

September 14, 2009



City of South Bend  
Community and Economic Development  
Attention: Mr. Bill Schalliol  
Suite 1200 S, 227 W. Jefferson Blvd.  
South Bend, IN 46601

**RE: REPORT OF PHASE I ENVIRONMENTAL SITE  
SE Corner of Western Ave. and Main Street  
South Bend, Indiana  
Project No: 09-017**

Phifer Environmental Services, LLC is pleased to provide this Phase I Environmental Site Assessment of Lot B within the Martin's Addition of the City of South Bend First Replat, as prepared by Danch Harner & Associates, dated January 12, 2009, is identified as an approximate 139' x 245' area located at the southeast corner of the intersection of Western Avenue and South Main Street, in the downtown area of South bend, Indiana (subject site). The northern portion of the property has been developed as a paved parking lot with access from S. Main Street, to the west. The lot serves as a secondary location for parking for the adjacent U.S. Bankruptcy Courts and local businesses. The southern portion of the subject site consists of a former building footprint and paved parking areas of the Franny's Restaurant, which was demolished by the City of South Bend, in 2005. While the former paved parking areas remain (poor condition), the building footprint (demolition debris removed to ground surface, has been backfilled and is readily identifiable.

This report is intended for use exclusively by the City of South Bend subject to the qualifications and certifications herein. Use of this report for purposes beyond those reasonably intended by the City of South Bend and Phifer Environmental Services, LLC, is at the sole risk of the user. If third parties wish to rely on this report, please have them contact us so that a mutual understanding to the terms and conditions for our services can be established prior to their reliance on the content of this report. All information contained within this Report is considered "Confidential" to those parties specifically identified.

This report presents project information, including survey procedures and limitations, our findings, conclusions and recommendations. We appreciate your selection of Phifer Environmental Services, LLC for this project and look forward to assisting you in the future. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Conley B. Phifer", is written over a faint, larger version of the signature.

Conley B. Phifer, President  
Phifer Environmental Services, LLC

2502 Lincoln Way West, P.O. Box 430, Mishawaka, IN 46544 (574) 968-7191 Cell: (574) 217-6298