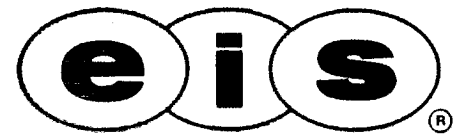


9/22/95



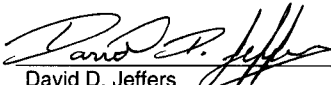
**EIS ENVIRONMENTAL ENGINEERS, INC.**

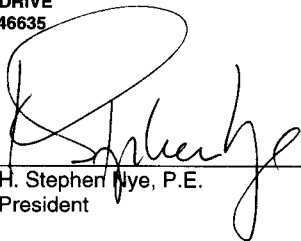
**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
814/818 SOUTH LAFAYETTE BOULEVARD  
SOUTH BEND, INDIANA**

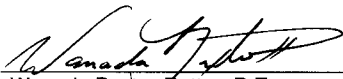
**SEPTEMBER 22, 1995**

**PREPARED FOR  
SOUTH BEND DEPARTMENT OF  
COMMUNITY AND ECONOMIC DEVELOPMENT**

**PREPARED BY  
EIS ENVIRONMENTAL ENGINEERS, INC.  
1701 NORTH IRONWOOD DRIVE  
SOUTH BEND, INDIANA 46635**

  
\_\_\_\_\_  
David D. Jeffers  
Project Geologist

  
\_\_\_\_\_  
H. Stephen Nye, P.E.  
President

  
\_\_\_\_\_  
Wanada Baxter Potter, P.E.  
Senior Project Engineer

## EXECUTIVE SUMMARY

EIS Environmental Engineers, Inc., (EIS) of South Bend, Indiana, conducted a Phase I Environmental Site Assessment of the property located at 814/818 South Lafayette Boulevard in South Bend, Indiana (the property).

The site reconnaissance was conducted on September 11, 1995. At the time of inspection, the property was vacant.

We (EIS) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This Assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Stained soil and residue was observed on the rear (east) portion of the property which appeared to be associated with the paint materials that were used at the property. Soil sampling and analysis would be needed to document whether any contamination is present in the soils in these areas.
- Two drywells were located on the rear (east) portion of the property. Drainage structures, such as drywells, can be sources of substantial soil and/or groundwater contamination. Additional investigation would be needed to determine whether any evidence of contamination is present in association with the identified drainage structures.
- Prior uses of the property that are of potential concern include the long history of a paint service and supply store. This type of operation likely used hazardous materials or petroleum products that could be sources of soil and/or groundwater contamination if improperly handled or discarded.

These recognized environmental conditions have the potential to seriously affect the property, should the soil or groundwater be contaminated. However, the seriousness of these potential effects would be somewhat mitigated by the availability of city water to the property and surrounding properties.

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### **APPENDICES**

#### **APPENDIX**

A	QUALIFICATIONS OF PARTICIPATING EIS ENVIRONMENTAL PROFESSIONALS
B	CERCLIS EXECUTIVE SUMMARY OF AVANTI SITE

## 1.0 INTRODUCTION

EIS Environmental Engineers, Inc., (EIS) performed a Phase I Environmental Site Assessment (Assessment) of the property located at 814/818 South Lafayette Boulevard in South Bend, Indiana (the property).

EIS was retained by the South Bend Department of Community and Economic Development to perform this work. The September 7, 1995, letter authorizing EIS to proceed was issued by John Stark of the South Bend Department of Community and Economic Development.

The qualifications of the EIS environmental professionals who participated in this Assessment are provided in Appendix A.

## 1.1 Purpose

The purpose of the Assessment was to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions in connection with the property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This Assessment was conducted according to standard practice guidelines established in ASTM Practice E 1527 and was intended to satisfy one of the requirements to qualify for the "innocent landowner defense" to CERCLA liability as cited in the 1986 Superfund Amendments and Reauthorization Act (SARA) legislation, 42 USC 9601(35)(B).

## 1.2 Special Terms and Conditions

No special terms or conditions other than those set forth in ASTM Practice E 1527 and those outlined in Sections 1.3 and 1.4 of this report were applied for this Assessment.

It should be noted that no investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. **Consequently, this report in no way expresses any warranty or guarantee with respect to recognized environmental conditions at the subject property.** However, the standard of care exercised for this work was in accordance with generally accepted practices at the time when, and at the place where, the services were rendered. Also,

every reasonable effort was made to ensure that the information presented in this report is materially complete and accurate.

**This report is provided for the sole use and benefit of the South Bend Department of Community and Economic Development and may not be used or relied upon by any other party whatsoever.**

### **1.3 Limitations and Exceptions of Assessment**

This Assessment was, with the exceptions noted below, limited to the scope set forth in ASTM Practice E 1527 including a site reconnaissance on September 11, 1995; a review of standard Federal and State environmental record sources and other historical record sources; and this report.

**No samples were collected for laboratory analysis in association with this Assessment.**

Exceptions to the scope of the Assessment outlined above, which are addressed in this report, are conditions that may exist on the property and that may affect the general environmental condition of the property, but are not recognized environmental conditions as defined in Section 1.1 of this report. The exception included in this report is that the possible presence of wetlands on the property will be noted if observed.

ASTM Practice E 1527 requires that a state leaking underground storage tank (LUST) list be consulted during the records review process. The State of Indiana, though it maintains such a list, has such serious reservations about the accuracy and completeness of this list that they refuse to furnish copies or allow the list to be copied. Therefore, at this time there is no reasonably ascertainable or sufficiently reliable LUST list for the State of Indiana. Only LUST sites identified in other sources, such as the ERNS database or the MACOG maps, would be identified by this Assessment.

### **1.4 Limiting Conditions and Methodology**



The methodology used for this Assessment was in accordance with the guidelines set forth in the ASTM Practice E 1527.

No limiting conditions were encountered.

## 2.0 **SITE DESCRIPTION**

### 2.1 **Location and Legal Description**

The property, located at 814/818 South Lafayette Boulevard in South Bend, Indiana, is part of the Southwest 1/4 of Section 12, Township 37 North, Range 2 East in South Bend, Indiana.

### 2.2 **Property and Vicinity Characteristics**

The general area of the property is characterized by commercial, industrial and vacant properties. The topography of the property and adjacent properties is generally level. The St. Joseph River is located approximately 5/8 mile to the northeast of the property and according to the Michiana Area Council of Governments' (MACOG) Map of Potential Groundwater Contamination Sites in St. Joseph County (January 1991) the general regional groundwater flow is to the northeast toward the river.

### 2.3 **Description of Improvements**

The property is improved by a one-story, approximately 3,000 square-foot building that was built in 1929. A basement area is located under about 3/4 of the building. Natural gas forced air heat and window/wall unit air conditioners serve the building. Public utilities available at the property are city water and sewer, electricity and natural gas.

The property is bounded by Lafayette Boulevard to the west and alleys to the east and south.

### 2.4 **Environmental Liens, Specialized Knowledge or Experience**

Mr. John Stark indicated that he was aware of no environmental liens encumbering the property. The St. Joseph County Health Department indicated that to their knowledge there are no environmental complaints or violations filed against the property. Also, Jerry Kendall, a fire inspector for the South Bend Fire Department who inspected the

property in 1992 and 1989, stated that he believes solvents and/or paint was disposed of on the ground at the rear of the property. Mr. Kendall also stated that it appears that paint and solvents were handled carelessly at the property for a number of years.

## **2.5 Current Use of the Property**

The property was vacant at the time of the inspection and John Stark indicated that the property is presently owned by the City of South Bend.

## **2.6 Past Use of the Property**

Ownership information since 1933 is included in Table 2.1. Also, occupancy information since 1904 is included in Table 2.2.

Some of these past operations are of potential concern, including Miller Paint and Supply. This type of operation is likely to have used hazardous materials and/or petroleum products that could be sources of soil or groundwater contamination if improperly handled or discarded.

A residential property was located at 818 South Lafayette Boulevard from 1882 until 1961 when the building was demolished.

Several aerial photographs of the area, taken in 1993 and 1987, were reviewed. No indications of recognized environmental conditions were observed on these photographs.

## **2.7 Current and Past Uses of Adjoining Property**

The adjoining properties were visually and physically inspected from the property and from public roadways wherever possible.

Immediate neighbors include vacant property to the west and east, the Dew Drop Inn to the south and an automobile storage/service facility (formerly Portage Oil) to the north.

Immediate neighbors include vacant property to the west and east, the Dew Drop Inn to the south and an automobile storage/service facility (formerly Portage Oil) to the north. No obvious evidence of any recognized environmental condition was observed at the time of inspection.

Aerial photographs of the general area of the property, taken in 1993 and 1987, were reviewed in order to identify any indications of recognized environmental conditions located on the adjoining properties. Nothing of environmental significance was observed on these photographs.

**TABLE 2.1**  
**OWNERSHIP HISTORY<sup>(1)</sup>**

<u>Name</u>	<u>Period of Ownership</u>
City South Bend Department of Community & Economic Development	8-29-95 to Present
Thomas and Lloydine Miller	7-15-91 to 8-29-95
Thomas Miller	9-20-88 to 7-15-91
Oren and Bertha Miller (814-816 Lafayette) (818 Lafayette)	1-27-81 to 9-20-88 1-2-79 to 9-20-88
Oren Miller et al. (814-816 Lafayette) (818 Lafayette)	10-21-60 to 1-27-81 10-21-60 to 1-2-79
Edward Assenault, Jr.	10-21-60 to 10-21-60
Herman Fixler (814-816 Lafayette) (818 Lafayette)	6-21-43 to 10-21-60 Before 1933 to 10-21-60
George Street (814-816 Lafayette)	Before 1933 to 6-21-43

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<sup>(1)</sup> According to Portage Township Assessor's and St. Joseph County Recorder's records as of 9-13-95 and John Stark as of 9-22-95.

**TABLE 2.2**  
**OCCUPANT HISTORY<sup>(1)</sup>**

**814 - 816 South Lafayette Boulevard (Built 1929)**

<b><u>Occupant</u></b>	<b><u>Period of Occupancy</u></b>	<b><u>Activity</u></b>
Vacant	1992 to Present	
Miller Paint and Supply	1961 to 1991	Paint Sales and Service
Tower Glass	1959 to 1960	Unknown
Vacant	1958	
Uptown Bar	1946 to 1957	Bar/Restaurant
Lafayette Cafe	1939 to 1945	Bar/Restaurant
Checia Barber Independent Club Frank Dispenza Cigars	1931 to 1938	Barber, Club, Cigar Sales
Residential	1929 to 1930	Residential

---

<sup>(1)</sup> According to Polk's South Bend City Directories.

### 3.0 RECORDS REVIEW

#### 3.1 Standard Environmental Records, State and Federal

EIS conducted a review of the standard environmental records, as identified in ASTM Practice E 1527, in order to help identify recognized environmental conditions in connection with the property. The standard environmental records consulted and facilities identified are as follows:

##### Federal NPL Site List

No facilities were identified.

Date of List: May 19, 1995

Approximate Minimum Search Distance: 1.0 mile

##### Federal CERCLIS List

The Avanti Motor Corporation site, located approximately 1/8 mile from the property, at 765 South Lafayette was identified.

Date of List: July 10, 1995

Approximate Minimum Search Distance: 0.5 mile

Available CERCLIS Executive Summaries are included in Appendix B.

##### Federal RCRA TSD Facilities List

The Environmental Services of America facility, located approximately 3/8 mile from the property at 604 South Scott Street was identified.

Date of List: May 15, 1995

Approximate Minimum Search Distance: 1.0 mile

Federal RCRA Generators List

No facilities were identified.

Date of List: May 15, 1995

Approximate Minimum Search Distance: Property and adjoining properties

Federal ERNS List

No facilities were identified.

Date of List: March 15, 1995

Approximate Minimum Search Distance: Property Only

IDEM List of Closure Sites

The Environmental Services of America facility was identified.

Date of List: June 10, 1994

Approximate Minimum Search Distance: 1.0 mile

IDEM List of State Cleanup Sites

The Avanti site was identified.

Date of List: May 26, 1995

Approximate Minimum Search Distance: 0.5 mile

IDEM List of Permitted Solid Waste Facilities

No facilities were identified.

Date of List: June 10, 1995

Approximate Minimum Search Distance: 0.5 mile

IDEM List of Registered Underground Storage Tanks

No facilities were identified.

Date of List: February 9, 1994

Approximate Minimum Search Distance: Property and adjoining properties



### 3.2 Physical Setting Sources

A USGS 7.5 Minute Topographic Map of the South Bend West, 1986, quadrangle was reviewed in order to assess the physical setting of the property.

### 3.3 Historical Use Information

A review of Polk's South Bend City Directories, Portage Township Assessor's and St. Joseph County Recorder's records was conducted in order to identify prior uses of the property.

Aerial photographs of the property taken in 1993 and 1987 at a scale of 1 inch equals 400 feet and 1 inch equals 100 feet and available at the St. Joseph County Auditor's office were also reviewed.

Sanborn Fire Insurance maps of the area, dated 1897, 1917, 1933 and 1945, were also reviewed. Nothing of environmental significance was observed.

### 3.4 Additional Record Sources

Additional environmental record sources were reviewed in order to provide further information regarding the environmental condition of the property. These sources included the following:

#### ISBH List of Pre-1970 Solid Waste Sites in St. Joseph County

No facilities were identified within the appropriate minimum search distance.

Date of List: December 18, 1970

Approximate Minimum Search Distance: 0.5 mile

### MACOG Map of Potential Groundwater Contamination Sites

Gates Chevy World, located approximately 1/2 mile to the north and the South Bend Street Department's salt storage area, located approximately 1/4 mile to the west were identified.

Date of List: January 1991

Approximate Minimum Search Distance: 0.5 mile

### County Health Department

The St. Joseph County Health Department (SJCHD) was consulted about any known environmental conditions associated with the property and/or adjoining properties. According to the SJCHD, the property has no environmental complaints or violations filed against it.

### 3.5 Summary of Results of Records Review

The records review did not identify any recognized environmental conditions on the property.

The records search identified the following environmental conditions within the approximate minimum search distances of the property: The Avanti site, the Environmental Services of America site, Gates Chevy World and the South Bend Street Department's salt storage area were identified on one or more of the lists.

#### 4.0 **SITE RECONNAISSANCE AND INTERVIEW INFORMATION**

##### 4.1 **Hazardous Substances and Petroleum Products with Identified Use and Hazardous Wastes**

No hazardous substances or petroleum products with identified uses were observed during the inspection.

No hazardous wastes were observed on the property during the site visit.

Some staining/residues were observed on the soil at the east side (rear) of the property, which appeared to be associated with the paint material that was used and sold at the property.

##### 4.2 **Unidentified Substances and Hazardous Substances With No Identified Use**

No hazardous substances with no identified use were observed during the inspection.

##### 4.3 **Underground and Above Ground Tanks**

No above ground tanks or evidence of underground storage tanks were observed during the inspection.

##### 4.4 **PCB-Containing Equipment**

No major equipment suspected of containing Polychlorinated Biphenyls (PCBs) was observed on the site.

##### 4.5 **Solid Waste Disposal**

During the inspection, a limited quantity of debris was observed including shingles and other roofing material, trash and other miscellaneous debris.

No obvious staining, odors or other evidence of contamination was observed in association with this debris.

#### 4.6 Physical Setting Analysis

ASTM Practice E 1527 requires a physical setting analysis if any information obtained shows there are likely to be hazardous substances or petroleum products on the property or nearby properties that are of a type that may migrate.

A physical setting analysis is required for the property due to the presence of hazardous materials (paint) that were previously used at the property and due to the presence of staining/residue observed at the property which may be associated with these materials.

The property is located within the St. Joseph Aquifer system. The aquifer generally consists of 40 to 120 feet of sand and gravel with numerous interdispersed clay layers underlain by a moderately thick clay/till layer. Depths to groundwater in the area of the property are approximately 25 feet and the regional groundwater flow direction is to the northeast toward the St. Joseph River.

The aquifer is classified as a sole source aquifer and has a moderately high potential for contamination due to the relatively permeable soil types present above the aquifer.

#### 4.7 Other Conditions of Concern

- Possible Asbestos-Containing Materials (ACM)

Although the U.S. EPA attempted to ban the use of asbestos in most building materials in 1989, that ban was successfully challenged and many asbestos-containing products continue to be manufactured and used. There can be no assurance, based on age alone, that a building is asbestos-free. State regulations require that buildings be inspected, prior to demolition or renovation, by an accredited inspector in order to identify **suspect** asbestos-containing materials. Sampling and analysis are necessary to conclusively identify asbestos-containing

materials. EIS did not conduct an asbestos inspection. Such an inspection is beyond the standard ASTM scope.

However, during the inspection, the following materials, which **might** contain asbestos, were observed to be damaged or in poor condition: floor tile, wall and ceiling plaster and ceiling tiles. These materials are noted because, should they contain asbestos, they may, due to their condition, release fibers and pose a health hazard.

- Wetlands

A U.S. Department of Interior National Wetlands Inventory Map for this area, South Bend West, 1987 quadrangle, was reviewed. No portion of the property was identified on the Wetlands Inventory map for this area. Also, no obvious evidence of a wetland area was observed on the property during the inspection.

- Odors

An unusual paint-like odor was detected during the inspection at the rear of the property. The odor appeared to be associated with the stains/residues located in the area.

- Pools of Liquid

No areas of standing surface water and no pools or sumps containing liquid likely to be hazardous substances or petroleum products were observed during the inspection.

- Pits, Ponds, Lagoons

No pits, ponds, or lagoons, were observed on the property or on adjoining properties during the inspection.

- Wastewater

No wastewater discharges from the property were observed during the inspection.

- Wells, Septic Systems and Drywells

Two drywells were observed on the rear (east) portion of the property.

## 5.0 FINDINGS, CONCLUSIONS AND OPINIONS

We (EIS) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 814 - 818 South Lafayette Boulevard in South Bend, Indiana, the property. Any exceptions to, or deletions from this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Stained soil and residue was observed on the rear (east) portion of the property which appeared to be associated with the paint materials that were used at the property. Soil sampling and analysis would be needed to document whether any contamination is present in the soils in these areas.
- Two drywells were located on the rear (east) portion of the property. Drainage structures, such as drywells, can be sources of substantial soil and/or groundwater contamination. Additional investigation would be needed to determine whether any evidence of contamination is present in association with the identified drainage structures.
- Prior uses of the property that are of potential concern include the long history of a paint service and supply store. This type of operation likely used hazardous materials or petroleum products that could be sources of soil and/or groundwater contamination if improperly handled or discarded.

These recognized environmental conditions have the potential to seriously affect the property, should the soil or groundwater be contaminated. However, the seriousness of these potential effects would be somewhat mitigated by the availability of city water to the property and surrounding properties.

Floor tile, wall and ceiling plaster and ceiling tiles which were in poor condition were observed at the property. Should these materials contain asbestos, they may pose a health hazard. Laboratory analysis of samples would be needed to determine if asbestos is present.



**APPENDIX A**

**QUALIFICATIONS OF PARTICIPATING  
EIS ENVIRONMENTAL PROFESSIONALS**

## H. STEPHEN NYE, P.E. - EIS ENVIRONMENTAL ENGINEERS, INC.

### Education

University of Notre Dame  
M.S. Environmental Health Engineering, 1976

Indiana University  
A.B. Zoology, 1968

### Professional Registrations

Professional Engineer  
Indiana Certificate No. 20154  
Professional Engineer  
Ohio Certificate No. 47923  
Industrial Wastewater Treatment Plant Operator  
Indiana No. 4938, Michigan No. 1270  
USEPA AHERA/IDEM Accredited Building  
Inspector Certificate No. 190410030

### Professional Affiliations

National Society of Professional Engineers (1983)  
American Society of Civil Engineers (1977)  
Water Environment Federation (1973)  
Air and Waste Management Association (1973)

### Experience

Mr. Nye's environmental engineering career began in 1968 with the Bureau of Engineering, Industrial Waste Section of Indiana State Board of Health. In 1973, he co-founded EIS Environmental Engineers, Inc. where he is President.

At EIS, Mr. Nye is the Principal-In-Charge of all engineering and consulting services related to air quality management, engineering design, construction management, hazardous waste management and environmental audits and assessment. He is directly involved with planning, administration and final review and approval of all engineering and consulting projects in these service areas. These projects have included: Air permitting, source and ambient air testing, engineering design and preparation of permit applications for solid and hazardous waste landfills, preparation of Closure/Post-closure Plans, Groundwater Monitoring Plan, Administration and Certification of Closure for RCRA treatment, storage and disposal facilities, preparation of Study Plans and Final Reports for Hydrogeological Studies and numerous remedial investigations related to soil and groundwater contamination by heavy metals and volatile organic compounds.

Mr. Nye has extensive experience conducting internal environmental audits for operating industrial facilities and environmental assessments related to the transfer of property. He is an AHERA Certified Inspector and he has conducted surveys and prepared specifications for asbestos abatement projects. He has also completed the OSHA training for Health and Safety Management for Hazardous Waste Projects and Emergency Response (HAZWOPER).

#### Publications

McFarland, A.R., H.S. Nye and C.M. Erickson. Development of a low pressure impactor, Final Report, Contract 68-02-0563 U.S. Environmental Protection Agency, National Environmental Research Center, Research Triangle Park, NC (1973).

Nye, H.S., "Collection of SubMicron Particles by Low Pressure Inertial Impaction", M.S. Thesis, University of Notre Dame (1976).

WANADA BAXTER - POTTER, P.E. - EIS ENVIRONMENTAL ENGINEERS, INC.

Education

University of Nebraska-Lincoln,  
M.S. Civil Engineering 1985

Hope College, Holland, Michigan, A.B., 1978

Professional Registrations

Professional Engineer  
Indiana License No. 920323  
USEPA AHERA/IDEM Accredited Building  
Inspector  
Certificate No. 190210030  
Underground Storage Tank Certification  
Indiana Certificate No. 95-7101

Professional Affiliations

American Society of Civil Engineers  
Chi Epsilon  
American Foundrymen's Society  
Environmental Management Association,  
Board Member - Northern Indiana

Experience

Ms. Baxter-Potter has a broad background in environmental engineering projects, including preparation of NEPA documents such as Environmental Assessments and draft Environmental Impact Statements; preliminary investigation and design analysis for a large scale geographic information system; and preparation of Remedial Investigation Plans, Closure Plans, Post-Closure Plans, Groundwater Monitoring Plans and cost estimates for both RCRA and solid waste facilities.

As a Senior Project Engineer at EIS, Ms. Baxter-Potter manages and reviews the preparation of Phase I Environmental Assessments and designs and oversees Phase II investigations. She is the lead staff person for RCRA and Indiana Voluntary Remediation Program investigations and closures. She has designed remedial action plans for soil contamination and has been responsible for, and supervised, cleanup contractors during remediation, and has certified RCRA TSD Facility Closures. She has designed industrial and commercial wastewater treatment systems and been a member of the engineering design team for solid waste disposal facilities and groundwater remediation projects. She has monitored the performance of operating industrial wastewater treatment facilities, reviewed federally required reports and obtained state and federal permits.

### Publications

Baxter-Potter, W.R. and M.W. Gilliland. 1988. Bacterial Pollution in Runoff from Agricultural Lands: Review and Analysis. *Journal of Environmental Quality*. 1988, Issue No. 1.

Gilliland, M.W. and W.R. Baxter-Potter. 1987. A Geographic Information System to Predict Non-Point Source Pollution Potential. *Water Resources Bulletin*, 23(2):281-291.

Potter, W.R.B. 1985. A Geographic Information System for Prediction of Non-Point Source Pollution Potential. Master's Thesis, University of Nebraska-Lincoln.

**DAVID D. JEFFERS - EIS ENVIRONMENTAL ENGINEERS, INC.**

**Education**

Wright State University  
Pursuing M.S. in Hydrogeology  
(thesis completion November, 1995)  
Recipient of 1994 NGWA  
Graduate Research Fellowship

University of Dayton B.S. Geology, 1992

**Professional Affiliations**

National Ground Water Association  
Association of Ground Water Scientist and Engineers

**Professional Training**

OSHA 40-hour Safety Training

**Certification**

Underground Storage Tank (UST)  
Certification (Installation, Closure, Testing and  
Removal) - Indiana Certificate 95-5911

**Experience**

As a Project Geologist and Hydrogeologist at EIS, Mr. Jeffers' responsibilities include supervising the installation of monitoring wells and extraction wells in compliance with project specifications and State regulations; conducting field investigations to determine site specific geologic and hydrogeologic conditions; conducting Phase I and Phase II Environmental Assessments; collecting environmental samples from a variety of media including soil, groundwater, solid waste, wastewater, and suspect asbestos-containing materials; and assisting in the production of reports, proposals and cost estimates.

Mr. Jeffers is also responsible for computer modeling related to groundwater flow and contaminant transport, well head protection, soil vapor extraction (SVE) design, in-situ bioremediation and aquifer pumping test interpretation. He has experience with a variety of computer models including: AQTESOLV, ARMOS, ASM, BioTrans, FlowPath, HyperVentilate, MODFLOW, MODPATH, US EPA's WHPA Code, WATEQ and others. He has research experience in seismic reflection methods and has studied the interactions of surfactants with soils in soil flushing applications.

**APPENDIX B**

**CERCLIS EXECUTIVE SUMMARY OF AVANTI SITE**

CERCLIS EXECUTIVE SUMMARY

EPA ID# \_\_\_\_\_ SITE RECONNAISSANCE    YES    NO

Revised Company Name: \_\_\_\_\_

Original Company Name: Avanti

Alias Names: \_\_\_\_\_

Address: 765 S. Lafayette Blvd.  
South Bend, Indiana 46618  
St. Joseph County 141 County Code 03 Cong. Dist.

Coordinates: 41°40' Latitude 86°15'13.3" Longitude  
South Bend West, Indiana Quadrangle

   Landfill    Generator     Treatment, Storage, Disposal (TSD)  
   Transporter    Other: \_\_\_\_\_

PRIORITY ASSESSMENT:    HIGH  MEDIUM    NO FURTHER REMEDIAL  
ACTION PLANNED (NFRAP)

CLASS:    I-STATE LEAD  II-REM/FIT LEAD  
State Accompanies

=====  
State Comments:

Studebaker originally owned and operated this facility. Avanti Motor Corp. bought the site in 1980. The plant closed in 1987. The primary use of the site was production of automobiles and parts.

In February 1988 approximately 245 drums were discovered along a fence at the west property line. Twenty of these drums were bulging and leaking. Reference to these drums was discovered as early as 1980. They contained paint waste and solvents. Waste piles from metal processing were also discovered. These piles contain heavy metals, including lead.

The PRP hired a contractor to remove the drums in early 1989. A March 13, 1990 inspection by IDEM personnel verified that drum removal had been completed. The waste piles and contaminated soil have not been removed. The city of South Bend is presently attempting to issue a bond to finance rehabilitation of the area. This will include a site investigation and a RI/FS if necessary.

A municipal well field is within 1 1/2 miles of the site. This makes the site a potential threat to human health and the environment. The State recommends a medium priority assessment. The State also recommends that the site investigation be coordinated with the City of South Bend.

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