

September 27, 2023

Max Ryan  
Alliance 51<sup>st</sup> Street LLC  
40 Morris Avenue, Suite 230  
Bryn Mawr, PA 19010

Re: Site Characterization Report Approval  
Storage Tank System Release August 17, 2021  
Facility ID No. 51-10420  
Incident No. 56662  
51<sup>st</sup> Street Terminal  
1630 South 51<sup>st</sup> Street  
City of Philadelphia

Dear Mr. Ryan:

The Department of Environmental Protection (DEP) has reviewed the June 27, 2023 document titled “Site Characterization Report” amended September 26, 2023 for the release referenced above. This document was prepared by Arcadis and submitted as a Site Characterization Report (SCR) as required by 25 Pa. Code Section 245.310(a). You selected the site-specific standard as the remediation standard for soil.

DEP approves the SCR in accordance with 25 Pa. Code Section 245.310(c)(1).

25 Pa. Code Section 245.311 requires that a Remedial Action Plan (RAP) be submitted within 45 days of approval of the SCR. Failure to submit a RAP by that date may result in enforcement action by DEP.

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

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

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

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

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

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

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

If you have any questions, please contact Rebecca Flannery by email at [rflannery@pa.gov](mailto:rflannery@pa.gov) or by telephone at 484.250.5779.

Sincerely,

*Ragesh R. Patel*

Ragesh R. Patel  
Regional Manager  
Environmental Cleanup and Brownfields

cc: Philadelphia Department of Public Health (via email)  
City of Philadelphia L&I(via email)  
Mr. Brunt, Arcadis (via email)  
Mr. Staron (via email)  
Ms. Flannery (via email)