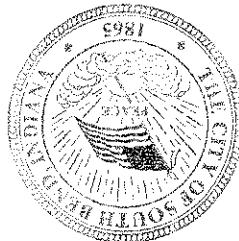


1200 COUNTRY-CITY BUILDING
SOUTH BEND, INDIANA 46601-1830



PHONE 574/235-9371
FAX 574/235-9021
TDD 574/235-5567

CITY OF SOUTH BEND STEPHEN J. LUECKE, MAYOR
COMMUNITY & ECONOMIC DEVELOPMENT

Indiana Department of Environmental Management
Cashiers Office IGCN-1340
100 N Senate Ave
PO Box 7060
Indianapolis, IN 46207-7060

September 23, 2003

Dear Ms. Dorsey:

Please find our application to enter the Studebaker/Oliver Area A, B, and C properties and associated groundwater into the Voluntary Remediation Program enclosed under this cover. The South Bend Redevelopment Commission is applying to the VRP as both a current owner and prospective purchaser of property in the Studebaker/Oliver Redevelopment Project Area. Redevelopment of the Studebaker/Oliver Project Area, to which this application relates, is a priority for the city and its residents. The project will return 140 acres of underutilized urban land to its highest and best use.

This application **does not** include an application fee of \$1,000 because the applicant, the City of South Bend, is a political subdivision and therefore is not required to submit the fee.

Please contact me with any questions regarding this application at 574-245-6112.

Sincerely,

Andy Laurent

Economic Development Specialist

COMMUNITY DEVELOPMENT

PAMELA C. MEYER
574/235-9660
FAX: 574/235-9697

ECONOMIC DEVELOPMENT

DONALD E. INKS
574/235-9371

FINANCIAL & PROGRAM

MANAGEMENT
ELEANOR LEONARD
574/235-9371

SP-017

CONFIDENTIAL

Voluntary Remediation Program Application



Return Completed Application To:

Indiana Department of Environmental Management
 Cashier's Office IGCN-1340
 100 North Senate Avenue
 P.O. Box 7060
 Indianapolis, IN 46207-7060
 (317) 233-0604

Project Number: 6
 Account #: 2680-110000-421400

Pursuant to Indiana Code 13-25-5-2, this application to the Voluntary Remediation Program (VRP) will receive confidential treatment up until the Voluntary Remediation Agreement (VRA) is signed. Neither this application nor any information which comes from this application will be made available to the public until the VRA is signed. However, any material submitted to or generated by the VRP after the VRA is signed will be considered IDEM public record.

Section 1 - VRP Project Information

Applicant Name:	South Bend Redevelopment Commission	Owner Name:	
Mailing Address:	1200 COUNTRY-CITY BUILDING	Mailing Address:	
City, State, Zip:	SOUTH BEND, IN 46601	City, State, Zip:	
Phone & Fax:	574.245.6112 / 574.235.9021	Phone & Fax:	
E-Mail:	ALTKUENT@CI.SOUTH-BEND.IN.US	E-Mail:	

Voluntary Remediation Applicant (Name to appear on the Covenant Not To Sue)
 Applicant's Billing Contact (If Same As Applicant, Please Mark Here)

VRP Project Name and Location

Facility Name:	STUBBARTZ/COVER ADORS A,B,C	Company:	HULL & ASSOCIATES, INC.
Mailing Address:	SEE ATTACHMENT D	Contact Person:	LANCE TURLEY
City:	SOUTH BEND	Mailing Address:	4900 PARKWAY DR STE 100
Zip Code:	46601	City, State, Zip:	MASON, OH 45040
County:	SAINTE JOSEPH	Phone & Fax:	513.459.9677 / 513.459.9869
EPA ID Number:	SEE ATTACHMENT D	E-Mail:	LTURLEY@HULLINC.COM

Applicable Facility Standard Industry Code(s) & Description(s):

SIC Number:
 Description:

SEE ATTACHMENT E

*Please provide information on an additional page if there are not enough spaces for entries.

Anticipated Future Facility Use:	Residential <input checked="" type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Currently Undetermined <input type="checkbox"/>	Years of Current Facility Operation:	< 39 Years (Current Operation) <input type="checkbox"/> Unknown <input type="checkbox"/> Total years site has been in use (Current and historic) ~ 80-100
----------------------------------	---	--------------------------------------	--

Current Site Status	Undergoing Property Transfer <input checked="" type="checkbox"/> Active Operations <input checked="" type="checkbox"/> Commercial/Industrial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Inactive Operations <input checked="" type="checkbox"/>	Official State Use Only Date Stamp
---------------------	--	---------------------------------------

Documents Anticipated To Be Submitted for VRP
 Review: (Please Check all that will apply)

Phase II Investigation Work Plan
 Phase II Investigation Report
 Remediation Work Plan (VRP requirement)
 Site Specific Risk Assessment
 Remediation Completion Report (VRP requirement)

Property Ownership
 Do you own this property? Yes No (if no, answer next question)
 5 PARCELS 5 PARCELS
 If not, do you have legal access rights to this property from the property owner? Yes No
 OBTAINABLE

Project Investigation Status:
 None
 Ongoing
 Complete

Project Remediation Status:
 None
 Ongoing
 Complete

1. Are you applying for an Indiana State Tax Credit? Yes No
 2. Are you submitting this application for the purpose of receiving a waiver of state taxes from the State Tax Commission? Yes No

Site Tax Status

Known or Anticipated VRP Project Hazards/Conditions:
 None
 Infectious Materials
 Radioactivity
 Confined Spaces
 Explosive Conditions
 Reactive Materials
 Known Off-Site Contamination
 Other: _____

Ultimate Goal of Remediation Action
 Limited Portion(s) of the Property
 Entire Property

Contaminant Source Size
 (defined to appropriate Health Protective Level(s):)
 Currently Undetermined
 less than or equal to 0.50 acre
 greater than 0.50 acre

Other IDEM Offices:
 Brownfields Program
 RCRA / Corrective Action
 Emergency Response/ Remedial Response Program
 Leaking Underground Storage Tanks (LUST) / Underground Storage Tanks (UST)
 State Cleanup Section
 Office of Enforcement
 Office of Solid Waste (Landfills)
 Site Investigations (SI)
 Other Office: _____ Incident# (if applicable) _____
 IDEM Contact Name: _____ Phone #: _____

*If you checked any of the programs above, please attach appropriate pages from Section 3 in Attachment D.

Does this site have a previous history with the Voluntary Remediation Program? Yes (if yes, please attach appropriate page from Section 4) No

Is this application the result of a referral from, or under the jurisdiction of, another IDEM office? Yes (if yes, indicate which office.) No

Continued on next page

CONSTITUENTS OF CONCERN	MEDIA	Residential Default	Non-Residential Non-Default	Nondefault	Undetermined
BTEX	Surface Soils				
	Subsurface Soils				
	Groundwater				X
	Sediments				
OTHER VOCs	Surface Soils				
	Subsurface Soils				
	Groundwater	X	X		
	Sediments				
PAHS	Surface Soils				
	Subsurface Soils				
	Groundwater				X
	Sediments				
OTHER SVOCs	Surface Soils				
	Subsurface Soils				
	Groundwater				X
	Sediments				
LEAD	Surface Soils				
	Subsurface Soils				
	Groundwater	X	X		
	Sediments				
OTHER METALS	Surface Soils				
	Subsurface Soils				
	Groundwater	X	X		
	Sediments				
CYANIDE	Surface Soils				
	Subsurface Soils				
	Groundwater				
	Sediments				

Constituents of Concern, Media and Cleanup Goals
(CHECK ALL THAT MAY APPLY)

RISC GUIDANCE

Off-Site Migration & Pathways (if not impacted, please mark here ()); if unknown please mark here (X):

The vadose zone likely ranges from approximately 20 to 27 feet in thickness across the site, based on the Initial Phase II ESA of Area A, the Phase II ESA of Area C, and ESAs conducted on a portion of Area B. The unconfined aquifer ranges in thickness from approximately 40 feet to greater than 100 feet. Based on evaluation of recovery during well development and slug testing at Area A, and referencing published hydraulic conductivity values (Fetter, C.W., Applied Hydrogeology - 3rd Edition, Prentice-Hall, Inc., New Jersey, 1994) compared with laboratory analyses of expected Site soils, hydraulic conductivity values are anticipated to range between 5 and 500 ft/day (i.e., consistent with well-sorted sands/glacial outwash). Groundwater flow is expected to bend towards the northeast at a hydraulic gradient of 0.0007 ft./ft. Porosity has not been measured for aquifer materials. However, based on various reference, including C.W. Fetter's 1994 publication, it is probably that most of the aquifer has a porosity of approximately 25%.

Hydrogeologic Information:

Based on geologic information obtained from the Area A Initial Phase II ESA and soil descriptions from Phase II ESA activities at Area C, and various ESAs on portions of Area B, the site is likely underlain by glacial outwash materials made up of predominantly brown fine to medium sand with a trace of gravel and fines (silt and clay). Grain-size distribution analyses, conducted as part of the Area A Initial Phase II ESA, indicate that the soil is primarily classified as SP, in accordance with the Unified Soil Classification System (USCS), and is described as brown poorly sorted sands with trace to some gravel and trace to little fines. It is anticipated that similar soils will be encountered beneath Areas B and C. Soil samples from Area A were also analyzed for total organic carbon - Walkley Black Method. The results of this analysis indicated that the TOC ranges from 0.036% to 0.18%, with an average of 0.072%, in the vadose zone and 0.088% to 0.17%, with an average of 0.13%, in the aquifer. A confining layer was encountered beneath the uppermost aquifer at several boring locations in Area A at elevations ranging from 631 feet (USGS) to 678 feet in Area A. The layer was described in the field as either a very dense, damp silt or a hard, damp, silty clay. After reviewing boring logs, it is likely that this surface is an erosional feature that was created by fluvial activities prior to the deposition of the unconsolidated aquifer.

Geologic Information:

Former Studebaker Building 69 UST Spill: #200101156
City Municipal Services Facility UST Spill: #199510547
Allied Products Spill: #9403118

Past Spill History (if no incidents have occurred, please mark here ()):

1960s-1963: The sites were used for intensive manufacturing of wagons, automobiles and farm machinery during this time period. The sites saw their building density increase until the 1930s, at which time the maximum manufacturing and building coverage was reached on the Studebaker and Oliver properties.
1963-1988: Following the shutdown of Studebaker Corporation's manufacturing operations in South Bend Areas A and B were parceled off and sold to various firms. Most of the structures were used either in their intended functions or as general warehousing. The former power plant was demolished before 1969. During this time, the Oliver site was being operated by White Farm Equipment Company as a farm implement factory. That plant ceased operations in 1988.
1988-2003: During the 1980s and 1990s the area saw a marked increase in vacancy rates and visible deterioration due to deferred maintenance. Area A saw 100% of on site manufacturing cease operations and vacancy rates for the area peaked in September 2003. The City acquired several of the vacant properties (Area C and half of Area A) in early 2002. Operations today include wholesale distribution of infrastructure components, public fire and police protection, correctional institution, and general warehousing. Much of the land and buildings are vacant, although Area C is currently in the midst of a massive redevelopment effort that has seen 90% of the buildings demolished and the site planned as a light-industrial park. A masonry wholesale and retail firm has been

Facility Operational History:

Chronological Summary and Conclusions:

Attachment Information: This application will not be considered complete, and may be rejected, unless the following Attachments are included:

Attachment A: Please attach a detailed site map illustrating identified area(s) targeted for VRP efforts. For an explanation of a detailed site map, please see Attachment A instructions.

Attachment B: Provide a clean copy (without company headers, footers, or watermarks) of the legal description of the entire facility. If a portion of the facility is slated for remediation, then the area must be identified on an appropriate site map(s) and that area's legal description will have to be provided in either written or digital format (please include the facility street address, township, range, section, direction lines, distances, etc.). A professional survey or GPS collected UTM coordinates of the area can also be provided as supplemental information, or if currently not available, program participants must supply it in the Completion Report at the end of the project. This information will be reflected in the Certificate of Completion and Covenant Not to Sue.

Attachment C: Please check Application Form instructions and provide the pertinent Facility Universal Transverse Mercator (UTM) coordinates information and include as Attachment C.

Attachment D: Additional pages from Section 3 (if applicable).

I, ROBERT W. HUNT, do hereby attest and certify that the information included herein is, to the best of my knowledge and belief, accurate and complete.

(Print or Type Name of Applicant)

Signature of Applicant _____
Date September 23, 2003

Section 2 - Statement of Certification

Pursuant to Indiana Code 13-25-5-2, your application to the Voluntary Remediation Program (VRP) will be confidential until the Voluntary Remediation Agreement (VRA) is signed. At that time, the application will become public information. Any material submitted to or generated by the VRP after the issuance of the VRA will also be considered IDEM public record.

Do the conditions regarding hazardous substances or petroleum, as described in this application, constitute an imminent or substantial threat to human health or the environment? If so, please explain below: No Yes

Miscellaneous Environmental Information:

() Previous Facility Study (please include Title, Author & Date): _____

PREVIOUSLY SUBMITTED IN AREA A & C APPLICATIONS

() Other (please include Title, Author, and Date): _____

() U.S. Geological Survey () State Reports () Soil Conservation Service Past Voluntary Site Specific Data Collection

() Regulatory Reporting () Other Governmental Agencies () Other: _____

CO-APPLICANT ATTACHMENT

Pursuant to Indiana Code 13-25-5-2, this application to the Voluntary Remediation Program (VRP) will receive confidential treatment up until the Voluntary Remediation Agreement (VRA) is signed. Neither this application nor any information which comes from this application will be made available to the public until the VRA is signed. However, any material submitted to or generated by the VRP after the VRA is signed will be considered IDEM public record.

Section 1 - VRP Facility Declarations

Voluntary Remediation Applicant
(Name to appear on the Covenant Not To Sue)

Applicant's Billing Contact
(If Same As Applicant, Please Mark Here ())

Applicant Name:	Owner Name:	
Mailing Address:	Mailing Address:	
City, State, Zip:	City, State, Zip:	
Phone & Fax:	Phone & Fax:	
E-Mail:	E-Mail:	

VRP Project Name and Location

Applicant's Technical Contact
(All Correspondence Will Be Sent to Person Identified)

Facility Name:	Company:	
Mailing Address:	Contact Person:	
City:	Mailing Address:	
Zip Code:	City, State, Zip:	
County:	Phone & Fax:	
EPA ID Number:	E-Mail:	

Pursuant to Indiana Code 13-25-5-2, your application to the Voluntary Remediation Program (VRP) will be confidential until the Voluntary Remediation Agreement (VRA) is signed. At that time, the application will become public information. Any material submitted to or generated by the VRP after the issuance of the VRA will also be considered IDEM public record.

do hereby attest and certify that the information included herein is, to the best of my knowledge and belief, accurate and complete.

(Print or Type Name of Applicant) N/A

Signature of Applicant

Date

VOLUNTARY REMEDIATION PROGRAM

1. Does this site currently have any other VRP applications submitted/approved for this same site?

Yes

No

If yes, VRP Project Number(s) 6950501 - ALLIED PRODUCTS

VRP Project Manager(s): ED JONISKAN

2. Was this site the subject of a VRP project at anytime in the past? Yes No

If yes, VRP Project Number(s) AREA A - 6020803; AREA C - 6001202

VRP Project Manager(s): RUTH WILLIAMS

3. Please provide details below explaining why another application for this same site is/was necessary.

SUBMITTED BY ALLIED PRODUCTS CORPORATION:

6950501 - SOUTH BEND STAMPING PLANT

SUBMITTED BY THE SOUTH BEND REDEVELOPMENT COMMISSION:

6001202 - OLIVER PLANT WORKS

6020803 - STEELWORK AREA A

BROWNFIELDS PROGRAM

1. Is this site currently in IDEM's Brownfields Program? Yes No
2. Has this site previously been in IDEM's Brownfields Program No Yes
3. Is this Brownfields site to be addressed in the VRF? Yes No
4. If this site is to be addressed in the VRF, has the Brownfields Project Manager been notified in writing? Yes (if yes, please attach copy of the letter) No
5. Is this site going to make use of Brownfields money (grants, loans, assessment money, etc.)? Yes No
6. What is the Brownfield Project Number (if applicable)? 4000042
7. Who is the IDEM contact person and their phone number?
 IDEM Contact: ANDY SCALIAN
 Phone Number: 317.233.4991
8. Please provide summary of the Brownfields issues below. (if applicable)

THE PHYSICAL CONDITIONS OF THE STRUCTURES LOCATED IN AREAS A, B, AND C ARE NOT SUITABLE FOR MODERN USAGE. A BROWNFIELD SCENARIO ARISES WHEN THE CONFIGURATIONS OF THE BUILDINGS IS COMBINED WITH CONCERNS REGARDING GROUNDWATER (BOTH RENT AND RECEIVED CONDITIONS).

RCRA / CORRECTIVE ACTION

1. Are you interested in addressing RCRA Corrective Action Requirements for this source area through this VRP Project? Yes No

2. Has the RCRA Corrective Action Project Manager been notified in writing that a VRP application has been submitted to address this contamination? Yes No

3. What is the facility EPA ID number SEE ATTACHMENT D

4. What is the date of Notification of Hazardous Waste Activity? _____

5. Have you submitted a RCRA Part A application for Interim Status? Yes No

If Yes, date: _____

6. Have you lost Interim Status or gone through an EPA Policy 121 closure for Mistaken and Protective Filings? Yes No

If Yes, please attach a copy of the letter.

7. Does this facility have a RCRA Part B Operating Permit? Yes No

If Yes, date issued: _____

Expiration Date: _____

8. Have any permitted units undergone closure? Yes No

Were those units cleaned closed? Yes No

Were any land-based units closed in place? Yes No

If Yes, check all boxes that are applicable:

Lined (describe type of liner- _____)

Unlined

Capped (describe type of cap- _____)

Not Capped

9. Is this facility currently under any enforcement action, Agreed Order, Commissioner's Order, or any other type of required action by any government agency? Yes (if Yes, describe below) No

EMERGENCY RESPONSE / REMEDIAL RESPONSE PROGRAM

1. Has this spill / release been reported to IDEM? Yes No
If yes, what is the Spill Incident Number(s): 9403118, 200101156, 199510547
IDEM contact person(s): UNKNOWN
Contact's phone number: _____
2. Is this spill / release to be addressed in the VRP? Yes No
3. Has the IDEM contact person been notified in writing that this spill / release will be addressed in the VRP? Yes (if yes, please attach copy of the letter) No
4. If this spill / release is to be addressed in the VRP, please provide a summary of the spill / release below.

AREA A . MARCH 19, 1994 - NATURE AND EXTENT UNKNOWN

AREA B . BOTH UNKNOWN

LEAKING UNDERGROUND STORAGE TANKS (LUST) & UNDERGROUND STORAGE TANKS (UST)

1. Is the UST(s) the source of the contamination to be addressed as part of the VRP? Yes No

PARTIAL SOURCE

2. Did / Does the UST contain petroleum products? Yes No

3. Is the UST regulated? Yes No SOME USTS ARE REGULATED

4. Has the regulated UST been registered with IDEM? Yes No N/A

If yes, indicate the UST Facility I.D. Number: 10470, 378

5. Has a UST petroleum release ever been reported to IDEM? Yes No N/A

If yes, indicate the LUST Incident Number:

6. Has the LUST section been notified in writing that you are applying to the VRP? No

Yes (if yes, please attach copy of the letter) No

7. Do you intend to apply for Excess Liability Trust Fund (ELTF) reimbursement with respect to this cleanup? Yes No N/A

8. If you have already applied for ELTF reimbursement, indicate ELTF number.

9. Please provide a summary of the site issues to be addressed below:

THERE ARE APPROXIMATELY 30 UNKNOWN USTS WITHIN THE I40 ACCESS SITE (ABC).
28 ON AREA A
2 ON AREA B
0 ON AREA C

6. Provide a summary of the site issues below.

Project Manager: _____
Phone Number: _____

5. Who is the State Cleanup Project Manager and what is their phone number?

Yes (if yes, please attach copy of the letter) No

4. If this site is to be addressed in the VRP, has the State Cleanup Project Manager been notified in writing?

3. Is this State Cleanup site to be addressed in the VRP? Yes No

2. What is the State Cleanup Project I.D. Number? _____

1. Is this site under an Agreed Order or Commissioner Order with IDEM? Yes No

STATE CLEANUP SECTION

OFFICE OF ENFORCEMENT (OE)

1. Is the site / facility that is subject to enforcement to be addressed in the VRP?

Yes No (if No, skip all other questions on this page)

2. Is the site under any of the following types of enforcement:

Formal Notice of Violation Violation Letter **Informal**

Commissioner's Order

Agreed Order

Notice of Violation

3. What is the Case Number(s)? _____

4. Who is the OE contact person and what is their phone number?

Contact Name: _____

Phone Number: _____

5. If this enforcement site is to be addressed in the VRP, has the OE contact person been notified in writing?

Yes (if yes, please attach copy of the letter) No

6. Provide a summary of the site issues to be addressed below.

OFFICE OF SOLID WASTE (LANDFILLS)

1. Is this a solid waste landfill Site? Yes No (If No, skip to question #7)

2. Is this landfill active? Yes No

If Yes, what year did the landfill begin accepting waste? _____

3. Is this landfill inactive? Yes No

If Yes, what year did the landfill begin accepting waste? _____

If Yes, what year did the landfill cease accepting waste? _____

4. Is the landfill lined? Yes No

If Yes, what type of liner does it have? _____

5. Is the landfill capped? Yes No

If Yes, what material(s) is the cap constructed of? _____

6. Were hazardous or petroleum constituents placed into the landfill at any time? Yes No

7. What type of solid waste site is it and what does it contain? _____

8. Is this a solid waste permitted facility? Yes (If Yes, provide following information) No

What is the facility ID #: _____

Permit Type: _____

Permit #: _____

Date issued: _____

Date it expires: _____

IDEM Solid Waste Contact (Name and Phone #) _____

9. Is this facility being required to conduct a cleanup by or under an enforcement action with any government agency? Yes No

If Yes, provide details: _____

10. Has the solid waste contact person been notified in writing that a VRP application for this facility has been submitted? Yes (If Yes, attach a copy of this letter) No

SITE INVESTIGATIONS (SI)

1. Is this site currently in IDEM's Site Investigation Program? () Yes No

2. Has this site previously been in IDEM's Site Investigation Program? () Yes No

3. Is this Site Investigation issue to be addressed in VRP? () Yes () No

4. If this site is to be addressed in the VRP, has the Site Investigation Project Manager been notified in writing? () Yes (if yes, please attach copy of the letter) No

5. What is the EPA ID Number for this site (if applicable)? _____

6. What is the name and address of this site?

7. Who is the IDEM contact person and their phone number?

IDEM Contact: _____
IDEM Number: _____

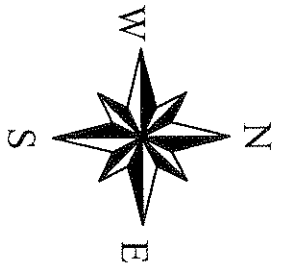
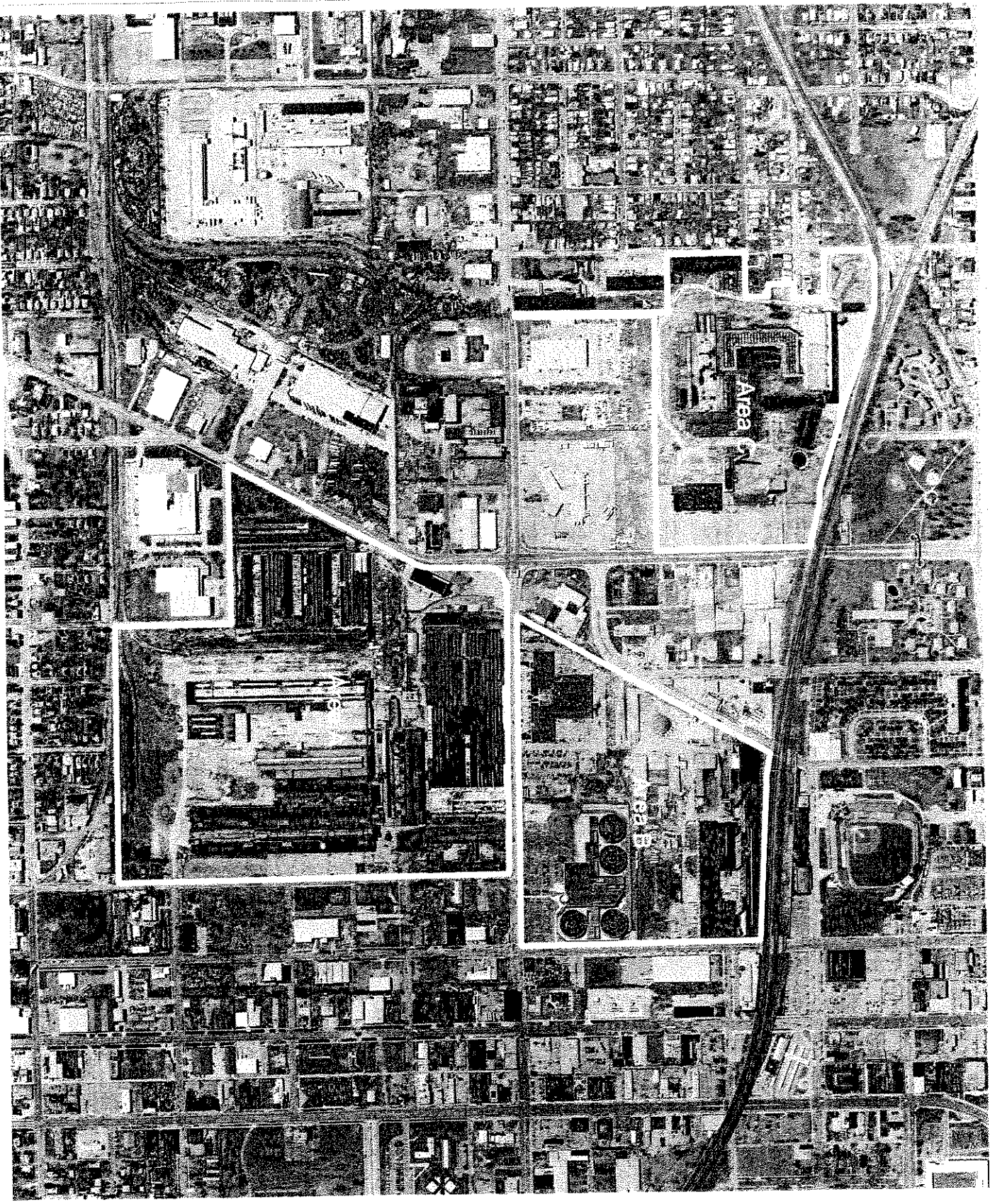
8. Please provide summary of the Site Investigation issues below. (If applicable)

ATTACHMENT D
Site Addresses and EPA ID Numbers

600 United Drive
400 W Sample
401 W Sample
410 W Sample
701 W Sample
533/701 S Chapin
601 W Broadway
731 S Lafayette
1010 Prairie Avenue
1100 Prairie Avenue
IND005938014
INR000101006
INR000021667
IND000816157
IND984885780

ATTACHMENT A
Site Map

Studebaker/Oliver Areas A, B, and C



ATTACHMENT B
Legal Description

Not available at time of application

Y=4612844.5

X=561514

Approximate center of Areas A, B, C:

UTM Coordinates

ATTACHMENT C

ATTACHMENT D
Site Addresses and EPA ID Numbers

600 United Drive
400 W Sample
401 W Sample
410 W Sample
701 W Sample
533/701 S Chapin
601 W Broadway
731 S Lafayette
1010 Prairie Avenue
1100 Prairie Avenue
IND005938014
INR000101006
INR000021667
IND000816157
IND984885780

ATTACHMENT E
SIC Numbers and Descriptions

- 3321 - Gray and Ductile Iron Foundries
- 3465 - Automotive Stampings
- 3523 - Farm Machinery and Equipment Manufacturing
- 3544 - Special Dies and Tools, Die Sets, Jigs and Fixtures, and Industrial Patterns
- 3711 - Motor Vehicles and Passenger Car Bodies
- 4225 - General Warehousing and Storage
- 4931 - Electric & Other Services Combined (Electric and Steam Generating Plant)
- 5039 - Construction Material Wholesale
- 9221 - Police Protection
- 9223 - Correctional Institutions
- 9224 - Fire Protection