



NOTICE OF INTENT TO REMEDIATE

For DEP Use Only

PF # _____

Rem ID # _____

Date: 7/1/2025

NIR Status:

☒ New☐ Revised

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name Post 2012 LNAPL near Tank 37, Schuylkill River Tank Farm

Former Name(s)/AKA _____

Address/Location 3144 W. Passyunk AvenueCity Philadelphia Zip Code 19145**Municipality(s) Philadelphia County(ies) Philadelphia CountyTax Parcel ID# (if known) 884096701Latitude N39 ° (deg). 53 ' (min) 56.65 " (sec)Longitude W75 ° (deg). 13 ' (min) 18.62 " (sec)Horizontal Collection Method GISHorizontal Reference Datum NAD 83 Reference Point See Figure 1☐ **Wish to participate in the DEP/EPA [One Cleanup Program](#).Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.

EPA ID#, if known _____

DEP ID#(s), if known 608150

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) UnknownDate each municipality was notified of any plan or report submitted under any
remediation standard June 30, 2025Place the newspaper name and date that your notice of your plan/report
submission was published Philadelphia Inquirer, June 30, 2025

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

LNAPL has been observed in monitoring well S-122SRTF periodically since at least 2016. Forensic analysis completed in 2024, indicated the LNAPL to be a mixture of leaded gasoline (estimated release pre-1988), unleaded gasoline (estimated release pre-2010), and a diesel-type component (estimated release between 2004 and 2016). The specific mechanism of release is unconfirmed. The facility is currently idle and the future use will be non-residential.

Although the specific mechanism of release is not known, based on available data, the release does not appear to be associated with discrete releases from ASTs that have been demolished and removed, or from remaining tanks, most of which are empty.

The current and intended future use of the site is industrial/commercial.

Provide a general description of proposed remediation measures.

Bellwether District Holdings, LLC (BDH) is currently planning the necessary activities to evaluate the potential post-2012 contamination located near well S-122SRTF to the non-residential statewide health standard. LNAPL that was released prior to September 8, 2012 is also present in this area. Remedial options are being evaluated; however, they may include LNAPL collection and recovery and use of engineering and institutional controls.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health–Residential		Statewide Health–Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Oil No. 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unleaded Gasoline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Motor Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inorganics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MTBE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Organics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

--

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner	
Contact Person/Title <u>Anne R. Garr / Assistant Secretary</u>	eFACTs Client ID(If Known) <u>Facility No. 51-11557</u>
Phone Number <u>(312) 283-4469</u>	Email Address <u>agarr@hilcoglobal.com</u>
Company Name <u>Bellwether District Holdings, LLC</u>	EIN or Federal ID # _____
Address (street, city, state, zip) <u>111 S Wacker Drive, Suite 3000 Chicago, IL 60606</u>	
Client Type (choose from list below) <u>Limited Liability Company</u>	

Client Types:

Association/Organization

Authority

County

Estate/Trust

Federal Agency

Individual

Limited Liability company

Limited Liability Partnership

Municipality

Non-Pennsylvania

Government

Other (Government)

Other (Non-Government)

Partnership-General

Partnership-Limited

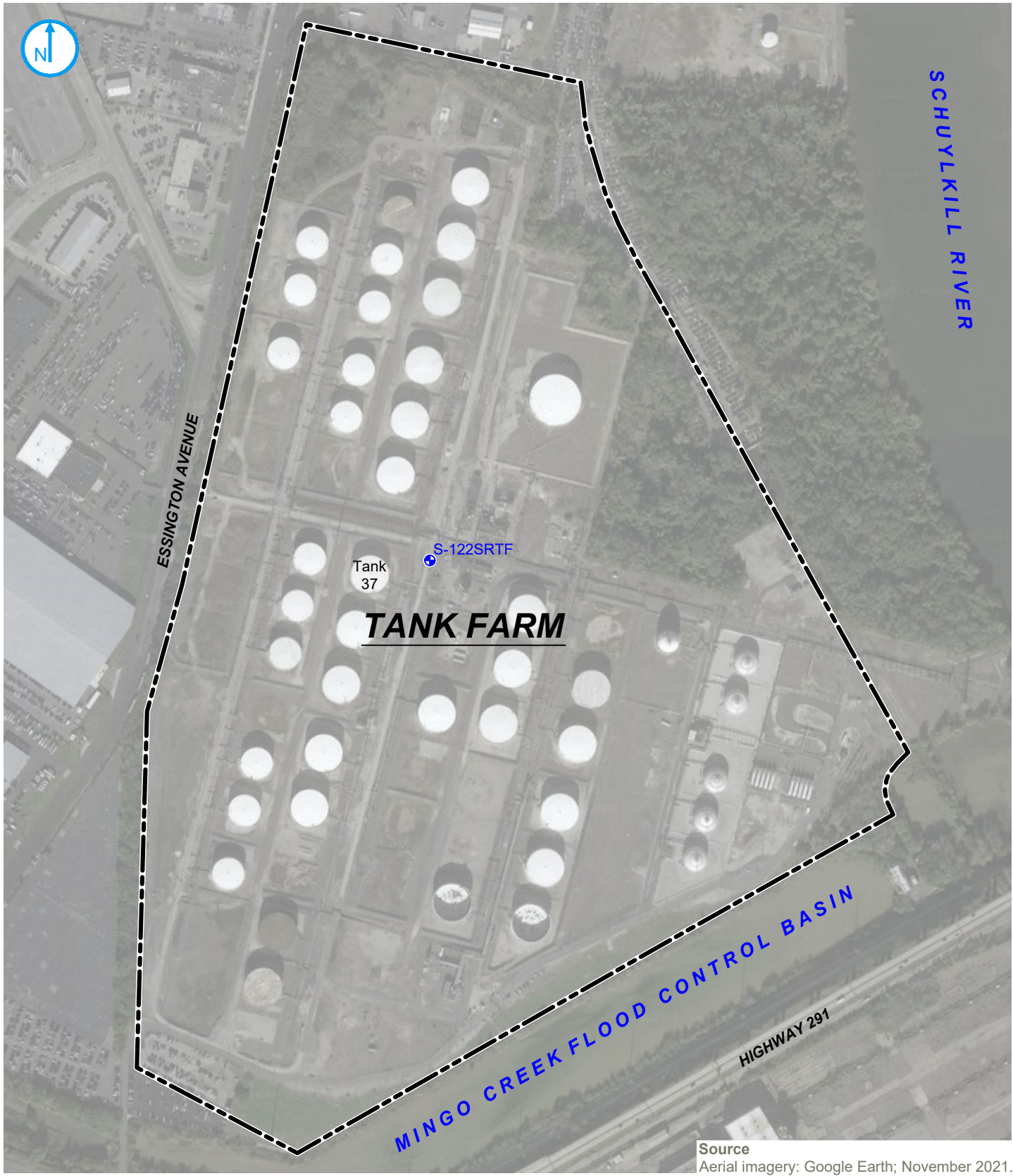
Pennsylvania Corporation

School District

Sole Proprietorship

State Agency

Consultant	
Contact Person/Title <u>Sarah Stoneking/Principal</u>	Email Address <u>SStoneking@ramboll.com</u>
Phone Number <u>703-516-2407</u>	Company Name <u>Ramboll Americas Engineering Solutions, Inc.</u>
Address (street, city, state, zip) <u>4245 North Fairfax Dr, Suite 700, Arlington, VA 22203</u>	
Other Participant (Remediator)	
Contact Person/Title <u>Anne R. Garr / Assistant Secretary</u>	
Relationship to Site <u>Owner</u> (e.g. remediator, participant in cleanup if other than owner, etc.)	
Phone Number <u>(312) 283-4469</u>	Email Address <u>agarr@hilcoglobal.com</u>
Company Name <u>Bellwether District Holdings, LLC</u>	EIN or Federal ID # _____
Address (street, city, state, zip) <u>111 S Wacker Drive, Suite 3000 Chicago, IL 60606</u>	
Preparer of Notice of Intent to Remediate	
Name <u>Sarah Stoneking</u>	Title <u>Principal</u>
Phone Number <u>703-516-2407</u>	Email Address <u>SStoneking@ramboll.com</u>
Company Name <u>Ramboll Americas Engineering Solutions, Inc.</u>	
Address (street, city, state, zip) <u>4245 North Fairfax Dr, Suite 700, Arlington, VA 22203</u>	



Source
Aerial imagery: Google Earth; November 2021.

----- TANK FARM BOUNDARY (APPROXIMATE)

SITE LOCATION MAP

FIGURE 1

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS
A RAMBOLL COMPANY



SCHUYLKILL RIVER TANK FARM
SITE LOCATION MAP
PHILADELPHIA, PENNSYLVANIA





Ms. Leigh Anne Rainford
Program Manager
Philadelphia Department of Public Health
Environmental Health Services
7801 Essington Avenue
Philadelphia, PA 19153

**Re: Notice of Intent to Remediate
Post 2012 LNAPL near Tank 37,
Schuylkill River Tank Farm
Bellwether District Holdings, LLC (BDH)
3144 West Passyunk Avenue, Philadelphia, PA 19145**

Date June 27, 2025

Dear Ms. Rainford:

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) be provided to the municipality in which the site is located. In accordance with this provision of Act 2, Ramboll Americas Engineering Solutions Inc. (Ramboll), on behalf of Bellwether District Holdings, LLC (BDH), is formally notifying you of BDH's intent to remediate the above-referenced area to the Non-Residential Statewide Health Standard. A copy of the NIR, which will be sent to the Pennsylvania Department of Environmental Protection (PADEP), is enclosed. This notice will also be published in The Philadelphia Inquirer.

Ramboll
4245 North Fairfax Drive
Suite 700
Arlington, VA 22203 USA

T +1 703 516 2300
F +1 703 516 2345
<https://ramboll.com>

Ref

If you have questions or need further information, please contact us.

Yours sincerely,

Sarah E. Stoneking
Principal

D +1 703 516 2407
SStoneking@Ramboll.com



June 30, 2025

Dear Customer,

The following is the proof-of-delivery for tracking number: 882363398057

Delivery Information:			
Status:	Delivered	Delivered To:	Shipping/Receiving
Signed for by:	M.Michelle	Delivery Location:	7801 Essington Avenue
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday; Adult Signature Required		PHILADELPHIA, PA, 19153
		Delivery date:	Jun 30, 2025 09:05
Shipping Information:			
Tracking number:	882363398057	Ship Date:	Jun 27, 2025
		Weight:	0.5 LB/0.23 KG
Recipient:	Shipper:		
Ms. Leigh Anne Rainford, PM, PA Dept of Public Health, EHS	Juliann Peters, Ramboll		
7801 Essington Avenue	4245 N Fairfax Dr		
PHILADELPHIA, PA, US, 19153	STE 700		
	ARLINGTON, VA, US, 22203		
Reference	ADMIN1946190		



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**Notice of Intent to Remediate to Statewide Health Standards
(Sections 302(e)(1)(ii), 303(h)(1)(ii), 304(n)(1)(i), and 305 (c)(1))**

Pursuant to the Land Recycling and Environmental Remediation Standards Act (Act 2), the act of May 19, 1995, P.L.4 No. 1995-2., notice is hereby given that Bellwether District Holdings (BDH) will submit to the Pennsylvania Department of Environmental Protection (PADEP) a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia, PA. This NIR states the site is an area within the former Philadelphia tank farm referred to as the Post 2012 LNAPL near Tank 37, Schuylkill River Tank Farm. Well S-122SRTF has been found to contain LNAPL. BDH has selected the Statewide health cleanup standard. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.

The Philadelphia Inquirer

100 S. INDEPENDENCE MALL W, STE 600, PHILADELPHIA, PA 19106

Affidavit of Publication

On Behalf of:

RAMBOLL

4245 N FAIRFAX DR

ARLINGTON, VA 22203

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

1. The Philadelphia Inquirer, LLC is the publisher of the Philadelphia Inquirer, with its headquarters at 100 S. Independence Mall West, Suite 600, Philadelphia, PA 19106.
2. The Philadelphia Inquirer is a newspaper that which was established in in the year 1829, since which date said daily newspaper has been continuously published and distributed daily in the City of Philadelphia, count and state aforesaid.
3. The printed notice or publication attached hereto set forth on attached hereto was published in all regular print editions of The Philadelphia Inquirer on

Legal Notices

as published in Inquirer Legals in the issue(s) of:

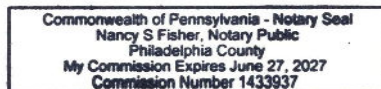
6/30/2025

4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any is interest in the subject matter of the aforesaid notice or advertisement.



Notary Public

My Commission Expires:



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Notice of Intent to Remediate to Statewide Health Standards (Sections 302c(1)(II), 303(h)(1)(II), 304(n)(1)(I), and 305 (c)(1))

Pursuant to the Land Recycling and Environmental Remediation Standards Act (Act 2), the act of May 19, 1995, P.L.4 No. 1995-2., notice is hereby given that Bellwether District Holdings (BDH) will submit to the Pennsylvania Department of Environmental Protection (PADEP) a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia, PA. This NIR states the site is an area within the former Philadelphia tank farm referred to as the Post 2012 LNAPL near Tank 37, Schuylkill River Tank Farm. Well S-122SRTF has been found to contain LNAPL. BDH has selected the Statewide health cleanup standard. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.

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