

**From:** [Eric Carlson](#)  
**To:** [Brown, C David](#)  
**Cc:** [Anthony J. Reitano](#); [Brunt, Larry](#); [Patel, Ragesh](#); [Sabetta, Matthew](#); [Costello, Andrea](#); [McCarthy, Christine](#); [Mcclennen, Bonnie](#)  
**Subject:** RE: [External] RE: DEP meeting with Alliance 51st Street  
**Date:** Monday, July 29, 2024 4:24:37 PM  
**Attachments:** [Table 1 2024\\_07 PADEP Split Soil Metals Results.pdf](#)  
[Table 2 2024\\_07 PADEP Split Soil VOCs Results.pdf](#)  
[Table 3 PADEP Split SW Results.pdf](#)  
[Table 4 2024\\_07 PADEP Split SW VOCs Results.pdf](#)  
[Revised NIR Submittal Package 51st Street.pdf](#)

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Dave – In anticipation of our call tomorrow, please find within this email the following items. Could you also please forward the DEP’s testing results prior to our call?

1. Draft NIR. We’d like to review our draft NIR on the call tomorrow before formally submitting.
2. Soil/water testing results. We note that the hex chrom data from our samples is well below the soil standard.
3. Scope status and inspection reports. Please see below updates as to our scope of work as well as addressing inspection reports. The referenced images can be found here.

<https://www.dropbox.com/t/hD5kLu7o8PPwkexy>

**Status of Scope provided by Anthony Reitano to Dave Brown via email on 7/19/2024.**

1. Scope item 1 - Schuylkill River Trail – Clean up sediment/debris within the trail from location of the stormwater swale on the Alliance site to under and southeast of the railroad bridge and Install compost filter sock in front of the “drainage ports” in the walls in the vicinity of the railroad bridge.
  1. Status – Complete.
  2. Reference Images – Image 1, Image 2, Image 3, Image 4, Image 10
2. Scope item 2-Scrap sediments in drainage swale downstream of existing berms.
  1. Status – Complete.
  2. Reference Images – Image 5
3. Scope item 3-Four (4) Existing Berms in Swale – Repair degraded berm(s) and add stone to upstream side of berms to reinforce.
  1. Status – Completed 7/22/2024.
  2. Reference Images – Image 6
4. Scope item 4 - Super Silt Fence – Two (2) rows of super silt fence to be placed inside fence line, but at the end of the swale on the Alliance property.
  1. Status – Completed 7/22/2024.
  2. Reference Images – Image 1
5. Scope item 5 - Two (2) Rock Filters- Install 2 rock berms, upstream of the Super Silt Fence
  1. Status – Completed.
  2. Reference Images – Image 7, Image 8
6. Scope item 6 - On-site Silt Sock. - Correct compost filter sock installation at NW area where there is a gap under the sock.
  1. Status – Complete.
  2. Reference Image – Image 9.

**Chapter 102 Inspection Report from Carol Canigiani provided 7/24/2024 (inspection from 7/18/2024).**

Emailed response from Sean Gallagher on 7/24/2024 – Please see pdf named “51<sup>st</sup> Street E&S Corrective Measures.pdf”

**PWD Inspection 7/25/2025 by Andre Carpenter PWD.**

1. Comment 1-Inlets on 51<sup>st</sup> Street (9 in total) must be protect with inlet bags and/or compost filter socks.
  1. Complete. See representative images – Image 11, image 12
2. Comment 2 - 2 of 3 outlets on Bartram’s Mile Trail under the railroad tracks are protected with compost filter sock. The third outlet must be protected with compost filter sock.
  1. Reference Image – Image 13
3. Comment 3 - Continue to address the E&S concerns from 7/18/2024 visit.
  1. Acknowledged.

**PWD Inspection 7/18/2024 by Bao Nguyen PWD.**

1. Comment 1 – Joint visit with PADEP in response to sediment runoff complaint.
2. Comment 2 – Install additional filtration and protection at SE of site where stormwater exits into Bartram’s Mile Trail.
  1. Reference image – Image 1, image 7, and image 8.
3. Comment 3 - Correct compost filter sock installation at NW area where there is a gap under the sock.
  1. Reference Image – Image 9.
4. Comment 4 – Remove sediment runoff from Bartram’s Mile Trail under railroad tracks.
  1. Reference Images – Image 1, Image 2, Image 3, Image 4, Image 10
5. Comment 5 – Fully cover stormwater discharge pipes at Bartram’s mile Trail under railroad tracks using compost filter socks.
  1. See Image 4, Image 10, Image 13

Thanks,  
Eric

Eric B. Carlson  
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40 Morris Ave. Suite 230  
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**From:** Brown, C David <cdbrown@pa.gov>

**Sent:** Friday, July 26, 2024 1:29 PM

**To:** Eric Carlson <ecarlson@alliancehp.com>

**Cc:** Anthony J. Reitano <areitano@heroldlaw.com>; Brunt, Larry <Larry.Brunt@arcadis.com>; Patel, Ragesh <rapatel@pa.gov>; Sabetta, Matthew <msabetta@pa.gov>; Costello, Andrea <acostello@pa.gov>; McCarthy, Christine <chmccarthy@pa.gov>; Mcclennen, Bonnie <bmccclennen@pa.gov>

**Subject:** RE: [External] RE: DEP meeting with Alliance 51st Street

Thanks Eric. We're scheduled for Tuesday.

As I mentioned, the cleanup of the trail area must be prompt to allow Bartram's Garden to reopen it to the public. We ask that, as soon as practicable, you remove all soil that was identified in the 7/22/2024 samples with chromium-VI exceeding the Act 2 Statewide health standard residential MSC (37 mg/kg). Our results indicate exceedances at locations S3, S7, S8, and S10. Please inform us when that work is complete. We anticipate returning to collect confirmation samples.

-David

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**From:** Eric Carlson <[ecarlson@alliancehp.com](mailto:ecarlson@alliancehp.com)>

**Sent:** Friday, July 26, 2024 12:44 PM

**To:** Brown, C David <[cdbrown@pa.gov](mailto:cdbrown@pa.gov)>

**Cc:** Anthony J. Reitano <[areitano@heroldlaw.com](mailto:areitano@heroldlaw.com)>; Brunt, Larry <[Larry.Brunt@arcadis.com](mailto:Larry.Brunt@arcadis.com)>; Patel, Ragesh <[rapatel@pa.gov](mailto:rapatel@pa.gov)>; Sabetta, Matthew <[msabetta@pa.gov](mailto:msabetta@pa.gov)>; Costello, Andrea <[acostello@pa.gov](mailto:acostello@pa.gov)>

**Subject:** [External] RE: DEP meeting with Alliance 51st Street

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Dave – Thanks for taking my call. To confirm from our conversation.

~Tuesday at 10:30 AM works best for us.

~We are getting our results in, reviewing, and will provide them to you on Monday.

~We will prepare an email response with images of the efforts we've made this week on Monday.

~Please include Anthony Reitano, Alliance's environmental counsel on the invitation.

Eric

Eric B. Carlson

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**From:** Brown, C David <[cdbrown@pa.gov](mailto:cdbrown@pa.gov)>

**Sent:** Friday, July 26, 2024 10:15 AM

**To:** Eric Carlson <[ecarlson@alliancehp.com](mailto:ecarlson@alliancehp.com)>

**Cc:** Anthony J. Reitano <[areitano@heroldlaw.com](mailto:areitano@heroldlaw.com)>; Brunt, Larry <[Larry.Brunt@arcadis.com](mailto:Larry.Brunt@arcadis.com)>; Patel, Ragesh <[rapatel@pa.gov](mailto:rapatel@pa.gov)>; Sabetta, Matthew <[msabetta@pa.gov](mailto:msabetta@pa.gov)>; Costello, Andrea <[acostello@pa.gov](mailto:acostello@pa.gov)>

**Subject:** DEP meeting with Alliance 51st Street

Eric,

Please let us know if your team is available for a virtual meeting next week to discuss sample results and remedial actions for the Bartram's Trail at one of these two times:

Monday at 2:00

Tuesday at 10:30.

I anticipate we'll need up to an hour. We suggest that this be a technical meeting without counsel.

Please provide your results from the trail and river samples collected on July 22<sup>nd</sup> when they're available (data table and lab reports). We've received our sample results and we should be able to share them early next week.

-David

**C. David Brown P.G.** | Professional Geologist Manager  
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**Table 1**  
**Summary of PADEP Split Soil Sampling Results- July 22, 2024**  
**Alliance 51st Street LLC**  
**1646 South 51st Street**  
**Philadelphia, Pennsylvania**

SAMPLE ID:	Pennsylvania Residential Direct Contact Soil MSCs Criteria	DEP51-S1				DEP51-S2				DEP51-S3				DEP51-S4			
LAB ID:		L2441149-01				L2441149-02				L2441149-03				L2441149-04			
COLLECTION DATE:		7/22/2024				7/22/2024				7/22/2024				7/22/2024			
SAMPLE MATRIX:		SOIL				SOIL				SOIL				SOIL			
ANALYTE	(mg/kg)	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
<b>GENERAL CHEMISTRY</b>																	
Chromium, Trivalent	190000	332	J	0.809	0.162	830		0.851	0.17	1240		0.826	0.165	890		0.827	0.165
Chromium, Hexavalent	37	0.212	J	0.809	0.162	3.73		0.851	0.17	0.165	U	0.826	0.165	0.165	U	0.827	0.165
Solids, Total	NS	98.9		0.1	NA	94		0.1	NA	96.8		0.1	NA	96.7		0.1	NA
<b>TOTAL METALS</b>																	
Aluminum, Total	NS	4600		7.78	2.1	8440		8.18	2.21	13400		8.06	2.18	10900		7.86	2.12
Antimony, Total	88	0.296	U	3.89	0.296	0.311	U	4.09	0.311	0.306	U	4.03	0.306	0.767	J	3.93	0.299
Arsenic, Total	12	3.62		0.778	0.162	5.7		0.818	0.17	9.04		0.806	0.168	9.5		0.786	0.164
Barium, Total	44000	65.3		0.778	0.135	88		0.818	0.142	137		0.806	0.14	118		0.786	0.137
Beryllium, Total	440	0.295	J	0.389	0.026	0.37	J	0.409	0.027	0.57		0.403	0.027	0.518		0.393	0.026
Cadmium, Total	110	0.113	J	0.778	0.076	0.206	J	0.818	0.08	0.289	J	0.806	0.079	0.389	J	0.786	0.077
Calcium, Total	NS	30400		7.78	2.72	32300		8.18	2.86	42800		8.06	2.82	24400		7.86	2.75
Chromium, Total	NS	332		0.778	0.075	834		0.818	0.079	1240		0.806	0.077	890		0.786	0.076
Cobalt, Total	66	5.95		1.56	0.129	10.2		1.64	0.136	14.3		1.61	0.134	13.4		1.57	0.13
Copper, Total	7200	17.9		0.778	0.201	20.6		0.818	0.211	40.5		0.806	0.208	44.9		0.786	0.203
Iron, Total	150000	11400		3.89	0.702	17900		4.09	0.739	23500		4.03	0.728	24700		3.93	0.71
Lead, Total	500	66.1		3.89	0.208	59.4		4.09	0.219	110		4.03	0.216	201		3.93	0.211
Magnesium, Total	NS	3580		7.78	1.2	5640		8.18	1.26	8260		8.06	1.24	7410		7.86	1.21
Manganese, Total	31000	203		0.778	0.124	301		0.818	0.13	437		0.806	0.128	496		0.786	0.125
Mercury, Total	35	0.065		0.065	0.042	0.063	J	0.067	0.043	0.137		0.066	0.043	0.121		0.065	0.042
Nickel, Total	4400	20.4		1.94	0.188	38.6		2.04	0.198	55.8		2.01	0.195	48.4		1.97	0.19
Potassium, Total	NS	2100		194	11.2	3810		204	11.8	6180		201	11.6	4460		197	11.3
Selenium, Total	1100	0.201	U	1.56	0.201	0.212	J	1.64	0.211	0.328	J	1.61	0.208	0.45	J	1.57	0.203
Silver, Total	1100	0.22	U	0.389	0.22	0.232	U	0.409	0.232	0.228	U	0.403	0.228	0.234	J	0.393	0.222
Sodium, Total	NS	69.5	J	156	2.45	114	J	164	2.58	176		161	2.54	169		157	2.48
Thallium, Total	2	0.605	J	1.56	0.245	1	J	1.64	0.258	1.58	J	1.61	0.254	1.1	J	1.57	0.248
Vanadium, Total	1100	21.1		0.778	0.158	35.4		0.818	0.166	54.2		0.806	0.164	43.8		0.786	0.16
Zinc, Total	66000	114		3.89	0.228	162		4.09	0.24	252		4.03	0.236	299		3.93	0.23

**NOTES:**

MSC - Medium Specific Concentration

PADEP - Pennsylvania Department of Environmental Protection

Q - Qualifier

Conc - Concentration

RL - Reporting Limit

MDL - Minimum Detection Limit

GW - Groundwater

U - Compound was undetected at the listed laboratory method detection limit.

J = The compound was detected; however, the concentration is below the laboratory method detection limit. Accordingly, this concentration is estimated.

Concentrations reported in milligrams per kilogram (mg/kg)

Highlighted concentrations exceed the PADEP Residential Direct Contact Soil MSC

**Table 1**  
**Summary of PADEP Split Soil Sampling Results- July 22, 2024**  
**Alliance 51st Street LLC**  
**1646 South 51st Street**  
**Philadelphia, Pennsylvania**

SAMPLE ID:	Pennsylvania Residential Direct Contact Soil MSCs Criteria	DEP51-S5				DEP51-S6				DEP51-S7				DEP51-S8			
LAB ID:		L2441149-05				L2441149-06				L2441149-07				L2441149-08			
COLLECTION DATE:		7/22/2024				7/22/2024				7/22/2024				7/22/2024			
SAMPLE MATRIX:		SOIL				SOIL				SOIL				SOIL			
ANALYTE	(mg/kg)	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
<b>GENERAL CHEMISTRY</b>																	
Chromium, Trivalent	190000	559		1.08	0.217	311		0.99	0.198	433	J	1.09	0.218	1110		1.33	0.265
Chromium, Hexavalent	37	0.217	U	1.08	0.217	0.198	U	0.99	0.198	0.273	J	1.09	0.218	0.265	U	1.33	0.265
Solids, Total	NS	73.8		0.1	NA	80.8		0.1	NA	73.3		0.1	NA	60.3		0.1	NA
<b>TOTAL METALS</b>																	
Aluminum, Total	NS	8300		10.2	2.76	6380		9.65	2.6	10900		10.4	2.8	12500		12.6	3.4
Antimony, Total	88	1.68	J	5.12	0.389	4	J	4.82	0.366	0.464	J	5.18	0.394	20.8		6.3	0.479
Arsenic, Total	12	6.8		1.02	0.213	12.9		0.965	0.201	8.85		1.04	0.215	13.9		1.26	0.262
Barium, Total	44000	121		1.02	0.178	115		0.965	0.168	117		1.04	0.18	146		1.26	0.219
Beryllium, Total	440	0.411	J	0.512	0.034	0.372	J	0.482	0.032	0.531		0.518	0.034	0.622	J	0.63	0.042
Cadmium, Total	110	0.379	J	1.02	0.1	0.517	J	0.965	0.095	0.304	J	1.04	0.102	0.469	J	1.26	0.124
Calcium, Total	NS	9870		10.2	3.58	12800		9.65	3.38	11600		10.4	3.62	37700		12.6	4.41
Chromium, Total	NS	559		1.02	0.098	311		0.965	0.093	433		1.04	0.099	1110		1.26	0.121
Cobalt, Total	66	9.38		2.05	0.17	8.7		1.93	0.16	12.2		2.07	0.172	16		2.52	0.209
Copper, Total	7200	54.8		1.02	0.264	93.9		0.965	0.249	41.5		1.04	0.267	59.7		1.26	0.325
Iron, Total	150000	21600		5.12	0.924	36800		4.82	0.871	22600		5.18	0.935	28000		6.3	1.14
Lead, Total	500	2330		5.12	0.274	290		4.82	0.258	140		5.18	0.278	474		6.3	0.338
Magnesium, Total	NS	5450		10.2	1.58	3390		9.65	1.48	6740		10.4	1.6	8690		12.6	1.94
Manganese, Total	31000	371		1.02	0.163	394		0.965	0.153	526		1.04	0.165	575		1.26	0.2
Mercury, Total	35	0.059	J	0.086	0.056	0.225		0.079	0.051	0.09		0.086	0.056	0.155		0.105	0.069
Nickel, Total	4400	29.6		2.56	0.248	31.3		2.41	0.233	35.1		2.59	0.251	59.1		3.15	0.305
Potassium, Total	NS	4200		256	14.7	2040		241	13.9	5090		259	14.9	5120		315	18.2
Selenium, Total	1100	0.587	J	2.05	0.264	0.971	J	1.93	0.249	0.448	J	2.07	0.267	0.862	J	2.52	0.325
Silver, Total	1100	0.29	U	0.512	0.29	0.369	J	0.482	0.273	0.293	U	0.518	0.293	0.357	U	0.63	0.357
Sodium, Total	NS	146	J	205	3.22	148	J	193	3.04	178	J	207	3.26	233	J	252	3.97
Thallium, Total	2	0.685	J	2.05	0.322	0.594	J	1.93	0.304	1.04	J	2.07	0.326	1.26	J	2.52	0.397
Vanadium, Total	1100	29.8		1.02	0.208	27.2		0.965	0.196	38.4		1.04	0.21	52.2		1.26	0.256
Zinc, Total	66000	387		5.12	0.3	210		4.82	0.283	230		5.18	0.304	407		6.3	0.37

NOTES:  
MSC - Medium Specific Concentration  
PADEP - Pennsylvania Department of Environmental Protection  
Q - Qualifier  
Conc - Concentration  
RL - Reporting Limit  
MDL - Minimum Detection Limit  
GW - Groundwater  
U - Compound was undetected at the listed laboratory method det  
J = The compound was detected; however, the concentration is be  
Concentrations reported in milligrams per kilogram (mg/kg)  
Highlighted concentrations exceed the PADEP Residential Direct C

**Table 1**  
**Summary of PADEP Split Soil Sampling Results- July 22, 2024**  
**Alliance 51st Street LLC**  
**1646 South 51st Street**  
**Philadelphia, Pennsylvania**

SAMPLE ID:	Pennsylvania Residential Direct Contact Soil MSCs Criteria	DEP51-S9				DEP51-S10				DEP51-S11				DUP-S			
LAB ID:		L2441149-09				L2441149-10				L2441149-11				L2441149-12			
COLLECTION DATE:		7/22/2024				7/22/2024				7/22/2024				7/22/2024			
SAMPLE MATRIX:		SOIL				SOIL				SOIL				SOIL			
ANALYTE	(mg/kg)	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
<b>GENERAL CHEMISTRY</b>																	
Chromium, Trivalent	190000	491		0.99	0.198	1030		1.33	0.267	101		0.928	0.186	305		1.04	0.208
Chromium, Hexavalent	37	0.198	U	0.99	0.198	0.267	U	1.33	0.267	0.186	U	0.928	0.186	0.208	U	1.04	0.208
Solids, Total	NS	80.8		0.1	NA	60		0.1	NA	86.2		0.1	NA	77		0.1	NA
<b>TOTAL METALS</b>																	
Aluminum, Total	NS	10200		9.46	2.55	11200		13.1	3.54	9980		8.99	2.43	6280		9.76	2.63
Antimony, Total	88	0.698	J	4.73	0.36	0.777	J	6.56	0.499	1.09	J	4.5	0.342	4.16	J	4.88	0.371
Arsenic, Total	12	10.3		0.946	0.197	13.8		1.31	0.273	7.01		0.899	0.187	16.9		0.976	0.203
Barium, Total	44000	110		0.946	0.165	119		1.31	0.228	104		0.899	0.156	122		0.976	0.17
Beryllium, Total	440	0.592		0.473	0.031	0.668		0.656	0.043	0.619		0.45	0.03	0.409	J	0.488	0.032
Cadmium, Total	110	0.452	J	0.946	0.093	0.481	J	1.31	0.129	0.425	J	0.899	0.088	0.488	J	0.976	0.096
Calcium, Total	NS	14800		9.46	3.31	19900		13.1	4.59	8320		8.99	3.15	11600		9.76	3.42
Chromium, Total	NS	491		0.946	0.091	1030		1.31	0.126	101		0.899	0.086	305		0.976	0.094
Cobalt, Total	66	13		1.89	0.157	16		2.62	0.218	9.09		1.8	0.149	7.75		1.95	0.162
Copper, Total	7200	50		0.946	0.244	60.7		1.31	0.338	50.9		0.899	0.232	83.2		0.976	0.252
Iron, Total	150000	33900		4.73	0.854	24900		6.56	1.18	20700		4.5	0.812	28400		4.88	0.881
Lead, Total	500	1120		4.73	0.254	242		6.56	0.352	185		4.5	0.241	236		4.88	0.261
Magnesium, Total	NS	7190		9.46	1.46	9220		13.1	2.02	5450		8.99	1.38	3150		9.76	1.5
Manganese, Total	31000	558		0.946	0.15	656		1.31	0.209	412		0.899	0.143	316		0.976	0.155
Mercury, Total	35	0.102		0.079	0.052	0.219		0.107	0.07	0.202		0.074	0.048	0.249		0.082	0.053
Nickel, Total	4400	35.6		2.36	0.229	52.2		3.28	0.318	18.6		2.25	0.218	28.1		2.44	0.236
Potassium, Total	NS	3670		236	13.6	3410		328	18.9	1830		225	12.9	1840		244	14
Selenium, Total	1100	0.669	J	1.89	0.244	0.754	J	2.62	0.338	0.291	J	1.8	0.232	0.546	J	1.95	0.252
Silver, Total	1100	0.286	J	0.473	0.268	0.371	U	0.656	0.371	0.448	J	0.45	0.254	0.335	J	0.488	0.276
Sodium, Total	NS	172	J	189	2.98	227	J	262	4.13	221		180	2.83	152	J	195	3.07
Thallium, Total	2	0.9	J	1.89	0.298	0.819	J	2.62	0.413	0.538	J	1.8	0.283	0.617	J	1.95	0.307
Vanadium, Total	1100	35.7		0.946	0.192	50.5		1.31	0.266	33.9		0.899	0.182	25.3		0.976	0.198
Zinc, Total	66000	363		4.73	0.277	343		6.56	0.384	222		4.5	0.263	192		4.88	0.286

NOTES:  
MSC - Medium Specific Concentration  
PADEP - Pennsylvania Department of Environmental Protection  
Q - Qualifier  
Conc - Concentration  
RL - Reporting Limit  
MDL - Minimum Detection Limit  
GW - Groundwater  
U - Compound was undetected at the listed laboratory method det  
J = The compound was detected; however, the concentration is be  
Concentrations reported in milligrams per kilogram (mg/kg)  
Highlighted concentrations exceed the PADEP Residential Direct C







**Table 3**  
**Summary of PADEP Surface Water Sampling Results- July 22, 2024**  
**Alliance 51st Street LLC**  
**1646 South 51st Street**  
**Philadelphia, Pennsylvania**

SAMPLE ID:	DEP51-W1				DEP51-W2				DEP51-W3				DEP51-W4				DUP-W			
LAB ID:	L2441149-13				L2441149-14				L2441149-15				L2441149-16				L2441149-17			
COLLECTION DATE:	7/22/2024				7/22/2024				7/22/2024				7/22/2024				7/22/2024			
SAMPLE MATRIX:	WATER				WATER				WATER				WATER				WATER			
ANALYTE	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
<b>DISSOLVED METALS</b>																				
Aluminum, Dissolved	8.49	J	10	3.27	8.44	J	10	3.27	8.42	J	10	3.27	8.57	J	10	3.27	6.2	J	10	3.27
Antimony, Dissolved	0.6591	J	4	0.429	1.2	J	4	0.429	0.7665	J	4	0.429	0.8044	J	4	0.429	0.7301	J	4	0.429
Arsenic, Dissolved	0.9911		0.5	0.165	1.043		0.5	0.165	0.9474		0.5	0.165	0.9409		0.5	0.165	0.9913		0.5	0.165
Barium, Dissolved	43		0.5	0.173	41.81		0.5	0.173	41.3		0.5	0.173	41.26		0.5	0.173	43.75		0.5	0.173
Beryllium, Dissolved	0.107	U	0.5	0.107	0.107	U	0.5	0.107	0.107	U	0.5	0.107	0.107	U	0.5	0.107	0.107	U	0.5	0.107
Cadmium, Dissolved	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599
Calcium, Dissolved	31500		100	39.4	30400		100	39.4	29700		100	39.4	29700		100	39.4	30100		100	39.4
Chromium, Dissolved	0.2748	J	1	0.178	0.2298	J	1	0.178	0.2059	J	1	0.178	0.2308	J	1	0.178	0.2487	J	1	0.178
Cobalt, Dissolved	0.2237	J	0.5	0.163	0.1692	J	0.5	0.163	0.1663	J	0.5	0.163	0.1872	J	0.5	0.163	0.1669	J	0.5	0.163
Copper, Dissolved	2.925		1	0.384	2.313		1	0.384	2.164		1	0.384	2.307		1	0.384	2.374		1	0.384
Iron, Dissolved	50.1		50	19.1	31.4	J	50	19.1	28.9	J	50	19.1	30.2	J	50	19.1	20.6	J	50	19.1
Lead, Dissolved	0.343	U	1	0.343	0.343	U	1	0.343	0.343	U	1	0.343	0.343	U	1	0.343	0.343	U	1	0.343
Magnesium, Dissolved	12000		70	24.2	11600		70	24.2	11400		70	24.2	11600		70	24.2	11700		70	24.2
Manganese, Dissolved	4.75		1	0.44	5.665		1	0.44	5.916		1	0.44	5.98		1	0.44	1.94		1	0.44
Mercury, Dissolved	0.0915	U	0.2	0.0915	0.0915	U	0.2	0.0915	0.0915	U	0.2	0.0915	0.0915	U	0.2	0.0915	0.0915	U	0.2	0.0915
Nickel, Dissolved	2.39		2	0.556	1.705	J	2	0.556	1.638	J	2	0.556	1.725	J	2	0.556	1.904	J	2	0.556
Potassium, Dissolved	3890		100	30.9	3900		100	30.9	3690		100	30.9	3720		100	30.9	3810		100	30.9
Selenium, Dissolved	1.73	U	5	1.73	1.73	U	5	1.73	1.73	U	5	1.73	1.73	U	5	1.73	1.73	U	5	1.73
Silver, Dissolved	0.163	U	0.4	0.163	0.163	U	0.4	0.163	0.163	U	0.4	0.163	0.163	U	0.4	0.163	0.163	U	0.4	0.163
Sodium, Dissolved	28000		100	29.3	27100		100	29.3	26400		100	29.3	27100		100	29.3	27600		100	29.3
Thallium, Dissolved	0.143	U	1	0.143	0.1919	J	1	0.143	0.143	U	1	0.143	0.143	U	1	0.143	0.143	U	1	0.143
Vanadium, Dissolved	1.57	U	5	1.57	1.57	U	5	1.57	1.57	U	5	1.57	1.57	U	5	1.57	1.57	U	5	1.57
Zinc, Dissolved	3.552	J	10	3.41	3.568	J	10	3.41	3.439	J	10	3.41	3.95	J	10	3.41	3.462	J	10	3.41
<b>GENERAL CHEMISTRY</b>																				
Chromium, Trivalent	3	U	10	3	3	U	10	3	3	U	10	3	3	U	10	3	3	U	10	3
Chromium, Hexavalent	3	U	10	3	3	U	10	3	3	U	10	3	3	U	10	3	3	U	10	3
<b>TOTAL METALS</b>																				
Aluminum, Total	60.9		10	3.27	36.1		10	3.27	41		10	3.27	44.3		10	3.27	41		10	3.27
Antimony, Total	1.215	J	4	0.429	0.5472	J	4	0.429	0.4983	J	4	0.429	0.4872	J	4	0.429	0.481	J	4	0.429
Arsenic, Total	0.9562		0.5	0.165	0.9875		0.5	0.165	0.909		0.5	0.165	0.9654		0.5	0.165	0.9336		0.5	0.165
Barium, Total	45.7		0.5	0.173	44.09		0.5	0.173	42.13		0.5	0.173	44.53		0.5	0.173	44.93		0.5	0.173
Beryllium, Total	0.107	U	0.5	0.107	0.107	U	0.5	0.107	0.107	U	0.5	0.107	0.107	U	0.5	0.107	0.107	U	0.5	0.107
Cadmium, Total	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599	0.0599	U	0.2	0.0599
Calcium, Total	31100		100	39.4	30500		100	39.4	30000		100	39.4	30200		100	39.4	31600		100	39.4
Chromium, Total	0.3406	J	1	0.178	0.2938	J	1	0.178	0.27	J	1	0.178	0.2745	J	1	0.178	0.2831	J	1	0.178
Cobalt, Total	0.3777	J	0.5	0.163	0.3086	J	0.5	0.163	0.31	J	0.5	0.163	0.3318	J	0.5	0.163	0.3182	J	0.5	0.163
Copper, Total	3.167		1	0.384	2.672		1	0.384	2.474		1	0.384	2.706		1	0.384	2.737		1	0.384
Iron, Total	169		50	19.1	112		50	19.1	129		50	19.1	143		50	19.1	141		50	19.1
Lead, Total	1.069		1	0.343	0.5946	J	1	0.343	0.615	J	1	0.343	0.7412	J	1	0.343	0.6885	J	1	0.343
Magnesium, Total	12100		70	24.2	12000		70	24.2	11500		70	24.2	11600		70	24.2	12100		70	24.2
Manganese, Total	45.85		1	0.44	38.67		1	0.44	41.98		1	0.44	44.83		1	0.44	43.03		1	0.44
Mercury, Total	0.105	J	0.2	0.0915	0.249		0.2	0.0915	0.092	J	0.2	0.0915	0.0915	U	0.2	0.0915	0.0915	U	0.2	0.0915
Nickel, Total	1.761	J	2	0.556	1.719	J	2	0.556	1.577	J	2	0.556	1.63	J	2	0.556	1.73	J	2	0.556
Potassium, Total	3820		100	30.9	3740		100	30.9	3680		100	30.9	3730		100	30.9	3820		100	30.9
Selenium, Total	1.73	U	5	1.73	1.73	U	5	1.73	1.73	U	5	1.73	1.73	U	5	1.73	1.73	U	5	1.73
Silver, Total	0.163	U	0.4	0.163	0.163	U	0.4	0.163	0.163	U	0.4	0.163	0.163	U	0.4	0.163	0.163	U	0.4	0.163
Sodium, Total	28800		100	29.3	28500		100	29.3	26800		100	29.3	27900		100	29.3	28900		100	29.3
Thallium, Total	0.143	U	1	0.143	0.143	U	1	0.143	0.143	U	1	0.143	0.143	U	1	0.143	0.143	U	1	0.143
Vanadium, Total	1.57	U	5	1.57	1.57	U	5	1.57	1.57	U	5	1.57	1.57	U	5	1.57	1.57	U	5	1.57
Zinc, Total	7.52	J	10	3.41	5.536	J	10	3.41	7.01	J	10	3.41	5.595	J	10	3.41	5.687	J	10	3.41

NOTES:  
Units are in ug/L  
Q - Qualifier  
Conc - Concentration  
RL - Reporting Limit  
MDL - Minimum Detection Limit  
U - Compound was undetected at the listed laboratory method detection limit.  
Concentrations reported in milligrams per kilogram (mg/kg)  
J = The compound was detected; however, the concentration is below the laboratory method detection limit. Accordingly, this concentration is estimated.



July 30, 2024  
Mr. C. David Brown, P.G.  
Pennsylvania Department of Environmental Protection  
Southeast Regional Office  
2 East Main Street  
Norristown, Pennsylvania 19401

Arcadis U.S., Inc.  
2100 Georgetown Drive  
Suite 402  
Sewickley  
Pennsylvania 15143  
Tel 724 742 9180  
Fax 724 742 9189  
[www.arcadis-us.com](http://www.arcadis-us.com)

Subject:  
Revised Act 2 Notice of Intent to Remediate  
Alliance 51<sup>st</sup> Street Terminal  
1646 South 51<sup>st</sup> Street  
Philadelphia, Pennsylvania 19143

Dear Mr. Brown,

On behalf of Alliance, Arcadis U.S., Inc. (Arcadis) respectfully submits this revised Notice of Intent to Remediate (NIR) for the above referenced site.

Please find enclosed the NIR package, which includes proof of municipality and county notifications, and the newspaper publication posted on July 29, 2024. Arcadis will advise the Department if public comments are received during the 30-day Public Comment Period.

Arcadis looks forward to working with the Department to close this site in accordance with Act 2. If you have any questions, concerns, or would like to discuss this further, please don't hesitate to contact me.

Respectfully Submitted,

**Arcadis U.S., Inc.**



Crystal L. Foster  
Senior Geologist  
E-mail: [crystal.foster@arcadis.com](mailto:crystal.foster@arcadis.com)  
Telephone: 724.934.9529



For DEP Use Only
PF # _____
Rem ID # _____

## NOTICE OF INTENT TO REMEDIATE

Date: <u>July 23, 2024</u>	NIR Status:	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Revised
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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 Alliance 51<sup>st</sup> Street.

Former Name(s)/AKA 51<sup>st</sup> Street Terminal, PBF Logistics Products Terminal, Plains Products Terminals, Allied Oil Company, Hess Oil & Chemical Corporation

Address/Location 1646 South 51<sup>st</sup> Street

City Philadelphia Zip Code 19143

\*\*Municipality(s) Philadelphia County(ies) Philadelphia

Tax Parcel ID# (if known) 884217325

Latitude 39 ° (deg). 56 ' (min) 08 " (sec)

Longitude -75 ° (deg). 12 ' (min) 34 " (sec)

Horizontal Collection Method EMAP

Horizontal Reference Datum NAD83 Reference Point CNTAR

\*\*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 PAD069021830

DEP ID#(s), if known 452917

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

Date Release Occurred (if known) \_\_\_\_\_

Date each municipality was notified of any plan or report submitted under any remediation standard  
July 29, 2024

\*\* 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.

Place the newspaper name and date that your notice of your plan/report submission was published  
Philadelphia Inquirer; July 29, 2024

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### 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.

**Organic compounds and lead are primarily associated with the former use of the property as a fuel oil terminal from approximately 1951- 2021 by companies including Allied Oil, Hess Oil & Chemical, Plains Products Terminals and PBF Logistics (PBF). PBF recently closed, demolished, and removed the aboveground storage tanks (ASTs). Soil borings in the former AST and piping area identified exceedances of the non-residential (NR) direct contact and/or soil to groundwater MSCs for volatile organic compounds, semivolatile organic compounds, and lead. Groundwater samples from temporary wells had exceedances of the NR used aquifer GW MSCs for benzene, 1,2,4-trimethylbenzene, and lead. Hexavalent chromium is present due to the historic placement of fill onsite in the early 1900s. The site is intended for non-residential future use.**

Provide a general description of proposed remediation measures.

**The groundwater and soils at the site will be further characterized. The remedy for this site is expected to include, but not be limited to, implementation of a monitored natural attenuation program for groundwater and the filing of an environmental covenant.**

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

See attached tables

**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 Max Ryan/Director of Development & Construction eFACTs Client ID(If Known) \_\_\_\_\_  
 Phone Number (856) 699-1105 Email Address mryan@allianceshp.com  
 Company Name Alliance 51<sup>st</sup> Street, LLC EIN or Federal ID # \_\_\_\_\_  
 Address (street, city, state, zip) 40 Morris Ave, Ste 230, Bryn Mawr, PA 19010  
 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 Lawrence G. Brunt/P.E.(Prinicpal Engineer) Email Address larry.brunt@arcadis.com  
 Phone Number (908) 526-1000 Company Name Arcadis US, Inc.  
 Address (street, city, state, zip) 1 Harvard Way, Ste 5, Hillsborough, NJ 08844

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**Other Participant (Remediator)**  
 Contact Person/Title \_\_\_\_\_  
 Relationship to Site \_\_\_\_\_  
 (e.g. remediator, participant in cleanup if other than owner, etc.)  
 Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_  
 Company Name \_\_\_\_\_ EIN or Federal ID # \_\_\_\_\_  
 Address (street, city, state, zip) \_\_\_\_\_

---

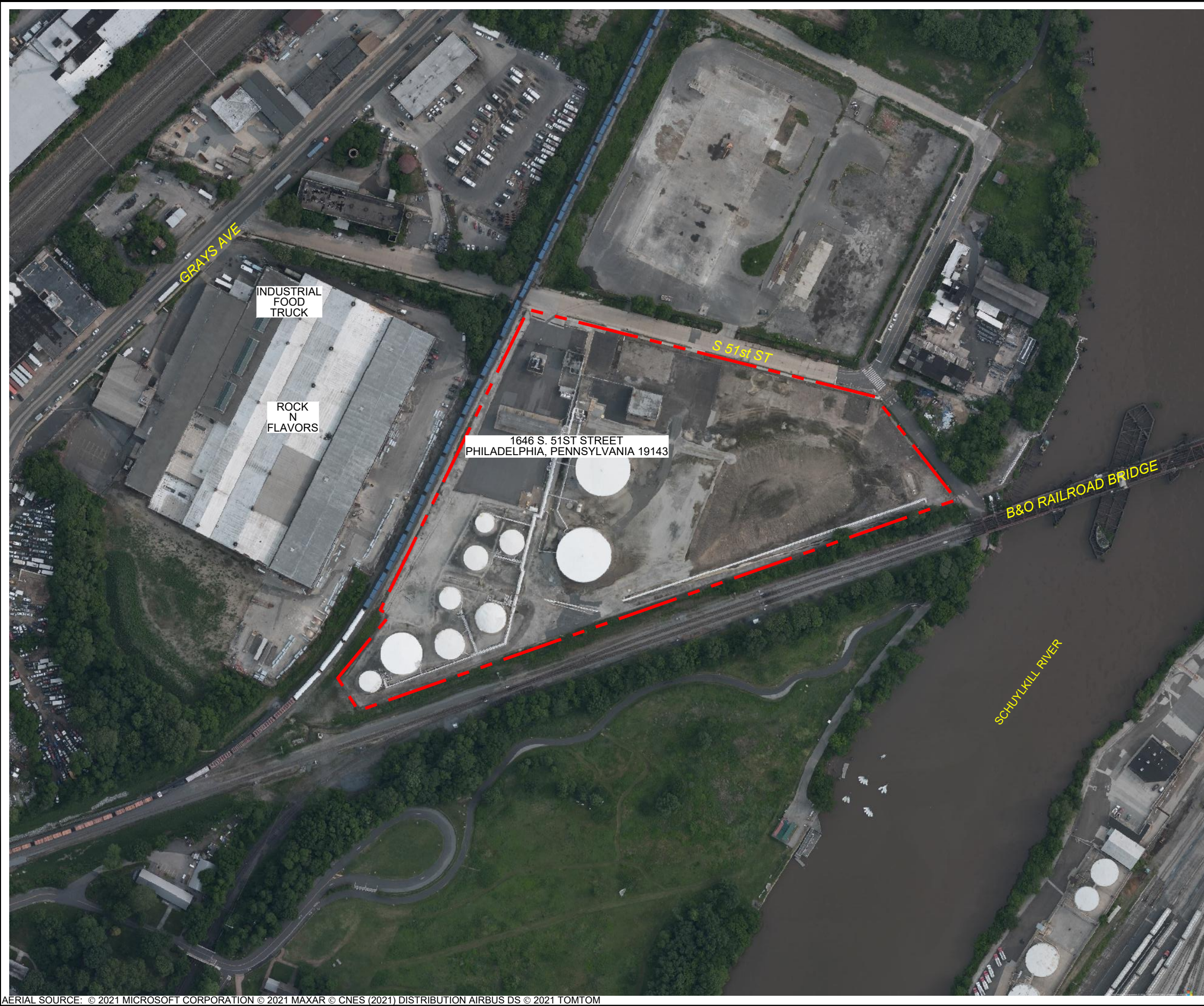
**Preparer of Notice of Intent to Remediate**  
 Name Anthony Reitano, Esq. Title Attorney  
 Phone Number (908) 647-1022 Email Address areitano@heroldlaw.com  
 Company Name Herold Law, P.A.  
 Address (street, city, state, zip) 25 Independence Blvd., Warren, New Jersey, 07059

Chemical Name	CAS Number
<b>Volatile Organic Compounds</b>	
1,2,4-Trimethylbenzene	95-63-6
Benzene	71-43-2
Cyclohexane	110-82-7
Ethylbenzene	100-41-4
Isopropylbenzene	98-82-8
Methyl cyclohexane	108-87-2
o-Xylene	95-47-6
p/m-Xylene	179601-23-1
Toluene	108-88-3
Xylenes, total	1330-20-7
1,2-Dichlorobenzene	95-50-1
1,4-Dichlorobenzene	106-46-7
Acetone	67-64-1
Methyl tert-butyl ether	1634-04-4
Styrene	100-42-5
Naphthalene	91-20-3
1,3,5-Trimethylbenzene	108-67-8
2-Butanone	78-93-3
1,2-Dichloroethane	107-06-2
Methyl acetate	79-20-9
<b>Semivolatile Organic Compounds</b>	
2-Methylnaphthalene	91-57-6
Acenaphthene	83-32-9
Anthracene	120-12-7
Benzo(a)anthracene	56-55-3
Benzo(a)pyrene	50-32-8
Benzo(b)fluoranthene	205-99-2
Benzo(ghi)perylene	191-24-2
Benzo(k)fluoranthene	207-08-9
Biphenyl	92-52-4
Chrysene	218-01-9
Dibenzofuran	132-64-9
Fluoranthene	206-44-0
Fluorene	86-73-7
Indeno(1,2,3-cd)pyrene	193-39-5
Naphthalene	91-20-3
Phenanthrene	85-01-8
Pyrene	129-00-0
Bis(2-chloroethyl)ether	111-44-4
<b>Inorganics</b>	
Chromium, total	7440-47-3
Hexavalent Chromium	18540-29-9
Lead, total	7439-92-1

Chemical Name	CAS Number
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1,3,5-Trimethylbenzene	108-67-8
Acetone	67-64-1
Carbon disulfide	75-15-0
2-Butanone	78-93-3
1,2-Dichloroethane	107-06-2
Vinyl chloride	75-01-4
1,2-Dichloroethene, total	540-59-0
cis-1,2-Dichloroethene	156-59-2
1,2-Dichlorobenzene	95-50-1
Chlorobenzene	108-90-7
1,4-Dichlorobenzene	106-46-7
1,3-Dichlorobenzene	541-73-1
2-Hexanone	591-78-6
4-Methyl-2-pentanone	108-10-1
<b>Inorganics</b>	
Lead, dissolved	7439-92-1
Chromium, dissolved	7440-47-3
Chromium, total	7440-47-3
Hexavalent Chromium	18540-29-9



CITY: CITY DIV: GROUP: ENV: CAD DB: ENV: CAD C:\Users\barabha\OneDrive - ARCADIS\BIM\360 Docs\VALUS-ALLIANCE HSP VENTURES-1646 S 51ST-PHILADELPHIA PENNSYLVANIA\2021\01-IN PROGRESS\01-DWG\GEN F01-F02 LOC AND SITE.dwg LAYOUT: 2 SAVED: 11/22/2021 10:52 AM PAGES: 2 PLOT: 11/22/2021 10:52 AM BY: ROBITALLE, BEVERLY



**LEGEND:**  
- - - - - PROPERTY BOUNDARY  
Aboveground storage tanks have been removed.



ALLIANCE HP INVESTMENTS, LLC  
1646 S. 51ST STREET  
PHILADELPHIA, PENNSYLVANIA

**SITE PLAN**



FIGURE  
1



Municipal Manager  
City of Philadelphia

County Manager  
Philadelphia County

Municipal Service Building  
1401 John F. Kennedy Blvd  
Philadelphia, PA 19107

Arcadis U.S., Inc.  
2100 Georgetown Drive  
Suite 402  
Sewickley  
Pennsylvania 15143  
Phone: 724 742 9180  
[www.arcadis.com](http://www.arcadis.com)

Date: July 26, 2024  
Our Ref: 30108678  
Subject: Notice of Intent to Remediate  
1646 South 51<sup>st</sup> Street  
City of Philadelphia  
Philadelphia County, Pennsylvania 19143

Dear Municipal and County Managers,

The Land Recycling and Environmental Remediation Standards Act, the Act of May 19, 1995, P.L. 4, No. 1995-2 (the "Act"), 35 P.S. §§ 6026.101 et seq., requires that a Notice of Intent to Remediate (NIR) be provided to the county and municipality in which a site entering the Act 2 program is located. Based on our records, both the City and County of Philadelphia operate from the same address at 1401 John F. Kennedy Blvd, Philadelphia, PA. In accordance with the provisions of the Act and on behalf of Alliance 51<sup>st</sup> Street LLC (Alliance), Arcadis U.S., Inc. is formally notifying you of Alliance's intent to remediate the subject site. A copy of the revised Notice of Intent to Remediate (NIR), which is being sent to the Pennsylvania Department of Environmental Protection (PADEP), Southeast Regional Office, is enclosed.

A notice of NIR submittal will also be published in the Philadelphia Inquirer newspaper on July 29, 2024, which serves the City of Philadelphia. Publication of this notice in the local newspaper initiates a 30-day public and municipal comment period. During this time, you may request to become involved in the development of the remediation plans for the Site. If you wish to become involved in this project or if you have any questions or need additional information regarding the proposed remediation, please feel free to contact me.

Sincerely,  
Arcadis U.S., Inc.



Crystal Foster  
Senior Geologist  
Email: [crystal.foster@arcadis.com](mailto:crystal.foster@arcadis.com)  
Direct Line: 724.934.9529



For DEP Use Only
PF # _____
Rem ID # _____

## NOTICE OF INTENT TO REMEDIATE

Date: <u>July 23, 2024</u>	NIR Status:	<input type="checkbox"/> New	<input checked="" type="checkbox"/> 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 Alliance 51<sup>st</sup> Street.

Former Name(s)/AKA 51<sup>st</sup> Street Terminal, PBF Logistics PProducts Terminal, Plains Products Terminals, Allied Oil Company, Hess Oil & Chemical Corporation

Address/Location 1646 South 51<sup>st</sup> Street

City Philadelphia Zip Code 19143

\*\*Municipality(s) Philadelphia County(ies) Philadelphia

Tax Parcel ID# (if known) 884217325

Latitude 39 ° (deg). 56 ' (min) 08 " (sec)

Longitude -75 ° (deg). 12 ' (min) 34 " (sec)

Horizontal Collection Method EMAP

Horizontal Reference Datum NAD83 Reference Point CNTAR

\*\*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 PAD069021830

DEP ID#(s), if known 452917

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

Date Release Occurred (if known) \_\_\_\_\_

Date each municipality was notified of any plan or report submitted under any remediation standard  
July 29, 2024

\*\* 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.

Place the newspaper name and date that your notice of your plan/report submission was published  
Philadelphia Inquirer; July 29, 2024

---

### 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.

**Organic compounds and lead are primarily associated with the former use of the property as a fuel oil terminal from approximately 1951- 2021 by companies including Allied Oil, Hess Oil & Chemical, Plains Products Terminals and PBF Logistics (PBF). PBF recently closed, demolished, and removed the aboveground storage tanks (ASTs). Soil borings in the former AST and piping area identified exceedances of the non-residential (NR) direct contact and/or soil to groundwater MSCs for volatile organic compounds, semivolatile organic compounds, and lead. Groundwater samples from temporary wells had exceedances of the NR used aquifer GW MSCs for benzene, 1,2,4-trimethylbenzene, and lead. Hexavalent chromium is present due to the historic placement of fill onsite in the early 1900s. The site is intended for non-residential future use.**

Provide a general description of proposed remediation measures.

**The groundwater and soils at the site will be further characterized. The remedy for this site is expected to include, but not be limited to, implementation of a monitored natural attenuation program for groundwater and the filing of an environmental covenant.**



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

See attached tables

**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 Max Ryan/Director of Development & Construction eFACTs Client ID(If Known) \_\_\_\_\_  
 Phone Number (856) 699-1105 Email Address mryan@allianceshp.com  
 Company Name Alliance 51<sup>st</sup> Street, LLC EIN or Federal ID # \_\_\_\_\_  
 Address (street, city, state, zip) 40 Morris Ave, Ste 230, Bryn Mawr, PA 19010  
 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 Lawrence G. Brunt/P.E.(Prinicpal Engineer) Email Address larry.brunt@arcadis.com  
 Phone Number (908) 526-1000 Company Name Arcadis US, Inc.  
 Address (street, city, state, zip) 1 Harvard Way, Ste 5, Hillsborough, NJ 08844

---

**Other Participant (Remediator)**  
 Contact Person/Title \_\_\_\_\_  
 Relationship to Site \_\_\_\_\_  
 (e.g. remediator, participant in cleanup if other than owner, etc.)  
 Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_  
 Company Name \_\_\_\_\_ EIN or Federal ID # \_\_\_\_\_  
 Address (street, city, state, zip) \_\_\_\_\_

---

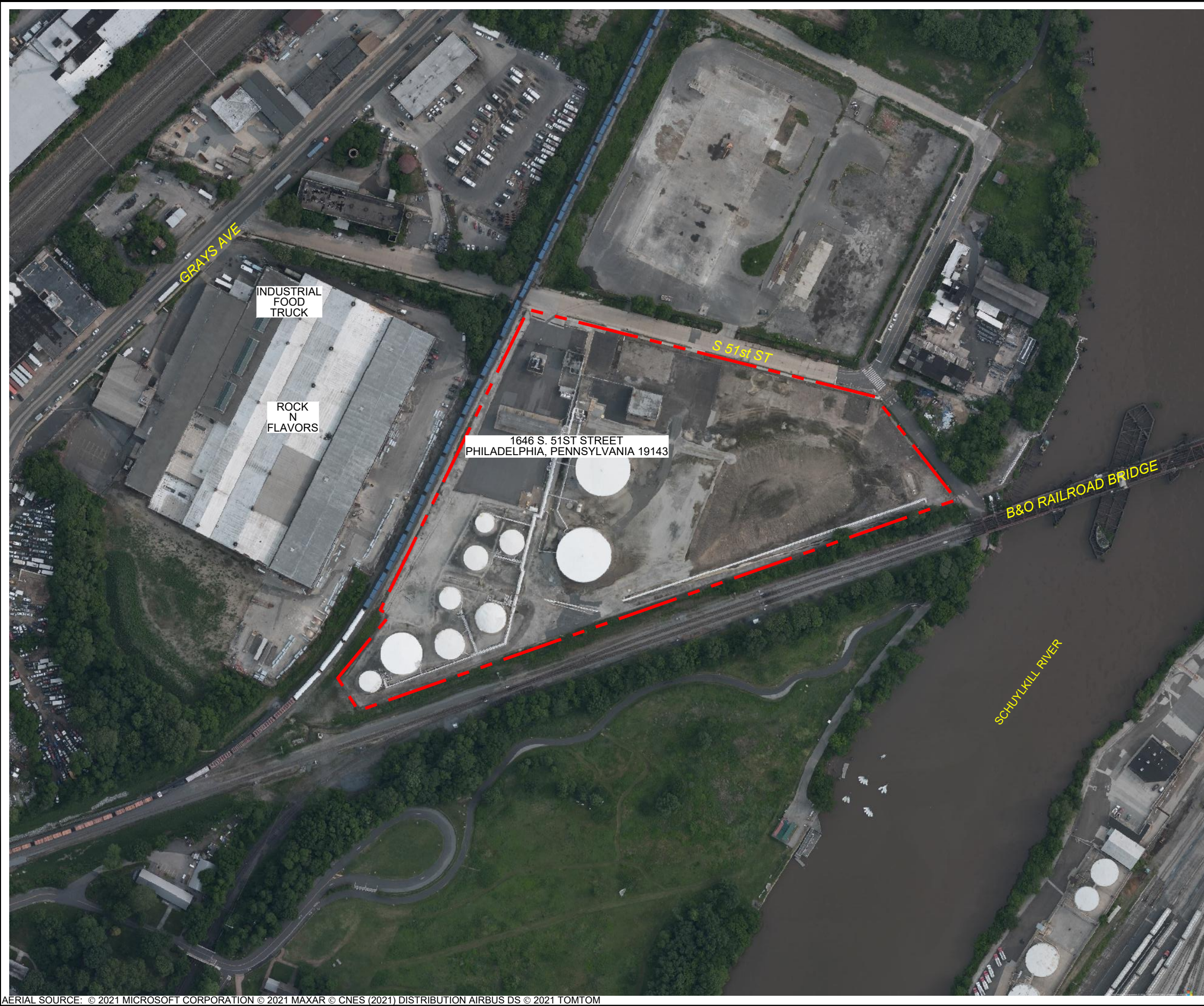
**Preparer of Notice of Intent to Remediate**  
 Name Anthony Reitano, Esq. Title Attorney  
 Phone Number (908) 647-1022 Email Address areitano@heroldlaw.com  
 Company Name Herold Law, P.A.  
 Address (street, city, state, zip) 25 Independence Blvd., Warren, New Jersey, 07059

Chemical Name	CAS Number
<b>Volatile Organic Compounds</b>	
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Benzene	71-43-2
Cyclohexane	110-82-7
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cis-1,2-Dichloroethene	156-59-2
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**LEGEND:**  
- - - - - PROPERTY BOUNDARY  
Aboveground storage tanks have been removed.



ALLIANCE HP INVESTMENTS, LLC  
1646 S. 51ST STREET  
PHILADELPHIA, PENNSYLVANIA

**SITE PLAN**



FIGURE  
1



## FedEx Shipment 777628043388: Your package has been delivered

TrackingUpdates@fedex.com <TrackingUpdates@fedex.com>

Mon 7/29/2024 8:41 AM

To:Zielinski, Shelby <Shelby.Zielinski@arcadis.com>

**Arcadis Warning:** Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.



FedEx

Hi. Your package was delivered Mon, 07/29/2024 at 8:33am.

Delivered to 1401 JOHN F KENNEDY BLVD, PHILADELPHIA, PA 19107

[OBTAIN PROOF OF DELIVERY](#)

How was your delivery ?



[star1](#)



[star2](#)



[star3](#)



[star4](#)



[star5](#)

TRACKING NUMBER

[777628043388](#)

**FROM** ARCADIS U.S., Inc.  
2100 Georgetown Drive  
Suite 402  
SEWICKLEY, PA, US, 15143

**TO** Municipal Service Building  
Municipal Mgr and County Mgr  
1401 John F Kennedy Blvd  
PHILADELPHIA, PA, US, 19107

**REFERENCE** 30108678

**SHIPPER REFERENCE** 30108678

**SHIP DATE** Fri 7/26/2024 06:11 PM

**PACKAGING TYPE** FedEx Envelope

**ORIGIN** SEWICKLEY, PA, US, 15143

**DESTINATION** PHILADELPHIA, PA, US, 19107

**SPECIAL HANDLING** Deliver Weekday

**NUMBER OF PIECES** 1

**TOTAL SHIPMENT WEIGHT** 0.50 LB

**SERVICE TYPE** FedEx Standard Overnight



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Thank you for your business.



# The Philadelphia Inquirer

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

## Affidavit of Publication

On Behalf of:

ARCADIS U S INC  
2100 GEORGETOWN DR  
SUITE 402  
SEWICKLEY, PA 15143

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

### Legal Notices

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

7/29/2024

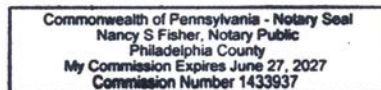
4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any is interest in the subject matter of the aforesaid notice or advertisement.





Notary Public

My Commission Expires:



Ad No: 168597

Customer No: 105030

## COPY OF ADVERTISEMENT

**"Pursuant to the Land Recycling and Environmental Remediation Standards Act, the Act of May 19, 1995, P.L. 4, No. 1995-2 (the "Act"), 35 P.S. §§ 6026.101 et seq., notice is hereby given that Alliance 51st Street LLC (Alliance) has submitted to the Pennsylvania Department of Environmental Protection (PADEP) a revised Notice of Intent to Remediate (NIR) for a site located at 1646 South 51st Street, in the City of Philadelphia, Philadelphia County, Pennsylvania. The site is currently vacant. Contaminants present in soil and groundwater are primarily associated with the historic use of the site as a petroleum terminal and filling of the site in the early 1900s. Contaminants present include volatile organic compounds, semivolatile organic compounds, and metals including lead, chromium, and hexavalent chromium. The NIR provides for additional investigative and/or remedial activities under the Act as necessary to obtain a relief of liability for any soil and groundwater contamination in accordance with a combination of Act 2 Statewide Health Standards and Site-Specific Standards. The proposed future use of the property will continue to be non-residential.**

The Act provides for a 30-day public comment period for Site-Specific Standard remediations. The 30-day comment period is initiated with the publication of this notice. Until 30 days after this publication date, you may submit a request to Alliance to be involved in the development of the remediation and reuse plans for the site. You may also submit a request to Alliance during this 30-day comment period to develop and implement a public involvement plan. The address for comments is Alliance, c/o Arcadis U.S., Inc., 2100 Georgetown Drive, Suite 402, Sewickley, Pennsylvania 15143. Copies of this request and any comments should also be submitted to the PADEP at 2 East Main Street, Norristown, Pennsylvania 19401."