Pennsylvania
Department of Environmental Protection

April 28, 2025

Anne Garr, Esq.
Bellwether District Holdings LLC
111 S. Wacker Drive, Suite 3000
Chicago, IL 60606

Re: Storage Tank Program
Facility ID No. 51-33624
Confirmed Release May 2, 2024
Incident No. 60059
Philadelphia Refinery Point Breeze Processing Area (Tank Group 08)
3144 West Passyunk Avenue
City of Philadelphia

Dear Ms. Garr:

The Department of Environmental Protection (DEP) has reviewed the October 2024 document titled Tank Closure Report – Tank Group 08 for the incident referenced above. Additional information was submitted to DEP on April 25, 2025. The documents were prepared by Terraphase Engineering and submitted as a release investigation report (RIRNO). DEP approves the RIRNO which documents that the contamination associated with incident no. 60059 is associated with historic fill conditions and will be evaluated as part of the Act 2 remediation efforts associated with eFACTS primary facility identification nos. 748141 and 780190. Therefore, DEP has administratively closed incident no. 60059.

DEP reserves the right to require additional site characterization and/or remediation if additional information is submitted demonstrating the presence of contamination associated with incident no. 60059. DEP also reserves all rights to take any enforcement action in the future if necessary.

Sincerely,

Richard M. Staron Digitally signed by Richard M. Staron
Date: 2025.04.28 15:17:17 -04'00'

Richard M. Staron
Professional Geologist Manager
Environmental Cleanup and Brownfields

cc: City of Philadelphia Department of Public Health
City of Philadelphia L&I
Ms. Doerr, Evergreen
Mr. Long, Terraphase
Ms. Fazzino
OnBase: Storage Tanks/907/Correspondence