DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	3
BCP Site	BCP Site No. C360253	**Date**	10/22/2025
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**	56-62°F
Contractor	Coastal Environmental Solutions, Inc. (Coastal), Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	SW to NE, up to 14 mph
Weather	Sunny	**Personnel on Site**	C. Jackson
Humidity	63%	**Time on Site**	6:30-16:45

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 GPR survey and cleared two previously inaccessible boring locations.
- Lakewood mobilized a Geoprobe™ 420 limited access drilling rig to the Site.
- Two soil borings (SB-07, and SB-09) were advanced to a depth of approximately 16 feet below ground surface (ft bgs), to bedrock refusal.
- One permanent groundwater monitoring well (MW-07) was installed to a depth of approximately 10 ft bgs.
- Haley & Aldrich of New York collected soil 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-07, and SB-09:
  - SB-07_0-0.5, SB-07_3-5, SB-07_14-16
  - SB-09_0-0.5, SB-09_4-6, SB-09_14-16
- Samples were placed on ice in a cooler and transported 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, one downwind, and one indoor location during ground-intrusive activities (between 8:15 am and 2:45 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.

DAILY FIELD REPORT

Activities Planned for Coming Week:

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

Site Photographs:



Photo 1: View of installed MW-07, facing southeast.

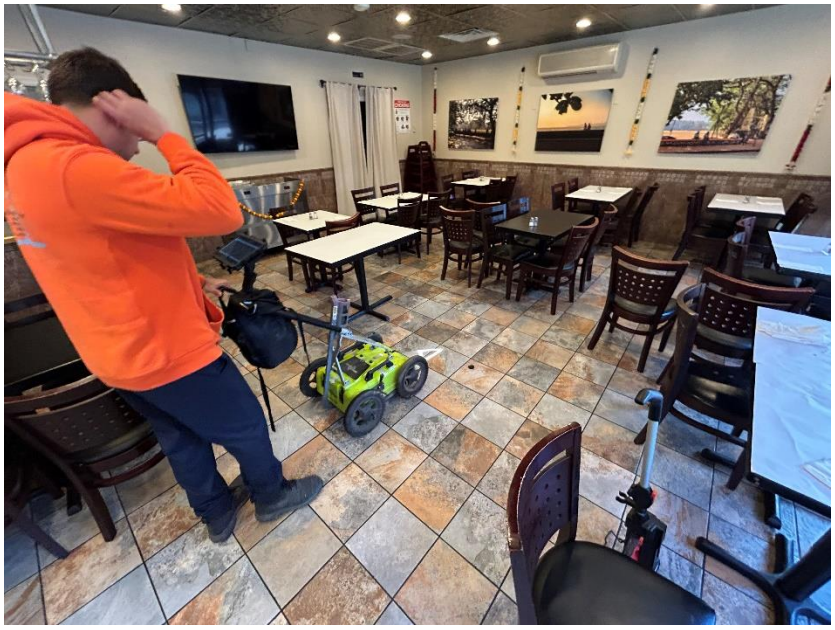
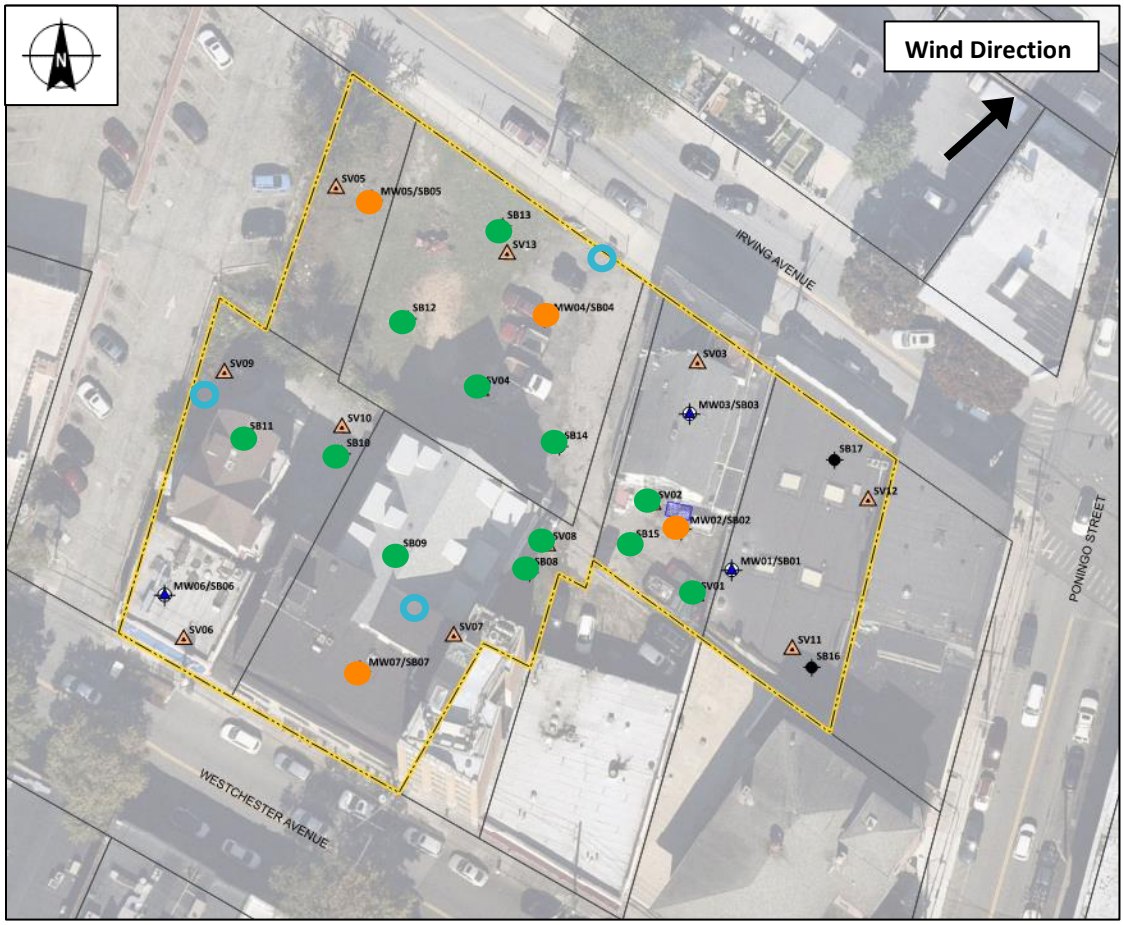


Photo 2: View of contractor conducting GPR scan, facing northeast.

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Site Plan:



LEGEND:

- CAMP Station
- In Progress
- Complete

Date	10/22/2025
Personnel:	C. Jackson
Weather:	56-62, Sunny
Humidity:	63%
Wind Direction:	SW to NE, up to 14 mph

Particulate Background (µg/m3):	26.0
PID Background (ppm):	0

Upwind
DustTrak #: 42655
Downwind
DustTrak #: 32424
Indoor
DustTrak #: 31865

Site Map:



Wind Direction

Time	Particulate			VOCs				Notes
	Upwind	Downwind	Indoor	Upwind	Downwind	Indoor		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
630								
645								
700								
715								
730								
745								
800								
815	26.0	27.0	24.0	0.0	0.0	0.0	N	Installation of Borings
830	38.0	22.0	94.0	0.0	0.0	0.0	N	Installation of Borings
845	27.0	13.0	78.0	0.0	0.0	0.0	N	Installation of Borings
900	19.0	8.0	34.0	0.0	0.0	0.0	N	Installation of Borings
915	11.0	7.0	4.0	0.0	0.0	0.0	N	Installation of Borings
930	5.0	4.0	3.0	0.0	0.0	0.0	N	Installation of Borings
945	6.0	5.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1000	6.0	5.0	14.0	0.0	0.0	0.0	N	Installation of Borings
1015	8.0	10.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1030	9.0	9.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1045	11.0	12.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1100	12.0	3.0	8.0	0.0	0.0	0.0	N	Installation of Borings

Time	Particulate			VOCs				Notes
	Upwind	Downwind	Indoor	Upwind	Downwind	Indoor		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
1115	14.0	8.0	4.0	0.0	0.0	0.0	N	Installation of Borings
1140	6.0	4.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1145	7.0	3.0	3.0	0.0	0.0	0.0	N	Installation of Borings
1200	4.0	5.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1215	5.0	8.0	8.0	0.0	0.0	0.0	N	Installation of Borings
1230	15.0	6.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1245	9.0	10.0	8.0	0.0	0.0	0.0	N	Installation of Borings
1300	7.0	7.0	14.0	0.0	0.0	0.0	N	Installation of Borings
1315	3.0	8.0	44.0	0.0	0.0	0.0	N	Installation of Borings
1330	12.0	6.0	32.0	0.0	0.0	0.0	N	Installation of Borings
1345	17.0	10.0	37.0	0.0	0.0	0.0	N	Installation of Borings
1400	8.0	13.0	46.0	0.0	0.0	0.0	N	Installation of Borings
1415	9.0	4.0	22.0	0.0	0.0	0.0	N	Installation of Borings
1430	12.0	5.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1445	8.0	6.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1500								
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