

BEFORE THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

IN THE MATTER OF:

Belgrade Transformer Superfund Site
2818-2820 East Belgrade Street
Philadelphia, PA 19134

John F. Joyce Jr.,
Owner

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) EPA DOCKET NO.
) CERCLA-03-2018-0110LL
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PROCEEDING UNDER SECTION
107(I) OF THE COMPREHENSIVE
ENVIRONMENTAL RESPONSE,
COMPENSATION, AND
LIABILITY ACT OF 1980,
AS AMENDED, 42 U.S.C. § 9607(I)

Status Report Concerning the United States’ Superfund Lien

The U.S. Environmental Protection Agency (EPA) respectfully submits this Status Report to inform the Regional Judicial Officer that, on September 23, 2022, the Agency recorded with the First Judicial District, Commonwealth of Pennsylvania, a Certificate of Release of the United States’ Superfund lien on real property owned by John F. Joyce, Jr. (“Owner”) at 2818-20 Belgrade Street in Philadelphia, Pennsylvania (“the Property”). This Property comprises the Belgrade Transformer Site, where EPA conducted a removal action and other response activities in accordance with its authorities under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA). *See* 42 U.S.C. § 9604(a). This statute is often referred to as the federal Superfund law. The Superfund lien on the Property arose in accordance with 42 U.S.C. § 9607(I).

On May 17, 2018, the Owner requested a meeting with a neutral Agency official to present information on whether EPA had a reasonable basis to perfect the Superfund lien on the Property. In an Order of Assignment dated June 4, 2018, former Regional Counsel, Mary B.

Coe, assigned this matter to your Honor, the Regional Judicial and Presiding Officer for EPA Region 3.

A copy of the Certificate of Release, which was signed by Regional Counsel Cecil Rodrigues on September 20, 2022, has been filed with the Regional Hearing Clerk for inclusion in EPA's Lien-Filing Record for this matter.

Notwithstanding the release of the Superfund lien, EPA retains its authority to take or order any response actions at the Property that the Agency determines are necessary to protect the public health or welfare or the environment, or to prevent, abate, or minimize a release or substantial threat of release of a hazardous substance, pollutant or contaminant at or from the Property. The release of the United States' Superfund lien on the Property shall also not prevent EPA or the United States from taking other legal or equitable action as it deems appropriate and necessary in relation to the Property, or from taking, or requiring the Owner to take, future additional response actions at the Property under CERCLA or other applicable law.

Respectfully submitted,

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