

## 1.0 EXECUTIVE SUMMARY

**PROPERTY NAME:** SE Corner of Intersection of Main & Western  
Lot B of Replat of Martin's Addition to South Bend  
South Bend, Indiana

This executive summary is provided for convenience and should not substitute for review of a complete report.

### On-Site

The subject site, being identified as 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. The subject site is historically identified as Land Lots 25, 26 and 27 of the Martin's Addition to the City of South Bend, and is currently owned by the City of South Bend, Department of Redevelopment. Currently, the northern portion of the subject site is 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. Evident within the parking area are the concrete supports for light fixtures that have since been removed. At the eastern portion of the pavement are several pre-cast concrete and stone planting bowls for trees and other greenery typically used by Downtown South Bend for area "streetscapes". 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.

Topographically, the subject property is generally level, although general grade for the site and surrounding properties as a whole is from south to north, and from west to east. We note that site grading of the paved parking areas is such that storm water runoff is directed to a series of drywells present on the property. For the general area, the topographic trend is also from south to north, and from west to east, toward the St. Joseph River, located approximately 1/2-mile to the east/northeast of the subject site. Presumed groundwater flow direction would likely be from the south/southwest to the north/northeast, toward the St. Joseph River.

From a review of the historical records for the subject site (identified as 114 through 122 Western Avenue, and 400 through 418 Main Street), PES identified the historical presence of a gasoline service station (122 Western Avenue) from the period of at least 1968 through 1975, with the structure having been demolished circa 1986. The database search for regulated facilities did not identify the historical presence of the gasoline service station. Similarly, PES review of the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet did not identify and former gasoline service stations (UST/LUST) activity for the 122 Western Avenue address. We note that the period during which the service station operated was essentially non-regulated with respect to requirements for closure documentation and collection of environmental samples as confirmation of "clean closure". As such, it is unlikely that there was any form of environmental sampling completed as part of the removal of the UST systems at the site, assuming that the UST systems were not closed "in-place". Without any form of closure documentation available to PES, the historical presence of the gasoline service station must be considered a **Historical Recognized Environmental Condition**. A subsurface assessment involving the collection and analysis of soil and/or groundwater samples would be necessary to determine the extent to which, if any, environmental impact as a result of the historical gasoline service station operations has occurred.

Similarly, we note that historical use of the southern portion of the subject site as a restaurant, from at least 1970 through at least 2005, may have included a grease trap for the collection of waste oils and other inedible cooking wastes. We note that such collection systems (usually in the form of an underground tank) are typically pumped by a vendor for use in animal feed, etc. While there is no confirmation of the presence of a grease trap as part of the historical restaurant operations, it should be noted that any future re-development of the southern portion of the site may uncover soil contamination as a result of incidental spillage during historical transfer, or leakage from the system. We note that such oils and greases are unregulated and would not be expected to migrate significant distances within the soil column or groundwater based upon its consistency and the extent of impermeable coverage (pavement).

The subject site was not identified by the regulatory database search as the location of a RCRA regulated facility involving the storage or generation of hazardous wastes. During the site reconnaissance, PES did not identify the presence of any hazardous substance or petroleum products, or containers from any prior use of such products. Depending on the nature of operations during which the subject site was developed as a gasoline service station, there may have been historical use of petroleum or hazardous substances as a part of automotive repair and/or routine maintenance (**Historical Recognized Environmental Condition**). Additional assessment would be necessary to determine the extent to which, if any, area soils and/or groundwater may have been impacted as part of historical gasoline service station operations.

There were no existing structures present on the subject site for which heating or cooling systems were required. Utility services for any future re-development of the subject site are available to the immediate area.

At the time of the site reconnaissance PES identified the presence of a commercial waste dumpster at the extreme eastern property boundary. The dumpster is assumed to be associated with the adjacent US Bankruptcy Courts building, and was placed on the subject site for ease of access by the service contractor (Reliable Disposal, Inc.). Visual inspection of the contents of the dumpster indicated disposal of paper wastes and general refuse. There did not appear to be any improper disposal of hazardous or petroleum wastes, and there was no staining in the immediate area of the dumpster that would indicate any recurring historical disposal of such wastes.

As a gasoline service station, there were hydraulic lifts used in routine automotive service and maintenance activities. As previously indicated PES could find no documentation of the closure/demolition of the subject site, its underground storage tanks or underground hydraulic lift systems. Although the hydraulic lifts were reported as having been removed from the ground, it is possible that such systems may have released hydraulic fluids as a result of worn seals and or improper use. In the absence of information regarding condition at the time of demolition, PES identifies the historical use of hydraulic lift systems as a **Historical Recognized Environmental Condition**. We note that the consistency of hydraulic oil, if released to the environment do not tend to migrate substantially and therefore would most likely result in "hot spot" contamination that can generally be addressed through limited soil excavation.

There are no existing structures present at the subject site that would require contracted maintenance services. We note that pole lights had originally been installed as part of the construction of the paved parking lot on the northern portion of the subject site. However, the lights had subsequently been removed and the electrical service to the pole supports terminated. There is no lawn services required for the subject site given the extent of pavement coverage and lack of vegetative growth in the former Franny's Restaurant building footprint. Snow plowing for the parking lot is performed on an as needed basis, with the lot sometimes serving as a location for stockpiling of excessive snow load by the City of South Bend.

Electrical power is available to the area of the site through American Electric Power (AEP). Electrical connection occurs from underground lines and service vaults present along both Main Street and Western Avenue. At least one underground electrical vault was identified within the sidewalk at the intersection of Main St, Na d Western Avenue.

Although there are no existing structures present on the subject site, the area of the subject site (inclusive of the subject site) is available for connection to the municipal water supply and municipal sanitary sewer system (City of South Bend). We note this area of downtown South Bend has historically been connected to the municipal water and sewer system dating to at least the early 1900s.

PES did not observe the presence of any potable water wells, groundwater monitoring wells or indications of a septic system on the subject site as part of the reconnaissance effort.

There were no existing structures that would have drains or sumps present on the subject site. As previously indicated, PES identified four dry wells on the northern paved parking area, as well as two additional dry wells present on the former parking area for the since demolished Franny's Restaurant (southern portion of subject site). The purpose of the dry wells is capture (via gradient) storm water runoff from impermeable surfaces and allow for infiltration through the underlying soil column.

PES did not identify any pits, ponds, lagoons, surface water bodies or areas of suspected jurisdictional wetlands on the subject site.

Other than minor incidental staining associated with historical use of the parking lot (leakage of automotive fluids); there did not appear to be any areas of staining. Similarly areas of stressed vegetation were not identified, noting that other than the backfilled area of the former Franny's building footprint (backfilled), the site is covered by impermeable surfaces (pavement).

No unusual odors were detected during the site reconnaissance.

### **Off-Site**

Surrounding property use is almost exclusively retail and /or historical retail for which the buildings are currently vacant and offered for sale. To the north of the subject site, across Western Avenue is the paved parking lot for patrons of the South Bend Library, which is located further to the north, at 304 Main Street. To the northwest, across the intersection of S. Main Street and Western Avenue is a paved lot that serves as a used car lot for Gates Chevy World and/or Gates Toyota, which until recently (2007), were located to the west of the subject site. To the west, across Main Street are the security service and monitoring center of ADT Security, with entry from 202 Western Avenue, and the City Chapel, with entry from 401 Main Street. To the southwest are El Paraiso Grocery (425 Main St.), and the offices of Edward Jones Financial Services (431 S. Main St.. To the south are the former building footprint of the Blessing School of Music (420 S. Main St.) and a paved parking lot that historically was used by the Inwood's China Store. To the southeast is the vacant, former Ralph's News Stand and General Store (113 W. Monroe), the vacant former Witmer McNease Music Company store (439 S. Michigan St.), and the vacant former Inwood's China store (425 S. Michigan St.). To the east is the U.S. Bankruptcy Court building and associated parking lot the south (401 S. Michigan St.). Further to the east, across Michigan Street is the U.S. Post Office for South Bend (424 S. Michigan St.) To the northeast, across Western Avenue is the Business Communication Center (333 S. Michigan St.), a sales and service operation for business machines and products.

A review of the regulatory database search identified numerous regulated facilities within the specified ASTM search distances. However, based upon factors that include topography, presumed groundwater flow direction, no record of release or extent to which such release has been addressed through remedial action or enforcement action (RCRA Violations of Record), none would be expected to have significant environmental impact to the subject site. We also note that several of the regulated sites within the ASTM-defined distances have restrictive covenants that do not allow for excavation or construction beyond a certain depth, with upper level contaminated soils having been excavated and taken off-site for disposal (clean backfill provided to grade). We also note that the area of the subject site, is currently, and has historically been serviced by the municipal water and sanitary sewer systems of the City of South Bend, thereby minimizing the potential for direct contact, and ingestion of any contaminated water supply (Federal standards apply to public water system).

## **Conclusions**

Based on information made available or obtained during the records review (current and historical), regulatory database review, and interviews performed in the completion of this Phase I Environmental Site Assessment of Lot B of the Replat of Martin's Addition to the City of South Bend (approximately 139' x 245'); Phifer Environmental Services, LLC has identified Historical Recognized Environmental Conditions associated with the historical property use of the northern portion of the site as a gasoline service station (active from at least 1968 through 1975). Such Historical Recognized Environmental Conditions are primarily based upon the absence of any "Closure Report" or environmental sample data as confirmation of clean closure. Specifically PES identifies the following Historical Recognized Environmental Conditions:

- 1) Status of removal of UST systems as part of site demolition or potential in-place closure, inclusive of the absence of environmental data as confirmation of clean closure;
- 2) Absence of information regarding the historical use and disposal of waste oils and/or solvents and automotive fluids/batteries as part of the automotive maintenance operations;
- 3) Status of assumed presence of underground hydraulic lifts, inclusive of absence of environmental data as confirmation of clean closure at removal;

Additional environmental assessment would be necessary to determine the extent to which historical operations of the former gasoline service station have impacted subsurface soils and/or groundwater (i.e., Phase II Environmental Site Assessment)

## 2.0 INTRODUCTION

The subject site, being identified as 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 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. The subject site is historically identified as Land Lots 25, 26 and 27 of the Martin's Addition to the City of South Bend, and is currently owned by the City of South Bend, Department of Redevelopment. Currently, the northern portion of the subject site is 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.

### 2.1 BACKGROUND

Phifer Environmental Services, LLC was formally authorized by the August 20, 2009 signature of written proposal (Proposal #09-073, dated August 17, 2009), by Mr. Donald Inks, as Redevelopment Commissioner for the City of South Bend Redevelopment Commission, to perform a Phase I Environmental Site Assessment of the subject property.

### 2.2 PROCEDURES

The Phase I Environmental Site Assessment was performed using the American Society for Testing and Materials (ASTM) document ASTM E 1527-05.

The following services were provided for the assessment:

A review of published topographic and geologic maps, soils and hydrologic reports, and observations to characterize area drainage;

- A review of available documents, historical publications, municipal records, maps, aerial photographs, and interviews with knowledgeable persons regarding current and historical uses of the subject site and adjacent properties;
- A review of environmental reports periodically published by local, state and federal agencies, as summarized by Environmental Data Resources, Inc. (EDR), to determine the extent to which, if any, the subject site and/or adjacent properties are listed as having current or historical releases or other requisite requirement for environmental reporting;
- A site and adjacent property reconnaissance for obvious indications of present or past activities that have or could have contaminated the subject property;
- Preparation of this report presenting our findings and conclusions

### 2.3 QUALIFICATIONS

The observations/findings presented as part of this assessment are relative to the date(s) of our site work. Phifer Environmental Services, LLC makes no representation or warranty that past or current operations at the site are, or have been, conducted in accordance with applicable regulations and/or code. The opinions included herein are based on information obtained during

our assessment of the property and our experience, and should not be relied on to represent conditions at substantially later dates.

This assessment has attempted to identify "Recognized Environmental Conditions" as identified by the designated Environmental Professional in responsible charge for performing the assessment. ASTM E 1527-05 defines a "Recognized Environmental Condition" as: "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 would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

However, certain "conditions" may escape detection due to: (1) the limited scope of this assessment, (2) the inaccuracy and/or limited availability of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, (5) weather and/or site conditions at the time of the assessment, and (6) deliberate concealment of pertinent information. If this assessment included a review of documents prepared by others it must be recognized that Phifer Environmental Services, LLC has no responsibility for the accuracy of information contained therein. If additional information/details having a direct impact on specific recommendations and/or conclusions, as presented by this report, are discovered after issuance of this report, Phifer Environmental Services, LLC reserves the right to review the information, reassess the potential concerns, and modify our opinions, as warranted.

The client acknowledges that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions, as presented, are predicated on the results of a site reconnaissance, review of specified regulatory records, review of the historical property uses, and conversations with knowledgeable persons. The absence of significant indicators suggesting that hazardous materials and/or wastes have impacted the subject property does not preclude the presence of such materials/wastes at the subject property. The most reliable means for evaluating subsurface conditions is through intrusive sampling techniques, which are beyond the scope of a Phase I Environmental Site Assessment.

Unless specifically requested by the client, and agreed to by Phifer Environmental Services, LLC, a Phase I Environmental Site Assessment does not include surveys for the presence of asbestos containing materials, lead-based paint, lead in water, radon or "mold". This document is not intended to be used as a construction document, and should not be used to satisfy structural related requirements for demolition, renovation or other construction activity.

The client should recognize that the services performed were conducted in general accordance with ASTM Standard E 1527-05 and local standards of care in the geographic region at the time the services were rendered. Per ASTM E 1527-05, the User of this assessment has specific obligations for performing certain tasks during this assessment that will help in the identification of possible Recognized Environmental Conditions in connection with the property. Failure by the User to perform such tasks may impact their ability to use this report as qualification under the Landowner Liability Protections under CERCLA. Phifer Environmental Services, LLC can make no representations or warranties regarding a User's qualification for protection under existing laws or regulations. Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee or warranty of the results of this assessment is expressed or implied within the content of this report.

### 3.0 SITE SETTING

Understanding of a site's physical setting is important to the recognition of environmental impacts to the property.

#### 3.1 GENERAL DESCRIPTION

The subject site, being identified as 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. The subject site is historically identified as Land Lots 25, 26 and 27 of the Martin's Addition to the City of South Bend, and is currently owned by the City of South Bend, Department of Redevelopment. Currently, the northern portion of the subject site is 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. Evident within the parking area are the concrete supports for light fixtures that have since been removed. At the eastern portion of the pavement are several pre-cast concrete and stone planting bowls for trees and other greenery typically used by Downtown South Bend for area "streetscapes". 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.

Historically, the most recent use of the northern portion of the subject site (prior to redevelopment as a paved parking lot), was as a gasoline service station during the period of at least 1968 through 1975. We note that the structure was demolished circa 1986, although closure of the service station operation was prior to that period of time. The southern portion of the subject site was historically operated as Franny's Restaurant, and prior to that as the Spaghetti Bowl Restaurant (dating to at least 1970). Demolition of the former building occurred in 2005, although previous paved parking that surrounded the building remain in place, although in relatively poor condition.

Surrounding property use is almost exclusively retail and /or historical retail for which the buildings are currently vacant and offered for sale. To the north of the subject site, across Western Avenue is the paved parking lot for patrons of the South Bend Library, which is located further to the north, at 304 Main Street. To the northwest, across the intersection of S. Main Street and Western Avenue is a paved lot that serves as a used car lot for Gates Chevy World and Gates Toyota, which until recently (2007) were located to the west of the subject site. To the west, across Main Street are the security service and monitoring center of ADT Security, with entry from Western Avenue, and the City Chapel, with entry from Main Street. To the southwest are the El Paraiso Grocery and the offices of Edward Jones Financial Services. To the south are the former building footprint of the Blessing School of Music and a paved parking lot that historically was used by the Inwood's China Store. To the southeast is the vacant, former Ralph's News Stand and General Store, the vacant former Witmer McNease Music Company store, and the vacant former Inwood's China store. To the east is the U.S. Bankruptcy Court building and associated parking lot the south. Further to the east, across Michigan Street is the U.S. Post Office for South Bend. To the northeast, across Western Avenue is the Business Communication Center, a sales and service operation for business machines and products.

#### 3.2 PHYSICAL SETTING

A consideration of the physical setting of the subject site, inclusive of surface and subsurface drainage and geology, are of interest since they provide an indication of contaminant migration patterns, should contaminants be identified on-site or in close proximity. For suspect facilities in

close proximity, an emphasis is placed on those facilities that are immediately adjacent to, or topographically up gradient from the subject property. The term "up gradient" refers to a location upstream from a groundwater flow perspective.

While evaluating the site's Physical Setting, the following resources were used:

- USGS Topographic Map, "South Bend East and South Bend West, Indiana" Quadrangle, (Terrain Navigator);
- Soil Survey of St. Joseph County, Indiana, published 1974, by the U.S. Department of Agriculture and the Natural Resources Conservation Service, in cooperation with the Purdue University Agricultural Experiment Station and the Indiana Department of Natural Resources;
- Geographic Information System (GIS) Atlas for Indiana, available through the Indiana Geological Society website [igs.indiana.edu/Geology](http://igs.indiana.edu/Geology);
- "Hydrogeologic Atlas of Aquifers in Indiana", published by the U.S. Geological Survey;
- "Water Resource Availability in the St. Joseph River Basin, Indiana", dated 1987, published by the State of Indiana, Department of Natural Resources, Division of Water.

### **3.2.1 Topography**

According to a review of the United States Geological Survey (USGS), 7.5 Minute Topographic Map for the area (South Bend West), the subject property is generally level, at approximately 714 ft. above mean sea level. Topography across the site is graded slightly from south to north, and from west to east. We note that site grading of the paved parking areas is such that storm water runoff is directed to a series of drywells present on the property. For the general area, the topographic trend is from south to north, and from west to east, toward the St. Joseph River, located approximately ½-mile to the east/northeast of the subject site. Areas to the south/southwest would be considered as topographically up gradient.

### **3.2.2 Geology**

The Bedrock Geology of Indiana Map indicates that bedrock in the vicinity of the site consists of the Muscatatuck Group, which is generally characterized as a thick sequence of Devonian and Mississippian shale, with some black Ellsworth. According to the Bedrock Elevation Map of Indiana (Gray, 1982), bedrock within the general area of the subject site is level with a maximum elevation of approximately 600 ft. above mean sea level. Site-specific information regarding the depth to bedrock was not identified by Phifer Environmental Services, LLC during the completion of the Phase I Environmental Site Assessment effort.

### **3.2.3 Soils**

According to the Soil Survey of St. Joseph County, soils in the area of the site are classified as being primarily of the Tyner series (Tyner loamy sand, 0 to 6 percent slope). Tyner series soils consist of deep, well-drained, nearly level to strongly sloping soils on outwash plains and terraces. These soils are mainly on raised flats and ridges, and were formed in sandy outwash, where the native vegetation was mixed hardwoods. A representative profile has a surface layer consisting of dark-brown loamy sand of approximately 9-inches thickness. The subsoil is approximately 35-inches thick, with the upper 16-inches being dark, yellowish-brown, very friable loamy sand, and the lower 19-inches being dark-brown very friable loamy sand. The underlying material extends to 70-inches, with the upper 16-inches being yellowish-brown sand, and the lower 10-inches being dark-brown sand. Tyner soils generally are classified as having



rapid permeability, low available water capacity. Organic matter content is medium in the surface layer, and runoff is considered slow to medium.

#### **3.2.4 Surface Drainage**

Visually, surface drainage for the existing impermeable paved areas of the subject site is directed via gradient to a series of six dry wells. Four of the drywells are located on the paved parking area that identified the northern portion of the subject site; whereas two additional drywells were identified on the southern portion of the site to address drainage for the former Franny's Restaurant. Once collected within the dry wells, percolation through the soil profile occurs at a gradual rate depending on the extent of porosity and saturation. For the former Franny's Restaurant building footprint (backfill), soil infiltration serves as the primary means of addressing storm water.

Area streets appear to be crowned to the extent that runoff is directed to concrete curbing along the edges of the street, which direct storm water runoff from the impermeable street surfaces to municipal storm grates and the municipal storm water collection system.

#### **3.2.5 Groundwater**

The subject site is located within the St. Joseph River Basin. Unconsolidated aquifers in the area of the subject site are typically composed of a series of buried and discontinuous buried sand and gravel layers that vary in thickness. Such aquifers are considered as good water supplies typically generating from 10 to 500 gallons per minute, with some areas being able to produce upwards of 1,500 gallons per minute.

Groundwater generally flows in directions parallel to the natural ground surface slopes toward points of discharge such as rivers, creeks, swamps, drainage swales, or pumped groundwater wells. Localized groundwater flow direction can differ from regional groundwater flow direction depending on the presence of significant subsurface features, extent of groundwater pumping conducted in close proximity of the site and seasonal precipitation levels. Based upon topography; PES would anticipate that groundwater flow direction would be from south/southwest to the north/northeast, toward the St. Joseph River, located approximately 1/2-mile east/northeast of the subject site.

## 4.0 REGULATORY INFORMATION

Phifer Environmental Services, LLC reviewed regulatory search information prepared by Environmental Data Resources, Inc. (EDR) as contained in Appendix C. This regulatory records search is based on information published by State and Federal regulatory agencies and is used to evaluate if the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those sites that are known to the regulatory agencies at the time of publication to be: (1) contaminated, (2) in the process of evaluation for potential contamination, or (3) regulated. Additional information from resources that include documents posted at the specific regulatory agency's website may also be presented as part of the discussion.

### **EPA NATIONAL PRIORITIES LIST (NPL)**

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the National Priorities List (NPL) of federal "Superfund" sites. NPL sites are targeted for long-term remedial action in accordance with the provisions established by CERCLA. Nationally, over 1,200 hazardous waste sites that require some level of remedial action are listed on the NPL. A review of the EPA National Priority List, dated February 2009, indicated the following:

- The subject property does not appear on the NPL.
- There were no NPL sites identified within a one-mile radius of the subject property.

### **PROPOSED NATIONAL PRIORITY LIST SITES**

As EPA investigates various hazardous waste sites, a prioritization assessment, commonly referred to as the "hazard ranking" for a specific site, establishes eligibility for inclusion on the National Priority List. If determined eligible for inclusion, the site may be formally proposed to the NPL. A review of the Proposed NPL Sites List, dated April 2009, indicated the following:

- The subject property does not appear on the Proposed NPL Sites List.
- There were no Proposed NPL sites identified within a one-mile radius of the subject property.

### **DELISTED NPL SITES LIST**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA utilizes to delist sites where it is determined that no further remedial action is deemed appropriate (i.e., remedial actions completed) from the NPL. A review of the Delisted NPL Sites List, dated February 2009, indicated the following:

- The subject property does not appear on the Delisted NPL Sites List.
- There were no Delisted NPL sites identified within a one-mile radius of the subject property.

### **CONSENT DECREE LIST**

Major legal settlements that establish responsibility and standards for cleanup at National Priority List Sites are released periodically by United States District Courts following agreement by involved parties to litigation matters. A review of the Consent Decree List, dated January 2009, indicated the following:

- The subject property does not appear on the Consent Decree List.
- There were no Consent Decree List sites identified within a one-mile radius of the subject property.

### **RECORD OF DECISION LIST**

Records of Decision (ROD) documents mandate a permanent remedy at an NPL Site with respect to current technology and long-term considerations depending on the identified route of exposure of the site. A review of the ROD List, dated April 2009, indicated the following:

- The subject property does not appear on the Record of Decision List.
- There were no Record of Decision sites identified within a one-mile radius of the subject property.

### **DEPARTMENT OF DEFENSE SITES**

The Department of Defense (DOD) List consists of federally owned or administered lands, under the direction of the Department of Defense, that have an area greater than or equal to 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands. A review of the DOD List, dated December 2005, indicated the following:

- The subject property does not appear on the DOD List.
- There were no DOD facilities identified within a one-mile radius of the subject property.

### **FORMERLY USED DEFENSE SITES**

The Formerly Used Defense Sites (FUDS) List identifies properties where the United States Army Corps of Engineers is actively working or has proposed taking necessary cleanup action. A review of the FUDS List, dated December 2007, indicated the following:

- The subject property does not appear on the FUDS List.
- There were no FUD List facilities identified within a one-mile radius of the subject property.

### **INDIAN RESERVATION SITES LIST**

The Indian Reservation Sites List identifies Indian administered lands of the United States that have an area greater than or equal to 640 acres. A review of the Indian Reservation Sites List, dated December 2005, indicated the following:

- The subject property does not appear on the Indian Reservation Sites List.
- There were no facilities identified on the Indian Reservation Sites List within a one-mile radius of the subject property.

### **EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS) LIST**

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List is a comprehensive listing of sites that have been reported to EPA by states, municipalities, private companies, and/or private persons pursuant to Section 103 of CERCLA. Such sites are either proposed to be or are included on the National Priority List, or are in the screening or assessment phase for further consideration. On the EPA's CERCLIS List, dated January 2009, the following information was found:

- The subject property does not appear on the CERCLIS List.
- There were two CERCLIS facilities identified within a one-half mile radius of the subject property, as follows:

The South Bend Lathe Facility, located at 400 W. Sample Street (approximately 1/2-mile southwest of the subject site, potentially up gradient) has only recently been identified as a CERCLIS (Removal Action Only) site based upon the presence of remnant containers, transformers, USTs, asbestos, etc. The City of South Bend, having recently acquired the property, requested assistance from EPA in addressing such environmental concerns. South

Bend Lathe was the last manufacturing concern at the location; however manufacturing was historically part of the Studebaker assembly. The City of South Bend has only recently completed demolition of the structures, following environmental clearance (asbestos removal and limited excavation of petroleum contaminated soils and importation of clean cover materials) as part of a re-development initiative for the area as part of a larger light industrial park with a focus on the nano-technology, supported by local educational institutions.

The Avanti Motor Company, located at 765 S. Lafayette Boulevard (approximately 3/8-mile southwest of subject site, potentially up gradient), originally operated as part of the Studebaker Automotive complex (since demolished as part of the St. Joseph County Jail and City of South Bend Municipal Services Equipment facilities). Avanti Motors bought the facility in 1987 and continued automotive production. In February 1988, 245 drums were discovered along the west property line. Twenty of the drums, containing paint and waste solvents, were bulging and leaking. Waste piles from metal processing, inclusive of lead, were also identified. The responsible party subsequently retained a contractor for characterization and off-site removal of the wastes (early 1989). A March 13, 1990 inspection by IDEM verified the drum removal. Subsequent remedial investigations indicated contamination of groundwater from Volatile Organic Compounds, thereby necessitating groundwater treatment (ongoing).

#### **EPA CERCLIS - NO FURTHER REMEDIAL ACTION PLANNED (NFRAP) LIST**

NFRAP is the EPA database of former CERCLIS sites where “no further remedial action is planned” under CERCLA. NFRAP sites typically are sites where, following an initial investigation, no contamination was found, contamination was removed quickly without need for additional consideration for NPL inclusion, or the contamination was not serious enough to require additional action by EPA. On the EPA’s CERCLIS/NFRAP List, dated December 2007, the following information was found:

- The subject property does not appear on the NFRAP list.
- There was one NFRAP facility identified within a one-half mile radius of the subject property, as follows:

The Industrial Fuels and Resources site, at 604 South Scott Street, is located approximately 3/8-mile southwest of the subject site (up gradient). The facility was historically utilized as bulk storage and fuels blending facility (Standard Oil), however subsequently operated as a blending and recycling facility for hazardous and petroleum wastes. According to the database, the facility was initially identified as a potential CERCLA site on January 15, 1988. A preliminary Assessment was subsequently undertaken and completed as of December 30, 1988, at which time a determination of No Further Remedial Action Planned (NFRAP) was made. We note that the timing of NFRAP determination is generally consistent with the initial RCRA Compliance Schedule Evaluation and On-Site Inspection, dated March 31, 1988. Therefore it is logical to assume that the EPA Program Lead was transitioned to the RCRA staff, as opposed to continued involvement by the CERCLA staff; hence a determination of No Further Remedial Action Planned and archiving of the site CERCLA file.

#### **EPA CORRECTIVE ACTION (CORRACTS) LIST**

The CORRACTS List identifies facilities that have conducted, or are currently conducting, corrective action pursuant to a Corrective Action Order based upon a release of hazardous wastes into the environment from a RCRA regulated facility. The following information was identified from the CORRACTS List, dated March 2009:

- The subject property does not appear on the CORRACTS List.
- There was one facility identified on the CORRACTS List within a one-mile radius of the subject property, as follows:

The Industrial Fuels and Resources site, at 604 South Scott Street, is located approximately 3/8-mile southwest of the subject site (cross gradient to up gradient). The facility was historically utilized as bulk storage and fuels blending facility (Standard Oil), however subsequently operated as a blending and recycling facility for hazardous and petroleum wastes. A review of the database listing indicates that the facility was routinely inspected for RCRA compliance by the State of Indiana, and ultimately determined to be in "significant non-compliance" (total of 190 RCRA violations of record). By 2000, the RCRA Temporary Storage and Disposal Facility (TSDF) permit for the facility was revoked, and all operations terminated. The facility filed for bankruptcy, and is currently abandoned. Previous conversations with the IDEM Project Manager indicate that all vessels (drums, tanks, etc) at the facility have been emptied, with the contents disposed in accordance with RCRA requirements. Investigation of potential soil and groundwater contamination associated with historical activities has recently been completed by IDEM, with limited soil contamination being identified in the former tank farm area, at the northeastern corner of the property, and along the eastern property boundary with United Boulevard.

### **U.S. BROWNFIELD LIST**

A Brownfield Site is an industrial or commercial property that is abandoned, inactive, or underutilized, on which expansion or re-development is complicated due to actual or perceived environmental contamination. Funding mechanisms for assessment at U.S. Brownfield Sites is available through various grants set aside by the U.S. EPA, with administration via the Indiana Department of Environmental Management Brownfields Program. A review of the U.S. Brownfield Sites List, dated October 2008, indicated the following:

- The subject property does not appear on the U.S. Brownfield Sites List.
- There were three facilities identified on the U.S. Brownfield Sites List within a one-half mile radius of the subject property, as follows:

<b>NAME</b>	<b>ADDRESS</b>	<b>APPROX. LOCATION FROM SUBJECT PROPERTY</b>	<b>PRIORITY</b>
Former Jefferson Apts.	332 W. Jefferson	Approx. 1/4-mile NW of subject site, cross gradient	Commercial use, Phase I/II completed, asbestos materials found, unknown if removed or encapsulated, additional details not provided by database, funding provided by Indiana Brownfields Program
All American Plaza	101 N. Michigan St.	Approx. 1/4- mile NNE of subject site, down gradient	Former bank, jewelry store, restaurant and retail store being redeveloped, Phase I identified potential for asbestos containing materials, Phase II completed. Facility activities continue, unknown if asbestos removed or encapsulated; additional details not provided by database, funding provided by Indiana Brownfields Program

McDonald Studio	326 Lincolnway West	Approx. ½-mile NW of subject site, cross gradient to down gradient	Former service station location for which Phase I/II Site Assessments confirmed soil and groundwater contamination; limited soil excavation and deed restrictions placed on site, which was later re-developed as a parking area for McDonald Studio expansion
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**OPEN DUMP INVENTORY LIST**

The EPA identifies “open dumps” as disposal facilities that do not comply with one or more of the Part 257 or Part 258 RCRA Subtitle D Criteria. A review of the Open Dumps Inventory (ODI) List, dated June 1985, indicated the following:

- The subject property does not appear on the ODI List.
- There were no facilities identified on the ODI List within a one-half mile radius of the subject property.

**U.S. ENGINEERING CONTROL SITES**

The EPA maintains a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. A review of the U.S. Engineering Controls List, dated March 2009, indicated the following:

- The subject property does not appear on the U.S. Engineering Controls List.
- There were no U.S. Engineering Controls List facilities identified within a one-half mile radius of the subject property.

**U.S. INSTITUTIONAL CONTROLS**

The EPA maintains a listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. A review of the U.S. Institutional Controls List, dated March 2009, indicated the following:

- The subject property does not appear on the U.S. Institutional Controls List.
- There were no U.S. Institutional Controls List facilities identified within a one-half mile radius of the subject property.

**URANIUM MILL TAILINGS SITES (UMTRA) SITES LIST**

The Department of Energy maintains listings of sites where uranium mill tailings (sand-like materials remaining after uranium had been extracted) were used as construction materials before potential health hazards of the tailings were recognized. In 1978, twenty-four inactive uranium mill-tailing sites were targeted for cleanup by the Department of Energy. A review of the UMTRA List, dated January 2009, indicated the following:

- The subject property does not appear on the UMTRA List.
- There were no facilities identified on the UMTRA List within a one-half mile radius of the subject property.

## EPA RESOURCE CONSERVATION & RECOVERY INFORMATION SYSTEM (RCRIS) LIST

RCRIS is the EPA database of facilities that generate, transport, store, or dispose of hazardous wastes under the Resource Conservation and Recovery Act. The following information was identified from the various RCRIS Lists, dated November 2008:

**RCRA Treatment, Storage, and Disposal (TSD)** facilities for hazardous wastes are identified on the RCRIS-TSD List.

- The subject property does not appear on the RCRIS-TSD List.
- There was one TSD facility identified by the regulatory database search as being within 1/2-mile of the subject site, as follows:

Information regarding the Industrial Fuels and Resources site, at 604 South Scott Street (approximately 3/8-mile southwest of the subject site, up gradient) has been discussed within previous subsections of this report (CERCLA NFRAP, CORRACTS).

**RCRA Large Quantity Generators** are facilities that generate at least 1,000 kilograms/month of non-acute hazardous waste (or 1 kilogram/month of acute hazardous waste).

- The subject property does not appear on the RCRIS Large Quantity Generator List.
- There were no facilities identified on the RCRIS Large Quantity Generator List within a one-quarter mile radius of the subject property.

**Small Quantity Generators** are facilities that generate less than 1,000 kilograms/month of non-acute hazardous wastes.

- The subject property was not identified on the RCRA Small Quantity Generator List.
- There were no facilities identified on the RCRA Small Quantity Generator List within a one-quarter mile radius of the subject property.

**Conditionally Exempt Small Quantity Generators** are facilities that generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous wastes monthly.

- The subject site was not identified as a Conditionally Exempt Small Quantity Generator.
- There were nine facilities identified on the Conditionally Exempt Small Quantity Generator List within a one-quarter mile radius of the subject property. However, one of the facilities Indiana Michigan Power Company Service Building at 2929 Lathrop St. was mis-mapped and is actually several miles west of the subject site. A summary for all other Conditionally Exempt Small Quantity Generator facilities is provided, as follows:

NAME	ADDRESS	APPROX. LOCATION FROM SUBJECT PROPERTY	REGULATORY NOTATION
Firestone Store	502 S. Michigan St.	Approx. 1/16-mile SE of subject site, across S. Michigan St., down gradient	Application for CE-SQG generator status submitted December 1991, Waste streams identified as Not Defined (D000), Cadmium (D006), Chromium (D007), Lead (D008), Benzene (D018), Chlorobenzene (D021), Tetrachloroethylene (D039) and Trichloroethylene (D040), No Violations of Record identified.

USPS South Bend P & DC VMF	424 S. Michigan St.	Approx. 1/16-mile E of subject site, across S. Michigan St., down gradient	Application for CE-SQG generator status submitted December 2002, Waste streams identified as Ignitable Hazardous Wastes (D001), No Violations of Record identified.
Gates Chevrolet Corp	333 W. Western Ave.	Approx. 1/8-mile W of subject site, up gradient	Application for CE-SQG generator status submitted June 2006, Three violations issued April 3, 2007 although nature of violations not identified; Proposed Agreed Order (PAO) sent, compliance reported as of January 2007; Waste stream identified as used oil. Facility has since been demolished
Dreisbach Car Dealership	602 S. Michigan St.	Approx. 1/8-mile SE of subject site, across S. Michigan St., down gradient	Application for CE-SQG generator status submitted August 1986, Waste streams identified as Not Defined (D000), Ignitable Hazardous Wastes (D001), Spent Non-Halogenated Solvents (F003/005), No Violations of Record identified.
Richey Radiator Service	416 W. Western Ave.	Approx. 1/4-mile W of subject site, up gradient	Application for CE-SQG generator status submitted September 1997, Waste streams identified as Not Defined (D000), Waste Leaching Solution from Acid Leaching of Emission Control Dust (K100), Acetic Acid, Lead (2+) Salt (U144) and Zinc Phosphide, when present at a concentration of 10% or less (U249), No Violations of Record identified.
South Bend Community Schools	635 S. Main St.	Approx. 1/4-mile S of subject site, cross gradient	Application for CE-SQG generator status submitted January 2002, Waste streams identified as Not Defined (D000), Ignitable Hazardous Wastes (D001), Corrosive Wastes (D002), Reactive Wastes (D003), Chromium (D007), Mercury (D009), Spent Halogenated Solvents Used in Degreasing (F001), Spent Halogenated Solvents



			(F002/F003); Records/Reporting Violation identified in June 1998, with compliance as of January 1999.
Indiana Bell Telephone	307 S. Main St.	Approx. 1/16-mile N of subject site, cross gradient	Application for CE-SQG generator status submitted November 2001, Waste streams identified as Ignitable Hazardous Wastes (D001), Corrosive Wastes (D002), and Lead (D008); No Violations of Record identified.
Herrman & Goetz, Inc	225 S. Lafayette	Approx. 1/4-mile NW of subject site, cross gradient	Application for CE-SQG generator status submitted July 1992, Waste streams identified as Ignitable Hazardous Wastes (D001), and 2-Butanone (U159); No Violations of Record identified.

**Non-Generators** are facilities that do not presently generate hazardous wastes.

- The subject site was not identified on the RCRA Non-Generator List.
- There were eight facilities identified on the RCRA Non-Generator List within a one-quarter mile radius of the subject property; however one of the listings INDOT was noted as being mis-mapped and therefore no discussed as part of this section. A summary of the remaining Non-Generator sites is provided, as follows:

NAME	ADDRESS	APPROX. LOCATION FROM SUBJECT PROPERTY	REGULATORY NOTATION
Gates Chevy World	401 S. Lafayette Blvd.	Approx. 1/8-mile W of subject site, potentially up gradient	Non-Generator status applied for as of October 2002; historical waste stream not identified; violations of record based upon on-site Compliance Evaluation Inspection of May 2002, with subsequent facility compliance as of January 2003; written and informal enforcement action
Old Studebaker Museum	520 S. Lafayette Blvd.	Approx. 1/8-mile SW of subject site, potentially up gradient	Non-Generator status applied for as of January 2007 (City of South Bend); facility since demolished; waste streams identified as Barium (D005), Cadmium (D006), Chromium (D007), Lead (D008), 1,4- Dichlorobenzene (D027), Tetrachloroethylene (D039), Trichloroethylene

			(D040), Spent Halogenated (F002) and Spent Non-Halogenated Solvents (F005); no violations of record
Indiana Bell Telephone Co., South Bend Test Center	227 S. Main St.	Approx. 1/8-mile NNW of subject site, cross gradient	Non-Generator status applied for as of April 1981; historical waste streams identified as Corrosive (D002), and Lead (D008), no violations of record identified
Robertson Bldg.	211 S. Michigan St.	Approx. 1/4-mile NE of subject site, down gradient	Non-Generator status applied for as of August 1997; historical waste stream Not Defined (D000), no violations of record
Herrman & Goetz Inc,	225 S. Lafayette Blvd.	Approx 1/4-mile NW of subject site, cross gradient to down gradient	Non-Generator status applied for as Wayne Street Partnership as of September 1999; historical waste stream identified as Ignitable Hazardous wastes (D001), no violations of record based upon September 1999 Compliance Evaluation Inspection
Indiana Bell Telephone Co., County-City Bldg.	200 W. Jefferson	Approx. 2/10-mile north of subject site, cross gradient to down gradient	Non-Generator status applied for as of May 1981; historical waste streams identified as Corrosive (D002), and Lead (D008), no violations of record
City of South Bend	227 W. Jefferson	Approx. 1/4-mile N of subject site, cross gradient to down gradient	Non Generator status applied for as of April 2002; historical waste stream identified as Lead (D008); no violations of record based upon Compliance Evaluation Inspection of June 1999

**EPA EMERGENCY RESPONSE NOTIFICATION (ERNS) SYSTEM LIST**

The ERNS list is a list of hazardous material spills reported to various State agencies. On the ERNS List, dated December 2008, the following information was found:

- The subject property does not appear on the ERNS list.

**INDIANA HAZARDOUS WASTE RESPONSE SITES LIST**

Lists of hazardous waste sites assigned a high priority by the Indiana Department of Environmental Management are identified on the Hazardous Waste Response Sites List. A review of the Hazardous Waste Response List, dated March 2007, indicated the following:

- The subject property does not appear on the Hazardous Waste Response Sites List.

- There was one facility identified on the Hazardous Waste Response Sites List within a one mile radius of the subject property, as follows:

Information associated with the Avanti Motor Company has been previously discussed (CERCLIS). In general, we note that the State of Indiana (IDEM) participated in oversight of drum/waste removal from the site, and continues to be involved with groundwater treatment. Based upon topographic considerations and presumed east/northeasterly groundwater flow direction, the events associated with the Avanti Motor Company State Hazardous Waste Site listing have not likely resulted in environmental impacts to the subject site.

#### **INDIANA VOLUNTARY REMEDIATION PROGRAM LIST**

The Indiana Department of Environmental Management Voluntary Remediation Program (VRP) was established in 1993 for site owners, operators, or potential purchasers to voluntarily enter into agreement to clean up contaminated property. When the cleanup is complete, IDEM issues a Certificate of Completion and the Governor's Office may issue a Covenant Not to Sue. A review of the IDEM VRP List, dated July 2009, indicated the following:

- The subject property does not appear on the Voluntary Remediation Program List.
- There were two facilities identified on the Voluntary Remediation Program List within one-half mile of the subject property, as follows:

<b>NAME</b>	<b>ADDRESS</b>	<b>APPROX. LOCATION FROM SUBJECT PROPERTY</b>	<b>PRIORITY</b>
Oliver Plow Works	533 S. Chapin St.	Approx. 1/2- mile WSW of subject site, up gradient	Site listed as "active" within program, site development and deed restrictions in place for site, soil and groundwater contamination identified, additional assessment being performed to identify source, significant soils excavation completed.
South Bend MGP	320 E. Jefferson Blvd.	Approx. 1/4-mile NE of subject site, down gradient	Site listed as "active" within program, refer to Manufactured Gas detail within this section of Report for additional detail

#### **INDIANA LANDFILL LISTS**

The Indiana Department of Environmental Management maintains lists of special waste disposal sites and inactive or permitted solid waste landfills. A review of the various IDEM lists regarding landfill sites, dated July 2009, indicated the following:

- The subject property does not appear on the Indiana Landfill lists.
- There were no facilities identified on the Indiana Landfill lists within a one-half mile radius of the subject property.

#### **INDIANA BROWNFIELDS DATABASE**

The Indiana Department of Environmental Management maintains a list of industrial or commercial property that is abandoned, inactive, or underutilized, on which expansion or redevelopment is complicated due to actual or perceived environmental contamination. A review of the Indiana Brownfields Database, dated June 2009, indicated the following:

- The subject property does not appear on the Indiana Brownfields list.
- There were three Indiana Brownfields sites identified within a one-half mile radius of the subject property. One additional Brownfield site was identified from a review of the "orphan Sites". A summary of all identified sites follows.

NAME	ADDRESS	APPROX. LOCATION FROM SUBJECT PROPERTY	PRIORITY
Design Packaging, LLC/Transwestern	700 S. Lafayette Street	Approx. 1/4-mile SSW of subject site, up gradient	Phase I/II Site Assessment completed; organic and inorganic contaminants identified above RISC levels in shallow fill materials; PCE detected in GW greater than RISC Residential; recommend institutional controls for future industrial land use
Former Jefferson Apts.	332 W. Jefferson	Approx. 1/4-mile NW of subject site, cross gradient	Commercial use, Phase I/II completed, asbestos materials found, unknown if removed or encapsulated, additional details not provided by database, funding provided by Indiana Brownfields Program
All American Plaza	101 N. Michigan St.	Approx. 1/4- mile NNE of subject site, down gradient	Former bank, jewelry store, restaurant and retail store being redeveloped, Phase I identified potential for asbestos containing materials, Phase II completed. Facility activities continue, unknown if asbestos removed or encapsulated; additional details not provided by database, funding provided by Indiana Brownfields Program
D & L Industrial Finishes	730-736 S. Michigan St.	Approx. 1/4-mile SSE of subject site, cross gradient	Facility subject to Phase I, no additional information provided

Based upon considerations that include topography, presumed groundwater flow direction to the east/northeast in the area of the subject site, extent and nature of contamination identified and determination of low priority by IDEM; none of these Indiana Brownfield sites have likely impacted the subject property.

#### **LEAKING UNDERGROUND STORAGE TANK (LUST) LIST**

The Leaking Underground Storage Tank (LUST) List identifies facilities within the State of Indiana that have reported releases of UST contents. The LUST list is maintained by the

Indiana Department of Environmental Management, UST Section. A review of the LUST List, dated June 2009, indicated the following:

- The subject property does not appear on the LUST List.
- There were twelve LUST facilities identified within a one-half mile radius of the subject property, as follows:

<b>NAME</b>	<b>ADDRESS</b>	<b>APPROX. LOCATION FROM SUBJECT PROPERTY</b>	<b>PRIORITY</b>
South Bend VMF	424 S. Michigan St.	Approx. 1/16-mile E of subject site, across S. Michigan St., down gradient	Release reported in 1991, soil contamination only, low priority, No Further Action Required based upon UST Branch Guidance
Gates Chevrolet Corp (Service)	333 W. Western Ave.	Approx. 1/8-mile W of subject site, up gradient	Release reported in 1998, soil contamination only, low priority, No Further Action Required based upon UST Branch Guidance
Dreisbach Cad., Olds, GMC Truck	602 S. Michigan Street	Approx. 1/8-mile SE of subject site, across S. Michigan St., down gradient	Release reported in 1998, soil contamination only, low priority, No Further Action based upon UST Branch Guidance
Vacant Building	613 S. Michigan Street	Approx. 1/8-mile SE of subject site, across S. Michigan St., down gradient	Release reported in 1993, soil contamination only, low priority, listed by IDEM as "active"
Harmon Glass Company	502 W. Western Ave.	Approx. 1/4-mile W of subject site, up gradient	Release reported in 1993, soil contamination only, low priority, No Further Action Required based upon UST Branch Guidance
John Shoup	716 S. Main Street	Approx. 1/4-mile S of subject site, cross gradient	Release reported in 1993, soil contamination only, low priority, No Further Action Required based upon UST Branch Guidance
One Stop #79	815 S. Main Street	Approx. 3/8-mile S of subject site, cross gradient	Release reported in 2005, soil contamination only, low priority, No Further Action Required based upon RISC Residential criteria
United Parcel Service	607 S. Scott St.	Approx 3/8-mile SW of subject site, up gradient	Release reported in 1991, soil impacts only, low priority, status identified as "discontinued"
AT & T	222 S. Scott St.	Approx 3/8-mile NW of subject site, cross gradient	Release reported in 1992, soil contamination only, low priority, No Further Action Required based upon UST Branch Guidance

Ziker Cleaners, Inc.	247-251 E. Sample Street	Approx. 1/2-mile SE of subject site, down gradient	Release reported in 1998, soil and groundwater contamination, medium priority, No Further Action Required based upon RISC Residential criteria
Babcock Marathon	101 N. Lafayette Blvd.	Approx 1/4-mile NNW of subject site, cross gradient	Release reported in 1999, soil contamination only, low priority, No Further Action Required based upon UST Branch Guidance
South Bend Tribune Corp	223 N. Lafayette Blvd.	Approx 3/8-mile NNW of subject site, cross gradient	Release reported in 1989, soil contamination only, low priority, UST systems Permanently Out of Service; No Further Action Required based upon UST Branch Guidance

Based upon considerations that include determinations of No Further Action, soil contamination only, topography, presumed groundwater flow direction in the area, or determination of low priority by IDEM; none of these LUST facilities have likely impacted the subject property.

**REGISTERED UNDERGROUND STORAGE TANK (UST) LIST**

The Underground Storage Tank (UST) List is a listing of underground storage tank systems registered with the Indiana Department of Environmental Management, UST Section. A review of the UST List, dated January 2009, indicated the following:

- The subject site was not identified on the Registered Underground Storage Tank (UST) LIST.
- There were fifteen facilities identified on the UST list within a one-quarter mile radius of the subject property. An addition UST facility was also identified from a review of the “orphan sites”. A summary for all identified sites follows.

NAME	ADDRESS	APPROX. LOCATION FROM SUBJECT PROPERTY	PRIORITY
Firestone Store	502 S. Michigan St.	Approx. 1/16-mile SE of subject site, across S. Michigan St., down gradient	No LUST condition identified for site; Four UST systems (three gasoline, one used oil) Permanently Out of Service
South Bend VMF	424 S. Michigan St.	Approx. 1/16-mile E of subject site, across S. Michigan St., down gradient	Site identified with LUST condition (NFA); Fourteen UST systems identified of which five UST systems noted as Currently in Use (gasoline, diesel, used oil, other); remaining nine UST systems reported as Permanently Out of Service
# Bays Station	534 S. Michigan St.	Approx. 1/8-mile SE of subject site, cross gradient	No LUST condition identified for site; Three UST systems (unknown)

			Permanently Out of Service
Gates Chevrolet Corp	401 S. Lafayette Blvd.	Approx. 1/8-mile W of subject site, up gradient	No LUST condition identified for site; Six UST systems (five gasoline, one used oil) Permanently Out of Service; one gasoline UST system noted as Temporarily Closed (compliant)
Gates Chevrolet Corp (Service)	333 W. Western Ave.	Approx. 1/8-mile W of subject site, up gradient	LUST condition identified for site (NFA); One UST system Permanently Out of Service
Dreisbach Cad., Olds, GMC Truck	602 S. Michigan Street	Approx. 1/8-mile SE of subject site, across S. Michigan St., down gradient	LUST condition identified for site (NFA); One UST system (used oil) Permanently Out of Service
Vacant Building	613 S. Michigan Street	Approx. 1/8-mile SE of subject site, across S. Michigan St., down gradient	LUST condition identified for site (NFA); One UST system (used oil) Permanently Out of Service
Ashland Oil Co.	405 Western Ave.	Approx. 1/4-mile W of subject site, up gradient	No LUST condition identified for site; One UST system (gasoline) Permanently Out of Service
Gates Toyota	406 W. Wayne St.	Approx. 1/8-mile WNW of subject site, cross gradient	No LUST condition identified for site; Two UST systems (used oil, other) Permanently Out of Service
SILO Mfg. Co, Inc.	405 W. South St.	Approx. 1/4-mile SW of subject site, up gradient	No LUST condition identified for site; One UST system (gasoline) Permanently Out of Service
Harmon Glass Company	502 W. Western Ave.	Approx. 1/4-mile W of subject site, up gradient	LUST condition identified for site (NFA); Five UST systems (four gasoline, one unknown) Permanently Out of Service
Peter J. Nemeth	711 S. Main St.	Approx. 1/4-mile S of subject site, cross gradient	No LUST condition identified for site; One UST system (gasoline) Permanently Out of Service
John Shoup	716 S. Main Street	Approx. 1/4-mile S of subject site, cross gradient	LUST condition identified for site (NFA); Two UST systems identified (diesel, kerosene) as Permanently Out of Service
Wayne Street Partnership	225 S. Lafayette	Approx. 1/4-mile NW of subject site, cross gradient	No LUST condition identified for site; Two UST systems (gasoline, used oil) Permanently Out of Service

City of South Bend (form orphans list)	520 S. Lafayette	Approx. 1/8-mile SW of subject site, up gradient	No LUST condition identified for site; One "unregulated" UST system containing "other"
Health Quest Realty	315 W. Jefferson Blvd.	Approx. 1/4-mile NW of subject site, cross gradient	No LUST condition identified for site; Two UST systems (gasoline) Permanently Out of Service

### **INDIANA SPILLS LIST**

The Indiana Spills List is an accumulation of sites for which spills of petroleum and/or hazardous materials have been reported to the Indiana Department of Environmental Management. A review of the Spills List, dated December 2008, indicated the following:

- The subject property does not appear on the Spills List.

### **INDIANA DRYCLEANERS LIST**

The Indiana Drycleaners List is a voluntary program that ranks participating drycleaners on a scale of one to five stars. The program recognizes those drycleaners willing to more than would be required under the "regulations", to protect their workers and the environment. A review of the Drycleaners List, as prepared by the Indiana Department of Environmental Management, dated July 2009, indicated the following:

- The subject property was not identified on the Indiana Drycleaners List:
- There were no facilities identified on the Drycleaners List within a one-quarter mile radius of the subject property.

### **MINES MASTER INDEX FILE (MINES)**

The Department of Labor, Mine Safety and Health Administration, maintains a listing of mine identification numbers and violation information for active mines and mines opened since 1971. A review of the MINES List, dated February 2009, indicated the following:

- The subject property does not appear on the MINES List.
- There were no facilities identified on the MINES List within a one-quarter mile radius of the subject property.

### **TOXIC CHEMICAL RELEASE INVENTORY SYSTEM (TRIS) LIST**

The EPA maintains a listing of facilities that release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313. A review of the TRIS List, dated December 2007, indicated the following:

- The subject property does not appear on the TRIS List.

### **TOXIC SUBSTANCES CONTROL ACT (TSCA) LIST**

The EPA maintains a list of manufacturers/importers of chemical substances included in the Toxic Substances Control Act Inventory List, and data on the production volume of such substances by facility. Review of the TSCA List, dated December 2002, indicated the following:

- The subject property does not appear on the TSCA List.



## **FEDERAL INSECTICIDE, FUNGICIDE, & RODENTICIDE ACT/TSCA TRACKING SYSTEM (FTTS) LIST**

The Federal Insecticide, Fungicide, and Rodenticide (FIFRA)/TSCA Tracking System (FTTS) is maintained by the EPA's Office of Prevention, Pesticides, and Toxic Substances, and provides information regarding administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA, and EPCRA (Emergency Planning and Community Right to Know Act). A review of the FTTS List, dated April 2009, indicated the following:

- The subject property does not appear on the FTTS List.

## **SECTION SEVEN TRACKING SYSTEM (SSTS)**

Section 7 of the FIFRA requires all registered pesticide producing establishments to submit a report to the EPA regarding the types and amounts of pesticides, active ingredients, and devices being produced, and those having been produced and sold or distributed within the last year. A review of the SSTS List, dated December 2006, indicated the following:

- The subject property does not appear on the SSTS List.

## **PCB ACTIVITY DATABASE SYSTEM (PADS)**

The EPA maintains a database system that identifies generators, transporters, commercial storage, and/or brokers and disposers of PCBs who are required to notify of such activity. A review of the PADS List, dated February 2009, indicated the following:

- The subject property does not appear on the PADS List.

## **MATERIAL LICENSING TRACKING SYSTEM (MLTS)**

The Nuclear Regulatory Commission maintains a listing of sites which possess or use radioactive materials, and which are subject to the Nuclear Regulatory Commission licensing requirements. A review of the MLTS List, dated April 2009, indicated the following:

- The subject property does not appear on the MLTS List.

## **FACILITY INDEX SYSTEM/FACILITY REGISTRY SYSTEM (FINDS) LIST**

The Facility Index System contains facility information and "pointers" to other sources of additional operational details. FINDS includes information from the Permit Compliance System, Aerometric Information Retrieval System, and Enforcement Docket used to track information on civil judicial enforcement cases. Also included are the Federal Underground Injection Control Database, Criminal Docket System for criminal enforcement actions, Federal Facilities Information System, State Environmental Laws and Statutes, and PCB Activity Data System. Review of the FINDS List, dated April 2009, indicated the following:

- The subject site was not identified on the FINDS List.

## **CERCLA LIEN INFORMATION (LIENS2)**

A Federal CERCLA lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. Review of the FINDS List, dated May 2009, indicated the following:

- The subject does not appear on the LIENS2 List.

### **CLANDESTINE DRUG LABS (CDL)**

A listing of the locations by the Department of Justice (unverified) where law enforcement has identified the presence of either clandestine drug labs or dumpsites. Review of the CDL List, dated July 2008, indicated the following:

- The subject does not appear on the CDL List.

### **RADIATION INFORMATION DATABASE (RADINFO)**

The Radiation Information Database contains information about facilities that are regulated by the Environmental Protection Agency for radiation and radioactivity. Review of the RADINFO List, dated April 2009, indicated the following:

- The subject does not appear on the RADINFO List.

### **FORMER MANUFACTURED GAS (COAL GAS) SITES**

The regulatory database did not identify any former Manufactured Gas Plant (MGP) facilities within a one-mile radius of the subject site.

Phifer Environmental Services is aware of the South Bend Light & Coke Company facilities, at 301 and 320 East Jefferson Boulevard (approximately 1/4-mile NE of subject site, down gradient), whereby a strong petroleum smell and stained soils were encountered as part of the 2002 construction of the Crowe Chizek building within the River Glen Office Complex. Such documents indicated the historical presence (along the western edge of the St. Joseph River) of a manufactured gas plant ("Old Gasometer Underground"), which involved the processing of coke (at least 1891 through 1900). The Gasometer was the vessel for storing and measuring the amount of gas produced. By 1917, the site had been converted (demolished) to the Slick's Laundry Cleaning Company. The walls and the floor of the Gasometer, exposed during the construction, consisted of a nine-course row of bricks and a floor underlain by a concrete slab approximately 12-inches thick. Sections of the vertical walls of the Gasometer were initially removed to accommodate construction of the foundation of the Slick's Laundry facility. According to NIPSCO, a tar-like residue, subsequent to the manufacturing process would generally settle to the floor of the Gasometer, where it could be collected. During the Crowe Chizek construction, no tar-like substances were encountered. It was concluded that during construction of the Slick's facility the tar-like residues had been removed (unconfirmed). Thus, residual staining of the floor and walls, and the presence of "trapped" storm water inside the structure amidst the buried debris, were most likely responsible for the petroleum smell and contaminated materials encountered during construction. A total of approximately 300 cubic yards of contaminated debris were removed from the area for off-site disposal. Confirmation samples collected following removal of the contaminated debris indicated TPH concentrations of less than 50 ppm (IDEM acceptable level is 100 ppm).

The NIPSCO-South Bend MGP, was identified as being located at 1039 Pennsylvania Street, approximately 3/4-mile east/southeast of subject site, and topographically down gradient of the subject site. Additional details regarding the nature of operations conducted at the former facility (demolished) were not provided in the database. Based upon location relative to the subject site, presumed groundwater flow direction, and topographic considerations; PES does not consider the former NIPSCO South Bend MGP facility as having a potential for environmental impact to the subject site.

Based upon factors that include distance from the subject site, topography, presumed east/northeasterly groundwater flow direction and extent to which remedial action and/or assessment activities have been completed to date; PES does not consider either of the aforementioned Former Manufactured Gas Sites as being a Recognized Environmental Condition with the potential for environmental impact on the subject site.

## 5.0 SITE INFORMATION AND USE

Phifer Environmental Services performed a site and area reconnaissance efforts, conducted interviews, and reviewed available historical information in order to evaluate the current and historical uses of the site and surrounding properties for activities of potential environmental concern. The following sources are referenced:

- USGS Topographic Map, "South Bend West, Indiana" Quadrangles (Terra Navigator);
- Polk City Directories, South Bend/Mishawaka, Indiana, dated 1938, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2001, 2004, 2007 and 2009, available for review at the Mishawaka Public Library, Mishawaka, Indiana;
- Aerial Photographs, dated 1998, 2002, 2005 and 2006, available on the Michiana Area Council of Governments (MACOG) website;
- Aerial Photographs, dated 1952, 1960, 1967, 1977, 1980, 1986, 1992, 1998, 2005, and 2006, as provided by Environmental Data Resources (EDR), Milford, CT;
- Sanborn Fire Insurance Map Coverage, dated 1885, 1891, 1893, 1899, 1917, 1949 and 1980, as provided by Environmental Data Resources (EDR), Milford, CT.;
- Tax Assessor Property Parcel Card for Parcels 18-3016-055801 (Lot 25 of Martin's Addition, also known as 122 Western Avenue), 18-3016-058601 Lot 26 of Martin's Addition), 18-3016-058702 (Lot 27 of Martin's Addition, also known as 416 S. Main St.), 18-3016-058701 (Eastern 26' of Lot 27 and Western half of vacated alley east and adjacent Martins Addition), 18-3016-058602 ((Eastern 26' of Lot 26 and Western half of vacated alley east and adjacent Martins Addition), and 18-3016-058502) ((Eastern 26' of Lot 25 and Western half of vacated alley east and adjacent Martins Addition), all of which were noted as being owned by the City of South Bend Department of Redevelopment.
- Trustee's Deed between 1<sup>st</sup> Source Ban as Trustee under Land Trust No. 31300, as to an undivided one-half interest in Lot 27 of Martin's Addition, and the City of South Bend, Department of Redevelopment, dated February 13, 2003, as obtained from the St. Joseph County Recorder's Office (Document #0310145), recorded February 19, 2003;
- Warranty Deed between Verne Graves, as to an undivided one-half interest in Lot 27 of Martin's Addition, and the City of South Bend, Department of Redevelopment, dated February 14, 003, as obtained from the St. Joseph County Recorder's Office (Document #0310146), recorded February 19, 2003;

### 5.1 SUMMARY OF PRIOR ENVIRONMENTAL REPORTS

PES was not provided with any previous Environmental Site Assessment reports relative to the subject site.

### 5.2 CURRENT SITE USE

The subject site, being identified as 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. The

subject site is historically identified as Land Lots 25, 26 and 27 of the Martin's Addition to the City of South Bend, and is currently owned by the City of South Bend, Department of Redevelopment. Currently, the northern portion of the subject site is 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. Evident within the parking area are the concrete supports for light fixtures that have since been removed. At the eastern portion of the pavement are several pre-cast concrete and stone planting bowls for trees and other greenery typically used by Downtown South Bend for area "streetscapes". Historically, the northern portion of the subject site served as a gasoline service station from at least 1970 through 1975, with demolition of the facility circa 1986. 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.

Conley Phifer, CHMM, of Phifer Environmental Services, LLC, qualified as an Environmental Professional under ASTM Standard Practice E 1527-05 and having experience in environmental site assessments, conducted site and area visits on August 31, 2009. Mr. Phifer was not accompanied during the site reconnaissance efforts.

The following conditions were specifically assessed for their potential to create environmental concern.

### 5.2.1 Storage Tanks

The subject site was not identified by the regulatory database search as a location for which underground storage tanks (USTs) were registered with the Indiana Department of Environmental Management. During the site reconnaissance, PES did not observe any indications of the current or historical presence of underground storage tanks (i.e., vent pipes, dispenser islands, areas of excavation, etc.).

From a review of the historical records for the subject site (identified as 114 through 122 Western Avenue, and 400 through 418 Main Street), PES identified the historical presence of a gasoline service station (122 Western Avenue) from the period of at least 1968 through 1975, with the structure having been demolished circa 1986. As previously indicated, the database search for regulated facilities did not identify the historical presence of the gasoline service station. Similarly, PES review of the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet did not identify and former gasoline service stations (UST/LUST) activity for the 122 Western Avenue address. We note that the period during which the service station operated was essentially non-regulated with respect to requirements for closure documentation and collection of environmental samples as confirmation of "clean closure". As such, it is unlikely that there was any form of environmental sampling completed as part of the removal of the UST systems at the site, assuming that the UST systems were not closed "in-place". Without any form of closure documentation available to PES, the historical presence of the gasoline service station must be considered a **Historical Recognized Environmental Condition**. A subsurface assessment involving the collection and analysis of soil and/or groundwater samples would be necessary to determine the extent to which, if any, environmental impact as a result of the historical gasoline service station operations has occurred.

Similarly, we note that historical use of the southern portion of the subject site as a restaurant, from at least 1970 through at least 2005, may have included a grease trap for the collection of waste oils and other inedible cooking wastes. We note that such collection systems (usually in the form of an underground tank) are typically pumped by a vender for use in animal feed, etc. While there is no confirmation of the presence of a grease trap as part of the historical

restaurant operations, it should be noted that any future re-development of the southern portion of the site may uncover soil contamination as a result of incidental spillage during historical transfer, or leakage from the system. We note that such oils and greases are unregulated and would not be expected to migrate significant distances within the soil column or groundwater based upon its consistency and the extent of impermeable coverage (pavement).

### **5.2.2 Hazardous and Petroleum Product Containers/Drums**

The subject site was not identified by the regulatory database search as the location of a RCRA regulated facility involving the storage or generation of hazardous wastes. During the site reconnaissance, PES did not identify the presence of any hazardous substance or petroleum products, or containers from any prior use of such products.

Depending on the nature of operations during which the subject site was developed as a gasoline service station, there may have been historical use of petroleum or hazardous materials as a part of automotive repair and/or routine maintenance (**Historical Recognized Environmental Condition**). Additional assessment would be necessary to determine the extent to which, if any, area soils and/or groundwater may have been impacted as part of historical gasoline service station operations

### **5.2.3 Heating and Cooling Fuels and Chemicals**

There were no existing structures present on the subject site for which heating or cooling systems were required. Utility services for any future re-development of the subject site are available to the immediate area.

### **5.2.4 Solid Waste**

At the time of the site reconnaissance PES identified the presence of a commercial waste dumpster at the extreme eastern property boundary. The dumpster is assumed to be associated with the adjacent US Bankruptcy Courts building, and was placed on the subject site for ease of access by the service contractor (Reliable Disposal, Inc.). Visual inspection of the contents of the dumpster indicated disposal of paper wastes and general refuse. There did not appear to be any improper disposal of hazardous or petroleum wastes, and there was no staining in the immediate area of the dumpster that would indicate any recurring historical disposal of such wastes.

### **5.2.5 Sewage Disposal/Septic Tanks**

Although there are no existing structures present on the subject site, the area of the subject site (inclusive of the subject site) is available for connection to the municipal sanitary sewer system (City of South Bend). We note this area of downtown South Bend has historically been connected to the municipal sanitary sewer system dating to the early 1900s.

### **5.2.6 Hydraulic Equipment**

Historical operations at the subject site included a gasoline service station from at least 1968 through 1975, with subsequent demolition of the building circa 1986. As a gasoline service station, there were hydraulic lifts used in routine automotive service and maintenance activities. As previously indicated PES could find no documentation of the closure/demolition of the subject site, its underground storage tanks or underground hydraulic lift systems. However, review of a 1995 Shilts, Graves & Associates Soil Investigation Report (Geotechnical) indicated that it appeared as though the former hydraulic systems of the service bays of the gas station had been removed. Prior to their removal, it is possible that such systems may have released hydraulic fluids as a result of worn seals and or improper use. In the absence of information regarding removal at the time of demolition, PES identifies the likely historical use of hydraulic

lift systems as a **Historical Recognized Environmental Condition**. We note that the consistency of hydraulic oil, if released to the environment do not tend to migrate substantially and therefore would most likely result in "hot spot" contamination that can generally be addressed through limited soil excavation.

### **5.2.7 Contracted Maintenance Services**

There are no existing structures present at the subject site that would require contracted maintenance services. We note that pole lights had originally been installed as part of the construction of the paved parking lot on the northern portion of the subject site. However, the lights had subsequently been removed and the electrical service to the pole supports terminated. There is no lawn services required for the subject site given the extent of pavement coverage and lack of vegetative growth in the former Franny's Restaurant building footprint. Snow plowing for the parking lot is performed on an as needed basis, with the lot sometimes serving as a location for stockpiling of excessive snow load by the City of South Bend.

### **5.2.8 Electrical Transformers**

Electrical transformers can be a source for PCB contamination in the event of fire, explosion or other release. While many of the existing transformer units that historically contained PCBs as a contaminant of the di-electric fluid have been tested, replaced and/or drained; some units remain in service. The only means of verification of PCB content of di-electric fluids is through sample collection and analysis. In the absence of laboratory results or other specific knowledge of PCB concentration, di-electric fluids within electrical transformers should be considered as containing PCB (precautionary).

Electrical power is available to the area of the site through American Electric Power (AEP). Electrical connection occurs from underground lines and service vaults present along both Main Street and Western Avenue. PES did not observe the presence of any such service vaults on the subject site, although there did appear to be a electrical vault present within the sidewalk area at the intersection of Main and Western, immediately adjacent to the subject site.

### **5.2.9 Water Supply and Wells**

Although there are no existing structures present on the subject site, the area of the subject site (inclusive of the subject site) is available for connection to the municipal water supply (City of South Bend). We note this area of downtown South Bend has historically been connected to the municipal water supply dating to the early 1900s.

PES did not observe the presence of any potable water wells or groundwater monitoring wells on the subject site as part of the reconnaissance effort.

### **5.2.10 Drains and Sumps**

There were no existing structures that would have drains or sumps present on the subject site. As previously indicated, PES identified four dry wells on the northern paved parking area, as well as two additional dry wells present on the former parking area for the since demolished Franny's Restaurant (southern portion of subject site). The purpose of the dry wells is capture (via gradient) storm water runoff from impermeable surfaces and allow for infiltration through the underlying soil column.

Roadways surrounding the subject site were constructed with concrete curbing leading to the existing municipal storm sewer system

### 5.2.11 Pits, Ponds, Lagoons, and Surface Waters

PES did not identify any pits, ponds, lagoons or other surface water bodies on the subject site.

### 5.2.12 Staining

Given that the majority of the subject site is currently or was historically used for parking, there was some staining of the pavement associated with incidental leakage of automotive fluids. Such incidental leakage is not considered to be a Recognized Environmental Condition.

### 5.2.13 Stressed Vegetation

The former building footprint of Franny's Restaurant, which had been backfilled to ground surface with 2005 demolition, was the only area of the subject site that supported vegetation. Such vegetation was weeds as opposed to full ground cover. Other than general dryness as often accompanies the summer weather, PES did not observe any areas of stressed vegetation during our walkover.

### 5.2.14 Odors

No unusual odors were detected during the site reconnaissance.

### 5.2.15 Wetlands

National Wetland Inventory Maps, for the South Bend West Quadrangle, as prepared by the Department of the Interior, Fish and Wildlife Service, and presented in the Environmental Data Resources, Inc. (EDR) regulatory database review, did not indicate the presence of jurisdictional wetlands on the subject property.

## 5.3 PAST SITE USE

Phifer Environmental Services used a series of historical resources to track historical property use of the subject property. A summary of observations for each specific resource reviewed is presented below:

**Historical City Directories** – The following summarizes city directory listings for the subject site identified from historical directories as being 114 through 132 Western Avenue and 400 through 418 S. Main St.

Directory Date	Directory Description
1938	Sear's Tire Service Dept. (416 Main), Residential (418 Main), Sailor's Used Furniture (114-16 Western), Kee Laundry (120 Western), Hargrave Paint & Varnish (122 Western), Schultz Used Furniture (124 Western), Medow Used Furniture (126-28 Western), Hungarian Village Restaurant (130-32 Western)
1945	Vacant (402, 418 Main), Sear's Tire Service Dept. (416 Main), Sailor's Used Furniture (114-16 Western), Swank Dry Cleaners (118 Western), Kee Laundry (120 Western), Hargrave Paint & Varnish (122 Western), Schultz Used Furniture (124 Western), Genesse Roofing (126-28 Western), Mid Town Restaurant (130-32 Western)
1950	Nelson Pontiac (414 Main), Outlet Store (114-16 Western), Zoss Barber (118 Western), Kee Laundry (120 Western), Hargrave Paint & Varnish (122 Western), Riteway Shoe Repair (124 Western), Carlin Shoe Repair (126 Western), Mid Town Restaurant (130-32 Western)
1955	L & M Parking Co. (410 Main), Dalton Pontiac (414 Main), Pacific Finance Loans (114-16 Main), Zoss Barber (118 Western), Kee Laundry (120 Western), Hargrave Paint & Varnish (122 Western), Riteway Shoe Repair (124 Western), Vacant (126, 128 Western), Mid Town Restaurant (130-32 Western)

<b>1960</b>	Meredith Garage (414 Main), Vacant (114-16 Western), Zoss Barber (118 Western), Vacant (120 Western), Hargrave Paint & Varnish (122 Western), Riteway Shoe Repair (124 Western), Federal Tool & Mill Supply (126 Western), Latin Village Restaurant (128 Western), Mid Town Restaurant (130-32 Western)
<b>1965</b>	Hans Parking Lot (414 Main), Vacant (114 Western), Alex's Barber Shop (118 Western), Vacant (120 Western), Vacant (122 Western), Not Listed (124 Western), Not Listed (126 Western), Not Listed (130-32 Western)
<b>1970</b>	Spaghetti Bowl Parking (414 Main), Spaghetti Bowl Restaurant (416 Main), Main & Western Shell Service Station (122 Western)
<b>1975</b>	Spaghetti Bowl Parking (414 Main), Spaghetti Bowl Restaurant (416 Main), Roger's Shell Service Station (122 Western)
<b>1980</b>	Spaghetti Bowl Restaurant (416 Main), Toyota Body Shop Additional Space (118 Western)
<b>1985</b>	Franny's Restaurant (416 Main)
<b>1990</b>	Franny's Restaurant (416 Main)
<b>1995</b>	Franny's Restaurant (416 Main)
<b>2001</b>	Franny's Restaurant (416 Main)
<b>2004</b>	No Listings
<b>2007</b>	No Listings
<b>2009</b>	No Listings

**Historical Aerial Photography** – A review of historical aerial photography for the subject site indicated the following (Copies provided as Appendix E):

<b>Aerial Year</b>	<b>GENERAL DESCRIPTION</b>
<b>1952</b>	Site appears to be developed with an elongated building extending from the common alleyway on the east of the subject site to S. Main Street, with parking to the southern portion of the subject site
<b>1960</b>	Insufficient resolution for determination of site development
<b>1967</b>	Site appears to have been re-developed with what may be a gasoline service station, canopy for dispensers is present from the building toward Western Avenue; southern portion of lot also appears to have been re-developed with an elongated building facing Main Street, with parking on both north and south sides of building
<b>1977</b>	Similar to that described from the 1967 aerial photograph, although not to same degree of resolution
<b>1980</b>	Insufficient resolution for determination of site development
<b>1986</b>	Subject site appears to be vacant, with service station structure having been demolished, southern portion of lot remains developed with elongated building surrounded by parking
<b>1992</b>	Similar to that described from the 1986 aerial photograph
<b>1998</b>	Similar to that described from 1986 the aerial photograph, although northern portion of subject site has been re-developed as a paved parking lot
<b>2002</b>	Similar to that described from the 1986 aerial photograph, although structure present at southern portion of site seems vacant as there does not appear to be any vehicular traffic in lot
<b>2005</b>	Northern portion of lot has been paved, building at southern portion of lot has been demolished and building footprint backfilled, paved parking remains to the north and south of former building, generally consistent with that of current date
<b>2006</b>	Generally consistent with that of current date

**Historical Sanborn Fire Insurance Maps** – A copy of Sanborn Fire Insurance Maps for the area of the subject site is provided as Appendix F. A summary of the review of historical Sanborn Fire Insurance Maps specifically for the subject site, as provided by Environmental Data Resources, inc. (EDR) is provided as follows:



Sanborn Coverage Year	Description
1885	Residential (412, 414, 416 Main), Residential (116, 120 Western)
1891	Residential (402, 404, 416 Main), Boarding House (410 Main), Residential (120 Western), Ciralsky Metals & rags (116 Western)
1893	Residential (402, 404, 416 Main), Boarding House (410 Main), Residential (120 Western), Ciralsky Metals & rags (116 Western)
1899	Residential (402, 404, 406, 416 Main), Office for Scrap Yard (120 Western), Shed for Scrap Yard (118 Western)
1917	Residential (402, 404, 410, 416 Main), Vacant (114/116 Western), Auto Service (No address, extreme SE corner of subject site)
1949	Tire & Battery warehouse/parking (410 Main), Tire & Battery Service/parking (416 Main), Stores (114/116, 116/118, 120, 122 (paints), 124, 126, 128, 130, 132 Western)
1980	Auto Sales (402 Main/132 Western), Office Bldg/parking (416 Main)

#### 5.4 SURROUNDING LAND USE

Nearby property usage could potentially impact the surface and subsurface conditions of a property. Developing a history of past to present uses or occupancies can provide an indication of the likelihood of environmental concern.

##### 5.4.1 North

To the north of the site is the paved parking lot for patrons of the South Bend Library, which is located further to the north, at 304 S. Main Street.

To the northeast is the Business Communication Center, a retailer of business machines and services (333 Michigan Street).

To the northwest, across Main Street is a multi-story building with the upper floors being offices for Dzierla Architects (319 Main), and street level stores being KJ's Main Street Café (321 Main) and Main Investments and Thomas Realty (currently vacant, 323 Main St.). Further to the northwest is the Indiana Bell (AT & T) Service Center (307 Main Street).

**Historical City Directories** – The following summarizes a review of historical city directories from 1938 through 2009 for areas to the north of the subject site.

Directory Date	Directory Description
1938	<p><b>North:</b> Vacant (113, 115 Western), Public Library (304 Main), First Christian Church (316 Main), Residential (320 Main), Eastman Building/Advertising (330 Main)</p> <p><b>Northeast:</b> Cole Barber Shop (103 Western), Engel's Cut Rate Store/Bureau of Motor Vehicles (105 Western), Rothe Watch Repair (107 Western), Carlin's Locksmith (109 Western), Vacant (111 Western), Borr Jewelry (331 Michigan), Berlow Men's Clothing (333 Michigan), Fran's Jewelry (335 Michigan), Clark's Lunch (337 Michigan), Thomas Fruits (339 Michigan)</p> <p><b>Northwest:</b> South Bend Wholesale Fish (201-05 Western), Bursley Wholesale Grocery (205 Western), Vacant (209 Western), Hoffman Rubber Works Tire Service (217-21 Western), Rice Filling Station (301 Main), South Bend Parking Co. (311 Main), Weidier Bldg. Music Rooms (319 Main), Hibberd Bldg. /Printers (321-23 Main), Vacant (325 Main), Residential (329 Main), Arnett Barber (331 Main, South Bend Wholesale Fish (333-35 Main)</p>
1945	<p><b>North:</b> City Liquor (113 Western), A &amp; P Foods (115-17 Western), Caldwell Restaurant (135 Western), Public Library (304 Main), First Christian Church (316 Main), Kendall's Men's Lounge (320 Main Eastman Building/Advertising (330 Main)</p> <p><b>Northeast:</b> Food Center Warehouse (103 Western), Engel's Cut Rate Store/Bureau</p>

	<p>of Motor Vehicles (105 Western), Rothe Watch Repair (107 Western), Tuttles Barber Shop (109 Western), Shanghai Laundry (111 Western), Frank's Pawn (331 Michigan), Berlow Men's Clothing (333 Michigan), Riteway Shoe Repair (335 Michigan), McCann Meats (337 Michigan), Thomas Fruits (339 Michigan)</p> <p><b>Northwest:</b> South Bend Wholesale Fish (201-05 Western), Simon's Restaurant (209 Western), Grimm's Barber Shop (211 Western), Hoffman Rubber Works Tire Service (217-21 Western), South Bend Parking Co. (301 - 311 Main), Tuberculosis League (319 Main), Hibberd Bldg. /Printers (321-23 Main), Arnett Barber (331 Main), South Bend Wholesale Fish (333-35 Main)</p>
<b>1950</b>	<p><b>North:</b> City Liquor (113 Western), Greyhound Post Restaurant (115 Western), South Bend Bus Terminal (117 Western), Public Library (304 Main), First Christian Church (316 Main), Residential (320 Main), Eastman Building/Advertising (330 Main)</p> <p><b>Northeast:</b> Norman Fabrics (105-07 Western), Engel Cigars (109), Hing Laundry (111 Western), Burdeen Shoe Shop (331 Michigan), Singer Sewing Machine (333 Michigan), Hook's Drugs (335-37 Michigan)</p> <p><b>Northwest:</b> South Bend Wholesale Fish (205 Western), Matten's Liquors (207 Western), Vacant (209 Western), Grimm's Barber Shop (211 Western), Johnson &amp; Reser Hardware (213 Western), Hoffman Rubber Works Tire Service (217-21 Western), Indiana Bell Telephone (301-311 Main), South Bend Parking Co. (317 Main), Tuberculosis League (319 Main), Hibberd Bldg. /Printers (321-23 Main), Arnett Barber (331 Main), SB Wholesale Fish (333-35 Main)</p>
<b>1955</b>	<p><b>North:</b> City Liquor (113 Western), Greyhound Post Restaurant (115 Western), South Bend Bus Terminal (117 Western), Public Library (304 Main), First Christian Church (316 Main), First Christian Church Educational Bldg. (320 Main), Eastman Building/Advertising (330 Main)</p> <p><b>Northeast:</b> Norman Fabrics (105-07 Western), Britt Cigars (109), Hing Laundry (111 Western), Zigler's Children's Clothing (331 Michigan), Singer Sewing Machine (333 Michigan), Hook's Drugs (335-37 Michigan)</p> <p><b>Northwest:</b> Cripe's Hobby Shop (205 Western), Central Liquor Store (207 Western), Exodus Restaurant (209 Western), Grimm's Barber Shop (211 Western), Johnson &amp; Reser Hardware (213 Western), Doba Auto Sales (217-21 Western), Indiana Bell Telephone (307 Main), South Bend Parking Co. (317 Main), Tuberculosis League (319 Main), Hibberd Bldg. /Printers (321-23 Main), Arnett Barber (331 Main), SB Wholesale Fish (333-35 Main)</p>
<b>1960</b>	<p><b>North:</b> Vacant (113 Western), Goodyear Tire Service (117 Western), Public Library (304 Main), First Christian Church (316 Main), First Christian Church Educational Bldg. (320 Main), Eastman Building/Advertising (330 Main)</p> <p><b>Northeast:</b> Vacant (105-07 Western), Vacant(109), Shanghai Laundry (111 Western), Lee Opticians (331 Michigan), Singer Sewing Machine (333 Michigan), Hook's Drugs (335-37 Michigan)</p> <p><b>Northwest:</b> Universal Home Inspection (203 Western), Vacant (205 Western), Central Liquor Store (207 Western), Jane's Cafe (209 Western), Grimm's Barber Shop (211 Western), Reser Hardware (213 Western), Midas Muffler (217 Western), Indiana Bell Telephone (307 Main), South Bend Parking Co. (317 Main), Tuberculosis League (319 Main), Hibberd Bldg. /Printers (321-23 Main), Tad's Barber Shop (331 Main), SB Wholesale Fish (333-35 Main)</p>
<b>1965</b>	<p><b>North:</b> Goodyear Tire Service (117 Western), Public Library (304 Main), First Christian Church (316 Main), First Christian Church Educational Bldg. (320 Main), Eastman Building/Advertising (330 Main)</p> <p><b>Northeast:</b> Vacant (107, 109 Western), Lee Opticians (331 Michigan), Vacant (333 Michigan), Vacant (335-37 Michigan)</p> <p><b>Northwest:</b> Vacant (203 Western), Central Liquor Store (207 Western), Jane's Cafe (209 Western), Grimm's Barber Shop (211 Western), Reser Hardware (213 Western), Midas Muffler (217 Western), Indiana Bell Telephone (307 Main), South Bend Parking Co. (317 Main), St. Joseph County Health Dept. (319 Main), Hibberd Bldg. /Printers (321 Main), Keen's Cleaners (323 Main), Tad's Barber Shop (331 Main), SB Wholesale Fish (333-35 Main)</p>

<p><b>1970</b></p>	<p><b>North:</b> Goodyear Tire Service (117 Western), Public Library (304 Main), First Christian Church (316 Main), Vacant (320 Main), Not Listed (330 Main)  <b>Northeast:</b> Cassidy Optometrist (101 Western), Optical Associates (111 Western), Alden's Catalog Store (331 Michigan), PPG Retail Store (333 Michigan), Lee Opticians (337 Michigan)  <b>Northwest:</b> Vacant (203 Western), Unique Beauty Salon (205 Western), A &amp; B record Shop (207 Western), Vacant (209 Western), Vacant (211 Western), IVS Income Tax Preparation (213 Western), Indiana Bell Telephone (301-311 Main), South Bend Parking Co. (317 Main), St. Joseph County Health Dept. (319 Main), Indiana Bell Telephone (307 Main), South Bend Parking Co. (317 Main), St. Joseph County Health Dept. (319 Main), Vacant (321 Main), Vacant (323 Main), Not Listed (331 Main), SB Wholesale Fish (333 Main)</p>
<p><b>1975</b></p>	<p><b>North:</b> Goodyear Tire Service (117 Western), Public Library (304 Main), Not Listed (316 Main), Whitney Young Street Academy (320 Main)  <b>Northeast:</b> Longe Optical (101 Western), Service Drugs (111 Western), South bend Sewing Machine (331 Michigan), Vacant (333 Michigan), Longe Opticians (337 Michigan)  <b>Northwest:</b> Toni's Shoe Store (205 Western), Wigs and Stuff (207 Western), Nick's Music Shop (209 Western), Peak of Fashion (211-13 Western), Indiana Bell Telephone (307 Main), United Religious Comm. Of St. Joseph County (319 Main), Hibberd Bldg. /Audio Sales (321 Main), Shaver Clinic of Michiana (323 Main), SB Wholesale Fish (333 Main)</p>
<p><b>1980</b></p>	<p><b>North:</b> Goodyear Tire Service (117 Western), Public Library (304 Main), Vacant (320 Main)  <b>Northeast:</b> Vacant (101, 111 Western), Vacant (331 Michigan), Bureau of Motor Vehicles (333 Michigan), Vision Center (337 Michigan)  <b>Northwest:</b> Toyota Body Shop (205-07 Western), Shaver Clinic (211 Western), Indiana Bell Telephone (307 Main), United Religious Comm. Of St. Joseph County(319 Main), Hibberd Bldg. (321 Main), Vacant (323 Main), M. Borr Toyota (333 Main)</p>
<p><b>1985</b></p>	<p><b>North:</b> Goodyear Tire Service (117 Western), Public Library (304 Main), Vacant (320 Main)  <b>Northeast:</b> Vacant (101, 111 Western), Vacant (331 Michigan), Bureau of Motor Vehicles (333 Michigan), Vacant (337 Michigan)  <b>Northwest:</b> No Listings on Western Avenue, Indiana Bell Telephone (307 Main), United Religious Comm. Of St. Joseph County (319 Main), Hibberd Bldg. (321 Main), K &amp; T Investments (323 Main)</p>
<p><b>1990</b></p>	<p><b>North:</b> Vacant (117 Western), Public Library (304 Main), Vacant (320 Main)  <b>Northeast:</b> No Listings on Western Avenue, Vacant (331 Michigan), Business Communications Center (333 Michigan)  <b>Northwest:</b> Gates Chevy World Used Cars (215 Western), Indiana Bell Telephone (307 Main), American Lung Association (319 Main), Vacant (321 Main), Hibberd Bldg. (323 Main)</p>
<p><b>1995</b></p>	<p><b>North:</b> No Listings on Western Ave., Public Library (304 Main)  <b>Northeast:</b> No Listings on Western Avenue,, Business Communications Center (333 Michigan)  <b>Northwest:</b> Gates Toyota (205, 221 Western), Ameritech (307 Main), American Lung Association (319 Main), CJ's Taste of the South Restaurant (321 Main), Hibberd Bldg./Sommers Graphics (323 Main)</p>
<p><b>2001</b></p>	<p><b>North:</b> No Listings on Western Ave., Public Library (304 Main)  <b>Northeast:</b> No Listings on Western Avenue, Business Communications Center (333 Michigan)  <b>Northwest:</b> No Listings on western Avenue, Ameritech (307 Main), American Lung Association (319 Main), SL Combs Tax Preparer (321 Main), Indigo Signs/Sommers Graphics (323 Main)</p>
<p><b>2004</b></p>	<p><b>North:</b> No Listings on Western Ave., Public Library (304 Main)  <b>Northeast:</b> No Listings on Western Avenue, Business Communications Center (333 Michigan)  <b>Northwest:</b> No Listings on western Avenue, Indianan Bell Communications (307 Main), Dzierla &amp; associates Architects (319 Main), SL Combs Tax Prep. (321 Main)</p>

<b>2007</b>	<p><b>North:</b> No Listings on Western Ave., Public Library (304 Main)</p> <p><b>Northeast:</b> No Listings on Western Avenue, Business Communications Center (333 Michigan)</p> <p><b>Northwest:</b> No Listings on Western Avenue, Indiana Bell Communications (307 Main), Dzierla &amp; Associates, (319 Main), Main Investment Group, Thomas Realty (323 Main)</p>
<b>2009</b>	<p><b>North:</b> No Listings on Western Ave., Public Library (304 Main)</p> <p><b>Northeast:</b> No Listings on Western Avenue, Business Communications Center (333 Michigan)</p> <p><b>Northwest:</b> No Listings on Western Avenue, AT &amp; T Services (307 Main), Dzierla &amp; Associates Architects (319 Main), KJ's Main Café (321 Main), Not Listed (323 Main)</p>

**Historical Aerial Photography** – To the north of the subject site, a review of historical aerial photography indicates the following:

Aerial Year	GENERAL DESCRIPTION
<b>1952</b>	Auto service center and associated parking present to north, further north are the First Christian Church (316 Main) and associated Education Building (320 Main) and Public Library (304 Main Street), stores present to northeast along Michigan Street, and to northwest along Main Street, Hibberd Building (319-321 Main and Indiana Bell Telephone Building (307 Main) are present also to northwest
<b>1960</b>	Insufficient resolution to determine property development
<b>1967</b>	Similar to that described from the 1952 aerial photograph
<b>1977</b>	Auto service center to north remains, church building appears to have been demolished, although former educational building (320 Main St.) remains, stores present to NE along Michigan Street with parking at rear, auto sales lot present to NW, across Main St., Hibberd Building (319-321 Main) and Indiana Bell Telephone Building (307 Main) remain
<b>1980</b>	Insufficient resolution to determine property development
<b>1986</b>	Similar to that described in 1977 aerial photograph
<b>1992</b>	Library and parking lots appear to have been expanded, with demolition of the former First Christian Church Educational building and Auto Service Center otherwise consistent with that of current date
<b>1998</b>	Generally consistent with that of current date
<b>2002</b>	Generally consistent with that of current date
<b>2005</b>	Generally consistent with that of current date
<b>2006</b>	Generally consistent with that of current date

**Historical Sanborn Fire Insurance Maps** – A summary of the Sanborn Map Coverage by Environmental Data Resources (EDR, Inc.) for the areas to the north of the subject site is as follows:

Sanborn Coverage Year	Description
<b>1885</b>	<p><b>North:</b> Residential (312, 320, 330, 334 Main), Dr. Office (330 Main), First Christian Church (316 Main), Residential (116, 120, 126 Wayne)</p> <p><b>Northeast:</b> Residential (321, 323, 329 Michigan), Boarding House (333 Michigan), Junk Dealer (113 Western)</p> <p><b>Northwest:</b> Residential (321, 325, 329, 333 Main)</p>
<b>1891</b>	<p><b>North:</b> Residential (312, 320, 330, 334 Main), Dr. Office (332 Main), First Christian Church (316 Main), Residential (116, 120 126 Wayne)</p> <p><b>Northeast:</b> Residential (321, 323 Michigan), Grocery (327 Michigan), Saloon (329 Michigan), Boarding House (333 Michigan), Barber (335 Michigan)</p> <p><b>Northwest:</b> Residential (321, 325, 329, 333 Main)</p>

<b>1893</b>	<p><b>North:</b> Residential (312, 320, 330, 334 Main), Dr. Office (332 Main), First Christian Church (316 Main), Residential (116, 120, 126 Wayne)</p> <p><b>Northeast:</b> Residential (323 Michigan), Bakery (327 Michigan), Daily Post Printer (329 Michigan), Boarding House (333 Main), Barber (335 Michigan), Tenements (109, 111 Wayne)</p> <p><b>Northwest:</b> Residential (321, 325, 329, 333 Main), Tenements (109, 111 Wayne)</p>
<b>1899</b>	<p><b>North:</b> Residential (320, 330, 340 Main), Dr. Office (334 Main), First Christian Church (316 Main), Library (304 Main)</p> <p><b>Northeast:</b> Residential (321 Michigan), Stores ( 323, 325, 327, 329 331 (tin shop), 333, 335 Michigan), Tenements (107, 113 Wayne)</p> <p><b>Northwest:</b> Residential (321, 325, 329, 333 Main)</p>
<b>1917</b>	<p><b>North:</b> Library (304 Main), First Christian Church (316 Main), Residential (320 Main), Forwarding with warehouse at rear (330 Main), Residential (334 Main), Residential (116 Wayne)</p> <p><b>Northeast:</b> Store (105/107 Western), Residential (111, 113 Western), Stores (321, 323, 325, 327, 329, 331, 333, 335 Michigan)</p> <p><b>Northwest:</b> Residential (321, 325, 329, 331 Main), Garage (35 cars, 333-35 Main)</p>
<b>1949</b>	<p><b>North:</b> Library (304 Main), First Christian Church (316 Main), Men's Club (320 Main), Forwarding with Warehouse at rear (330 Main), Bus Terminal (117 Western)</p> <p><b>Northeast:</b> Stores ((107, 109, 111, 113 Western), Stores (321, 325, 327, 329, 331, 333, 337-39 Main), Restaurant (323 Main)</p> <p><b>Northwest:</b> <b>Northwest:</b> Wholesale Foods (333 Main), Stores with Printing on 1<sup>st</sup> &amp; 2nd Floors (319, 321, 323 Main), Stores (205, 207, 211, 213 Western), Restaurant (209 Western)</p>
<b>1980</b>	<p><b>North:</b> Library (304 Main), Vacant (320 Main), Large Building, no identified use (334 Main)</p> <p><b>Northeast:</b> Large building subdivided with parking at rear (329, 331, 333 (paints), 339 Michigan)</p> <p><b>Northwest:</b> Wholesale Foods (333 Main), Stores with Printing on 1<sup>st</sup> &amp; 2nd Floors (319, 321, 323 Main), Stores (203, 205, 207, 211, 213 Western), Restaurant (209 Western)</p>

#### 5.4.2 South

To the south of the subject site is a large vacant lot which has been paved for the purpose of parking, Further to the south, across Monroe Street is the Salvation Army Bargain Center.

To the southeast of the subject site are a series of vacant buildings that historically served as Inwood's China and Department Store (525 Michigan Street), Witmer McNease Music Company (439 S. Michigan Street), and Ralph's News Stand and General Store (113 W. Monroe). We also note a series of music and art studios (Monroe St. Studios) being located above both the New Stand and Witmer McNease buildings.

To the southwest of the subject site, across S. Main Street is the El Paraiso Mexican Grocery Store (425 Main Street). Further to the southwest are the Edward Jones Financial Services office (431 Main), and along West Monroe Street are Norma's Beauty Supply (201 Monroe Street), and Kraz Construction (211 Monroe)

**Historical City Directories** – The following summarizes a review of historical city directories from 1938 through 2009 for areas to the south of the subject site.

<b>Directory Date</b>	<b>Directory Description</b>
<b>1938</b>	<p><b>South:</b> Residential (420, 426, 428, and 434 Main), Residential (117, 119 and 123 Monroe)</p> <p><b>Southeast:</b> Dorsett Radio Repair (107 Monroe), Sear's Side Entrance (109-13 Monroe), Sear's Storage (115 Monroe), Hank's Cigars (419 Michigan), Cohen Bakery (421 Michigan), Gay Day Frocks (423 Michigan), Sears Department Store (425-33 Michigan), Schrader Auto Acres (437 Michigan), Ingram Meats (439</p>

	Michigan), A & P Grocery (439-41 Michigan) <b>Southwest:</b> Vacant (209 Monroe), Peerless Pattern Works/Wayne Hardware (211 Monroe), Residential (419, 425 and 429 Main), Swanson Service Co. (431 Main)
<b>1945</b>	<b>South:</b> Residential (420, 426, 428, and 434 Main), Residential (117, 119, 123, 125, and 127 Monroe) <b>Southeast:</b> Sear's Storage (107-15 Monroe), Wonder Bar Restaurant (419 Michigan), Weiss Restaurant (421 Michigan), Bible Book Center (423 Michigan), Sears Department Store (425-33 Michigan), Sear's Farm Store (435-37 Michigan), Blue Star Auto Accessories (439-41 Michigan) <b>Southwest:</b> McComb Battery (209 Monroe), Peerless Pattern Works/Ries Furniture Warehouse (211 Monroe), Residential (419, 425 and 429 Main)
<b>1950</b>	<b>South:</b> Dugdale Decorating (420 Main), South: Residential (426, 428, and 434 Main), Residential (117, 119, 123, 125, and 127 Monroe) <b>Southeast:</b> Sear's Storage (107-15 Monroe), Wonder Bar Restaurant (419 Michigan), Weiss Restaurant (421 Michigan), Bible Book Center (423 Michigan), Vacant (425-27 Michigan), Blue Star Auto Accessories (439-41 Michigan) <b>Southwest:</b> McComb Battery (209 Monroe), Peerless Pattern Works/House of Lamps (211 Monroe), Residential (419, 425 and 429 Main), McComb's Battery. (431 Main)
<b>1955</b>	<b>South:</b> Dugdale Decorating (420 Main), Sigrist Parking Lot (426-34 Main), Residential (434 Main), Sigrist Furniture Parking (117-27 Monroe) <b>Southeast:</b> Indiana Bell Telephone District Office (107 Monroe), Mutual Benefit Life (109 Monroe), Michigan Mutual (113 Monroe), Wonder Bar Restaurant (419 Michigan), Weiss Restaurant (421 Michigan), Peltz Music House (423 Michigan), Inwood's China (425 Michigan), American Home Floor Coverings (435-37 Michigan), Blue Star Auto Accessories (439-41 Michigan) <b>Southwest:</b> Peerless Pattern Works/House of Lamps (211 Monroe), A & P Parking (419) Residential (429 Main), McComb Battery (431 Main)
<b>1960</b>	<b>South:</b> Dugdale Decorating (420 Main), Inwood's Parking (117-27 Main) <b>Southeast:</b> Indiana Bell Telephone District Office (107 Monroe), Mutual Benefit Life (109 Monroe), Michigan Mutual (113 Monroe), Wonder Bar Restaurant (419 Michigan), Weiss Restaurant (421 Michigan), Peltz Music House (423 Michigan), Inwood's China (425 Michigan), American Home Floor Coverings (435-37 Michigan), Blue Star Auto Accessories (439-41 Michigan) <b>Southwest:</b> House of Lamps (211 Monroe), A & P Parking (419), McComb Battery (431 Main)
<b>1965</b>	<b>South:</b> Dugdale Decorating (420 Main), Inwood's Parking (117-27 Main) <b>Southeast:</b> Indiana Bell Telephone District Office (107 Monroe), American Home Display Room (109 Monroe), Vacant (113 Monroe), Wonder Bar Restaurant (419 Michigan), Weiss Restaurant (421 Michigan), Peltz Music House (423 Michigan), Inwood's China (425 Michigan), American Home Floor Coverings (435-37 Michigan), Blue Star Auto Accessories (439-41 Michigan) <b>Southwest:</b> F & J Liquors (209 Monroe), Borkowski Advertising (211 Monroe), A & P Parking (419), McComb Battery (431 Main)
<b>1970</b>	<b>South:</b> Tech Tools (420 Main), Inwood's Parking (117-27 Main) <b>Southeast:</b> Indiana Bell Telephone District Office (107 Monroe), American Home Display Room (109 Monroe), Tai-Jutsu Judo (113 Monroe), Pink Poodle Lounge (419-21 Michigan), Inwood's China (425 Michigan), American Home Floor Coverings (435-37 Michigan), Witmer McNease Music Co. (439 Michigan) <b>Southwest:</b> White Radiator (201 Monroe), Monroe Liquors (209 Monroe), Borkowski Advertising (211 Monroe), A & P Parking (419), Meyer's Rest. (431 Main)
<b>1975</b>	<b>South:</b> Tech Tools (420 Main), Inwood's Parking (117-27 Main) <b>Southeast:</b> Vacant (107 Monroe), American Home Display Room (109 Monroe), Vacant (113 Monroe), Inwood's China (425 Michigan), American Home Floor Coverings (435 Michigan), Witmer McNease Music Company (439 Michigan) <b>Southwest:</b> White Radiator (201 Monroe), Monroe Liquors (209 Monroe), A-1 Printers (211 Monroe), White Radiator Additional Space (431 Main)

<b>1980</b>	<p><b>South:</b> Tech Tools (420 Main), Inwood's Parking (117-27 Main)</p> <p><b>Southeast:</b> Aquinas Book Shop (107 Monroe), Vacant (109 Monroe), No Return (113 Monroe), Inwood's China (425 Michigan), Aquinas Book Store (435 Michigan), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> White Radiator (201 Monroe), Monroe Liquors (209 Monroe), A-1 Printers (211 Monroe), White Radiator Additional Space (431 Main)</p>
<b>1985</b>	<p><b>South:</b> Tech Tools (420 Main), Inwood's Parking (117-27 Main)</p> <p><b>Southeast:</b> Monroe Street Studios (107 Monroe), Blount &amp; Loewi Kemper Group (111 Monroe), News Stand &amp; General Store (113 Monroe), Inwood's China (425 Michigan), Vacant (435 Michigan), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> White Radiator (201 Monroe), Monroe Liquors (209 Monroe), A-1 Printers (211 Monroe), White Radiator Additional Space (431 Main)</p>
<b>1990</b>	<p><b>South:</b> Blessing School of Music, Inwood's Parking (117-27 Main)</p> <p><b>Southeast:</b> Monroe Street Studios (107 Monroe), News Stand &amp; General Store (113 Monroe), Inwood's China (425 Michigan), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> White Radiator (201 Monroe), Vacant (209 Monroe), No Return (211 Monroe), No Listings on Main Street</p>
<b>1995</b>	<p><b>South:</b> Blessing School of Music, Inwood's Parking (117-27 Main)</p> <p><b>Southeast:</b> Monroe Street Studios (107 Monroe), News Stand &amp; General Store (113 Monroe), Vacant (425 Michigan), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> Vacant (201 Monroe), Sports Mind Screen Print (209 Monroe), Corvillia Charities (211 Monroe), No Listings on Main Street</p>
<b>2001</b>	<p><b>South:</b> Blessing School of Music (420 Main) No Listings on Monroe Street</p> <p><b>Southeast:</b> Monroe Street Studios (107 Monroe), News Stand &amp; General Store (113 Monroe), East Race market Place (423 Michigan), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> Sports Mind Screen Print (201 Monroe), Corvillia Charities (211 Monroe), U.S Health &amp; Human Services (425 Main), Edward Jones Investments (431 Main), Telegration Business Consultants (433 Main)</p>
<b>2004</b>	<p><b>South:</b> No Listings on Main Street, No Listings on Monroe Street</p> <p><b>Southeast:</b> Monroe Street Studios (107 Monroe), News Stand &amp; General Store (113 Monroe), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> Norma's Hair &amp; Beauty Supply (201 Monroe), El Paraiso Grocery (425 Main), Edward Jones Investments (431 Main), Grough Construction (433 Main)</p>
<b>2007</b>	<p><b>South:</b> No Listings on Main Street. No Listings on Monroe Street</p> <p><b>Southeast:</b> Eddie Knight Drum Studio (107 Monroe), News Stand &amp; General Store (113 Monroe), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> Norma's Hair &amp; Beauty Supply (201 Monroe), Kraz Construction (211 Monroe), El Paraiso Grocery (425 Main), Edward Jones Investments (431 Main), Energy Marketing Services (433 Main)</p>
<b>2009</b>	<p><b>South:</b> No Listings on Main Street, No Listings on Monroe Street</p> <p><b>Southeast:</b> Eddie Knight Drum Studios (107 Monroe), News Stand &amp; General Store (113 Monroe), Witmer McNease Music Company (439 Michigan)</p> <p><b>Southwest:</b> Norma's Hair &amp; Beauty Supply (201 Monroe), Kraz Construction (211 Monroe), El Paraiso Grocery (425 Main), Edward Jones Investments (431 Main)</p>

**Historical Aerial Photography –** To the south of the subject site, a review of historical aerial photography indicates the following:

<b>Aerial Year</b>	<b>GENERAL DESCRIPTION</b>
<b>1952</b>	Parking area to the south, although building identified from historical resources as Dougdale Decorating and later Tech Tools and Blessing School of Music (420 S. Main is present; stores to the southeast along S. Michigan Street and W. Monroe, parking lot to southwest along Main Street, with stores present along W. Monroe, west of Main

1960	Insufficient resolution to determine property development
1967	Same as described from 1952 aerial photograph
1977	Same as described from 1952 aerial photograph
1980	Insufficient resolution to determine property development
1986	Same as described from 1952 aerial photograph
1992	New construction on what was previously the parking lot to the southwest of subject site (425 Main), otherwise property development Same as described from 1952 aerial photograph consistent with 1952 aerial photograph
1998	Similar to that described from the 1992 aerial photograph
2002	Similar to that described from the 1992 aerial photograph
2005	Blessing School of Music building has been demolished and structural footprint backfilled; to the southeast and southwest, development appears to be consistent with that of current date
2006	Consistent with that of current date

**Historical Sanborn Fire Insurance Maps** – A summary of the Sanborn Map Coverage by Environmental Data Resources (EDR, Inc.) for the areas to the south of the subject site is as follows:

Sanborn Coverage Year	Description
1885	<b>South:</b> Residential (418, 420 Main) Limited Coverage <b>Southeast:</b> No Sanborn Map Coverage Provided <b>Southwest:</b> Residential (419 Main), Limited Coverage
1891	<b>South:</b> (Residential (418, 422 and 432 Main), Boarding House (420 Main), Residential (117, 119 Monroe) <b>Southeast:</b> Residential (421, 429, 435 Michigan), Residential (113 Monroe) <b>Southwest:</b> Residential (419, 425, 429, 433 Main)
1893	<b>South:</b> Residential (416, 418, 420, 422, 434 Main), Residential (117, 119 Monroe) <b>Southeast:</b> Residential (421, 429, 435 Michigan), Residential (113 Monroe) <b>Southwest:</b> Residential 419, 425, 429, 433 Main)
1899	<b>South:</b> (418, 420/420 ½, 422, 434 Main), Residential (117, 119 Monroe) <b>Southeast:</b> Residential (421, 429, 435 Michigan), Residential (113 Monroe) <b>Southwest:</b> Residential (419, 425, 429, 433 Main)
1917	<b>South:</b> Residential (418, 420, 426, 428, 430 Main), Residential (119, 121, 123 Monroe) <b>Southeast:</b> Rooming (435 Michigan), Residential (429 Michigan), Stores (419, 421, 423 Michigan), Residential (113 Monroe) <b>Southwest:</b> Residential (419, 425, 427 Main)
1949	<b>South:</b> Paints (420 Main), Residential (426, 428 Main), Forwarding (434 Main), Residential (117/119, 119/121, 123, 125 Monroe) <b>Southeast:</b> Store (435-441 Michigan), Store (425 Michigan), Store (423 Michigan), Restaurant/Bakery (419-21 Michigan) <b>Southwest:</b> Residential (419, 425 Main), Rooming (427/429 Main), Auto Service (431 Main/201 Monroe), Workroom (209 Monroe), Pattern Works (211 Monroe)
1980	<b>South:</b> Store at rear of lot/parking throughout remainder of block (420 Main) <b>Southeast:</b> (Stores (419, 421, 423, 425, 429, 435-41 Main), Store (107/115 Monroe) <b>Southwest:</b> Auto Sales (419-27 Main), Restaurant (431 Main), Auto Repair (201 Monroe), Store (209, 211 Monroe)

#### 5.4.3 East

To the east of the subject site are the U.S. Bankruptcy Courts (401 S. Michigan Street) and associated parking (south). Across S. Michigan Street are the sprawling facilities of the South Bend Post Office (424 S. Michigan).



**Historical City Directories** – The following summarizes a review of historical city directories from 1938 through 2009 for areas to the east of the subject site.

<b>Directory Date</b>	<b>Directory Description</b>
<b>1938</b>	Frank's Factory Pants (401 Michigan), The National Store Clothes (403 Michigan), Gross Restaurant (405 Michigan), Vacant (407 Michigan), Blue Star Auto Accessories (409 Michigan), Hill's Service Restaurant (411 Michigan), Western Auto (413-15 Michigan), Drexel Hotel (413 Michigan), Jimmie's Lunch (417 Michigan), Frank's factory Pants (104 Western), Love's Restaurant (108 Western), Stebner Bakery (110 Western), Mindykowski Watch Repair (112 Western)
<b>1945</b>	Frank's Factory Pants (401 Michigan), King's Clothes (403 Michigan), Gross Restaurant (405 Michigan), Vacant (407 Michigan), Smith Sporting Goods (407-09 Michigan), Hill's Service Restaurant (411 Michigan), Western Auto (413-15 Michigan), Vacant (413 Michigan), Jimmie's Lunch (417 Michigan), Bowser Restaurant (108 Western), Borr Pawn Shop (110 Western), Tomber Tailor (112 Western)
<b>1950</b>	Frank's Clothing (401 Michigan), King's Clothes (403 Michigan), Gross Restaurant (405 Michigan), Smith Sporting Goods (407-09 Michigan), Hill's Service Restaurant (411 Michigan), Western Auto (413-15 Michigan), Vacant (413 Michigan), Jimmie's Lunch (417 Michigan), Morgan Restaurant (108 Western), Borr's Jewelry (110 Western), Tomber Tailor (112 Western)
<b>1955</b>	Frank's Clothing (401 Michigan), King's Clothes (403 Michigan), Vacant (405 Michigan), Smith Sporting Goods (407-09 Michigan), Hill's Service Restaurant (411 Michigan), Bible Book Store (413-15 Michigan), Vacant (417 Michigan), Morgan Restaurant (108 Western), Borr's Jewelry (110 Western), Tomber Tailor (112 Western)
<b>1960</b>	Frank's Clothing (401 Michigan), King's Clothes (403 Michigan), Pub Lunch/Tavern (405 Michigan), Smith Sporting Goods (407-09 Michigan), Hill's Service Restaurant (411 Michigan), Bible Book Center (413-15 Michigan), Meyer's Sewing Machines (417 Michigan), Avenue Cafe (108 Western), Borr's Jewelry (110 Western), Tomber Tailor (112 Western)
<b>1965</b>	Frank's Clothing (401 Michigan), King's Clothes (403 Michigan), Pub Lunch/Tavern (405 Michigan), Smith Appliances/Riley Hotel (407 Michigan), Vacant (411 Michigan), Vacant/Marquette Hotel (413 Michigan), Bailey's Beauty Supply (415 Michigan), Meyer's Sewing Machines (417 Michigan), Vacant (108 Western), Borr's Jewelry (110 Western), Tomber Tailor (112 Western)
<b>1970</b>	Vacant (401 Michigan), Vacant (403 Michigan), Vacant (405 Michigan), Smith Appliances/Riley Hotel (407 Michigan), Vacant/Marquette Hotel (413 Michigan), Vacant (415 Michigan), Meyer's Sewing Machines (417 Michigan), Roaring 20's Tavern (108 Western), Vacant (110 Western), Vacant (112 Western)
<b>1975</b>	No Listings on Michigan Street, No Listings on Western Avenue
<b>1980</b>	No Listings on Michigan Street, No Listings on Western Avenue
<b>1985</b>	No Listings on Michigan Street, No Listings on Western Avenue
<b>1990</b>	No Listings on Michigan Street, No Listings on Western Avenue
<b>1995</b>	No Listings on Michigan Street, No Listings on Western Avenue
<b>2001</b>	U.S. Bankruptcy Court (401 Michigan), No Listings on Western Avenue
<b>2004</b>	U.S. Bankruptcy Court (401 Michigan), No Listings on Western Avenue
<b>2007</b>	U.S. Bankruptcy Court (401 Michigan), No Listings on Western Avenue
<b>2009</b>	U.S. Bankruptcy Court (401 Michigan), No Listings on Western Avenue

**Historical Aerial Photography** – To the east of the subject site, a review of historical aerial photography indicates the following:

<b>Aerial Year</b>	<b>GENERAL DESCRIPTION</b>
<b>1952</b>	Stores present along Michigan Street, stores also present further to east, across Michigan Street
<b>1960</b>	Insufficient resolution to determine property development

1967	Similar to that described from the 1952 aerial photograph
1977	Stores present along western portion of S. Michigan Street to the east of site, across S. Michigan Street new US Postal service facility has been constructed
1980	Same as that described from the 1977 aerial photograph
1986	Stores to the immediate east of subject site have been demolished and lot is vacant
1992	Similar to that described from the 1986 aerial photograph
1998	US Bankruptcy Courts and associated parking lots have been constructed, generally consistent with that of current date
2002	Consistent with that of current date, US Bankruptcy Courts and parking
2005	Consistent with that of current date, US Bankruptcy Courts and parking
2006	Consistent with that of current date, US Bankruptcy Courts and parking

**Historical Sanborn Fire Insurance Maps** – A summary of the Sanborn Map Coverage by Environmental Data Resources (EDR, Inc.) for the areas to the east of the subject site is as follows:

Sanborn Coverage Year	Description
1885	No Sanborn Map Coverage Provided
1891	Residential (112 Western), Residential (403, 417 Michigan), Farm Implement Sales (411 Michigan)
1893	Residential (112 Western), Residential (403, 417 Michigan), Tinker (405 Michigan), Scales (407 Michigan), Lime Bldg./Paper, etc. (409 Michigan), Granite Works (411 Michigan)
1899	Residential (112 Western), Residential (403, 417 Michigan), Store (401 Michigan), Tinker (405 Michigan), Machinery Storage/Coal & Wood Yard (409 Michigan), Store (411 Michigan)
1917	Store (102 Western), Paint/wallpaper (104 Western), Plumbing (106 Western), Store (108, 110-12 Western), Stores (401, 403 Michigan), Bakery (405 Michigan), Auto Show Room with Garage at rear (407/409 Michigan), Granite Works (411 Michigan), Residential (417 Michigan)
1949	Restaurant (108 Western), Bake Shop (110 Western), Store (112 Western), Stores (401, 403, 407, 409, 413-15 Michigan), Restaurant (405, 411, 417 Michigan)
1980	No Development Present

#### 5.4.4 West

To the west of the subject site, across Main Street is a large building that has been subdivided to serve as the security center for ADT Home and Commercial Security Services (202 Western Avenue), and the City Chapel (401 S. Main Street). Paved parking surrounds the building to the west and south. Further to the west are a former used car lot for Gates Toyota Used Cars and the offices of Wightman Petrie Surveyors and Engineers (Lafayette Boulevard).

**Historical City Directories** – The following summarizes a review of historical city directories from 1938 through 2009 for areas to the west of the subject site.

Directory Date	Directory Description
1938	Residential (212 Western), Bogda Chevrolet Used Cars (220 Western), Residential (401, 405, 407, 411, 417 Main)
1945	Residential (212 Western), Residential (401, 405, 407, 411, 417 Main)
1950	A & P Foods (202 Western), No Listings on Main Street
1955	A & P Foods (202 Western), No Listings on Main Street
1960	A & P Foods (202 Western), No Listings on Main Street
1965	A & P Foods (202 Western), No Listings on Main Street
1970	A & P Foods (202 Western), No Listings on Main Street

<b>1975</b>	M. Borr Toyota (202 Western). No Listings on Main Street
<b>1980</b>	M. Borr Toyota (202 Western), Gates Chevrolet Used Trucks (222 Western), No Listings on Main Street
<b>1985</b>	Vacant (202 Western), Gates Chevrolet Used Trucks (222 Western), No Listings on Main Street
<b>1990</b>	Vacant (202 Western), Gates Chevrolet Used Trucks (222 Western), No Listings on Main Street
<b>1995</b>	Gates Toyota Used Cars (222 Western), Ivy Tech (401 Main)
<b>2001</b>	ADT Security (202 Western), Ivy Tech, U.S. Bankruptcy Courts, Key Bank (401 Main)
<b>2004</b>	ADT Security (202 Western), City Chapel (401 Main)
<b>2007</b>	ADT Security (202 Western), City Chapel (401 Main)
<b>2009</b>	ADT Security (202 Western), City Chapel (401 Main)

**Historical Aerial Photography** – To the west of the subject site, a review of historical aerial photography indicates the following:

<b>Aerial Year</b>	<b>GENERAL DESCRIPTION</b>
<b>1952</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>1960</b>	Insufficient resolution to determine property development
<b>1967</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>1977</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>1980</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>1986</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>1992</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>1998</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>2002</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>2005</b>	202 Western building is present with parking around structure, generally consistent with that of current date
<b>2006</b>	202 Western building is present with parking around structure, generally consistent with that of current date

**Historical Sanborn Fire Insurance Maps** – A summary of the Sanborn Map Coverage by Environmental Data Resources (EDR, Inc.) for the areas to the west of the subject site is as follows:

<b>Sanborn Coverage Year</b>	<b>Description</b>
<b>1885</b>	Benton Harbor Lumber Company/Wood Storage Sheds (407 Main), Residential (417 Main)
<b>1891</b>	Residential (401, 405, 407, 411 and 417 Main)
<b>1893</b>	Residential (401, 405, 407, 411 and 417 Main) Residential (212 Western)
<b>1899</b>	Residential (401, 405, 407, 411 and 417 Main) Residential (212 Western)
<b>1917</b>	Residential (401, 405, 411, 417 Main) Rooming (407 Main)
<b>1949</b>	Store w/parking (202 Western)
<b>1980</b>	Store w/parking (202 Western)

## 5.5 INTERVIEWS

The following persons were contacted with respect to the subject property. Such information is discussed in applicable sections throughout this report:

- Personal Interview (August 16, 2009) with Mr. Bill Schalliol, representing the City of South Bend, Department of Redevelopment;
- Representative – St. Joseph County Recorder's Office, County City Building, 227 W. Jefferson Blvd., South Bend, Indiana;
- Representative – City of South Bend Water Department regarding service to the area of the subject site;

## 5.6 USER PROVIDED INFORMATION

ASTM Standard Practice E 1527-05 stipulates certain User requirements for providing information in the completion of the Phase I Environmental Site Assessment process (for purposes of this Phase I Environmental Site Assessment, "User" is identified as the City of South Bend, Department of Redevelopment (current property owner). The following summarizes the extent of such information provided by the User and/or gathered by PES.

### 5.6.1 Title Records

User provided no title records for review in the compilation of this Phase I Environmental Site Assessment. However, Phifer Environmental Services was able to obtain a copy (from the St. Joseph County Recorder's Office) of the most recent Trustee's Deed and Warranty Deed for Lot 27 of Martin's Addition to the City of South Bend. Copies of Warranty Deeds for Lots 25 and 26 of Martin's Addition to the City of South Bend could not be readily located by the Recorder's Office; however Tax Assessor information confirmed ownership of all six Tax Parcels by the City of South Bend Department of Redevelopment. PES was also able to obtain information regarding historical ownership of Lot 25 and Lot 26, as follows, from our review of the Phase I Environmental Site Assessment of the subject site (City of South Bend Project File), as prepared by EIS Engineers, Inc., dated October 24, 1995.

#### Lot 25:

National Bank & Trust of South Bend	3/29/50	to	11/9/65
Shell Oil Company	11/9/65	to	10/15/75
City of South Bend, Department of Redevelopment	10/15/75	to	10/18/76
Marvin T & Della R. Borr	10/18/76	to	12/8/76
South Bend Associates	12/8/76	to	4/3/84
Robert Williams	4/3/84	to	6/17/86
City of South Bend	6/17/86	to	Present

#### Lot 26:

National Bank & Trust of South Bend	3/29/50	to	11/9/65
Shell Oil Company	11/9/65	to	10/15/75
City of South Bend, Department of Redevelopment	10/15/75	to	10/18/76
Marvin T & Della R. Borr	10/18/76	to	12/8/76
South Bend Associates	12/8/76	to	4/3/84
Robert Williams	4/3/84	to	6/17/86
City of South Bend	6/17/86	to	Present

### **5.6.2 Environmental Liens or Activity and Use Limitations**

Review of the Warranty Deed and Trustee's Deed for Lot 27 did not indicate any environmental liens. In addition there were no activity or use restrictions for the subject site identified from our review of the Warranty Deed and Trustee's Deed.

### **5.6.3 Specialized Knowledge**

Given the fact that the subject parcel is vacant (excluding parking lot on northern portion of site), there is no consideration of Specialized Knowledge with respect to the completion of this Phase I Environmental Site Assessment.

### **5.6.4 Significant Valuation Reduction for Environmental Issues**

There is no known contamination identified for the subject site, and therefore no deductions for environmental concern are applicable at this time.

### **5.6.5 Owner, Property Manager, and Occupant Information**

All of the subject site parcels are currently owned by the City of South Bend, Department of Redevelopment.

### **5.6.6 Reason For Performing ESA**

It was indicated to Phifer Environmental Services, LLC that the City of South Bend, Department of Redevelopment was seeking a Phase I Environmental Site Assessment of the subject site for consideration of proposed future development options for the area.

### **5.6.7 Other User Provided Documents**

PES was provided opportunity to review the City of South Bend Project File for the subject site and the adjacent U.S. Bankruptcy Court Building with respect to prior environmental assessment. Upon review, PES identified the prior completion (October 24, 1995) of a Phase I Environmental Site Assessment by EIS Engineers for the City of South Bend, Department of Redevelopment. Review of the Phase I Report also identified the historical presence of the gasoline service station at 122 Western Avenue from at least 1968 through 1975, and recommended the completion of a Phase II Environmental Site Assessment for potential impacts to subsurface soils and groundwater.

Also present within the Project File of the subject site was a Soil Investigation Report, dated November 1995, as prepared by Shilts, Graves & Associates for the City of South Bend, Department of Redevelopment. Review of the report indicated that at the time of mobilization, the concrete slab for the service bays, office and gas islands remained apparent at the subject site, although the structure had been demolished. Furthermore, while it appeared as though the former hydraulic lifts had been removed from the ground, there were no indications as to the former location of the UST systems or piping tunnels leading to the gasoline dispensers. Soil borings (six) installed to fifteen feet did not encounter groundwater. Various locations of up to 10 feet of fill material were identified (borings 1 and 6).

## **5.7 IDENTIFIED DATA GAPS**

As noted elsewhere within this report, information relative to the closure of a former gasoline service station identified as being historically located on the subject site constitutes the major "data gap" for this Phase I Environmental Site Assessment. The disposition of former UST systems, condition of the UST at time of removal, presence or absence of contamination associated with the USTs, hydraulic lifts and any other impacts through use of petroleum products or hazardous substances remain unknown.

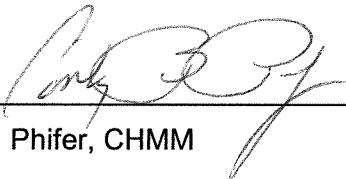
Similarly, documentation regarding the demolition of the Franny's Restaurant (2005) relative to the presence or absence of any grease pit and its disposition constitutes an additional data gap identified by PES.

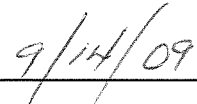
## 6.0 CONCLUSIONS

Based on information made available or obtained during the records review (current and historical), regulatory database review, and interviews performed in the completion of this Phase I Environmental Site Assessment of Lot B of the Replat of Martin's Addition to the City of South Bend (approximately 139' x 245'); Phifer Environmental Services, LLC has identified Historical Recognized Environmental Conditions associated with the historical property use of the northern portion of the site as a gasoline service station (active from at least 1968 through 1975). Such Historical Recognized Environmental Conditions are primarily based upon the absence of any "Closure Report" or environmental sample data as confirmation of clean closure. Specifically PES identifies the following Historical Recognized Environmental Conditions:

- 1) Status of removal of UST systems as part of site demolition or potential in-place closure, inclusive of the absence of environmental data as confirmation of clean closure;
- 2) Absence of information regarding the historical use and disposal of waste oils and/or solvents and automotive fluids/batteries as part of the automotive maintenance operations;
- 3) Status of assumed presence of underground hydraulic lifts, inclusive of absence of environmental data as confirmation of clean closure at removal.

Additional environmental assessment would be necessary to determine the extent to which historical operations of the former gasoline service station have impacted subsurface soils and/or groundwater (i.e., Phase II Environmental Site Assessment).

  
\_\_\_\_\_  
Conley B. Phifer, CHMM

  
\_\_\_\_\_  
Date

## 7.0 CERTIFICATION

1. Phifer Environmental Services, LLC certifies to the City of South Bend that this Phase I Environmental Site Assessment, completed for the property identified as the southeast corner of the intersection of Western Avenue and Main Street (114-122 Western Avenue and 400-418 Main Street), in South Bend, Indiana, and all activities associated with information used during its preparation, is in general accordance with the provisions established by the ASTM Standard Practice E 1527-05, consistent with a level of care and skill ordinarily practiced by environmental professionals currently providing similar services under similar circumstances, for the same geographic area.
2. Phifer Environmental Services, LLC certifies to the City of South Bend that Conley B. Phifer meets the requirements of "Environmental Profession" as established by ASTM Standard Practice E 1527-05, and that Conley Phifer was responsible for the preparation and/or direct supervision of this "Phase I Report".
3. Phifer Environmental Services, LLC certifies to the City of South Bend that it has in effect at the time of the Phase I Environmental Site Assessment, and has maintained during the entire project duration, environmental consultants professional liability insurance coverage in an amount of five hundred thousand dollars (\$500,000.00), issued by an insurance company licensed to do business in Indiana, which insurance policy provides coverage for the acts and omissions of all persons involved in the performance and preparation of this Phase I Environmental Site Assessment and related activities. Phifer Environmental Services, LLC shall maintain such insurance, without reduction in, or narrowing of, the described coverage, for at least one year after the issuance of this Phase I Environmental Site Assessment.