SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, September 17, 2022
PROJECT:	250 Water Street		**WEATHER:**	Overcast, 68.3 – 76.1 ˚F Wind: NNE @ 0.8 – 6.9 mph
LOCATION:	New York, NY		**TIME:**	7:45 AM – 5:30 PM
BCP SITE ID:	C231127		**MONITOR:**	Rachel Condon, Elsah Boak

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

PRESENT AT SITE: **Day 102**
Langan (Environmental/Geotechnical) – Rachel Condon, Elsah Boak
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 50-foot-long by 15-foot-wide area to a depth of about 6 feet below the existing grade within the steel sheet pile wall for removal of petroleum-impacted soil/fill from waste characterization cells WC09 and WC10. The excavated soil/fill was temporarily stockpiled adjacent to the excavation area (within the steel sheet pile wall) and was sprayed with Atmos® AC-645 dust/vapor suppressing foam at the end of the work day in preparation for off-site disposal.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Odors, staining, and a maximum PID reading of 5.3 ppm was recorded.
- CCJV installed odor neutralizing sleeves on the interior of the perimeter construction fencing along the eastern boundary of the site (Peck Slip).
- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) in the southeastern part of the site.
- CCJV pumped groundwater from the previously installed dewatering wells to facilitate future excavation in the southeastern part of the site. Groundwater was pumped directly to the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	7	149.95	19	455.69
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	77	1,540	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	100	2,000	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.013	0.0	0.01
PM-2	0.017	0.0	0.00
PM-3	0.010	0.0	0.00
PM-4	0.000	0.6	0.00
PM-5	0.019	0.0	0.02
PM-6	0.009	0.0	0.01
WZ-1	0.016	0.0	0.01
WZ-2	0.008	0.0	0.01
WZ-3	0.006	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.023	0.0	0.04
PM-2	0.032	0.0	0.02
PM-3	0.022	0.0	0.01
PM-4	0.000	1.8	0.01
PM-5	0.026	0.0	0.04
PM-6	0.017	0.1	0.03
WZ-1	0.024	0.0	0.03
WZ-2	0.011	0.1	0.02
WZ-3	0.013	0.0	0.21

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

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

SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.11 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 9:22am to 4:27pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 9:11am to 4:27pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 9:11am to 4:27pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at 4:27pm 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.

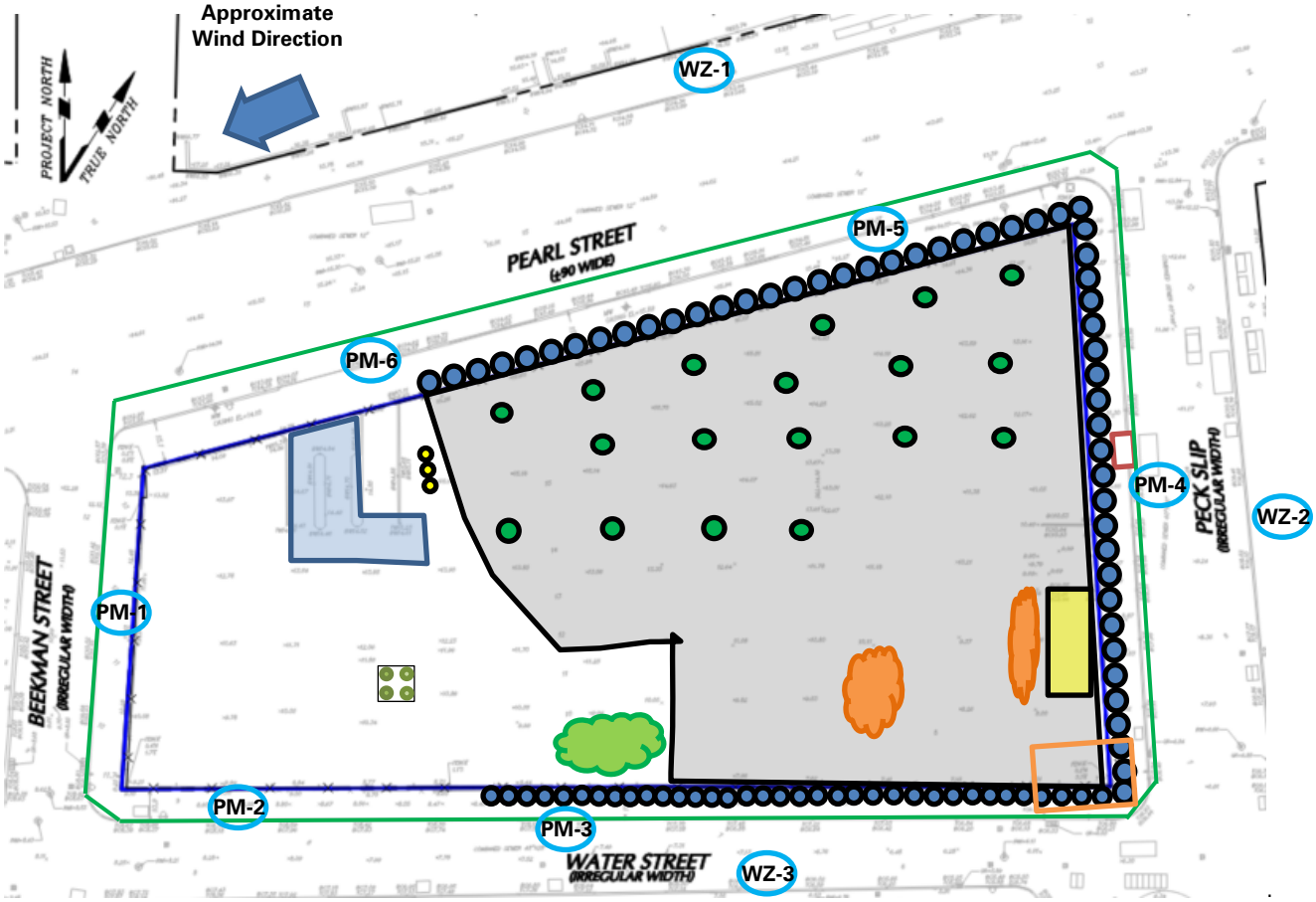
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will weld brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV applying Atmos® AC-645 dust/vapor suppressing foam in the southeastern part of the site (facing east)

Photo 2: CCJV excavating petroleum-impacted soil/fill in the southeastern part of the site (facing southwest)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Sunday, September 18, 2022
PROJECT: 250 Water Street		**WEATHER:**	Partly Cloudy, 72 ˚F Wind: WSW @ 13 mph
LOCATION: New York, NY		**TIME:**	9:00 AM – 10:15 AM
BCP SITE ID: C231127		**MONITOR:**	Farielle Brazier

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

PRESENT AT SITE: **Day 103**
Langan (Environmental) – Farielle Brazier
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) - Jack Dettra
LendLease (General Contractor) – Marty Cohen

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	7	149.95	19	455.69
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	77	1,540	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	100	2,000	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.15 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

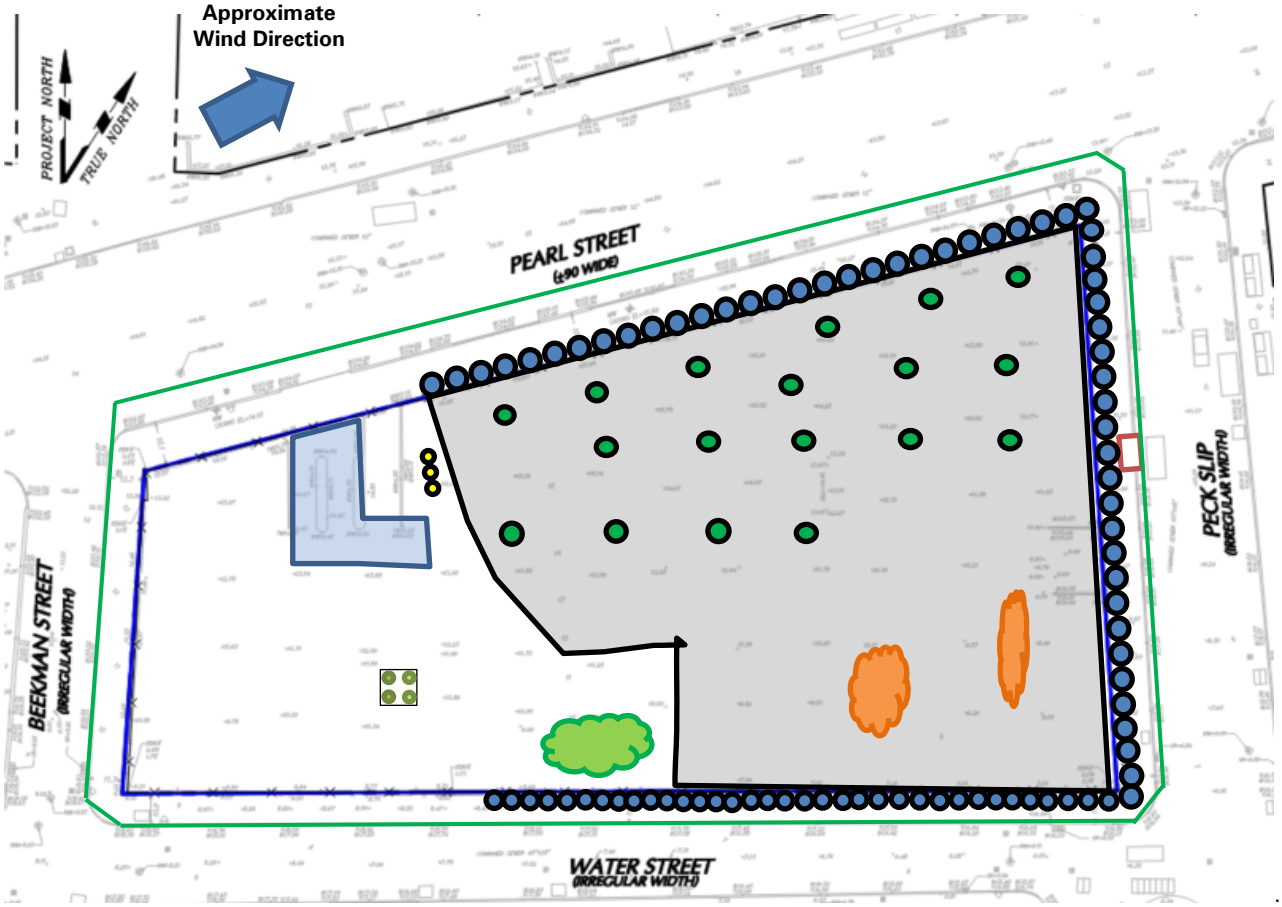
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will weld brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of UST
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Monday, September 19, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 71.4 – 87.2 ˚F Wind: NNE @ 0.7 – 5.5 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:30 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Eddie Cai

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

PRESENT AT SITE: **Day 104**
Langan (Environmental/Geotechnical) – Maitland Robinson, Eddie Cai
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer
New York City Fire Department (FDNY)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 80-foot-long by 60-foot-wide area to a maximum depth of about 12 feet below grade surface (bgs) for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cell WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Petroleum-like odor and a maximum instantaneous PID reading of 114.1 parts per million (ppm) was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV installed odor neutralizing sleeves on the interior of the perimeter construction fencing along the eastern and southern boundaries of the site (Peck Slip and Water Street, respectively).
- CCJV pumped groundwater from the previously installed dewatering wells to facilitate excavation in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- FDNY conducted a site visit in response to a complaint regarding petroleum-like odors via 311. No adverse conditions were noted and no further action was required as a result of the site visit.

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

SITE OBSERVATION REPORT

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

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 45 truckloads (about 900 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cell WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	7	149.95	19	455.69
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	77	1,540	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	45	900	0	0
Project Total	261	5,220	145	2,900	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor or VOCs that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3 and 5.0 ppm, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.047	0.0	0.01
PM-2	0.064	0.0	0.00
PM-3	0.047	0.6	0.00
PM-4	0.000	0.8	0.00
PM-5	0.031	0.3	0.01
PM-6	0.033	0.2	0.01
WZ-1	0.056	0.0	0.01
WZ-2	0.034	0.0	0.00
WZ-3	0.035	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.078	0.0	0.03
PM-2	* 0.143 @ 11:53am	0.6	0.01
PM-3	0.076	1.3	0.01
PM-4	0.000	2.4	0.01
PM-5	0.044	0.7	0.02
PM-6	0.055	1.0	0.02
WZ-1	0.072	0.0	0.02
WZ-2	0.043	0.1	0.01
WZ-3	0.042	0.0	0.01

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

- *PM10 concentrations at perimeter CAMP station PM-2 exceeded the action level established in the CAMP (0.100 mg/m3) intermittently between 11:18am to 12:01pm. PM10 concentrations did not exceed 0.150

SITE OBSERVATION REPORT

mg/m^3, which is the action level requiring work stoppage according to the CAMP. The exceedances were caused by tri-axle dump trucks entering and/or exiting the site upwind of perimeter CAMP station PM-2. During this time, CCJV was loading trucks with petroleum-impacted soil/fill in the southeastern part of the site while actively spraying Atmos® AC-645 dust/vapor suppressing foam across the work area. In accordance with the CAMP, additional dust suppression measures were implemented (e.g., spraying the ground surface with water) and PM10 concentrations returned to background conditions. Fugitive dust was not observed migrating from the site during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.16 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations of ambient air around the excavation area in the southeastern part of the site ranged from 0.0 ppm to 114.1 ppm. Exposed soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading of trucks, and during periods of inactivity. VOC concentrations at perimeter and off-site CAMP stations did not exceed the action level established in the CAMP (5.0 ppm) throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:01am to 3:32pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:58am to 3:30pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:58am to 3:18pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued sequentially from 3:18pm to 3:43pm 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.

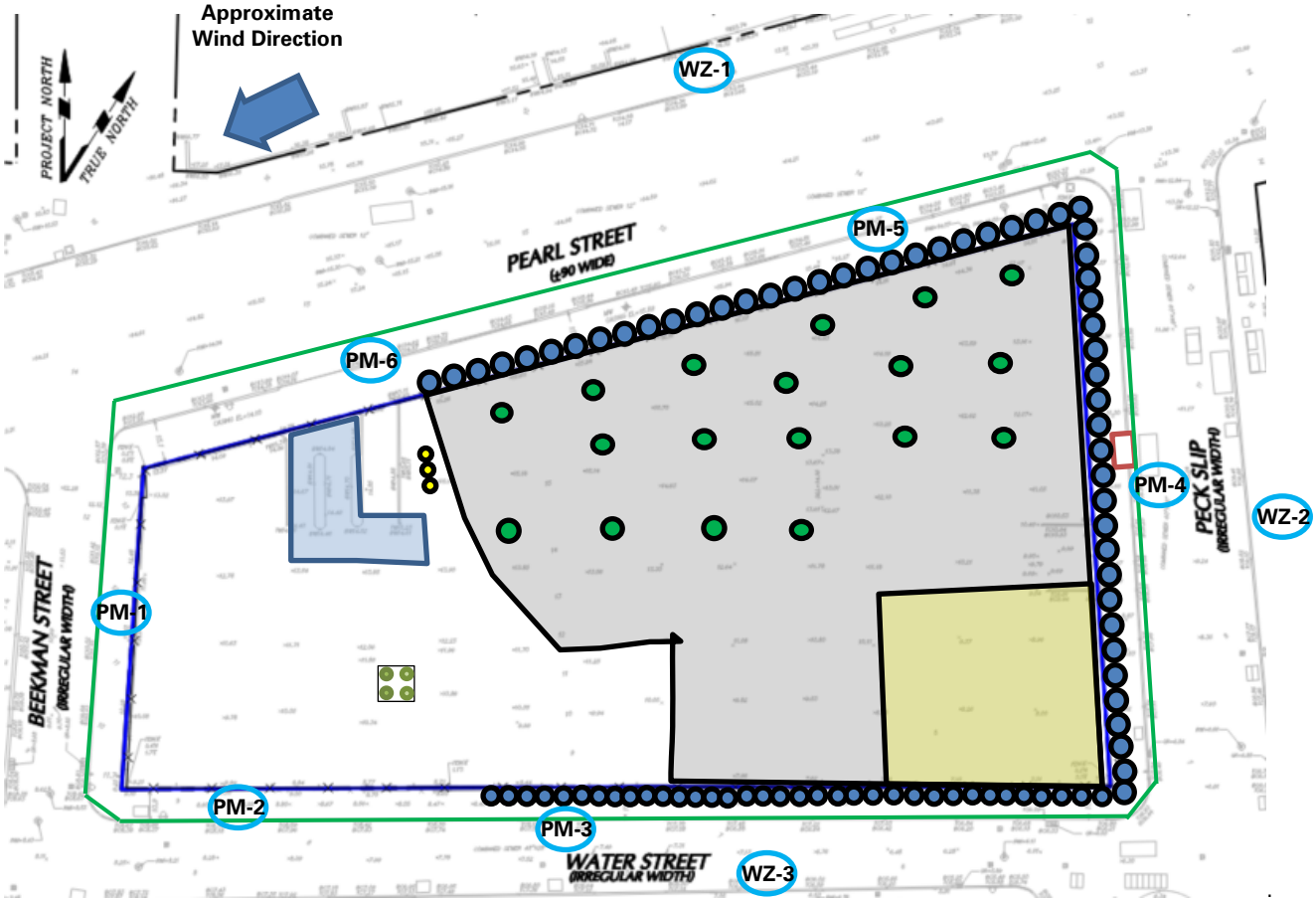
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for support-of-excavation system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 2: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam during excavation/loading in the southeastern part of the site (facing south)

Photo 2: CCJV applying water to the ground surface for dust suppression in the central part of the site (facing northwest)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, September 20, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 69.4 – 82.4 ˚F Wind: NW @ 0.4 – 6.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Eddie Cai

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

PRESENT AT SITE: **Day 105**
Langan (Environmental/Geotechnical) – Brian Kenneally, Eddie Cai
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer
AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 40-foot-long by 40-foot-wide area to a maximum depth of about 12 feet below grade surface (bgs) for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cell WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Petroleum-like odor and a maximum instantaneous PID reading of 7.8 parts per million (ppm) was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV installed odor neutralizing sleeves on the interior of the perimeter construction fencing along the eastern and southern boundaries of the site (Peck Slip and Water Street, respectively).
- CCJV pumped groundwater from the previously installed dewatering wells to facilitate excavation in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) system in the southeast corner of the site (Peck Slip and Water Street).

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

SITE OBSERVATION REPORT

- CCJV used imported 1.5-inch clean bluestone to backfill and grade the northwestern part of the site for extension of the tracking pad.
- CCJV continued testing tie-backs along the southern boundary of the site (Water Street) for SOE system installation.
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 13 truckloads (about 260 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cell WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ
- CCJV imported one truckload (20.57 tons) of 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility, located in Lyndhurst NJ.

Material Import Summary

Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**		**Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone**		**Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	1	20.57
Project Total	8	184.42	0	0	7	149.95	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**		**Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	77	1,540	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	**Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill**		**Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill**		**Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	13	260	0	0
Project Total	261	5,220	158	3,160	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.026	0.0	0.01
PM-2	0.032	0.0	0.01
PM-3	0.020	0.0	0.00
PM-4	0.000	0.1	0.00
PM-5	0.019	0.0	0.02
PM-6	0.018	0.1	0.02
WZ-1	0.025	0.0	0.02
WZ-2	0.013	0.0	0.01
WZ-3	0.018	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.040	0.2	0.04
PM-2	0.045	0.0	0.02
PM-3	0.040	0.1	0.01
PM-4	0.001	0.3	0.02
PM-5	0.030	0.1	0.05
PM-6	0.039	0.9	0.05
WZ-1	0.039	0.0	0.04
WZ-2	0.020	0.1	0.02
WZ-3	0.031	0.0	0.02

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

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

SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.15 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations of ambient air around the excavation area in the southeastern part of the site ranged from 0.0 ppm to 7.8 ppm. Exposed soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading of trucks, and during periods of inactivity. VOC concentrations at perimeter and off-site CAMP stations did not exceed the action level established in the CAMP (5.0 ppm) throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:01am to 3:18pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 7:01am to 3:13pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 7:01am to 3:09pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued sequentially from 3:06pm to 3:36pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

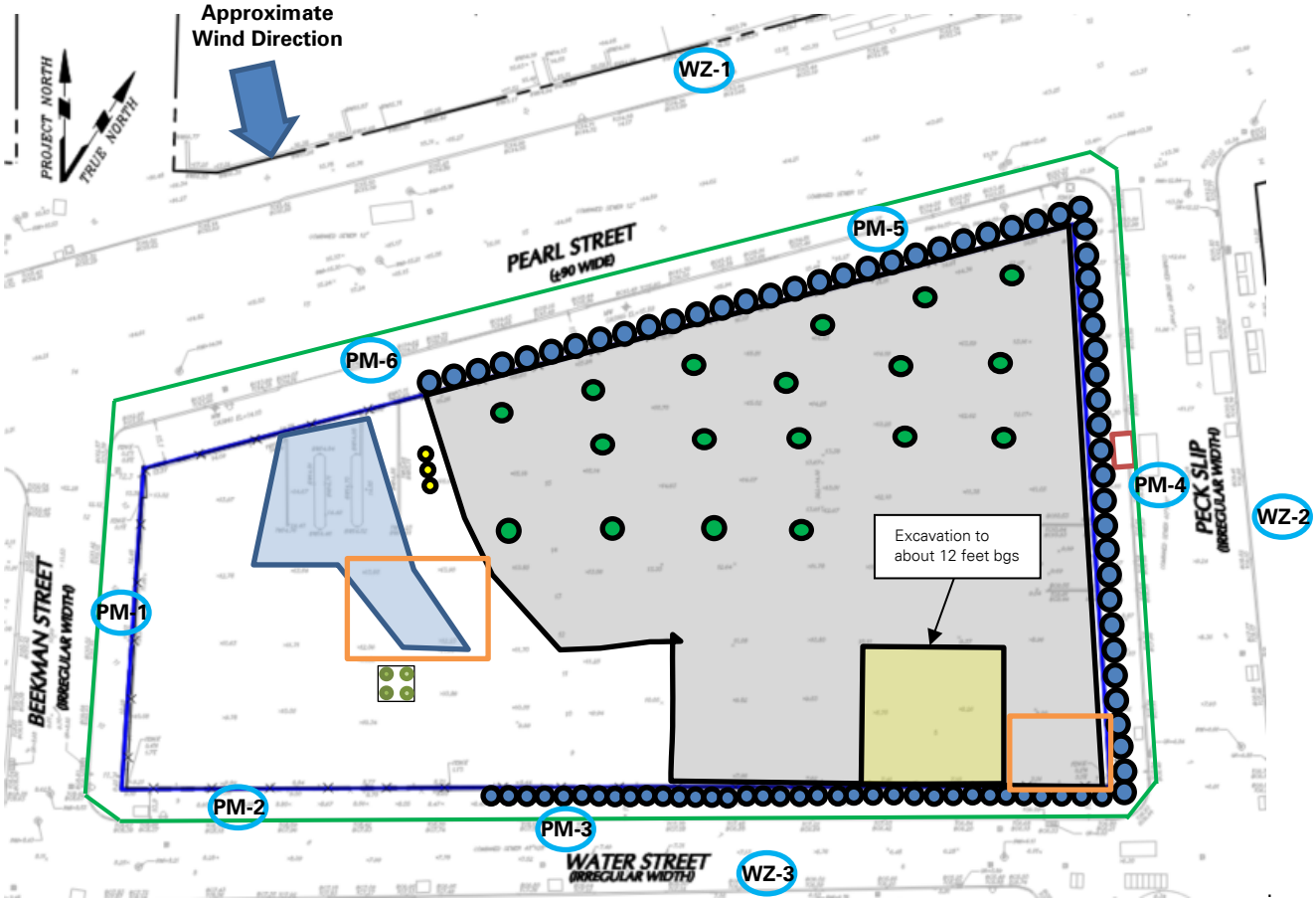
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam during excavation/loading in the southeastern part of the site (facing west)

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

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

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, September 21, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 65.3 – 80.7 ˚F Wind: W @ 0.4 – 6.1 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 6:00 PM
BCP SITE ID:	C231127		**MONITOR:**	Brian Kenneally, Eddie Cai

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

PRESENT AT SITE: **Day 106**
Langan (Environmental/Geotechnical) – Brian Kenneally, Eddie Cai, Michael Au
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
Tristate Groundwater (Dewatering Contractor) – John Ratcliff
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer
AKRF Inc. (AKRF) (Archaeologist) – Theresa Imbriolo
New York City Fire Department (FDNY)
New York City Department of Environmental Protection (NYCDEP)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 45-foot-long by 40-foot-wide area to a maximum depth of about 7 feet below the existing grade surface for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Petroleum-like odor and a maximum instantaneous PID reading of 33.8 parts per million (ppm) was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV installed odor neutralizing sleeves on the interior of the perimeter construction fencing along the eastern and southern boundaries of the site (Peck Slip and Water Street, respectively).
- CCJV pumped groundwater from the previously installed dewatering wells to facilitate excavation in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the NYCDEP combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) system in the southeast corner of the site (Peck Slip and Water Street).
- FDNY and NYCDEP conducted site visits in response to complaints received via 311 for odors and noise, respectively. No adverse conditions were noted and no further action was required as a result of the site visits.

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

SITE OBSERVATION REPORT

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

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 21 truckloads (about 420 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	7	149.95	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	77	1,540	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	21	420	0	0
Project Total	261	5,220	179	3,580	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- Langan collected one groundwater sample from the influent of the dewatering system for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs).
- The sample was 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:	Eddie Cai
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.017	0.0	0.00
PM-2	0.028	0.0	0.01
PM-3	0.018	0.0	0.00
PM-4	0.000	0.3	0.00
PM-5	0.018	0.0	0.02
PM-6	0.014	0.4	0.02
WZ-1	0.021	0.0	0.01
WZ-2	0.007	0.0	0.01
WZ-3	0.014	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.033	0.0	0.01
PM-2	0.052	0.0	0.03
PM-3	0.035	0.1	0.01
PM-4	0.000	1.5	0.02
PM-5	0.034	0.7	0.04
PM-6	0.027	0.9	0.04
WZ-1	0.037	0.0	0.03
WZ-2	0.019	0.1	0.03
WZ-3	0.026	0.0	0.02

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

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

SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.16 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations of ambient air around the excavation area in the southeastern part of the site ranged from 0.0 ppm to 33.8 ppm. Exposed soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading of trucks, and during periods of inactivity. VOC concentrations at perimeter and off-site CAMP stations did not exceed the action level established in the CAMP (5.0 ppm) throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:52am to 5:10pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:52am to 5:10pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 7:06am to 5:08pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued sequentially from 4:57pm to 5:10pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.07 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

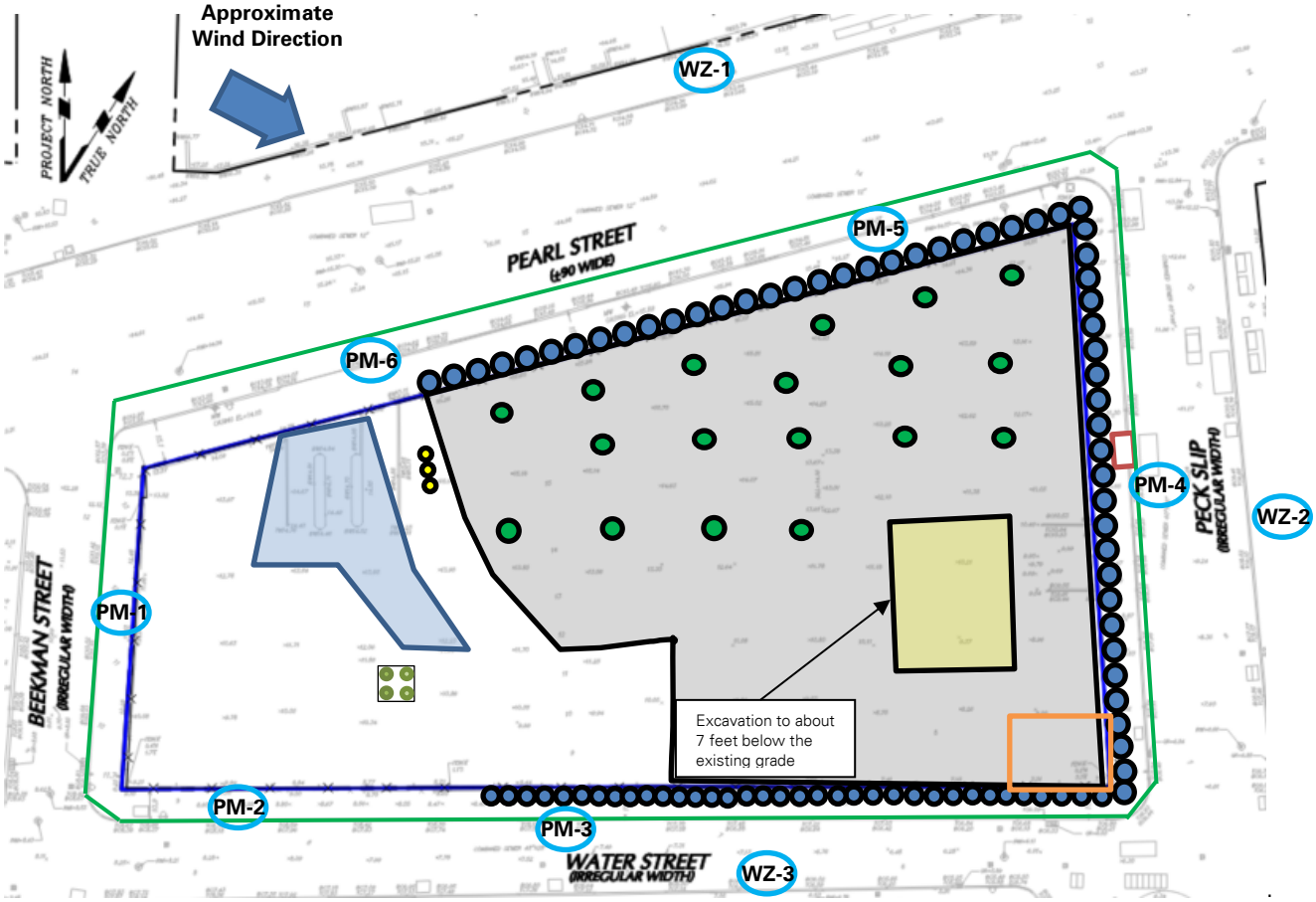
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam during excavation/loading in the southeastern part of the site (facing west)

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, September 22, 2022
PROJECT: 250 Water Street		**WEATHER:**	Rain, 63.8 – 78.9 ˚F Wind: WSW @ 0.5 – 7.3 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:30 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Maitland Robinson

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

PRESENT AT SITE: **Day 107**
Langan (Environmental/Geotechnical) – Brian Kenneally, Maitland Robinson
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
Tristate Groundwater (Dewatering Contractor) – John Ratcliff
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer, Rafi Alam
AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade
New York City Department of Environmental Protection (NYCDEP)

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 60-foot-long by 50-foot-wide area to a maximum depth of about 7 feet below the existing grade surface for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Petroleum-like odor and a maximum instantaneous PID reading of 7.4 parts per million (ppm) was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV pumped groundwater from the previously installed dewatering wells to facilitate excavation in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the NYCDEP combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) system in the southeast corner of the site (Peck Slip and Water Street).
- CCJV used imported 1.5-inch clean bluestone to backfill and grade an about 40-foot-long by 15-foot-wide area in the northwestern part of the site for maintenance of the tracking pad.
- NYCDEP conducted a site visit in response to a complaint regarding petroleum-like odors received via 311. No adverse conditions were noted and no further action was required as a result of the site visit.

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

SITE OBSERVATION REPORT

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

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 31 truckloads (about 620 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ.
- CCJV imported one truckload (about 22.09 tons) of 1.5-inch clean bluestone from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.

Material Import Summary

Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**		**Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone**		**Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	1	22.09	0	0
Project Total	8	184.42	0	0	8	172.04	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**		**Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	77	1,540	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	**Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill**		**Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill**		**Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	31	620	0	0
Project Total	261	5,220	210	4,200	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected today.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.037	0.0	0.01
PM-2	0.039	0.0	0.00
PM-3	0.034	0.0	0.00
PM-4	0.000	0.0	0.00
PM-5	0.011	0.3	0.01
PM-6	0.028	0.1	0.01
WZ-1	0.035	0.0	0.01
WZ-2	0.018	0.0	0.00
WZ-3	0.026	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.070	0.0	0.03
PM-2	0.072	0.0	0.01
PM-3	0.065	0.0	0.00
PM-4	0.001	0.4	0.02
PM-5	0.028	0.6	0.04
PM-6	0.049	0.2	0.02
WZ-1	0.077	0.0	0.03
WZ-2	0.048	0.0	0.02
WZ-3	0.073	0.0	0.01

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- The Jerome® J505 units at perimeter CAMP station PM-5 and off-site CAMP station WZ-1 intermittently did not transmit data through the remote telemetry system throughout the work day. The mercury vapor data from each Jerome® J505 unit was manually downloaded at the end of the work day and is reflected in the Daily Air Monitoring Report. During the below times, a Jerome® 405 unit was connected to telemetry to provide real-time mercury vapor data to field personnel while continuing to monitor each area with a Jerome® J505 unit.
    - Perimeter CAMP station PM-5 from 6:50am to 4:21pm
    - Off-site station WZ-1 from 1:49pm to 4:21pm

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.16 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations of ambient air around the excavation area in the southeastern part of the site ranged from 0.0 ppm to 7.4 ppm. Exposed soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading of trucks, and during periods of inactivity. VOC concentrations at perimeter and off-site CAMP stations did not exceed the action level established in the CAMP (5.0 ppm) throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:48am to 4:21pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:48am to 4:21pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:48am to 4:21pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at 4:21pm 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.

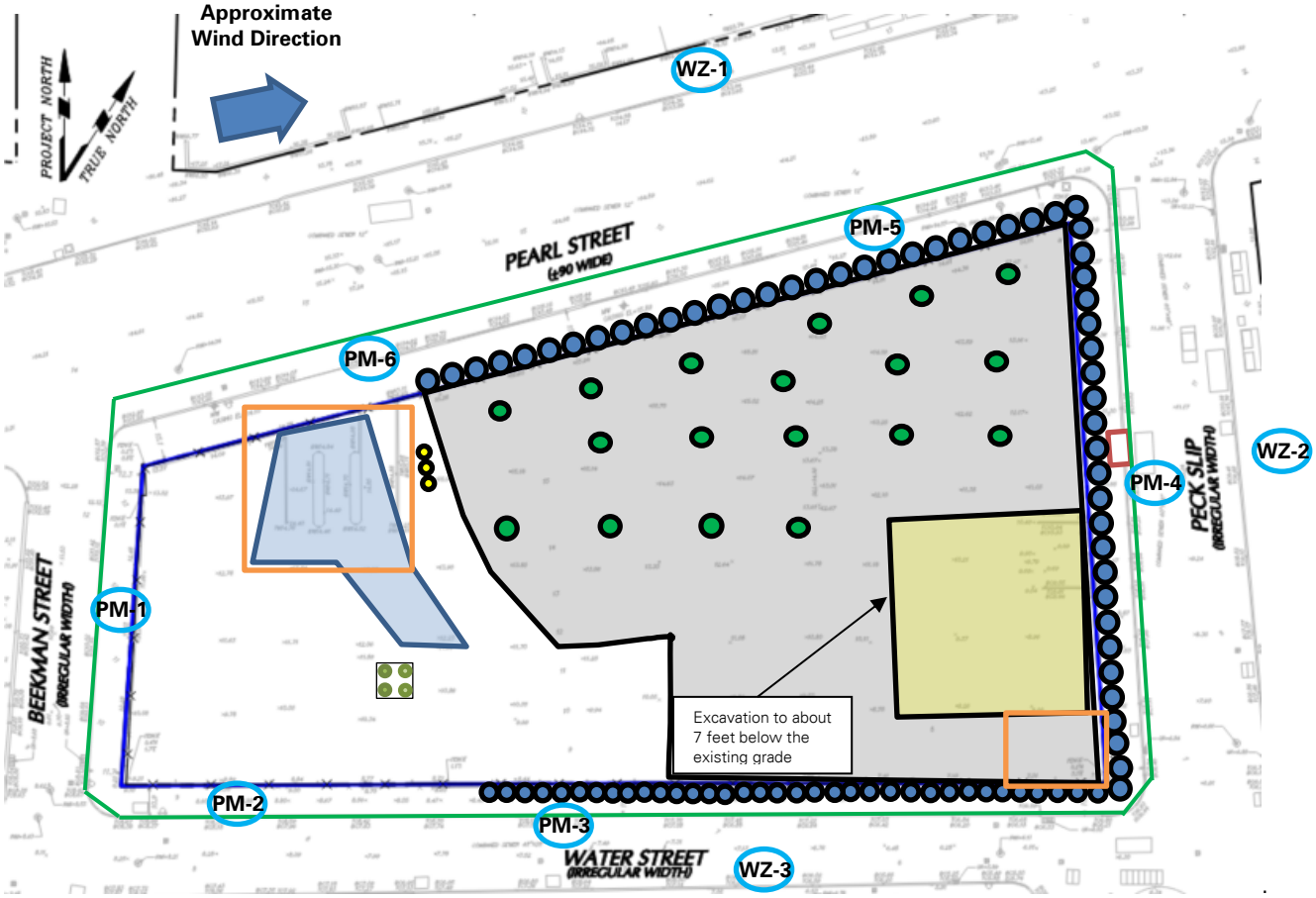
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam during excavation/loading in the southeastern part of the site (facing south)

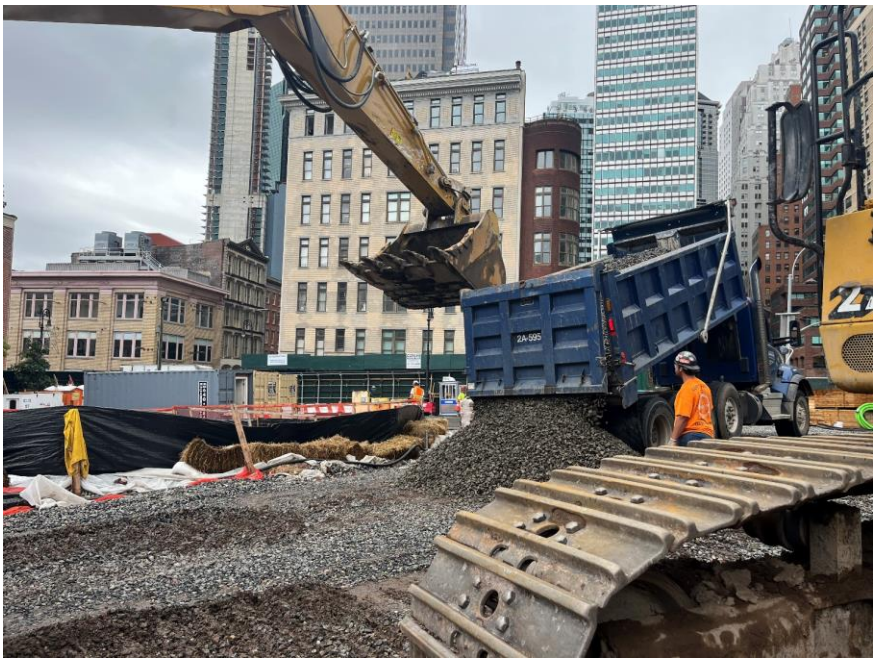


Photo 2: CCJV importing 1.5-inch clean bluestone for maintenance of the tracking pad in the northwestern part of the site (facing northwest)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, September 23, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 52.8 – 66.0 ˚F Wind: E @ 0.7 – 6.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:45 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Maitland Robinson

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

PRESENT AT SITE: **Day 108**
Langan (Environmental/Geotechnical) – Brian Kenneally, Maitland Robinson
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Mike Palmieri
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer, Rafi Alam
AKRF Inc. (AKRF) (Archaeologist) – Theresa Imbiolo

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 45-foot-long by 45-foot-wide area to a maximum depth of about 8 feet below the existing grade surface for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Petroleum-like odor and a maximum instantaneous PID reading of 1.8 parts per million (ppm) was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV excavated an about 25-foot-long by 12-foot-wide area to a maximum depth of about 3 feet below the existing grade surface for removal and off-site disposal of hazardous lead-impacted soil/fill in the southeastern part of site. Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearney NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No evidence of impacts were recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.

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

SITE OBSERVATION REPORT

- CCJV pumped groundwater from the previously installed dewatering wells to facilitate excavation in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the NYCDEP combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) system in the southeast corner of the site (Peck Slip and Water Street).
- CCJV covered all exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 30 truckloads (about 600 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ.
- CCJV exported two truckloads (about 40 CY) of hazardous lead-impacted soil/fill for off-site disposal at the CENJ facility, located in Kearny, NJ.
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**		**Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone**		**Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	8	172.04	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**		**Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	2	40	0	0
Project Total	5	85	35	700	79	1,580	216	4,320

SITE OBSERVATION REPORT

Material Export Summary (2 of 2)						
Facility Name Location Type of Material	**Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill**		**Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill**		**Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	30	600	0	0
Project Total	261	5,220	240	4,800	42	840

Sampling Activities

- Langan collected three confirmation endpoint soil samples (EP52_EL_-8.0, EP53_EL_-8.0, and EP54_EL_-8.0) and associated quality assurance/quality control (QA/QC) samples for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane.
- Samples were relinquished to Alpha Analytical, Inc. an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocol.
- Sample elevations were surveyed by a professional surveyor.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.006	0.0	0.01
PM-2	0.018	0.0	0.01
PM-3	0.006	0.0	0.00
PM-4	0.001	0.1	0.00
PM-5	0.000	0.0	0.01
PM-6	0.004	0.5	0.01
WZ-1	0.008	0.0	0.01
WZ-2	0.003	0.0	0.01
WZ-3	0.004	0.1	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.026	0.0	0.04
PM-2	0.036	0.0	0.02
PM-3	0.017	0.0	0.02
PM-4	0.003	0.2	0.01
PM-5	0.006	0.1	0.03
PM-6	0.007	0.7	0.04
WZ-1	0.031	0.0	0.03
WZ-2	0.005	0.0	0.03
WZ-3	0.006	0.1	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- PM10 concentrations were not recorded at perimeter CAMP stations PM-4 and PM-5 from 12:18pm to 12:20pm, and from 12:14pm to 12:17pm, respectively, during replacement of the DustTrak units for annual calibration by the manufacturer. Replacement occurred during the lunch break and there were no ongoing ground-intrusive activities at the site and fugitive dust was not observed migrating from the site.
- The Jerome® J505 units at perimeter CAMP station PM-5 and off-site CAMP station WZ-1 intermittently did not transmit data through the remote telemetry system throughout the work day. The mercury vapor data from each Jerome® J505 unit was manually downloaded at the end of the work day and is reflected in the Daily Air Monitoring Report. During the below times, a Jerome® 405 unit was connected to telemetry to provide real-time mercury vapor data to field personnel while continuing to monitor each area with a Jerome® J505 unit.
    - Perimeter CAMP station PM-5 from 6:50am to 2:53pm
    - Off-site station WZ-1 from 1:49pm to 2:53pm

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.32 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:52am to 2:53pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:51am to 2:53pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:59am to 2:53pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at 2:53pm 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 ranged from 0.0 ppm to 0.1 ppm.

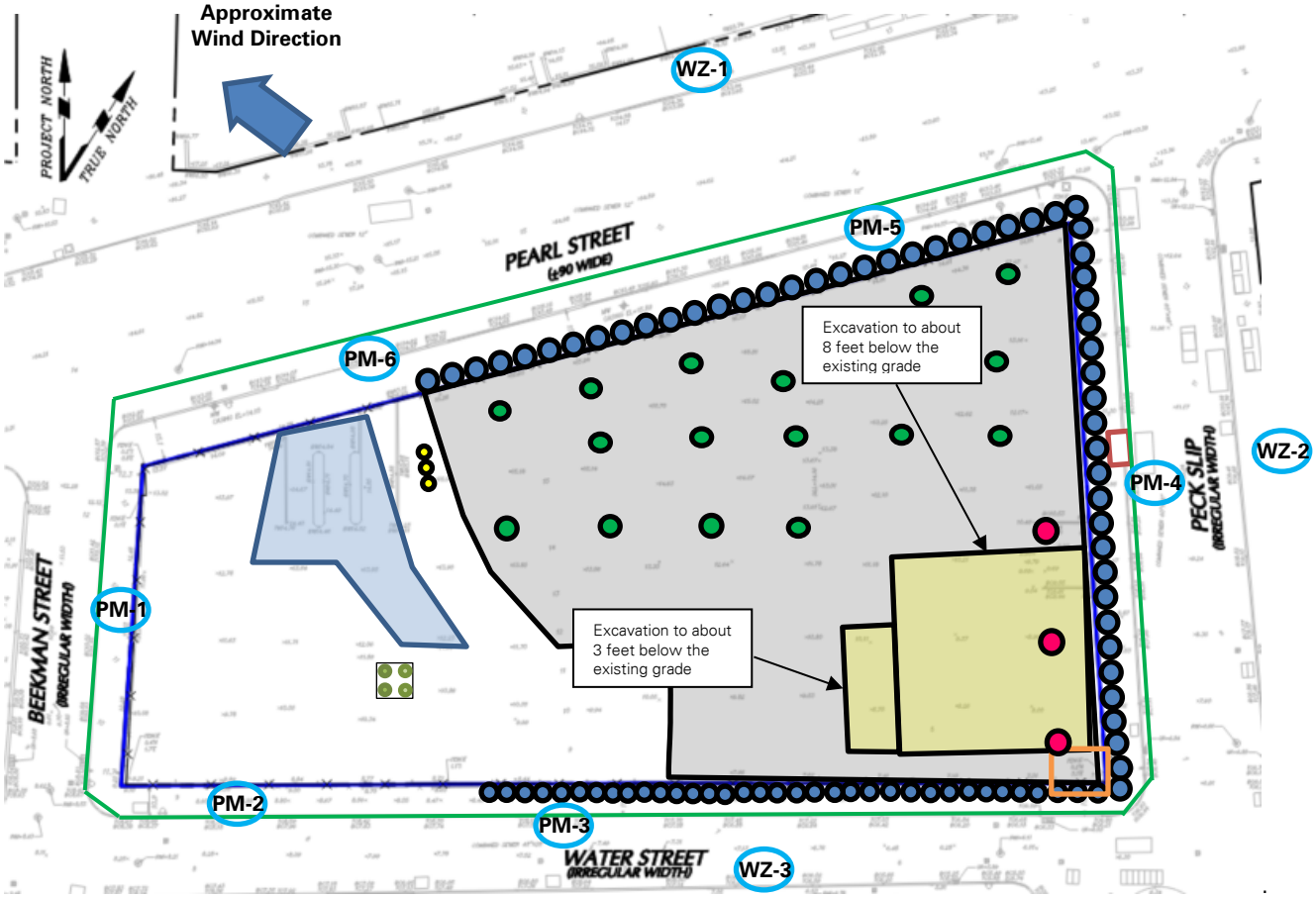
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

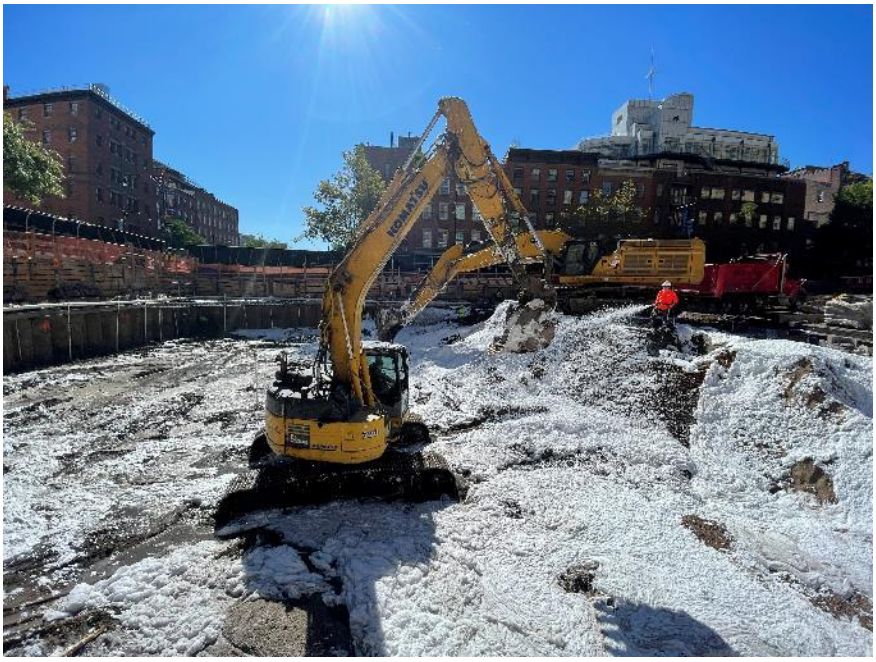


Photo 1: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam during excavation/loading in the southeastern part of the site (facing south)

Photo 2: Tri-axle dump truck loaded with excavated soil/fill for off-site disposal, secured with a tight-fitting cover (facing east)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, September 24, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 54– 71˚F Wind: NW @ 5 – 15 mph
LOCATION: New York, NY		**TIME:**	9:00 AM – 4:15 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson

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

PRESENT AT SITE: **Day 109**
Langan (Environmental/Geotechnical) – Maitland Robinson
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Mike Palmieri
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) system along the southern boundary of the site (Water Street). No ground-intrusive activities were completed throughout the work day.
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	8	172.04	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	79	1,580	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	240	4,800	42	840

Sampling Activities

- No samples were collected today.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.12 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

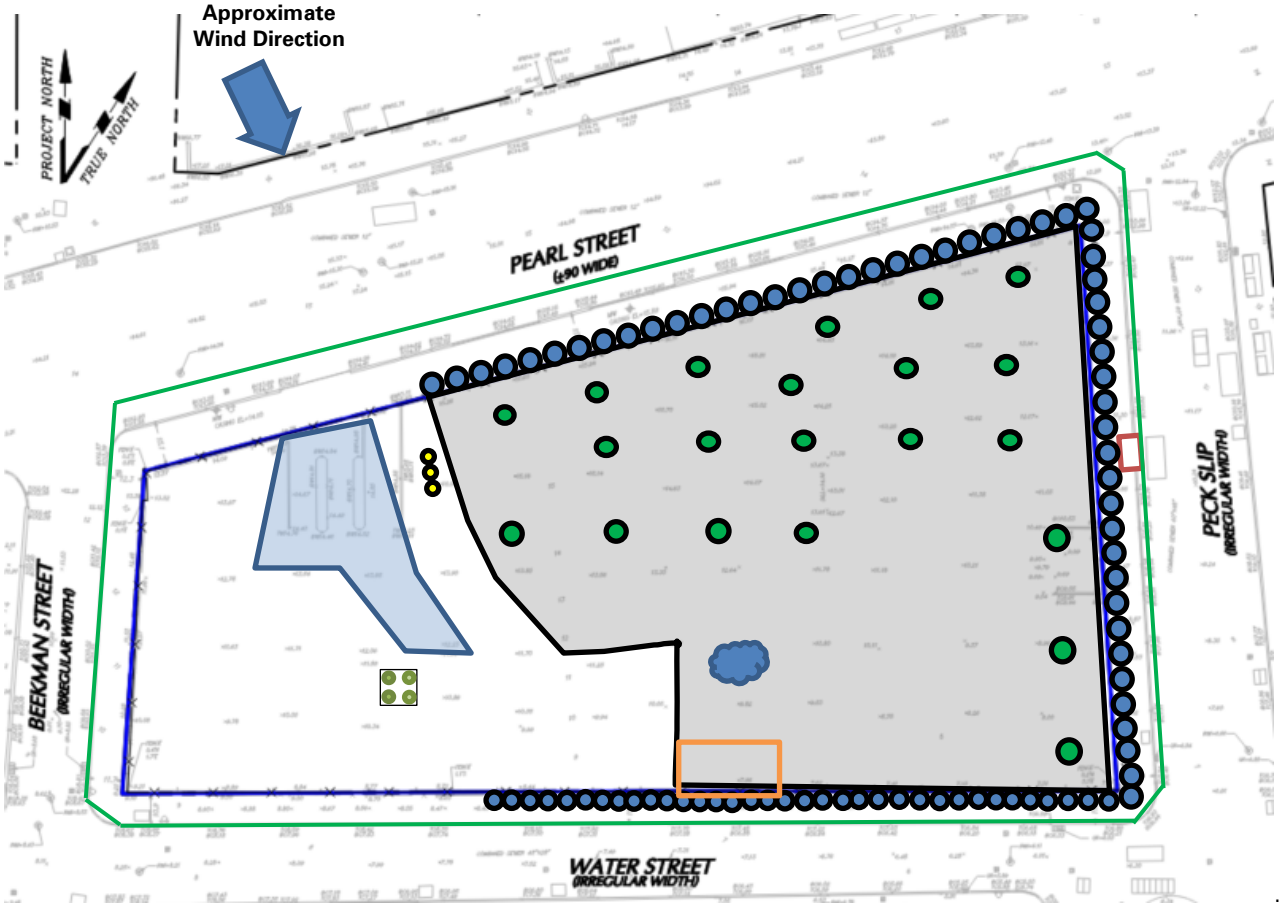
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

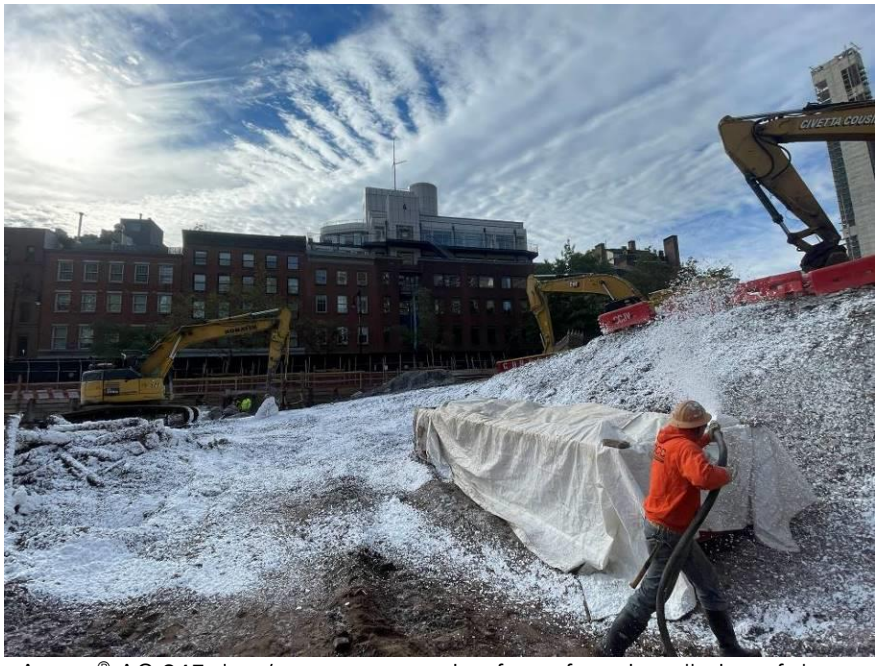


Photo 1: CCJV applying Atmos® AC-645 dust/vapor suppressing foam for reinstallation of the temporary overnight cover (facing southwest).

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

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Sunday, September 25, 2022
PROJECT:	250 Water Street		**WEATHER:**	Cloudy, 63.0 – 72.0 ˚F Wind: N @ 1.8 – 3.7 mph
LOCATION:	New York, NY		**TIME:**	8:30 AM – 9:30 AM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper

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

PRESENT AT SITE: **Day 110**
Langan (Environmental/Geotechnical) – Lauren Roper
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	8	172.04	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	79	1,580	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	240	4,800	42	840

Sampling Activities

- No samples were collected today.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

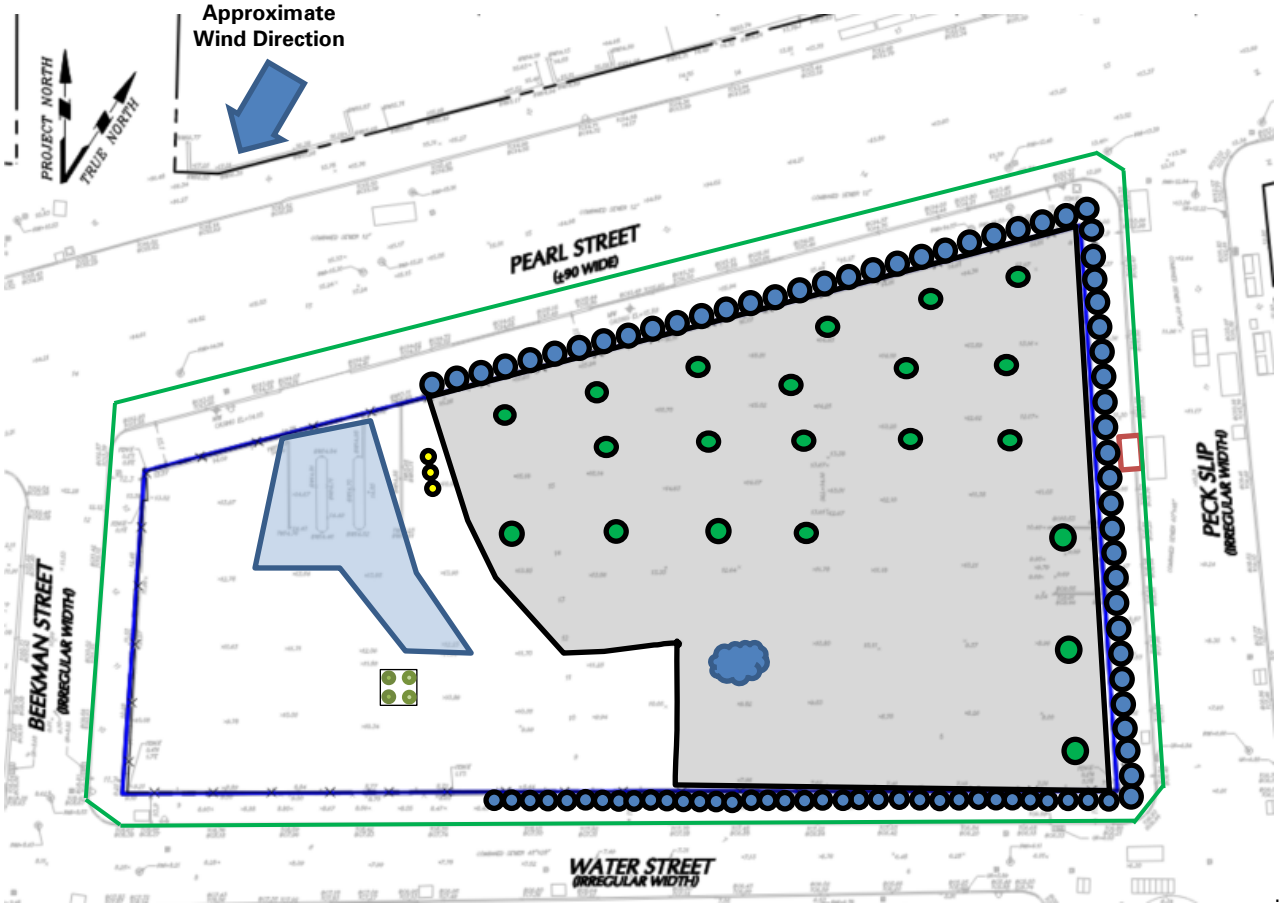
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue welding brackets and bracing for SOE system installation in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Endpoint Sample Location
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV applying Atmos® AC-645 dust/vapor suppressing foam for reinstallation of the temporary overnight cover (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:**	Monday, September 26, 2022
PROJECT: 250 Water Street		**WEATHER:**	Cloudy, 60.9 – 75.7 ˚F Wind: W @ 0.9 – 5.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 AM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Elsah Boak, Camille Quick

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

PRESENT AT SITE: **Day 111**
Langan (Environmental/Geotechnical) – Brian Kenneally, Elsah Boak, Camille Quick, Kevin leong
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Mike Palmieri
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer, Rafi Alam
AKRF Inc. (AKRF) (Archaeologist) – Theresa Imbiolo
Lakewood Environmental Services Corp. (Lakewood) (Drilling Contractor) – Tim Kelly

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 40-foot-long by 30-foot-wide area to a maximum depth of about 8 feet below the existing grade surface for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. A maximum instantaneous PID reading of 2.4 parts per million (ppm) was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV excavated an about 20-foot-long by 12-foot-wide area to a maximum depth of about 5 feet below the existing grade surface for removal and off-site disposal of hazardous lead-impacted soil/fill in the southeastern part of site. Excavated soil/fill was temporarily stockpiled on and covered with polyethylene sheeting immediately west of the steel sheet pile wall in preparation for off-site disposal.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. A maximum instantaneous PID reading of 1.6 ppm was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation.
- CCJV pumped groundwater from the previously installed dewatering wells to facilitate excavation in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a

SITE OBSERVATION REPORT

settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).

- CCJV continued welding for installation of additional bracing required for the support-of-excavation (SOE) system along the southern boundary of the site (Water Street).
- Lakewood used a Geoprobe® direct-push drill rig with 4-foot-long Macro-Core® samplers to advance 10 soil borings to determine the extents of previous identified hazardous lead-impacted soil/fill and to facilitate off-site disposal of soil/fill in the western part of the site. Langan observed and documented the work, screened the soil samples for environmental impacts, and collected soil samples:
    - Soil borings **WC03AR, WC03A_N1, WC03A_N2, WC03A_NE2, WC03A_N3,** and **WC03CR** were advanced to a depth of about 16 feet below grade surface (bgs). Material was screened for odors staining, and organic vapors using a PID. No odors, staining, or instrumental evidence of contamination was recorded.
    - Soil borings **WC02A, WC02B, WC03E,** and **WC03F** were advanced to a depth of about 12 feet bgs. Material was screened for odors staining, and organic vapors using a PID. No odors, staining, or instrumental evidence of contamination was recorded.
    - Soil borings were backfilled with non-impacted drilling cuttings and/or clean sand.
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 22 truckloads (about 440 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ.
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	8	172.04	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	79	1,580	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	22	440	0	0
Project Total	261	5,220	262	5,240	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- Langan collected six confirmation endpoint soil samples and associated quality assurance/quality control (QA/QC) samples for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), per- and polyfluoroalkyl substances (PFAS), and/or 1,4-dioxane:
    - EP42_EL_-8.0
    - EP43_EL_-8.0
    - EP44_EL_-8.0
    - EP48_EL_-8.0
    - EP49_EL_-8.0
    - EP50_EL_-8.0
- Langan collected seven grab soil samples for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) lead.
    - An additional 20 grab soil samples were collected and placed on hold with the laboratory for potential analysis of total and TCLP lead, pending receipt of the initial laboratory report.
- Langan collected one waste characterization soil sample set (one composite soil sample and one grab soil sample) for laboratory analysis of Part 375/target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), TCLP VOCs, TCLP SVOCs, TCLP pesticides, TCLP herbicides, Resource Conservation and Recovery Act (RCRA) characteristics, and/or paint filter.
    - An additional five grab soil samples were collected and placed on hold with the laboratory for potential analysis of total and TCLP metals, pending receipt of the initial laboratory report.
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.
- Confirmation endpoint soil sample locations and elevations were surveyed by a professional surveyor.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.010	0.0	0.01
PM-2	0.024	0.0	0.01
PM-3	0.020	0.0	0.00
PM-4	0.011	0.0	0.00
PM-5	0.006	0.0	0.01
PM-6	0.012	0.2	0.01
WZ-1	0.021	0.0	0.01
WZ-2	0.008	0.0	0.01
WZ-3	0.005	0.1	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.028	0.0	0.04
PM-2	0.043	0.0	0.02
PM-3	0.042	0.0	0.01
PM-4	0.024	0.2	0.02
PM-5	0.013	0.1	0.04
PM-6	0.021	1.6	0.04
WZ-1	0.030	0.0	0.03
WZ-2	0.015	0.0	0.03
WZ-3	0.013	0.2	0.02

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

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

SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.15 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:56am to 3:06pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:56am to 3:06pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:56am to 3:06pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 2:56pm and 3:06pm 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.

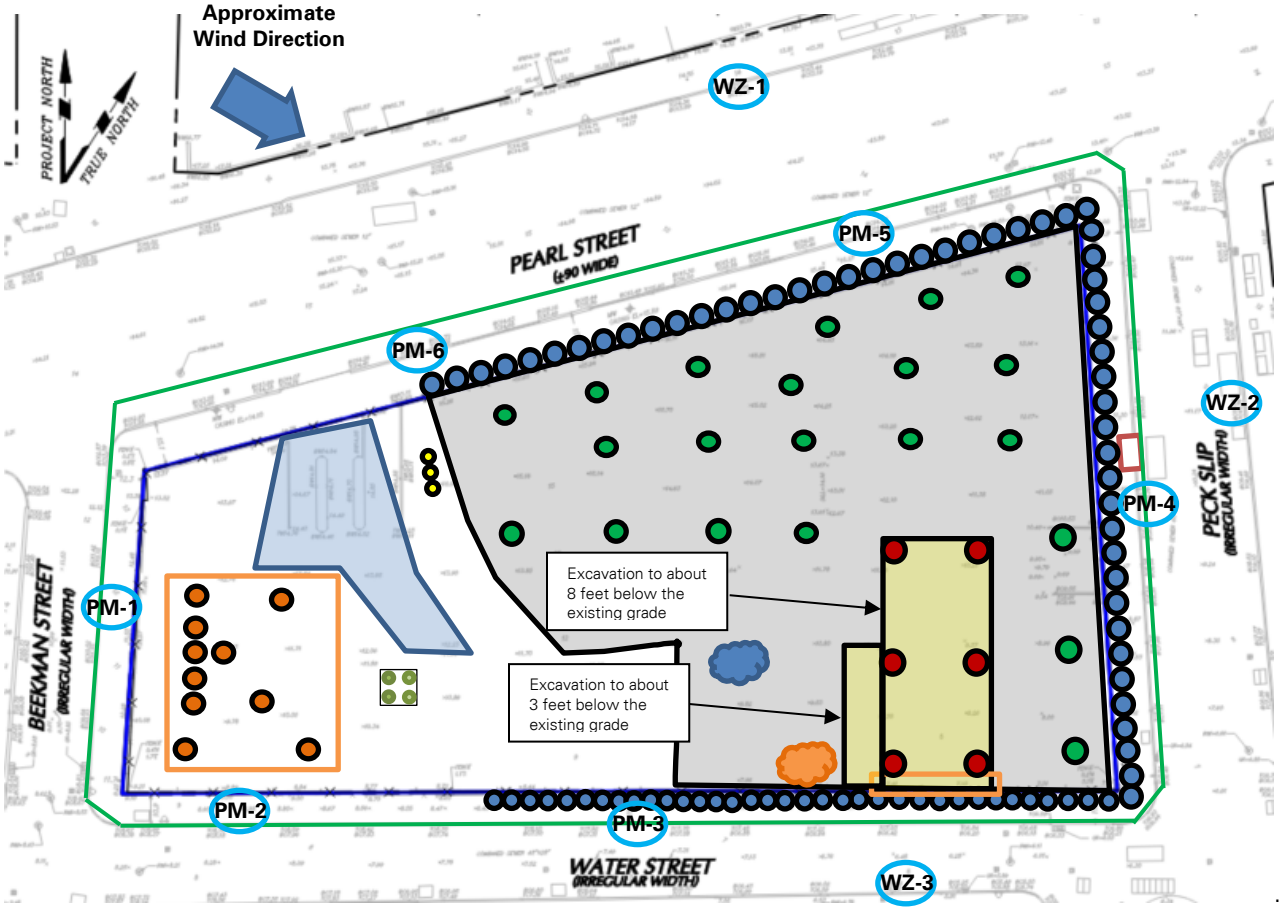
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample
- Approximate Soil Boring Location

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

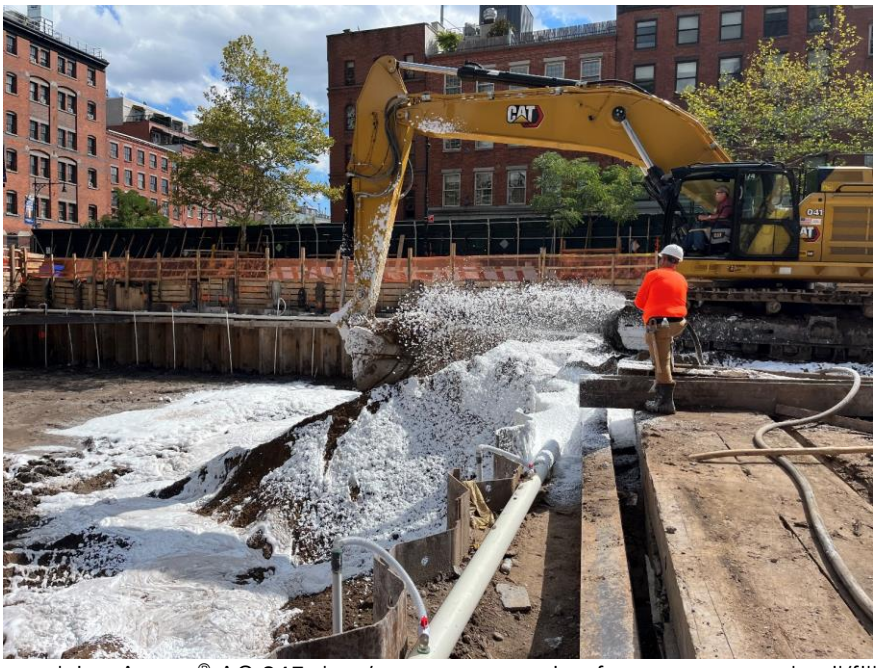


Photo 1: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill during excavation and loading activities (facing south)

Photo 2: CCJV live-loading petroleum-impacted soil/fill into a tri-axle dump truck for off-site disposal (facing southeast)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, September 27, 2022
PROJECT: 250 Water Street		**WEATHER:**	Partly Cloudy, 61.0 – 71.0 ˚F Wind: WSW @ 1.3 – 6.6 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:45 PM
BCP SITE ID: C231127		**MONITOR:**	Eddie Cai, Elsah Boak, Camille Quick

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

PRESENT AT SITE: **Day 112**
Langan (Environmental/Geotechnical) – Eddie Cai, Elsah Boak, Camille Quick
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer, Rafi Alam
AKRF Inc. (AKRF) (Archaeologist) – Elizabeth Meade
Lakewood Environmental Services Corp. (Lakewood) (Drilling Contractor) – Tim Kelly

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 40-foot-long by 10-foot-wide area to a maximum depth of about 8 feet below the existing grade surface for removal and off-site disposal of petroleum-impacted soil/fill in the southeastern part of site (waste characterization cells WC09 and WC10). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ. Trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors, staining, or instrumental evidence of contamination was recorded. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- Lakewood used a Geoprobe® direct-push drill rig with 4-foot-long Macro-Core® samplers to advance 4 soil borings to determine the extents of previous identified hazardous lead-impacted soil/fill in the western part of the site. Langan observed and documented the work, screened the soil samples for environmental impacts, and collected soil samples:

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

SITE OBSERVATION REPORT

- Soil borings **WC11N1**, **WC11N2**, **WC11S1**, and **WC11SW1** were advanced to a depth of about 20 feet below grade surface (bgs). Material was screened for odors staining, and organic vapors using a PID. No odors, staining, or instrumental evidence of contamination was recorded.
- Soil borings were backfilled with non-impacted drilling cuttings and/or clean sand.

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

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 5 truckloads (about 100 cubic yards [CY]) of petroleum-impacted soil/fill from waste characterization cells WC09 and WC10 for off-site disposal at the Bayshore Soil Management facility, located in Keasbey, NJ.
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	8	172.04	20	476.26
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	35	700	79	1,580	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	5	100	0	0
Project Total	261	5,220	267	5,340	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- Langan collected three composite soil samples for laboratory analysis of total and toxicity characteristic leaching procedure (TCLP) lead.
    - An additional five composite soil samples were collected and placed on hold with the laboratory for potential analysis of total and TCLP lead, pending receipt of the initial laboratory report.
- 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:	Elsah Boak
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.011	0.0	0.02
PM-2	0.017	0.0	0.00
PM-3	0.011	0.0	0.00
PM-4	0.004	0.0	0.00
PM-5	0.004	0.0	0.01
PM-6	0.009	0.2	0.01
WZ-1	0.014	0.0	0.01
WZ-2	0.004	0.0	0.00
WZ-3	0.005	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.022	0.0	0.36
PM-2	0.041	0.0	0.01
PM-3	0.022	0.0	0.01
PM-4	0.011	0.1	0.01
PM-5	0.078	0.1	0.03
PM-6	0.022	0.3	0.02
WZ-1	0.018	0.0	0.02
WZ-2	0.009	0.1	0.01
WZ-3	0.009	0.0	0.01

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- PM10 concentrations were not recorded at off-site CAMP station WZ-2 from 7:33am to 7:57am (25 minutes), due to a malfunction of the remote telemetry system causing the DustTrak unit to shut down. PM10 concentrations were not recorded at concentrations above background conditions at perimeter CAMP station PM-4, which was located between the work area and off-site CAMP station WZ-2. Data logging for PM10 resumed at 7:58am and fugitive dust was not observed migrating from the site during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.15 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:11am to 2:43pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:53am to 2:30pm during excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:53am to 2:43pm during excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 2:30pm and 2:43pm 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.

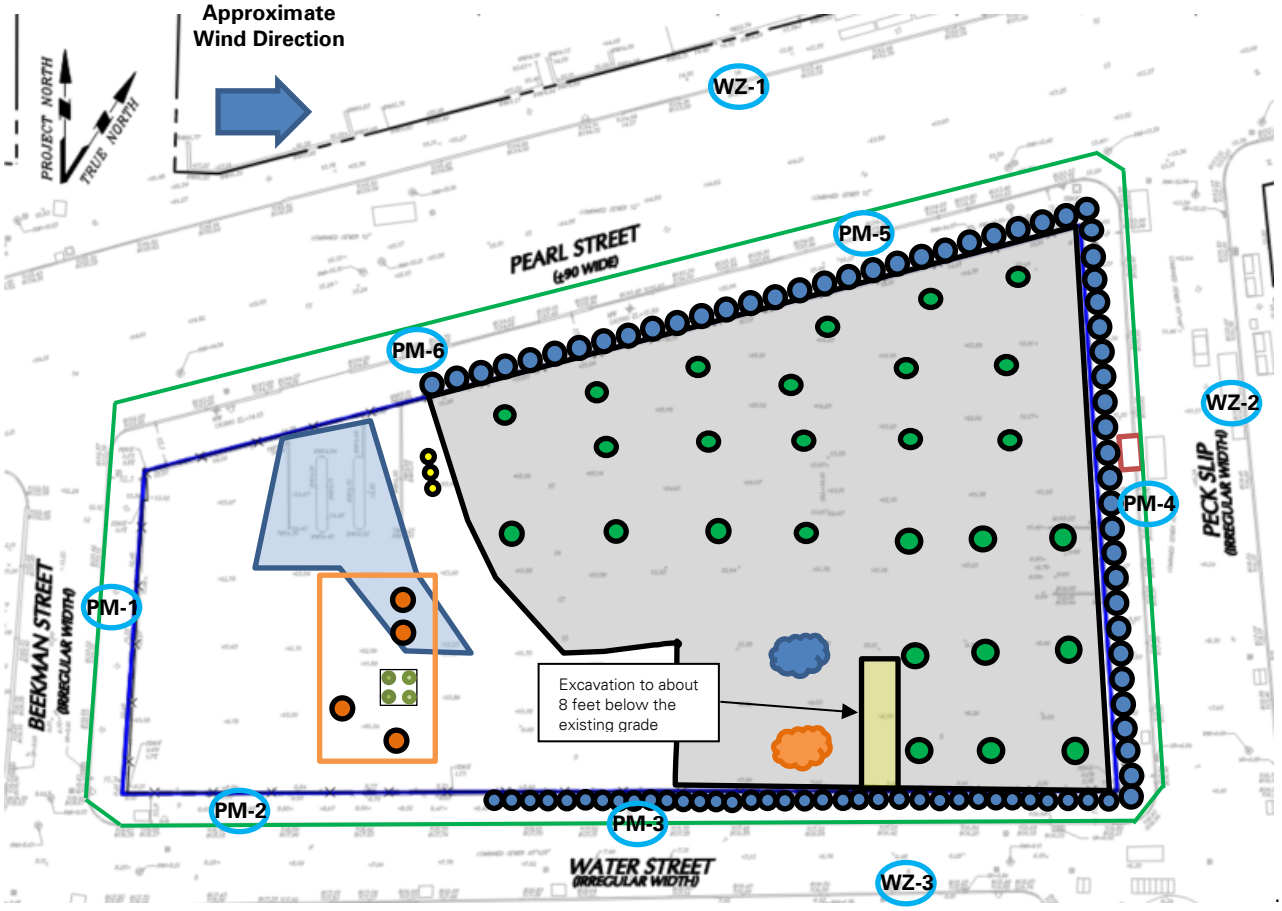
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will import general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- CCJV will backfill the southeastern part of the site using imported general fill.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample
- Approximate Soil Boring Location

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

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill during excavation and loading activities (facing south)

Photo 2: Excavation progress in the southeastern part of the site (facing northwest)

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

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, September 28, 2022
PROJECT: 250 Water Street		**WEATHER:**	Partly Cloudy, 55.0 – 72.8 °F Wind: WNW @ 0.4 – 6.0 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 5:30 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Eddie Cai

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

PRESENT AT SITE: **Day 113**
Langan (Environmental/Geotechnical) – Maitland Robinson, Eddie Cai, Kevin leong
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam, Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 90-foot-long by 40-foot-wide area from about elevation (el) -8 to el 1 within the sheeted area in the southeastern part of site.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 30 truckloads (746.87 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- No material was exported from the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	30	746.87
Project Total	8	184.42	0	0	9	192.61	49	1,202.56
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	79	1,580	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

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

SITE OBSERVATION REPORT

- Langan collected one waste characterization sample set (one composite soil sample and one grab soil sample) to facilitate off-site disposal of hazardous lead-impacted soil in the south-central part of site. The samples were sent for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), toxicity characteristic leaching procedure (TCLP) Metals, TCLP VOCs, TCLP SVOCs, TCLP pesticides, TCLP herbicides, Resource Conservation and Recovery Act (RCRA) characteristics, and/or paint filter.
    - SB28_GRAB_10-14
    - SB28_COMP_10-14
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.008	0.0	0.01
PM-2	0.014	0.0	0.01
PM-3	0.006	0.0	0.00
PM-4	0.002	0.1	0.00
PM-5	0.002	0.1	0.01
PM-6	0.009	0.2	0.01
WZ-1	0.012	0.0	0.01
WZ-2	0.006	0.0	0.01
WZ-3	0.003	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.022	0.0	0.02
PM-2	0.033	0.0	0.02
PM-3	0.012	0.0	0.02
PM-4	0.012	0.3	0.02
PM-5	0.009	0.1	0.05
PM-6	0.051	0.4	0.03
WZ-1	0.018	0.0	0.03
WZ-2	0.016	0.1	0.02
WZ-3	0.009	0.0	0.03

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

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

SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.13 µg/m^3 with the exception of one instantaneous concentration recorded above background conditions.
    - One instantaneous mercury vapor reading of 4.33 µg/m^3 was recorded at 10:48am due to an internal filter requiring replacement within the handheld Jerome® J505 unit. The filter was replaced on September 29, 2022.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:48am to 4:26pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:48am to 4:26pm during backfilling activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:48am to 4:26pm during backfilling activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 4:26pm and 4:27pm 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.

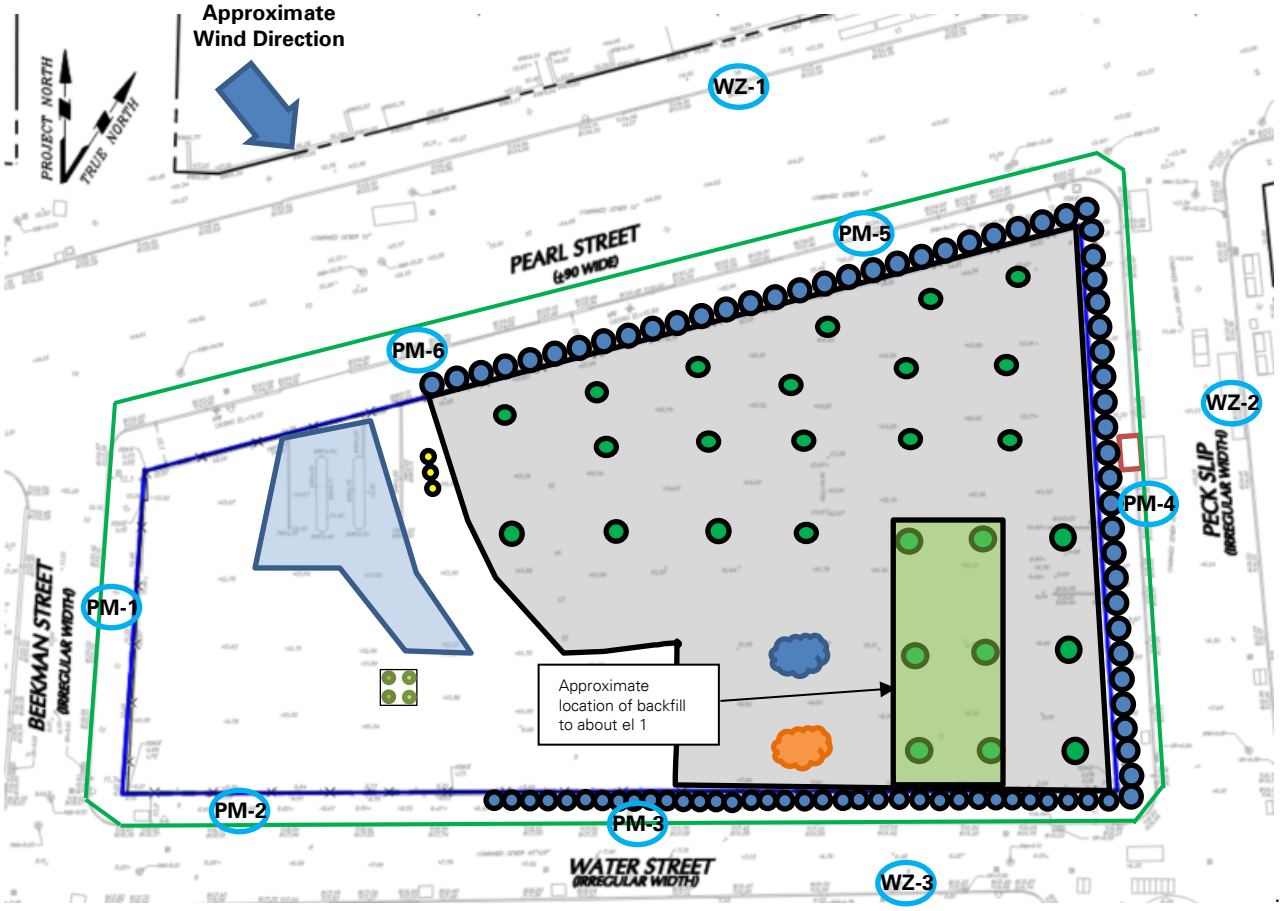
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: Backfill progress in the southeastern part of the site and CCJV applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill to create a temporary overnight cover (facing east)

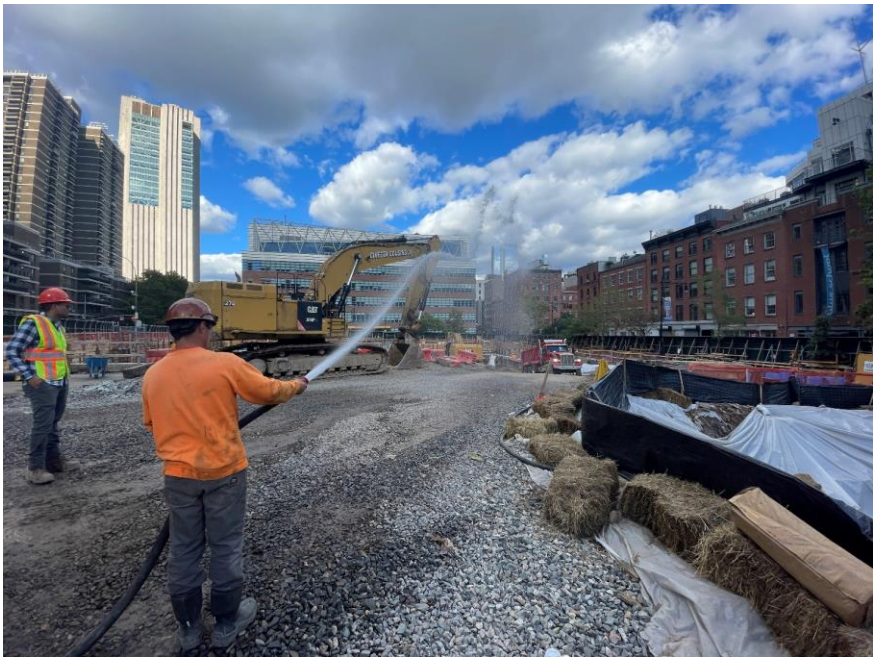


Photo 2: CCJV implementing dust suppression along the truck tracking pad in the northwestern part of the site (facing east)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, September 29, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 56.6 – 69.0 ˚F Wind: WSW @ 0.7 – 8.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:45 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Elsah Boak

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

PRESENT AT SITE: **Day 114**
Langan (Environmental/Geotechnical) – Maitland Robinson, Elsah Boak, Kevin leong
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam, Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 90-foot-long by 20-foot-wide area from about elevation (el) -8 to el -3 within the sheeted area in the southeastern part of site.
    - The backfill was placed in one- to two-foot lifts and was compacted using a vibratory roller.
- CCJV used imported 1.5-inch clean bluestone to backfill and grade the northwestern part of the site for maintenance of the tracking pad.
- CCJV exported previously stockpiled hazardous lead-impacted soil/fill for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ. Excavated soil/fill was actively sprayed with Atmos® AC-645 dust/vapor suppressing foam during excavation and loading for off-site disposal.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 32 truckloads (800.30 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- CCJV imported 2 truckloads (49.06 tons) of 1.5-inch clean bluestone from the IRRC facility, located in Lyndhurst, NJ.
- CCJV exported 2 truckloads (about 40 CY) of previously stockpiled hazardous lead-impacted fill for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearny, NJ.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	2	49.06	32	800.30
Project Total	8	184.42	0	0	11	241.67	81	2,002.86
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	2	40	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

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

SITE OBSERVATION REPORT

Material Export Summary (2 of 2)						
Facility Name Location Type of Material	**Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill**		**Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill**		**Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.006	0.0	0.01
PM-2	0.013	0.0	0.00
PM-3	0.006	0.0	0.00
PM-4	0.006	0.1	0.00
PM-5	0.003	0.0	0.01
PM-6	0.010	0.1	0.01
WZ-1	0.011	0.0	0.00
WZ-2	0.004	0.0	0.01
WZ-3	0.003	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.019	0.0	0.02
PM-2	0.025	0.0	0.01
PM-3	0.025	0.0	0.00
PM-4	0.010	0.2	0.01
PM-5	0.006	0.0	0.03
PM-6	0.095	0.2	0.02
WZ-1	0.021	0.0	0.02
WZ-2	0.020	0.1	0.03
WZ-3	0.007	0.0	0.02

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

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

SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.25 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:59am to 3:54pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:54am to 3:54pm during backfilling activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:56am to 3:53pm during backfilling activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 3:53pm and 3:54pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

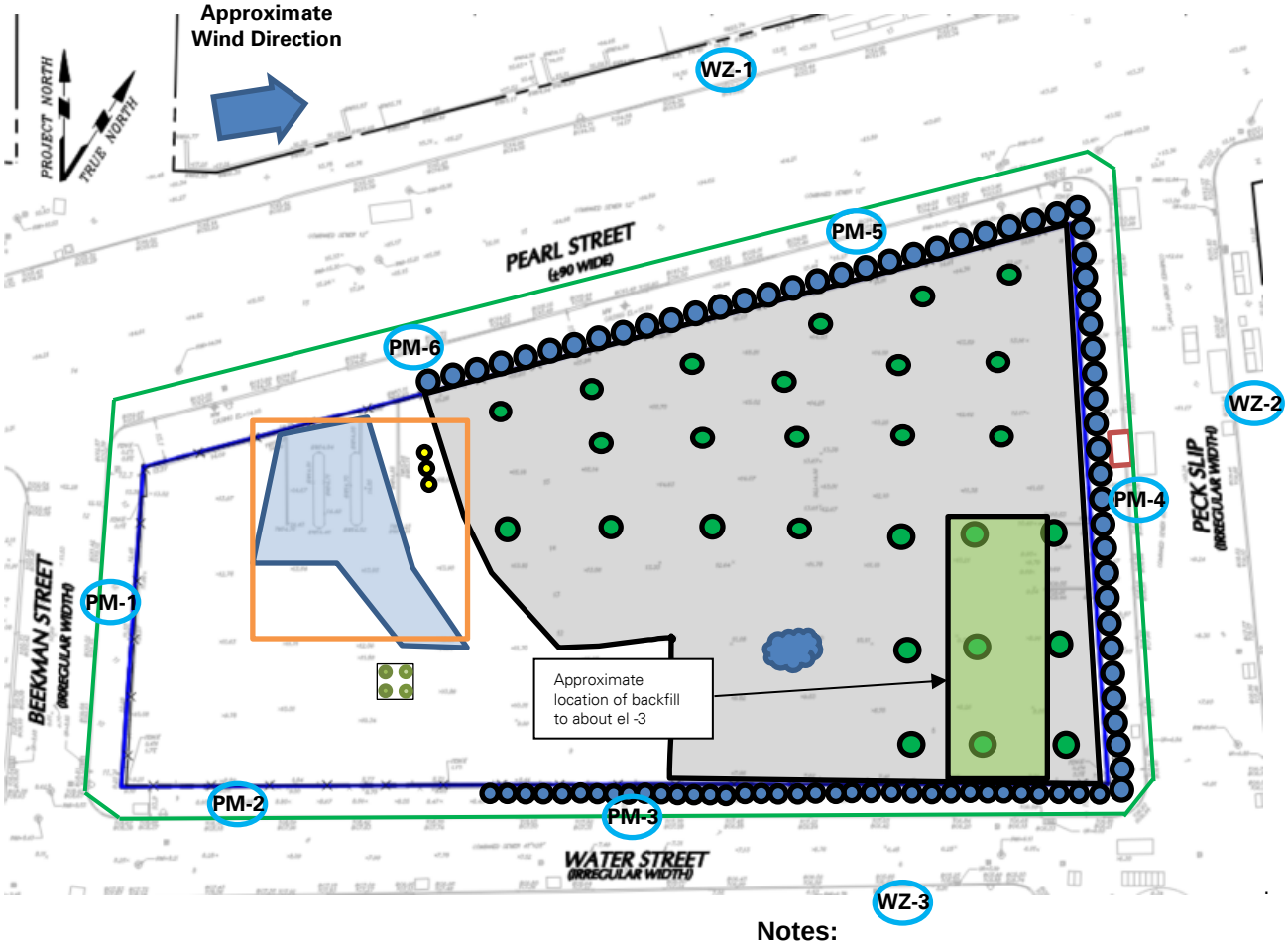
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV grading and compacting the backfilled general fill in the southeastern part of the site (facing west)

Photo 2: CCJV actively applying Atmos® AC-645 dust/vapor suppressing foam during excavation and loading of previously stockpiled hazardous lead-impacted soil/fill (facing southeast)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, September 30, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast, 54.3 – 62.2 ˚F Wind: WSW @ 0.9 – 8.1 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:45 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Elsah Boak

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

PRESENT AT SITE: **Day 115**
Langan (Environmental/Geotechnical) – Maitland Robinson, Elsah Boak, Kevin leong
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam, Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 95-foot-long by 95-foot-wide area from about elevation (el) -8 to el -1 within the sheeted area in the southeastern part of site.
    - The backfill was placed in one- to two-foot lifts and was compacted using a vibratory roller and vibratory plate compactor.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 31 truckloads (771.43 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- No material was exported from the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	31	772.53
Project Total	8	184.42	0	0	11	241.67	112	2,775.39
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, volatile organic compounds (VOCs) and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.005	0.0	0.01
PM-2	0.015	0.0	0.00
PM-3	0.006	0.0	0.00
PM-4	0.024	0.0	0.00
PM-5	0.003	0.0	0.01
PM-6	0.010	0.0	0.01
WZ-1	0.014	0.0	0.01
WZ-2	0.005	0.0	0.00
WZ-3	0.004	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.012	0.0	0.03
PM-2	0.025	0.0	0.01
PM-3	0.011	0.0	0.01
PM-4	0.087	0.1	0.01
PM-5	0.008	0.1	0.02
PM-6	0.014	0.0	0.02
WZ-1	0.023	0.0	0.02
WZ-2	0.011	0.0	0.01
WZ-3	0.009	0.0	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- PM10 concentrations were not recorded at perimeter CAMP station PM-3 from 1:12pm to 1:17pm (6 minutes) due to a loose connection to the external battery. Data logging for PM10 resumed at 1:18pm after replacement and reconnection of the wire. Fugitive dust was not observed migrating from the site and PM10 concentrations at off-site CAMP station WZ-3 were not recorded above background conditions during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.10 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

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

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 2:56pm and 2:57pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

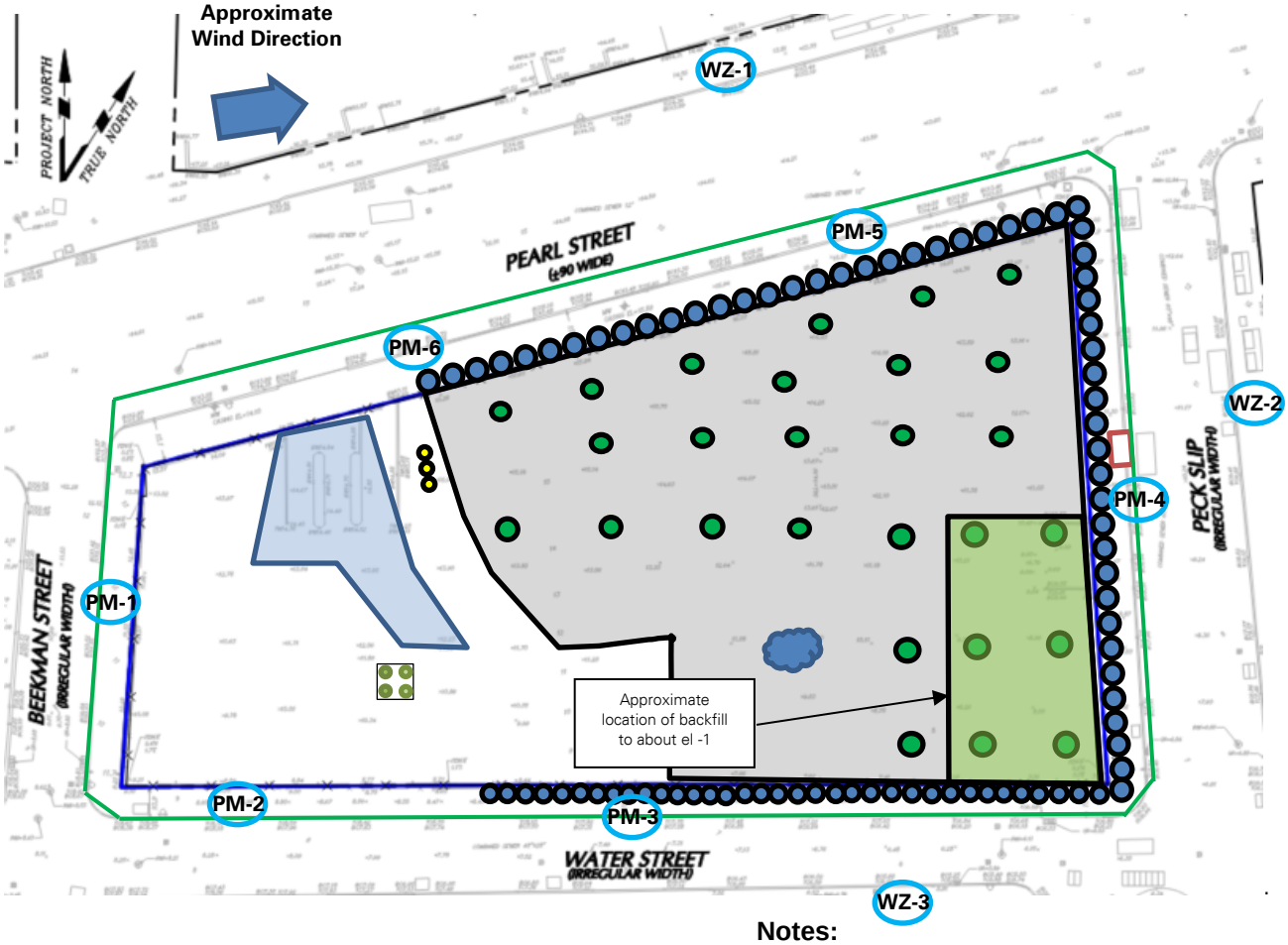
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV backfilling and compacting general fill in the southeastern part of the site (facing east)

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, October 1, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast/Rain, 52 – 55 ˚F Wind: NE @ 10 – 26 mph
LOCATION: New York, NY		**TIME:**	7:45 AM – 9:45 AM
BCP SITE ID: C231127		**MONITOR:**	Yaskira Mota diaz

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

PRESENT AT SITE: **Day 116**
Langan (Environmental/Geotechnical) – Yaskira Mota diaz
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	11	241.67	112	2,775.39
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Yaskira Mota Diaz **LANGAN**

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.38 µg/m^3 with the exception of two instantaneous concentrations recorded above background conditions.
    - Two instantaneous mercury vapor readings of 6.61 µg/m^3 and 0.91 µg/m^3 were recorded at 9:48am and 9:49am, respectively. Readings returned to background following the two instantaneous readings. The filter on the handheld unit was replaced on October 3, 2022.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

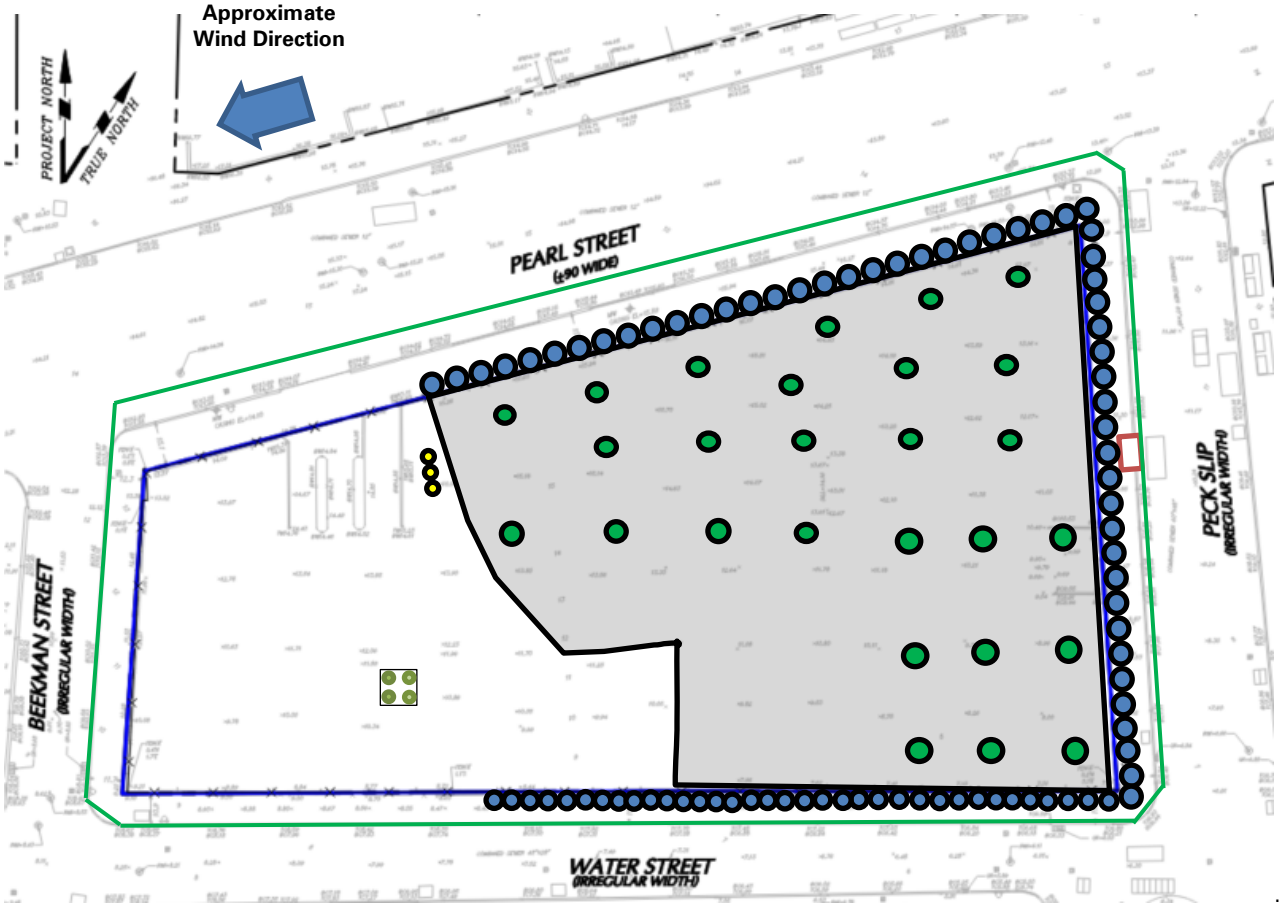
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Yaskira Mota Diaz
			LANGAN

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Yaskira Mota Diaz
			LANGAN

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill to create a temporary overnight cover (facing west).

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Yaskira Mota Diaz
			LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Sunday, October 2, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast, 57.0 – 61.0 ˚F Wind: NE @ 13.0 mph
LOCATION: New York, NY		**TIME:**	8:30 AM – 9:30 AM
BCP SITE ID: C231127		**MONITOR:**	Caroline Devin

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

PRESENT AT SITE: **Day 117**
Langan (Environmental/Geotechnical) – Caroline Devin
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	11	241.67	112	2,775.39
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.11 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

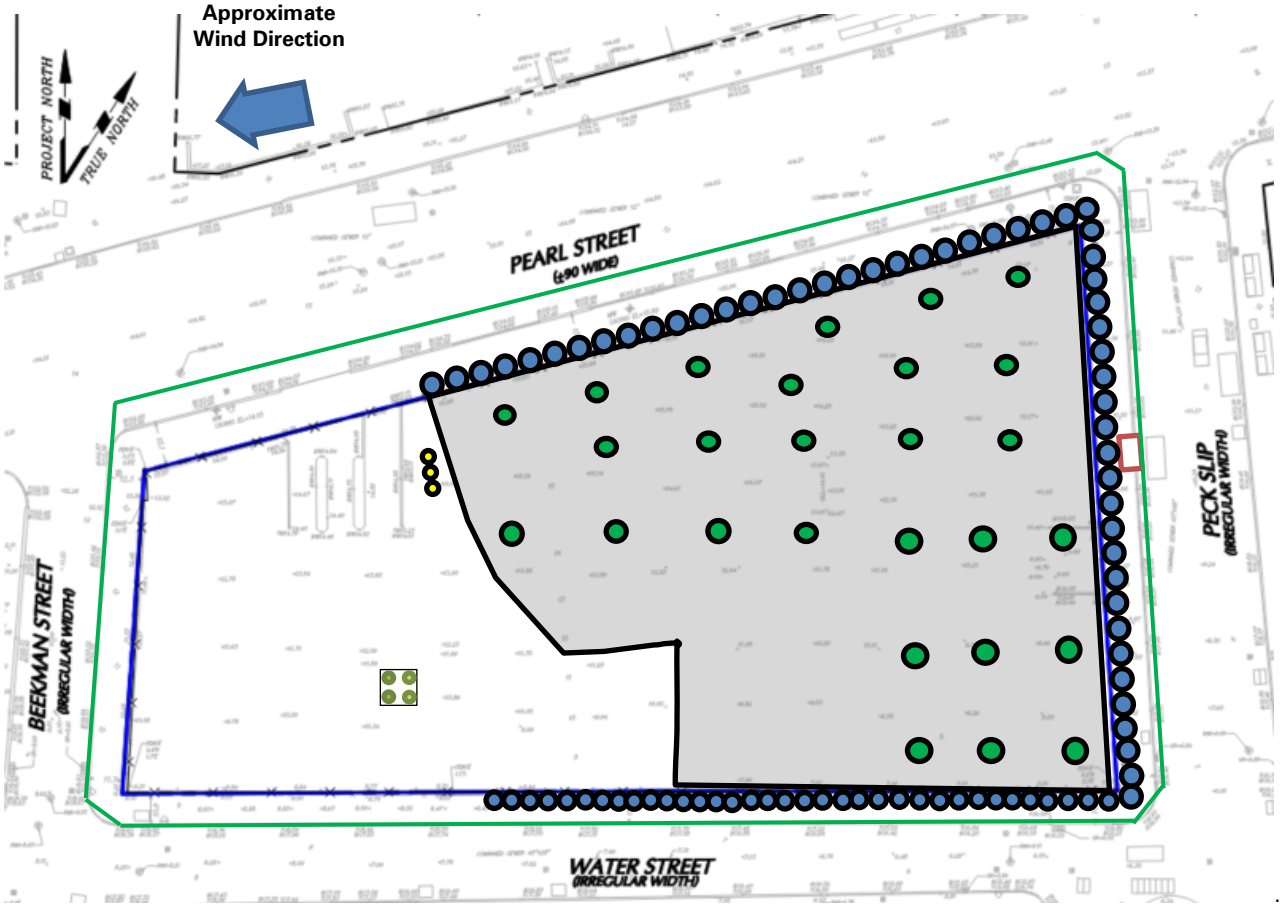
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill to create a temporary overnight cover (facing south).

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Monday, October 3, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast/Rain, 51.6 – 53.0 ˚F Wind: WSW @ 1.5 – 9.7 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:50 PM
BCP SITE ID: C231127		**MONITOR:**	Eddie Cai, Brian Kenneally

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

PRESENT AT SITE: **Day 118**
Langan (Environmental/Geotechnical) – Eddie Cai, Brian Kenneally, Kevin leong
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Marnie Chancey, Michael Sollecito
Triumvirate Environmental (Triumvirate) - TiQuan Spencer

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 45-foot-long by 45-foot-wide area from about elevation (el) -8 to el -1 within the sheeted area in the southeastern part of site.
    - The backfill was placed in one- to two-foot lifts and was compacted using a vibratory roller and vibratory plate compactor.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- Triumvirate replaced external batteries and telemetry system modems within each CAMP station (perimeter and off-site).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 44 truckloads (1,090.40 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- CCJV imported 1 truckload (22.34 tons) of 1.5-inch Clean Bluestone from the IRRC facility, located in Lyndhurst, NJ.
- No material was exported from the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	1	22.34	44	1,090.40
Project Total	8	184.42	0	0	12	264.01	156	3,865.79
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- Langan collected one groundwater sample from the influent of the dewatering system for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs).
- The sample was 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:	Eddie Cai
			LANGAN

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.001	0.0	0.01
PM-2	0.013	0.0	0.01
PM-3	0.004	0.0	0.00
PM-4	0.010	0.0	0.00
PM-5	0.003	0.2	0.01
PM-6	0.008	0.0	0.01
WZ-1	0.012	0.0	0.01
WZ-2	0.003	0.0	0.01
WZ-3	0.004	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.005	0.0	0.03
PM-2	0.017	0.0	0.02
PM-3	0.007	0.0	0.01
PM-4	0.085	0.0	0.01
PM-5	0.038	0.2	0.03
PM-6	0.012	0.4	0.03
WZ-1	0.021	0.0	0.03
WZ-2	0.009	0.0	0.03
WZ-3	0.007	0.0	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- CAMP stations were sequentially turned off between 12:32pm and 12:59pm to accommodate replacement of the external battery and telemetry system modem in each station. Each CAMP station was turned off for a maximum period of 6 minutes. PM10 and VOC concentrations were not recorded while maintenance was performed at each respective station. Data logging sequentially resumed between 12:37pm and 1:03pm following replacement of the external battery and modem. Fugitive dust was not observed migrating from the site during these times.
- PM10 concentrations were not recorded at perimeter CAMP station PM-2 from 1:31pm to 1:43pm (13 minutes) due to low power from one of the replacement batteries. The external battery was replaced and data logging resumed at 1:44pm. Fugitive dust was not observed migrating from the site and PM10 concentrations at off-site CAMP station WZ-3 were not recorded above background conditions during this time

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.14 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:57am to 4:23pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 7:04am to 4:09pm during backfilling activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:57am to 4:06pm during backfilling activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 3:49pm and 4:23pm 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.

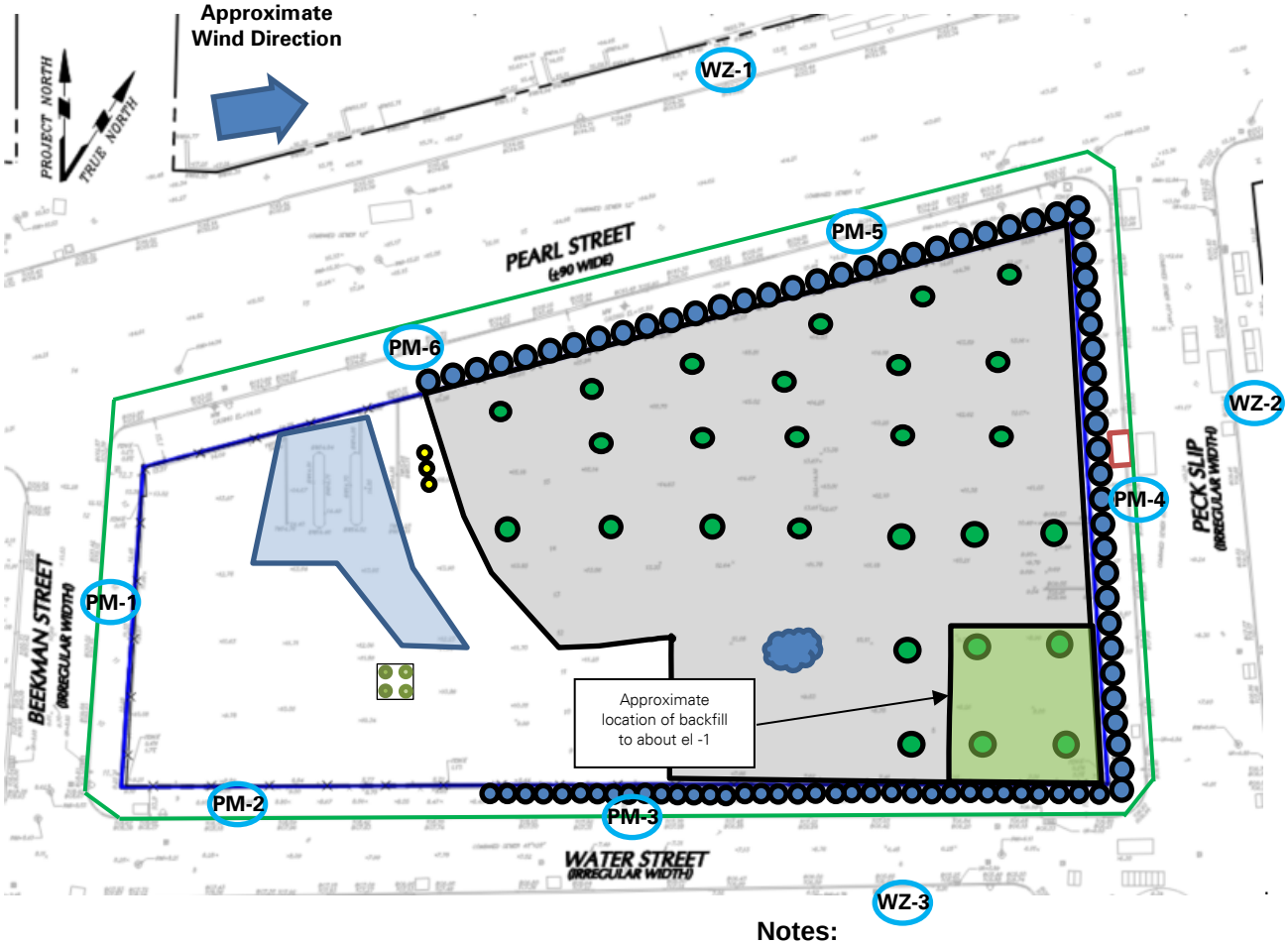
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV backfilling and compacting imported general fill in the southeastern part of the site (facing southwest)

Photo 2: Exposed soil/fill covered in Atmos® AC-645 dust/vapor suppressing foam for the temporary overnight cover (facing southeast)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Tuesday, October 4, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast/Rain, 48.2 – 54.5 ˚F Wind: WSW @ 1.2 – 9.2 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Brian Kenneally

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

PRESENT AT SITE: **Day 119**
Langan (Environmental/Geotechnical) – Maitland Robinson, Brian Kenneally
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Marnie Chancey, Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 40-foot-long by 40-foot-wide area from about elevation (el) -8 to el 0 within the sheeted area in the southeastern part of site.
    - The backfill was placed in one- to two-foot lifts and was compacted using a vibratory roller and vibratory plate compactor.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 31 truckloads (758.22 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- No material was exported from the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	31	758.22
Project Total	8	184.42	0	0	12	264.01	187	4,624.11
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm, and 0.100 mg/m^3, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

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

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.000	0.0	0.01
PM-2	0.013	0.0	0.00
PM-3	0.005	0.0	0.00
PM-4	0.006	0.0	0.00
PM-5	0.002	0.1	0.01
PM-6	0.008	0.0	0.00
WZ-1	0.015	0.0	0.01
WZ-2	0.001	0.0	0.00
WZ-3	0.008	0.1	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.004	0.0	0.02
PM-2	0.014	0.0	0.01
PM-3	0.007	0.0	0.01
PM-4	0.008	0.1	0.01
PM-5	0.004	0.1	0.03
PM-6	0.011	0.0	0.02
WZ-1	0.020	0.0	0.02
WZ-2	0.003	0.0	0.01
WZ-3	0.015	0.1	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- PM10 concentrations were not recorded at perimeter CAMP station PM-5 from 1:01pm to 1:06pm (6 minutes), due to a malfunction of the remote telemetry system causing the DustTrak unit to shut down. Data logging for PM10 resumed at 1:07pm after resetting the remote telemetry system. Fugitive dust was not observed migrating from the site and off-site CAMP station WZ-1, which was located across Pearl Street, did not record PM10 at concentrations above background conditions during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.08 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:00am to 3:04pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:52am to 3:01pm during backfilling activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 7:09am to 2:57pm during backfilling activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 2:48pm and 3:08pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.01 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.1 ppm.

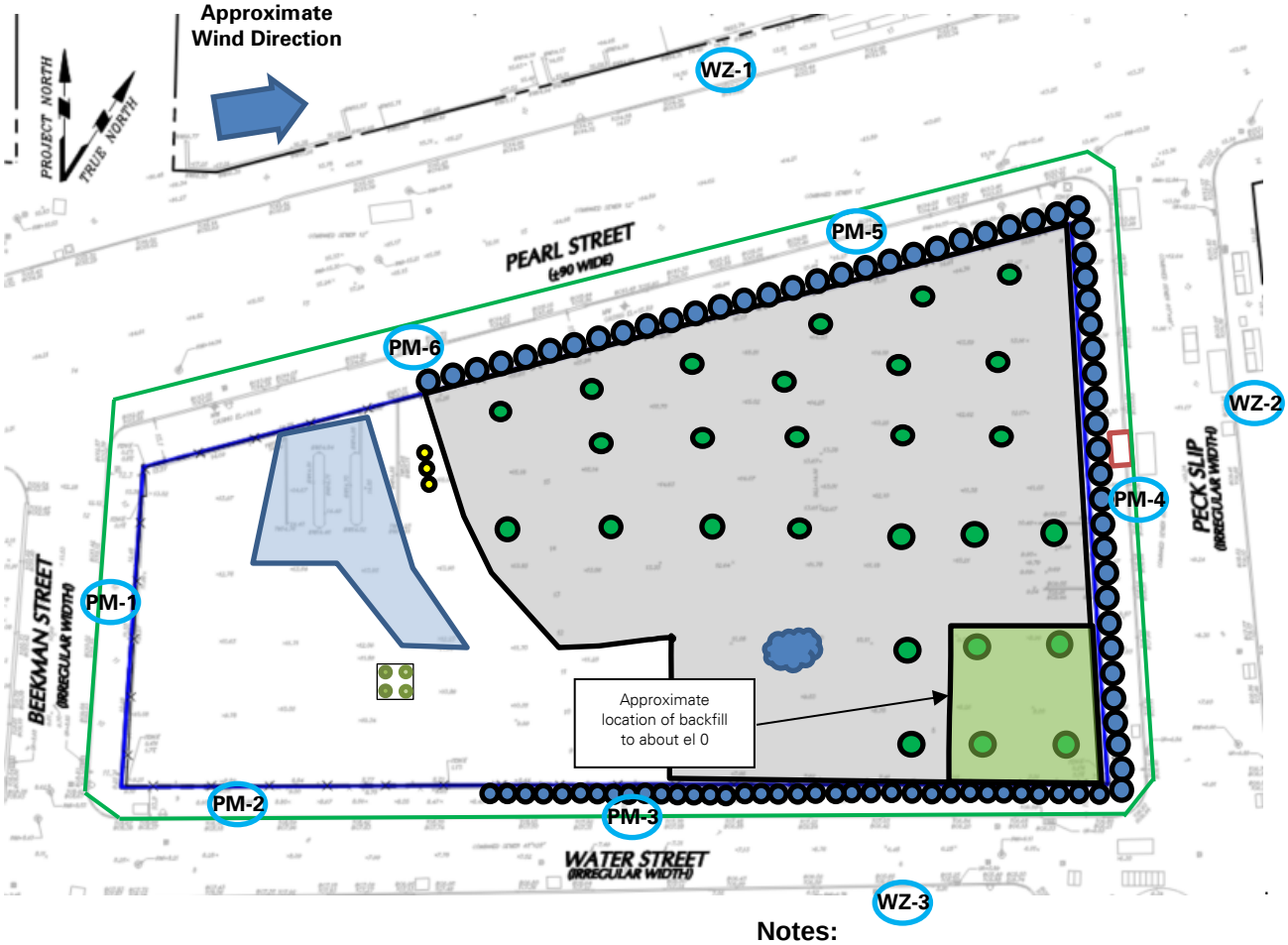
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV washing and inspecting truck prior to exiting the site (facing east)

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, October 5, 2022
PROJECT: 250 Water Street		**WEATHER:**	Overcast/Rain, 57.5 – 61.5 ˚F Wind: WSW @ 0.6 – 7.1 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Brian Kenneally

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

PRESENT AT SITE: **Day 120**
Langan (Environmental/Geotechnical) – Maitland Robinson, Brian Kenneally
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Jeff Keelly
New York State Department of Environmental Conservation (NYSDEC) – Marnie Chancey

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 95-foot-long by 85-foot-wide area from about elevation (el) -8 to el 1 within the sheeted area in the southeastern part of site.
    - The backfill was placed in one- to two-foot lifts and was compacted using a vibratory roller and vibratory plate compactor.
- CCJV pumped groundwater from the previously installed dewatering wells in the southeastern part of the site. Groundwater was pumped directly into the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C001712214).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 30 truckloads (716.76 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- No material was exported from the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	30	716.76
Project Total	8	184.42	0	0	12	264.01	217	5,340.87
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor or VOCs that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3 and 5.0 ppm, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.007	0.0	0.01
PM-2	0.011	0.0	0.01
PM-3	0.006	0.0	0.00
PM-4	0.007	0.0	0.00
PM-5	0.001	0.1	0.01
PM-6	0.017	0.0	0.01
WZ-1	0.014	0.0	0.01
WZ-2	0.006	0.0	0.01
WZ-3	0.006	0.2	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.091	0.0	0.03
PM-2	0.022	0.0	0.02
PM-3	0.010	0.0	0.01
PM-4	0.015	0.0	0.01
PM-5	0.006	0.1	0.04
PM-6	*0.284 @ 12:50pm	0.0	0.03
WZ-1	0.028	0.0	0.02
WZ-2	0.011	0.0	0.02
WZ-3	0.010	0.2	0.03

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

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

SITE OBSERVATION REPORT

- * PM10 concentrations at perimeter CAMP station PM-6 exceeded the action level established in the CAMP (0.100 mg/m^3) from 12:37pm to 12:51pm (15 minutes). The exceedance was caused by exhaust from an active generator located upwind of perimeter CAMP station PM-6 and was not the result of ground-intrusive activities associated with soil/fill at the site. Fugitive dust was not observed migrating from the site and off-site CAMP station (WZ-1), which was located across Pearl Street, did not record PM10 at concentrations above background conditions during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.07 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:58am to 3:33pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:55am to 3:23pm during backfilling activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:52am to 3:24pm during backfilling activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 2:51pm and 3:33pm 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 ranged from 0.0 ppm to 0.1 ppm.

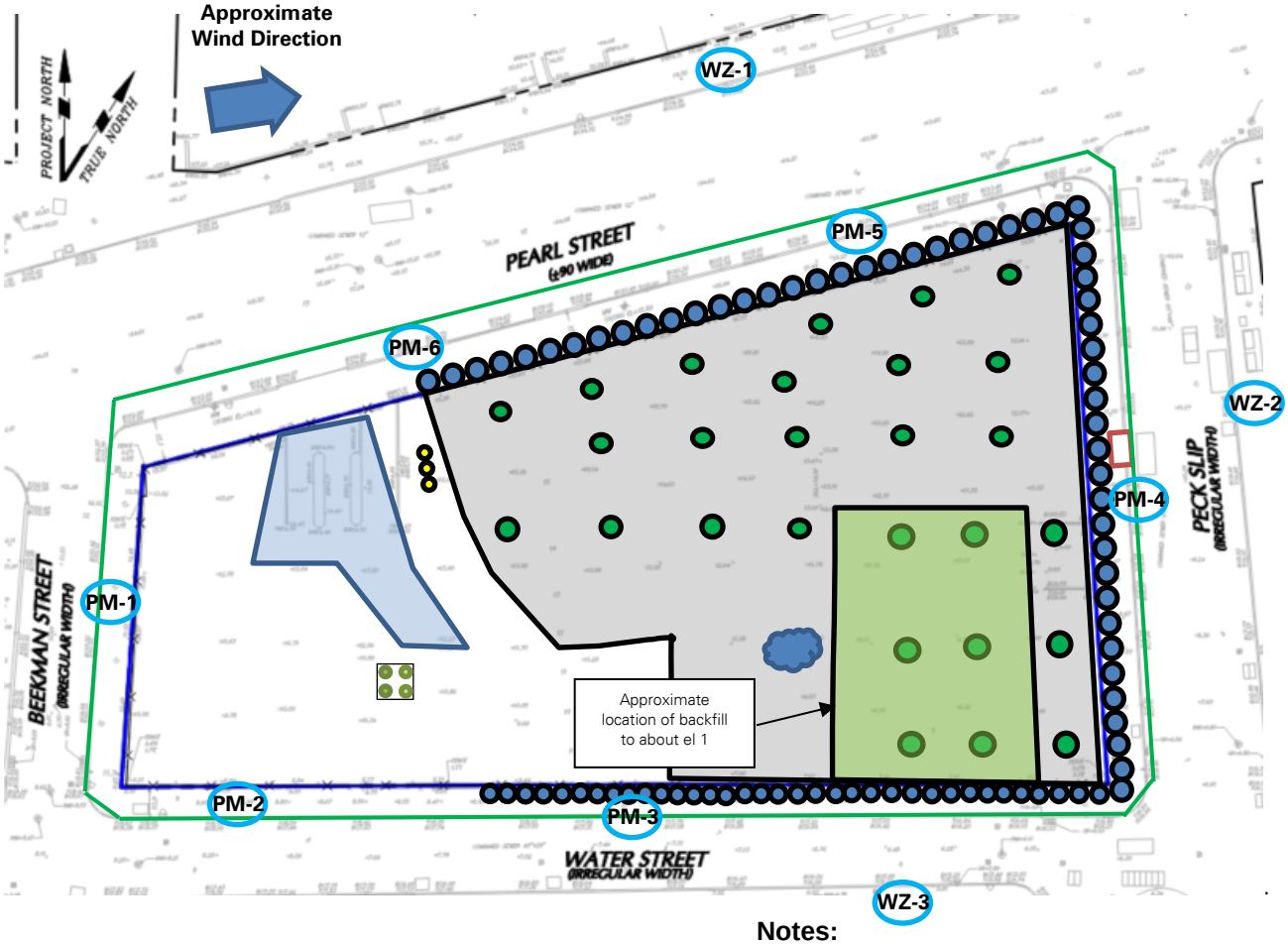
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue to import and backfill general fill in the southeastern part of the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

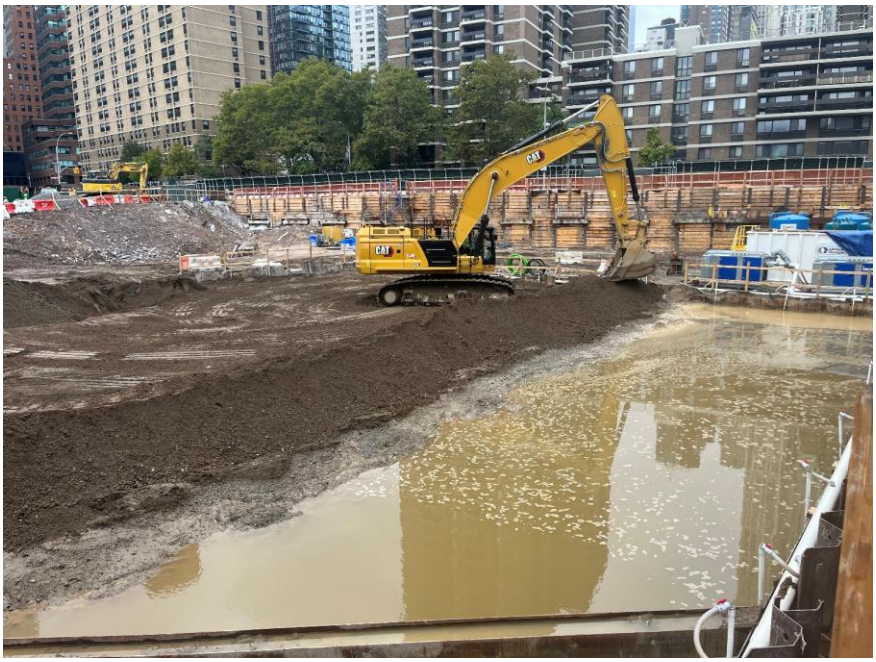


Photo 1: CCJV backfilling imported general fill in the southeastern part of the site (facing northwest)

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, October 6, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 57.9 – 74.8 ˚F Wind: NNW @ 0.6 – 6.4 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Brian Kenneally

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

PRESENT AT SITE: **Day 121**
Langan (Environmental/Geotechnical) – Maitland Robinson, Brian Kenneally
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
Tristate Groundwater (Dewatering Contractor) – John Ratcliff
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV used imported general fill to backfill an about 95-foot-long by 10-foot-wide area from about elevation (el) -8 to el 1 within the sheeted area in the southeastern part of site.
    - The backfill was placed in one- to two-foot lifts and was compacted using a vibratory roller and vibratory plate compactor.
- CCJV removed previously installed steel sheet piles in the southeastern part of the site.
- CCJV and Tristate Groundwater decommissioned the dewatering system in the eastern and southeastern parts of the site by disconnecting settling tanks, oil-water separators, and the filtration system in preparation for demobilization from the site.
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV imported 16 truckloads (378.88 tons) of general fill from the Impact Reuse and Recovery Center (IRRC) facility, located in Lyndhurst, NJ.
- No material was exported from the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	16	378.88
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

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

SITE OBSERVATION REPORT

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm and 0.100 mg/m^3 respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.014	0.0	0.01
PM-2	0.020	0.0	0.00
PM-3	0.012	0.0	0.01
PM-4	0.012	0.1	0.00
PM-5	0.002	0.1	0.02
PM-6	0.012	0.0	0.01
WZ-1	0.011	0.0	0.01
WZ-2	0.008	0.0	0.00
WZ-3	0.012	0.1	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.026	0.0	0.02
PM-2	0.030	0.0	0.01
PM-3	0.019	0.0	0.22
PM-4	0.030	0.2	0.01
PM-5	0.011	0.2	0.04
PM-6	0.017	0.0	0.02
WZ-1	0.020	0.0	0.03
WZ-2	0.011	0.0	0.02
WZ-3	0.026	0.1	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- The Jerome® J505 at perimeter CAMP station PM-3 did not transmit data through the remote telemetry system throughout the work day. The mercury vapor data from the Jerome® J505 was manually downloaded at the end of the work day and is reflected in the Daily Air Monitoring Report. A Jerome® J405 was connected to telemetry to provide real-time mercury vapor data to field personnel while continuing to monitor the area with a Jerome® J505 unit.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.07 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:52am to 3:20pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:52am to 3:12pm during backfilling activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:58am to 3:14pm during backfilling activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued between 3:04pm and 3:30pm 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.

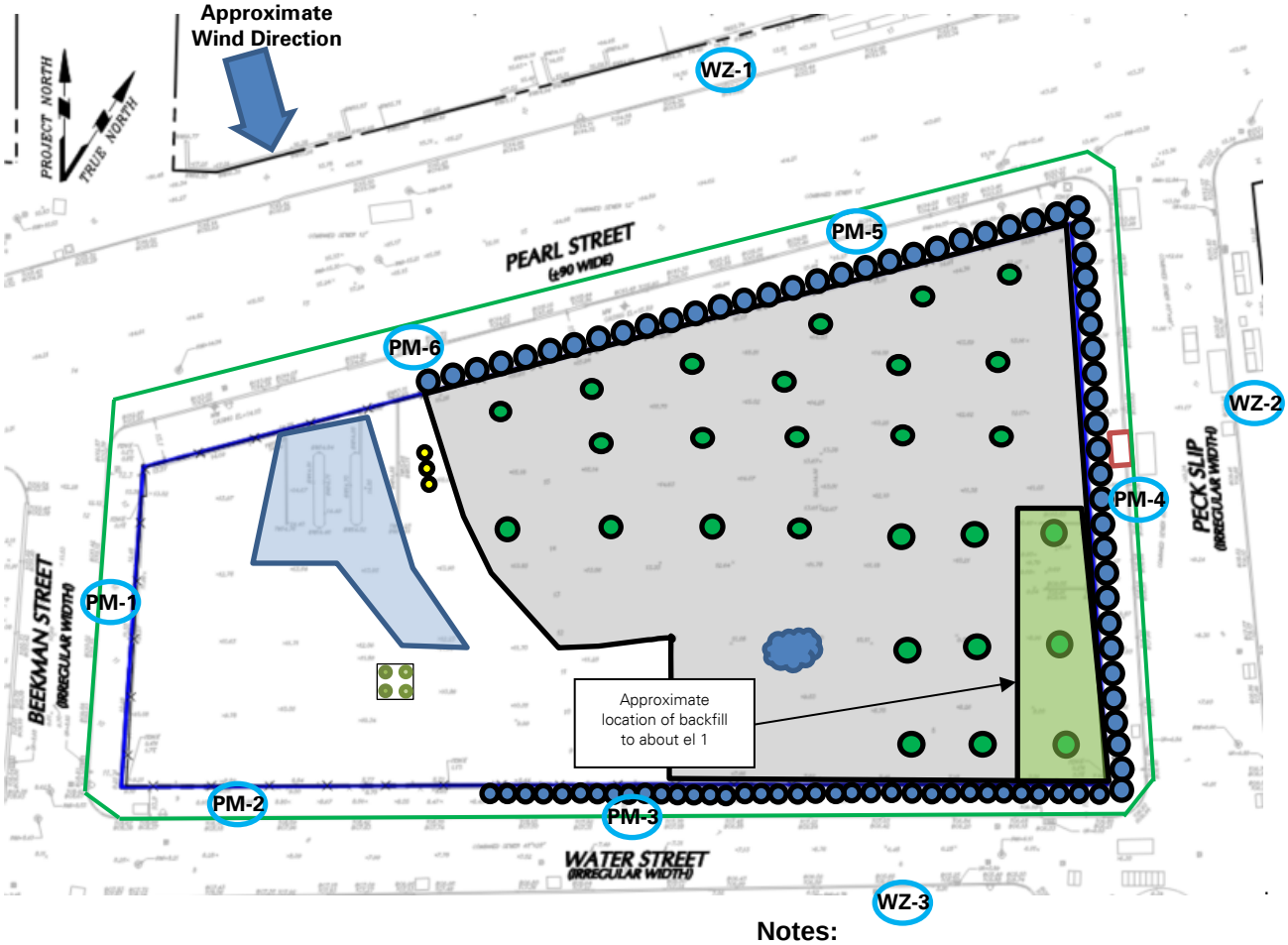
Anticipated Activities

- CCJV will continue excavation and off-site disposal of soil/fill in the central and southern parts of the site.
- CCJV will continue removal of previously installed sheet piles in the southeastern part of the site.
- CCJV and Tristate Groundwater will demobilize the dewatering system from the site.
- Langan will continue collection of confirmation endpoint soil samples across the site.

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV removing a dewatering well for disassembly of the dewatering system (facing south)

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Friday, October 7, 2022
PROJECT: 250 Water Street		**WEATHER:**	Clear, 60.9 – 78.6 ˚F Wind: NNE @ 0.3 – 5.3 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 4:00 PM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson, Eddie Cai

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

PRESENT AT SITE: **Day 122**
Langan (Environmental/Geotechnical) – Maitland Robinson, Eddie Cai
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
Tristate Groundwater (Dewatering Contractor) – John Ratcliff
New York State Department of Environmental Conservation (NYSDEC) – Rafi Alam

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV removed previously installed steel sheet piles in the southeastern part of the site.
- CCJV and Tristate Groundwater began demobilization of the dewatering system from the eastern and southeastern parts of the site.
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

Cc:	M. Raygorodetsky, P. McMahon, M. Au	By:	Eddie Cai **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 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm and 0.100 mg/m^3 respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station were recorded at 0.00 µg/m^3.
- Background concentrations of VOCs at each CAMP station ranged from 0.0 ppm to 0.2 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.037	0.0	0.01
PM-2	0.042	0.0	0.00
PM-3	0.031	0.0	0.00
PM-4	0.030	0.1	0.00
PM-5	0.008	0.1	0.01
PM-6	0.032	0.0	0.01
WZ-1	0.044	0.0	0.01
WZ-2	0.000	0.1	0.01
WZ-3	0.024	0.1	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.059	0.0	0.03
PM-2	0.061	0.0	0.02
PM-3	0.051	0.0	0.01
PM-4	0.057	0.4	0.01
PM-5	0.019	0.2	0.03
PM-6	0.056	0.0	0.02
WZ-1	0.069	0.0	0.03
WZ-2	0.001	1.1	0.04
WZ-3	0.054	0.2	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- The Jerome® J505 at off-site CAMP station WZ-2 did not transmit data through the remote telemetry system throughout the work day. The mercury vapor data from the Jerome® J505 was manually downloaded at the end of the work day and is reflected in the Daily Air Monitoring Report. A Jerome® J405 was connected to telemetry to provide real-time mercury vapor data to field personnel while continuing to monitor the area with a Jerome® J505 unit.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.09 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 7:10am to 3:00pm due to exposed soil/fill within 20 feet of the northern site boundary.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:57am to 3:00pm during removal of steel sheet piles in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:57am to 3:00pm during removal of steel sheet piles in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at 3:00pm 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.

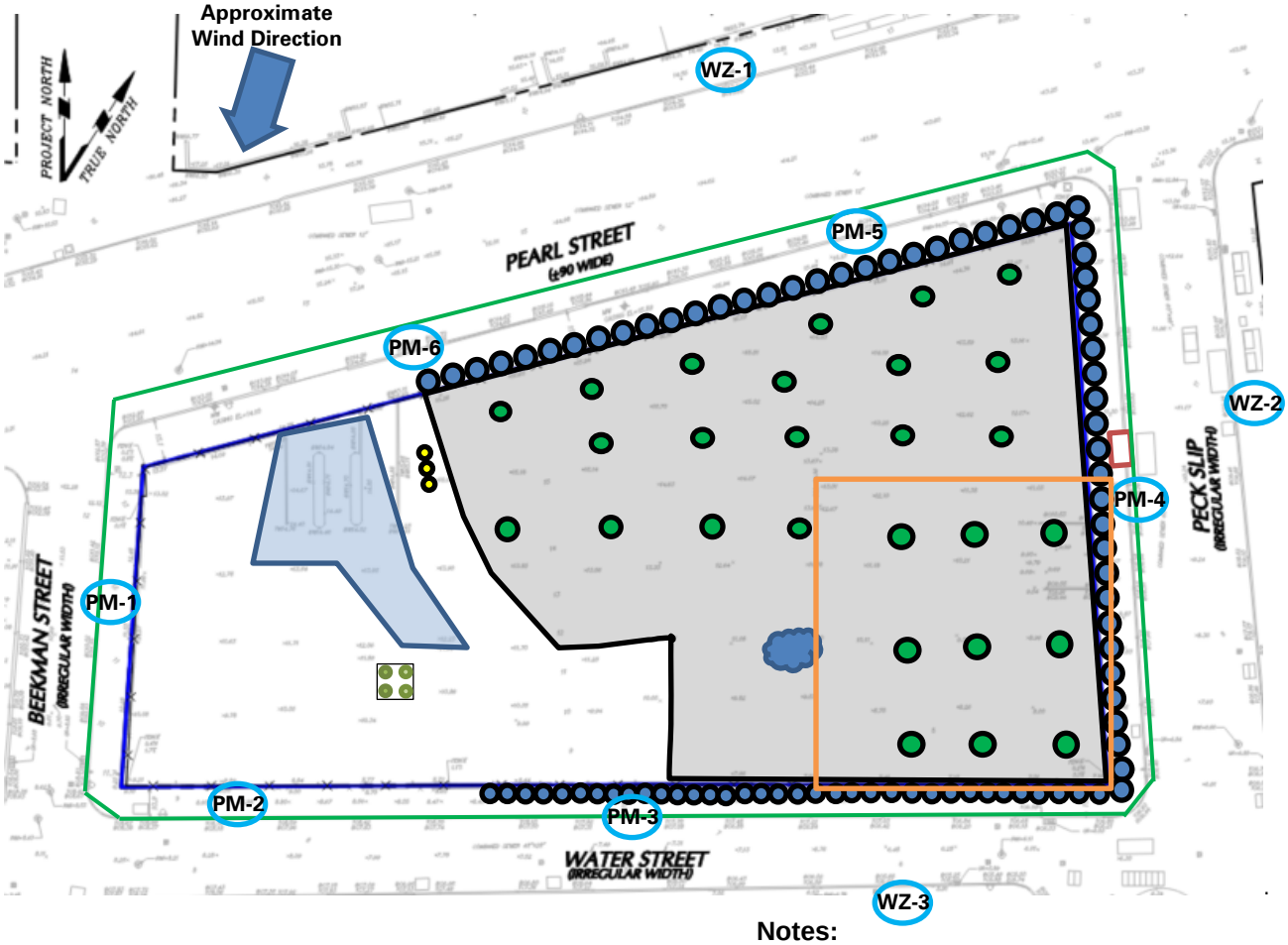
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV removing previously installed steel sheet piles in the southeastern part of the site (facing east)

Photo 2: Exposed soil/fill covered in Atmos® AC-645 dust/vapor suppressing foam for the temporary overnight cover (facing northeast)

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Saturday, October 8, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 50 – 54 °F Wind: N @ 4.9 mph
LOCATION: New York, NY		**TIME:**	8:30 AM – 9:45 AM
BCP SITE ID: C231127		**MONITOR:**	Maitland Robinson

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

PRESENT AT SITE: **Day 123**
Langan (Environmental/Geotechnical) – Maitland Robinson
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary								
Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**		**Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone**		**Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)								
Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**		**Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)						
Facility Name Location Type of Material	**Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill**		**Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill**		**Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.07 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

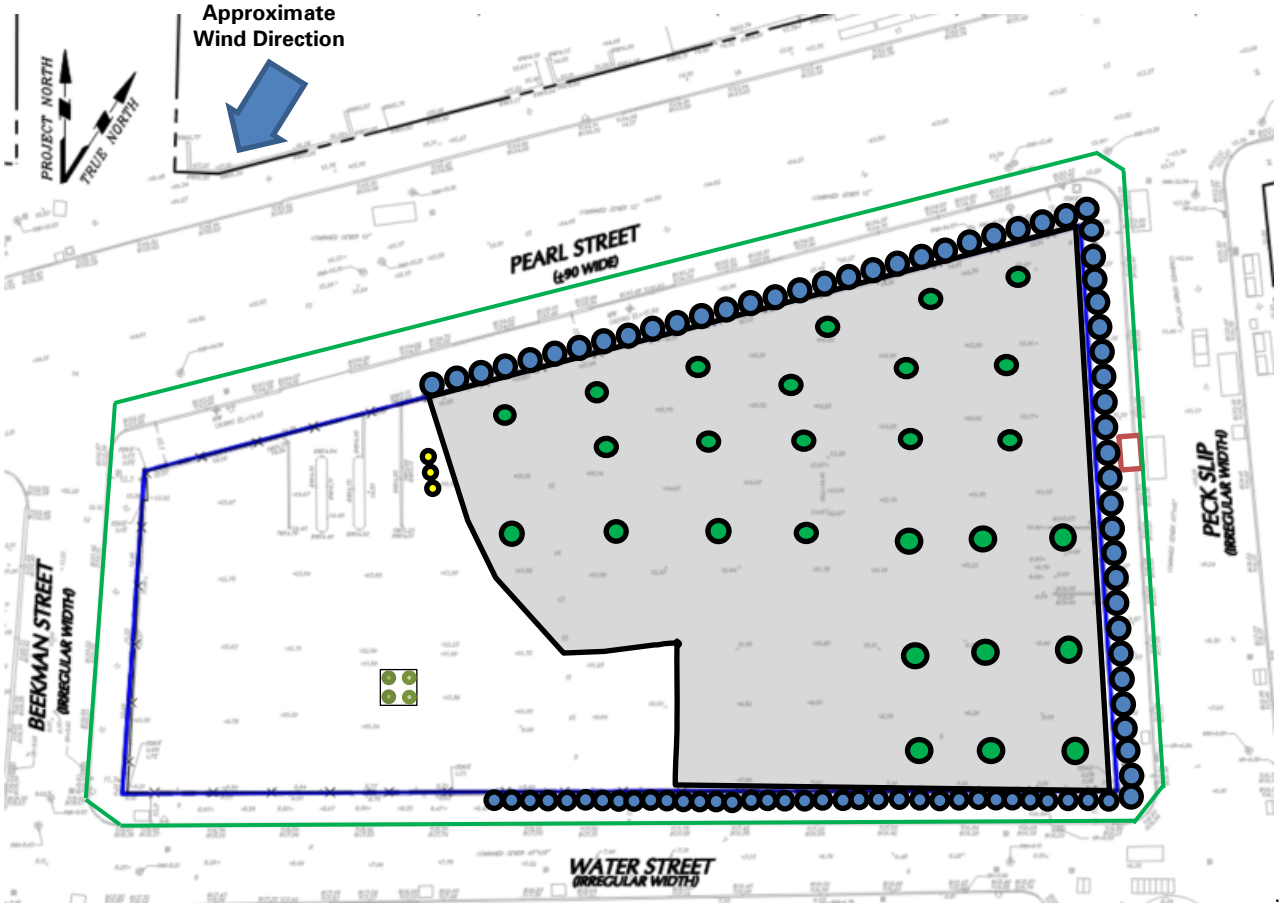
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV applying Atmos® AC-645 dust/vapor suppressing foam to exposed soil/fill to create a temporary overnight cover (facing southwest)

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

SITE OBSERVATION REPORT

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

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

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

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.06 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

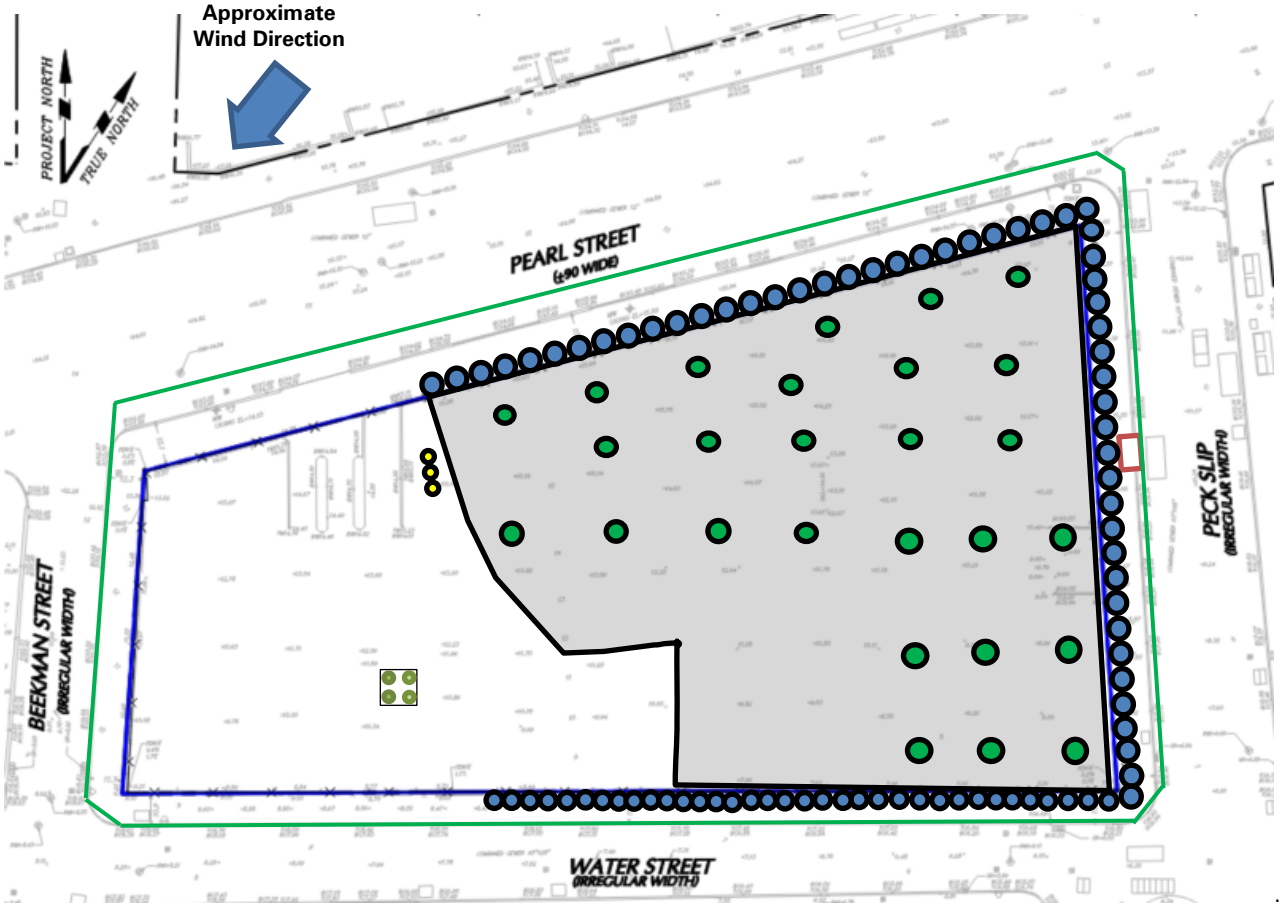
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Monday, October 10, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 64 – 66 ˚F Wind: N @ 2.5 mph
LOCATION: New York, NY		**TIME:**	11:20 AM – 12:40 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally

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

PRESENT AT SITE: **Day 125**
Langan (Environmental/Geotechnical) – Brian Kenneally
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

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

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld photoionization detector (PID) to monitor volatile organic compound (VOC) concentrations throughout the site. VOC concentrations were at or below background concentrations throughout the work day.

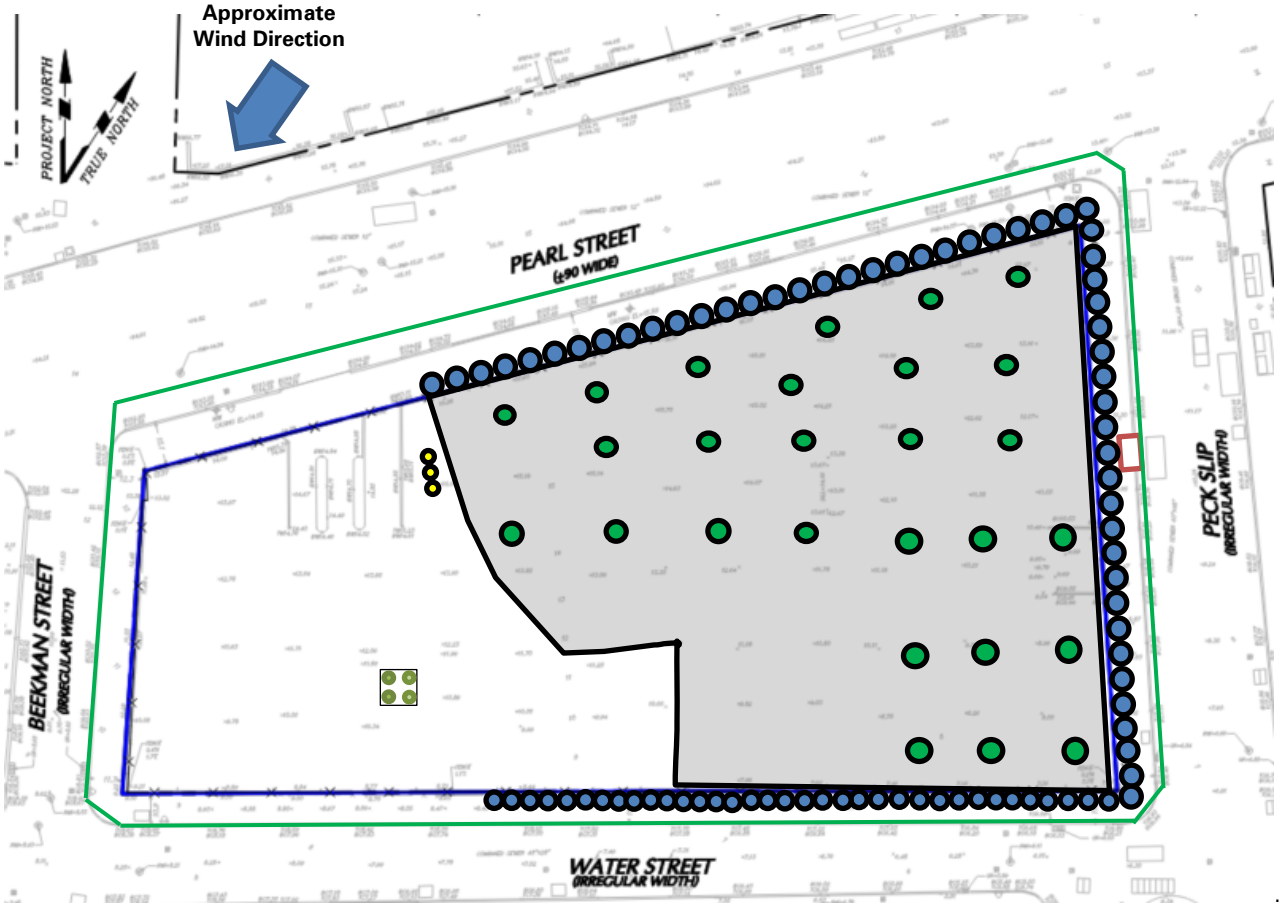
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

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

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

SITE OBSERVATION REPORT

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

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

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

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV graded previously backfilled general fill in an approximately 85-foot-long by 4-foot-wide area to facilitate removal of steel sheet piles along the eastern boundary of the site (Peck Slip).
- CCJV removed steel sheet piles along the eastern boundary of the site (Peck Slip).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

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

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	261	5,220	267	5,340	42	840

Sampling Activities

- No samples were collected.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm and 0.100 mg/m^3 respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.032	0.0	0.02
PM-2	0.039	0.0	0.00
PM-3	0.028	0.0	0.00
PM-4	0.025	0.1	0.00
PM-5	0.012	0.0	0.01
PM-6	0.026	0.1	0.01
WZ-1	0.035	0.0	0.01
WZ-2	0.025	0.0	0.01
WZ-3	0.017	0.0	0.01

Maximum 15-Minute-Average Concentrations

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

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

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

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.29 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

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

Prior to CAMP Shutdown

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

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

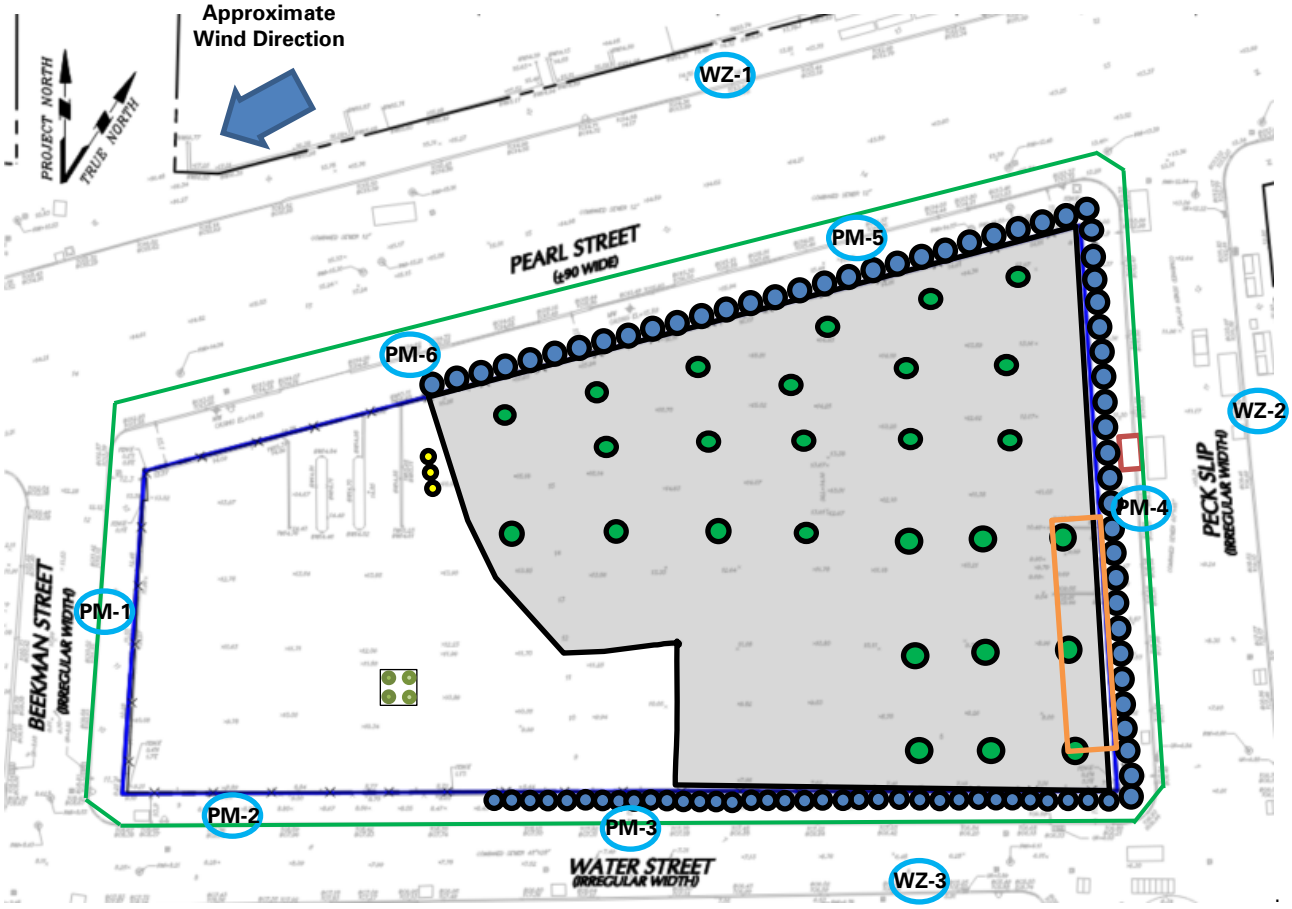
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

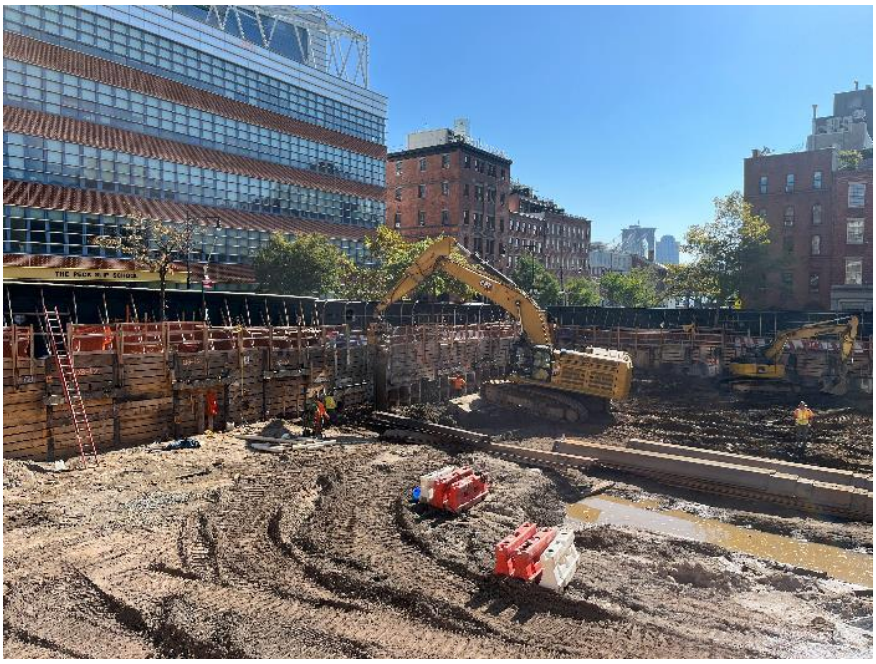


Photo 1: CCJV removing steel sheet piles along the eastern boundary of the site (facing southeast)

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

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

SITE OBSERVATION REPORT

PROJECT No.: 170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, October 12, 2022
PROJECT: 250 Water Street		**WEATHER:**	Sunny, 58.1 – 70.5 ˚F Wind: N @ 0.2 – 7.3 mph
LOCATION: New York, NY		**TIME:**	6:00 AM – 3:45 PM
BCP SITE ID: C231127		**MONITOR:**	Brian Kenneally, Maitland Robinson

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

PRESENT AT SITE: **Day 127**
Langan (Environmental/Geotechnical) – Brian Kenneally, Maitland Robinson
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 30-foot-long by 30-foot-wide area to a depth of about 15 feet below grade surface (bgs) for removal and off-site disposal of non-hazardous soil/fill in the north-central part of site (waste characterization cells WC04 and WC05). Excavated soil/fill was temporarily stockpiled adjacent to the excavation area prior to being live-loaded into tri-axle dump trucks for off-site disposal at the Clean Earth of Carteret (CEC) facility, located in Carteret, NJ. The trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was recorded.
- CCJV excavated an about 30-foot-long by 10-foot-wide area to a depth of about 15 feet bgs for removal and off-site disposal of non-hazardous soil/fill in the north-central part of site (waste characterization cells WC04 and WC05). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the CEC facility, located in Carteret, NJ. The trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was recorded.

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

SITE OBSERVATION REPORT

- CCJV excavated an about 3-foot-long by 3-foot-wide area to a depth of about 4 feet below the existing grade to facilitate sample collection beneath the previously removed underground storage tanks (UST) in the northeastern part of the site. Excavated soil/fill was temporarily stockpiled on and covered with polyethylene sheeting adjacent to the excavation area in preparation for off-site disposal at a later date.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. Odors and staining were observed, and a maximum PID reading of 233.3 parts per million (ppm) was recorded.
- CCJV removed sheet piles along the eastern and southern boundaries of the site (Peck Slip and Water Street, respectively).
- CCJV covered exposed soil/fill that has not been confirmed to meet Track 2 remediation criteria and construction and demolition (C&D) debris with Atmos® AC-645 dust/vapor suppressing foam to create a temporary overnight cover.

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 6 truckloads (about 120 cubic yards [CY]) of non-hazardous soil/fill from waste characterization cells WC04 and WC05 for off-site disposal at the CEC facility, located in Carteret, NJ.
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill		Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0
Project Total	5	85	37	740	81	1,620	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	6	120
Project Total	261	5,220	267	5,340	48	960

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

SITE OBSERVATION REPORT

Sampling Activities

- Langan collected two confirmation endpoint soil samples (EP51_EL_0.0 and EP29_EL_-1.0) and associated quality assurance/quality control (QA/QC) samples for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane.
- Langan collected one grab soil sample (BEP01_10122022) from beneath the previously removed USTs in the northeastern part of the site for laboratory analysis of NYSDEC Part 375/TCL VOCs and SVOCs.
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.
- Confirmation endpoint soil sample locations and elevations were surveyed by a professional surveyor.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor, VOCs, or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3, 5.0 ppm and 0.100 mg/m^3 respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.05 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.028	0.0	0.02
PM-2	0.039	0.0	0.01
PM-3	0.030	0.0	0.00
PM-4	0.024	0.1	0.00
PM-5	0.013	0.0	0.02
PM-6	0.027	0.1	0.01
WZ-1	0.033	0.0	0.01
WZ-2	0.026	0.0	0.01
WZ-3	0.019	0.0	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.045	0.1	0.04
PM-2	0.051	0.0	0.02
PM-3	0.044	0.0	0.01
PM-4	0.057	0.3	0.02
PM-5	0.027	0.0	0.04
PM-6	0.049	0.3	0.03
WZ-1	0.063	0.0	0.03
WZ-2	0.043	0.0	0.02
WZ-3	0.038	0.1	0.02

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

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

SITE OBSERVATION REPORT

Equipment Troubleshooting

- PM10 concentrations were not recorded at off-site CAMP station WZ-1 from 9:38am to 9:43am (5 minutes) due to a low battery causing the DustTrak unit to shut down. Data logging for PM10 resumed at 9:44am after replacement of the battery. Fugitive dust was not observed migrating from the site and PM10 concentrations at perimeter CAMP station PM-5 were not recorded above background concentrations during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.23 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:52am to 3:07pm during excavation activities in the northern part of the site.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:52am to 3:07pm during removal of steel sheet piles in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:52am to 3:04pm during removal of steel sheet piles in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at between 3:03pm 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 0.04 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

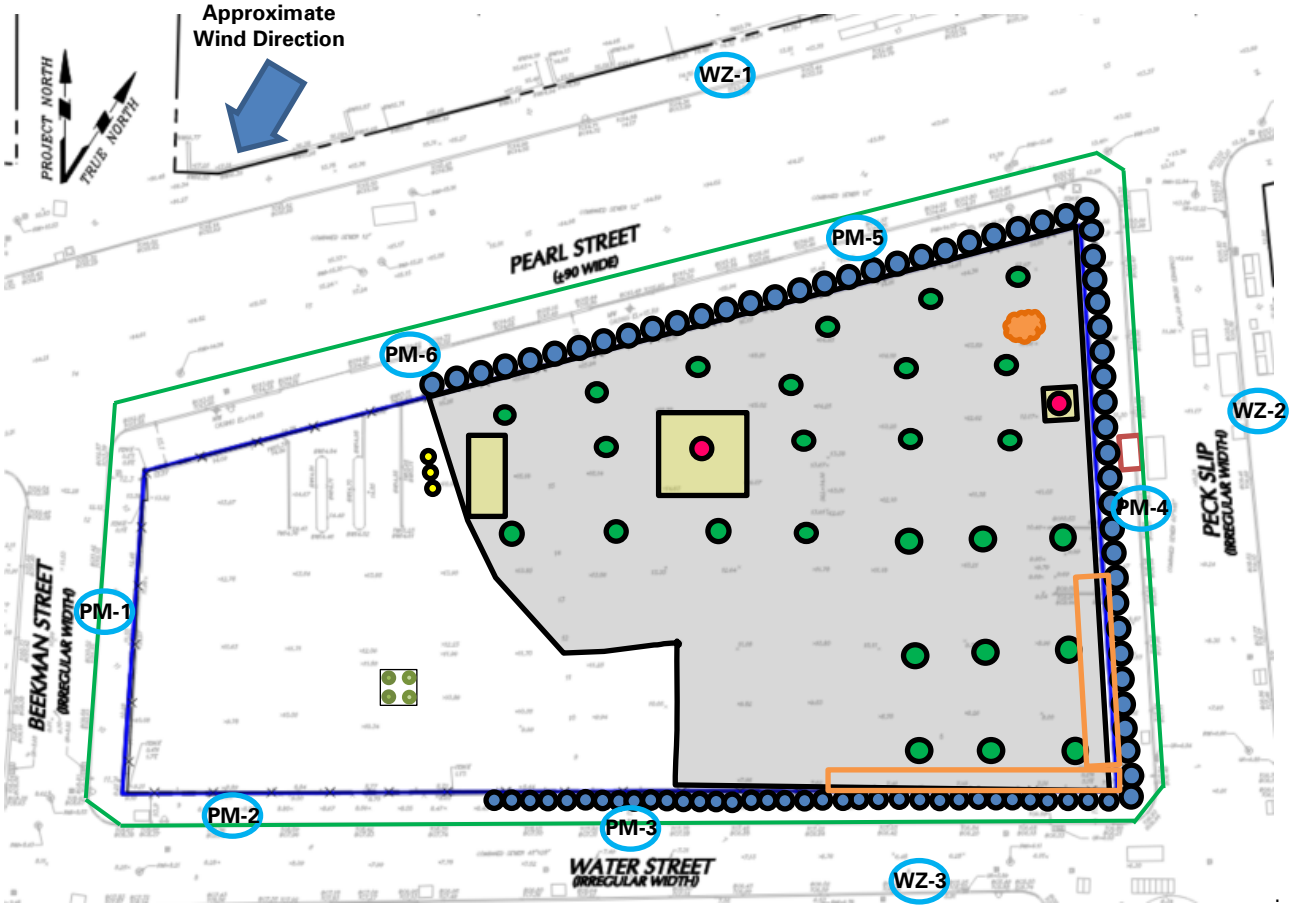
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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

SITE OBSERVATION REPORT

Select Site Photographs:

Photo 1: CCJV live-loading a dump truck with non-hazardous soil/fill for off-site disposal (facing south)

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

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

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Thursday, October 13, 2022
PROJECT:	250 Water Street		**WEATHER:**	Overcast/Rain, 64.7 – 69.9 ˚F Wind: NE @ 0.9 – 9.8 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 4:45 PM
BCP SITE ID:	C231127		**MONITOR:**	Brian Kenneally, Caitlyn Dempsey

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

PRESENT AT SITE: **Day 128**
Langan (Environmental/Geotechnical) – Brian Kenneally, Caitlyn Dempsey
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – Jack Dettra
Lendlease (General Contractor) – Marty Cohen
New York State Department of Environmental Conservation (NYSDEC) – Michael Sollecito

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

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

Site Activities

- CCJV excavated an about 85-foot-long by 12-foot-wide area to a maximum depth of about 14 feet below grade surface (bgs) for removal and off-site disposal of hazardous lead-impacted soil/fill in the south-central part of site. Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Clean Earth of North Jersey (CENJ) facility, located in Kearney, NJ. The trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was recorded.
- CCJV excavated an about 30-foot-long by 15-foot-wide area to a depth of about 15 feet bgs for removal and off-site disposal of non-hazardous soil/fill in the north-central part of site (waste characterization cells WC04 and WC05). Excavated soil/fill was live-loaded into tri-axle dump trucks for off-site disposal at the Clean Earth of Carteret (CEC) facility, located in Carteret, NJ. The trucks were covered with tight-fitting covers and were inspected and washed before leaving the site.
    - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. No odors or staining, or instrumental evidence of contamination was recorded.
- CCJV removed steel sheet piles along the southern boundary of the site (Water Street).

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

SITE OBSERVATION REPORT

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

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

SITE OBSERVATION REPORT

Material Tracking

- CCJV exported 8 truckloads (about 160 cubic yards [CY]) of hazardous lead-impacted soil/fill from the south-central part of the site for off-site disposal at the CENJ facility, located in Kearney, NJ.
- CCJV exported 5 truckloads (about 100 CY) of non-hazardous soil/fill from waste characterization cells WC04 and WC05 for off-site disposal at the CEC facility, located in Carteret, NJ.
- No material was imported to the site.

Material Import Summary

Facility Name Location Type of Material	**Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone**		**Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone**		**Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone**		**Impact Reuse & Recovery Center, Lyndhurst, NJ General Fill**	
Quantities	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)	No. of Loads	Approx. Volume (Tons)
Today	0	0	0	0	0	0	0	0
Project Total	8	184.42	0	0	12	264.01	233	5,719.75
NYSDEC Approved:	1,800 tons*				720 tons*		7,500 tons*	

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 5,000 CY and a conversion factor of 1.5 is applied.

Material Export Summary (1 of 2)

Facility Name Location Type of Material	**Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris**		**IRRC Lyndhurst, NJ Construction & Demolition (C&D) Debris**		**Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted Soil/Fill**		**Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	8	160	0	0
Project Total	5	85	37	740	89	1,780	216	4,320

Material Export Summary (2 of 2)

Facility Name Location Type of Material	**Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill**		**Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill**		**Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill**	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	5	100
Project Total	261	5,220	267	5,340	53	1,060

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

SITE OBSERVATION REPORT

Sampling Activities

- Langan collected two confirmation endpoint soil samples (EP19_EL_-0.5 and EP36_EL_-2.0) and associated quality assurance/quality control (QA/QC) samples for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, herbicides, target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), per- and polyfluoroalkyl substances (PFAS), and/or 1,4-dioxane.
- Samples were relinquished to Alpha Analytical, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.
- Confirmation endpoint soil sample locations and elevations were surveyed by a professional surveyor.

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

SITE OBSERVATION REPORT

CAMP Activities

Langan performed air monitoring at the perimeter of the site and at work zones at nine total locations for mercury vapor, VOCs and particulate matter less than 10 microns in diameter (PM10), during ground-intrusive activities. There were no fifteen-minute average concentrations for mercury vapor or VOCs that approached or exceeded the action levels established by the CAMP (1.00 µg/m^3 and 5.0 ppm, respectively).

Background Concentrations

Prior to implementation of ground-intrusive work each day, instantaneous background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m^3 to 0.11 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.021	0.0	0.01
PM-2	0.020	0.0	0.00
PM-3	0.015	0.0	0.00
PM-4	0.007	0.0	0.00
PM-5	0.001	0.1	0.01
PM-6	0.017	0.0	0.01
WZ-1	0.015	0.0	0.01
WZ-2	0.009	0.0	0.00
WZ-3	0.006	0.0	0.00

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
Action Level	**0.100 mg/m^3**	**5.0 ppm**	**1.00 µg/m^3**
PM-1	0.039	0.2	0.02
PM-2	0.030	0.0	0.01
PM-3	0.030	0.0	0.01
PM-4	0.035	0.0	0.01
PM-5	0.008	0.1	0.03
PM-6	*0.122 @ 9:27am	0.1	0.02
WZ-1	0.022	0.0	0.02
WZ-2	0.017	0.0	0.01
WZ-3	0.026	0.0	0.02

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

- * PM10 concentrations at perimeter CAMP station PM-6 exceeded the action level established in CAMP from 9:26am to 9:31am (6 minutes) due to sweeping of the sidewalk adjacent to the CAMP station. The exceedance

SITE OBSERVATION REPORT

was not the result of ground-intrusive activities associated with soil/fill at the site and fugitive dust was not observed migrating from the site during this time.

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m^3 to 0.28 µg/m^3.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were at or below background concentrations throughout the work day.

CAMP Station Relocation

- CAMP station WZ-1 was relocated to the northern sidewalk of Pearl Street from 6:51am to 3:37pm during excavation activities in the northern part of the site.
- CAMP station WZ-2 was relocated to the eastern sidewalk of Peck Slip from 6:48am to 3:37pm during removal of steel sheet piles and excavation activities in the southeastern part of the site.
- CAMP station WZ-3 was relocated to the southern sidewalk of Water Street from 6:48am to 2:56pm during removal of steel sheet piles and excavation activities in the southeastern part of the site.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, air quality at each CAMP station was verified using the handheld PID and handheld Jerome® J505 mercury vapor analyzer and no readings above background concentrations were recorded. Additionally, areas of exposed soil/fill were covered with polyethylene sheeting and/or Atmos® AC-645 dust/vapor suppressing foam. CAMP stations were discontinued at between 2:56pm and 3:37pm at the conclusion of ground-intrusive activities.

- Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.04 µg/m^3.
- VOC concentrations at each CAMP station were recorded at 0.0 ppm.

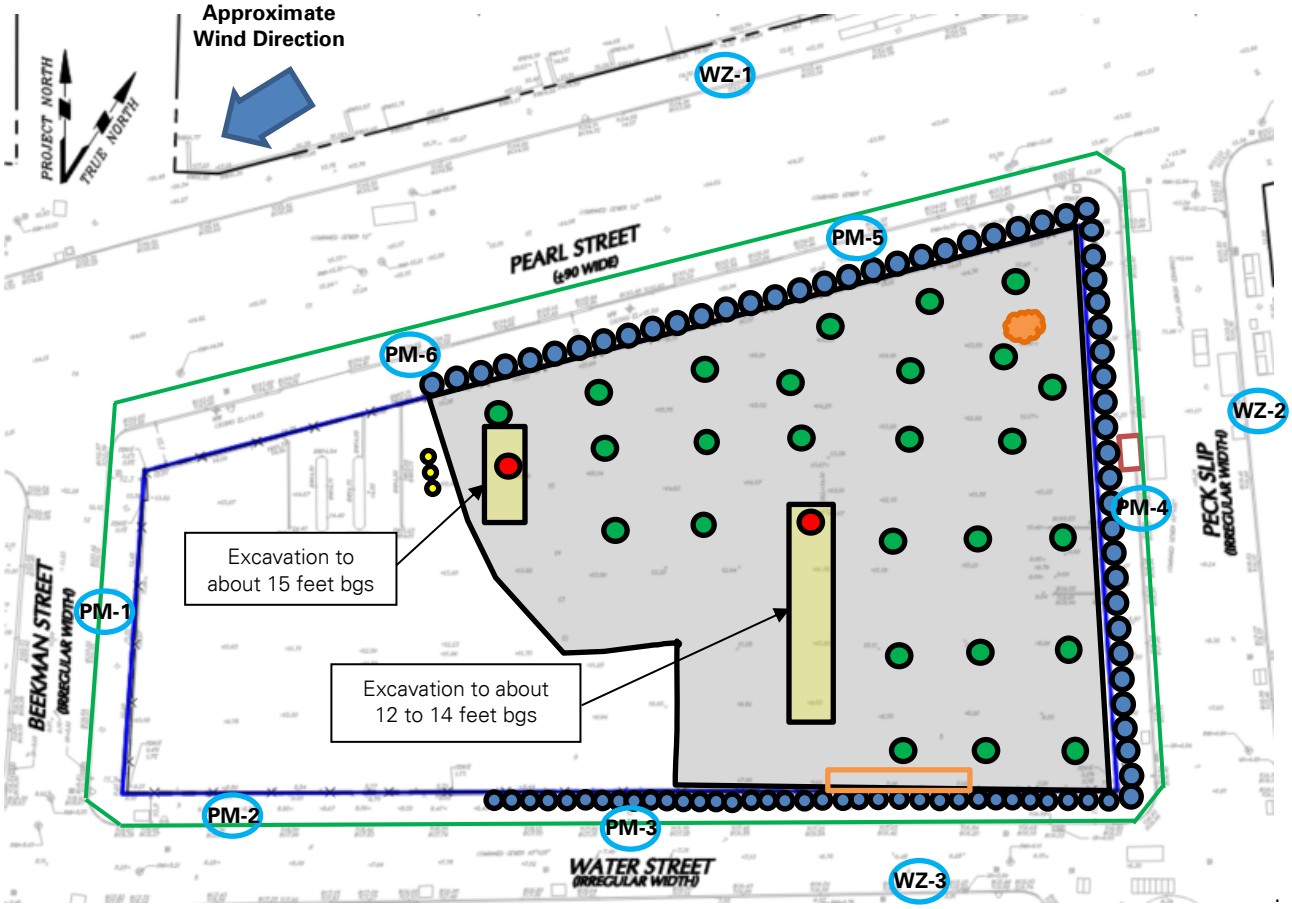
Anticipated Activities

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

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

SITE OBSERVATION REPORT

Site Map



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

Legend:

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of C&D Stockpile
- Approximate Location of General Fill Stockpile
- Approximate Location of Stockpiled Virgin Stone
- Approximate Excavated Soil/Fill Stockpile
- Approximate Location of 55-gallon drum
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Excavation Area
- Approximate Backfill Area
- Approximate Location of Endpoint Sample
- Approximate Location of Previously Collected Endpoint Sample

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SITE OBSERVATION REPORT

Select Site Photographs:

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

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

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