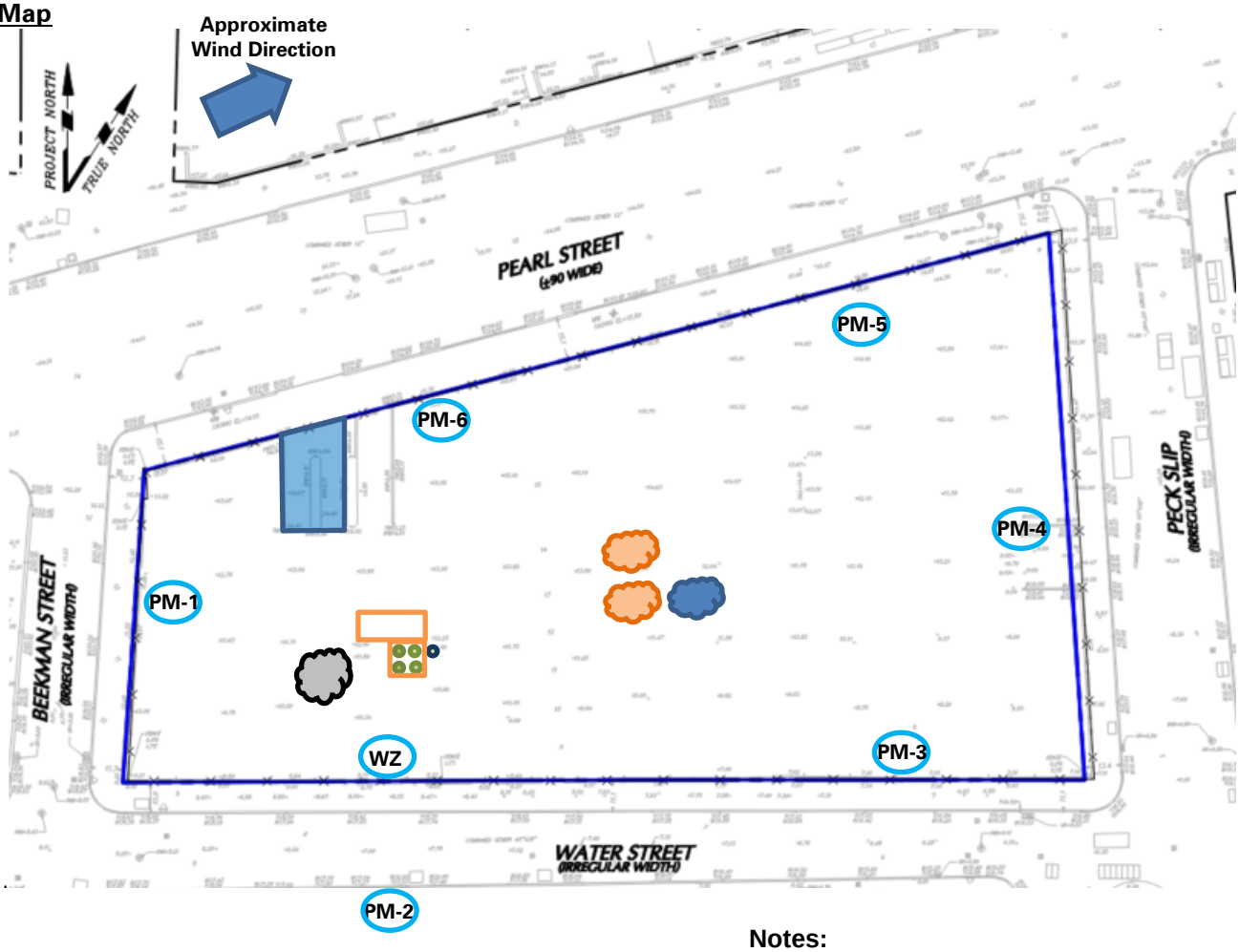
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of CCJV implementing dust suppression measures in the southwestern portion of the site (facing south)

Photo 2: View of CCJV covering exposed soil/fill in the southwestern portion of the site (facing north).

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SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Monday, May 23, 2022
PROJECT: 250 Water Street		**WEATHER:**	Partially cloudy, 62.4 – 76.2 ˚F Wind: NE @ 1.2 – 7.3 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 7:00 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Gabriella DeGennaro

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 21**
Langan (Environmental/Geotechnical) – Lauren Roper, Gabriella DeGennaro, Joe Como
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
The Howard Hughes Corporation
AKRF Inc. (Archaeologist)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV continued to weld four steel walers along the interior of the steel sheet pile wall for support-of-excavation (SOE) around the future pile cap area.
- CCJV excavated an approximately 6-foot-long by 6-foot-wide area to a maximum depth of about 14 feet below grade surface (bgs)
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzer. A maximum PID reading of 27.7 parts per million (ppm) was recorded, however, no staining, odors, or mercury vapor concentrations above background levels were observed. Excavated soil/fill was temporarily graded into the adjacent area in preparation for off-site disposal at a later date.
- CCJV covered exposed soil/fill, stockpiled virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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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 2.5-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)
Today	0	0
Total	5	115.55

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	1	5	9	180

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.07 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.006	0.0	0.1
PM-2	0.005	0.0	0.0
PM-3	0.003	0.0	0.1
PM-4	0.005	0.0	0.1
PM-5	0.020	0.1	0.0
PM-6	0.008	0.0	0.0
WZ-1	-	0.1	0.02

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.014	0.0	0.2
PM-2	0.011	0.0	0.0
PM-3	0.005	0.0	0.3
PM-4	0.009	0.0	0.4
PM-5	0.030	0.1	0.1
PM-6	0.025	0.0	0.0
WZ-1	-	0.1	0.04

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
  - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
  - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.10 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Instantaneous mercury vapor concentrations were recorded at concentrations ranging from 0.1 µg/m^3 to 1.8 µg/m^3 at perimeter CAMP station PM-3 (between 2:40pm and 2:55pm), which was located over 100 feet away and upwind from the work area along Water Street. During this time, no ground-intrusive activities were ongoing at the site and CCJV was welding a steel waler to the interior of the previously installed sheet pile wall in the southwestern portion of the site. The instantaneous mercury vapor concentrations did not

SITE OBSERVATION REPORT

result in a 15 minute time-weighted average exceedance of the CAMP action level and mercury vapor concentrations at the work zone during this time ranged from 0.00 µg/m^3 to 0.06 µg/m^3, however, the dedicated CAMP monitor investigated the elevated mercury vapor readings upon notification via the remote telemetry system.
    - Instantaneous mercury vapor concentrations were collected at perimeter station PM-3 using the handheld Jerome® J505 mercury vapor analyzer during equipment troubleshooting from 2:56pm to 3:28pm and mercury vapor concentrations were recorded at 0.0 µg/m^3.
    - A 'warm-up' function was run on the Jerome® J405 mercury vapor analyzer at 2:56pm and the unit was disconnected and allowed to cool down from 3:01pm to 3:20pm.
    - Data logging using the Jerome® J405 mercury vapor analyzer resumed at 3:29pm.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:02am to 5:17pm.
- A dedicated CAMP monitor was stationed with the work zone air monitoring station, which was located between the work zone and perimeter CAMP station PM-2 (across from Water Street), to monitor the units for potential exceedances of the action levels established in the CAMP.
    - PM10, VOCs and mercury vapor concentrations did not exceed the action level established in the CAMP.
    - Elevated concentrations of PM10, VOCs and mercury vapor were not observed at perimeter CAMP station PM-2, which was located across Water Street.
    - Fugitive dust or odors were not observed to be migrating off-site.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station using the handheld PID and handheld Jerome® J505 mercury vapor analyzer. CAMP stations were discontinued sequentially from 5:04pm to 5:17pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station were recorded at 0.00 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue excavating soil/fill within the previously installed steel sheet pile wall to accommodate installation of the future pile cap.
- No work is anticipated to be completed on May 24, 2022 to accommodate State testing at the Peck Slip School.

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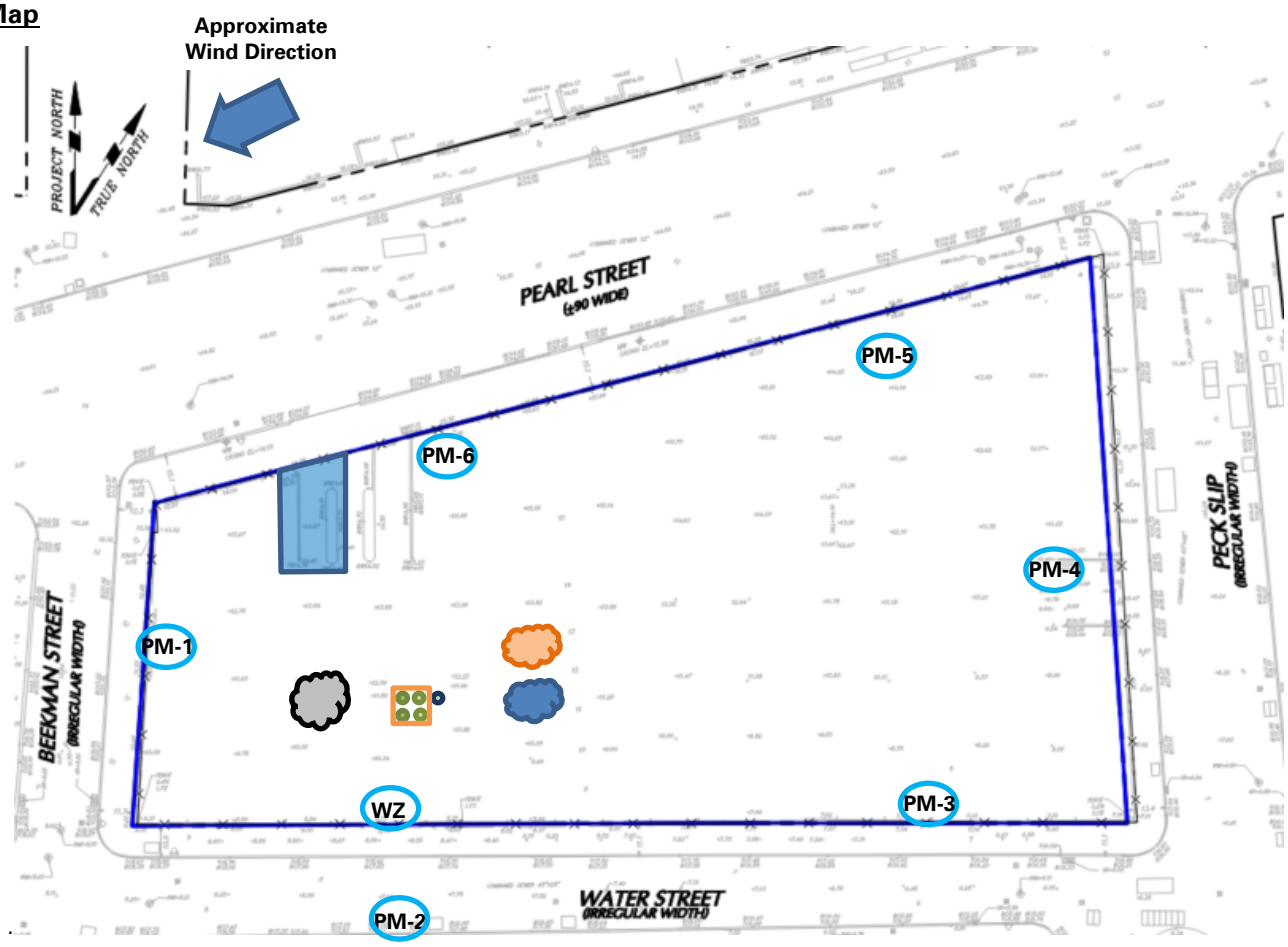
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View CCJV excavating soil/fill between previously installed foundation piles in the southwestern portion of the site (facing southwest)

Photo 2: View of exposed soil/fill and imported virgin stone stockpiles covered at end of day (facing southwest).

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SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, May 25, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 60.4 – 69.6 ˚F Wind: SW @ 0.8 – 6.7 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 7:00 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 22**
Langan (Environmental/Geotechnical) – Lauren Roper, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Department of Environmental Conservation (DEC) – Aaron Fischer
AKRF Inc. (Archaeologist)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV pumped groundwater from the previously installed dewatering well to facilitate installation of a pile cap in the southwestern portion of the site. Groundwater was pumped directly to the dewatering treatment system, consisting of a settling tank and filtration system, before being discharged to the catch basin located at the northeastern corner of Beekman Street and Water Street in accordance with a New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001446396).
- CCJV excavated an approximately 6-foot-long by 6-foot-wide area to a maximum depth of about 20 feet below grade surface (bgs) within the previously installed steel sheet pile wall for installation of a pile cap.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzer. No evidence of impacts were observed. Excavated soil/fill was temporarily graded into the adjacent area in preparation for off-site disposal at a later date.
- CCJV torch-cut the previously installed foundation piles to the final cut-off elevation using acetylene gas and installed steel reinforcement bars for the future pile cap.
- CCJV placed about 10 cubic yards (CY) of concrete within the previously installed steel sheet pile wall for installation of a pile cap in the southwestern portion of the site.
- CCJV covered exposed soil/fill, stockpiled virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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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 2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0
Total	5	115.55	0	0
NYSDEC Approved:	1,000 cubic yards (CY)			

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	1	5	9	180

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.005	0.0	0.1
PM-2	0.009	0.0	0.0
PM-3	0.005	0.1	0.0
PM-4	0.008	0.0	0.1
PM-5	0.018	0.0	0.0
PM-6	0.011	0.0	0.0
WZ-1	0.018	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.016	0.0	0.1
PM-2	0.016	0.0	0.0
PM-3	0.014	0.6	0.1
PM-4	0.016	0.0	0.3
PM-5	0.034	0.0	0.1
PM-6	0.092	0.0	0.0
WZ-1	0.044	0.1	0.0

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions at various heights throughout the site and within the work zone.
  - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
  - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- The Jerome® J405 mercury vapor analyzer at perimeter CAMP station PM-4 was replaced at 1:40pm, after verification with the handheld Jerome® J505 unit that erroneous high readings were being recorded. Instantaneous mercury vapor concentrations were recorded using the Jerome® J505 unit during equipment replacement and concentrations were recorded at 0.0 µg/m^3 between 1:40pm and 1:43pm.

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SITE OBSERVATION REPORT

- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:09am to 5:11pm.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station using the handheld PID and handheld Jerome® J505 mercury vapor analyzer. CAMP stations were discontinued at 5:11pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue concrete placement within the previously installed steel sheet pile wall for installation of the future pile cap.
- CCJV will export 4 truckloads of hazardous lead-impacted soil/fill to the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.

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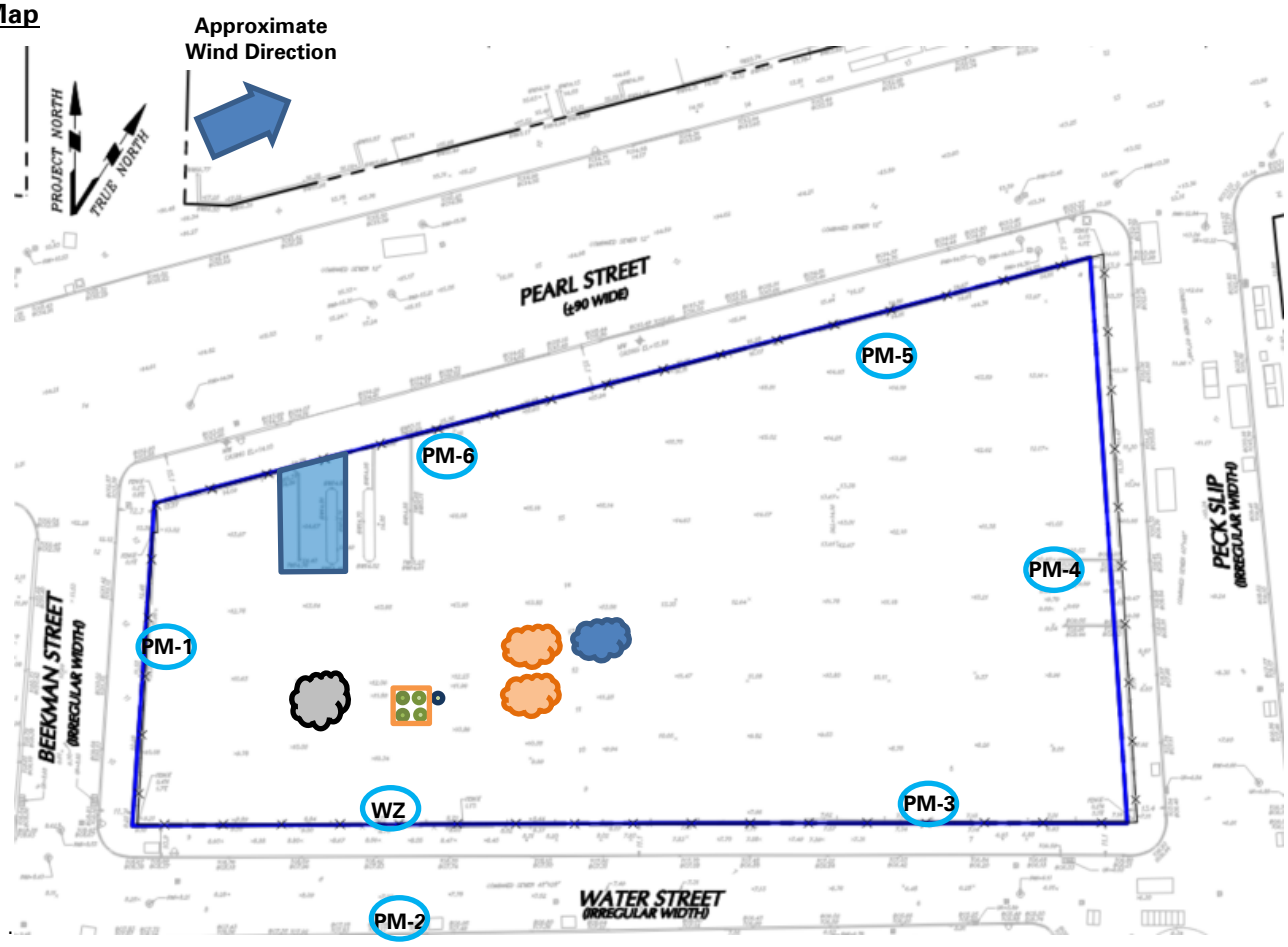
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View CCJV excavating soil/fill between previously installed foundation piles in the southwestern portion of the site (facing north)

Photo 2: View of pile cap construction progress in the southwestern portion of the site (facing east).

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SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, May 26, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 57.7 – 69.2 ˚F Wind: SSE @ 0.7 – 6.9 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:00 PM
BCP SITE ID: C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 23**
Langan (Environmental/Geotechnical) – Lauren Roper, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Excel Environmental (Community Monitor) – Brian Nale

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV began disassembling the dewatering system in the southwestern part of the site as part of site demobilization.
- CCJV removed containerized soil/fill from previously filled roll-off containers in the central portion of the site. The roll-off containers contained previously excavated hazardous lead-impacted soil/fill from the southwestern portion of the site, which was loaded into trucks for off-site disposal at the Clean Earth of New Jersey (CENJ) facility, located in Kearny, NJ.
- CCJV excavated an approximately 15-foot-long by 6-foot-wide area to a maximum depth of about 6 feet below grade surface (bgs) to remove previously graded soil/fill along the northern berm of the work area in the southwestern part of the site.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was previously screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzer. No evidence of impacts were observed. Excavated soil/fill was live-loaded directly into trucks for off-site disposal at the CENJ facility, located in Kearny, NJ.
- CCJV covered exposed soil/fill, stockpiled virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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

Material Tracking

- No material was imported to the site.
- CCJV exported 4 truckloads of hazardous lead-impacted soil/fill to the CENJ facility, located in Kearny, NY

Material Import Summary				
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0
Total	5	115.55	0	0
NYSDEC Approved:	1,000 cubic yards (CY)			

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	4	80
Total	1	5	13	260

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.007	0.0	0.1
PM-2	0.010	0.0	0.0
PM-3	0.008	0.0	0.1
PM-4	0.006	0.0	0.0
PM-5	0.013	0.0	0.0
PM-6	0.012	0.0	0.0
WZ-1	0.015	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.014	0.0	0.2
PM-2	0.013	0.1	0.1
PM-3	0.011	0.0	0.3
PM-4	0.010	0.0	0.2
PM-5	0.025	0.1	0.1
PM-6	0.025	0.0	0.0
WZ-1	0.023	0.0	0.0

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
  - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
  - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- The DustTrak at perimeter CAMP station PM-5 was recalibrated between 7:45am and 7:52am due to negative concentrations of PM10 being recorded. PM10 concentrations at perimeter CAMP station PM-5 returned to background conditions after recalibration and data logging resumed at 7:53am.
  - Work was stopped while equipment maintenance occurred.
  - Fugitive dust was not observed migrating from the site during this time.

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SITE OBSERVATION REPORT

- The handheld Jerome® J505 mercury vapor analyzer was placed at perimeter CAMP station PM-4 from 7:03am to 8:02am during equipment troubleshooting and replacement of the Jerome® J405 unit. Instantaneous mercury vapor concentrations during this time ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:10am to 3:09pm.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station using the handheld PID and handheld Jerome® J505 mercury vapor analyzer. CAMP stations were discontinued at 3:09pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged at 0.00 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue demobilization activities at the site.
- CCJV will import 2.5-inch virgin stone from the Stone Industries Inc. facility in Haledon, NJ, for use as backfill material within the work area located in the southwestern portion of the site.

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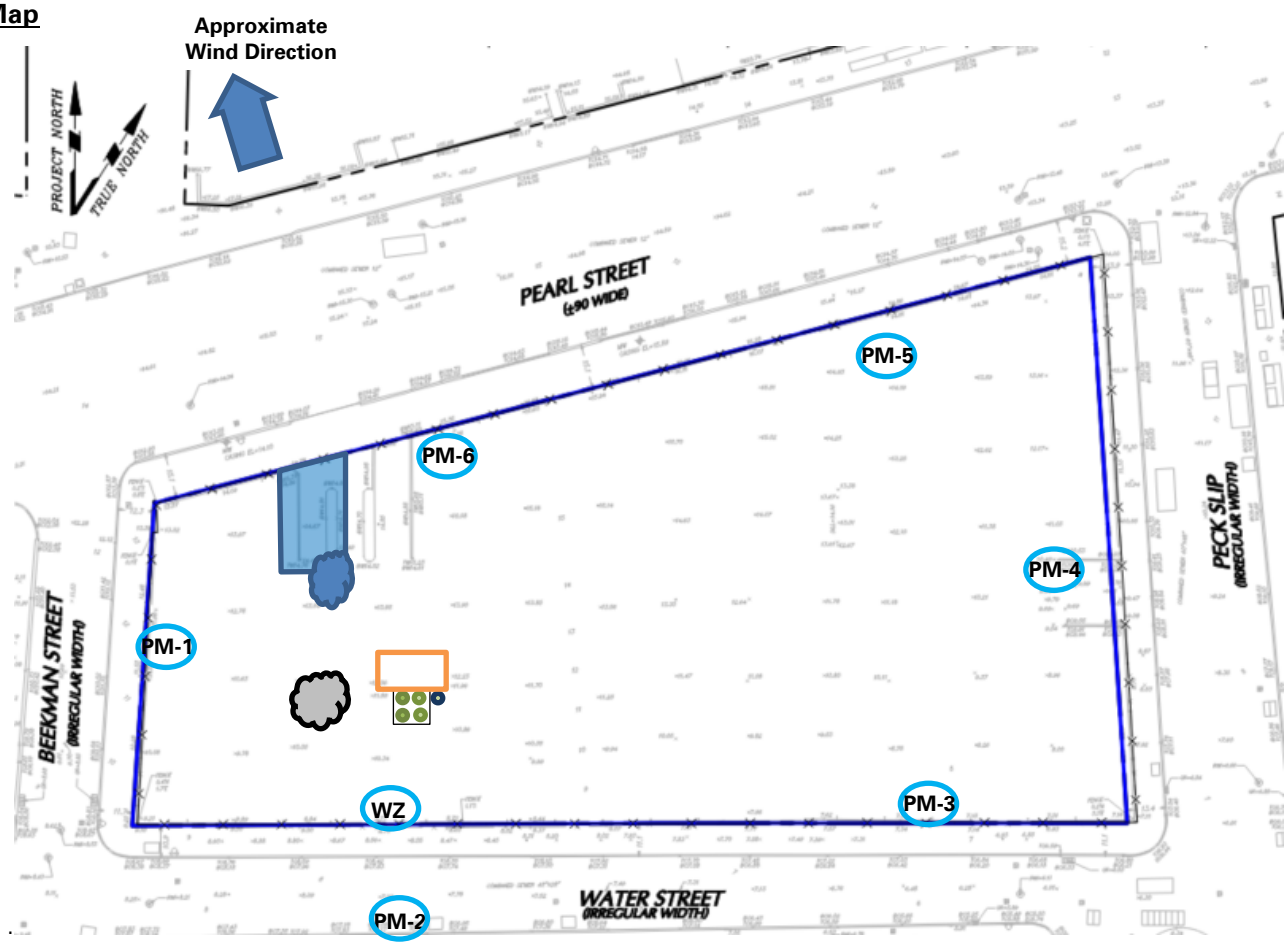
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View CCJV loading a truck with hazardous lead-impacted soil/fill for off-site disposal (facing northeast)

Photo 2: View of CCJV excavating hazardous lead-impacted soil/fill along the northern berm of the work area in the southwestern portion of the site (facing north)

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SITE OBSERVATION REPORT

Photo 3: View of exposed soil/fill covered with polyethylene sheeting at the end of the day (facing north)

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SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, May 27, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 66.0 – 78.6 ˚F Wind: SE @ 1.0 – 5.9 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:00 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Maitland Robinson

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 24**
Langan (Environmental/Geotechnical) – Jack Frey, Maitland Robinson, Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV removed the dewatering system from the southwestern part of the site as part of site demobilization.
- CCJV excavated an approximately 6-foot-long by 6-foot-wide area to a maximum depth of about 4 feet below grade surface (bgs) along the northern berm of the work area in the southwestern part of the site.
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzer. No evidence of impacts were observed. Excavated soil/fill was live-loaded directly into a truck for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.
- CCJV temporarily backfilled the work area in the southwestern part of the site using imported 2.5-inch virgin stone underlain by a layer of geotextile fabric.

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SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 2 truckloads (45.96 tons) of 2.5-inch virgin stone from the Stone Industries, Inc. facility, located in Haledon, NJ, for general backfill in the southwestern part of the site.
- CCJV exported 1 truckload (about 20 cubic yards [CY]) of hazardous lead-impacted soil/fill to the CENJ facility, located in Kearny, NJ
- CCJV exported 1 truckload (about 20 CY) of construction and demolition (C&D) debris, consisting of brick, concrete, and scrap metal, to the Allocco Recycling facility, located in Brooklyn, NY.

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**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	2	45.96	0	0
Total	7	161.51	0	0
NYSDEC Approved:	1,000 cubic yards (CY)			

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead Soil**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	1	20	1	20
Total	2	25	14	280

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.01 µg/m^3.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.021	0.0	0.1
PM-2	0.025	0.0	0.0
PM-3	0.019	0.3	0.0
PM-4	0.019	0.0	0.0
PM-5	0.021	0.0	0.0
PM-6	0.027	0.0	0.0
WZ-1	0.035	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.075	0.0	0.3
PM-2	0.081	0.0	0.0
PM-3	0.051	1.7	0.1
PM-4	0.050	0.0	0.0
PM-5	0.051	0.0	0.3
PM-6	0.094	0.0	0.0
WZ-1	0.095	0.0	0.0

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
  - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
  - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- The PID at perimeter air monitoring station PM-3 was recalibrated at 12:54pm and was replaced with another PID unit at 1:37pm due to false positive detections of VOCs when compared to the handheld unit. Data logging resumed at 12:55pm and 1:40pm, respectively, and VOC concentrations returned to background conditions in each instance.

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SITE OBSERVATION REPORT

- Instantaneous mercury vapor concentrations were detected at concentrations ranging from 0.4 µg/m^3 to 1.1 µg/m^3 at perimeter CAMP station PM-5 (between 10:41am and 11:02am), which was located over 150 feet away from the work area along Pearl Street. Work zone mercury vapor concentrations during this time ranged from 0.00 µg/m^3 to 0.02 µg/m^3 and handheld Jerome® J505 mercury vapor concentrations across the site ranged from 0.00 µg/m^3 to 0.02 µg/m^3. During this time, no ground-intrusive activities were ongoing at the site and CCJV was placing filter fabric atop the work area in preparation for backfill placement. The instantaneous mercury vapor concentrations did not result in a 15-minute time-weighted average exceedance of the CAMP action levels, and the dedicated CAMP monitor investigated the mercury vapor detections upon notification via the remote telemetry system.
    - The mercury vapor detections were determined to be erroneous false positive readings after confirmation with the handheld Jerome® J505 unit (0.00 µg/m^3).
    - The Jerome® J405 mercury vapor analyzer within perimeter CAMP station PM-5 was disconnected for troubleshooting from 11:03am to 12:44pm. During this time, the handheld Jerome® J505 unit was stationed at perimeter station PM-5 and mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
    - The Jerome® J405 unit was reconnected and data logging was resumed at 12:45pm.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:09am to 2:40pm.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station using the handheld PID and handheld Jerome® J505 mercury vapor analyzer. CAMP stations were discontinued at 2:40pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue removal of equipment as part of site demobilization.

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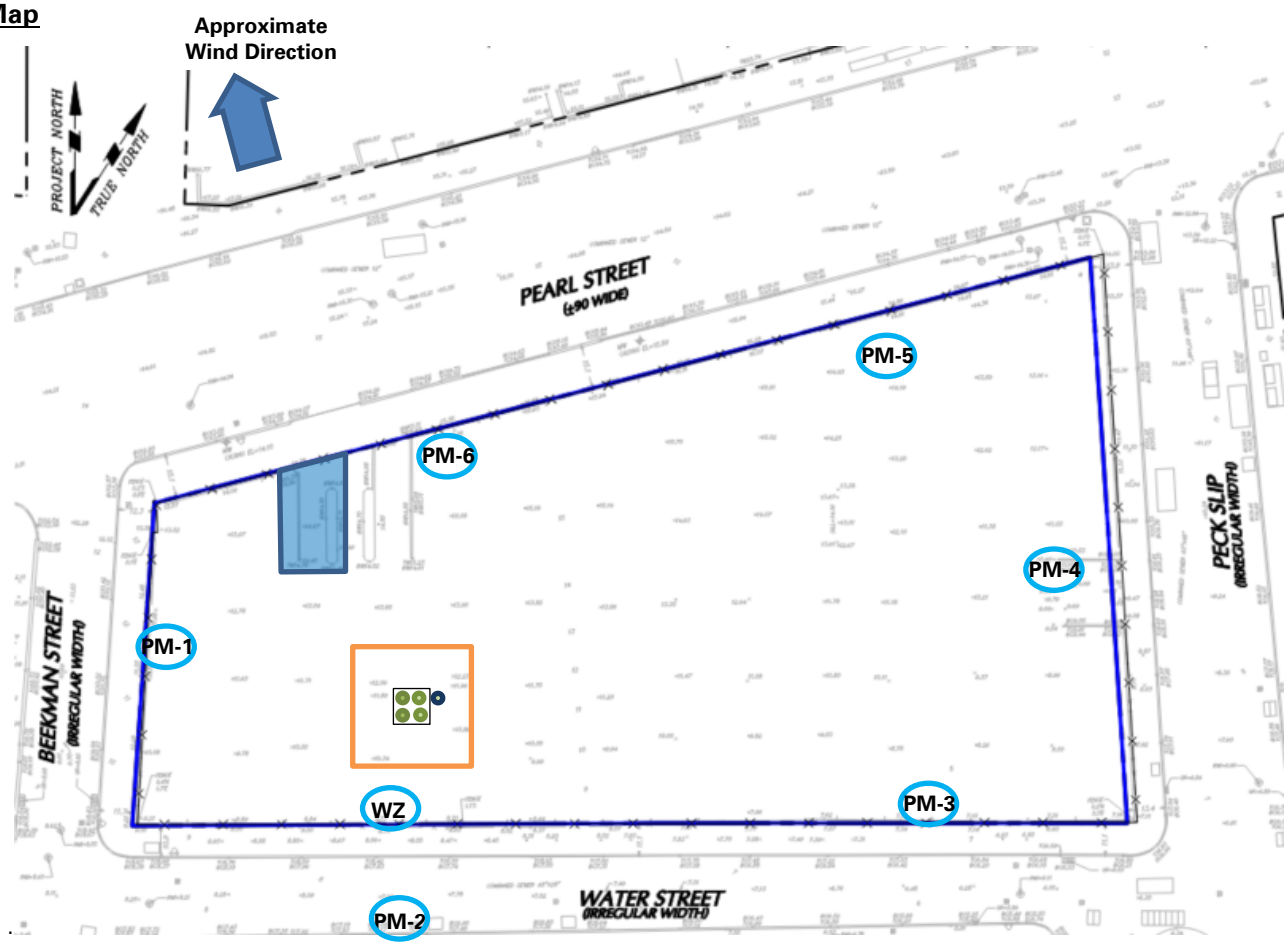
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of CCJV live-loading a truck with hazardous lead-impacted soil/fill for off-site disposal at the CENJ facility, located in Kearny, NJ (facing northeast).

Photo 2: View of the work area in the southwestern part of the site, covered with geotextile fabric and imported 2.5-inch virgin stone (facing southeast).

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SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, May 31, 2022
PROJECT: 250 Water Street		**WEATHER:**	Partly Cloudy, 71 – 95 ˚F Wind: W @ 0 – 6 mph
LOCATION: New York, NY		**TIME:**	7:00 AM – 3:00 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

PRESENT AT SITE: **Day 25**
Langan (Environmental/Geotechnical) – Brian Kenneally
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV demobilized the Komatsu 969 Excavator from the site. The excavator was washed prior to exiting the site.
- CCJV began disassembly of the CAT 374F Excavator in preparation for demobilization off-site.

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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**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0
Total	7	161.51	0	0
NYSDEC Approved:	1,000 cubic yards (CY)			

Material Export Summary				
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0
Total	2	25	14	280

Sampling

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Community air monitoring was not implemented because no ground-intrusive activities occurred and the previous excavation areas remained covered.

- Langan used two Jerome® J505 mercury analyzers to monitor ambient air conditions at various heights throughout the site. One Jerome J505 unit was stationed in the previously-excavated area (work zone), and one Jerome® J505 unit was used to collect readings from throughout the site and site perimeter (handheld) between 7:00am and 12:14pm and from 2:38pm to 2:48pm.
    - The daily average concentration in the work zone was 0.00 µg/m^3. Instantaneous mercury vapor concentrations at the former work zone around the previously backfilled area ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
    - The daily average concentration collected with the handheld unit was 0.01 µg/m^3. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.04 µg/m^3, with the exception of one instantaneous mercury vapor detection discussed below.
        - One instantaneous mercury vapor detection of 2.43 µg/m^3 was recorded at 9:42am in the central part of the site. No ground-intrusive activities were ongoing at the site and previously exposed soil/fill was covered with geotextile fabric and imported virgin stone. The instantaneous reading did not result in a 15-minute time-weighted-average exceedance of the action level established in the CAMP and the instantaneous mercury vapor concentration collected from the Jerome® J505 unit at the former work zone was recorded at 0.00 µg/m^3 at this time. A mercury vapor source was not identified upon additional screening of the site.
    - Instantaneous mercury vapor concentrations at the site perimeter collected between 2:38pm and 2:48pm ranged from 0.00 µg/m^3 to 0.02 µg/m^3.
- Langan used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.

Anticipated Activities

- CCJV will continue site demobilization on Thursday, June 2, 2022.

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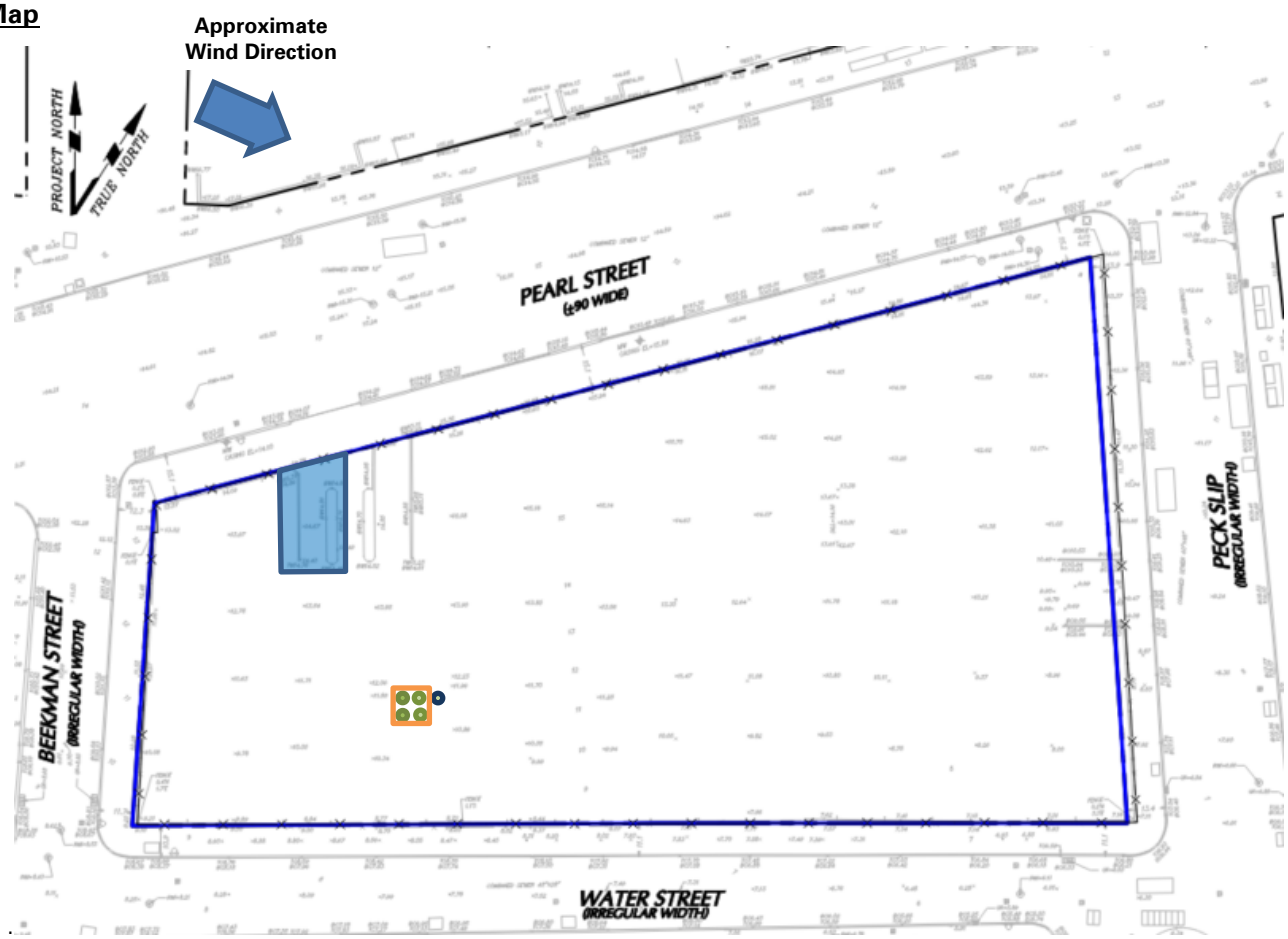
SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
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- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

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

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SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: View of CCJV loading an excavator for demobilization off-site (facing north)

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