

180501095

Prepared by:
 Robert S. Hasson (PA Attorney ID No. 80596)

Return to:
 Robert S. Hasson
 U.S. Environmental Protection Agency – Region 3
 1600 John F. Kennedy Boulevard (3RC10)
 Philadelphia, PA 19103
 (215) 814-2672
 hasson.robert@epa.gov

OPA #: 251345110

CERTIFICATE OF RELEASE OF FEDERAL SUPERFUND LIEN

Name of Property Affected: Belgrade Street Transformer Superfund Site

Address of Property: 2818-2820 East Belgrade Street, City of Philadelphia, County of Philadelphia, Pennsylvania; being real property conveyed to John F. Joyce, Jr. by Mary Joyce, his mother, by Indenture dated June 30, 1988, and recorded in Deed Book 1112, pages 170-173, in the Department of Records, County of Philadelphia, Philadelphia, Pennsylvania. (See attached deed).

Philadelphia County OPA No.: 251345110

SATFD-United States Environmental Protection Agency Vs J

Name of Owner: John F. Joyce, Jr.



18050109500004

EPA Docket Number: CERCLA-03-2018-0110LL

CERTIFICATE OF RELEASE OF FEDERAL SUPERFUND LIEN

To Prothonotary, First Judicial District, Commonwealth of Pennsylvania:

I, CECIL RODRIGUES, certify that I am the Regional Counsel for the U.S. Environmental Protection Agency, Region 3 (“EPA”). I further certify that, pursuant to EPA Delegation 14-26 (April 15, 2019), I have been delegated the authority to file notice of and assert a Federal Superfund Lien on behalf of the United States upon certain real property in accordance with Section 107(I) of the Comprehensive Environmental Response, Liability, and Compensation Act (“CERCLA”) of 1980, as amended, 42 U.S.C. § 9607(I). This delegated authority to record a Federal Superfund Lien also extends to the release of any Federal Superfund Lien previously recorded.

In accordance with 42 U.S.C. § 9607(I), on May 15, 2018, EPA filed a Notice of Lien (EPA Docket No. CERCLA-03-2018-0110LL) with the Prothonotary of the First Judicial District, Commonwealth of Pennsylvania, relating to certain real property located at 2818-2820 East Belgrade Street, City of Philadelphia, Pennsylvania (“the Property”). A copy of EPA’s Notice of Lien is attached hereto as Appendix A. The Property, which is owned by John F. Joyce, Jr. (“the Owner”), comprises the Belgrade Transformer Superfund Site, where EPA conducted a removal action and other response activities authorized by 42 U.S.C. § 9604 and thereby incurred response costs exceeding \$1.63 million. A legal description of the Property is attached hereto as Appendix B, which is an unofficial copy of the Deed recorded on June 30, 1988, as Deed Book FHS 1112, Page 170-173.

By virtue of the authority delegated to me, I certify that, pursuant to 42 U.S.C. § 9607(I)(2)(B), EPA hereby releases the United States’ Federal Superfund Lien on the Property. Nothing in this Certificate of Release shall limit the power and authority of EPA or the United States to take, direct, or order all actions at the Property necessary to protect the public health or welfare or the environment, or to prevent, abate, or minimize an actual or threatened release of hazardous substances, pollutants, or contaminants, or hazardous or solid waste on, at, or from the Property. Further, nothing in this Certificate of Release shall prevent EPA (i) from taking other legal or equitable action as it deems appropriate and necessary in relation to the Property, or (ii) from taking, or requiring the Owner to take, additional activities in the future under CERCLA or other applicable law.

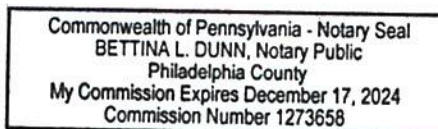
Cecil Rodrigues
CECIL RODRIGUES
Regional Counsel
U.S. Environmental Protection Agency, Region 3
1600 John F. Kennedy Boulevard
Philadelphia, PA 19103

9/20/2022
Date

Commonwealth of Pennsylvania, County of Philadelphia

On this, the 20 day of September, 2022, before me Bettina L. Dunn, the undersigned officer, personally appeared CECIL RODRIGUES, Regional Counsel of the U.S. Environmental Protection Agency, Region 3, Philadelphia, Pennsylvania, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained. In witness whereof, I hereunto set my hand and official seals.

Bettina L. Dunn
Notary Public
Title of Officer



APPENDIX A
(May 15, 2018 Notice of Federal Superfund Lien)

Prepared by:

Robert S. Hasson, Esq.
Attorney No. 80596

Return to:

Robert S. Hasson, Esq.
U.S. Environmental Protection Agency
1650 Arch Street (3RC41)
Philadelphia, PA 19103
(215) 814-2672
hasson.robert@epa.gov

OPA #: 251345110

**FEDERAL SUPERFUND LIEN
(CERCLA)**

Name of Property Affected: Belgrade Transformer Superfund Site

Name of Owner: John F. Joyce, Jr.

Address of Property: 2818-2820 East Belgrade Street, City of Philadelphia, County of Philadelphia, Pennsylvania; being real property conveyed to John F. Joyce, Jr. by Mary Joyce, his mother, by Indenture dated June 30, 1988, and recorded in Deed Book 1112, pages 170-173, in the Department of Records, County of Philadelphia, Philadelphia, Pennsylvania. (See attached deed).

For Information Contact: Robert S. Hasson (3RC41)
U.S. Environmental Protection Agency, Region III
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2672
hasson.robert@epa.gov

NOTICE OF LIEN

Notice is hereby given by the United States Environmental Protection Agency (EPA), on behalf of the United States, that the United States holds a lien on the property described here and in the attached pages. Pursuant to Section 107(l) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended, 42 U.S.C. § 9607(l), a lien is created in favor of the United States upon all real property and rights to such property, which belong to persons liable for costs pursuant to 42 U.S.C. § 9607(a), and which property is subject to or affected by a removal or remedial action. This lien arises either at the time the United States first incurs costs for a CERCLA response action or when the person liable for such costs and

first incurs costs for a CERCLA response action or when the person liable for such costs and damages is provided with written notice of potential liability, whichever is later. *See* 42 U.S.C. § 9607(1)(2). The lien continues until liability for all costs and damages (or any decree or judgment against the person arising out of such liability) is satisfied or becomes unenforceable through operation of the applicable statute of limitations contained in Section 113 of CERCLA, 42 U.S.C. § 9613. Because response activities at the property are ongoing, the amount covered by the lien will increase as costs continue to be incurred and interest continues to accrue. The documents which support the placement of this lien can be found in the Lien-Filing Record for the Belgrade Street Transformer Site, EPA Docket # CERCLA-03-2018-0110LL. The Lien-Filing Record is available for review at the Office of EPA, Region III, at the address noted above.

Authority to file lien notices was delegated to the Administrator of EPA on January 29, 1987, by Executive Order 12580, 52 Federal Register 2923. It was later delegated to the Regional Administrator by EPA Delegation No. 14-26, September 13, 1987, and further delegated to the Regional Counsel on April 6, 1988.

Date Notice of Liability Given: May 10, 2018

EPA Costs Through
May 7, 2018: \$52,379.34

Amount of Lien: \$52,379.34
(This amount will increase as more costs are expended.)

The potential liability associated with the Site is joint and several. There may be other potentially responsible parties associated with the Site. EPA is entitled to recover only costs that are not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) at 40 C.F.R. Part 300; see Section 107(a) of CERCLA, 42 U.S.C. § 9607(a).

Federal Superfund Lien, 2818-20 East Belgrade Street, Philadelphia, PA
OPA No. 251345110

Mary B. Coe

5/14/18

MARY B. COE
Regional Counsel
U.S. Environmental Protection Agency, Region III
1650 Arch Street
Philadelphia, PA 19103

DATE

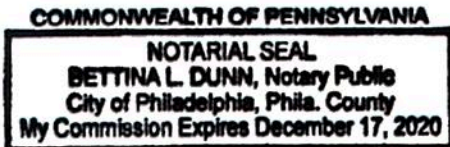
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

On this, the 14 day of May, 2018, before me Bettina L. Dunn,
the undersigned officer, personally appeared Mary B. Coe, of the United States
Environmental Protection Agency, known to me to be the person described in the foregoing
instrument, and acknowledged that she executed the same in the capacity therein stated and for
the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Bettina L. Dunn

Notary Public



APPENDIX B
(June 30, 1988 Indenture Deed)

2127-308

Free Sample Deed No. 1525

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the 30th day of

June in the year of our Lord one thousand nine hundred and eighty-eight (1988)

Between MARY JOYCE

hereinafter called the Grantor 1. of the one part, and

JOHN F. JOYCE, JR.

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor

for and in consideration of the sum of

one dollar lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee his heirs and assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the 25th Ward of the City of Philadelphia.

BEGINNING at a point on the Northwest side of Belgrade Street at the distance of 125 feet 9 inches Northeastward from the Northeast side of Somerset Street; thence extending Northwestward on a line at right angles to the said Belgrade Street 62 feet 6 inches to a point; thence extending Northeastward on a line parallel with the said Belgrade Street 15 feet 9 inches to a point; thence extending Northwestward on a line at right angles to the said Belgrade Street 10 feet 1 inch to a point; thence extending Southwestward on a line parallel with the said Belgrade Street 32 feet to a point; thence extending Northwestward on a line at right angles to the said Belgrade Street 75 feet 5 inches more or less to a point; thence extending Northeastward 32 feet to a point, which point is at the distance of 148 feet 3 1/4 inches Northwest of Belgrade Street; thence extending Southeastward on a line at right angles to the said Belgrade Street 11 feet 10 3/8 inches to a point; thence extending Northeastward on a line parallel with the said Belgrade Street 32 feet to a point; thence extending Southeastward on a line at right angles to the said Belgrade Street 136 feet 5 1/8 inches more or less, to the said Northwest side of Belgrade Street; thence extending Southwestward along the said Northwest side of Belgrade Street 47 feet 9 inches to the first mentioned point and place of beginning.

EXCEPTING THEREOUT ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey and Plan thereof made by Munro L. Abbot, Esq., Surveyor and Regulator of the 6th District of the City of Philadelphia, on the 22nd day of March, A.D. 1946, as follows, to wit:

165800288

D 1112 170

D 1112 171

SITUATE on the Northwest side of Belgrade Street (50 feet wide) at the distance of 125 feet 9 inches Northeastward from the Northeast side of Somerset Street (60 feet wide) in the 25th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Belgrade Street 15 feet 9 inches and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Belgrade Street 62 feet 6 inches.

Nos. 2818-20 East Belgrade Street.

BEING the same premises which H. & H. Frankford Corporation (a Pennsylvania corporation), by deed dated March 29, 1966 and recorded March 30, 1966 in the County of Philadelphia in Deed Book CAD 686 page 388 conveyed to John F. Joyce and Mary Joyce, his wife, in fee.

AND the said John F. Joyce departed this life on November 24, 1987, whereupon the above described premises vested in the said Mary Joyce by right of survivorship.

THIS is a transfer from mother to son.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her

the said grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

D 1112 172

And the said Grantor, for herself and her heirs,

executors and administrators do hereby covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that she the said Grantor and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against her the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part has hereunto set her hand and seal Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

[Signature]

Mary Joyce
Mary Joyce
MARY JOYCE



Commonwealth of Pennsylvania
County of Philadelphia

1112 173

On this, the 30th day of June, 1988, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the

, 1988, before me, a Notary Public for the undersigned Officer.

personally appeared Mary Joyce

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Elizabeth R. Mantegna
Notary Public

ELIZABETH R. MANTEGNA
Notary Public, Phila., Phila. Co.
My Commission Expires June 22, 1991

006412

1988 JUN 30

DEED

MARY JOYCE

TO

JOHN F. JOYCE, JR.

PREMISES:

2818 East Belgrade Street
Philadelphia, PA

1986

John C. Clark Co., Phila.

Henry M. Irwin, Esquire
1700 Two Mellon Bank Center
Broad and South Penn Square
Philadelphia, PA 19102

06-30-88	311062	TOTAL	1111
06-30-88	311062	R0000003	CASH
24	RG TAX	1.50	
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24	RG TAX	1.50	
06-30-88	311062	TOTAL	1111
06-30-88	311062	R0000003	CASH
24	RG TAX	1.50	
03	DEED	39.00	
04	MORTG	19.50	
01	N.R.	25.00	
01	N.R.	5.00	
01	N.R.	25.00	
03	DEED		