DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	1
BCP Site	BCP Site No. C360253	**Date**	10/20/2025
Location	223-225, 227 Westchester Ave & 204, 206-208, 214-220 Irving Ave, Port Chester, Westchester County, NY 10573	**File No.**	0206816
Client	Yorkland Partners, LLC, 227 Westchester LLC and 204 Irving Two LLC	**Temperature**	57-63°F
Contractor	Coastal Environmental Solutions, Inc. (Coastal), Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	SW to NE, up to 25 mph
Weather	Cloudy	**Personnel on Site**	C. Jackson, M. Conlon
Humidity	67%	**Time on Site**	6:30-18:30

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) was present to document implementation of the NYSDEC-approved August 2025 Remedial Investigation Work Plan (RIWP) prepared by Haley & Aldrich of New York. Site observations are summarized below.

Daily Observations:

- Coastal completed a Site-wide GPR survey and cleared all planned boring locations.
- Lakewood mobilized a Geoprobe™ 7822DT drilling rig to the Site.
- Three soil borings (SB-02, SB-14, and SB-15) were advanced to depths of approximately 25 feet below ground surface (ft bgs), and two soil borings (SB-04, and SB-08) were advanced to depths of 20 ft bgs, to bedrock refusal.
- Two permanent groundwater monitoring wells (MW-02, and MW-04) were installed to depths of approximately 15 ft bgs.
- Four soil vapor points (SV-01, SV-02, SV-04, and SV-08) were installed to depths of approximately to 7 ft bgs.
- Haley & Aldrich of New York collected soil and soil vapor samples.

Samples Collected:

- The following soil samples were collected for Target Compound List (TCL) volatile organic compounds (VOCs) plus 10 tentatively identified compounds (TICs), TCL semi-volatile organic compounds (SVOCs) plus 10 TICs, Target Analyte List (TAL) metals, cyanide, pesticides/polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane analyses in accordance with the approved RIWP from borings SB-02, SB-04, SB-08, SB-14, and SB-15:
  - SB-02_0-0.5, SB-02_9-11, SB-02_12-14, SB-02_23-25
  - SB-04_0-0.5, SB-04_4-6, SB-04_9-11, SB-04_18-20
  - SB-08_0-0.5, SB-08_6-8, SB-08_9-11, SB-08_18-20
  - SB-14_0-0.5, SB-14_7-9, SB-14_9-11, SB-14_23-25
  - SB-15_0-0.5, SB-15_9-11, SB-15_12-14, SB-15_23-25
- The following soil vapor samples were collected for TO-15 VOCs analysis in accordance with the approved RIWP:
  - SV-01
  - SV-02

  - SV-04
  - SV-08
- Samples were placed on ice in a cooler and shipped under chain of custody via courier to Pace Analytical Laboratories, Inc. in Westborough, Massachusetts for analyses in accordance with the approved RIWP.

CAMP Activities:

- Air monitoring was performed at one upwind and two downwind locations during ground-intrusive activities (between 9:30 am and 4:00 pm). No 15-minute average concentrations of VOCs or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels.
- No visible dust or odors were observed migrating off-Site.

Activities Planned for Coming Week:

- Haley & Aldrich of New York and Lakewood will continue implementation of the Remedial Investigation, including installation of soil borings, groundwater monitoring wells, and soil vapor points.

Site Photographs:

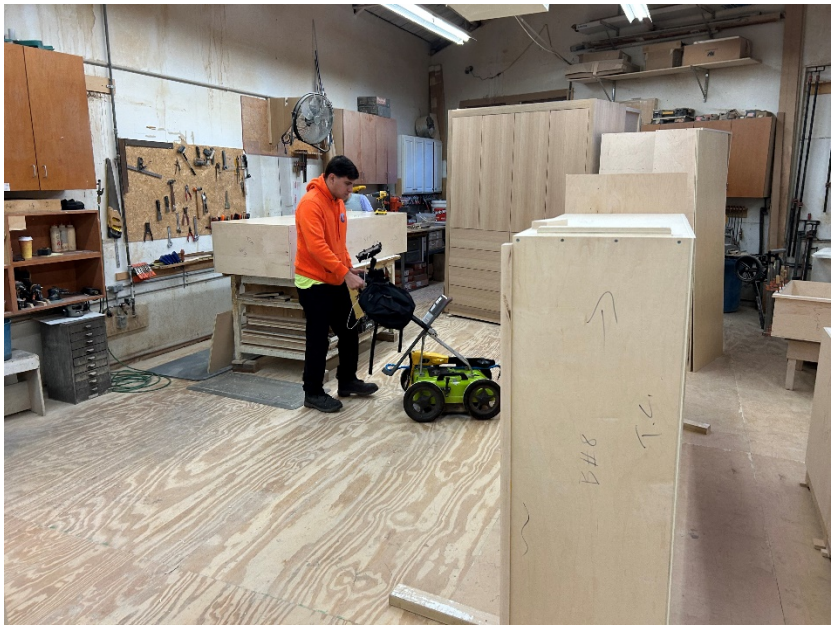


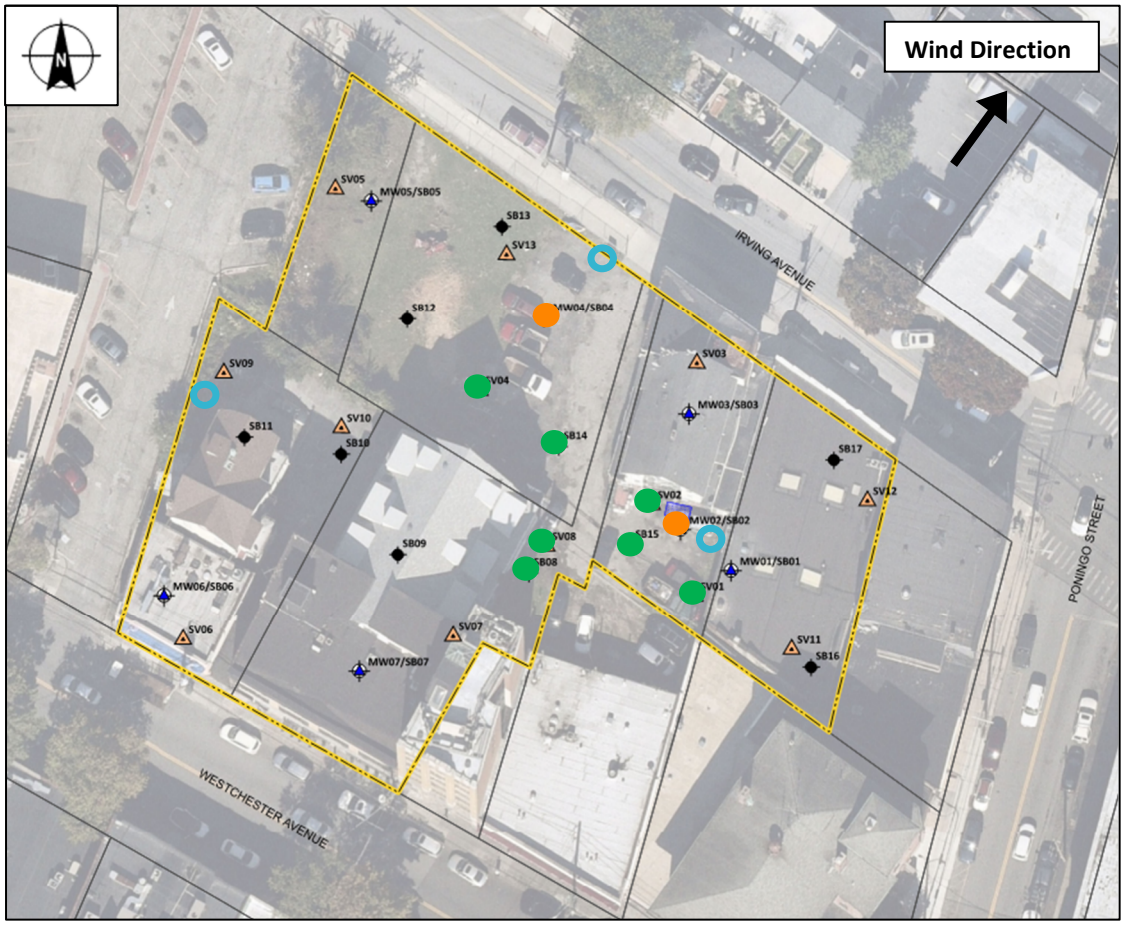
Photo 1: View of contractor performing GPR scan, facing southeast



Photo 2: View of installed MW-04, facing south.

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Site Plan:



LEGEND:

- CAMP Station
- In Progress
- Complete