



Pennsylvania
Department of Environmental Protection

August 26, 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 10, 2022
Incident No. 57976
Philadelphia Refinery Point Breeze Processing Area (Tank Group 04)
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 04 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. 57976 will be evaluated as part of the Act 2 remediation efforts associated with eFACTS Primary Facility (PF) Nos. 770318 and 780190. Therefore, DEP has administratively closed incident no. 57976.

DEP reserves the right to require additional site characterization and/or remediation if additional contamination associated with incident no. 57976 is identified outside the Act 2 PF Nos. 770318 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'.

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