

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Of the
Indiana and Michigan Electric Company (aka American
Electric Power) Substation Property**

**Located:
within the former Allied Stamping /Studebaker "Area A"
South Bend, Indiana**

**Prepared for:
City of South Bend Department of Economic
and Community Development
227 West Jefferson Boulevard
South Bend, IN 46601**

March 2007

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1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (Phase I ESA) of the property located within the former Allied Stamping/Studebaker "Area A," South Bend, St. Joseph County, Indiana (Site). Hull & Associates, Inc. (Hull) conducted this Phase I ESA from January through March 2007 for the City of South Bend Department of Economic and Community Development (Client) who, Hull understands, plans to purchase the Site. This assessment was conducted in a manner generally consistent with the American Society for Testing and Materials (ASTM) Standard E 1527-05, which incorporates the Brownfields Revitalization Act All Appropriate Inquiry (AAI).

In performing this assessment, Hull reviewed federal, state and local lists of state hazardous sites, underground storage tanks (USTs), hazardous waste management facilities and environmental releases of hazardous substances and petroleum. Hull also examined Indiana Department of Environmental Management (IDEM) records and a regulatory database report generated by FirstSearch Technology Corporation (FirstSearch).

According to records maintained by the St. Joseph County Auditor, American Electric Power (AEP) currently owns the Site. The Site consists of approximately 0.21 acres, one electrical control building, and two electrical trellises and was developed to supply supplemental electrical power to the former Studebaker plant, located adjacent to the Site. The Site is currently abandoned.

Hull has performed this Phase I ESA in general accordance with the scope and limitations of ASTM Practice E 1527-05, which incorporates the Brownfields Revitalization Act All Appropriate Inquiry (AAI). Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs in connection with the Site except for the following:

1. The Site is located within Studebaker Corridor A which includes the former assembly building, the former foundry, and former Allied Stamping facility. Area A is bordered to the north by Studebaker Area B and to the northwest by Studebaker Area C. The Studebaker properties have historically stored, handled, and disposed of hazardous materials and petroleum products and are currently enrolled in the Indiana Voluntary Remediation Program. The historic operations and ongoing remedial activities at the Studebaker facilities, coupled

2. A 20,000-gallon fuel oil UST is located immediately north of the Site. Vent pipes were observed approximately fifty feet north of the Site during the January 27, 2007 Site reconnaissance. This UST was not mentioned in the FirstSearch database report, which did not indicate the presence of registered USTs or LUSTs on the adjacent property. The close proximity of this tank to the Site and its omission from both the UST and LUST databases constitutes a REC.
3. No spills were documented in the FirstSearch report or indicated by the previous Phase I ESA completed by AEP; however, the inability (due to snow cover during the Site reconnaissance) to observe surface conditions at a former electrical substation facility known to historically utilize PCB-containing equipment constitutes a REC.
4. The Site was operated as an electrical substation from the mid-1960s through the mid-2000s. Most of the remaining electrical equipment was removed in December 2006. Based on operations typical of electrical substations, it is possible that hazardous materials may have been present on the Site during previous operations. A soil investigation and limited excavation was completed at the Site in January 2007, including confirmatory samples documenting the removal of PCB-impacted soils. Based on the completed soil investigation and removal actions, the historical use of the Site as an electrical substation constitutes a Historical Recognized Environmental Condition (HREC).

2.0 INTRODUCTION

2.1 Scope of Work

The project was executed under Hull project number SBI039 and was conducted January through March 2007. This assessment was conducted in general accordance with ASTM E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, which incorporates the Brownfields Revitalization Act All Appropriate Inquiry (AAI) requirements. A copy of the Scope of Work for this project is included in Appendix A. All figures referenced in this report are included at the end of the text.

2.2 Purpose

Hull conducted this assessment to evaluate the presence of RECs associated with the Site.¹ The assessment was based on information gained by qualified Hull personnel from review of public documents, files, photographs and maps; correspondence with regulatory agencies; review of an environmental regulatory database search report; interviews with local governmental agencies; and a reconnaissance of the Site.

2.3 Significant Assumptions

No significant assumptions were made for the Phase I ESA conducted for this Site.

2.4 Special Terms and Conditions

No special terms or conditions were applied to the ASTM standard for this project.

2.5 Report Limitations

The conclusions presented herein are based on the level of effort and investigative techniques defined under the Scope of Work. Hull has conducted this investigation in a manner consistent with sound engineering practices and with professional judgment. No other warranty or guarantee, expressed or implied, is made. This report does not attempt to evaluate past or present compliance with federal, state and local environmental or land use laws and regulations.

Hull makes no guarantees regarding the completeness or accuracy of any information obtained in review of public or private files. Furthermore, this report is prepared, and made available, for the sole use of the City of South Bend Department of Community and Economic Development and the contents thereof may not be used or relied upon by any other person without the express written consent and authorization of the City of South Bend and Hull.

Snow cover encountered during the Site reconnaissance conducted on January 26, 2007 precluded the identification of stained soils or foundations, and stressed vegetation.

¹ ASTM defines a "recognized environmental condition" as the presence or likely presence of any hazardous substance or petroleum product 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 product 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 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.

3.0 SITE DESCRIPTION

3.1 Location and Legal Reference

Site Address: within the former Allied Stamping/Studebaker "Area A"
South Bend, St. Joseph County, Indiana

Site Acreage: 0.21 acres

Parcel Number: 18-8021-084904
Resource: St. Joseph County Auditor's Office.

The location of the Site is shown on Figure 1 and photographs from the Site reconnaissance are included in Appendix B. A copy of the Deed is included in Appendix C.

3.2 Site and Vicinity General Characteristics

Site Setting: Industrial

A Site Plan with Photo Locations showing the general Site layout and characteristics is presented as Figure 2.

3.3 General Site Usage

AEP used the Site to provide supplemental power to the adjacent Studebaker plant. Both the Site and the Studebaker plant are currently abandoned. Additional detail about Site usage is provided in Section 4.2. A brief description of the current property conditions observed during the Site reconnaissance is presented in Section 7.0.

3.4 Description of Structures, Roads and Other Improvements on the Site

Site Access: From north by Sample Street.

Building Size: Approximately 300 square-feet

Building Construction: Metal sheeting, with solid concrete floors

One access opening; currently without a door

The building was used to house control panels for the substation. Contents included several electrical panels, a desk, and a chair.

3.5 Current Usage of Adjoining Properties

Adjoining properties were observed from the Site's boundaries, public rights-of-way, or other vantage points, including an inspection of areas where hazardous substances may be or may have been stored, treated, handled, or disposed. Observations of the adjoining properties are summarized as follows:

CURRENT USE OF ADJOINING PROPERTIES	
North	Abandoned Studebaker assembly building
South	Former Studebaker assembly plant; currently undergoing demolition and redevelopment
East	Former Studebaker assembly plant; currently undergoing demolition and redevelopment
West	Former Studebaker foundry

4.0 HISTORICAL AND CURRENT USES OF THE SITE

4.1 Historical Site Usage

To identify the historical use of the Site, Hull personnel reviewed deed and title information, zoning information, city directories, aerial photographs, and historical land use maps.

4.1.1 Ownership

Hull reviewed ownership information maintained by the St. Joseph County Auditor. Historical Site ownership is summarized below.

June 1964 to Present	American Electrical Power (formerly Indiana and Michigan Electric Company)
Unknown to June 1964	Studebaker Corporation

A copy of the deed is presented in Appendix C.

4.1.2 Zoning Information

Parcel Zoning: GI – General Industrial

4.1.3 City Directories

City directories were searched back to 1899 in approximately five-year increments, including 1899-1900, 1905, 1910, 1916, 1923, 1929, 1934, 1939, 1944, 1949, 1954-1955, 1960, 1965, 1970, 1975, 1980, 1985, 1989-1990, 1995, 2000, and 2005. The results of the city directories search are summarized below. Five-year intervals were not available from the resources checked.

YEAR	ADDRESS	SITE OCCUPANT	DIRECTORY
2005	400 West Sample Street	No listing	Polk's South Bend-Mishawaka, Indiana City Directory
2000		South Bend Lathe Corporation	Polk's South Bend-Mishawaka, Indiana City Directory
1970-1995		South Bend Lathe Corporation Dynablast	Polk's South Bend, Indiana City Directory
2005	401 West Sample Street	Sheriff - County Police	Polk's South Bend-Mishawaka, Indiana City Directory
2000		No listing	Polk's South Bend-Mishawaka, Indiana City Directory
1990-1995		Michiana Auto Radiator	Polk's South Bend, Indiana City Directory

YEAR	ADDRESS	SITE OCCUPANT	DIRECTORY
1995	404 West Sample Street	Not verified	Polk's South Bend, Indiana City Directory
1990		Vacant	Polk's South Bend, Indiana City Directory
1985		South Bend Toy, Inc.	Polk's South Bend, Indiana City Directory
2005	405 West Sample Street	No listing	Polk's South Bend-Mishawaka, Indiana City Directory
2000		Newman and Altman	Polk's South Bend-Mishawaka, Indiana City Directory
1990-1995		Standard Surplus Company	Polk's South Bend, Indiana City Directory
1970-1985		Newman and Altman, Inc. Standard Surplus Company	Polk's South Bend, Indiana City Directory
1990	408 West Sample Street	Vacant	Polk's South Bend, Indiana City Directory
1985		Pioneer By High Tech	Polk's South Bend, Indiana City Directory
2005	410 West Sample Street	Studebaker Auto Parts	Polk's South Bend-Mishawaka, Indiana City Directory
2000		No listing	Polk's South Bend-Mishawaka, Indiana City Directory
1990-1995		Vacant	Polk's South Bend, Indiana City Directory
1980-1985		County Dept of Public Welfare	Polk's South Bend, Indiana City Directory
2005	1010 Prairie Avenue	No listing	Polk's South Bend-Mishawaka, Indiana City Directory
1965-2000		Huckins Tool and Die Co Inc	Polk's South Bend, Indiana City Directory; and Polk's South Bend-Mishawaka, Indiana City Directory
1916-1960	1013 Prairie Avenue	Residential	Polk's South Bend, Indiana City Directory; and Hibberd Directory Company's South Bend, Indiana City Directory
2005	1015 Prairie Avenue	Iglesia Misionery Hispana	Polk's South Bend-Mishawaka, Indiana City Directory
2000		Sheet Metal Workers International Association	Polk's South Bend-Mishawaka, Indiana City Directory
1995		Vacant	Polk's South Bend, Indiana City Directory
1990		Sheet Metal Appr Sch	Polk's South Bend, Indiana City Directory
1980-1985		Huckins Tool and Die Co Inc	Polk's South Bend, Indiana City Directory
1975		Vacant	Polk's South Bend, Indiana City Directory

YEAR	ADDRESS	SITE OCCUPANT	DIRECTORY
1965-1970		White House No 9	Polk's South Bend, Indiana City Directory
1955-1960		Champion Grill	Polk's South Bend, Indiana City Directory
1944-1949		American Carloading Corp	Polk's South Bend, Indiana City Directory
1934-1939		Refiners Oil Co (filling station)	Polk's South Bend, Indiana City Directory
1923-1929		Michael Kantar restr	Polk's South Bend, Indiana City Directory
1916		Residential	Hibberd Directory Company's South Bend, Indiana City Directory
2005	1100 Prairie Avenue	No listing	Polk's South Bend-Mishawaka, Indiana City Directory
1985-2000		Eleven Hundred Corp	Polk's South Bend, Indiana City Directory; and Polk's South Bend-Mishawaka, Indiana City Directory
		Underground Pipe and Valve	
1980		Michiana Regional Warehouse	Polk's South Bend, Indiana City Directory
		Underground Pipe and Valve	
1975		No listing	Polk's South Bend, Indiana City Directory
1970		Vacant	
1965		Great Lakes Casting Co	Polk's South Bend, Indiana City Directory
1929-1960		Studebaker Corp (foundry)	Polk's South Bend, Indiana City Directory

4.1.4 Aerial Photographs

Hull obtained aerial photographs from Environmental Data Resources (EDR) to aid in identifying past use of the Site and adjacent properties. Photographs were reviewed in approximately five-year intervals for the years 1965, 1973, 1980, 1988, 1992, and 2005. Five-year intervals were not available from the resources checked. Copies of aerial photographs are provided in Appendix D.

SUMMARY OF AERIAL PHOTOGRAPHS REVIEWED	
Date	Description
1965	The Site is developed as the AEP substation in this photo. All adjacent properties appear developed for industrial/manufacturing purposes.
1973	The Site and adjacent properties appear unchanged from the 1965 photograph.
1980	The Site and adjacent properties appear unchanged from the 1973 photograph.
1988	The Site and adjacent properties appear unchanged from the 1980 photograph.
1992	The Site and adjacent properties appear unchanged from the 1988 photograph.
2005	The Site and adjacent properties appear unchanged from the 1992 photograph.

4.1.5 Historical Land Use Maps

4.1.5.1 Sanborn Fire Insurance Maps

Hull reviewed Sanborn fire insurance maps (Sanborns) in approximately five-year intervals for the years 1891, 1893, 1899, 1917, and 1949. A summary of the map review is included below. Five-year intervals were not available from the resources checked. Copies of the maps are provided in Appendix E-1.

SUMMARY OF SITE OBSERVATIONS FROM SANBORNS	
Year	Site Land-Use
1891	Studebaker Bros. Mfg. Co. Lumber Yard – The Site is used for exposed lumber storage.
1893	Studebaker Bros. Mfg. Co. Lumber Yard – The Site is used for exposed lumber storage.
1899	Studebaker Bros. Mfg. Co. Lumber Yard – The Site is used for exposed lumber storage.
1917	Studebaker Corporation – The Site appears to be located within a Machine Shop structure on the Studebaker campus.
1949	Studebaker Corporation – The Site is exposed again, with two rail spurs in the vicinity of the Site and one spur extending across it.

SUMMARY OF ADJACENT PROPERTY OBSERVATIONS FROM SANBORNS				
Year	North	East	South	West
1891	Studebaker Manufacturing Company Lumber Yards	Studebaker Manufacturing Company Lumber Yards	Studebaker Manufacturing Company Lumber Yards	Vacant field
1893	Studebaker Manufacturing Company Lumber Yards	Studebaker Manufacturing Company Lumber Yards	Studebaker Manufacturing Company Lumber Yards	Vacant field
1899	Studebaker Manufacturing Company Lumber Yards	Studebaker Manufacturing Company Lumber Yards	Studebaker Manufacturing Company Lumber Yards	Vacant field
1917	The Studebaker Corporation	The Studebaker Corporation	The Studebaker Corporation	The Studebaker Corporation
1949	The Studebaker Corporation	The Studebaker Corporation	The Studebaker Corporation	The Studebaker Corporation

4.1.5.2 Historical Topographic Maps

A search for historical topographic maps was conducted by *EDR*. Hull received topographic maps for the years 1958, 1969, 1980 and 1986 from *EDR* for review. A copy of each topographic map is included in Appendix E-2. A discussion of each topographic map follows:

SUMMARY OF SITE OBSERVATIONS FROM TOPOGRAPHIC MAPS	
Year	Site Land-Use
1958	No structures are shown on the Site or adjacent properties in the 1958 topographic map. A 725-foot elevation contour line shown to the south of the Site.
1969	The 1969 topographic map shows the Studebaker Corporation's buildings on the properties adjacent to the Site. No evidence of the AEP substation is shown on the map.
1980	Features of the 1980 topographic map are similar to features described in the 1969 topographic map.
1986	Features of the 1986 topographic map are similar to features described in the 1980 topographic map.

SUMMARY OF ADJACENT PROPERTY OBSERVATIONS FROM TOPOGRAPHIC MAPS				
Year	North	East	South	West
1958	Buildings associated with the Studebaker facility	Buildings associated with the Studebaker facility	South Bend Stamping Co. Building	Buildings associated with the Studebaker facility
1969	No buildings shown	No buildings shown	No buildings shown	No buildings shown
1980	Buildings associated with the Studebaker facility	Buildings associated with the Studebaker facility	South Bend Stamping Co. Building	Buildings associated with the Studebaker facility
1986	Buildings associated with the Studebaker facility	Buildings associated with the Studebaker facility	South Bend Stamping Co. Building	Buildings associated with the Studebaker facility

4.1.6 Summary of Historical Operations

A summary of significant historical events for the Site and historical usage based upon all lines of evidence examined by Hull is included below.

SUMMARY OF HISTORICAL EVENTS AND SITE USAGE		
Date(s)	Site Use or Significant Historical Event	Source
1891-1917	<u>Studebaker Bros. Mfg. Co.'s Lumber Yard</u>	Sanborn Map
1917	<u>Studebaker Corporation Machine Shop</u>	Sanborn Map
1949-1964	<u>Studebaker Corporation Rail Spur area</u>	Sanborn Map
1964	<i>Purchased by Indiana Michigan Electric Company (AEP)</i>	Current Deed
1964-Current	<u>AEP substation</u>	Site Reconnaissance

4.2 Current Site Usage

AEP has owned the Site since June 1964. The electrical substation was used to provide electrical power to the adjacent Studebaker Corporation facility. Both the Site and adjacent Studebaker Corporation facility are no longer operational.

4.2.1 Utility Information

Electric Service: AEP
 Gas Service: None
 Potable Water Service: South Bend Water Works
 Sewer Service: South Bend Water Works

5.0 CLIENT-PROVIDED INFORMATION

5.1 Environmental Liens

Hull requested from the Client information concerning possible environmental liens associated with the Site. No indication of any such liens was reported to Hull.

5.2 Specialized Knowledge

The Client did not indicate to Hull any relevant specialized knowledge or experience material to RECs in connection with the Site. Any environmental records pertaining to the Site and provided by the Client are summarized and referenced in the applicable sections of this report.

5.3 Valuation Reduction for Environmental Issues

The Client did not express any actual knowledge that the value of the Site is significantly less than the value of comparable properties.

5.4 Owner and Occupant Information

The current property deed indicates that the Site is owned by AEP. No operations are currently underway at the Site. Hull interviewed Ms. Jeni Miller, with AEP, as part of this Phase I ESA. Pertinent information from the interview is included where applicable throughout this report.

5.5 Reason for Performing Phase I ESA

The purpose of this Phase I ESA is to evaluate potential RECs at the Site prior to acquiring the Site.

5.6 Other

No other relevant information regarding RECs in connection with the Site was reported to Hull by the Client.

6.0 ENVIRONMENTAL RECORDS REVIEW

6.1 Previous Studies

A Phase I ESA was conducted by AEP in January and February 2007. This report (provided to Hull by the Client in February 2007) indicated the historic presence of hazardous materials and petroleum products at the Site.

Equipment removal and limited soil excavation was performed at the Site in January 2007. One PCB-containing breaker, numerous non-PCB containing capacitors, and additional electrical equipment were removed from the Site. Stained soil was noted during the removal actions listed above. PCB-impacted soil was encountered during soil sampling activities. Over-excavation of the impacted areas to applicable cleanup standards was completed in January 2007, and documented in AEP's February 2007 Phase I ESA report.

6.2 Physical Setting Source(s)

6.2.1 Regional Geology and Hydrogeology

The Site lies in the Northern Moraine and Lake Physiographic Region. The Site and surrounding areas are nearly flat due to extensive development, however, a very gentle slope to the east-northeast towards the St. Joseph River exists in the Site vicinity. The average elevation at the Site is approximately 727 feet USGS datum.

As indicated in the Soil Survey of St. Joseph County (Soil Survey), the soil at the Site is composed of the Urban land-Tyner complex, 0 to 1% slopes. Urban land includes land areas that are covered by paved or graveled roads, parking lots, walkways, residential and commercial buildings, and cemetery structures. The urbanized sections obscure or alter the soils to the point that identification is not feasible.

Bedrock at the Site is New Albany Shale and equivalents. The Groundwater Availability Map of Indiana indicates that groundwater in the vicinity of the Site yields between 600 and 1,000 gallons per minute. Based upon the orientation of the St. Joseph River, general topography in the area, and the groundwater flow direction documented in Phase II ESAs conducted in the vicinity of the Site, groundwater flow near the Site is most likely to the north to northeast.

6.2.2 Indiana DNR Oil and Gas Well Log Information

The Petroleum Database Management System Website (<http://igs.indiana.edu/pdms/index.cfm>) was visited for information on petroleum wells located within one-half mile of the Site on January 29, 2007. No petroleum wells were indicated within the specified search radius. A copy of the Indiana Department of Natural Resources (DNR) map indicating no known petroleum wells is included in Appendix F. Other private and public oil and/or gas wells may be present within the search radius but may not have been identified due to inaccurate well descriptions or unreported oil and/or gas wells.

6.2.3 Indiana DNR Water Well Log Information

The Indiana DNR Website (http://www.in.gov/dnr/water/ground_water/well_database) was visited for information on water wells located within one-half mile of the Site on January 29, 2007. Water wells located within one-half-mile of the Site are described below. Additional wells may be located within one-half-mile of the Site that could not be located due to incomplete address information; furthermore, some wells may not have been reported.

LOGS OF WATER WELLS WITHIN 0.5 MILE OF SITE		
Date (Property Owner)	Depth	Bore Log
January 1, 1921 (City of South Bend)	100'	0-70' Sand & Gravel; 7-89' Clay; 89-100' Fine Sand; 100' Shale.
January 1, 1910 (Studebaker Corp.)	101'	0-28' Gravel; 28-47' Gravel; 47-68' Sand and Gravel; 68-72' Sand; 72-73' Clay and Stones; 73-88' Clay; 88-91' Sand; 91-94' Hardpan; 94-101' Lower Mississippi Blue Shale.
December 9, 1948 (Studebaker Corp.)	68'	No lithology given.
October 29, 1948 (Studebaker Corp.)	81'	No lithology given.

The presence of these water supply wells in the Site vicinity is not anticipated to represent an environmental concern for the Site. A copy of the IDNR well map and associated water well logs are included in Appendix G.

6.3 Federal and State Environmental Records

An environmental database report generated by FirstSearch was used to access environmental records for this report. The proximity of various listed facilities was reviewed to identify the potential affect, if any, that these facilities may have on the Site. The databases searched

included those specified by ASTM E 1527-05 as well as several additional federal and state databases.

FirstSearch contacts government agencies to receive updated records on a monthly or quarterly basis, depending on the database. As a result, facilities that were recently added to the list, and therefore not identified by FirstSearch, may exist within the specified search distance. FirstSearch has verified that it updates its database every 90 days or within 90 days of the last agency update. A copy of the report by FirstSearch is included in Appendix H.

In addition to the facilities identified in the FirstSearch report, FirstSearch provides a list of orphan facilities. These facilities, which are listed on one or more databases, do not have enough address information to be specifically located by FirstSearch. A summary of the orphan facilities is presented below and orphan facilities identified within their respective search radii of the Site are discussed in the applicable section(s) below.

SUMMARY OF ORPHAN FACILITIES			
Orphan Facility Name and Address (IF AVAILABLE)	Location Relative to Site	Applicable List	Within Applicable Radius
Studebaker Corridor A 1010/1100 Prairie Avenue South Bend, Indiana 46601	0.19 NW	BROWNFIELD	Yes
Studebaker / Oliver Areas: A, B, C Sample Street / Multiple Addresses South Bend, Indiana 46601	0.10 NE	ACTIVE - VCP	Yes

The facilities listed above are discussed further in Section 6.3.2.7.

6.3.1 United States Environmental Protection Agency (U.S. EPA)

The FirstSearch report reviewed the U.S. EPA databases listed below and identified the number of facilities listed. Detailed descriptions of each database listed can be found in the FirstSearch report in Appendix H.

SUMMARY OF FEDERAL AGENCY DATABASE FINDINGS				
Regulatory Database	Date of Last Agency Update	Minimum Search Distance	Site Listed?	Number of Facilities Listed
National Priority List (NPL)	December 8, 2006	1 mile	No	0
Delisted NPL	December 8, 2006	0.5 mile	No	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list	December 8, 2006	0.5 mile	No	2
CERCLIS No Further Remedial Action Planned (NFRAP) list	December 8, 2006	0.5 mile	No	1
Resource Conservation and Recovery Act (RCRA) Corrective Action facilities (CORRACTS)	June 6, 2006	1 mile	No	2
RCRA non-CORRACTS Treatment, Storage and Disposal (TSD) facilities list	June 6, 2006	0.5 mile	No	1
RCRA Hazardous Waste Generators list	June 6, 2006.	.25	No	6
Federal Institutional Control / Engineering Control (IC/EC) Registries	November 14, 2006	.25	No	0
Emergency Response Notification System (ERNS) list	December 31, 2006	.25	No	NA

The Site was not identified on any of the databases reviewed. The facilities listed above and their potential to impact the Site are further discussed in the following sections.

6.3.1.1 NPL Facilities

No NPL facilities were identified within 1 mile of the Site.

6.3.1.2 Delisted NPL Facilities

No NPL facilities were identified within 1 mile of the Site.

6.3.1.3 CERCLIS List Facilities

The FirstSearch report identified the following CERCLIS list facilities within 0.5 mile of the Site:

SUMMARY OF CERCLIS FACILITIES			
Facility Name and Address	Location Relative to Site	Reason for CERCLIS Listing	Status
South Bend Stamping 601 W Broadway St. South Bend, Indiana 46601	0.31 mi SE	Abandoned auto facility with drums containing PCBs, mercury, and some asbestos.	Complete
Avanti 765 South Lafayette Blvd South Bend, Indiana 46601	0.38 NE	Drums found at site containing paint and waste solvents. Waste piles containing heavy metals and lead also found at site.	Remediation Stage

South Bend Stamping is located approximately 0.31-mile southeast of the Site. The *FirstSearch* report indicates that removal actions were completed in July 2004. Based on the location of the South Bend Stamping facility and the inferred groundwater flow direction to the east-northeast, it is not likely to impact the Site.

Avanti is located approximately 0.38-mile northeast of the Site. The *FirstSearch* report indicates that removal actions have been completed at the facility and remedial action is ongoing. Based on the inferred downgradient location of the Avanti facility, it is not likely to impact the Site.

6.3.1.4 CERCLIS NFRAP Facilities

The FirstSearch report identified the following CERCLIS NFRAP facilities within ½ mile of the Site:

SUMMARY OF CERCLIS NFRAP FACILITIES			
Facility Name and Address	Location Relative to Site	Reason for CERCLIS Listing	Date Placed on NFRAP
Industrial Fuels and Resources 604 South Scott Street South Bend, Indiana 46601	0.36 NE	Preliminary Assessment State Fund-Financed	12/30/1988

The Industrial Fuels and Resources facility is listed in the CERCLIS Archived Sites database. This classification indicates that to the best of the EPA’s knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). The inclusion of Industrial Fuels and Resources in the CERCLIS NFRAP database alone does not suggest that the facility will have an adverse affect on the Site.

6.3.1.5 RCRA CORRACTS Facilities

The FirstSearch report identified the following RCRA CORRACTS facilities within 1 mile of the Site:

SUMMARY OF RCRA CORRACTS FACILITIES		
Facility Name and Address	Location Relative to Site	Status
MEI-IN 604 S Scott Street South Bend, Indiana 46601	0.36 NE	Subject to Corrective Action
Ashland Distribution Co. 1817 W Indiana Avenue South Bend, Indiana 46613	1.00 SW	Subject to Corrective Action

MEI-IN is located approximately 0.36-mile northeast of the Site. The *FirstSearch* report indicates that the facility is subject to corrective action. Based on its location and the inferred groundwater flow direction to the east-northeast, the MEI-IN facility is not likely to impact the Site.

Ashland Distribution Co. is located approximately 1-mile southwest of the Site. The *FirstSearch* report indicates that the facility is subject to corrective action. Although the facility is located in the upgradient/crossgradient direction of the Site, the one-mile separation between the two makes the Ashland Distribution Co. unlikely to impact the Site.

6.3.1.6 RCRA non-CORRACTS TSD Facilities

The *FirstSearch* report identified the following RCRA non-CORRACTS TSD facility within 0.5 mile of the Site:

SUMMARY OF RCRA NON-CORRACTS TSD FACILITIES		
Facility Name and Address	Location Relative to Site	Status
MEI-IN 604 S Scott Street South Bend, Indiana	0.36 NE	Violations Reported

MEI-IN is located 0.09-mile northeast of the Site and has 202 violations. The *FirstSearch* report indicated that 77 of the 202 violations have been resolved. Although there are 125 violations outstanding for this facility, its inferred downgradient location makes it unlikely to impact the Site.

6.3.1.7 RCRA Hazardous Waste Generators List

The *FirstSearch* report identified the following RCRA Hazardous Waste Generators within 0.25 mile of the Site:

SUMMARY OF RCRA HAZARDOUS WASTE GENERATORS		
Facility Name and Address	Location Relative to Site	Status
Harris Manufacturing Inc. 1007 S Chapin Street South Bend, Indiana 46601	0.13 NW	In Compliance
Ideal Consolidated 806 W Sample Street South Bend, Indiana 46601	0.16 NW	In Compliance
MLS Liquidating Trust 835 Prairie Road South Bend, Indiana 46601	0.19 NW	In Violation

Harris Manufacturing Inc. is located 0.13-mile northwest of the Site and is listed in the RCRA Hazardous Generator database. No violations are listed and the FirstSearch report indicates that the facility is currently in compliance.

Ideal Consolidated is located 0.16-mile northwest of the Site and is listed in the RCRA Hazardous Generator database. No violations are listed and the FirstSearch report indicates that the facility is currently in compliance.

MLS Liquidating Trust is located 0.16-mile northwest of the Site and is listed in the RCRA Hazardous Generator database. The FirstSearch report identifies two general recordkeeping violations for the facility. Both violations were resolved as of April 2002 and the facility is currently in compliance. Based on the nature of the listed violations and their associated resolutions in 2002, the facility is not likely to impact the Site.

6.3.1.8 Federal Institutional Control / Engineering Control (IC/EC) Registries

The Site was not identified on the IC/EC list.

6.3.1.9 ERNS List

The Site was not identified on the ERNS list.

6.3.2 State and Tribal Regulatory Databases

The FirstSearch report reviewed the state and tribal databases listed below and identified the facilities listed. Detailed descriptions of each database listed can be found in the FirstSearch report in Appendix H.

SUMMARY OF STATE AND TRIBAL AGENCY DATABASE FINDINGS				
Regulatory Database	Date of Last Agency Update	Minimum Search Distance	Site Listed?	Number of Facilities Listed
State/Tribal Hazardous Waste Sites	May 30, 2006	1 mile	No	2
State/Tribal Solid Waste Landfills	January 16, 2007	0.5 mile	No	0
State/Tribal Leaking Underground Storage Tanks (LUSTs)	January 18, 2007	0.5 mile	No	14
State/Tribal Registered Underground Storage Tanks (USTs)	January 18, 2007	Site & adjacent properties	No	6
State/Tribal Registered Aboveground Storage Tanks (ASTs)	January 18, 2007	Site & adjacent properties	No	0
State/Tribal IC/EC Registry	January 2, 2007	Site	No	0
State/Tribal Brownfields and Voluntary Cleanup Program Facilities	January 2, 2007	0.5 mile	No	3

The Site was not identified on any of the databases reviewed. The facilities listed above and their potential to impact the Site are further discussed in the following sections.

6.3.2.1 Hazardous Waste Sites

State hazardous waste sites in Indiana are maintained by the IDEM. The *FirstSearch* report identified the following state hazardous waste sites within 1 mile of the Site:

SUMMARY OF STATE HAZARDOUS WASTE SITES			
Facility Name and Address	Location Relative to Site	Types of Hazardous Waste Identified	Status
Allied Products 601 West Broadway South Bend, IN 46601	0.31 SE	None Listed	Voluntary Remediation Program
Avanti Industrial 765 S. Lafayette Road South Bend, IN 46618	0.38 NE	Solvents	Ongoing Remedial Actions

Both facilities are located in the inferred downgradient direction and are not likely to adversely affect the Site.

6.3.2.2 Solid Waste Landfills

State licensed solid waste landfill facilities in the State of Indiana are maintained on the Indiana Licensed Solid Waste Facilities database. No licensed solid waste facilities were identified within 0.5 mile of the Site.

6.3.2.3 LUSTs

The FirstSearch report identified the following LUST facilities within 0.5 mile of the Site:

SUMMARY OF LUSTs		
Property Name and Address	Location Relative to Site	Status
Municipal Services Facility 701 W Sample Street South Bend, Indiana 46601	0.10 NE	No Further Action letter issued
Municipal Services Facility 701 W Sample Street South Bend, Indiana 46601	0.10 NE	No Further Action letter issued
American Hi-Lift (vacant) 828 Kerr Street South Bend, Indiana 46601	0.13 NW	No Further Action letter issued

SUMMARY OF LUSTs		
Property Name and Address	Location Relative to Site	Status
Raitt Corporation 815 West Sample Street South Bend, Indiana 46625	0.17 NW	No Further Action letter issued
Central Transport 1040 W Sample Street South Bend, Indiana 46619	0.29 NW	No Further Action letter issued
Allied Products 601 West Broadway South Bend, Indiana 46601	0.31 SE	No Further Action letter issued
Eckler Lahey Lumber Company 1406 South Franklin Street South Bend, Indiana 46613	0.35 SE	Discontinued
United Parcel Service (UPS) 607 S Scott Street South Bend, Indiana 46601	0.36 NW	Discontinued
Jerry SU Service, Inc. 1130 South Main Street South Bend, Indiana, 46618	0.39 SE	Active
Jerry SU Service, Inc. 1130 South Main Street South Bend, Indiana, 46618	0.39 SE	No Further Action letter issued
One Stop 79 815 S Main Street South Bend, Indiana 46614	0.40 NE	No Further Action letter issued
John Shoup 716 S Main Street South Bend, Indiana 46601	0.47 NE	No Further Action letter issued
South Michigan U Haul Center (vacant) 1120 South Main Street South Bend, Indiana 46601	0.47 SE	No Further Action letter issued

SUMMARY OF LUSTs		
Property Name and Address	Location Relative to Site	Status
Old Fort Building Supply 1401 South Main Street South Bend, Indiana 46613	0.47 SE	Discontinued

Of the fourteen above listed LUST facilities, ten have been assigned No Further Action (NFA) status. The facilities that have been assigned NFA status have likely undergone corrective actions and are not likely to negatively affect the Site. Of the four active LUST facilities, two are located greater than 0.25 mile from the Site and two are located downgradient of the Site with respect to the likely direction of surface water and groundwater flow. Therefore, the active LUST facilities are located in positions where they are unlikely to negatively affect the Site.

6.3.2.4 Registered USTs

The FirstSearch report identified the following UST facilities within 0.25 mile of the Site:

SUMMARY OF REGISTERED UST FACILITIES			
Facility Name and Address	Location Relative to Site	Number and Capacities of Registered USTs	Status
Municipal Services Facility 701 W Sample Street South Bend, Indiana 46601	0.10 NE	7 – 10,000 gallon 4 – 12,000 gallon 1 – 1000 gallon 1- 5000 gallon 1 – 20,000 gallon	Out of service Out of Service Currently in use Out of Service Currently in use
American Hi-Lift (Vacant) 828 Kerr Street South Bend, Indiana	0.14 NW	2 – 2000 gallon	Out of service

Raitt Corporation 815 W Sample Street South Bend, Indiana 46601	0.17 NW	2 – 10,000 gallon 1 – 6000 gallon 1 – 3000 gallon	Out of Service Out of Service Out of Service
Mechanics Laundry – South Bend 835 S. Prairie Avenue South Bend, Indiana 46601	0.19 NW	1 – 6000 gallon	Unregulated
United Beverage 840 S Prairie Avenue South Bend, Indiana, 46601	0.19 NW	2 – 10,000 gallon 2 – 8000 gallon	Currently in use Currently in use
South Bend Lathe 400 W Sample Street South Bend, Indiana 46625	0.22 NE	1- 6000 gallon 1- 8000 gallon 1- 1500 gallon 1- 8000 gallon 1 – 5000 gallon	Currently in use Currently in use Unregulated Unregulated Unregulated

Of the above listed UST facilities, all are located downgradient or crossgradient from the Site with respect to the likely direction of surface water and groundwater flow and are, therefore, unlikely to negatively affect the Site.

Mr. Andy Laurent indicated the presence of a 20,000-gallon fuel oil UST during the Site reconnaissance on January 27, 2007. The tank is reportedly located immediately north of the Site. Vent pipes were observed approximately fifty feet north of the Site. The FirstSearch report did not indicate the presence of registered USTs or LUSTs on the adjacent property. The close proximity of this tank to the Site and its omission from both the UST and LUST databases constitutes a REC.

6.3.2.5 Registered ASTs

No registered ASTs were identified within 0.25 miles of this site.

6.3.2.6 Institutional Control / Engineering Control (IC/EC) Registries

The site was not identified in the Indiana IC/EC registry.

6.3.2.7 Brownfields and Voluntary Cleanup Program Facilities

The FirstSearch report identified the following brownfields or voluntary cleanup program facilities within 0.5 mile of the Site:

SUMMARY OF BROWNFIELDS AND VOLUNTARY CLEANUP PROGRAM FACILITIES		
Property Name and Address	Location Relative to Site	Status
Studebaker / Oliver Areas: A, B, C Sample Street / Multiple Addresses South Bend, Indiana 46601	Site located within Studebaker A	ACTIVE - VCP
Studebaker Corridor A 1010/1100 Prairie Avenue South Bend, Indiana 46601	Site located within Studebaker Corridor A	BROWNFIELD
Studebaker Area A Prairie Avenue & Sample Street South Bend, Indiana 46601	Site located within Studebaker Area A	ACTIVE VCP
Studebaker Area B 701 W Sample Street South Bend, Indiana 46601	0.10 NE	ACTIVE VCP
Mechanics Laundry 835 Prairie Avenue South Bend, Indiana 46601	0.19 NW	ACTIVE VCP
Allied Products 601 W Broadway South Bend, Indiana 46601	0.31 SE	TERMINATED VCP
American Medical Oxygen Sales Corp. 228 W Broadway South Bend, Indiana 46601	0.45 SE	BROWNFIELD
Oliver Plow Works 533 S Chapin Street South Bend, Indiana 46601	0.48 NW	ACTIVE VCP

The Site is located within Studebaker Area A which includes the former assembly building, the former foundry, and former Allied Stamping facility. Area A is bordered to the north by Studebaker Area B and to the northwest by Studebaker Area C. The

Studebaker properties have historically stored, handled, and disposed of hazardous materials and petroleum products and are currently enrolled in the Indiana VRP. The historic operations and ongoing remedial activities at the Studebaker facilities, coupled with adjacent locations north and east of the Site, constitute a REC.

The Mechanics Laundry, Allied Products, American Medical Oxygen Sales Corporation, and Oliver Plow Works facilities are located in the inferred downgradient or crossgradient direction from the Site. Therefore, these four facilities are unlikely to affect the Site.

6.4 Local Environmental Records

6.4.1 Local Health Department

On January 29, 2007, the St. Joseph County Health Department was contacted to obtain information regarding spills or any other environmental problems involving hazardous substances associated with the Site. The Health Department responded that no information was found for the Site. A copy of the FOIA request and response from the Health Department are located in Appendix I.

6.4.2 Local Emergency Management Agency (EMA)

The South Bend Emergency Management Agency (EMA) was contacted on January 30, 2007 to obtain information regarding spills or any other environmental problems involving hazardous substances or petroleum associated with the Site. The EMA responded that no information was found for the Site. A copy of the FOIA request and response are located in Appendix I.

6.4.3 Local Fire Department

On January 29, 2007, the City of South Bend Fire Department (SBFD) was contacted to obtain information regarding fires, unauthorized discharges, spills, or any incidence involving toxic or hazardous materials associated with the Site. Mike Damiano of the South Bend Fire Department responded that the SBFD have no records of the aforementioned incidents occurring at the Site. A copy of the FOIA request and response is located in Appendix I.

7.0 SITE RECONNAISSANCE

7.1 General

A reconnaissance of the Site was performed on January 26, 2007, by a representative of Hull to visually assess the Site and identify RECs. Interior and exterior portions of the Site were accessed. A Scope of Work for the Site reconnaissance is included in Appendix A. Site photographs are located in Appendix B. A layout of the Site, and the location and orientation of the Site photographs are presented on Figure 2.

7.1.1 Current Site Usage

The 0.21-acre Site is a non-operational electrical substation that provided power to the former Studebaker facility. The Site is currently occupied by two steel electrical trellises, and a small, one-story building measuring approximately 16 feet by 19 feet. All electrical lines leading to the trellises have been cut or removed.

The small building is made of metal sheeting with a concrete slab for the floor. The building lacks a door which exposes the inside to the elements. Inside are several electrical panels, a desk, and a wooden chair. The building is currently in disrepair and generally poor condition. The Site is surrounded by a six-foot high chain-link fence, with a gated opening to the north, and several small openings around the perimeter, likely caused by age and wear. The ground coverage at the Site consists of gravel. Two former transformer locations were indicated by Mr. Andy Laurent, of the South Bend Department of Economic and Community Development, who accompanied Hull during the Site reconnaissance. Snow cover at the time of the Site walkover prevented observation of any possible staining and/or stressed vegetation. No evidence of USTs or ASTs was observed on Site during the reconnaissance.

7.1.2 Hazardous Substances and Petroleum Products

No evidence of hazardous substances or petroleum products was observed during the Site reconnaissance.

7.1.3 Solid and Hazardous Waste Generation, Storage and Disposal

No evidence of hazardous materials generation, storage, or disposal was observed at the time of the Site reconnaissance. However, based on prior use of the parcel as an AEP electrical

substation, it is possible that hazardous materials may have been present on the Site during previous operations.

7.1.4 Underground Storage Tanks (USTs)

USTs present: No evidence of UST or UST system components (e.g., vent pipes, fill ports, patched pavement, etc.) was observed or reported on the Site and none were identified in the environmental database report as discussed in subsections 6.3.2.3 and 6.3.2.4.

Mr. Laurent indicated the presence of a 20,000-gallon fuel oil UST during the Site reconnaissance. The tank is reportedly located immediately north of the Site. Vent pipes were observed approximately fifty feet north of the Site during the reconnaissance.

Evidence of historic USTs: No

7.1.5 Aboveground Storage Tanks (ASTs)

ASTs present: No evidence of ASTs was observed or reported on the Site and none were identified in the environmental database report as discussed in Subsection 6.3.2.5.

Evidence of historic ASTs: No

7.1.6 Polychlorinated Biphenyls (PCBs)

Potential PCB-bearing equipment observed: Yes

If yes, describe: According to Mr. Laurent, two pad-mounted transformers were removed from the central portion of the Site in December 2006. As discussed in section 6.1, stained soil was noted during removal of the transformers. PCB-impacted soils were confirmed during soil sampling activities by AEP. Over-excavation of the impacted areas to applicable cleanup standards was completed and documented in January 2007.

7.1.7 Wastewater and Storm Water

No waste water is generated at the Site with the exception of storm runoff. Runoff generally follows the gentle east-northeast grade of the Site's ground surface. Additional storm water likely infiltrates through the Site's permeable gravel surface.

7.1.8 Pits, Ponds, Lagoons

No pits, ponds, or lagoons were observed during the Site reconnaissance.

7.1.9 Stressed Vegetation and Stained Pavement

Due to snow cover at the time of the Site reconnaissance, vegetation present on Site was not visible.

7.1.10 Odors

No strong, pungent, or noxious odors were apparent during the Site reconnaissance.

7.1.11 Pools of Liquid

No standing surface water or sumps containing liquids likely to be hazardous substances or petroleum products were observed.

7.1.12 Drains and Sumps

No drains or sumps were observed during the Site reconnaissance.

7.1.13 Wells

No wells were observed during the Site reconnaissance.

7.1.14 Septic Systems

No evidence of a septic system was observed during the Site reconnaissance.

7.1.15 Other

No other items were included as part of this assessment.

8.0 FINDINGS AND OPINION

Hull performed a Phase I ESA for the Site located at located within the former Allied Stamping/Studebaker "Area A" in South Bend, St. Joseph County, Indiana. The assessment was conducted during January and February 2007 to evaluate the presence of RECs from current and past operations associated with the Site and was prepared in general accordance with the ASTM Standard E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The assessment was based on information gained by qualified Hull personnel from a review of public documents, files, photographs and maps; correspondence with regulatory agencies; a review of an environmental regulatory database search report; interviews with local government officials; and a reconnaissance of the Site.

A description of the physical setting of the Site, background historical information for the Site and the findings obtained through the review of environmental records are presented in Sections 3.0, 4.0 and 6.0. A description of the Site investigation, including the Site reconnaissance, is presented in Section 7.0.

According to records maintained by the St. Joseph County Auditor, American Electric Power (AEP) currently owns the Site.

Hull has performed this Phase I ESA in general accordance with the scope and limitations of ASTM Practice E 1527-05 of the parcel # 18-8021-84904 located within the former Allied Stamping /Studebaker "Area A" (south of Sample Street and east of Prairie Avenue) in South Bend, Indiana.

- During the 1950s and early 1960s the Site was owned by the Studebaker Corporation and included one rail spur extending across it and two rail spurs in the general Site vicinity.
- The Site was operated as an AEP electrical substation from the mid-1960s through the mid-2000s. Most of the remaining electrical equipment was removed in December 2006. Based on operations typical of electrical substations, it is possible that hazardous materials may have been present on the Site during previous operations.
- The Site is located within Studebaker Area A which includes the former assembly building, the former foundry, and former Allied Stamping facility. Area A is bordered to

the north by Studebaker Area B and to the northwest by Studebaker Area C. The Studebaker properties have historically stored, handled, and disposed of hazardous materials and petroleum products and are currently enrolled in the Indiana VRP.

- A 20,000-gallon fuel oil UST is located immediately north of the Site. Vent pipes were observed approximately fifty feet north of the Site during the January 27, 2007 Site reconnaissance. The FirstSearch database report did not indicate the presence of registered USTs or LUSTs on the adjacent property.

9.0 SIGNIFICANT DATA GAPS

Snow cover and frozen ground at the Site during the January 26, 2007 reconnaissance precluded complete observation of conditions of surface cover and soils at the Site.

No spills were documented in the FirstSearch report or indicated by the previous Phase I ESA completed by AEP; however, the inability to observe surface conditions at a former electrical substation facility known to historically utilize PCB-containing equipment constitutes a Recognized Environmental Condition.

10.0 CONCLUSIONS

Hull has performed this Phase I ESA in general accordance with the scope and limitations of ASTM Practice E 1527-05, which incorporates the Brownfields Revitalization Act All Appropriate Inquiry (AAI). Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs in connection with the Site except for the following:

1. The Site is located within Studebaker Area A which includes the former assembly building, the former foundry, and former Allied Stamping facility. Area A is bordered to the north by Studebaker Area B and to the northwest by Studebaker Area C. The Studebaker properties have historically stored, handled, and disposed of hazardous materials and petroleum products and are currently enrolled in the Indiana VRP. The historic operations and ongoing remedial activities at the Studebaker facilities, coupled with adjacent locations north and east of the Site, constitute a Recognized Environmental Condition.
2. A 20,000-gallon fuel oil UST is located immediately north of the Site. Vent pipes were observed approximately fifty feet north of the Site during the January 27, 2007 Site reconnaissance. This UST was not mentioned in the FirstSearch database report did not indicate the presence of registered USTs or LUSTs on the adjacent property. The close proximity of this tank to the Site and its omission from both the UST and LUST databases constitutes a Recognized Environmental Condition.
3. No spills were documented in the FirstSearch report or indicated by the previous Phase I ESA completed by AEP; however, the inability to observe surface conditions at a former electrical substation facility known to historically utilize PCB-containing equipment constitutes a Recognized Environmental Condition.
4. The Site was operated as an AEP electrical substation from the mid-1960s through the mid-2000s. Most of the remaining electrical equipment was removed in December 2006. Based on operations typical of electrical substations, it is possible that hazardous waste may have been present on the Site during previous operations. A soil investigation and limited excavation was completed at the Site in January 2007, including confirmatory samples documenting the removal of PCB-impacted soils. Based on the completed soil investigation and removal actions, the historical use of the Site as an electrical substation constitutes a Historical Recognized Environmental Condition.

11.0 DEVIATIONS

The assessment was conducted to evaluate the presence of RECs from current and past operations associated with the Site and was generally consistent with the ASTM Standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. No deviations from this standard occurred during this project.

12.0 REFERENCES

A variety of technical documents and publications was referred to during the course of this project. Some of the references consulted are presented below. Referenced documents and publications may or may not have been reviewed in their entirety. The guidelines and procedures presented in the documents and publications referenced have not been strictly adhered to unless stated otherwise.

12.1 Documents

American Society for Testing and Materials. *E 1527-05 Environmental Site Assessments: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2005.

Coll, Suzanne. U.S. Environmental Protection Agency. *Written Correspondence*. February 2007.

Department of the Interior, United States Geological Survey, 7.5 Minute Series (Topographic) Maps. "South Bend West and South Bend East, Indiana, Quadrangle," 1969 (Photo revised 1986) and 1992, respectively.

Environmental Data Resources, Inc. *Aerial Photographs, 1965, 1973, 1980, 1988, 1992, 2005*. February 2007.

Environmental Data Resources, Inc. *Topographic Maps, 1958, 1969, 1980, 1986*. February 2007.

Environmental Data Resources, Inc. *City Directory Search*. February 2007.

FirstSearch Technology Corporation, *Environmental FirstSearch™ Report*, February 12, 2007.

Powers, Skip. Underground Storage Tank Program, IDEM, *Written Correspondence*. January 2007.

Ratcliffe, Jane. United States Environmental Protection Agency. *Written Correspondence*. February 2007.

St. Joseph County Auditor's Office, *property cards*.

St. Joseph County Local Emergency Planning Committee. *Written Correspondence*. January 2007.

St Joseph County. Soil Survey of St. Joseph County. *Soil Classification*. February 2007.

12.2 Personal Communication

Damiano, Mike. South Bend Fire Department. *Telephone Correspondence*. February 2007.

Laurent, Andy. Department of Economic and Community Development, City of South Bend.
January 2007.

Miller, Jeni. American Electrical Power. *Telephone Correspondence*. February 2007.
Indiana Geological Survey.

St. Joseph County Health Department. *Telephone Correspondence*. January 2007.

12.3 Internet Websites

Envirofacts Database

http://www.epa.gov/enviro/index_java.html

Enviromapper

<http://www.epa.gov/enviro/html/em/index.html>

Indiana Department of Natural Resources (IDNR) Website

http://www.in.gov/dnr/water/ground_water/well_database

Michiana Regional Geographic Information System

<http://www.macoggis.com/SJCSSearchForm/>

Office of Underground Storage Tanks

<http://www.epa.gov/swerust1/>

Petroleum Database Management System Website

<http://igs.indiana.edu/pdms/index.cfm>

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Copies of my résumé showing pertinent qualifications is presented in Appendix J.

Reviewed by:

Douglas G. Stuart, CHMM
Senior Project Manager

Prepared by:

J. Casey McFall
Scientist I

Date: March 7, 2007

APPENDIX A

Scope of Work

APPENDIX B

Photographs from Site Reconnaissance

APPENDIX C

Deed

APPENDIX D

Aerial Photographs

APPENDIX E

Historical Land Use Maps

APPENDIX E-1

Sanborn Fire Insurance Maps

APPENDIX E-2

Historical Topographic Maps

APPENDIX F

Oil and Gas Well Map

APPENDIX G

Well Map and Associated Water Well Logs

APPENDIX H

Environmental Database Report

APPENDIX I

Regulatory Agency Correspondence

APPENDIX J

Résumés of Environmental Professionals