

## NOTICE OF INTENT TO REMEDIATE

For DEP Use Only
PF # _____
Rem ID # _____

Date: 02/14/2025NIR 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 August 2022 River Road Release AreaFormer Name(s)/AKA Former Philadelphia Energy Solutions RefineryAddress/Location 3144 West Passyunk AvenueCity Philadelphia Zip Code 19145\*\*Municipality(s) Philadelphia County(ies) PhiladelphiaTax Parcel ID# (if known) 1001015361Latitude 39 ° (deg). 55 ' (min) 9.89 " (sec)Longitude 75 ° (deg). 12 ' (min) 2.01 " (sec)Horizontal Collection Method Geographic Information SystemsHorizontal Reference Datum NAD83 Reference Point See attached Figure 1. \*\*Wish to participate in the DEP/EPA [One Cleanup Program](#).*Contact the Land Recycling Program Manager for details at [landrecycling@pa.gov](mailto:landrecycling@pa.gov).*

EPA ID#, if known \_\_\_\_\_

DEP ID#(s), if known 51-33620

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

Date Release Occurred (if known) August 2022Date each municipality was notified of any plan or report submitted under any remediation standard  
February 12, 2025Place the newspaper name and date that your notice of your plan/report submission was published  
The Philadelphia Inquirer - February 14, 2025 (anticipated)

\*\* 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.

**In August 2022, three Philadelphia Water Department (PWD) subsurface water line leaks occurred along River Road. One of the water leaks caused a breach in the bottom of an underground containment structure (UCS) along River Road. The UCS contained refinery piping which is no longer in use. During a subsequent excavation to investigate the water line leaks, stained soil was observed. Residual oil present in the UCS was believed to be the source of the stained soil. The site is part of a former oil refinery which is currently undergoing redevelopment. The intended future use of the property is commercial/industrial.**

Provide a general description of proposed remediation measures.

**A remedial investigation has been performed, which consisted of the collection of subsurface soil samples to determine if impacts above non-residential statewide health standards were present. Samples were tested for the Philadelphia Refinery Target Compound list agreed upon with the PADEP.**

### 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 type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" 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):

Statewide Health Standards (Soil): benzene, 1,2-Dibromoethane, 1,2-dichloroethane, ethylbenzene, isopropylbenzene, methy tertiary butyl ether, naphthalene, toluene, 1,2,4-trimethylbenzene, 1,3,4-trimethylbenzene xylenes, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo (g,h,i)perylene, chrysene, fluoranthene, phenanthrene, pyrene, lead

**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 Anne R. Garr/Assistant Secretary eFACTs Client ID(If Known) 51-33620

Phone Number 312-283-4469 Email Address agarr@hilcoglobal.com

Company Name Bellwether District Holdings, LLC EIN or Federal ID # \_\_\_\_\_

Address (street, city, state, zip) 111 South Wacker Drive, Suite 3000, Chicago, IL 60606

Client Type (choose from list below) Limited Liability Company

Client Types:

Association/Organization

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

**Consultant**

Contact Person/Title Jeff Smith Email Address JSmith@langan.com

Phone Number 215-845-8915 Company Name Langan Engineering and Environmental Services

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

**Other Participant (Remediator)**

Contact Person/Title Anne Garr/Assistant Secretary

Relationship to Site Remediator  
(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number 312-283-4469 Email Address agarr@hilcoglobal.com

Company Name Philadelphia Energy Solutions Refining and Marketing LLC EIN or Federal ID # \_\_\_\_\_

Address (street, city, state, zip) 111 South Wacker Drive, Suite 3000, Chicago, IL 60606

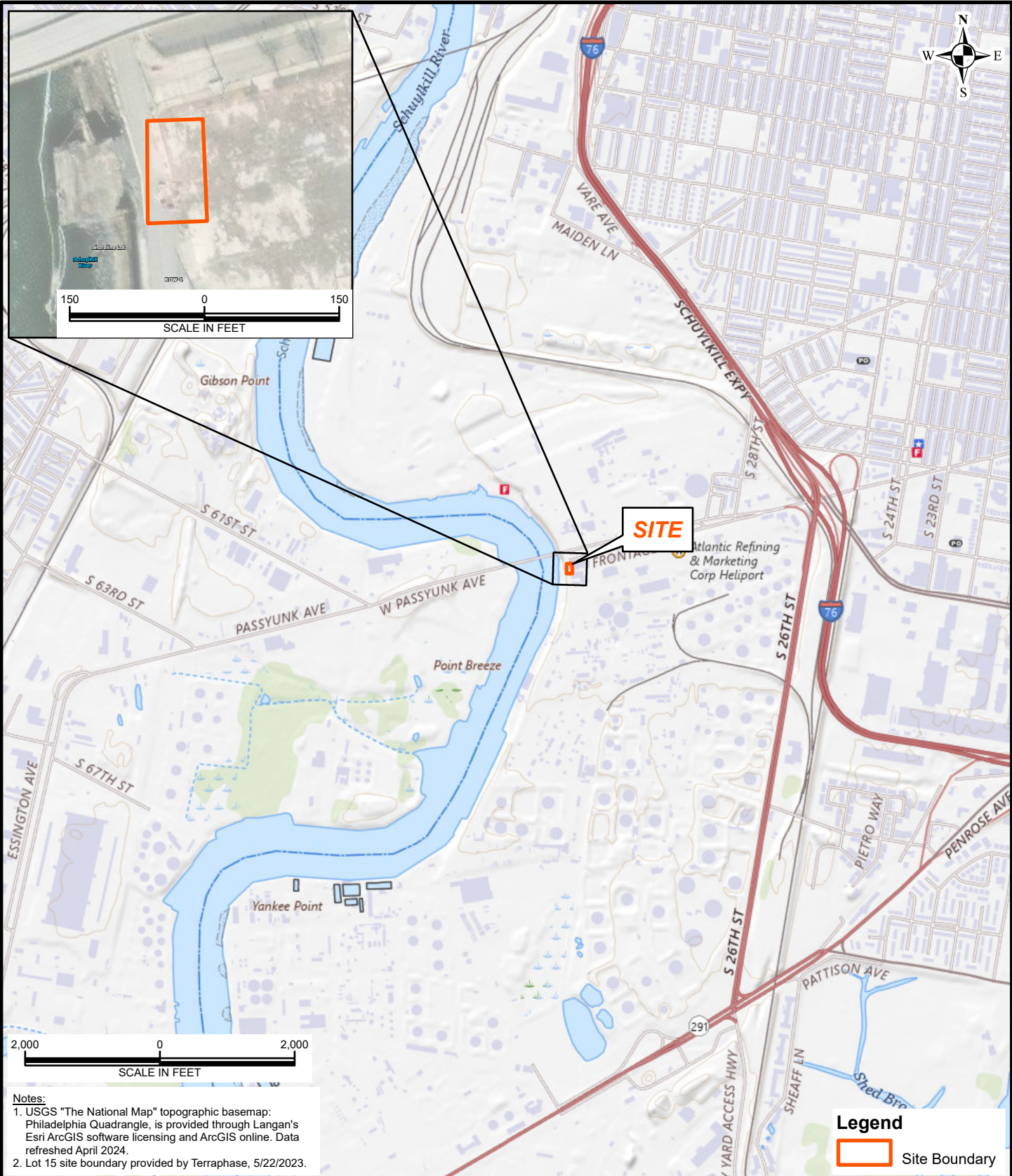
**Preparer of Notice of Intent to Remediate**

Name Adam Goldberg Title Senior Project Manager

Phone Number 215.845.8946 Email Address agoldberg@langan.com

Company Name Langan Engineering and Environmental Services

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103



**Notes:**  
 1. USGS "The National Map" topographic basemap: Philadelphia Quadrangle, is provided through Langan's Esri ArcGIS software licensing and ArcGIS online. Data refreshed April 2024.  
 2. Lot 15 site boundary provided by Terraphase, 5/22/2023.

**Legend**  
 Site Boundary

**LANGAN**  
 Langan Engineering and Environmental Services, LLC  
 1818 Market Street, Suite 3300  
 Philadelphia, PA 19103-3638  
 T: 215.845.8946 F: 215.845.8901  
 www.langan.com

Project  
**BELLWETHER DISTRICT REDEVELOPMENT**  
 3144 WEST PASSYUNK AVENUE  
 PHILADELPHIA PENNSYLVANIA

Figure Title  
**AUGUST 2022 RIVER ROAD RELEASE AREA**

Project No.  
 220181803  
 Date  
 2/9/2025  
 Scale  
 1"=2,000'  
 Drawn By  
 JF

Figure  
**1**

February 12, 2025

**Via Federal Express**

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

RE: Notice of Intent to Remediate  
August 2022 River Road Release Area  
The Bellwether District Redevelopment Project  
aka Former Philadelphia Energy Solutions (PES) Refinery  
3144 West Passyunk Avenue  
Philadelphia, Pennsylvania

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, Langan Engineering and Environmental Services, Inc. (Langan), on behalf of Bellwether District Holdings, LLC (BDH), formally known as Philadelphia Energy Solutions Refining and Marketing, LLC (PESRM), is formally notifying you of BDH's intent to remediate a distinct localized area (August 2022 River Road Release Area) on River Road of the former Philadelphia Energy Solutions Refinery Site, located at 3144 West Passyunk Avenue, Philadelphia, PA. A copy of the NIR form, which will be sent to the Department of Environmental Protection (DEP), is enclosed. The following notice will be published in the Pennsylvania Bulletin, and a summary of the notice has been published in a local newspaper, A copy of the draft publication is attached, with an anticipated publication date of February 14, 2025.

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2, notice is hereby given that Bellwether District Holdings, LLC, formerly known as Philadelphia Energy Solutions Refining and Marketing LLC, will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate a site located at 3144 West Passyunk Avenue, Philadelphia, PA. This Notice of Intent to Remediate states the site is the August 2022 River Road Release Area at the Former Philadelphia Energy Solutions Refinery. The site, remediated to

---

Statewide Health Standards, pertains to petroleum-impacted soils related to a limited-area release of petroleum products. Bellwether District Holdings, LLC has indicated that the remediation measures consisted of soil sampling and analysis, which demonstrated attainment of PA DEP Non-Residential Statewide Health Standards. The site will be used for non-residential commercial/industrial use.

If you have any questions concerning the proposed remediation you may contact Adam Goldberg at (215) 845-8946.

Sincerely,  
**Langan Engineering & Environmental Services, Inc.**



Adam Goldberg, LSRP  
Senior Project Manager

*enclosures:*

Notice of Intent to Remediate Form  
Draft of Newspaper Publication

cc.

Amy Piccone – BDH  
Julianna Connolly – BDH  
Jason Hanna, CHMM – Langan  
Cortney Savidge, CHMM - Langan  
Jeff Smith, PG – Langan  
C. David Brown, PG – PADEP

## NOTICE OF INTENT TO REMEDIATE

For DEP Use Only
PF # _____
Rem ID # _____

Date: 02/14/2025NIR 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 August 2022 River Road Release AreaFormer Name(s)/AKA Former Philadelphia Energy Solutions RefineryAddress/Location 3144 West Passyunk AvenueCity Philadelphia Zip Code 19145\*\*Municipality(s) Philadelphia County(ies) PhiladelphiaTax Parcel ID# (if known) 1001015361Latitude 39 ° (deg). 55 ' (min) 9.89 " (sec)Longitude 75 ° (deg). 12 ' (min) 2.01 " (sec)Horizontal Collection Method Geographic Information SystemsHorizontal Reference Datum NAD83 Reference Point See attached Figure 1. \*\*Wish to participate in the DEP/EPA [One Cleanup Program](#).*Contact the Land Recycling Program Manager for details at [landrecycling@pa.gov](mailto:landrecycling@pa.gov).*

EPA ID#, if known \_\_\_\_\_

DEP ID#(s), if known 51-33620

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

Date Release Occurred (if known) August 2022Date each municipality was notified of any plan or report submitted under any remediation standard  
February 12, 2025Place the newspaper name and date that your notice of your plan/report submission was published  
The Philadelphia Inquirer - February 14, 2025 (anticipated)

\*\* 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.

**In August 2022, three Philadelphia Water Department (PWD) subsurface water line leaks occurred along River Road. One of the water leaks caused a breach in the bottom of an underground containment structure (UCS) along River Road. The UCS contained refinery piping which is no longer in use. During a subsequent excavation to investigate the water line leaks, stained soil was observed. Residual oil present in the UCS was believed to be the source of the stained soil. The site is part of a former oil refinery which is currently undergoing redevelopment. The intended future use of the property is commercial/industrial.**

Provide a general description of proposed remediation measures.

**A remedial investigation has been performed, which consisted of the collection of subsurface soil samples to determine if impacts above non-residential statewide health standards were present. Samples were tested for the Philadelphia Refinery Target Compound list agreed upon with the PADEP.**

### 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 type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" 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):

Statewide Health Standards (Soil): benzene, 1,2-Dibromoethane, 1,2-dichloroethane, ethylbenzene, isopropylbenzene, methy tertiary butyl ether, naphthalene, toluene, 1,2,4-trimethylbenzene, 1,3,4-trimethylbenzene xylenes, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo (g,h,i)perylene, chrysene, fluoranthene, phenanthrene, pyrene, lead

**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 Anne R. Garr/Assistant Secretary eFACTs Client ID(If Known) 51-33620

Phone Number 312-283-4469 Email Address agarr@hilcoglobal.com

Company Name Bellwether District Holdings, LLC EIN or Federal ID # \_\_\_\_\_

Address (street, city, state, zip) 111 South Wacker Drive, Suite 3000, Chicago, IL 60606

Client Type (choose from list below) Limited Liability Company

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 Jeff Smith Email Address JSmith@langan.com

Phone Number 215-845-8915 Company Name Langan Engineering and Environmental Services

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103

**Other Participant (Remediator)**

Contact Person/Title Anne Garr/Assistant Secretary

Relationship to Site Remediator  
(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number 312-283-4469 Email Address agarr@hilcoglobal.com

Company Name Philadelphia Energy Solutions Refining and Marketing LLC EIN or Federal ID # \_\_\_\_\_

Address (street, city, state, zip) 111 South Wacker Drive, Suite 3000, Chicago, IL 60606

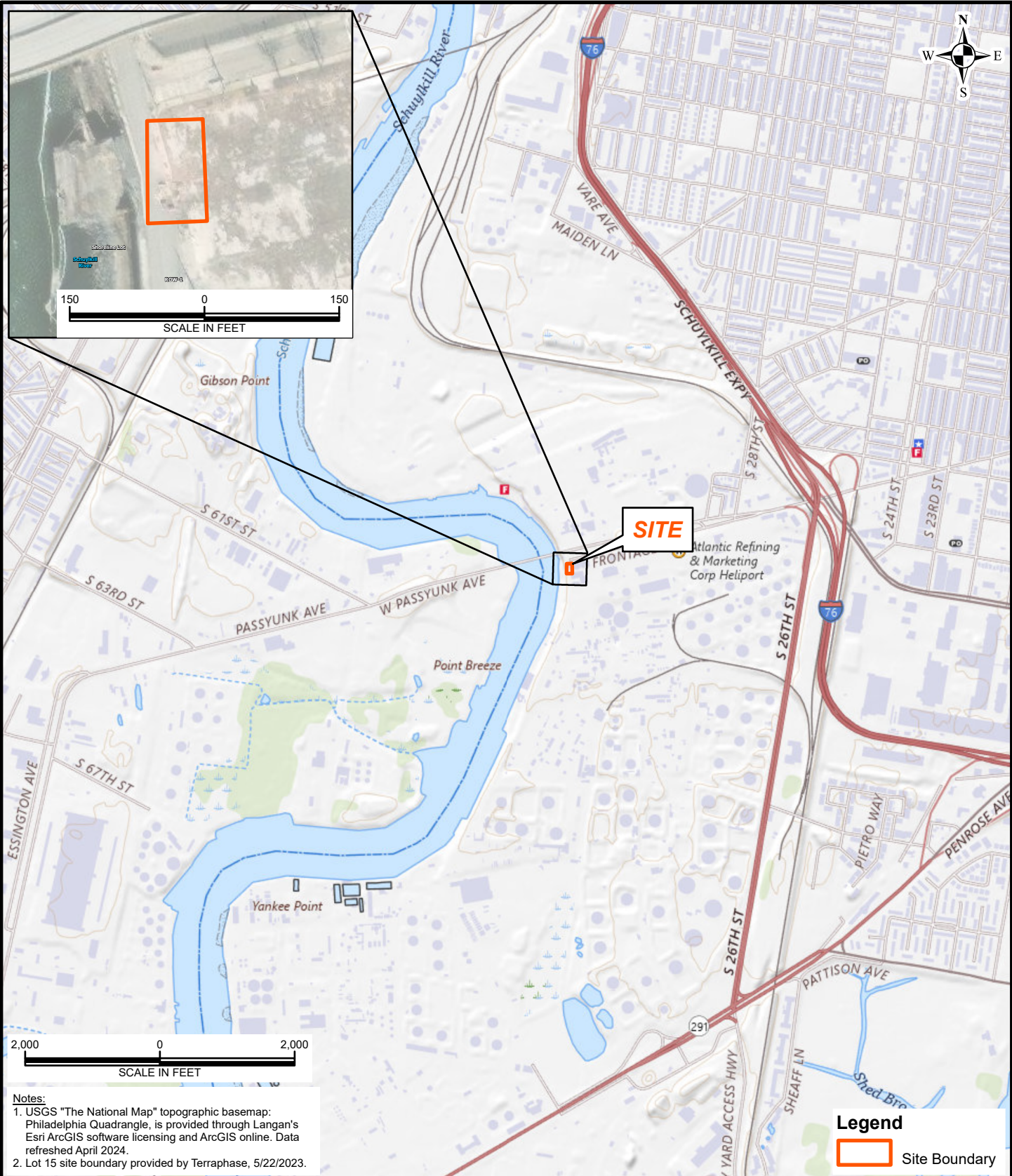
**Preparer of Notice of Intent to Remediate**

Name Adam Goldberg Title Senior Project Manager

Phone Number 215.845.8946 Email Address agoldberg@langan.com

Company Name Langan Engineering and Environmental Services

Address (street, city, state, zip) 1818 Market Street, Suite 3300, Philadelphia, PA 19103



**Notes:**  
 1. USGS "The National Map" topographic basemap: Philadelphia Quadrangle, is provided through Langan's Esri ArcGIS software licensing and ArcGIS online. Data refreshed April 2024.  
 2. Lot 15 site boundary provided by Terraphase, 5/22/2023.

**Legend**  
 Site Boundary

**LANGAN**  
 Langan Engineering and Environmental Services, LLC  
 1818 Market Street, Suite 3300  
 Philadelphia, PA 19103-3638  
 T: 215.845.8946 F: 215.845.8901  
 www.langan.com

Project  
**BELLWETHER DISTRICT REDEVELOPMENT**  
 3144 WEST PASSYUNK AVENUE  
 PHILADELPHIA PENNSYLVANIA

Figure Title  
**AUGUST 2022 RIVER ROAD RELEASE AREA**

Project No.  
 220181803  
 Date  
 2/9/2025  
 Scale  
 1"=2,000'  
 Drawn By  
 JF

Figure  
**1**

**Notice of an Intent  
to Remediate to an Environmental Standard  
(Section 304(n)(2)(i))  
(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, the act of May 19, 1995, P.L. 4, No. 1995-2, notice is hereby given that Bellwether District Holdings, LLC, formerly known as Philadelphia Energy Solutions Refining and Marketing LLC, will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate a site located at 3144 West Passyunk Avenue, Philadelphia, PA. This Notice of Intent to Remediate states the site is the August 2022 River Road Release Area at the Former Philadelphia Energy Solutions Refinery. The site, remediated to Statewide Health Standards, pertains to petroleum-impacted soils related to a limited-area release of petroleum products. Bellwether District Holdings, LLC has indicated that the remediation measures consisted of soil sampling and analysis, which demonstrated attainment of PA DEP Non-Residential Statewide Health Standards. The site will be used for non-residential commercial/industrial use.

**Cindy McGinley**

---

**From:** FedEx Tracking <TrackingUpdates@fedex.com>  
**Sent:** Thursday, February 13, 2025 9:14 AM  
**To:** Cindy McGinley  
**Subject:** Your shipment was delivered 772043863464



# Your shipment was delivered.

**Delivery Date**

Thu, 02/13/2025

9:06am

**Delivered to**

7801 ESSINGTON AVE, PHILADELPHIA, PA 19153

[Report missing package](#)

---

# How was your delivery?



---

## Tracking details

**Tracking ID**

**772043863464**

---

**From**

Theo Hammond  
1818 Market St  
Suite 3300  
PHILADELPHIA, PA, US  
19103

---

**To**

Philadelphia Dept of Public Health  
7801 Essington Avenue  
Environmental Health Services  
PHILADELPHIA, PA, US  
19153

---

**Ship date**

Wed 2/12/2025 04:50 PM

---

**Number of pieces**

1

---

**Service**

FedEx Standard Overnight

---

**Reference**

220181803

---

Shipper reference

220181803

[TRACK SHIPMENT](#)



## More control in the palm of your hand

Enroll for free and get more visibility and control for your deliveries from start to finish. And if you need to make a return, our network of [10,000+ locations](#) makes drop off easy.

[ENROLL NOW](#)



Please do not respond to this message. This email was sent from an unattended mailbox.  
This report was generated at approximately 8:14 AM CST 02/13/2025.



---

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.

© 2025 Federal Express Corporation. The content of this message is protected by copyright and trademark laws under U.S. and international law. Review our [Privacy Notice](#). All rights reserved.

Thank you for your business.

ID 1026

## Proposal / Confirmation

# The Philadelphia Inquirer

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

Campaign No. 76771  
 Today's Date 2/12/2025  
 P.O. Number  
 Sales Rep Nancy Fisher

### Bill-To

#### LANGAN

1818 Market St  
 Suite 3300  
 PHILADELPHIA, PA 19103  
 Tel: 215 845-8900  
 Account No: 110234

### Advertiser

#### LANGAN

1818 Market St  
 Suite 3300  
 PHILADELPHIA, PA 19103  
 Tel: 215 845-8900  
 Account No: 110234

### Campaign Summary

Description Line Notice of Intent  
 Start Date 2/14/2025  
 End Date 2/14/2025

### Cost Summary

Total Amount \$1,331.75

### Pre-Payment Details

Reference No.	Date	Masked Card No.	Auth. No.	Pre-Payment Amount
No Pre-Payments on this order				

### Additional Details

Order Contact Name  
 Order Status User Hold  
 Production Controller  
 Brand Name Legal Sales  
 Comments

### Print

Product / PO#	Section / Position	Classified Tree	Start	End	Line ID	Material Status	Color	Ad Size(s)	Qty	Rate	Net Amount
Inquirer Legals		Legals	2/14/2025	2/14/2025	181184			2x28.588	57	\$ 1,296.75	\$ 1,296.75
Legal Affidavit		Legals	2/14/2025	2/14/2025	181185				1	\$ 35.00	\$ 35.00