July 24, 2025

Michael Squire
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233
michael.squire@dec.ny.gov

Re: Pre-Design Investigation Work Plan
41 Kensico Drive
Mount Kisco, New York
BCP Site No.: C360163
Langan Project No.: 190046301

Dear Mr. Squire:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) presents this Pre-Design Investigation (PDI) Work Plan on behalf of NY Luxury Motors of Mt. Kisco, Inc. for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C360163 (the site). The site is located at 41 Kensico Drive in Mount Kisco, New York. A site location map is included as Figure 1.

Previous investigations conducted at the site identified the presence of Resource Conservation and Recovery Act (RCRA) characteristic hazardous lead soil in the northwestern part of the site between 0 and 8 feet below grade surface (bgs). The hazardous lead hotspot was identified as an area of concern (AOC) in the NYSDEC-approved Remedial Action Work Plan (RAWP), dated December 18, 2020, and the excavation and removal of the hotspot was included as part of the anticipated site remedy. The hazardous lead hotspot is located immediately adjacent to the existing on-site building and removal may require design and installation of a support of excavation (SOE) system.

The objective of the PDI is to delineate the areal and vertical extent of the hot spot and to ascertain key site information, including building foundation type and components, to inform the approach to remove the hazardous lead hotspot. The PDI will be completed in accordance with this PDI Work Plan and relevant sampling protocols set forth in Langan's Remedial Investigation Work Plan (RIWP), dated September 22, 2017.

SCOPE OF WORK

The PDI will include the following:

- Completion of a geophysical survey to clear boring and test pit locations and identify known and potential subsurface utilities and structures, including underground storage tanks (USTs), prior to commencing subsurface work.

- Implementation of the Community Air Monitoring Plan (CAMP) during intrusive work.

- Advancement of up to two geotechnical test pits along the exterior of the on-site building to investigate the type and depth of the existing building's foundation elements. An additional interior test pit may be completed, if necessary.

- Advancement of up to 10 delineation soil borings to about 8 feet bgs in the northwestern part of the site and collection and analysis of up to four soil samples from each boring to confirm previous analytical results and further delineate the hazardous lead hotspot.

- Collection and analysis of one groundwater sample from an existing monitoring well located down-gradient from the hazardous lead hotspot (MW-6) for total and dissolved lead to evaluate if the hotspot is affecting groundwater quality.

Test Pit Investigation

A subcontractor will mobilize an excavator to the site for the advancement of up to two test pits along the exterior of the existing building to investigate the type and depth of the existing building's foundation elements. The contractor may use hand tools to complete test pits. An additional interior test pit may be completed, if necessary, to ascertain further information about the building's foundation; this test pit is a contingency item only and will be dependent on observations made during the completion of the exterior test pits. Upon completion, the test pits will be backfilled with excavated soil/fill in the same order of excavation, to the extent practicable, and compacted in lifts to match the adjacent surface grade, provided the soil/fill does not exhibit evidence of gross contamination. Soil/fill not suitable for backfill, if encountered, will be containerized in United Nations/Department of Transportation (UN/DOT)-approved 55-gallon drums or a sealed and cover roll-off container and staged for future waste characterization and off-site disposal at a facility permitted to accept the waste.

Tentative test pit locations are shown on Figure 2A. Field observations and conditions of the existing building foundation will be documented in a Geotechnical Summary Memorandum.

Soil Investigation

An environmental drilling subcontractor will advance up to 10 delineation soil borings to a maximum depth of 8 feet bgs using direct-push drilling technology (e.g., Geoprobe®). Soil borings will be advanced at 5-, 10-, and 15-foot distances to the northeast, west, and south of previous soil borings within the hazardous lead hotspot. A sample location plan is included as Figure 2B.

Langan personnel will observe and document the work, screen the soil samples for environmental impacts, and collect environmental samples for laboratory analyses. Soil will be screened continuously to the boring termination depth with a photoionization detector (PID) equipped with a 10.6 electron volt (eV) bulb for visual and olfactory evidence of environmental impacts (e.g., staining and odor). Soil descriptions will be recorded in a field log. Boring logs will be provided in a PDI Report.

Up to four grab soil samples will be collected from each soil boring for laboratory analysis to provide horizontal and vertical delineation of the previously identified hazardous lead hotspot. The samples will be collected in laboratory-supplied containers and will be sealed, labeled, and placed in an ice-chilled cooler (to attempt to maintain a temperature of about 4 degrees Celsius) for delivery to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory. Soil samples will be analyzed for total and Toxicity Characteristic Leaching Procedure (TCLP) lead. Soil samples collected from the 10- and 15-foot increment horizontal delineation soil borings and deeper intervals will be placed on hold at the laboratory, pending the analytical results of the 5-foot increment and shallow soil samples. A sample summary is included as Table 1.

Borings will be backfilled with No. 2 sand to grade surface. Soil cuttings from the delineation soil borings, will be containerized in a UN/DOT-approved 55-gallon drum and staged for future waste characterization and off-site disposal at a facility permitted to accept the waste.

Groundwater Investigation

One groundwater sample will be collected from an existing monitoring well (MW-6), which is located down-gradient from the hazardous lead hotspot. Prior to sampling, the monitoring well will be gauged for static water levels and purged. Physical and chemical parameters (e.g., temperature, dissolved oxygen, oxidation-reduction potential, pH, turbidity) will be allowed to stabilize to the ranges specified in the United States Environmental Protection Agency (USEPA) Low-Stress Purging and Sampling Procedure for the Collection of Groundwater Samples from Monitoring Wells, dated 30 July 1996 and revised 19 September 2017. The sample will be collected with a peristaltic pump and dedicated polyethylene tubing. Purged water will be containerized into a UN/DOT-approved drum for future off-site disposal.

The groundwater sample will be collected into laboratory-supplied containers and will be sealed, labeled, and placed in a cooler containing ice (to maintain a temperature of approximately 4 degrees Celsius) for delivery to a NYSDOH ELAP-certified analytical laboratory. The groundwater sample will be analyzed for total and dissolved lead. A sample summary is included as Table 1.

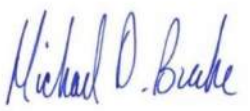
REPORTING

Daily field reports (DFRs) will be prepared and submitted to the NYSDEC the following day during field activities. The daily field reports will include a site figure showing daily work areas, wind direction, location of the CAMP monitoring stations, and CAMP monitoring data. The NYSDEC and NYSDOH will be notified within one business day of any monitoring results which exceed the action levels set by the CAMP, including the corrective measures taken in response to an exceedance. Following completion of field activities, Langan will prepare a Geotechnical

Summary Memorandum that summarizes the field observations and conditions of the existing building foundation and a PDI Report that includes sampling methodology, observations, sampling logs, results, and conclusions. Validated, tabulated sampling results will be included in the monthly progress report (MPR) after the data is validated and submitted electronically as an electronic data deliverable (EDD).

Sincerely,

Langan Engineering, Environmental, Surveying Landscape Architecture and Geology, D.P.C

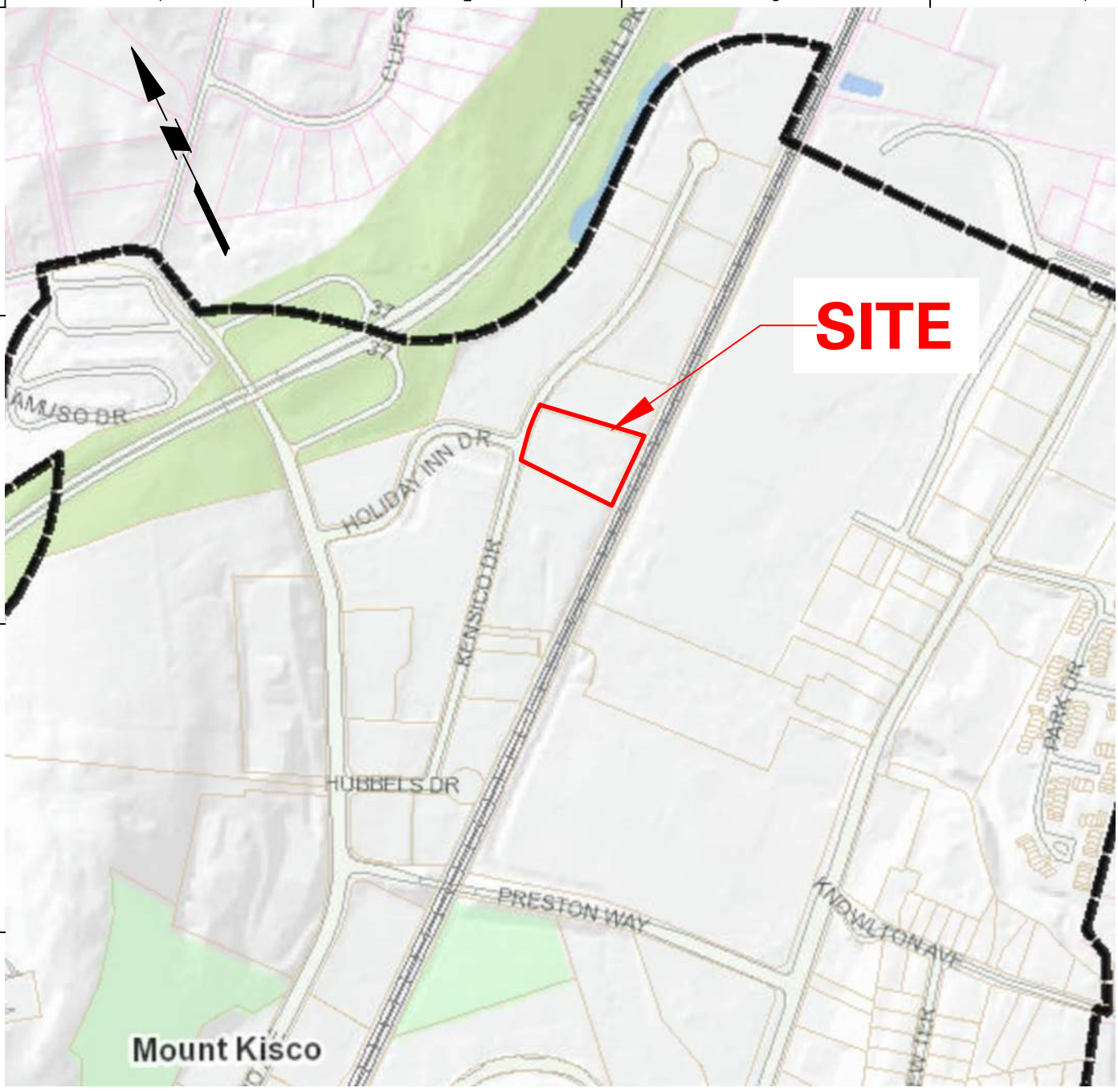


Michael D. Burke, PG, CHMM
Senior Principal

cc: Renate Ockerby (NYSDOH)
Julie Morgan, Adam Pooch (AutoNation Inc.)
Carllett Grey-Wilson
G. Wyka, K. Wexler (Langan)

Enclosures: Figure 1 – Site Location Map
Figure 2A – Test Pit Location Plan
Figure 2B – Sample Location Plan
Table 1 – Sample Summary

FIGURES



NOTES:

1. BASE MAP IS REFERENCED FROM WESTCHESTER COUNTY 2-FOOT TOPOGRAPHIC MAP, ACCESSED FROM WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS ON OCTOBER 23, 2018.

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SCALE IN FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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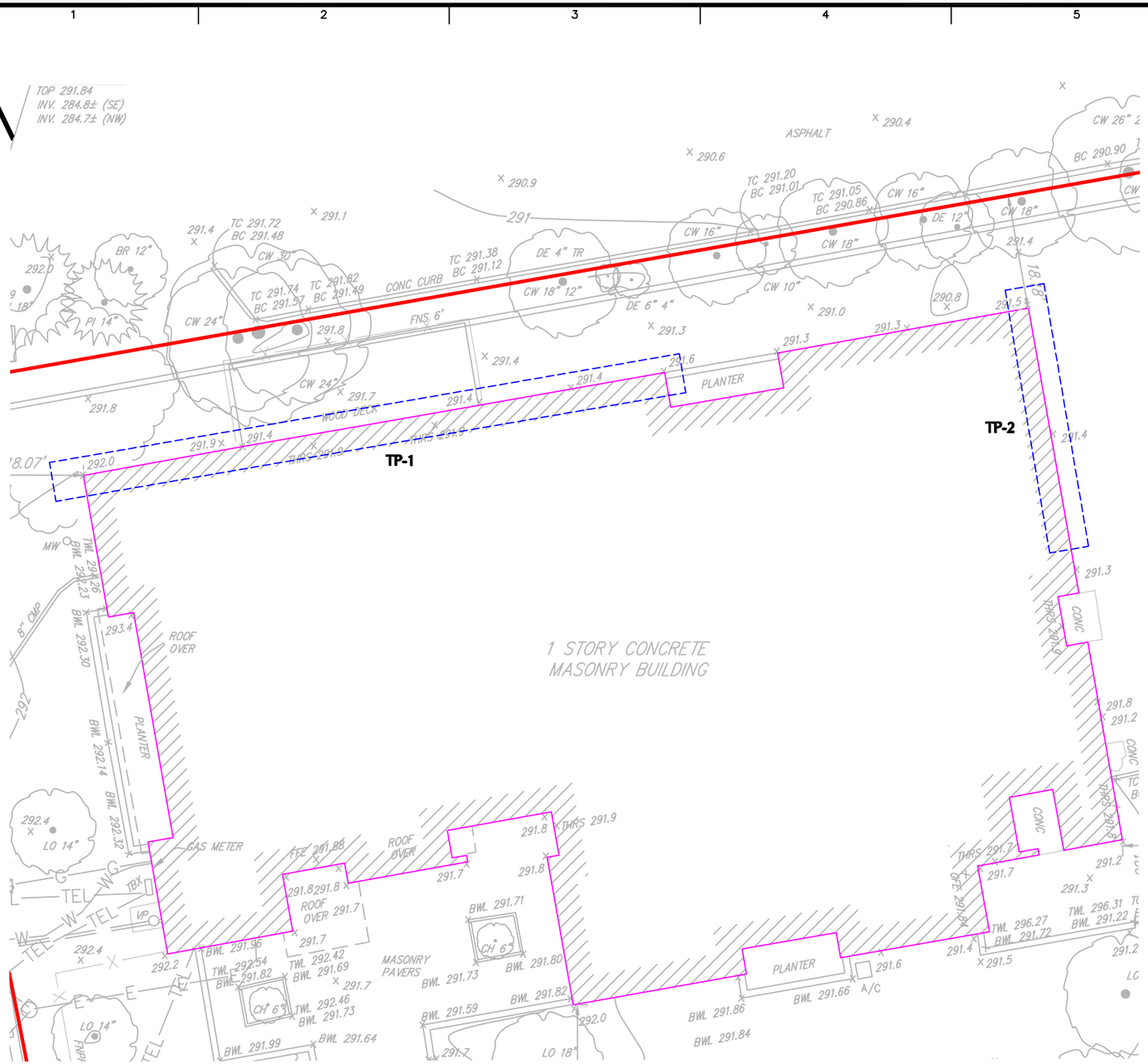
Project
41 KENSICO DRIVE
SECTION 69.50, PARCEL No. 1–2
TOWN OF MOUNT KISCO
WESTCHESTER COUNTY NEW YORK

Figure Title
SITE LOCATION MAP

Project No.	190046301
Date	11/09/2020
Drawn By	ERA
Checked By	TC

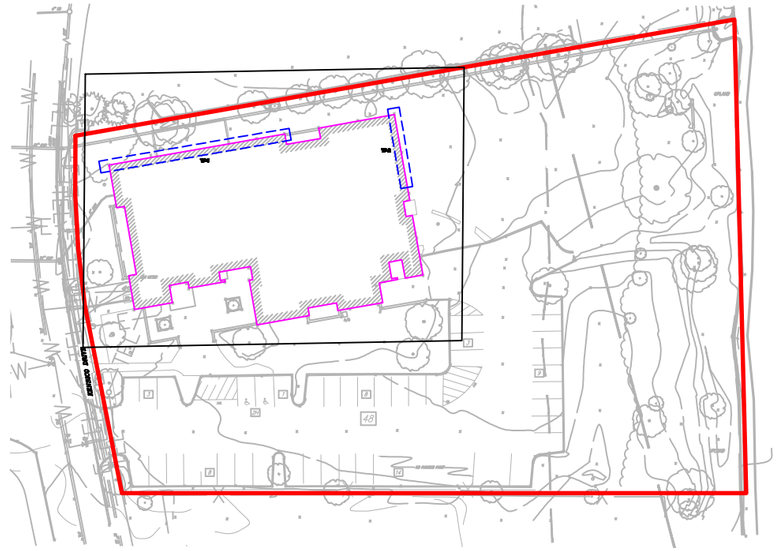
Figure No.
1

Filename: \\langan.com\data\WPW\data3\190046301\Project Data\CAD\01\SheetFiles\Environmental\RAWP\2019 Update\Figure 1 - Site Location Map.dwg Date: 11/12/2020 Time: 08:25 User: eburgess Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE EXTENT OF EXISTING BUILDING
- TENTATIVE LOCATION OF GEOTECHNICAL TEST PITS — TP-1



KEY MAP
SCALE: 1 INCH = 80 FEET

NOTES:

1. BASE MAP PREPARED BY JMC PLLC TITLED "TOPOGRAPHIC AND UTILITY SURVEY", DATED NOVEMBER 20, 2017.
2. ALL LOCATIONS APPROXIMATE.

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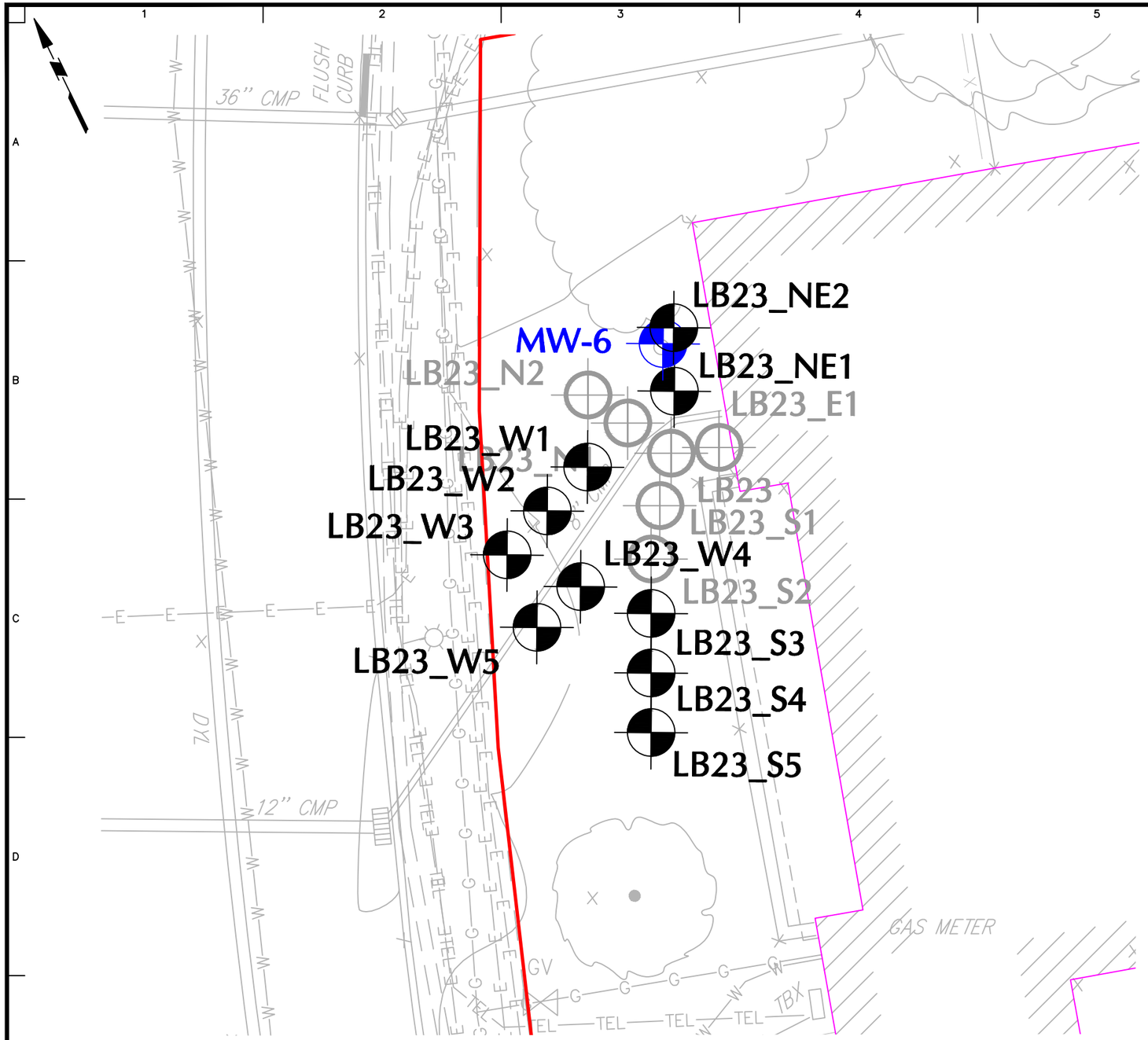
Project	41 KENSICO DRIVE SECTION 69.50, PARCEL No. 1–2 TOWN OF MOUNT KISCO WESTCHESTER COUNTY NEW YORK
Figure Title	TEST PIT LOCATION PLAN
Project No.	190046301
Date	05/01/2025
Drawn By	FB
Checked By	GCW
Figure No.	2A

Filename: \\langan.com\data\WPW\data3\190046301\Project Data\CAD\01\SheetFiles\Environmental\PDI\Figure 2 - Sample Location Plan_revised 2A.dwg Date: 6/6/2025 Time: 11:10 User: vkanagaratnam Style Table: Langan.stb Layout: ANSIB-BL



LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE EXTENT OF EXISTING BUILDING
- LB23 — PREVIOUS LEAD DELINEATION SOIL BORING LOCATION (2019)
- LB23_NE1 — PRE-DESIGN INVESTIGATION PROPOSED DELINEATION SAMPLE LOCATION
- MW-6 — EXISTING GROUNDWATER MONITORING WELL TO BE SAMPLED

KEY MAP
SCALE: 1 INCH = 80 FEET

NOTES:

1. BASE MAP PREPARED BY JMC PLLC TITLED "TOPOGRAPHIC AND UTILITY SURVEY", DATED NOVEMBER 20, 2017.
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SCALE: 1 INCH = 10 FEET

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Project	41 KENSICO DRIVE SECTION 69.50, PARCEL No. 1–2 TOWN OF MOUNT KISCO WESTCHESTER COUNTY NEW YORK
Figure Title	SAMPLE LOCATION PLAN
Project No.	190046301
Date	05/01/2025
Drawn By	FB
Checked By	GCW
Figure No.	2B

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TABLES

Table 1
Sample Summary
Pre-Design Investigation Work Plan
41 Kensico Drive, Mount Kisco, NY
Langan Project No. 190046301
BCP Site No. C360163

No.	Location	Type	Proposed Sample IDs	Anticipated Depth[1]	Analysis
Soil Samples					
1	LB23_NE1	Grab	LB23_NE1_X-X	0-2	Total and TCLP Lead
2			LB23_NE1_X-X	2-4	
3			LB23_NE1_X-X	4-6	
4			LB23_NE1_X-X	6-8	
5	LB23_NE2	Grab	LB23_NE2_X-X	0-2	
6			LB23_NE2_X-X	2-4	
7			LB23_NE2_X-X	4-6	
8			LB23_NE2_X-X	6-8	
9	LB23_W1	Grab	LB23_W1_X-X	0-2	
10			LB23_W1_X-X	2-4	
11			LB23_W1_X-X	4-6	
12			LB23_W1_X-X	6-8	
13	LB23_W2	Grab	LB23_W2_X-X	0-2	
14			LB23_W2_X-X	2-4	
15			LB23_W2_X-X	4-6	
16			LB23_W2_X-X	6-8	
17	LB23_W3	Grab	LB23_W3_X-X	0-2	
18			LB23_W3_X-X	2-4	
19			LB23_W3_X-X	4-6	
20			LB23_W3_X-X	6-8	
21	LB23_W4	Grab	LB23_W4_X-X	0-2	
22			LB23_W4_X-X	2-4	
23			LB23_W4_X-X	4-6	
24	LB23_W5	Grab	LB23_W5_X-X	0-2	
25			LB23_W5_X-X	2-4	
26			LB23_W5_X-X	4-6	
27	LB23_S3	Grab	LB23_S3_X-X	0-2	
28			LB23_S3_X-X	2-4	
29			LB23_S3_X-X	4-6	
30	LB23_S4	Grab	LB23_S4_X-X	0-2	
31			LB23_S4_X-X	2-4	
32			LB23_S4_X-X	4-6	
33	LB23_S5	Grab	LB23_S5_X_X	0-2	
34			LB23_S5_X_X	2-4	
35			LB23_S5_X_X	4-6	
Groundwater Samples					
1	MW-6	Grab	MW-6_DATE	Middle of the observed water column	Total and dissolved lead

Notes:
1. Soil sample depth intervals will be determined in the field.
2. TCLP - Toxicity Characteristic Leaching Procedure