Stantec Consulting Services Inc.
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January 16, 2026

File: 191711695

Ms. Marlen Salazar, Assistant Engineer
Division of Environmental Remediation – Region 2
New York State Department of Environmental Conservation
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401

Reference: Limited Remedial Investigation Workplan
Former Johnny on the Spot Cleaners, Whitestone, NY
NYSDEC BCP Site #C241125

Dear Ms. Salazar:

Stantec Consulting Services Inc. (Stantec) on behalf of Feil Whitestone, LLC (Feil) of New York, New York has prepared this limited remedial investigation workplan (Limited WP) to conduct three specific tasks at the above referenced Site. This Limited WP is based on New York State Department of Environmental Conservation (NYSDEC) review of Stantec's revised Remedial Investigation Report, dated October 31, 2025 (October 2025 RIR) and on our conference call (and subsequent email) on December 3, 2025. During this conference call we discussed the need to install additional monitoring wells to the east and west of the former dry cleaner to further define/confirm groundwater flow and plume extent.

The proposed work tasks to be completed under this Limited WP are described below for your consideration. All work will be conducted in accordance with the governing documents (such as community air monitoring plan, Health and Safety Plan, etc.) included in Stantec's Supplemental Remedial Investigation Work Plan for Soil and Groundwater, dated February 16, 2022 and NYSDEC's approval letter, dated March 14, 2022.

LIMITED REMEDIAL INVESTIGATION SCOPE OF WORK

Task 1 Monitoring Well Installation

The current groundwater contour maps show groundwater flow in both the shallow and deep overburden converges from the northwest, west, and south-southeast towards the Site. Figures 4E and 4F, which depict shallow and deep groundwater flow, respectively, from the October 2025 RIR are attached for reference.

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Stantec will install a shallow/deep overburden well pair to the east of the Site in the front parking lot area of the shopping plaza. These wells will be located in the assumed downgradient location in both the shallow and deep groundwater aquifer horizons and are identified as MW-301S/MW-301D on the attached figures. Stantec will also install a shallow/deep overburden well pair (MW-302S/MW-302D) to the west of the Site in an assumed upgradient location in both the shallow and deep groundwater aquifer horizons. At the present time we plan on installing this latter pair in the access driveway leading from 10th Avenue to the back loading dock/parking lot area. However, initial field reconnaissance of this access driveway area indicates the potential for many underground utilities near the building and overhead wires on the opposite side of the driveway. Stantec will therefore contact Dig Safely New York and a private utility mark-out survey using ground penetrating radar (GPR) to further identify and locate underground utilities in this area. If the driveway area is deemed too risky to drill, the western wells may be located on the 10th Avenue sidewalk.

Prior to drilling at each planned location, the asphalt surface will be cored with an anchored concrete coring unit, hand-held hammer drill, saw, or equivalent. Each boring will be hand cleared to five feet to further assess underground utility conflicts. Data obtained from previous drilling indicate that a clay layer was observed at approximately 40 feet below land surface (ft bls) in other deep borings/monitoring wells at the Site. Therefore, each deep boring will be advanced with a Geoprobe® rig to this clay layer.

A third deep overburden well will be installed inside the rear storage room adjacent to existing well MW-113. Recall this well was installed to a depth of 20 feet below the slab as a means to collect soil samples from previously sampled depth intervals, and groundwater samples from inside the building as described in the October 2025 RIR. Since the existing well MW-113 was advanced to only 20 ft, the drilling of the proposed deep overburden well (MW-113D) will be attempted to reach the presumed clay layer at 40 ft.

Soil samples will be collected continuously from the deep borings and screened for field characterization and field screening for volatile organic compounds (VOCs) using a properly calibrated photoionization detector (PID). If evidence of VOC impacts is observed (i.e., high PID readings, visual or olfactory) a soil sample will be collected for VOC analysis by a New York-certified laboratory. If soil samples are collected, the laboratory results, in NYS Category B data deliverable format, will be submitted to a third party for data validation and preparation of a Data Usability Summary Report (DUSR).

Following completion of the deep Geoprobe® boreholes to the selected depths, each boring will be re-drilled with 4.25-inch (inner-diameter) Hollow Stem Augers (HSA) to allow for the construction of monitoring wells. Each deep well will be constructed with five-feet of slotted 2-inch diameter PVC screen and solid 2-inch diameter PVC riser to ground surface. The screened interval will be

placed at the top of clay and will be backfilled with clean filter sand to approximately 1 foot above the screen, followed by a 1- to 2-foot hydrated bentonite pellet seal. The remaining annular space in the borehole will be filled with a cement/bentonite grout (via tremie pipe) to approximately 1 foot below ground surface. The wells will be completed at the surface with a flush mount road box and concrete seal.

After the deep wells are completed, the rig will be moved over about two-feet to drill and install the shallow wells. The shallow wells will be advanced via HAS to approximately five feet below the field observed water table. No soil samples will be collected. Each shallow well will be constructed with ten-feet of slotted 2-inch diameter PVC screen and solid 2-inch diameter PVC riser. The screened interval will straddle the field-determined water table and will be backfilled with clean filter sand to approximately 1 foot above the screen, followed by a 1- to 2-foot hydrated bentonite pellet seal. The remaining annular space in the borehole will be filled with a cement/bentonite grout (via tremie pipe) to approximately 1 foot below ground surface. The wells will be completed at the surface with a flush mount road box and concrete seal.

During this mobilization, existing shallow well, MW-201S, will be replaced/redrilled. During recent well gauging/sampling events this well has been observed to be filled with sand to approximately 11 ft bls. The cause of this sand is unknown. This replacement well will be located in the same borehole as the exiting well. The existing well will be over drilled and the PVC screen and riser removed. The new/replacement well will be constructed to the same specifications (i.e., screened interval from 20 to 10 ft bls).

Soil cuttings will be placed in 55-gallon drum (labeled as Hazardous Waste) and placed in a secure location at the Site until transport and disposal can be arranged

The wells will then be developed to reduce the amount of fines in the wells. The purge water will be placed in 55-gallon drums (labeled as Hazardous Waste) and placed in a secure location at the Site until transport and disposal can be arranged.

The wells will then be surveyed by a New York State licensed land surveyor and tied into the existing Site data base. The horizontal datum will be the New York State Plane Coordinate system, North American Datum (NAD 83); the vertical elevation datum will be the North American Vertical Datum, 1988 (NAVD 88) in feet above mean sea level (ft MSL).

Task 2 Groundwater Sampling

Stantec will mobilize to the Site after at least 14 days of drilling and development is completed to collect groundwater samples. Prior to collecting groundwater samples, depth to water will be measured at all Site wells. One round of groundwater samples will be collected from all fourteen

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(14) existing Site wells and five (5) new wells for VOC analysis. During previous sampling events two samples were collected from existing well MW-113; one from the shallow water table zone and one from the deeper (20 ft) zone. However, since the proposed new well MW-113D will likely be a deep well screened above the clay (assumed screen interval of 40 to 35 ft below slab) only one sample from existing well MW-113 will be collected from the shallow water table zone. Samples from nine (9) existing wells (MW-1S, MW-1D, MW-2S, MW-2D, MW-101S, MW-101D, MW-113, MW-201S, and MW-201D) and the five (5) new wells (MW-301S, MW-301D, MW-302S, MW-302D, and MW-113D) will be collected and tested for PFAS.

Each well will be purged and sampled using low-flow sampling techniques in accordance with the United States Environmental Protection Agency (USEPA) Region II guidance document entitled "Low Stress (low flow) Purging and Sampling Procedure for the Collection of Groundwater Samples from Monitoring Wells." The wells will be low-flow purged prior to sampling with a peristaltic pump and dedicated polyethylene tubing by evacuating groundwater at a rate between 120 and 280 milliliters per minute for a minimum of 55 minutes, or until stabilization of field parameters occurs.

The groundwater samples will be submitted to a New York-certified laboratory for analysis of VOCs and PFAS. The laboratory results, in NYS Category B data deliverable format, will be submitted to a third party for data validation and preparation of a DUSR.

For quality assurance/quality control (QA/QC) purposes, additional samples consisting of a duplicate and a trip blank will also be collected and submitted to the laboratory. The duplicate sample will be collected for VOCs and PFAS testing to evaluate the reproducibility of the laboratory analytical results. The trip blank will accompany the sample bottles during sampling activities to determine if samples and/or sample bottles were potentially contaminated during shipment to, and/or from, the laboratory. A field blank, for PFAS analysis, will also be collected.

Task 3 Reporting

During the field work, daily field reports will be prepared and submitted. The daily field reports will describe on-site personnel, work conducted, samples collected, any CAMP exceedances, and expected work for the next day. Final and validated data results will be reported and summarized on tables and plotted on Site maps in order to evaluate the spatial relationship of the detected compound. Values exceeding standards will be highlighted. Analytical results that are reported below the analytical method detection limit (MDL) or method reporting limit (MRL) will be shown on the tables as non-detect (ND) along with the appropriate MDL and/or MRL. The results of sample analysis will be compared in the tables to applicable standards associated with the subject Site.

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The data and results will be presented in a revised Remedial Investigation Report (RIR). This RIR will include a discussion of background, history of land use, the objectives of the sampling and analysis plan, a summary of sampling and analyses conducted, and a discussion of the data.

Sincerely

STANTEC CONSULTING SERVICES INC.

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Attachments Figure 4E Shallow Groundwater Flow: September 2025 (from October 2025 RIR)
Figure 4F Deep Groundwater Flow: September 2025 (from October 2025 RIR))

cc: Peter O'Connor, Feil Whitestone, LLC

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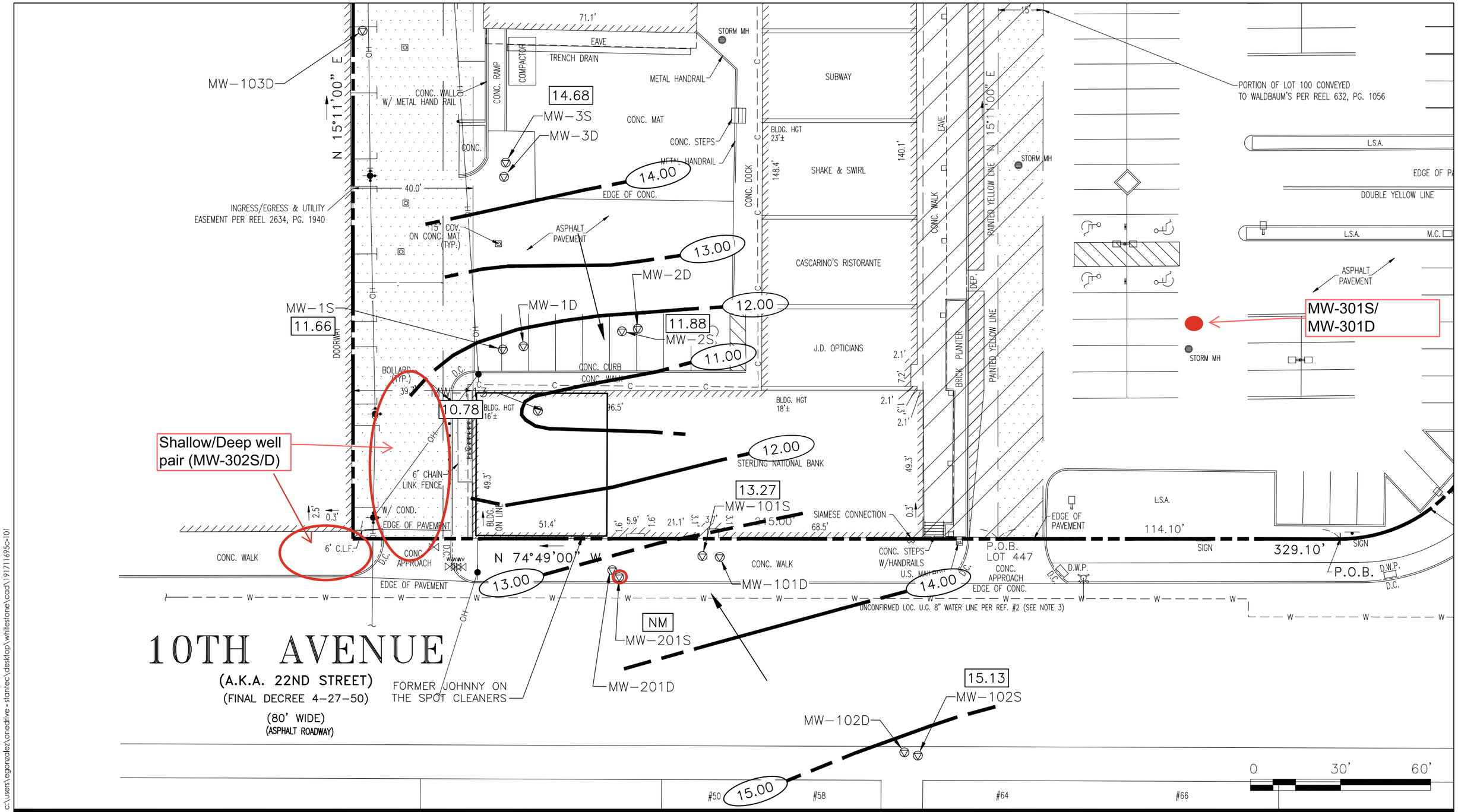
CERTIFICATION

I, Donald Moore, certify that I am a qualified environmental professional as defined in 6 NYCRR Part 375 and that this Limited Supplemental Remedial Investigation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Donald F. Moore 1/16/2026

Signature Date



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Notes

LEGEND

- MW-15 — MONITORING WELL DESIGNATION AND LOCATION
  - S = SHALLOW WELL
  - D = DEEP WELL
- Proposed new well location
- Proposed redrilling/replacing existing well
- 15.82 — MEASURED WATER TABLE ELEVATION (BASED ON WELL GAUGING DATA COLLECTED ON SEPTEMBER 2, 2025
- 14.5 — GROUNDWATER CONTOUR (DASHED WHERE INFERRED)
- INFERRED DIRECTION OF GROUNDWATER FLOW

Client/Project
WHITESTONE PLAZA
152-45 TO 153-01 10TH AVE
WHITESTONE, QUEENS, NY

Project No.
191711695

Title
SHALLOW GROUNDWATER FLOW: SEPTEMBER 2025

Revision

Date
2025.10

Reference Sheet

Figure No.
4E

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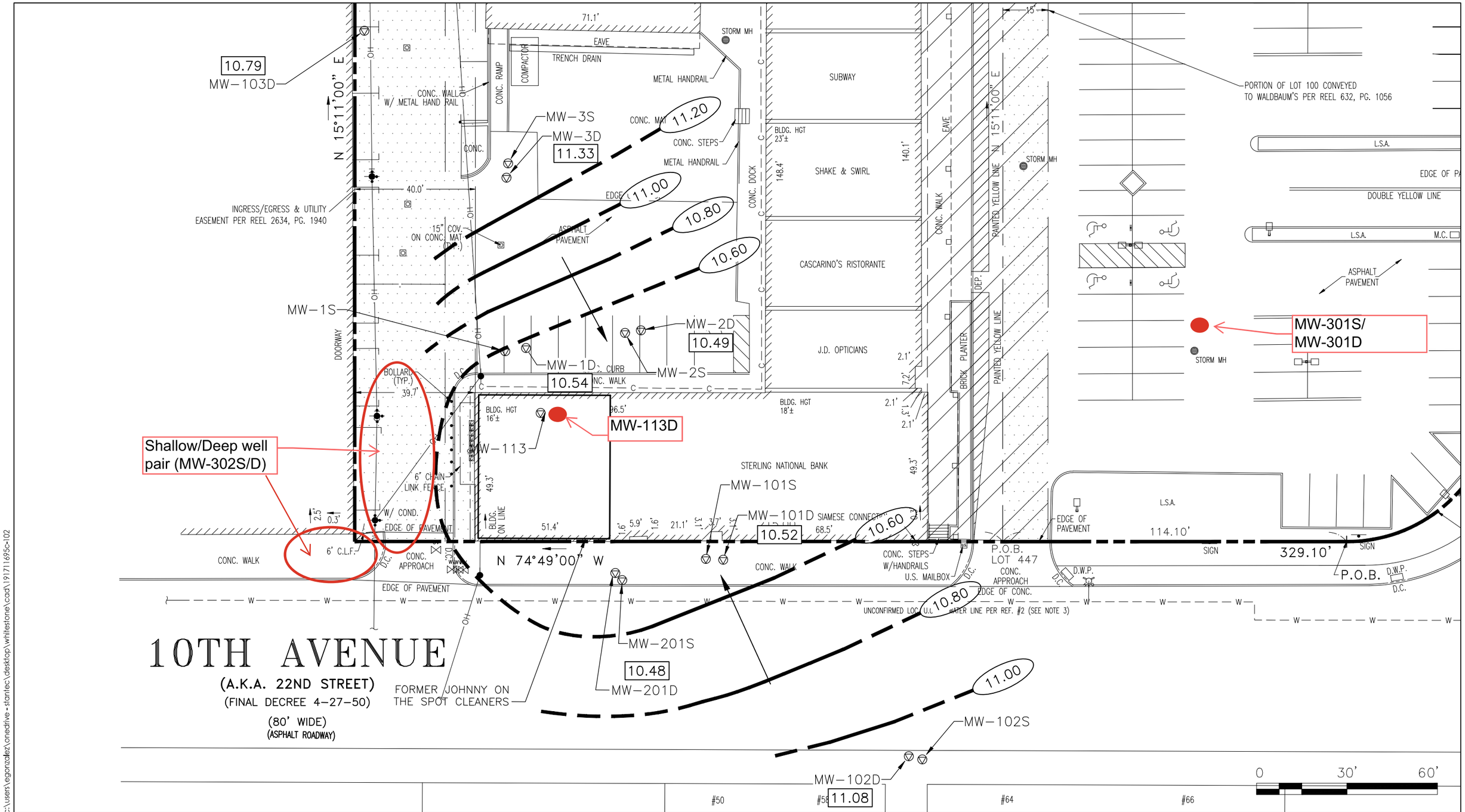

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Project No.
191711695

Title
DEEP GROUNDWATER FLOW: SEPTEMBER 2025

Revision

Date
2025.10

Reference Sheet

Figure No.
4F

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