



Land Recycling Program Transmittal Sheet for Plan/Report Submission

Instructions: Please provide all requested information in each of the four sections. This transmittal sheet shall accompany any plan/report submitted to the Department under the Land Recycling Program. Proper completion of the Transmittal Sheet will assist Department review and may avoid a finding of plan/report deficiency. The Facility ID number can be obtained from the Department's Environmental Cleanup Program in the region where the site is located.

Section 1 - Site Identification

eFACTS Facility ID 856439

Site Name No. 3 Separator Area - Girard Point

Site Address 3144 West Passyunk Avenue, Philadelphia, Pennsylvania 19145

Municipality and County Philadelphia, Philadelphia County

Section 2 - Remediation Standard . . Plan/Report . . Fees

Identify the remediation standard being pursued and the type of plan/report being submitted. Please note required Department fees follow each type of plan/report.

Check the relevant standard and the type of plan/report being submitted.

- | | |
|--|--|
| <input type="checkbox"/> Background Standard
Final Report (\$250 fee) | <input type="checkbox"/> Statewide Health Standard*
Final Report (\$250 fee) |
| <input checked="" type="checkbox"/> Site-Specific Standard | <input type="checkbox"/> Special Industrial Area |
| <input type="checkbox"/> Remedial Investigation Report
(\$250 fee) | <input type="checkbox"/> Work Plan
(no fee) |
| <input type="checkbox"/> Risk Assessment Report
(\$250 fee) | <input type="checkbox"/> Baseline Environmental Report
(no fee) |
| <input type="checkbox"/> Cleanup Plan (\$250 fee) | *A final report submitted under a combination of
cleanup standards should be accompanied with a fee
representing the higher of the two standards' final
report fee. |
| <input checked="" type="checkbox"/> Final Report (\$500 fee)* | |

Ensure your check covers all required fees and is made payable to the **Commonwealth of Pennsylvania**.

Section 3 - Municipal/Public Notice Confirmation

There are two stages in the Land Recycling Program where municipal and public notices are required. Read the information associated with each stage. You will be asked to confirm that information establishing your compliance with these notification requirements has been included with this submission.

- Check here if you are planning to meet the Background or Statewide Health Standard and your Final Report has been submitted within 90 days of the release.

Indicate date of release here The initial release occurred on July 12, 2011. This Final Report only addresses the post-September 8, 2012 hydrocarbon releases that occurred in the Girard Point Number 3 Separator Area.

No further completion of this section is required if your Final Report for these two standards conforms to the 90 day time frame.

Stage 1 - Notice of Intent to Remediate (NIR)

- Check here to confirm you have included proof that a copy of your NIR was provided to each municipality where your site is located. Proof will be a copy of your cover letter and a copy of a signed certified mail receipt slip from the municipality.
- Check here to confirm a copy of a proof of publication document from a newspaper serving the area of your site has been included with this submission.
- Check here to indicate that a Site-Specific Standard or a Special Industrial Area is involved and a municipal request was received for development of a public involvement plan. The plan/report submission shall include municipality and public comments, which were submitted, and your responses to those comments.

Stage 2 - Cleanup Plan/Report Submission

March 23, 2026 (City of Philadelphia) Place date here that each municipality was notified of any plan or report submitted under any of the three remediation standards.

The Philadelphia Inquirer March 25, 2026 Place the newspaper name and date that your notice of your plan/report submission was published.

Section 4 - Project Contact

On the lines below, place the name, company, mailing addresses and business phone number of the individuals who can be contacted regarding this submission:

<p>Consultant</p> <p>Contact Person/Title: <u>Kevin Long / Senior Principal Consultant</u></p> <p>Phone Number <u>609-236-8171, ext 93</u></p> <p>Email Address <u>kevin.long@terraphase.com</u></p> <p>Company Name: <u>Terraphase Engineering Inc.</u></p> <p>Mailing Address (street, city, state, zip) <u>100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540</u></p>
<p>Remediator</p> <p>Contact Person/Title: <u>Anne R. Garr / Secretary</u></p> <p>Phone Number <u>312-383-4469</u></p> <p>Email Address <u>agarr@hrpgroup.com</u></p> <p>Company Name: <u>Bellwether District Holdings, LLC</u></p> <p>Mailing Address (street, city, state, zip) <u>3144 West Passyunk Avenue, Philadelphia, PA 19145</u></p>
<p>Other</p> <p>Contact Person/Title: _____</p> <p>Relationship to Site _____ (e.g. owner, participant in cleanup, responsible party, etc.)</p> <p>Phone Number _____</p> <p>Email Address _____</p> <p>Company Name: _____</p> <p>Mailing Address (street, city, state, zip) _____</p>



<p>For DEP Use Only</p> <p>PF # _____</p> <p>Rem ID # _____</p>
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FINAL REPORT SUMMARY

The Final Report Summary (FRS) is a brief report consisting of set of data required in addition to the Act 2 Final Report. The summary is used in part as a reference to the Final Report Approval Letter which conveys liability relief to the remediator and other applicable persons. It is of value long after the remediation to be used by the public and Department in understanding key information about the site and remediation.

This use is increased by the fact that it will ultimately be merged into the Department's eFACTS system, which allows the public to have the ease of computer access to environmental information at sites. For more information, see www.ahs.dep.pa.gov/eFACTSWeb/default.aspx. Finally, the summary will be used by the Department to help to better assess the status and the level of success of the program. In the past, numbers of sites remediated has been tracked. With the inclusion of this summary information, progress can be tracked in many specific ways, including identification of individual chemical constituents, and the mass treated, removed or managed safely in place.

Identification

Property Name No. 3 Separator Area - Girard Point

Property Descriptor Former Philadelphia Refinery

Address / Location

Address 3144 West Passyunk Avenue, Philadelphia, Pennsylvania

City Philadelphia Zip Code 19145

Municipality(s) Philadelphia County(ies) Philadelphia

Latitude 39 ° (deg). 54 ' (min) 35 " (sec) Longitude 75 ° (deg). 12 ' (min) 43 " (sec)

Horizontal Collection Method Surveyed

Horizontal Reference Datum Pennsylvania State Plane South Zone Coordinate System see Figure 1 attached

Property Specifics

Size of Property 2.03 acres Number of Sites 1

Combined acreage of sites 2.03 acres

Remediation

Standards attained or special industrial area attainment. (Check all that apply. Can use multiple.)

Background Statewide Health Site-Specific Special Industrial Area

Proposed future property use - scenario for which the attainment of Statewide Health standard is demonstrated

Residential Non-residential

List of contaminants

Soils

Chemical Name	CAS Number	Mass Contaminant Treated or Removed (lbs.)	Mass Contaminant Managed on Site (lbs.)

Groundwater

Chemical Name	CAS Number	Mass Contaminant Treated or Removed (lbs.)	Mass Contaminant Managed on Site (lbs.)
Benzene	71-43-2	14.9	0.25
Anthracene	120-12-7	4.0	NA
Benzo(a)anthracene	56-55-3	3.1	NA
Benzo(a)pyrene	50-32-8	2.1	NA
Benzo(b)fluoranthene	205-99-2	2.6	NA
Benzo(g,h,i)perylene	191-24-2	0.6	NA
Chrysene	218-01-9	2.9	NA
Naphthalene	91-20-3	27	NA
Pyrene	129-00-0	4.4	NA
Product	NA	783,135	10,656

Remediation

Number of sampling rounds for groundwater attainment: 2

Special Features

Non-use aquifer approval date: NA

Area-wide background approval date: NA

Amount of waste removed other than soil or groundwater (cubic yards): 580.8 cubic yards (product removed)

Municipal ordinance prohibiting groundwater use:

Post remediation care plan:

In accordance with 25 Pa. Code § 250.204(g), an institutional control (IC), in the form of an environmental covenant, will be implemented as part of the Post Remediation Care Plan (PRCP) to maintain attainment of the Site-Specific Standard (SSS). The PRCP is included in the Final Report.

If buildings are proposed for construction within the area of the Site, the property owner will be required to conduct a vapor intrusion (VI) assessment. The results of the assessment, including data and conclusions used to determine whether mitigation is warranted, will be submitted to the PADEP Southeast Regional Office (SERO). If the VI assessment identifies the need for mitigation, the property owner will design and install appropriate vapor mitigation measures such as vapor barriers, sub-slab venting, or sub-slab depressurization systems as part of building construction. Upon system installation and activation, the property owner will perform system commissioning and initial post-installation verification testing to confirm effective system performance. The results of the verification testing will be provided to PADEP SERO. Following system activation, the property owner will implement routine inspection, operation, and performance monitoring to ensure continued effectiveness of the vapor mitigation system (VMS). Records of system performance, including sampling results, maintenance activities, and corrective actions taken, will be maintained by the property owner and made available to PADEP upon request.

Based on the site conditions documented in Terraphase's 2025 Remedial Investigation Report and Cleanup Plan and the demonstrated attainment of the SSS, no additional groundwater or light non-aqueous phase liquid (LNAPL)

monitoring or gauging is necessary to ensure that attainment of the SSS is maintained. The PRCP will remain in effect until the property owner demonstrates to PADEP's satisfaction that post-remediation care activities are no longer necessary.

Other Programs

- Key Site
- Multi-site Agreement; Date: _____
- Enterprise Zone
- Keystone Opportunity Zone

Administrative

- Municipality request for public involvement plan

Deed notification

- Deed acknowledgment:

NA

- Environmental covenant:

<p>The environmental covenant will result in the following land and groundwater use restrictions:</p> <ul style="list-style-type: none">• Groundwater at the Facility shall be restricted such that it may not be used for any purposes other than to conduct environmental investigations and/or remediation.• In the event that buildings are proposed for construction within the Site, Bellwether District Holdings, LLC (BDH) or the property owner will conduct a vapor intrusion (VI) assessment in accordance with the procedures outlined in the approved Cleanup Plan (CP) and Act 2 guidance. If the VI assessment determines that mitigation is warranted, appropriate vapor mitigation measures will be installed during building construction and maintained thereafter in accordance with the Post Remediation Care Plan (PRCP).• Restrictions will be placed on the performance of subsurface intrusive work. Construction or maintenance workers performing subsurface work at the Facility in a manner that could result in direct contact with groundwater or light non-aqueous phase liquid (LNAPL) will be required to follow task-specific health and safety plans to prevent unacceptable exposure to constituents of concern in groundwater or LNAPL. Specifically, subsurface activities (e.g. excavation) that could extend to an elevation of 7 feet above mean sea level (vertical datum NAVD 1988) or below, which is the approximate elevation groundwater is first encountered in the area.
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Cleanup cost (\$): _____

Jobs created/saved: _____

Narrative: Provide property history and description, site characterization findings, site description, summary of remediation, summary of attainment demonstration, description of pathway elimination, engineering and institutional controls, and benefits of land reuse, when applicable.

On July 12, 2011, Sunoco observed a hydrocarbon sheen on the Schuylkill River immediately adjacent to the Site. Immediate activities to investigate the hydrocarbon sheen were initiated. A total fluids recovery system was installed on August 23, 2012 by Sunoco. PESRM took over operation of the recovery system from Sunoco in 2013 after additional LNAPL was found to be impacting the area. The recovery system operated until it was decommissioned in November 2021 due to a lack of recoverable LNAPL. In January 2025, BDH performed additional activities to close the remaining process sewer piping which has been identified as the source of the July 12, 2011, release and subsequent releases.

Following the closure of the process sewer piping, BDH conducted site characterization activities (i.e., groundwater sampling) in the No. 3 Separator area in March and April 2025. Measurable LNAPL was observed in two wells (i.e., C-152 and C-161) during both events. BDH assessed LNAPL transmissivity at each location. The calculated transmissivity of the LNAPL is negligible, demonstrating that LNAPL in the area is residual, and no longer mobile or recoverable, indicating that recovery has been achieved to the maximum extent practical (MEP).

Benzene was detected in groundwater samples from two wells (i.e., C-148 and C-150) at concentrations above the Pennsylvania Department of Environmental Protection (PADEP) Non-Residential (Non-Res) Groundwater Used Aquifer (UA) Medium-Specific Concentrations (MSCs) (Total Dissolved Solids [TDS] \leq 2500). No exceedances of the PADEP Non-Res Groundwater Vapor Intrusion Screening Levels (VISLs) were identified. Results of the two groundwater sampling events demonstrate that the extent of release-related contamination is limited to groundwater in C-148 and C-150 around the No. 3 Separator. The extent of release-related constituents in groundwater has been delineated to the applicable Non-Res MSCs based on surrounding well results.

Current and probable future exposure pathways to release-related groundwater contamination, not meeting the applicable MSCs, will be managed via pathway elimination as discussed in the environmental covenant section above.

Pathway elimination will be achieved through the establishment of an IC (i.e., environmental covenant). The environmental covenant will support the intended future land use, while minimizing risk to receptors. Based on the nature of the chosen remedy (i.e., environmental covenant), in accordance with 25 Pa. Code \S 250.204(g), BDH prepared a PRCP for the Site, as described above. The environmental covenant will serve to eliminate current and future exposure pathways by restricting land use and activities that could result in exposure to release-related groundwater contamination. Within 30 days of the approval of the Final Report, the environmental covenant will be submitted to the PADEP. Once submitted, the environmental covenant will follow the procedures outlined by the Uniform Environmental Covenants Act (UECA).

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

Remediator

Contact Person/Title Anne R. Garr / Secretary eFACTS Client ID* Facility ID No. 51-33624
 Relationship to Site Owner Client Type* Limited Liability Company
 (e.g. owner, remediator, participant in cleanup, consultant, etc.)
 Phone Number (312) 283-4469 Email Address agarr@hrpgroup.com
 Company Name Bellwether District Holdings, LLC EIN or Federal ID # _____
 Street Address 3144 W. Passyunk Avenue
 City Philadelphia State PA Zip Code 19145

Property Owner

Contact Person/Title Anne R. Garr / Secretary eFACTS Client ID* Facility ID No. 51-33624
 Relationship to Site Owner Client Type* Limited Liability Company
 (e.g. owner, remediator, participant in cleanup, consultant, etc.)
 Phone Number (312) 283-4469 Email Address agarr@hrpgroup.com
 Company Name Bellwether District Holdings, LLC EIN or Federal ID # _____
 Street Address 3144 W. Passyunk Avenue
 City Philadelphia State PA Zip Code 19145

Consultant

Contact Person/Title Kevin Long / Senior Principal Consultant eFACTS Client ID* _____
 Relationship to Site Consultant Client Type* _____
 (e.g. owner, remediator, participant in cleanup, consultant, etc.)
 Phone Number (609) 236-8171, ext 93 Email Address kevin.long@terraphase.com
 Company Name Terraphase Engineering Inc. EIN or Federal ID # _____
 Street Address 100 Canal Pointe Boulevard, Suite 110
 City Princeton State NJ Zip Code 08540

*Include eFACTS Client ID (if known) – “Client Types” below:

Association/Organization	Limited Liability Company	Partnership-General
Authority	Limited Liability Partnership	Partnership-Limited
County	Municipality	School District
Estate/Trust	Non-Pennsylvania Government	Sole Proprietorship
Federal Agency	Other (Non-Government)	State Agency
Individual	Pennsylvania Corporation	

Attachments: In addition to the data entered in this FRS, the Department requests scanned image(s) of a map view of the site indicating, at a minimum, the boundaries of the "site" relative to the locations of the adjacent property boundaries. The location of the site (as defined by Act 2) is that which will receive the liability relief conveyed by Act 2, Chapter 5. The maps may portray other features but should clearly show the Act 2 site boundaries. You may also attach other applicable image files or attachments. These files should be in Adobe Acrobat (*.pdf), GIF (*.gif) or JPEG file interchange format (*.jpg).

FINAL

Final Report No. 3 Separator Area - Girard Point (eFACTS Primary Facility No. 856439)

Former Philadelphia Energy Solutions Refinery Facility ID No. 51-33624
3144 West Passyunk Avenue, Philadelphia, Pennsylvania

Prepared for

Bellwether District Holdings, LLC
3144 West Passyunk Avenue
Philadelphia, Pennsylvania

Prepared by

Terraphase Engineering Inc.
100 Canal Pointe Boulevard, Suite 110
Princeton, New Jersey 08540

March 2026

Project Number P044.001.003

File: 20260326-Terraphase-BDH-Act2-No3Sep-FinalReport-final



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- A Notification Documentation

Acronyms and Abbreviations

25 Pa. Code	Title 25 Pennsylvania Code
Act 2	Pennsylvania Land Recycling and Environmental Remediation Standards Act
AOI	Area of Interest
BDH	Bellwether District Holdings, LLC
CO&A	Consent Order and Agreement
COC	constituent of concern
CP	Cleanup Plan
EC	engineering control
Evergreen	Evergreen Resources Group, LLC; includes Sunoco, Inc. n/k/a ETC Sunoco Holdings LLC, Sunoco, Inc. (R&M) n/k/a Sunoco (R&M), LLC n/k/a Energy Transfer (R&M), LLC and Evergreen collectively referred to as “Evergreen”
ft ² /d	square feet or foot per day
IC	institutional control
the Facility	former Philadelphia Energy Solutions refinery
LNAPL	light non-aqueous phase liquid
MEP	maximum extent practical
MSC	Medium-Specific Concentration
NIR	Notice of Intent to Remediate
No. 3 Separator	Number 3 Separator
Non-Res	non-residential
PADEP	Pennsylvania Department of Environmental Protection
PES	Philadelphia Energy Solutions
PESRM	Philadelphia Energy Solutions Refining and Marketing LLC
PRCP	post-remediation care plan
RIR/CP	Remedial Investigation Report and Cleanup Plan
the Site	Girard Point Number 3 Separator
SERO	Southeast Regional Office
SHS	Statewide Health Standard
SSS	Site-Specific Standard
TDS	total dissolved solids
Terraphase	Terraphase Engineering Inc.
UA	used aquifer
UECA	Uniform Environmental Covenants Act
USEPA	United States Environmental Protection Agency
VI	vapor intrusion

VISL Vapor Intrusion Screening Level
VMS vapor mitigation system



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Pursuant to the requirements of the Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2), adopted May 19, 1995, which states:

Interpretation of geologic and hydrogeologic data shall be prepared by a professional geologist licensed in this Commonwealth.

I hereby attest that, as a Professional Geologist licensed in the Commonwealth of Pennsylvania, I am familiar with, and have reviewed and/or prepared the interpretation of the geology and hydrogeology presented in the attached report entitled:

Final Report, Number 3 Separator Area – Girard Point, Former Philadelphia Energy Solutions Refinery Facility ID No. 51-33620, 3144 Passyunk Avenue, Philadelphia, Pennsylvania, dated March 2026.

Based on the available data represented in the report, I believe that the geologic and hydrogeologic interpretations made herein are reasonable and accurate.



Christopher J. Voci, PG
PA PG003892
Expires September 30, 2027



March 26, 2026
Date

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Executive Summary

Terraphase Engineering Inc. (Terraphase) has prepared this Final Report (the “Report”), on behalf of Bellwether District Holdings, LLC (BDH), formerly known as Philadelphia Energy Solutions Refining and Marketing LLC (PESRM), to document the investigation, remediation, and Post Remediation Care Plan (PRCP) for hydrocarbon releases that occurred after September 8, 2012 in the area of the Girard Point Number 3 Separator (No. 3 Separator, the “Site”). The Site is located within the former Philadelphia Energy Solutions (PES) Refinery (the “Facility”), an approximately 1,300-acre property situated in a highly developed area of Philadelphia. The refinery ceased operations in 2019 and has been undergoing demolition and redevelopment since 2020.

Remediation activities are being conducted at the Facility under Act 2 by both BDH and Evergreen Resources Group, LLC (Evergreen)¹ in accordance with the Consent Order and Agreement (CO&A) among Pennsylvania Department of Environmental Protection (PADEP), Sunoco, Inc. (R&M) n/k/a Sunoco (R&M), LLC, and PESRM, now BDH, dated August 14, 2012 and the 2020 First Amendment to that Agreement (2020 Amendment). Since December 30, 2013, Evergreen has managed the legacy investigation and remediation at the refinery on behalf of Sunoco, Inc., now known as ETC Sunoco Holdings, LLC. In accordance with the CO&A, Sunoco/Evergreen is responsible for addressing contamination at the Facility resulting from release(s) which occurred before September 8, 2012, i.e., “Pre-Existing Contamination”, and BDH is responsible for addressing contamination at the Facility resulting from release(s) which occurred after September 8, 2012, i.e., “Post-September 2012 Contamination.” Evergreen is currently engaged in characterization and remediation work at the Facility under the Pennsylvania One Cleanup Program under the oversight of PADEP and the United States Environmental Protection Agency (USEPA) (eFACTS PF No. 780190). In its associated documentation, Evergreen identifies this portion of Girard Point as Area of Interest (AOI) 7 (eFACTS PF No. 750870).

A Notice of Intent to Remediate (NIR) was initially submitted for the Site on March 1, 2022, indicating BDH’s intent to remediate groundwater and soil to the Non-Residential (Non-Res) Statewide Health Standard (SHS). An updated NIR for the Site was submitted to PADEP on April 17, 2025 (eFACTS PF No. 856439) indicating that BDH has elected to remediate groundwater contamination at the Site to the Site-Specific Standard (SSS) for constituents of concern (COCs). More specifically, LNAPL and release-related groundwater contamination (benzene) not meeting the applicable Medium Specific Concentrations (MSCs) in the area will be remediated via pathway elimination.

Following initial response actions conducted by Sunoco in response to an initial release on July 12, 2011, a total fluids recovery system was installed in August 2012 and operated by Sunoco and subsequently PESRM/BDH² through November 2021, recovering approximately 30.9 million gallons of water and

¹ Philadelphia Refinery Operations, a series of Evergreen Resources Group, LLC (“Evergreen”) is managing the legacy remedial work for Sunoco (R&M), LLC. For clarity, Sunoco, Inc. n/k/a ETC Sunoco Holdings LLC, Sunoco, Inc. (R&M) f/k/a Sunoco (R&M), LLC n/k/a Energy Transfer (R&M), LLC effective 4/19/2021 and Evergreen shall be referred to collectively as “Evergreen” in this Report.

² As discussed above, BDH was formerly known as PESRM. In this report, activities conducted before June 2020 will be attributed to PESRM, while those completed after this date will be attributed to BDH.



117,306 gallons of product. In 2025, BDH completed abandonment of the underground process sewer piping identified as the source of the releases in the area.

Groundwater investigations conducted by BDH in March and April 2025 identified limited benzene impacts exceeding applicable Non-Res Groundwater Used Aquifer (UA) MSCs in two monitoring wells (i.e., C-148 and C-150). Measurable LNAPL was observed remaining in two wells (i.e., C-152 and C-161), a significantly reduced LNAPL extent compared to observations in 2011 and 2012. Transmissivity testing of the remaining LNAPL demonstrated transmissivity values below PADEP thresholds for mobility and recoverability, indicating that recovery to the maximum extent practicable (MEP) has been achieved.

As documented in Terraphase's (2025) *Remedial Investigation Report and Cleanup Plan (RIR/CP)* which was approved by PADEP in November 2025:

- The nature and extent of release-related contamination have been adequately delineated;
- Fate and transport modeling demonstrated that groundwater discharge from the Site does not pose an unacceptable risk to surface water;
- Groundwater contamination was not identified at concentrations greater than Vapor Intrusion Screening Levels (VISLs); and
- Because all current and reasonably anticipated future exposure pathways are being eliminated, a quantitative risk assessment is unnecessary (PADEP 2021).

Attainment of the SSS is achieved through pathway elimination implemented via an environmental covenant in accordance with the Pennsylvania Uniform Environmental Covenant Act (UECA). The covenant will restrict groundwater use, require vapor intrusion assessment for future buildings, and impose controls on subsurface intrusive activities. A PRCP has been developed and is included herein to ensure the continued effectiveness of these controls.

Terraphase concludes that the Site meets the requirements of the SSS under Act 2 and that BDH qualifies for cleanup liability protection for conditions associated with releases from the No. 3 Separator area that occurred after September 8, 2012.

1 Introduction

Terraphase Engineering Inc. (Terraphase) has prepared this Final Report (the “Report”), on behalf of Bellwether District Holdings, LLC (BDH), formerly known as Philadelphia Energy Solutions Refining and Marketing LLC (PESRM), to document the investigation, remediation, and Post Remediation Care Plan (PRCP) for releases that occurred in the area of the Girard Point Number 3 Separator (No. 3 Separator, the “Site”) after September 8, 2012. The Site is located within the former Philadelphia Energy Solutions (PES) Refinery (the “Facility”, **Figure 1**), an approximately 1,300-acre property situated in a highly developed area of Philadelphia. The refinery ceased operations in 2019 and has been undergoing demolition and redevelopment activities since 2020. The Act 2 Site location is depicted on **Figure 2**.³

Remediation activities are being conducted at the Facility under Act 2 by both BDH and Evergreen Resources Group, LLC (Evergreen)⁴ in accordance with the Consent Order and Agreement (CO&A) among Pennsylvania Department of Environmental Protection (PADEP), Sunoco, Inc. (R&M) n/k/a Sunoco (R&M), LLC, and PESRM, now BDH, dated August 14, 2012 and the 2020 First Amendment to that Agreement (2020 Amendment). Since December 30, 2013, Evergreen has managed the legacy investigation and remediation at the refinery on behalf of Sunoco, Inc., now known as ETC Sunoco Holdings, LLC. In accordance with the CO&A, Sunoco/Evergreen is responsible for addressing contamination at the Facility resulting from release(s) which occurred before September 8, 2012, i.e., “Pre-Existing Contamination”, and BDH is responsible for addressing contamination at the Facility resulting from release(s) which occurred after September 8, 2012, i.e., “Post-September 2012 Contamination.”

The Site (**Figure 2**) is located within an area of the Facility near the former Girard Point No. 3 Separator. Evergreen is currently engaged in characterization and remediation work at the Facility under the Pennsylvania One Cleanup Program under the oversight of PADEP and the United States Environmental Protection Agency (USEPA) (eFACTS PF No. 780190). In its associated documentation, Evergreen identifies this portion of Girard Point as Area of Interest (AOI) 7 (eFACTS PF No. 750870).

A revised Notice of Intent to Remediate (NIR) for the Site was submitted to PADEP on April 17, 2025 (eFacts PF No. 856439) indicating BDH’s decision to remediate groundwater contamination at the Site to the Site-Specific Standard (SSS) for constituents of concern (COCs). More specifically, light non-aqueous phase liquid (LNAPL) and release-related contamination (i.e., benzene) not meeting applicable Medium Specific Concentrations (MSCs) in the area will be remediated via pathway elimination.

Investigation and remediation activities were performed at the Site by PESRM/BDH⁵ to obtain a relief of environmental cleanup liability in accordance with the applicable provisions of Act 2 and Title 25

³ As discussed in the *2025 Remedial Investigation Report and Cleanup Plan (RIR/CP; Terraphase 2025)*, characterization data in the area were evaluated to determine the extent of the Act 2 site boundary.

⁴ Philadelphia Refinery Operations, a series of Evergreen Resources Group, LLC (“Evergreen”) is managing the legacy remedial work for Sunoco (R&M), LLC. For clarity, Sunoco, Inc. n/k/a ETC Sunoco Holdings LLC, Sunoco, Inc. (R&M) f/k/a Sunoco (R&M), LLC n/k/a Energy Transfer (R&M), LLC effective 4/19/2021 and Evergreen shall be referred to collectively as “Evergreen” in this Report.

⁵ As discussed above, BDH was formerly known as PESRM. In this report, activities conducted before June 2020 will be attributed to PESRM, while those completed after this date will be attributed to BDH.



Pennsylvania Code (25 Pa. Code) Chapter 250 Section 204, as administered by PADEP. These investigation and remediation activities are documented in Terraphase's (2025) *Remedial Investigation Report and Cleanup Plan (RIR/CP)*, which was submitted to PADEP on August 7, 2025 and approved by PADEP on November 5, 2025. The RIR/CP (Terraphase 2025) details the investigations and remedial activities performed at the Site, the extent of contamination in groundwater (i.e., benzene) and LNAPL at the Site, and BDH's decision to remediate the groundwater to the SSS via pathway elimination (i.e., institutional controls [ICs]).

The Final Report is organized as follows:

Section 2 summarizes prior investigations completed at the Site

Section 3 presents the demonstration of attainment

Section 4 summarizes the Cleanup Plan (CP)

Section 5 details the PRCP

Section 6 summarizes the Final Report

Section 7 provides the references cited in the Final Report

Notification of this Final Report submittal to PADEP was sent to the City of Philadelphia and a legal notification regarding this submittal was published in the *Philadelphia Inquirer* with service to the area. Copies of all notification documents are included in **Appendix A**.

2 Investigation and Remediation Summary

The following summarizes prior investigations and BDH's investigation and remediation activities conducted at the Site. Additional details are provided in the RIR/CP (Terraphase 2025).

On July 12, 2011, Sunoco observed a hydrocarbon sheen on the Schuylkill River immediately adjacent to the Site and reported the observation to the National Response Center. Interim response actions and investigations were initiated. On August 23, 2012, Sunoco installed a total fluids recovery system, which included recovery wells RW-801 through RW-810, to recover LNAPL and groundwater in the area.

PESRM assumed operation of the recovery system from Sunoco in 2013 after additional LNAPL was identified in the area⁶ and continued operating the system until November 2021 when it was shut down due to diminishing recovery. A total of 30,933,578 gallons of water and 117,306 gallons of product were recovered by the system. Following the shutdown, BDH continued monitoring wells in the vicinity of Site for measurable LNAPL.

The source of oil releases at the Site is believed to be the underground process sewer piping adjacent to the No. 3 Separator. In January 2025, BDH abandoned this underground process sewer piping by filling it with concrete.

⁶ The conclusions of this report are applicable to releases occurring after September 8, 2012. While releases occurring before and after this date have not been distinguished for characterization purposes, BDH is responsible for addressing contamination that occurred after this date. Releases that occurred before this date are being addressed separately by Evergreen.

Following the abandonment, existing monitoring wells at the Site were gauged and sampled in March and April 2025. Measurable LNAPL was identified in two wells (i.e., C-152 and C-161) during both events. Groundwater samples were collected from 13 on-site monitoring wells, including C-152 and C-161 where LNAPL was observed. Groundwater samples were analyzed for PADEP’s Short List of Petroleum Products inventory (Table III-5 of the *Land Recycling Program Technical Guidance Manual* [PADEP 2021]). Sample results are presented on **Figure 3**. Benzene was detected at concentrations greater than the Non-Residential (Non-Res) Groundwater Used Aquifer (UA) MSCs (Total Dissolved Solids [TDS] \leq 2500) in two wells (i.e., C-148 and C-150). No constituents were identified at concentrations greater than the Non-Res Groundwater Vapor Intrusion Screening Levels (VISLs). As presented in **Figure 3**, the horizontal and vertical extent of COC concentrations greater than the applicable MSCs were delineated.

To further evaluate the LNAPL observed in wells C-152 and C-161 in March 2025, BDH conducted baildown tests to estimate LNAPL transmissivity. The estimated LNAPL transmissivity value for each well was less than 0.1 ft²/day, which is the value used by PADEP (2021) to determine whether hydraulic recovery of LNAPL is feasible and whether LNAPL mobility is possible. The estimated LNAPL transmissivity was 0.03 and 0.05 ft²/d at C-152 and C-161, respectively. These observations and results demonstrate that LNAPL in the area is residual, and no longer mobile or recoverable, indicating that recovery has been achieved to the MEP.

3 Demonstration of Attainment

The sources of contamination for this release have been addressed through abandonment of underground process sewer piping and recovery of LNAPL to the MEP. BDH has elected to remediate the Site to the SSS, via pathway elimination, for COCs remaining in groundwater not meeting applicable MSCs. The selected remedy for the Site includes the implementation of an IC in the form of an environmental covenant. The environmental covenant will serve to eliminate current and future exposure pathways by restricting land use and activities that could result in exposure to release-related groundwater contamination and is discussed further in Section 4.

Because all current and probable future exposure pathways to release-related contamination are being eliminated via the establishment of ICs at the Site, a quantitative risk assessment is unnecessary (PADEP 2021).

BDH has demonstrated attainment of the SSS (via pathway elimination). The following constituents in groundwater and LNAPL, collectively, attain the SSS (via pathway elimination):

Volatile Organic Compounds		Semi-Volatile Organic Compounds	
• Benzene	• Toluene	• Anthracene	• Chrysene
• Cumene	• Xylenes (total)	• Benzo(a)anthracene	• Fluorene
• Ethyl Benzene		• Benzo(a)pyrene	• Naphthalene
• 1,2,4-trimethylbenzene		• Benzo(b)fluoranthene	• Phenanthrene
• 1,3,5-trimethylbenzene		• Benzo(g,h,i)perylene	• Pyrene



4 Cleanup Plan Summary

In accordance with 25 Pa. Code § 250.410, a CP was developed for the Site, which addresses the potential for COCs in LNAPL and in groundwater at concentrations greater than applicable MSCs. The contamination source was addressed through abandonment of underground process sewer piping, recovering LNAPL to the MEP, and delineation of COC concentrations in groundwater exceeding applicable MSCs.

Residual contamination, including LNAPL and COCs remaining in groundwater at concentrations greater than applicable MSCs, is being addressed under the SSS via pathway elimination. Pathway elimination will be achieved through the establishment of an IC (i.e., environmental covenant). The environmental covenant will support the intended future land use, while minimizing risk to receptors. The environmental covenant will be written in accordance with the Pennsylvania Uniform Environmental Covenant Act (UECA) and will be consistent with the framework and content of the broader sitewide covenant planned for the Facility but will be executed independently to facilitate closure of the specific Site. Within 30 days of the approval of this Final Report, the environmental covenant will be submitted to the PADEP.

The environmental covenant will result in the following land and groundwater use restrictions:

- Groundwater at the Facility shall be restricted such that it may not be used for any purposes other than to conduct environmental investigations and/or remediation.
- In the event that buildings are proposed for construction within the area of the Site, BDH or the property owner will conduct a vapor intrusion (VI) assessment in accordance with the procedures outlined in the approved CP and Act 2 guidance. If the VI assessment determines that mitigation is warranted, appropriate vapor mitigation measures (i.e., VMS) will be installed during building construction and maintained thereafter in accordance with the PRCP.
- Restrictions will be placed on the performance of subsurface intrusive work. Construction or maintenance workers performing subsurface work at the Facility in a manner that could result in direct contact with groundwater or LNAPL will be required to follow task-specific health and safety plans to prevent unacceptable exposure to COCs in groundwater or LNAPL. Specifically, subsurface activities (e.g. excavation) that could extend to an elevation of 7 ft above mean sea level (AMSL)⁷ or below, which is the approximate elevation groundwater is first encountered in the area, respectively.

Further details of the CP are provided in the RIR/CP (Terraphase 2025).

5 Post Remediation Care Plan

Based on the nature of the chosen remedy (i.e., environmental covenant as an IC) described in the CP, in accordance with 25 Pa. Code § 250.204(g), BDH prepared this PRCP for the Site with consideration of the

⁷ Vertical datum NAVD 1988.

site conditions identified during the site investigation and CP. The PRCP is intended to ensure the continued effectiveness of the controls implemented for the Site in accordance with the requirements of Act 2.

As described in the RIR/CP (Terraphase 2025), active remediation at the Site has been completed, and no impacts currently require engineering controls (ECs).

If buildings are proposed for construction within the area of the Site, the property owner will be required to conduct a VI assessment. The results of the assessment, including data and conclusions used to determine whether mitigation is warranted, will be submitted to the PADEP Southeast Regional Office (SERO). If the VI assessment identifies the need for mitigation, the property owner will design and install appropriate vapor mitigation measures such as vapor barriers, sub-slab venting, or sub-slab depressurization systems as part of building construction. Upon system installation and activation, the property owner will perform system commissioning and initial post-installation verification testing to confirm effective system performance. The results of the verification testing will be provided to PADEP SERO. Following system activation, the property owner will implement routine inspection, operation, and performance monitoring to ensure continued effectiveness of the VMS. Records of system performance, including sampling results, maintenance activities, and corrective actions taken, will be maintained by the property owner and made available to PADEP upon request.

Based on the site conditions documented in the RIR/CP (Terraphase 2025) and the demonstrated attainment of the SSS, no additional groundwater or LNAPL monitoring or gauging is necessary to ensure that attainment of the SSS is maintained. The PRCP will remain in effect until the property owner demonstrates to PADEP's satisfaction that post-remediation care activities are no longer necessary.

6 Summary

Terraphase prepared this Final Report on behalf of BDH to document investigation, remediation, and PRCP associated with the releases that occurred after September 8, 2012 in the area of the Girard Point No. 3 Separator.

PESRM/BDH operated a total fluids recovery system for recovery of LNAPL and groundwater from 2013 through 2021. In 2025, BDH completed abandonment of the underground process sewer piping identified as the source of the release and conducted additional characterization. Additional sampling and gauging activities confirmed that LNAPL had been remediated to the MEP and that the presence of benzene in groundwater above applicable Non-Res MSCs had been delineated.

BDH elected to remediate residual contamination at the Site to the SSS via pathway elimination. Current and probable future exposure pathways are addressed through an environmental covenant that restricts groundwater use, requires VI assessment for future development, and establishes controls for subsurface intrusive activities. A PRCP was prepared in accordance with 25 Pa. Code § 250.204(g), and is included herein (see Section 5), to ensure the continued effectiveness of these institutional controls.



Terraphase concludes that all the requirements of the SSS have been met, and as such, BDH qualifies for cleanup liability protection under Act 2 for conditions associated with the July 2011 No. 3 Separator Release.

7 References

Pennsylvania Department of Environmental Protection (PADEP). 2021. *Land Recycling Program Technical Guidance Manual*. March 27.

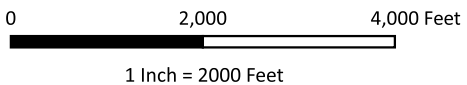
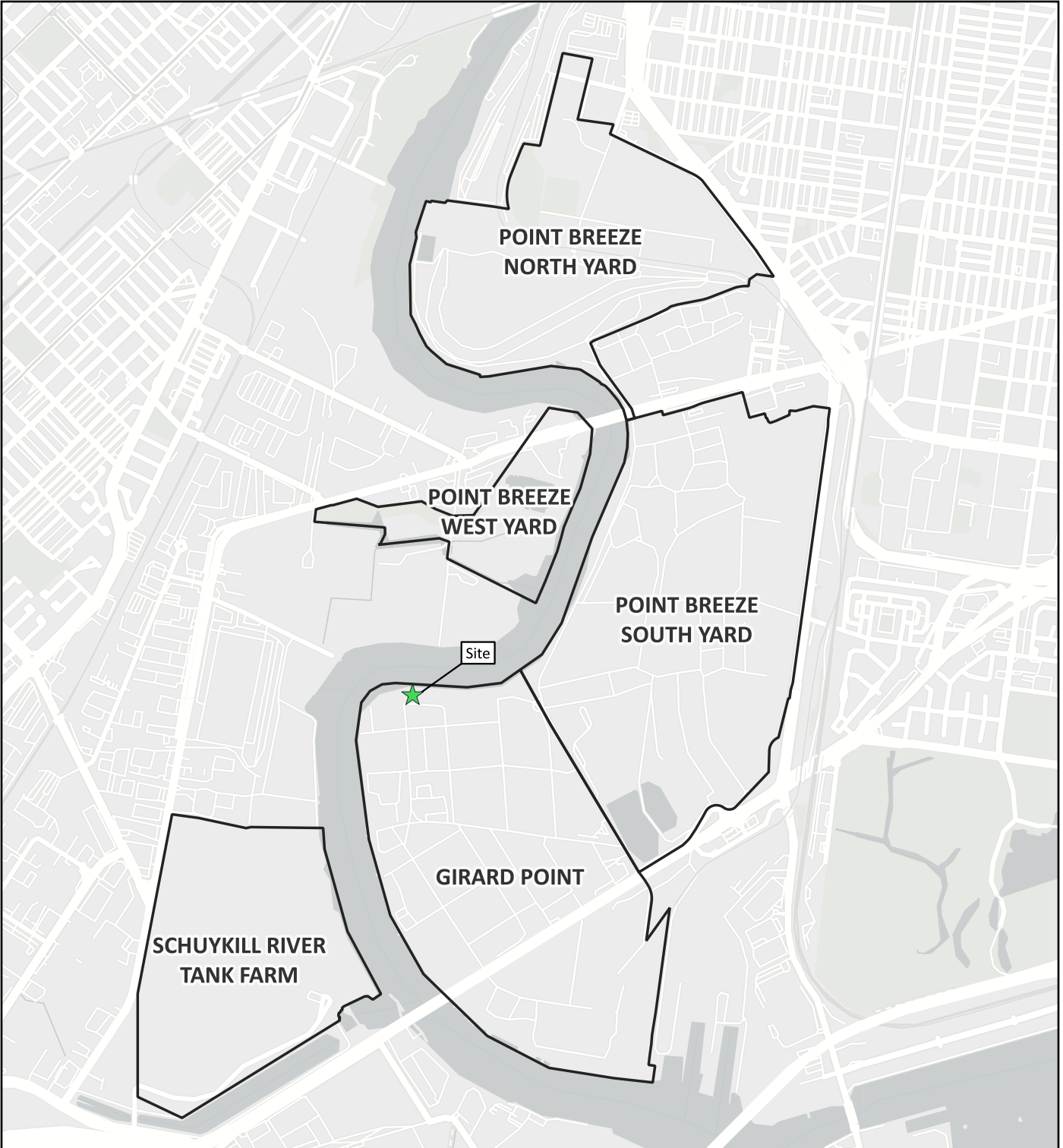
Terraphase Engineering Inc. (Terraphase). 2025. *Remedial Investigation Report and Cleanup Plan*. August 8.

Figures

- 1 Facility Location
- 2 Act 2 Site Location Map
- 3 Groundwater Analytical Results



N:\GIS\PI\P044.001_PFSRM-PES\QGIS\OGZ and GPKG\Branch_Act 2 Areas\No 3 Sep\20250331\OGZ328_P044.001_BDI_No3Sep.qgz 202505-RIR-Figure1-FacilityLocation 2023-10-17T10:19:57.000 Created by: A.Spiers Checked by: A. Strohl



Legend
 — Property Boundary

SAFETY FIRST

terraphase
engineering

CLIENT: Bellwether District Holdings, LLC

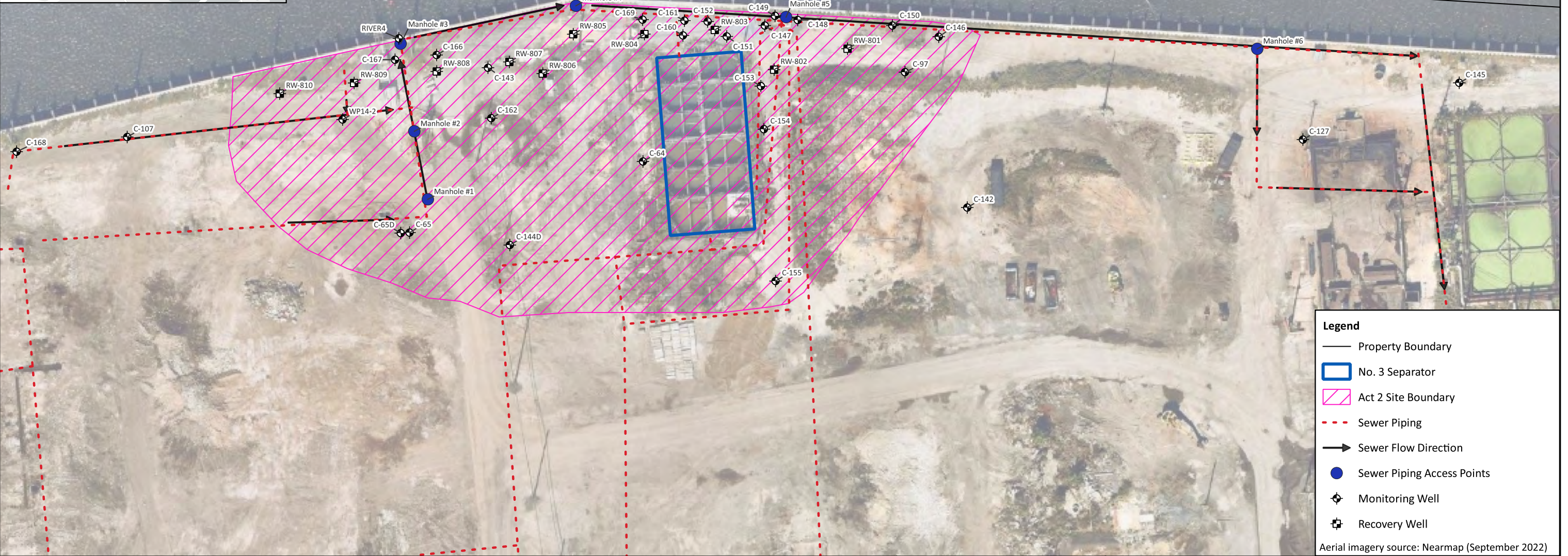
PROJECT: No. 3 Separator Area Remediation

PROJECT NUMBER: P044.001.003

Facility Location

FIGURE 1

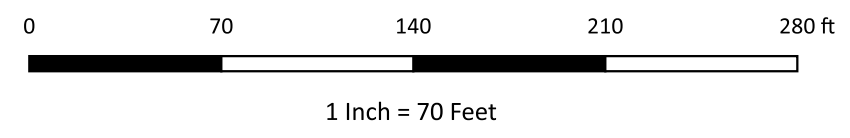
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Legend

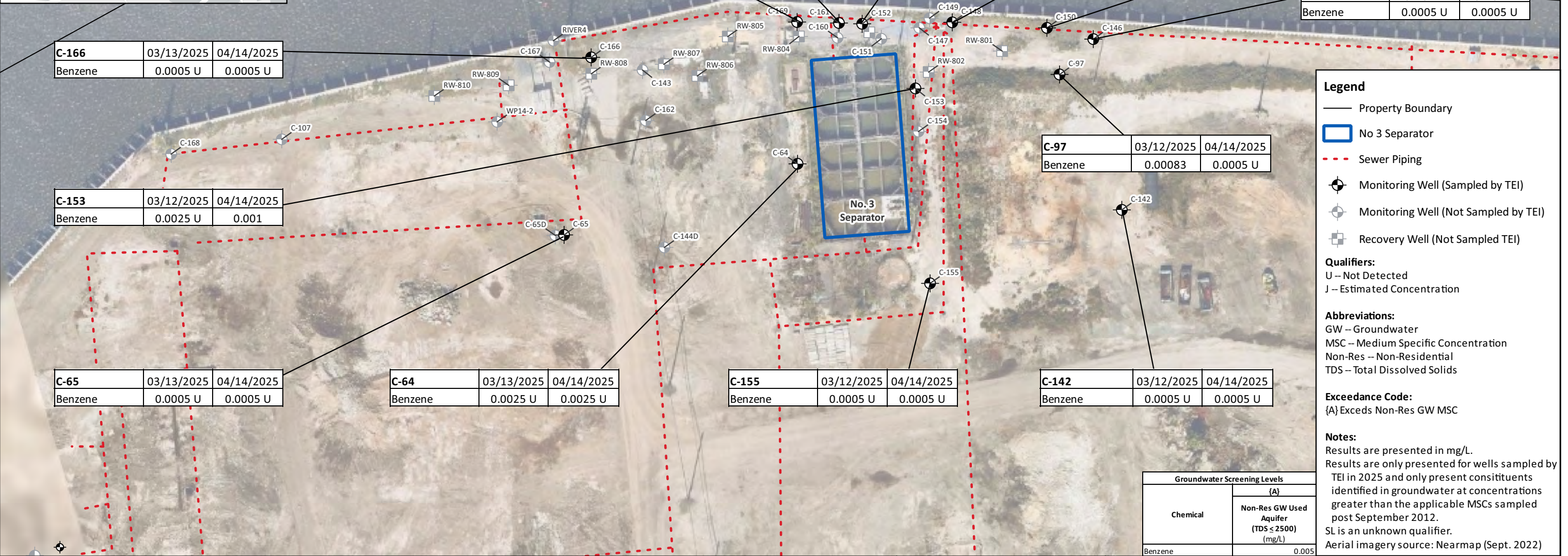
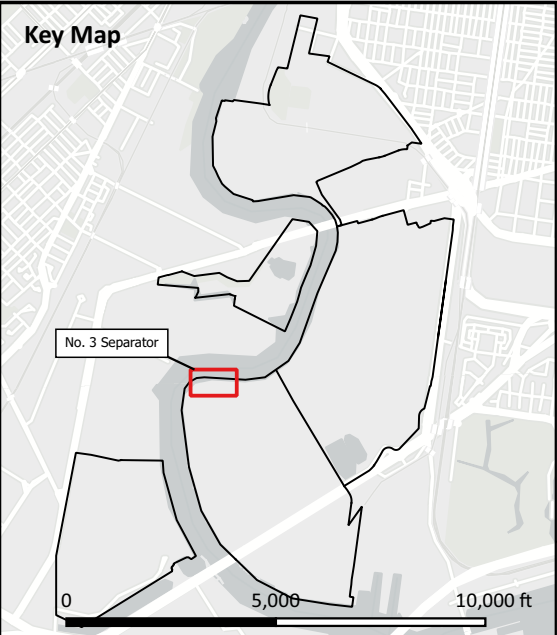
- Property Boundary
- ▭ No. 3 Separator
- ▨ Act 2 Site Boundary
- - - Sewer Piping
- Sewer Flow Direction
- Sewer Piping Access Points
- ⊕ Monitoring Well
- ⊕ Recovery Well

Aerial imagery source: Nearmap (September 2022)



	CLIENT:	Bellwether District Holdings, LLC	Act 2 Site Location Map
	PROJECT:	No. 3 Separator Area Remediation	
PROJECT NUMBER:	P044.001.003	FIGURE 2	

N:\GIS\Prj\044.001_PESRM-PES\OGIS\OGZ and GPKG\Branch_Act 2 Areas\No 3 Sep\20250331\OGZ328_P044.001_BDH_No3Sep.qgz_202505-RIR-Figures-Groundwater Analytical Results_2023-10-17T10:19:57.000_Created by: M. Civitillo_Checked by: K. Long



C-169	03/13/2025	04/15/2025
Benzene	0.0019	0.0016

C-161	03/14/2025	04/15/2025
Benzene	0.0021	0.0005 U

C-152	03/14/2025	04/15/2025
Benzene	0.0043	0.00094

C-148	03/12/2025	04/14/2025
Benzene	0.117 {A} / 0.113 {A}	0.0454 {A} / 0.0432 {A}

C-150	03/12/2025	04/15/2025
Benzene	0.0606 {A}	0.0085 {A}

C-146	03/12/2025	04/15/2025
Benzene	0.0005 U	0.0005 U

C-166	03/13/2025	04/14/2025
Benzene	0.0005 U	0.0005 U

C-153	03/12/2025	04/14/2025
Benzene	0.0025 U	0.001

C-97	03/12/2025	04/14/2025
Benzene	0.00083	0.0005 U

C-65	03/13/2025	04/14/2025
Benzene	0.0005 U	0.0005 U

C-64	03/13/2025	04/14/2025
Benzene	0.0025 U	0.0025 U

C-155	03/12/2025	04/14/2025
Benzene	0.0005 U	0.0005 U

C-142	03/12/2025	04/14/2025
Benzene	0.0005 U	0.0005 U

Legend

- Property Boundary
- ▭ No 3 Separator
- - - Sewer Piping
- ⊕ Monitoring Well (Sampled by TEI)
- ⊖ Monitoring Well (Not Sampled by TEI)
- ⊕ Recovery Well (Not Sampled TEI)

Qualifiers:
 U – Not Detected
 J – Estimated Concentration

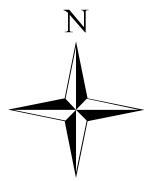
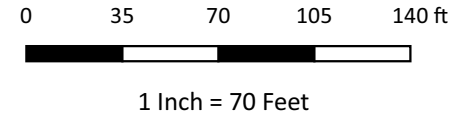
Abbreviations:
 GW – Groundwater
 MSC – Medium Specific Concentration
 Non-Res – Non-Residential
 TDS – Total Dissolved Solids

Exceedance Code:
 {A} Exceeds Non-Res GW MSC

Notes:
 Results are presented in mg/L.
 Results are only presented for wells sampled by TEI in 2025 and only present constituents identified in groundwater at concentrations greater than the applicable MSCs sampled post September 2012.
 SL is an unknown qualifier.
 Aerial imagery source: Nearmap (Sept. 2022)

Groundwater Screening Levels	
{A}	
Chemical	Non-Res GW Used Aquifer (TDS ≤ 2500) (mg/L)
Benzene	0.005

C-150	03/12/2025	04/15/2025	← Location Code
Benzene	0.0606 {A}	0.0085 {A}	← Sample Date
			← Result



 	CLIENT: Bellwether District Holdings, LLC	<p>Groundwater Analytical Results</p> <p>FIGURE 3</p>
	PROJECT: No. 3 Separator Area Remediation	
PROJECT NUMBER: P044.001.003		

Appendix A

Notification Documentation

**Notification of Receipt of a Final Report
(for site-specific standard)
(Section 304(n)(2)(i))**

Notice is hereby given that Bellwether District Holdings, LLC (BDH) will submit a Final Report to the Pennsylvania Department of Environmental Protection, Southeast Regional Office, to demonstrate attainment of the site-specific standard for the Girard Point Number 3 Separator (No. 3 Separator) Area (eFACTS PF No. 856439) within the Former Philadelphia Refinery located at 3144 West Passyunk Avenue, Philadelphia, Pennsylvania. BDH has indicated that the remediation measures taken have attained compliance with the site-specific cleanup standard established under the Land Recycling and Environmental Remediation Standards Act.

This notice is made under the provision of the Land Recycling and Environmental Remediation Standards Act, the Act of May 19, 1995, P.L. #4, No. 2.

The Philadelphia Inquirer

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

Affidavit of Publication

On Behalf of:

TERRAPHASE ENGINEERING
1100 E HECTOR ST
SUITE 400
CONSHOHOCKEN, PA 19428

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

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

3/25/2026

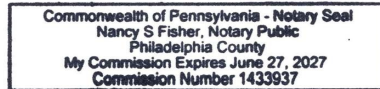
4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any is interest in the subject matter of the aforesaid notice or advertisement.





Notary Public

My Commission Expires:



Ad No: 203694

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COPY OF ADVERTISEMENT

Notification of Receipt of a Final Report (for site-specific standard) (Section 304(n)(2)(i))

Notice is hereby given that Bellwether District Holdings, LLC (BDH) will submit a Final Report to the Pennsylvania Department of Environmental Protection, Southeast Regional Office, to demonstrate attainment of the site-specific standard for the Girard Point Number 3 Separator (No. 3 Separator) Area (eFACTS PF No. 856439) within the Former Philadelphia Refinery located at 3144 West Passyunk Avenue, Philadelphia, Pennsylvania. BDH has indicated that the remediation measures taken have attained compliance with the site-specific cleanup standard established under the Land Recycling and Environmental Remediation Standards Act. This notice is made under the provision of the Land Recycling and Environmental Remediation Standards Act, the Act of May 19, 1995, P.L. #4, No. 2.



March 23, 2026

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

sent via email to LeighAnne.Rainford@Phila.gov and UPS, Proof of Delivery Requested

**Subject: Notice of Final Report Submission (eFACTS PF No. 856439)
No. 3 Separator Area - Girard Point
Former Philadelphia Energy Solutions Refinery
3144 West Passyunk Avenue
Philadelphia, PA 19145**

Dear Ms. Rainford:

This letter provides notice that Terraphase Engineering Inc. (Terraphase), on behalf of Bellwether District Holdings, LLC (BDH), will submit a Final Report to the Department of Environmental Protection for the Girard Point Number 3 Separator (No. 3 Separator) Area (eFACTS PF No. 856439) within the Former Philadelphia Refinery located at 3144 West Passyunk Avenue, Philadelphia, Pennsylvania. The Final Report indicates that the remediation performed has attained compliance with the site-specific cleanup standard.

This notice is made under the provision of the Land Recycling and Environmental Standards Act, the Act of May 19, 1995, P.L. #4, No. 2.

Sincerely,

for Terraphase Engineering Inc.

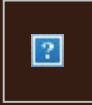
A handwritten signature in black ink that reads "Kevin L. Long".

Kevin L. Long
Senior Principal Consultant

KL:cs

cc: Julianna Connolly (jconnolly@hrpgroup.com)
Joseph Jeray (ijeray@hrpgroup.com)
Amy Piccone (apiccone@hrpgroup.com)

From: [UPS](#)
To: [Mia Civitillo](#)
Subject: UPS Delivery Notification, Tracking Number 1Z75YA670138540063
Date: Thursday, March 26, 2026 10:29:45 AM



Hello, your package has been delivered.

Delivery Date: Thursday, 03/26/2026

Delivery Time: 10:27 AM

Signed by: ANDREW

TERRAPHASE ENGINEERING

Tracking Number:	1Z75YA670138540063
Ship To:	PHILADELPHIA DEPT PUBLIC HEALTH ENV 7801 ESSINGTON AVENUE PHILADELPHIA, PA 19153 US
Number of Packages:	1
UPS Service:	UPS Next Day Air®
Package Weight:	0.1 LBS
Reference Number:	P044.001.003

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From: [Leigh-Anne Rainford](#)
To: [Mia Civitillo](#)
Cc: [Nick Scala](#); [Kevin Long](#); [Joseph Jeray](#); [Amy Piccone](#); [Julianna Connolly](#)
Subject: Re: Notice of Final Report Submission - Former PES Refinery - Girard Point Number 3 Separator Area
Date: Wednesday, March 25, 2026 8:09:35 AM
Attachments: [image001.png](#)
[Outlook-gxjglnx.png](#)
[Outlook-ffnevezkh.png](#)

Received.

Thank you.

Leigh Anne Rainford, MPH
Program Administrator of Food Protection and Environmental Engineering
Environmental Health Services | Philadelphia Department of Public Health
7801 Essington Avenue | Philadelphia, PA 19153
Phone: (215) 685 – 7497
LeighAnne.Rainford@Phila.gov



From: Mia Civitillo <mia.civitillo@terrphase.com>
Sent: Monday, March 23, 2026 3:29 PM
To: Leigh-Anne Rainford <LeighAnne.Rainford@phila.gov>
Cc: Nick Scala <nick.scala@terrphase.com>; Kevin Long <kevin.long@terrphase.com>; Joseph Jeray <jjeray@hrpgroup.com>; Amy Piccone <apiccone@hrpgroup.com>; Julianna Connolly <jconnolly@hrpgroup.com>
Subject: Notice of Final Report Submission - Former PES Refinery - Girard Point Number 3 Separator Area

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Ms. Rainford,

Attached to this email is a copy of a letter issued to you today by Terraphase on behalf of Bellwether District Holdings, LLC (BDH). The letter provides notification to the Philadelphia Department of Public Health of a submission of a final report relating to the investigation and remediation of the Girard

Point Number 3 Separator Area (eFACTS PF No. 856439). This area is located at the former Philadelphia Energy Solutions (PES) Refinery at 3144 W. Passyunk Ave., in Philadelphia. The report indicates that the remediation performed has attained compliance with the site-specific cleanup standard.

Thank you,

Mia Civitillo

Senior Staff II Engineer

(she/her/hers)

100 Canal Pointe Boulevard, Suite 110

Princeton, NJ 08540

O: 609.236.8171 ext. 162 | C: 267.535.1937

www.terrphase.com



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