



Pennsylvania  
**Department of Environmental Protection**

August 11, 2025

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

Re: Storage Tank Program  
Facility ID No. 51-33620  
Confirmed Release August 12, 2021  
Incident No. 56663  
Philadelphia Refinery Point Breeze Processing Area (Tank Group 03)  
3144 West Passyunk Avenue  
City of Philadelphia

Dear Ms. Garr:

The Department of Environmental Protection (DEP) has reviewed the June 2025 document titled Release Investigation Report – Tank Group 03 for the incident referenced above. This document was 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. 56663 will be evaluated as part of the Act 2 remediation efforts associated with eFACTS Primary Facility (PF) Nos. 778374, 778376, and 780190. Therefore, DEP has administratively closed incident no. 56663.

DEP reserves the right to require additional site characterization and/or remediation if additional contamination associated with incident no. 56663 is identified outside the Act 2 PF Nos. 778374, 778376, and 780190 site areas. DEP also reserves all rights to take any enforcement action in the future if necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Staron", with a long horizontal line extending to the right.

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