

Corrective Measure Work Plan

For:

Whitlock Sonero Metro City Auto Site

Bronx, Bronx County, NY

BCP No C203148

Prepared for:

**Whitlock Point LLC and Whitlock Point
Services LLC**

SESI Project No:

11819

Date:

August 10, 2026

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CERTIFICATIONS

I, Fuad Dahan, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this Corrective Measure 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) and DER Green Remediation (DER-31).



08/10/2026

NY Professional Engineer #2768394

Date

It is a violation of Article 130 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 130, New York State Education Law.

LIST OF ACRONYMS

Acronym	Definition
bgs	below ground surface
CAMP	Community Air Monitoring
CCR	Construction Completion Report
CMWP	Corrective Measure Work Plan
GAC	Granulated Activated Carbon
in.-wc	inches of water column
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
OTC	Opportunity To Cure
PRR	Periodic Review Report
ROI	Radius of Influence
RSO	Remedial System Optimization
SESI	SESI Consulting Engineers, PC
SVE	Soil Vapor Extraction
SMP	Site Management Plan
SVES	Soil Vapor Extraction System
SVI	Soil Vapor Intrusion
VOCs	Volatile Organic Compounds

1.0 INTRODUCTION

SESI Consulting Engineers (SESI) prepared this Corrective Measure Work Plan (CMWP) for the site known as Sonero Metro City Auto Site (BCP #C203148) (Sonero Site) located at 1001 Whitlock Avenue in the County of Bronx, New York (the "Site"). This CMWP was prepared to address the Opportunity to Cure (OTC) Not Met letter issued by the New York State Department of Environmental Conservation (NYSDEC) dated March 26, 2026 ("OTC Not Met Letter"), and per the administrative settlement conference held on April 24, 2026, and the NYSDC Dispute Resolution Response Letter dated May 12, 2026 ("Dispute Resolution Letter").

This CMWP describes the corrective measures to be implemented to modify the Soil Vapor Extraction System (SVES) pursuant to the requirements in the Dispute Resolution Letter to meet the minimum 0.02 inch of water column (in.-wc) vacuum at the Site western border and to perform other modifications including how this SVES will be separated from the North America/Pulse Plastics (NA/Pulse Site) SVES to improve performance of each SVES on each adjacent BCP Site.

The objectives of the CMWP are to:

- Update the design objective for the SVES, which is to achieve a sustainable minimum of 0.02 inches of water column (in.-wc) vacuum measured at seven (7) vapor monitoring locations to be installed along the western property boundary.
- Update the SVES design and describe how the SVES will be separated from the NA/Pulse Plastic Site SVES.
- Propose an SVES testing plan for the updated design.
- Document the reporting procedure.

This SVES will be operated continuously for a minimum of one (1) year after demonstrating the SVES is operating according to design criteria. Subsequently, a work plan to conduct soil vapor sampling to assess whether the SVES can be discontinued will be submitted to NYSDC and New York State Department of Health (NYSDOH) for review and approval. The work plan will include the number and location of soil vapor sampling points and a schedule that includes the SVES shutdown 30 days prior to the collection of the soil vapor samples. Sampling results will be presented to NYSDOH and NYSDC for evaluation in a Periodic Review Report (PRR). If NYSDOH and NYSDC determine the analytical results demonstrate a bulk reduction in soil vapor concentrations compared to the remedial investigation concentrations, the NYSDC and the NYSDOH will confirm the SVES is no longer required as an Engineering Control and may be shut down.

2.0 UPDATED SVES DESIGN

The SVES layout will remain the same as shown in the SVES as-built plans (Appendix P of the approved Final Engineering Report [FER], December 2023). However, the following modifications are proposed under this CMWP:

- The previously installed six (6) vacuum monitoring points installed outside of a DEC-approved work plan during remedial system optimization (RSO) using PVC pipes will be abandoned.
- Installation of seven (7) new soil vapor points using soil vapor implant probes, which will be used for both vacuum measurements and soil vapor sampling set at a depth of approximately 1-2 feet above bedrock at each location located 5 to 10 feet laterally from the horizontal SVE piping.
- Update the blower capacity to meet 0.02 in-wc;
- Blower separation from the NA/Pulse Plastic Site SVES.

2.1 SOIL VAPOR POINTS INSTALLATION

The six (6) vacuum monitoring points, VM-1S, VM-2S, VM-3S, VM-1D, VM-2D, and VM-3D, installed as part of January RSO report will be abandoned. The PVC pipes will be pulled, and the borings will be grouted.

Subsequently, seven new (7) soil vapor points (SVP-1 through SVP-7) will be installed along the western Site property boundary (**Figure V-1**) using methodologies detailed below:

For each soil vapor point, a 1-inch-diameter borehole will be advanced using a Geoprobe® to approximately 7 feet below ground surface (bgs), terminating approximately 1 to 2 feet above bedrock. A 1-foot-long stainless-steel soil-vapor implant equipped with a ¼-inch Swagelok compression fitting will be connected to a continuous 5-foot-long, ¼-inch-diameter stainless-steel riser and placed in the borehole.

Next, #2 clean sand will be placed around the screened implant and extended approximately three (3) inches above the top of the screen. A 12-inch-thick bentonite seal will then be placed above the sand pack. The remainder of the borehole annulus will be sealed with a bentonite-grout mixture to prevent atmospheric short-circuiting.

A quick-connect monitoring port will be installed on the stainless-steel tubing and sealed with volatile organic compound (VOC)-free silicone. Each soil vapor point will be completed with a 3-inch-diameter by 7-inch-deep flush-mounted manhole cover.

Following installation, a helium tracer test will be performed at each soil vapor point to confirm that the tubing, fittings, and surface seals are airtight. Any leaking connections or seals will be repaired, and the helium test will be repeated until the soil vapor point passes the test.

The soil vapor point design details are illustrated on **Figure D-1**.

A community air monitoring program (CAMP) will be implemented at the Site during any soil disturbance or ground-intrusive activity (e.g., drilling), in accordance with **Appendix B**, which is updated from Appendix B of the approved Remedial Action Work Plan (RAWP) dated March 2023. The objective of the CAMP is to provide protection for the surrounding community from potential airborne contaminant releases as a result of intrusive activities. Two (2) CAMP monitoring stations will be deployed. Each monitoring station will be equipped with instruments to continuously measure and record levels of VOCs and particulates. In addition to the fixed monitoring stations, VOCs will be monitored within the work zone using a handheld PID. Any exceedances of CAMP action levels will be recorded and addressed in accordance with CAMP requirements, and the NYSDEC and NYSDOH will be notified to determine what, if any, additional monitoring or mitigative measures should be employed.

In the event of a dust or odor complaint, and in the event of any exceedance related to the CAMP, the NYSDEC and NYSDOH project managers will be notified within 24 hours. Any CAMP exceedance will be reported to the NYSDEC and NYSDOH on the same business day and as soon as possible. Notification of the exceedance will be sent via email along with the reason for the exceedance, the measure(s) taken to address the exceedance, and how the exceedance was resolved.

2.2 UPDATED DESIGN OBJECTIVE

Based on the administrative settlement conference held on April 24, 2026, and the Dispute Resolution Letter, the design objective of the SVES is to achieve a sustainable vacuum of minimum of 0.02 in.-wc at each of the seven (7) new soil vapor points installed at the western property boundary. Achievement of this design criterion will be used to demonstrate the SVES is capable of operating properly to achieve site-specific remedial action objectives.

2.3 BLOWER SELECTION AND SEPARATION

The existing regenerative blower (Atlantic Blowers model AB-900, 11.5 HP) will be tested in accordance with the testing procedure specified below while serving only the Sonero Site. If the testing demonstrates that the design objectives are achieved, the blower, condensation tank, and two (2) vapor-phase granular activated carbon (GAC) drums will be dedicated solely to the Site, and will be separated from the North American/Pulse Plastics SVES. If testing indicates that the design objectives are not achieved, a larger-capacity blower (Atlantic Blowers Model AB-1100, 15 HP) will be rented and tested using the same procedure. If the design objectives are still not met, an Atlantic Blowers Model AB-1200 (20 HP) will be tested. This process will continue with progressively larger-capacity blowers until the 0.02 in.-wc criterion is achieved.

The SVES design details are illustrated on **Figure D-1**. The specifications of the Atlantic Blowers model AB-900 (11.5 HP), model AB-1100 (15 HP), and model AB-1200 (20 HP) are included in **Appendix A**.

3.0 CORRECTIVE MEASURE TESTING PROCEDURE

3.1 BASELINE SOIL VAPOR SAMPLING

After completion of the SVES modifications are implemented and prior to testing, three (3) baseline soil vapor samples will be collected from three (3) of the seven (7) soil vapor points (SVP-1, SVP-4, and SVP-7) installed at the western property boundary.

The purpose of the baseline soil vapor sampling is to characterize pre-operational vapor conditions, establish pre-treatment contaminant concentrations, and provide a basis for evaluating system performance, contaminant removal, and future system termination.

The soil vapor samples will be collected into laboratory-supplied batch-certified six (6)-liter, stainless-steel, summa canisters with sampling period set to be 24 hours. The summa canisters will be equipped with a laboratory-supplied regulator that will be used to measure canister vacuum and ensure the rate of sample collection does not exceed 0.2 L/min. Prior to sampling, a helium test will be conducted at each vacuum monitoring point to verify seal. A sample log sheet will be maintained summarizing sample identification, date and time of sample collection, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols.

In addition to the soil vapor, one (1) outdoor air sample will be collected with a 6-liter summa canister set to a flow rate of 4.17 mL/min (<200 mL/min) for a collection period of 24 hours. The outdoor air sample will be placed in an up-gradient location based on the prevailing wind direction during soil vapor sampling collection.

The soil vapor and outdoor air samples will be sent to an ELAP-certified laboratory for analysis of VOCs in accordance with EPA Method TO-15. Category B deliverables are required for all samples. All data will be sent to a third party (Laboratory Data Consultants) for validation in accordance with NYSDEC BCP requirements.

3.2 BLOWER SETTINGS FOR THE CORRECTIVE MEASURE TESTING

Two (2) two-hour constant-rate tests will be conducted at the operating frequency (TBD during testing) and maximum output frequency, controlled through the Variable Frequency Drive (VFD). The operating frequency is the working frequency at which all seven (7) new soil vapor points exhibit a sustainable vacuum of a minimum 0.02 in-wc.

3.3 MAIN PIPE MEASUREMENTS AND SAMPLING

For each test, the following measurements/samples will be collected at the main SVE pipe at the Site.

Table 1: Summary of Main Pipe Measurements and Sampling

Test Type	Frequency	Measurements/Samples	Location
2-hr Constant Rate Test (Operating Frequency)	Measurements every 15 min; Sample at 1 hr	Flow Rate, Vacuum, PID, TO-15	Main Pipe - Pre-Blower
	At 1 hr	TO-15	Main Pipe - Post-GAC
2-hr Constant Rate Test (Maximum Frequency)	Measurements every 15 min; Sample at 1 hr	Flow Rate, Vacuum, PID, TO-15	Main Pipe - Pre-Blower
	At 1 hr	TO-15	Main Pipe - Post-GAC

Vacuum readings will be collected using a handheld manometer (Dwyer Model digital manometer).

Flow rate readings will be collected using a handheld anemometer (TSI 9565).

PID readings will be collected using a handheld PID meter (Mini RAE3000).

Pretreatment (pre-GAC) and post treatment (post-GAC) grab air samples will be collected via 1.4L-Summa Canisters and analyzed for TO-15. The sampling is to evaluate whether the GAC units are effectively reducing chlorinated volatile organic compound concentrations prior to discharge.

All samples will be sent under a chain of custody to an ELAP-certified lab for analysis. Category B deliverables are required for all samples. All data will be sent to a third party (Laboratory Data Consultants) for validation in accordance with NYSDEC BCP requirements.

3.4 WELL HEAD MEASUREMENTS AND SAMPLING

For each test, the following measurements will be collected at each of the six (6) wellheads at the Site.

Table 2: Summary of Wellhead Measurements

Test Type	Frequency	Measurements/Samples	Location
2-hr Constant Rate Test (Operating Frequency)	Every 15 min	Vacuum, Flow Rate, PID	Each of six (6) SVE Wellhead
2-hr Constant Rate Test (Maximum Frequency)	Every 15 min	Vacuum, Flow Rate, PID	Each of six (6) SVE Wellhead

Measurements will be collected using the same methodologies described in the previous section.

During testing, if the required vacuum of a minimum of 0.02 in.-wc is not achieved at each of the seven (7) soil vapor points, as discussed in **Section 3.5** below, select gate valves of the wellheads will be adjusted to target the areas that are not achieving the criterion.

3.5 RADIUS OF INFLUENCE (ROI) TESTING

ROI testing will be conducted on all horizontal wells at the Site with all six (6) gate valves (SVE-1 through SVE-6) open.

During each test, vacuum readings will be collected at all seven (7) individual soil vapor points. The target sustainable vacuum at each vacuum monitoring point is a minimum of 0.02 in. WC. Achievement of this design criterion will be used to demonstrate the SVES is capable of operating properly to achieve site-specific remedial action objectives. If the target vacuum is not met, the system will be adjusted by balancing the wells and/or upgrading the blower, as needed, to achieve the required vacuum levels.

Table 3: Summary of ROI Measurements

Test Type	Frequency	Measurements/Samples	Location
2-hr Constant Rate Test (Operating Frequency)	Every 15 min	Vacuum	SVP-1 through SVP-7
2-hr Constant Rate Test (Maximum Frequency)	Every 15 min	Vacuum	SVP-1 through SVP-7

4.0 REPORTING

The following reports will be submitted for NYSDEC and NYSDOH review and approval:

- Construction Completion Report (CCR) for the corrective measure – after completion of the corrective measure.
- Revised SMP– once the CCR has been accepted by NYSDEC and NYSDOH.
- PRR submission – within three (3) months of CCR acceptance
- Daily work report – In accordance with 6 NYCRR 375-1.6(3) daily work reports will be submitted to the NYSDEC and the NYSDOH PMs during all field activities conducted under this plan by the end of each day following the reporting period and will include:
 - An update of progress made during each day;
 - Locations of work being performed;
 - Photographs of work completed each day;
 - A summary of work planned for the following day;
 - The names and titles of staff performing on-site activities;
 - A timeline of daily work activities, including start and end times;
 - A summary of any and all complaints with relevant details (names, phone numbers);
 - A summary of CAMP findings, including exceedances;
 - A summary of any data collected in association with site activities;
 - An explanation of notable Site conditions; and,
 - Any deviations from the approved work plan.

CAMP will be conducted during ground intrusive activities and soil handling activities. NYSDEC and the NYSDOH will be notified of CAMP results that exceed action levels, including duration and actions taken in response to any such exceedance. Notifications will be provided to the NYSDEC and the NYSDOH as soon as possible, within a minimum 24 hours from the exceedance event.

Daily reports are not intended to be the mode of communication for notification to the NYSDEC or NYSDOH of emergencies (accidents, spills, etc.), requests for changes to the CMWP or other sensitive or time critical information. However, such conditions must also be included in the daily reports. Any and all Site notifications, including emergency conditions and changes to the CMWP, will be addressed directly to the NYSDEC PM and the NYSDOH PM via personal communication.

Daily reports will include a description of daily activities keyed to a map for the Site that identifies work areas. These reports will include a summary of air sampling results, odor and dust problems and corrective actions, and any complaints received from the public. All complaints received will immediately be reported to the NYSDEC PM and the NYSDOH PM.

The NYSDEC assigned project number will appear on all reports.

5.0 GOVERNING DOCUMENTS

The following documents will govern corrective measure activities proposed in this work plan:

- HASP included in the approved July 2026 revised SMP.
- QAPP included in the approved July 2026 revised SMP.
- CAMP, attached as **Appendix B**.

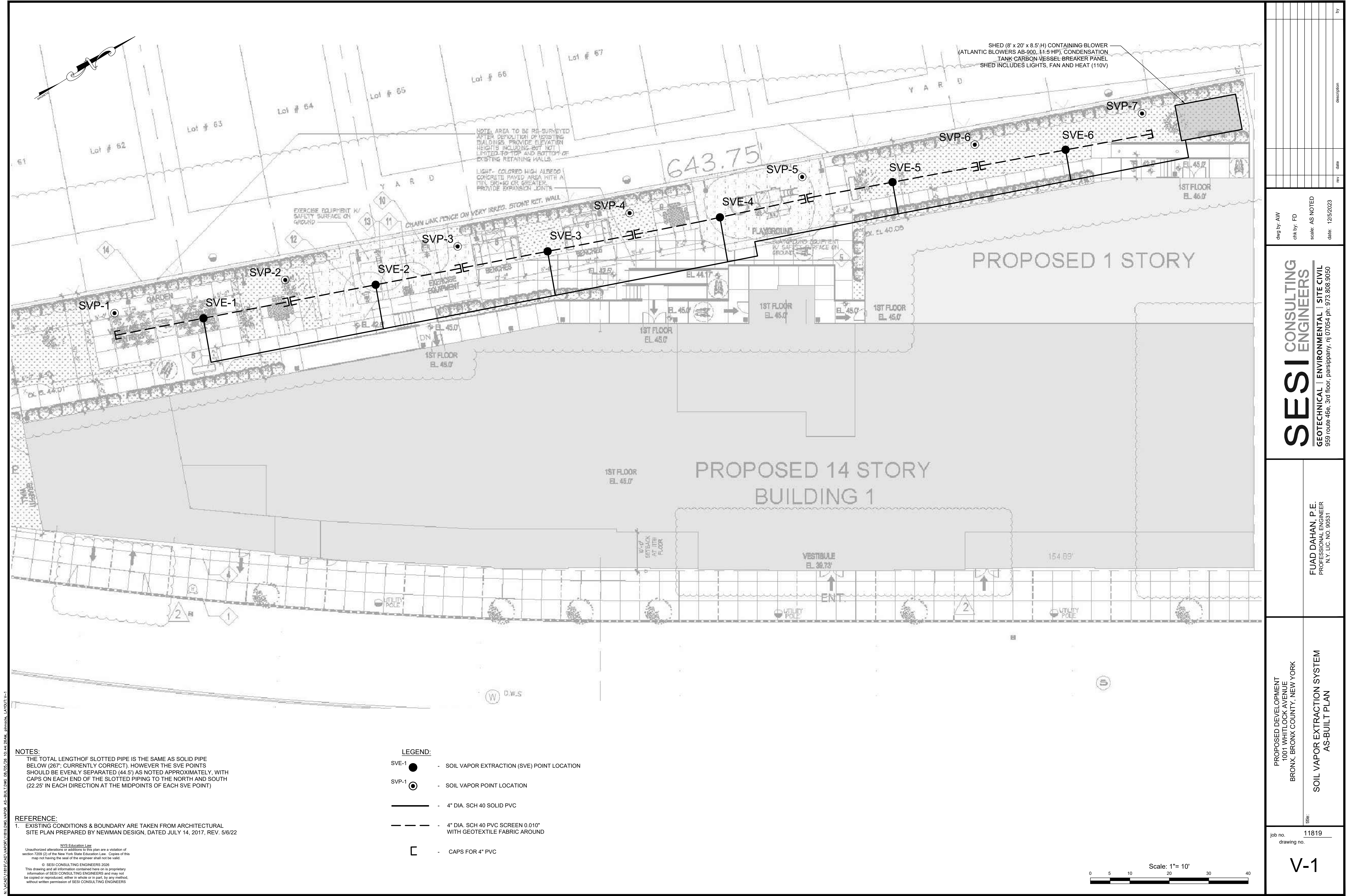
6.0 SCHEDULE

The anticipated implementation schedule is included in **Table 4** below. Deviation to the schedule will be communicated to NYSDEC.

Table 4: Anticipated Implementation Schedule

Activity	Date
Blower separation, Soil Vapor Points installation, GAC tank installation	Week of August 17, 2026
SVE Pilot Testing	Week of August 24, 2026
CCR Submission	September 4, 2026
Revised SMP Submission	Once CCR accepted by NYSDEC and NYSDOH
PRR Submission	Within three (3) months of CCR acceptance

Figures



NOTES:

THE TOTAL LENGTH OF SLOTTED PIPE IS THE SAME AS SOLID PIPE BELOW (267', CURRENTLY CORRECT), HOWEVER THE SVE POINTS SHOULD BE EVENLY SEPARATED (44.5') AS NOTED APPROXIMATELY, WITH CAPS ON EACH END OF THE SLOTTED PIPING TO THE NORTH AND SOUTH (22.25' IN EACH DIRECTION AT THE MIDPOINTS OF EACH SVE POINT)

REFERENCE:

- EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM ARCHITECTURAL SITE PLAN PREPARED BY NEWMAN DESIGN, DATED JULY 14, 2017, REV. 5/6/22

LEGEND:

- SVE-1 ● - SOIL VAPOR EXTRACTION (SVE) POINT LOCATION
- SVP-1 ⊙ - SOIL VAPOR POINT LOCATION
- 4" DIA. SCH 40 SOLID PVC
- - - 4" DIA. SCH 40 PVC SCREEN 0.010" WITH GEOTEXTILE FABRIC AROUND
- - CAPS FOR 4" PVC

Scale: 1"= 10'

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PROPOSED DEVELOPMENT
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BRONX, BRONX COUNTY, NEW YORK

SOIL VAPOR EXTRACTION SYSTEM
AS-BUILT PLAN

job no. 11819
drawing no.

V-1

1. THE SOIL VAPOR EXTRACTION (SVE) SYSTEM INCLUDED THE INSTALLATION 6 SVE POINTS THAT CONSIST OF EACH A 7-8" VERTICAL SOLID RISER CONNECTED TO A PERFORATED HORIZONTAL EXTRACTION PIPE THAT EXTENDS PARALLEL THE WESTERN PROPERTY BOUNDARY APPROX. 22.25' TO THE NORTH AND SOUTH OF THE VERTICAL SOLID PVC RISER.
 - A. EXTRACTION PIPE – A SEGMENTED 267-FOOT LONG, 4-INCH, HORIZONTAL PERFORATED PIPE SHALL BE INSTALLED AT A DEPTH RANGING FROM 7-8 FEET BELOW GRADE. THE SCREEN SHALL BE 0.010 INCHES. CAPS SHALL BE INSTALLED AT EACH END OF THE 44.50-FOOT PERFORATED SEGMENT OF EACH VERTICAL SVE POINT WITH THE SOLID PVC RISER CONNECTED AT THE MIDPOINT OF EACH SEGMENT. THERE SHALL BE A TOTAL OF 6 SEGMENTS (ONE SEGMENT FOR EACH SVE POINT). EACH SEGMENT OF THE EXTRACTION PIPE SHALL BE COVERED IN A GEOTEXTILE FABRIC AND BE INSTALLED IN A MINIMUM OF 6-INCHES OF GRAVEL/STONE FILL TO EXTRACT ANY VOCs AND PREVENT ANY POSSIBLE OFF-SITE MIGRATION
 - B. MANIFOLD HEADER PIPE – 2" SOLID PVC THAT IS DIRECTLY CONNECTED TO THE BLOWER IN THE SHED AND CONNECTIONS TO EACH SVE POINT.
 - C. CONNECTION POINTS – A TOTAL OF SIX(6) CONNECTION POINTS HAVE BEEN INSTALLED TO CONNECT THE EXTRACTION PIPE TO THE HEADER PIPE. EACH CONNECTION POINT INCLUDES A SAMPLE COLLECTION PORT. A GATE VALVE HAS BEEN INSTALLED ON EACH CONNECTION POINT TO BALANCE THE FLOW IN EACH CONNECTION POINT.
 - D. SHED – THE SHED WILL HOUSE THE CONDENSATION TANK, BLOWER, GRANULATED ACTIVATED CARBON TOWERS AND BREAKER PANEL.
 - E. CONDENSATION TANK – THE EXTRACTED SOIL VAPOR WILL FIRST PASS THROUGH ONE (1) CONDENSATION (KNOCKOUT) TANK.
 - F. BLOWER – ATLANTIC BLOWER MODEL AB-900 OR OF GREATER POWER INDUCED VACUUM ACROSS THE SYSTEM.
 - G. GRANULATED ACTIVATED CARBON (GAC) TOWERS – THE VAPOR WILL PASS THROUGH TWO (2) GAC TOWERS TO ABSORB ANY VOC.
 - H. RISER EXHAUST – THE VAPOR WILL EXIT THE RISER EXHAUST AT THE ROOF LINE OF THE SHED.
 - I. VFD IS ATTACHED TO INTERIOR WALL OF SYSTEM SHED.
 - J. RADIUS OF INFLUENCE (ROI) – THE RADIUS OF INFLUENCE IS APPROXIMATELY 5 FEET WITH CENTER POINT AT THE HORIZONTAL WELL.
 - K. SOIL VAPOR POINTS – A 1-INCH DIAMETER BOREHOLE WILL BE ADVANCED TO APPROXIMATELY 7 FEET BELOW GROUND SURFACE (BGS), TERMINATING APPROXIMATELY 1 TO 2 FEET ABOVE BEDROCK. A 1-FOOT-LONG STAINLESS-STEEL SOIL-VAPOR IMPLANT EQUIPPED WITH A ¼-INCH SWAGELOK COMPRESSION FITTING WILL BE CONNECTED TO A CONTINUOUS 5-FOOT-LONG, ¼-INCH-DIAMETER STAINLESS-STEEL RISER.



Phase	Model Number	Curve Number	Frequency (Hz)	KW	HP	Max Flow (SCFM)	Max Pressure ("H ₂ O)	Maximum Vacuum	Sound Level (db)	Inlet Diameter	Voltage	Current (A)	Weight (lbs)
3	AB-900	A22	60Hz	8.60	11.50	399	177	141	80	2.50"	220-275/380-480	37.00/21.3V	194
			50Hz	7.50	10.00	333	123	98	75		200-240/345-415	30.8d/17.8V	

ATLANTIC BLOWER DETAILS

Appendix A:

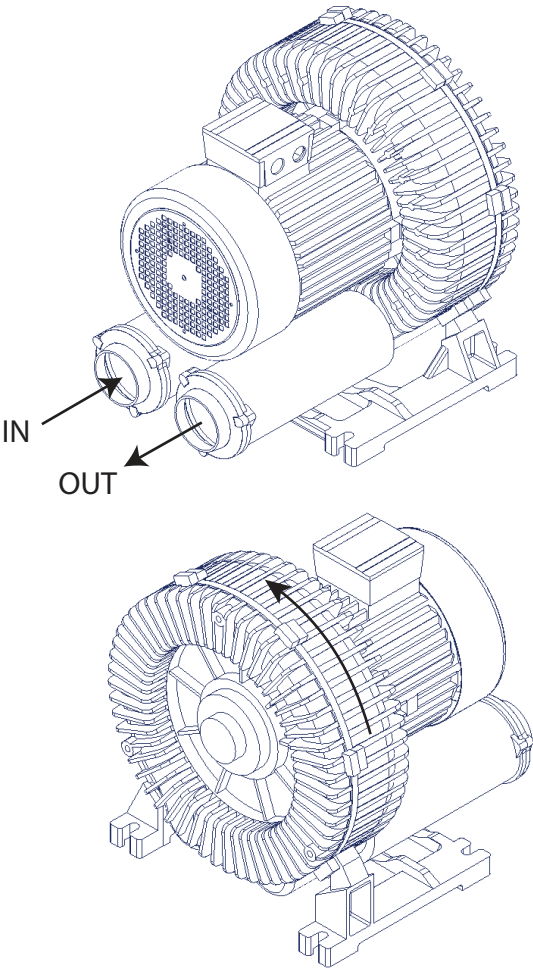
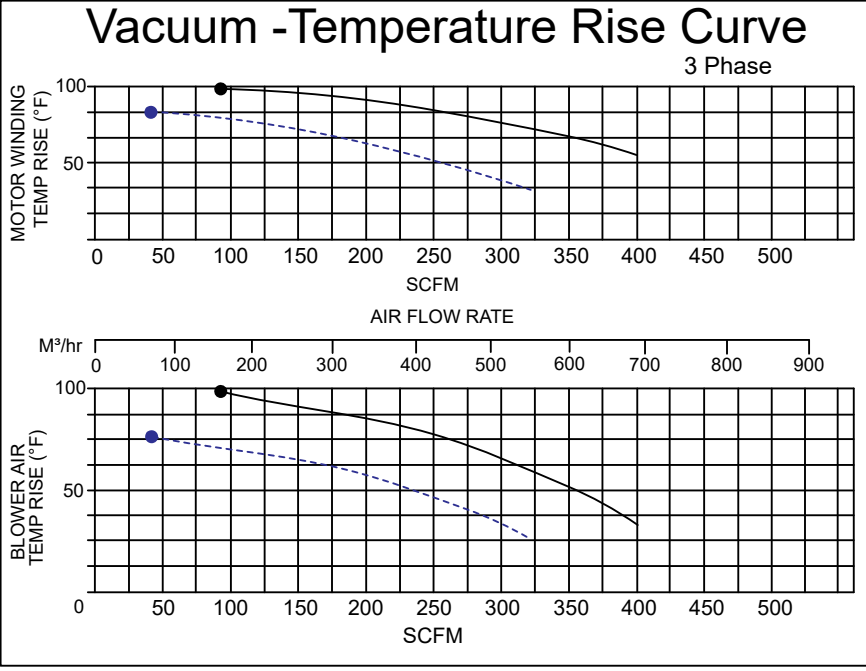
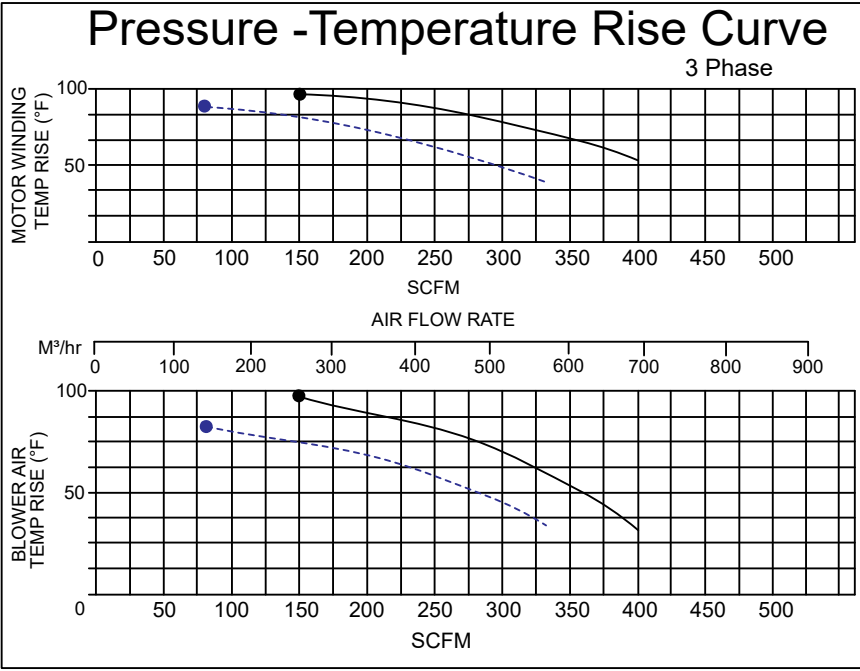
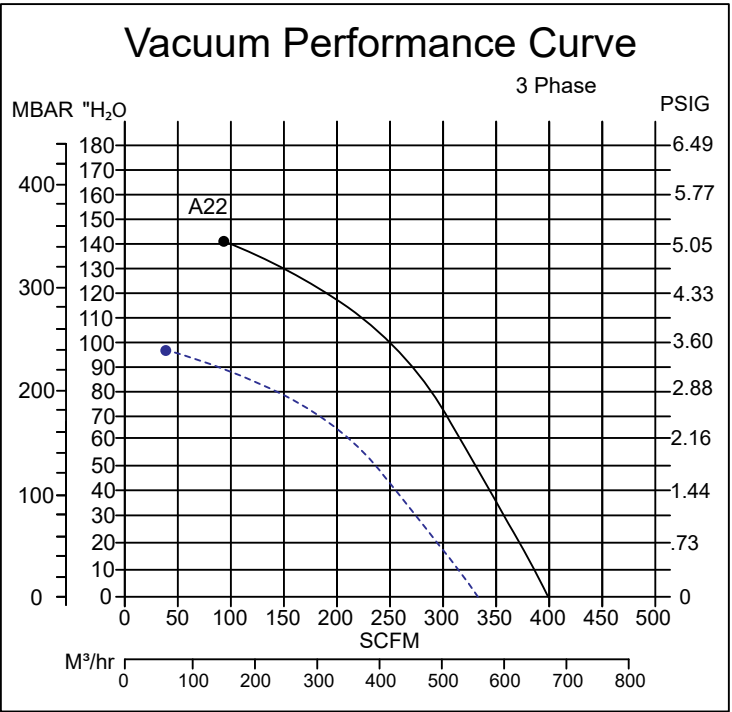
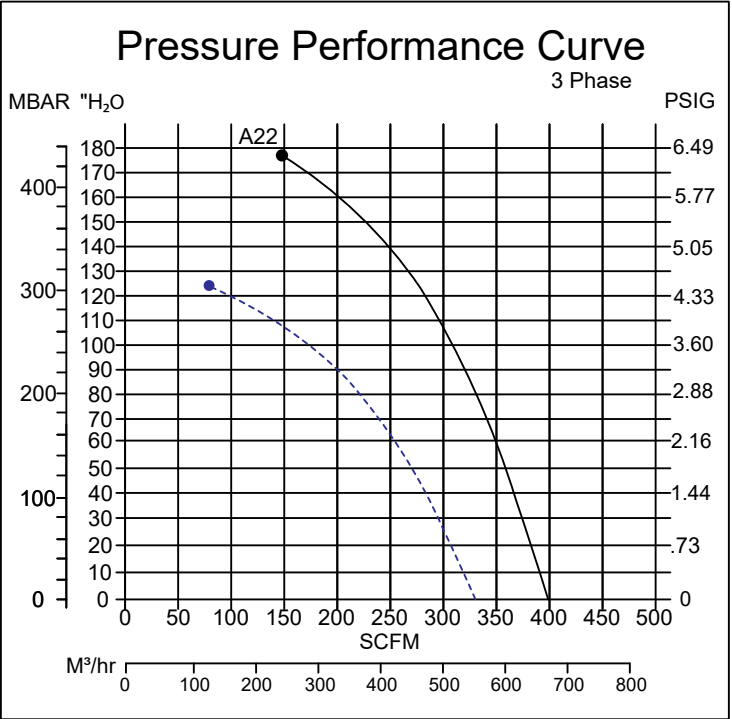
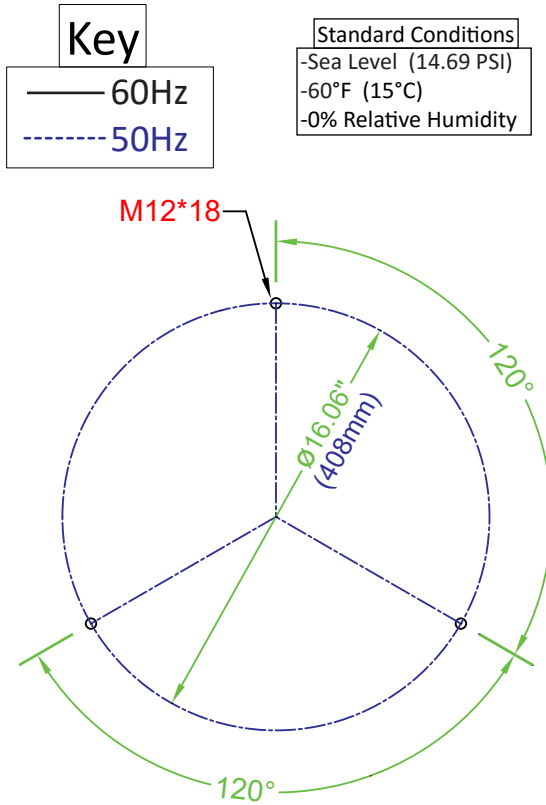
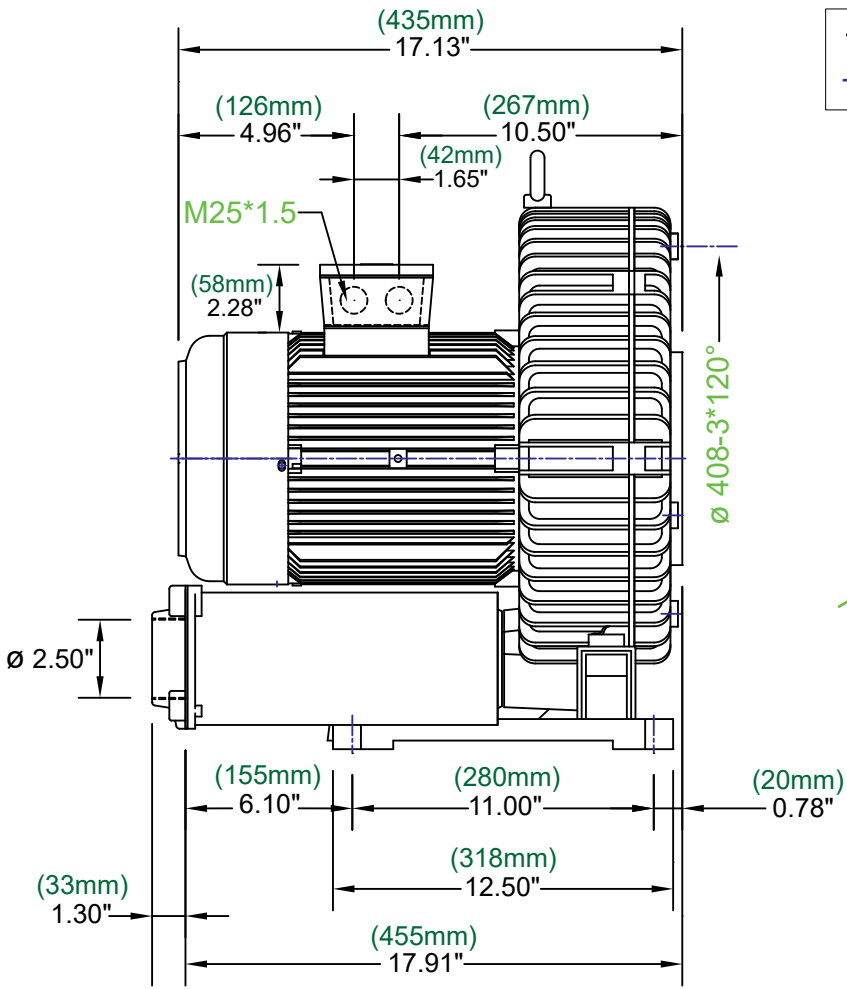
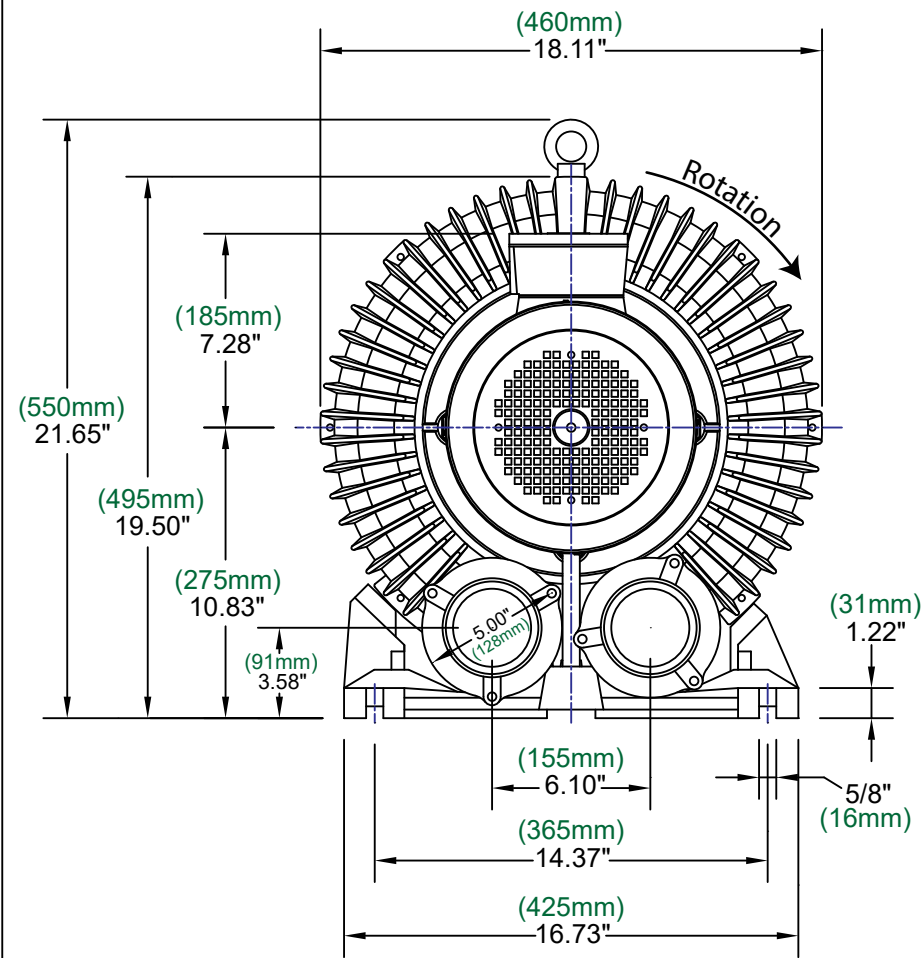
Blower Specifications



Phase	Model Number	Curve Number	Frequency (Hz)	KW	HP	Max Flow (SCFM)	Max Pressure ("H ₂ O)	Maximum Vacuum	Sound Level (db)	Inlet Diameter	Voltage	Current (A)	Weight (lbs)
3	AB-900	A22	60Hz	8.60	11.50	399	177	141	80	2.50"	220-275/380-480	37.0Δ/21.3Y	194
			50Hz	7.50	10.00	333	123	98	75		200-240/345-415	30.8Δ/17.8Y	

**Sound db measured at 3 ft.

MODEL NO. : AB-900 SINGLE STAGE



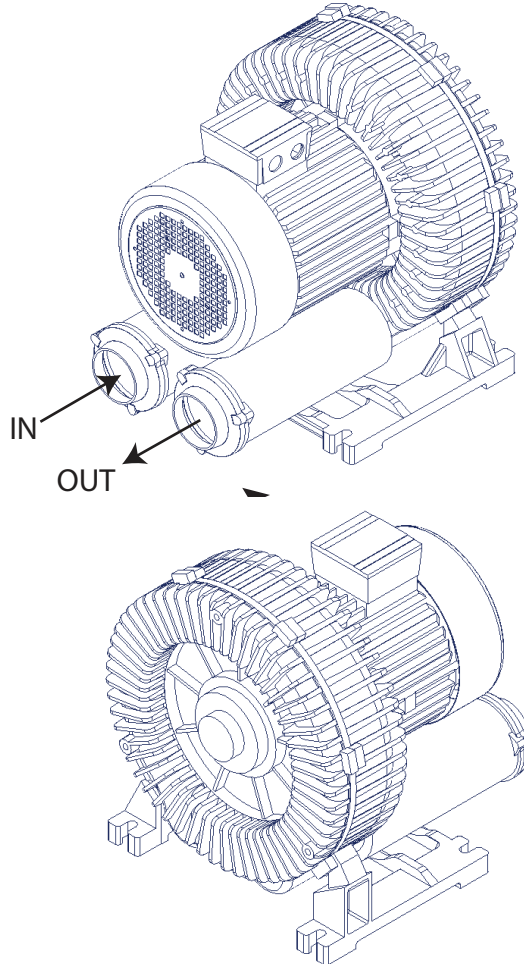
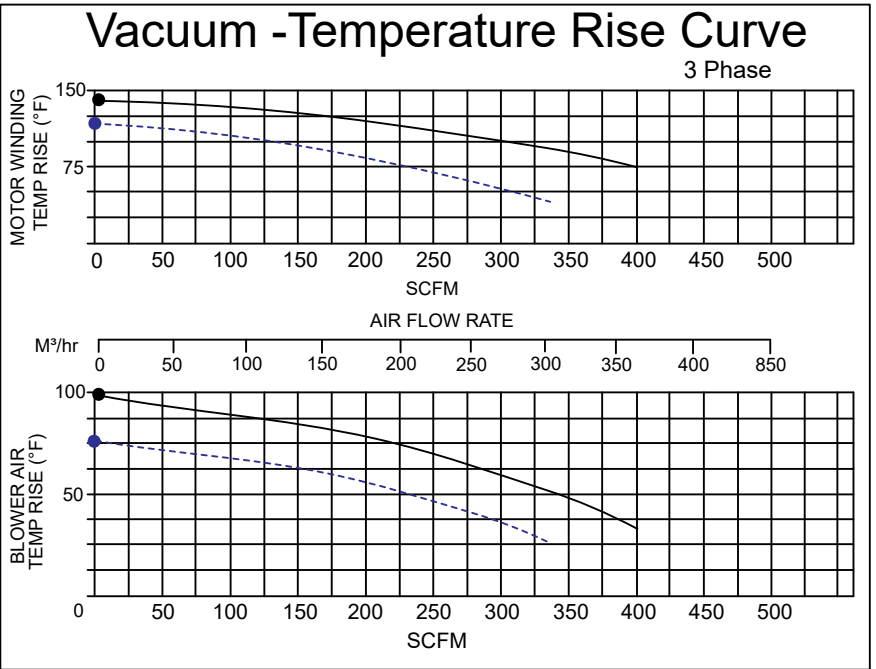
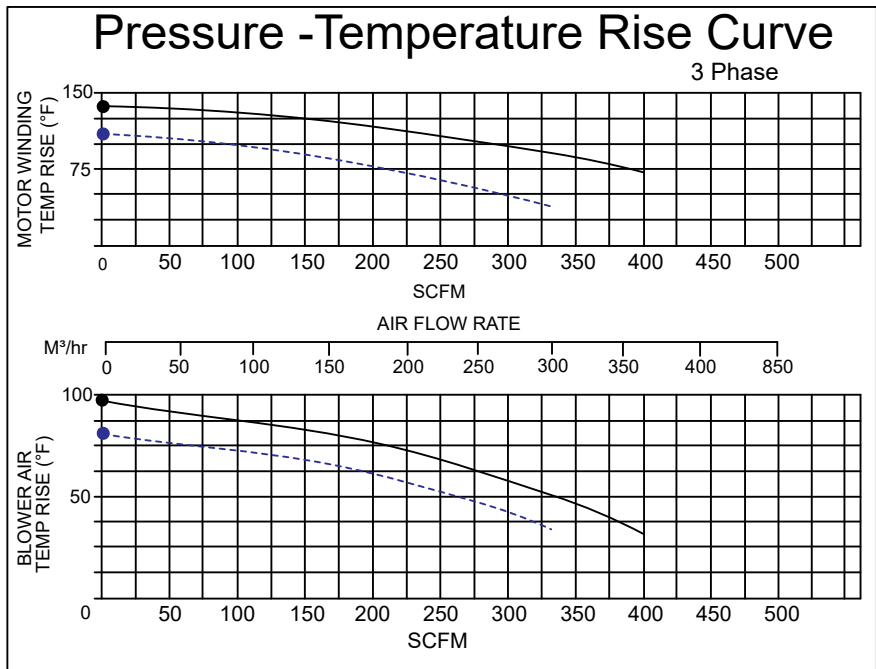
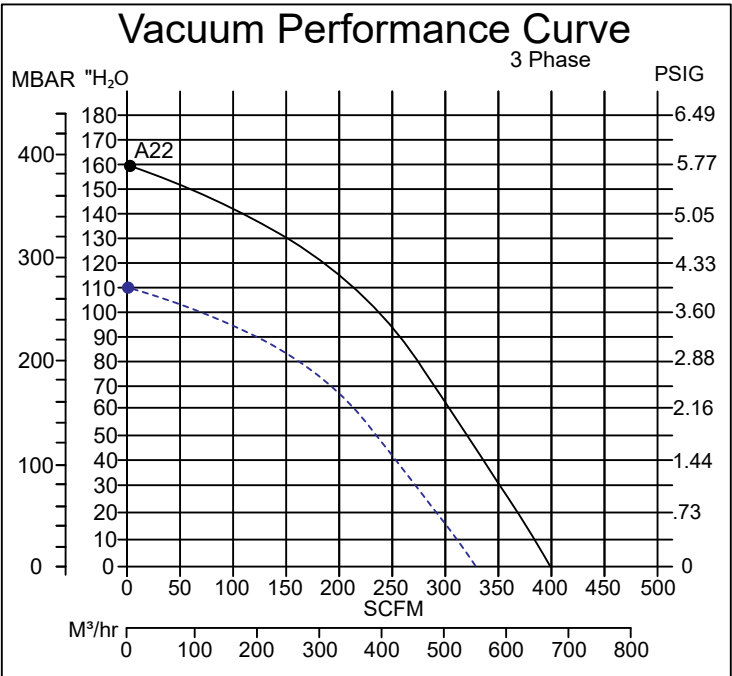
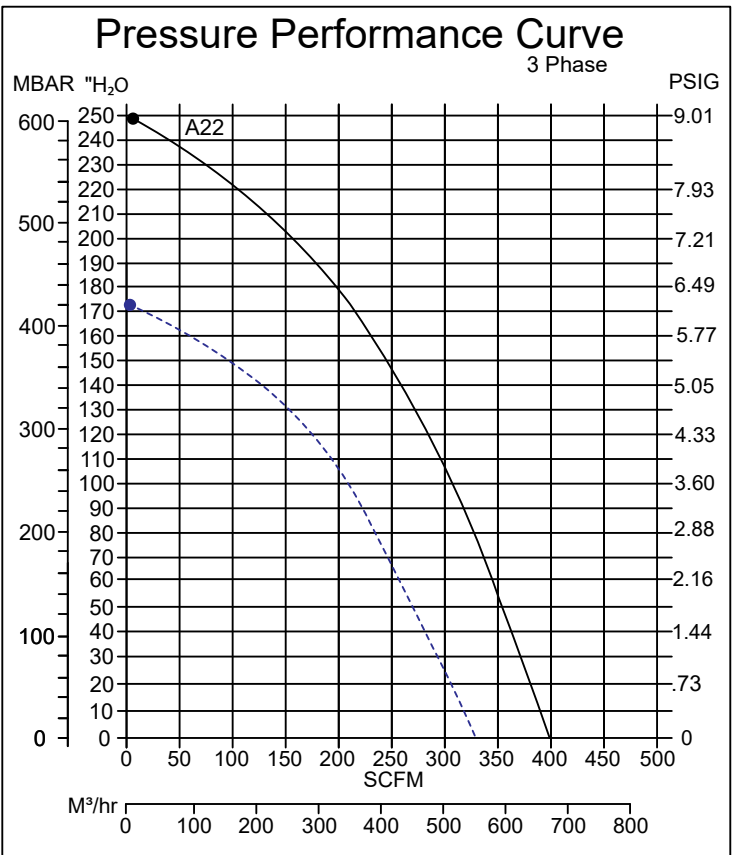
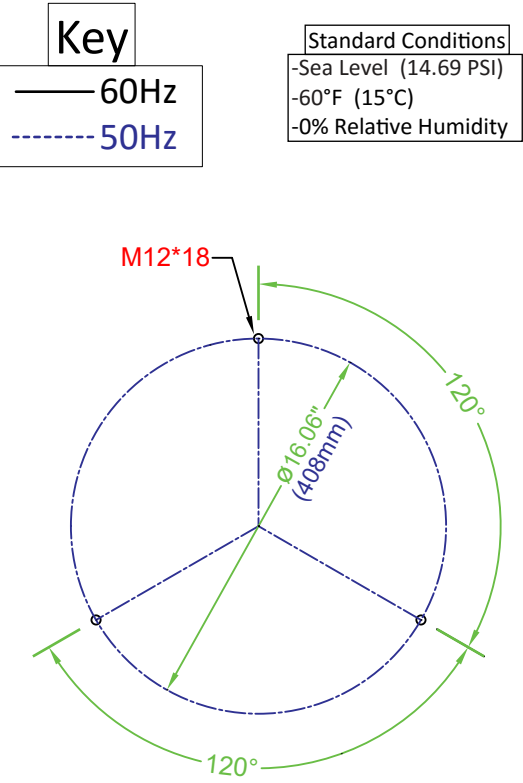
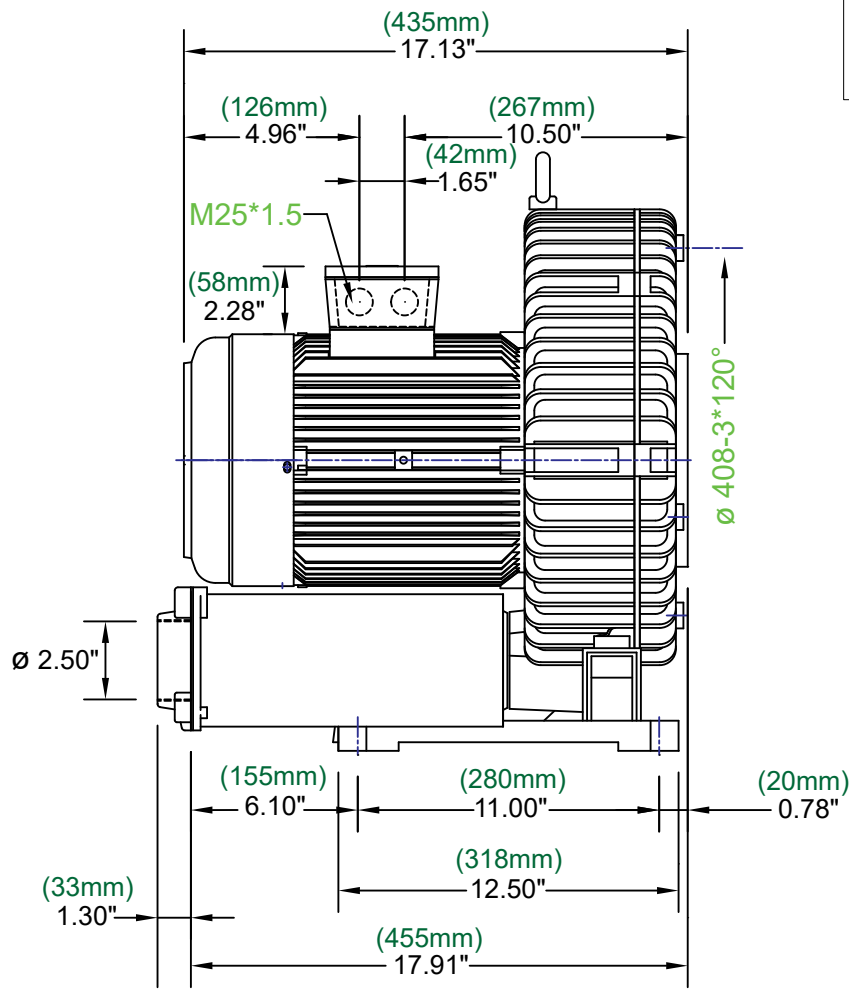
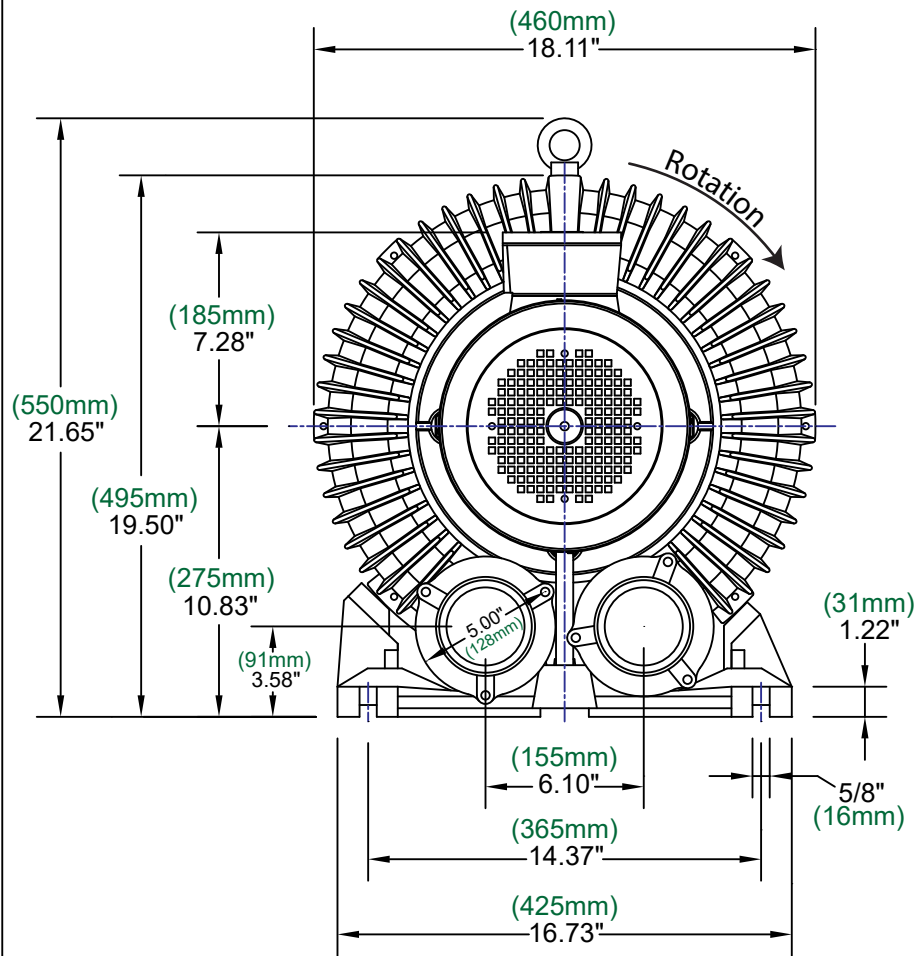
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Phase	Model Number	Curve Number	Frequency (Hz)	KW	HP	Max Flow (SCFM)	Max Pressure ("H ₂ O)	Maximum Vacuum	Sound Level (db)	Inlet Diameter	Voltage	Current (A)	Weight (lbs)
3	AB-1000	A23	60Hz	11.00	15.00	399	248	158	80	2.50"	220-275/380-480	39.0Δ/22.5Y	212
			50Hz	9.30	12.50	333	172	110	75		200-240/345-415	32.5Δ/18.8Y	

**Sound db measured at 3 ft.

MODEL NO. : AB-1000 SINGLE STAGE



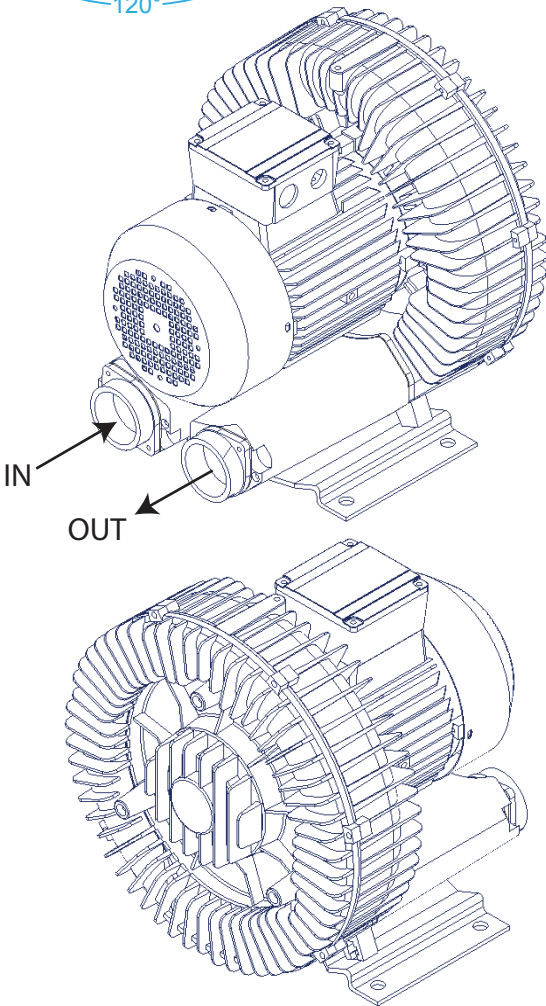
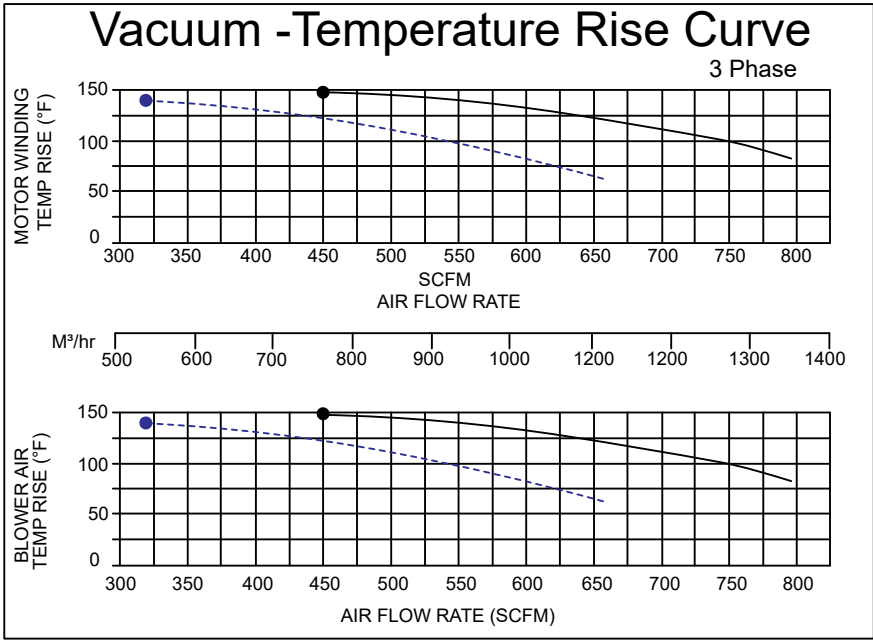
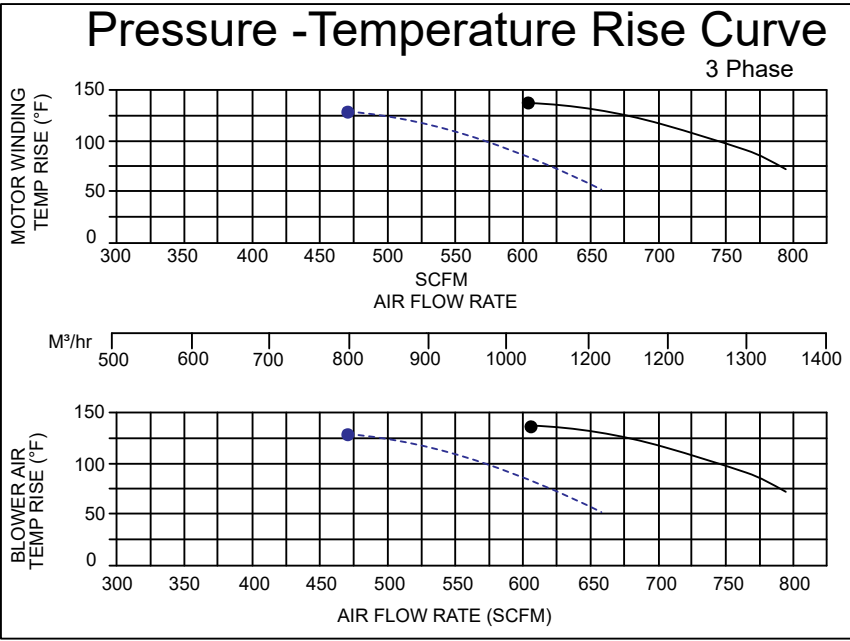
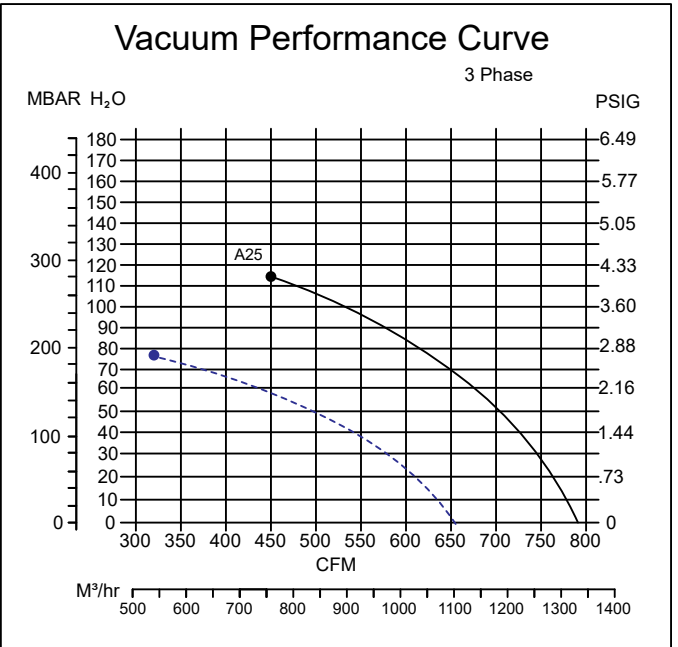
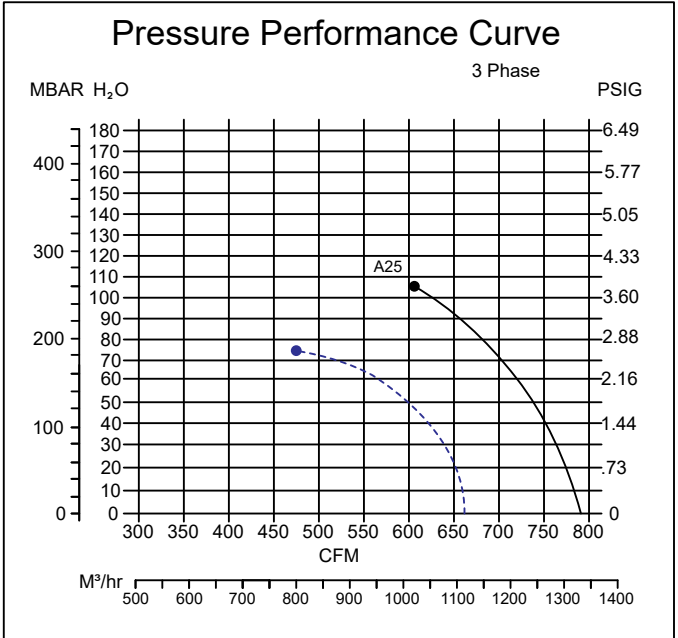
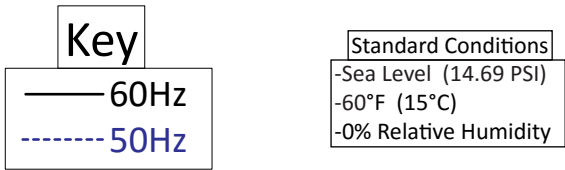
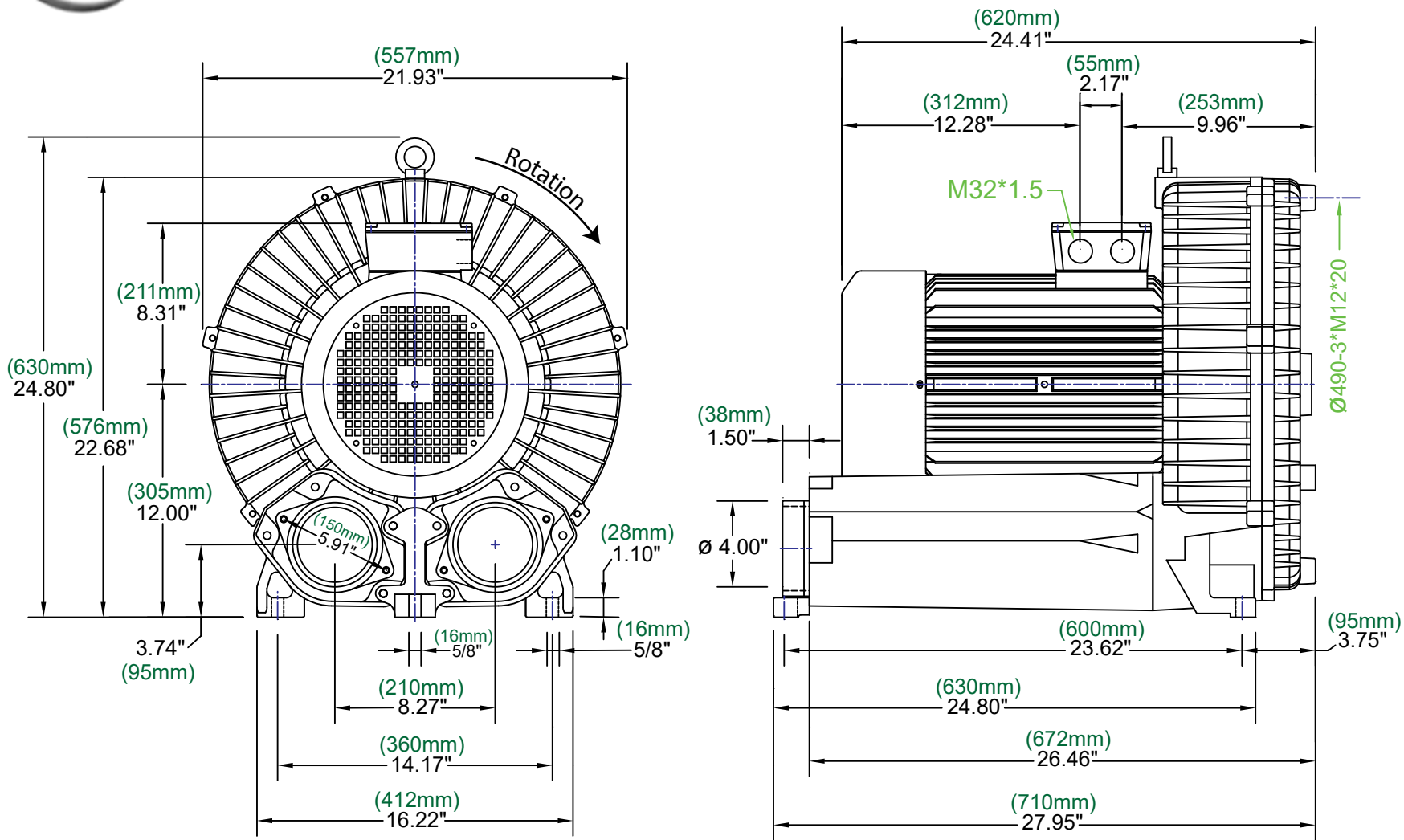
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Phase	Model Number	Curve Number	Frequency (Hz)	KW	HP	Max Flow (SCFM)	Max Pressure ("H ₂ O)	Maximum Vacuum	Sound Level (db)	Inlet Diameter	Voltage	Current (A)	Weight (lbs)
3	AB-1200	A25	60Hz	15.30	20.00	791	108	114	81	4.00"	220-275/380-480	51.5Δ/29.8Y	247
			50Hz	13.00	17.50	659	75	79	77		200-240/345-415	46.8Δ/27.0Y	

**Sound db measured at 3ft.

MODEL NO. : AB-1200 SINGLE STAGE



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Appendix B: Community Air Monitoring Plan

**Sonero Metro City Auto
1001 Whitlock Avenue
Bronx, Bronx County, New York
(BCP# C203148)**

COMMUNITY AIR MONITORING PLAN (CAMP)

Prepared for:

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Prepared by:

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MAY 2022

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1.0 INTRODUCTION

This document presents a Community Air Monitoring Plan (CAMP) for the remedial investigation (RI) at 1001 Whitlock Avenue in Bronx, New York (the “Site”).

The Site consists of approximately 0.788-acres. The Site is identified on the tax map as tax parcel Block 2756, Lot 85. The Site is currently vacant with no structures.

The Site is surrounded by the North America/Pulse Plastics BCP Site to the north, Whitlock Avenue to the east, residential buildings to the west and Aldus Street/Whitlock Avenue to the south. The closest surface water body is the Bronx River, located approximately 600 feet to the east of the Site. The Site topography is generally flat and regionally slopes gently downward to the east. This 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) Appendix 1A (Generic CAMP, attached) and Appendix 1B (Fugitive Dust and Particulate Monitoring, attached).

2.0 OBJECTIVES

The objective of the CAMP is to provide a measure of protection for the downwind community from potential airborne contaminant releases that may arise during all ground intrusive activities, and potentially contaminated soil and material handling and staging. In addition, the CAMP is intended to ensure that dust and contaminants are not leaving the work zone.

3.0 METHODS

The CAMP will include continuous monitoring for particulate matter (e.g., airborne “dust”) and volatile organic compounds (VOCs) during the planned remedial investigation activities. Any CAMP exceedances will be reported to the NYSDEC and NYSDOH on the same business day and as soon as possible. Notification of the exceedance will be sent via email along with the reason for the exceedance, the measure(s) taken to address the exceedance, and if the exceedance was resolved. In addition, the following NYSDEC and NYSDOH personnel will be provided weekly CAMP data summaries for review.

TABLE 3.1 NYSDEC AND NYSDOH CONTACT INFORMATION

Name	Contact Information
Daniel R Nierenberg NYSDEC	daniel.nierenberg@dec.ny.gov 518.402.9554
Angela Martin NYSDOH	Angela.Martin@health.ny.gov 518.402.7860

3.1 CONTINUOUS MONITORNG

Continuous monitoring for particulates and VOCs will be conducted during all ground intrusive activities including soil excavation and loading.

3.2 PERIODIC MONITORNG

Periodic monitoring for VOCs will be conducted during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection consists of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

4.0 VOC MONITORNG, RESPONSE LEVELS, AND ACTIONS

VOC Monitoring, Response Levels, and Actions Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work will be performed using a photoionization detector (PID) equipped with a 10.6 ev lamp. The equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment

should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

5.0 PARTICULATE MONITORING, RESPONSE LEVELS, AND ACTIONS

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

6.0 SPECIAL REQUIREMENTS FOR WORK WITHIN 20 FEET OF POTENTIALLY EXPOSED INDIVIDUAL STRUCTURES

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work.

Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.

- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 mcg/m^3 , work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 mcg/m^3 or less at the monitoring point.
- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.