



Pennsylvania
Department of Environmental Protection

November 5, 2025

Ms. Anne R. Garr
Bellwether District Holdings, LLC
111 South Wacker Drive, Suite 3000
Chicago, IL 60606

Re: Approval of Remedial Investigation Report and Cleanup Plan
No. 3 Separator Area – Girard Point
eFACTS PF No. 856439
3144 West Passyunk Avenue
City and County of Philadelphia

Dear Ms. Garr:

The Department of Environmental Protection (DEP) has reviewed the August 2025 document titled “Remedial Investigation Report and Cleanup Plan” for the property referenced above. The report, as amended by information received on October 16, 2025 and October 31, 2025, was prepared by Terraphase Engineering, Inc. and submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2), and it constitutes a remedial investigation report and cleanup plan as defined in Chapter 3.

DEP hereby approves the remedial investigation report and cleanup plan in accordance with the provisions of Act 2.

Please feel free to contact Matthew Sabetta by email at msabetta@pa.gov or by telephone at 484.250.5788 with any questions or if further clarification is needed regarding this matter.

If you intend to abandon the monitoring wells at your facility, please be advised that all abandoned wells shall be reported to Bureau of Topographic and Geologic Survey (BTGS) in the Pennsylvania Department of Conservation and Natural Resources, on forms required by BTGS. If available, the original driller’s log should be included along with the details of the well abandonment procedure. A photograph should be taken of the site, and a reference map should be made to locate the abandoned well. We recommend that you identify the exact location by GPS. This is especially important for wells associated with contaminated sites. If a permit was issued for the well installation (e.g., by a local agency or County Health Department), please provide a copy of your BTGS submission to the issuing agency and to this office.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://www.ehb.pa.gov> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

Sincerely,

C. David Brown, P.G.  Digitally signed by C. David Brown, P.G.
Date: 2025.11.05 09:18:53 -05'00'

C. David Brown, P.G.
Regional Manager
Environmental Cleanup and Brownfields

cc: Mr. Long (Terraphase Engineering, Inc.)
City of Philadelphia
Mr. Bilash (USEPA)
Mr. Devan, P.G.
Mr. Sabetta, P.G.
Ms. Henderson