DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	9
BCP Site	BCP Site No. C360253	**Date**	05/28/2026
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**	63-73°F
Contractor	Coastal Environmental Solutions, Inc. (Coastal), Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	N to S, up to 7 mph
Weather	Sunny	**Personnel on Site**	C. Jackson
Humidity	51%	**Time on Site**	6:30-16:15

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) was present to document implementation of the NYSDEC-approved May 2026 Supplemental Remedial Investigation Work Plan (SRIWP) prepared by Haley & Aldrich of New York. Site observations are summarized below.

Daily Observations:

- Coastal completed a GPR Survey and cleared all planned boring locations.
- Lakewood mobilized a Geoprobe™ 7822 DT drilling rig to the Site.
- Four soil borings (SB02-D1, SB02-D2, SB02-D3, and SB02-D4) were advanced to a depth of approximately 15 feet (ft) below ground surface (bgs).
- Four permanent groundwater monitoring wells (MW02-D1, MW02-D2, MW02-D3, and MW02-D4) were installed to a depth of approximately 13 ft bgs.
- Three soil vapor points (SV-14, SV-15, and SV-16) were installed to a depth of approximately 6 ft bgs.
- Haley & Aldrich of New York completed gauging of five permanent groundwater monitoring wells (MW-02, MW02-D1, MW02-D2, MW02-D3, and MW02-D4).
- No measurable product was detected the four newly installed permanent groundwater monitoring wells (MW02-D1, MW02-D2, MW02-D3, and MW02-D4).
- Measurable product was detected in one previously installed permanent groundwater monitoring well (MW-02).
- Lakewood completed development of four permanent groundwater monitoring wells (MW02-D1, MW02-D2, MW02-D3, and MW02-D4).
- 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) and, TCL semi-volatile organic compounds (SVOCs) plus 20 TICs analyses in accordance with the approved SRIWP from soil borings SB02-D1, SB02-D2, SB02-D3, and SB02-D4:
  - SB02-D1_4-6
  - SB02-D2_4-6
  - SB02-D3_4-6
  - SB02-D4_4-6

- The following soil vapor samples were collected for TO-15 CVOCs analysis in accordance with the approved SRIWP:
  - SV-14_20260528
  - SV-15_20260528
  - SV-16_20260528
- 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 and two downwind locations during ground-intrusive activities (between 9:30 am and 2:30 pm). No 15-minute average concentrations of VOCs or 15-minute average concentration of particulate 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 will continue implementation of the Supplemental Remedial Investigation, including the collection of groundwater samples.

Site Photographs:



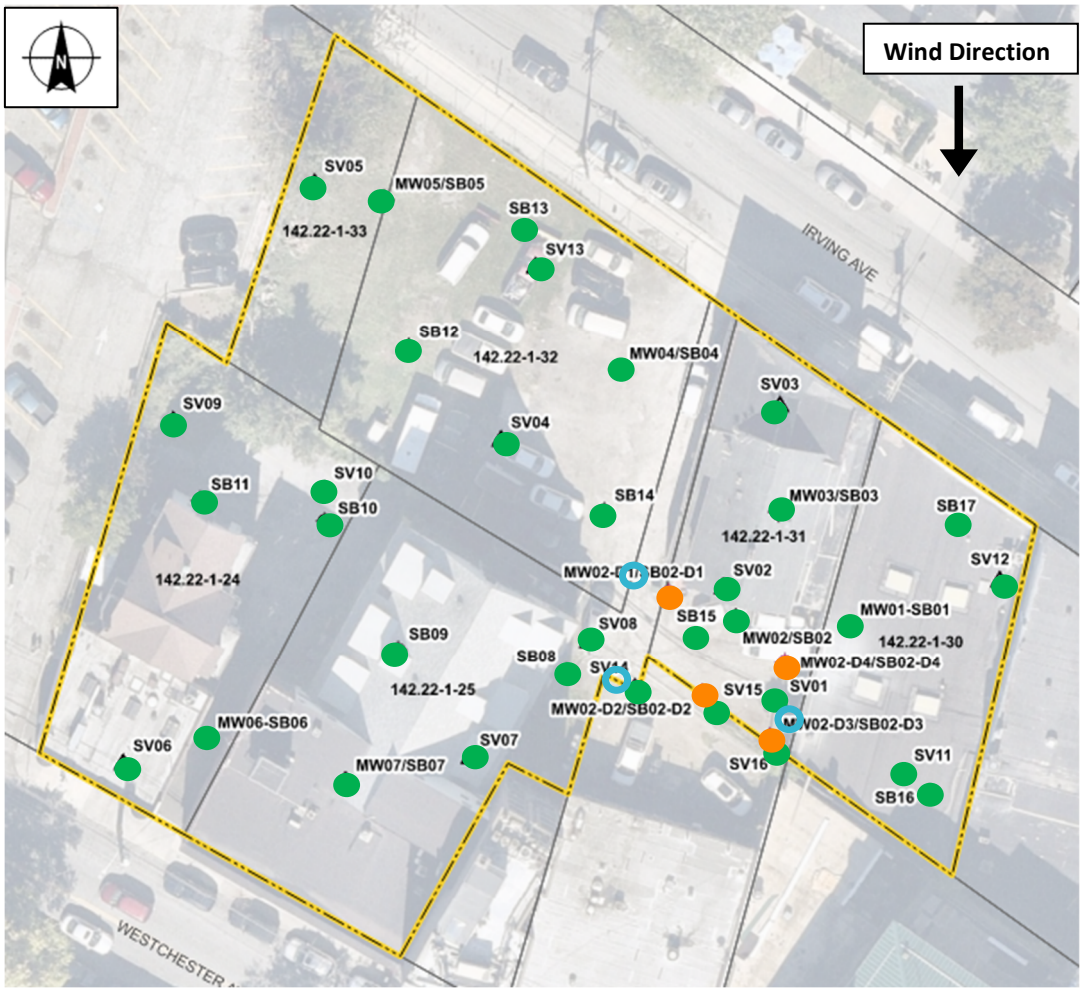
Photo 1: View of contractor performing GPR scan, facing southeast.



Photo 2: View of contractor installing SB02-D3, facing southeast.

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Site Plan:



LEGEND:

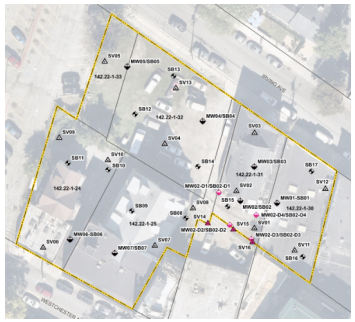
- CAMP Station
- In Progress
- Complete

Date	5/28/2026
Personnel:	C. Jackson
Weather:	63-73, Sunny
Humidity:	51%
Wind Direction:	N to S, up to 7 mph

Particulate Background (µg/m3): 7.0
PID Background (ppm): 0

Upwind
DustTrak #: 30841
Downwind
DustTrak #: 29525
Downwind
DustTrak #: 30862

Site Map:



Wind Direction

	Particulate			VOCs				Notes
Time	Upwind	Downwind	Downwind	Upwind	Downwind	Downwind		
	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								
900								
915								
930	11.0	2.0	16.0	0.0	0.0	0.0	N	Installation of Borings
945	10.0	35.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1000	6.0	41.0	13.0	0.0	0.0	0.0	N	Installation of Borings
1015	5.0	11.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1030	5.0	32.0	22.0	0.0	0.0	0.0	N	Installation of Borings
1045	7.0	24.0	13.0	0.0	0.0	0.0	N	Installation of Borings
1100	3.0	9.0	7.0	0.0	0.0	0.0	N	Installation of Borings

Time	Particulate			VOCs				Notes
	Upwind	Downwind	Downwind	Upwind	Downwind	Downwind		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
1115	4.0	24.0	19.0	0.0	0.0	0.0	N	Installation of Borings
1140	7.0	6.0	13.0	0.0	0.0	0.0	N	Installation of Borings
1145	1.0	11.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1200	3.0	26.0	16.0	0.0	0.0	0.0	N	Installation of Borings
1215	12.0	23.0	46.0	0.0	0.0	0.0	N	Installation of Borings
1230	6.0	20.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1245	6.0	4.0	8.0	0.0	0.0	0.0	N	Installation of Borings
1300	4.0	6.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1315	4.0	8.0	9.0	0.0	0.0	0.0	N	Installation of Borings
1330	9.0	12.0	13.0	0.0	0.0	0.0	N	Installation of Borings
1345	7.0	7.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1400	4.0	21.0	24.0	0.0	0.0	0.0	N	Installation of Borings
1415	7.0	6.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1430	3.0	8.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1445								
1500								
1515								
1530								
1545								
1600								
1615								
1630								
1645								
1700								
1715								
1730								
1745								
1800								
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1845								
1900								
1915								
1930								
1945								