DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	4
BCP Site	BCP Site No. C360253	**Date**	10/23/2025
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**	48-59°F
Contractor	Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	SW to NE, up to 22 mph
Weather	Cloudy	**Personnel on Site**	C. Jackson
Humidity	70%	**Time on Site**	6:30-17:00

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:

- Two soil borings (SB-01, and SB-16) were advanced to a depth of approximately 20 feet below ground surface (ft bgs), to bedrock refusal.
- One permanent groundwater monitoring well (MW-01) was installed to a depth of approximately 15 ft bgs.
- Lakewood completed development of four permanent groundwater monitoring wells (MW-01, MW-04, MW-05, and MW-07).
- 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-07, and SB-09:
  - SB-01_0-0.5, SB-01_5-7, SB-01_18-20
  - SB-16_0-0.5, SB-16_4-6, SB-16_6-8, SB-16_18-20
- The following soil vapor samples were collected for TO-15 VOCs analysis in accordance with the approved RIWP:
  - SV-05
  - SV-09
  - SV-10
  - SV-11
  - SV-13
- 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.

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CAMP Activities:

- Air monitoring was performed at one upwind, one downwind, and one indoor location during ground-intrusive activities (between 8:45 am and 3:00 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, Lakewood, and Coastal Environmental Solutions, Inc. will continue implementation of the Remedial Investigation, including completion of a GPR survey in previously inaccessible areas of the Site, and the installation of soil borings, groundwater monitoring wells, and soil vapor points.

Site Photographs:



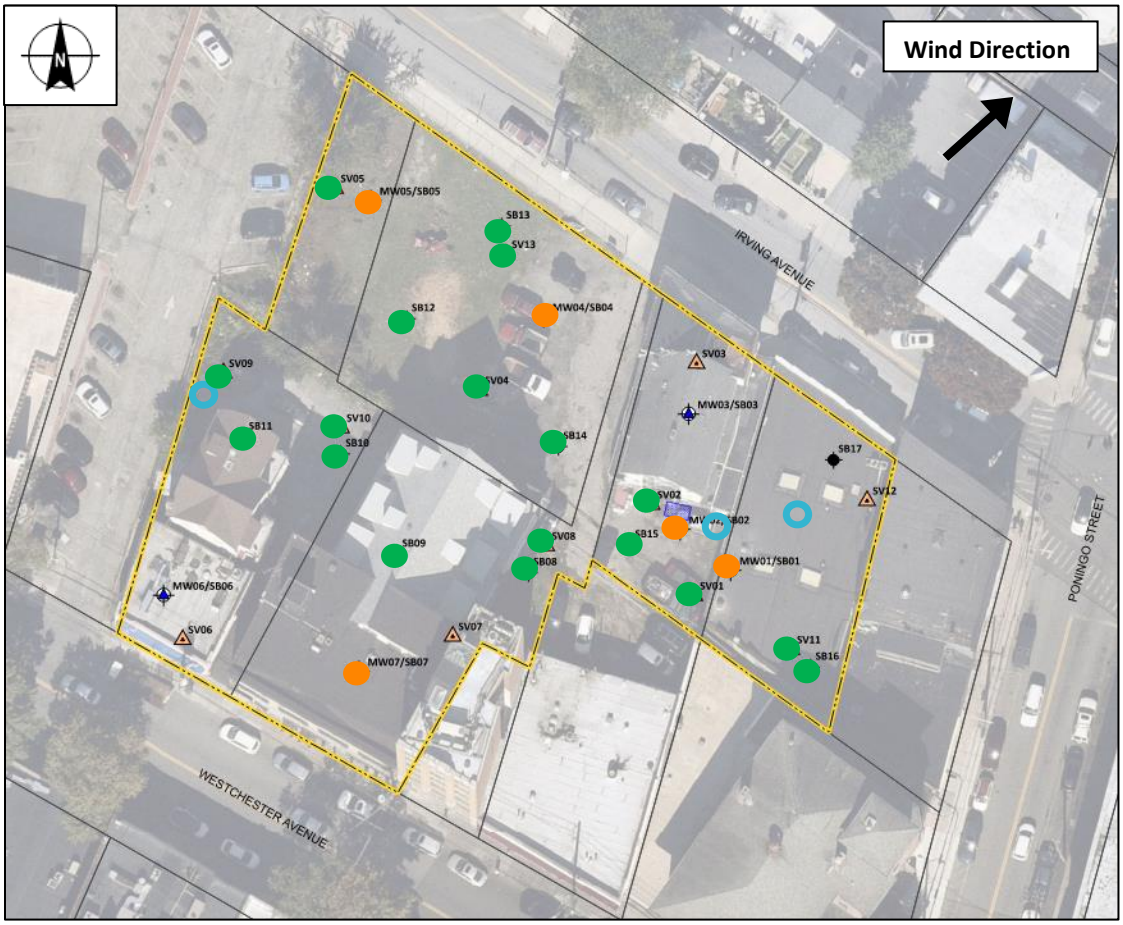
Photo 1: View of installation of SB-01, facing west.



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

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Site Plan:



LEGEND:

- CAMP Station
- In Progress
- Complete

Date	10/23/2025
Personnel:	C. Jackson
Weather:	48-59, Cloudy
Humidity:	70%
Wind Direction:	SW to NE, up to 22 mph

Particulate Background (µg/m3):	7.0
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								
830								
845	7.0	10.0	6.0	0.0	0.0	0.0	N	Installation of Borings
900	8.0	4.0	4.0	0.0	0.0	0.0	N	Installation of Borings
915	8.0	9.0	3.0	0.0	0.0	0.0	N	Installation of Borings
930	5.0	5.0	17.0	0.0	0.0	0.0	N	Installation of Borings
945	10.0	7.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1000	3.0	3.0	9.0	0.0	0.0	0.0	N	Installation of Borings
1015	6.0	10.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1030	11.0	5.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1045	9.0	6.0	34.0	0.0	0.0	0.0	N	Installation of Borings
1100	6.0	11.0	26.0	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	5.0	13.0	22.0	0.0	0.0	0.0	N	Installation of Borings
1140	9.0	15.0	24.0	0.0	0.0	0.0	N	Installation of Borings
1145	9.0	11.0	11.0	0.0	0.0	0.0	N	Installation of Borings
1200	6.0	6.0	8.0	0.0	0.0	0.0	N	Installation of Borings
1215	3.0	5.0	29.0	0.0	0.0	0.0	N	Installation of Borings
1230	4.0	3.0	31.0	0.0	0.0	0.0	N	Installation of Borings
1245	10.0	8.0	19.0	0.0	0.0	0.0	N	Installation of Borings
1300	12.0	4.0	18.0	0.0	0.0	0.0	N	Installation of Borings
1315	8.0	8.0	23.0	0.0	0.0	0.0	N	Installation of Borings
1330	9.0	6.0	13.0	0.0	0.0	0.0	N	Installation of Borings
1345	5.0	7.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1400	4.0	4.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1415	7.0	4.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1430	3.0	8.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1445	10.0	3.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1500	9	7	6	0.0	0.0	0.0	N	Installation of Borings
1515								
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