



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
3B TECH COMPUTERS & ST. CLAIR APPAREL, INC.
3431 WILLIAM RICHARDSON DRIVE
SOUTH BEND, INDIANA**

Prepared For:

**TEACHERS CREDIT UNION
South Bend, Indiana**

Project No. 186174-3814

July 2015

Prepared And Submitted By:

**ENVIROCORP, INC.
South Bend, Indiana
*A PARSONS BRINCKERHOFF COMPANY***

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EXECUTIVE SUMMARY

On July 27, 2015, Envirocorp, Inc. (Envirocorp) conducted the field activities associated with a Phase I Environmental Site Assessment (ESA) on 3B Tech Computers and St. Clair Apparel, Inc., 3431 William Richardson Drive; German Township; St. Joseph County; South Bend, Indiana. The subject property consists of one, 6.74-acre parcel of land with ownership listed under the name of DC 3B LLC. The purpose of this assessment was to identify Recognized Environmental Conditions (RECs) that may be associated with the subject property. This site assessment was completed in accordance with the ASTM International Standard Practice E1527-13.

A review of the history of the subject property and the current uses of the abutting properties was conducted. On the day of the site walkover, the subject property consisted of one building, paved driveway and parking areas, grassy lawn and areas of very dense vegetation. The subject property is currently occupied by 3B Tech Computers (computer equipment dealers) and St. Clair Apparel, Inc. (embroidery). The subject property is bordered by William Richardson Drive to the south and is abutted by dwellings; Cequent Towing Products Distribution Center; Ziolkowski Construction, Inc.; vacant land; and Lake Michigan Mailers.

The building on the subject property is a 57,040 square foot, single-story, masonry and steel structure with a slab foundation. The building is currently heated by natural gas and is serviced by municipal water and sewer. The building on the subject property was built in 1994 by Midwest Embroidery who changed their name to Cadre Athletic and then to St. Clair Apparel, one of the current occupants of the subject property. 3B Tech Computers has occupied the subject property since 2004. Prior to the construction of the building in 1994, the subject property was commercially-undeveloped farmland.

The subject property is currently listed as an active Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste under the name Midwest Embroidery (EPA ID Number INR000002774). Midwest Embroidery is now known as St. Clair Apparel.

In the surrounding area, the following sites of environmental concern were identified within the ASTM standard search radius: one State Cleanup site; five Michiana Area Council of Governments (MACOG) sites of potential groundwater contamination. Based on the sites' status and/or suspected direction of regional groundwater flow, none of the sites appear to pose an obvious environmental concern to the subject property.

Envirocorp has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of 3B Tech Computers and St. Clair Apparel, Inc., 3431 William Richardson Drive; German Township; St. Joseph County; South Bend, Indiana. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the property.

1.0 INTRODUCTION

Envirocorp, Inc. (Envirocorp) was requested to conduct a Phase I Environmental Site Assessment (ESA) of the subject property. The objectives of this report, as well as its limitations and exceptions, are discussed in detail below.

1.1 Purpose

The purpose of this assessment was to identify RECs. RECs are defined in the ASTM International E1527-13 Standard Practice for Environmental Site Assessments as "presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." A Controlled Recognized Environmental Condition is "a condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls." A Historical Recognized Environmental Condition is "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls." De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Conclusions and descriptions of conditions on the property are based solely upon observations made by Envirocorp personnel, interviews of knowledgeable persons and a review of relevant records. In performance of this assessment, Envirocorp personnel exercised a standard of care in accordance with generally accepted engineering/consulting practices. This report is designed to satisfy "due diligence" and "all appropriate inquiry" as stated in the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC 9601 [35][B]), as amended. This site assessment was completed in accordance with the ASTM Standard Practice E1527-13.

1.2 Scope-of-Services and User Contract

This ESA was conducted in accordance with the accepted retention agreement as outlined in Envirocorp Proposal Number 81Z3262. The ESA scope-of-services included the following:

- Historic record search of the subject and abutting properties
- Interviews with site owner/operator, abutting property owners, etc.
- Review of documents of federal, state and local agencies
- Site inspection of the subject property:
 - Determine whether hazardous substances or wastes, or manifestations thereof, are apparent or suspected due to present or past uses of the property
 - Identification of water supply and wastewater disposal methods
 - Solid waste management practices
 - Underground/aboveground storage tank identification
 - Identification of transformers and hydraulic equipment
- Photographs of the site and areas of interest
- Compilation of a written report with findings and conclusions

1.3 Significant Assumptions

In conducting the site walkover, Envirocorp assumed we would have access to all portions of the property from the current property owner, a site survey and access to any environmental records related to the property.

1.4 Limitations and Exceptions of Assessment

In conjunction with this investigation, Envirocorp personnel have reviewed data obtained from the various sources cited in this report. The accuracy of conclusions drawn from this information is inherently based on the accuracy of the information provided. Should any additional data become available, that data should be reviewed by Envirocorp and the conclusions presented herein modified as appropriate.

Conditions beneath materials or objects located on-site were not inspected as part of this preliminary assessment. According to the ASTM Standard Practice, the environmental professional shall document general limitations and bases of review, including limitations imposed by physical obstructions. Physical obstructions encountered during the site walkover included the building, its contents, paved parking/driveway areas; and areas of

very dense vegetation. No samples were collected for laboratory analysis in association with this Phase I environmental assessment.

1.5 Special Terms and Conditions (Legal Disclaimer/Warranty)

Envirocorp warrants all services provided by its employees, agents, and representatives are performed in a professional manner in accordance with sound consulting practices and procedures. Except as stated in this paragraph, there are no other warranties, expressed or implied, regarding these services. There is no warranty of fitness or merchantability. Envirocorp shall not be liable for any incidental, consequential, indirect or special damages or for any loss of profits or business interruptions caused, or alleged to have been caused, by the performance of such services.

1.6 User Reliance

This study and report have been prepared on behalf of and for the exclusive use of the Client, solely for use in an environmental assessment of the site. Envirocorp acknowledges and agrees the Report may be conveyed to and relied upon by the Seller and/or Buyer and Lender associated with the proximate purchase, sale, or refinance of the facility by our Client. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of Envirocorp.

2.0 PROPERTY DESCRIPTION

In order to provide accurate information regarding the subject property, its physical attributes, specific location and uses must be researched per the ASTM standard. The details of this research are described in the following sections.

2.1 Location and Description of Site

The subject property is comprised of one 6.74-acre parcel of land (Key Number 71-03-21-232-020) listed as owned by DC 3B LLC. and is located in the southeast ¼ of the northeast ¼ of Section 21, Township 38 North, Range 2 East. Refer to Figure 1 for the general location of the subject property.

On the day of the site walkover, the subject property consisted of one building, paved driveway and parking areas, grassy lawn and areas of very dense vegetation. The subject property is currently occupied by 3B Tech Computers (computer equipment dealers) and St. Clair Apparel, Inc. (embroidery). The subject property is bordered by William Richardson Drive to the south.

The building on the subject property is a 57,040 square foot, single-story, masonry and steel structure with a slab foundation. The building is currently heated by natural gas and is serviced by municipal water and sewer. The building on the subject property was built in 1994 by Midwest Embroidery who changed their name to Cadre Athletic and then to St. Clair Apparel, one of the current occupants of the subject property. 3B Tech Computers has occupied the subject property since 2004. Prior to the construction of the building in 1994, the subject property was commercially-undeveloped farmland.

2.2 Site and Vicinity Topography and Geology

According to the United States Geological Survey (USGS) South Bend West, Topographic Quadrangle Map, the topography within one-half mile of the site is relatively flat with a maximum elevation of approximately 790 feet above mean sea level.

According to the Bedrock Elevation Map of Indiana (Gray, 1982), the bedrock within one-half mile of the site is relatively flat with a maximum elevation of approximately 550 feet above mean sea level. Gray and others (1987) state that the bedrock consists of Devonian Ellsworth Shales.

According to the Surficial Geology Map of Indiana (Gray, 1989), the surface geology within one-half mile of the site is comprised of Wisconsinan Age outwash fan deposits, sand and gravel.

2.3 Site Soils and Drainage

The Soil Survey for St. Joseph County published by the Soil Conservation Service was reviewed. The soil descriptions are not site-specific and relate to general physical soil characteristics as defined by the soil survey. The soils on the subject property consist of Oshtemo sandy loam, 0 to 2 percent slopes, (OsA), Tyner loamy sand, 0 to 6 percent slopes (TyA) and Troxel silt loam (Tx).

Oshtemo sandy loam, 0 to 2 percent slopes, (OsA)

Oshtemo sandy loam consists of deep, well-drained, nearly-level soils on outwash plains and terraces. This soil is in irregularly-shaped areas on broad flats. The native vegetation was mainly mixed hardwoods. This sandy loam has moderately rapid permeability and a low available moisture capacity. The organic matter content is high and the runoff is slow to medium. Septic tank absorption field limitations are slight for this soil. The seasonal high water table is typically deeper than six feet.

Tyner loamy sand, 0 to 6 percent slopes (TyA)

Tyner loamy sand consists of deep, well-drained, nearly-level and gently-sloping soils. These soils occupy raised flats and ridges. Tyner soils form under mixed hardwoods in sandy outwash material. They have a low available moisture capacity and moderate organic matter content. Runoff is slow to medium and the permeability is rapid. The seasonal high water table is typically deeper than six feet in this area. Septic tank absorption field limitations are slight for this soil.

Troxel silt loam (Tx)

Troxel silt loam is a deep, well-drained depressional soil on the outwash plains. These soils are mainly in depressions and shallow basins surrounded by well drained soils. Troxel soils have moderate permeability and a moderate available water capacity. The organic matter content is high in the surface layer and the runoff is slow. Like the Coupee and the Tracy sandy loam, the Troxel silt loam is also suitable as a site for dwellings with or without basements and for septic tank absorption fields. The seasonal high water table is typically deeper than six feet.

According to the Water Resource Book for the St. Joseph Aquifer Basin (Department of Natural Resources, 1987), the subject property lies within the St. Joseph River Basin and is also included in the St. Joseph Valley Sole Source Aquifer as designated by the United States Environmental Protection Agency (U.S. EPA). The surface expression suggests the direction of regional groundwater flow is likely to be from west to east toward the St. Joseph River. However, localized flow directions in the vicinity of the site may vary as a result of underground utilities, subsurface channelized brooks, or heterogeneous subsurface conditions.

2.4 Ownership Records and Historic Site Use

Information concerning the ownership history of the site was gathered from the St. Joseph County Assessor's Office (South Bend, Indiana) and the St. Joseph County Auditor's

Office (South Bend, Indiana). The ownership history of the subject property appeared to be as follows:

Key Number 71-03-21-232-020

- Local Parcel ID # 025-1013-0212.21
- 6.74-acres
- Current Address: 3431 William Richardson Drive
- Current Building: Built 1994; 57,040 square feet, single-story, masonry and steel structure; slab foundation; natural gas heat; municipal water and sewer
- Former Address: None Known
- Former Building: None Known

Date of Purchase

Buyer

Prior to 1937

William A. and E. Gillis

06/10/41

Ada L. Rarick and Merl C. Gillis

07/17/41

Merl Gillis Life Estate

07/17/56

Harold A. and Lucile C. Weber (½ interest) and
Harold F. and Edna I. Fries

07/25/57

Harold A. Weber (½ interest)

11/21/74

George M. and Frances C. Haley

01/14/83

Industrial Foundation

07/21/92

South Bend Redevelopment Authority

07/06/94

Midwest Embroidery Developers LP

01/15/03

A I P LLC

03/16/04

Direct Channel, Inc.

12/23/13

DC 3B LLC

HISTORIC ATLAS AND PLAT MAP REVIEW

The available historic atlas and plat maps (1863, 1875, 1895, 1911, 1929, 1936, 1945, 1963, 1966 and 1970) were reviewed at the St. Joseph County Public Library (South Bend, Indiana). In all of the maps, no buildings were observed in the area of the subject property.

AERIAL PHOTOGRAPH REVIEW

The 1951 and 1957 aerial photographs were reviewed at the St. Joseph County Public Library (South Bend, Indiana). The 1966, 1970, 1980, 1987 and 1993 aerial photographs were reviewed at the St. Joseph County Auditor's Office (South Bend, Indiana). Later, aerial photographs (1998 to present) were reviewed online or via Google Earth. The 1951

and 1957 aerial photographs were taken at a time of full foliage so buildings and other structures located under trees are partially or fully obscured by the foliage. The scale on the 1951, 1957, 1966 and 1982 aerial photographs is small and only generalizations can be made regarding the use of the subject property. No evidence of any environmentally significant items were noted in these aerial photographs.

From at least 1951 to 1993, the subject property appeared to be commercially-undeveloped farmland or vacant land. In 1998, the current building was observed. The subject property appeared essentially unchanged from 1998 to 2013. The northern abutting properties were commercially-undeveloped farmland or vacant land from at least 1951 to 1993. By 1998, the current residential dwellings were being developed and were completed by 2003. The northern abutting properties appeared essentially unchanged from 2003 to 2013. The southern abutting property was commercially undeveloped farmland or vacant land from at least 1951 to 1993. The current commercial building was first observed in 1998 and has appeared essentially unchanged from 1998 to 2013. The eastern abutting property has been commercially-undeveloped farmland or vacant land from at least 1951 to 2013. The western abutting property was commercially-undeveloped farmland or vacant land from at least 1951 to 2008. The current commercial building was first observed in 2008 and has appeared essentially unchanged from 2008 to 2013.

SANBORN FIRE INSURANCE MAP REVIEW

The Sanborn Fire Insurance maps for the area were reviewed. The area of the subject property was not covered by the Sanborn Fire Insurance maps.

DIRECTORY REVIEW

The City/County Directories, and/or Haines Chris Cross Directories were reviewed every five years (or as available) as the subject property. The occupancy appears as follows.

1980 3431 Wm. Richardson Not Listed

1985 3431 Wm. Richardson Not Listed

1990 3431 Wm. Richardson Not Listed

1995 3431 Wm. Richardson Not Listed

- 1998** 3431 Wm. Richardson Not Listed (Street first listed)
- 2000** 3431 Wm. Richardson Midwest Embroidery (mens and boys clothing)
- 2005** 3431 Wm. Richardson St. Clair Apparel, Inc. (embroidery)
B3B Tech (computer equipment and dealers)
- 2010** 3431 Wm. Richardson B3B Tech (computer equipment and dealers)
Honor Society (non-classified establishments)
St. Clair Apparel, Inc. (embroidery)
- 2015** 3431 Wm. Richardson B3B Tech (computer equipment and dealers)
St. Clair Apparel, Inc. (embroidery)

HISTORIC TOPOGRAPHIC MAP REVIEW

The historic USGS topographic maps for the area (South Bend West 1958, 1969, 1969 photorevised 1986, 2010 and 2013) were reviewed. The subject property is located in the southeast ¼ of the northeast ¼ of Section 21, Township 38 North, Range 2 East.

In 1986 and earlier maps, no buildings were observed in the area of the subject property. The 2011 and 2014 maps were overlaid over aerial photographs (2009 and 2012 respectively) that show the subject property and the abutting properties appearing as they do today.

2.5 Current Use of the Abutting Properties

The northern abutting properties are dwellings. Cequent Towing Products Distribution Center and Ziolkowski Construction, Inc. abuts the subject property to the south, across William Richardson Drive. The eastern abutting property is vacant land. Lake Michigan Mailers abuts the subject property to the west.

One of the southern abutting properties, Ziolkowski Construction, Inc., 4050 Ralph Jones Drive, is listed as a State Cleanup site (State Cleanup Site #2009-1117) under the name Fulton Industries. The Former Fulton Industries had a petroleum and/or hazardous materials spill on November 19, 2009. A Phase II Subsurface Investigation was conducted by Heartland Environmental Associates, Inc. in December 2009. Total Petroleum Hydrocarbons were detected in the soil at concentrations ranging from non-detect to 9,340

parts per million (ppm). Groundwater was not impacted. These documents indicate a spill and contamination, however, the impact does not appear to have traveled off site. None of the other abutting properties appear to pose an obvious environmental concern to the subject property.

3.0 USER PROVIDED INFORMATION

For the purpose of a Phase I ESA, the user is defined as “the party seeking to use Practices E 1527 or E 1528 to perform an environmental site assessment of the property. A user may include, without limitation, a purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” The User Questionnaire was not completed by the client.

4.0 PREVIOUS SITE INVESTIGATIONS

A previous Environmental Site Assessment was conducted on the subject property by Envirocorp Services and Technology, Inc. (Envirocorp) in June 1994 (Project No. 30-3090). At the time of the 1994 site walkover, the subject property was undeveloped-vacant land known as Lot 15, Section 6, Toll Road Industrial Park and included the eastern (vacant) abutting property. No RECs or recommendations were made in the 1994 assessment.

A previous ESA was conducted on the subject property by Envirocorp, Inc. (Envirocorp) in June 2002 (Project No. 80Z2542). At the time of the 2002 site walkover, the subject property consisted of one building which was vacant. It was most recently occupied by Cadre Athletic (Midwest Embroidery). Midwest Embroidery has occupied the facility on the subject property since 1994. This 2002 assessment included the eastern (vacant) abutting property. This 2002 assessment revealed no RECs in connection with the subject property.

According to owner interviews, no other previous environmental investigations have been conducted on the subject property.

Envirocorp searched the records on file at the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC) for documents concerning the subject property and the abutting properties. Any documents found are not reproduced as part of this report but can be found and reviewed on the VFC website (<http://vfc.idem.in.gov/facility-search.aspx>).

Subject Property:

- 3B Tech Computers No Files
- 3431 William Richardson Drive) One file
 - IDEM VFC ID Number 30559
 - Midwest Embroidery
 - 2 documents relating to the Office of Land Quality (OLQ) hazardous waste authorization and field inspections. These documents do not indicate any spills or contamination.

Northern abutting:

- Private Dwelling, 3450 Sandwood Drive No Files
- Private Dwelling, 3444 Sandwood Drive No Files
- Private Dwelling, 3438 Sandwood Drive No Files
- Private Dwelling, 3350 Sandwood Drive No Files
- Private Dwelling, 3342 Sandwood Drive No Files
- Private Dwelling, 3334 Sandwood Drive No Files
- Private Dwelling, 3326 Sandwood Drive No Files
- Private Dwelling, 3322 Sandwood Drive No Files
- Private Dwelling, 3318 Sandwood Drive No Files

Southern abutting:

- Cequent Towing Products Distribution Center, 3310 William Richardson No Files
- Ziolkowski Construction, Inc., 4050 Ralph Jones Drive One File
- IDEM VFC ID No. 101045
 - 8 documents relating to State Cleanup Correspondence, Screening/Assessment and Site Closure (State Cleanup Site #2009-1117) under the name Fulton Industries. The Former Fulton Industries had a petroleum and/or hazardous materials spill on November 19, 2009. A Phase II Subsurface Investigation was conducted by Heartland Environmental Associates, Inc. in December 2009. Total Petroleum Hydrocarbons were detected in the soil at concentrations ranging from non-detect to 9,340 parts per million (ppm). Groundwater was not impacted. These documents indicate a spill and contamination, however, the impact does not appear to have traveled off site.

Eastern abutting:

- Vacant land, 3315 William Richardson No Files

Western abutting:

Lake Michigan Mailers, 3445 William Richardson No Files

5.0 SITE RECONNAISSANCE FINDINGS

Envirocorp staff visited the subject property on July 27, 2015 for the purpose of conducting on-site reconnaissance. The weather conditions at the time of the site walkover were observed as sunny with temperatures in the 50s. Brett Barbour, Vice President of the 3B Tech Computers portion of the facility on the subject property, escorted Envirocorp staff over the interior portions of the subject property. Envirocorp staff traveled unescorted over the exterior portions of the subject property. The site walkover consisted of observing the periphery of the property and viewing the site from accessible adjacent public thoroughfares. Interior portions of the property were systematically walked to provide an overlapping field view, wherever possible. The exterior perimeters of the building and the property were also walked. The periphery of the structures was observed along with interior accessible areas. Visual reconnaissance of abutting properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. Photographs were taken to document the features observed. At the time of the site walkover, the following information was believed to be accurate.

Water Supply

The subject property uses municipal water from the City of South Bend for the potable water supply. Municipal utilities have reportedly been available since the building was built in 1994. No private water wells are known to currently exist, or are suspected to have formerly existed, on the subject property. No private water wells were observed on the subject property during the site walkover.

No groundwater monitor wells are known to currently exist, or are suspected to have formerly existed, on the subject property. No groundwater monitor wells were observed on the subject property.

Wastewater Disposal

The subject property uses municipal sewer from the City of South Bend for wastewater disposal. Municipal utilities have reportedly been available since the building was built in 1994. No private septic systems are known to currently exist, or are suspected to have formerly existed, on the subject property. No evidence of a private septic system was observed on the subject property during the site walkover.

Floor drains were observed within the restrooms and furnace rooms in the building during the site walkover. The floor drains reportedly discharge to the municipal sewer system. No outside drains were observed in the parking lot on the subject property during the site walkover. No obvious stains or odors were noted in association with any of the interior and/or exterior drains observed on the subject property which might suggest a significant release of a chemical or petroleum material.

Dry stormwater retention swales were observed on the north and south of the building on the subject property. No culverts were observed discharging into these areas however, the north retention swale was obscured by very dense vegetation.

Hazardous/Petroleum Material Use, Waste Generation and Disposal

No potential hazardous/petroleum material/waste was observed on the subject property at the time of the site walkover other than 5-gallon buckets of latex paint and small quantities of small containers (<1 gallon) of automotive, latex paint, office and general cleaning chemicals. All of the containers were observed inside the building, labeled, on concrete, without secondary containment. No other areas of stressed vegetation, stained floors or walls, stained ground, pools of liquid, strange or noxious odors, likely associated with improper chemical storage or disposal practices were observed on the subject property during the site walkover.

The subject property is currently listed as an active RCRA CESQG of hazardous waste under the name Midwest Embroidery (EPA ID Number INR000002774). Midwest Embroidery is now known as St. Clair Apparel. Less than 50 lbs. per month of spent halogenated solvents from cleaning bobbin arms and less than 50 lbs. per month of ignitable waste overspray from spray adhesive. The waste is removed from the subject property by Waste Management. Petroleum waste is not currently generated on the subject property. Historic petroleum waste generation is unknown, but likely in farm and residential quantities.

Solid Waste

Solid waste currently generated by the facility is disposed of in commercial/municipal waste dumpsters and transported off site. No evidence of concentrated solid waste dumping, burning, or burial was observed on the subject property.

Underground Storage Tanks

No USTs were observed on the subject property during the site walkover. No USTs are known to currently exist, or are suspected to have formerly existed, on the subject property based upon

interviews and record searches. No physical evidence of USTs (vent pipes, fill ports, etc.) were observed on the subject property during the site walkover.

Aboveground Storage Tanks

No ASTs were observed on the subject property during the site walkover. No ASTs are known to currently exist, or are suspected to have formerly existed, on the subject property based upon interviews and record searches. No physical evidence of ASTs (concrete saddles, metal tanks stands, etc.) were observed on the subject property.

Transformers and Hydraulic Equipment (PCB Content)

One exterior and one interior pad-mounted electrical transformers were observed on the subject property at the time of the site walkover. The exterior transformer had a label which indicated that the insulating oil contained less than 2 parts-per-million (ppm) PCBs and is, therefore, considered "PCB-Free." The exterior transformer appeared to be in good condition with no evidence of fires, leaks, or corrosion. The interior dry-type electrical transformer has no oil. No in-ground hydraulic equipment or lines are currently used, or are believed to have been historically used, on the subject property.

6.0 RECORDS REVIEW AND DOCUMENTATION

Relevant agencies were consulted and regulations reviewed regarding any possible record of previous environmental problems on the subject property or abutting properties. The following information was obtained.

FEDERAL	Database Date	Search Radius	Subject Property?	Site(s) Identified?	Impact to Subject Property?
National Priorities List (NPL)	8/29/2014	1 mile	No	No	No
CERCLIS (active and archived)	11/12/2013	0.5 mile	No	No	No
RCRA Generator	9/10/2014	site & abutting	Yes	No	No
RCRA CORRACTS	8/27/2014	1 mile	No	No	No
RCRA non-CORRACTS	9/9/2014	0.5 mile	No	No	No
ERNS	1982-2012	site	No	NA	NA
Institutional/Engineering Controls	unavailable	site	NA	NA	NA

STATE	Database Date	Search Radius	Subject Property?	Site(s) Identified?	Impact to Property?
State Equivalent to the NPL	N/A	1 mile	No	Yes - 1	No
State Equivalent to CERCLIS	N/A	0.5 mile	NA	NA	NA
Solid Waste Facilities	9/2/2014	0.5 mile	No	No	No
Underground Storage Tanks (UST)	Aug-14	site & abutting	No	No	No
Leaking USTs (LUST)	Aug-14	0.5 mile	No	No	No
Institutional/Engineering Controls	9/3/2014	site	No	NA	NA
Spill Incidents	Aug-14	site	No	NA	NA
Voluntary Cleanup Program (VRP)	Jan-12	0.5 mile	No	No	No
Brownfields	8/1/2014	0.5 mile	No	No	No

LOCAL	Database Date	Search Radius	Subject Property?	Site(s) Identified?	Impact to Property?
Permitted Landfills	NA	NA	NA	NA	NA
Local UST Records	NA	NA	No	No	No
Known Impacted Public Wells	NA	1 mile	No	No	No
Health Department	NA	site	No	No	No
Municipal Utilities	NA	site	No	NA	NA
MACOG	June 23, 1999	1 mile	No	Yes - 5	No

Notes:

Resource Conservation and Recovery Act (RCRA)

The subject property is currently listed as an active RCRA CESQG of hazardous waste under the name Midwest Embroidery (EPA ID Number INR000002774). Midwest Embroidery is now known as St. Clair Apparel.

State Clean Up List

One State Clean Up List site was identified as being within one mile of the subject property (Attachment A). Fulton Industries, 4050 Ralph Jones Drive (State Cleanup Site #2009-1117) is one of the southern abutting properties. Based on the site's status and/or suspected direction of regional groundwater flow, this site does not appear to pose an obvious environmental concern to the subject property.

Michiana Area Council of Governments (MACOG)

Five MACOG sites of potential groundwater contamination were identified within one mile of the subject property (Attachment B). Based on the suspected direction of regional groundwater flow, these sites do not appear to pose an obvious environmental concern to the subject property.

7.0 INTERVIEWS

As required by the ASTM E1527-13 standard practice, the following interviews were conducted.

Interview With the Owner

Envirocorp interviewed Brett Barbour, Vice President of the 3B Tech Computers and representative for the owner of the subject property. Brett Barbour has been associated with the subject property since 2004.

Interview With the Site Manager

Brett Barbour can also be considered the site manager of the subject property.

Interview With the Occupants

Envirocorp interviewed Steve St. Clair, President of the St. Clair Apparel. Steve St. Clair has been associated with the subject property since it was built in 1994.

Interview With Local Government Officials

St. Joseph County Health Department: An e-mail was sent to the St. Joseph County Health Department on July 27, 2015 requesting environmental information on the subject property. According to health department files, the subject property is not located in a Wellhead Protection Area, or an ACA; no other known environmental conditions.

Interview With Others

No other interviews were conducted.

8.0 FINDINGS

The findings listed below are based on the work conducted as part of this assessment.

- The subject property is currently occupied by 3B Tech Computers and St. Clair Apparel, Inc.; 3431 William Richardson Drive; German Township; St. Joseph County; South Bend, Indiana. On the day of the site walkover, the subject property consisted of one building, paved driveway and parking areas, grassy lawn and areas of very dense vegetation. The subject property is currently occupied by 3B Tech Computers (computer equipment dealers) and St. Clair Apparel, Inc. (embroidery). The subject property is bordered by William Richardson Drive to the south.
- The building on the subject property is a 57,040 square foot, single-story, masonry and steel structure with a slab foundation. The building is currently heated by natural gas and is serviced by municipal water and sewer. The building on the subject property was built in 1994 by Midwest Embroidery who changed their name to Cadre Athletic and then to St. Clair Apparel, one of the current occupants of the subject property. 3B Tech Computers has occupied the subject property since 2004. Prior to the construction of the building in 1994, the subject property was commercially-undeveloped farmland.

- The subject property uses municipal water from the City of South Bend for the potable water supply. Municipal utilities have reportedly been available since the building was built in 1994. No private water wells are known to currently exist, or are suspected to have formerly existed, on the subject property. No private water wells were observed on the subject property during the site walkover.
- No groundwater monitor wells are known to currently exist, or are suspected to have formerly existed, on the subject property. No groundwater monitor wells were observed on the subject property.
- The subject property uses municipal sewer from the City of South Bend for wastewater disposal. Municipal utilities have reportedly been available since the building was built in 1994. No private septic systems are known to currently exist, or are suspected to have formerly existed, on the subject property. No evidence of a private septic system was observed on the subject property during the site walkover.
- Floor drains were observed within the restrooms and furnace rooms in the building during the site walkover. The floor drains reportedly discharge to the municipal sewer system. No outside drains were observed in the parking lot on the subject property during the site walkover. No obvious stains or odors were noted in association with any of the interior and/or exterior drains observed on the subject property which might suggest a significant release of a chemical or petroleum material.
- Dry stormwater retention swales were observed on the north and south of the building on the subject property. No culverts were observed discharging into these areas, however, the north retention swale was obscured by very dense vegetation.
- No potential hazardous/petroleum material/waste was observed on the subject property at the time of the site walkover other than 5-gallon buckets of latex paint and small quantities of small containers (<1 gallon) of automotive, latex paint, office and general cleaning chemicals. All of the containers were observed inside the building, labeled, on concrete, without secondary containment. No other areas of stressed vegetation, stained floors or walls, stained ground, pools of liquid, strange or noxious odors, likely associated with improper chemical storage or disposal practices were observed on the subject property during the site walkover.

- The subject property is currently listed as an active RCRA CESQG of hazardous waste under the name Midwest Embroidery (EPA ID Number INR000002774). Midwest Embroidery is now known as St. Clair Apparel. Less than 50 lbs. per month of spent halogenated solvents from cleaning bobbin arms and less than 50 lbs. per month of ignitable waste overspray from spray adhesive. The waste is removed from the subject property by Waste Management. Petroleum waste is not currently generated on the subject property. Historic petroleum waste generation is unknown, but likely in farm and residential quantities.
- Solid waste currently generated by the facility is disposed of in commercial/municipal waste dumpsters and transported off site. No evidence of concentrated solid waste dumping, burning, or burial was observed on the subject property.
- No USTs were observed on the subject property during the site walkover. No USTs are known to currently exist, or are suspected to have formerly existed, on the subject property based upon interviews and record searches. No physical evidence of USTs (vent pipes, fill ports, etc.) were observed on the subject property during the site walkover.
- No ASTs were observed on the subject property during the site walkover. No ASTs are known to currently exist, or are suspected to have formerly existed, on the subject property based upon interviews and record searches. No physical evidence of ASTs (concrete saddles, metal tanks stands, etc.) were observed on the subject property.
- One exterior and one interior pad-mounted electrical transformers were observed on the subject property at the time of the site walkover. The exterior transformer had a label which indicated that the insulating oil contained less than 2 parts-per-million (ppm) PCBs and is, therefore, considered "PCB-Free." The exterior transformer appeared to be in good condition with no evidence of fires, leaks, or corrosion. The interior dry-type electrical transformer has no oil. No in-ground hydraulic equipment or lines are currently used, or are believed to have been historically used, on the subject property.
- One State Clean Up List site was identified as being within one mile of the subject property. Fulton Industries, 4050 Ralph Jones Drive (State Cleanup Site #2009-1117) is one of the southern abutting properties. Based on the site's status and/or suspected direction of regional groundwater flow, this site does not appear to pose an obvious environmental concern to the subject property.

- Five MACOG sites of potential groundwater contamination were identified within one mile of the subject property. Based on the suspected direction of regional groundwater flow, these sites do not appear to pose an obvious environmental concern to the subject property.

9.0 OPINIONS

- The subject property is currently occupied by 3B Tech Computers (computer equipment dealers) and St. Clair Apparel, Inc. (embroidery). 3B Tech Computers has occupied the subject property since 2004 and St. Clair Apparel has occupied the subject property since 1994 (formerly known as Midwest Embroidery and Cadre Athletic). Prior to the construction of the building in 1994, the subject property was commercially-undeveloped farmland. The current and historic use of the subject property does not appear to pose an environmental concern.

10.0 CONCLUSIONS

Envirocorp has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 on 3B Tech Computers and St. Clair Apparel, Inc.; 3431 William Richardson Drive; German Township; St. Joseph County; South Bend, Indiana. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the property.

11.0 DEVIATIONS

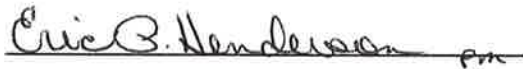
No significant deviations from the Standard Practice were encountered during this property assessment.

12.0 ADDITIONAL SERVICES

No additional services were requested or conducted as part of this site assessment.

13.0 SIGNATURES

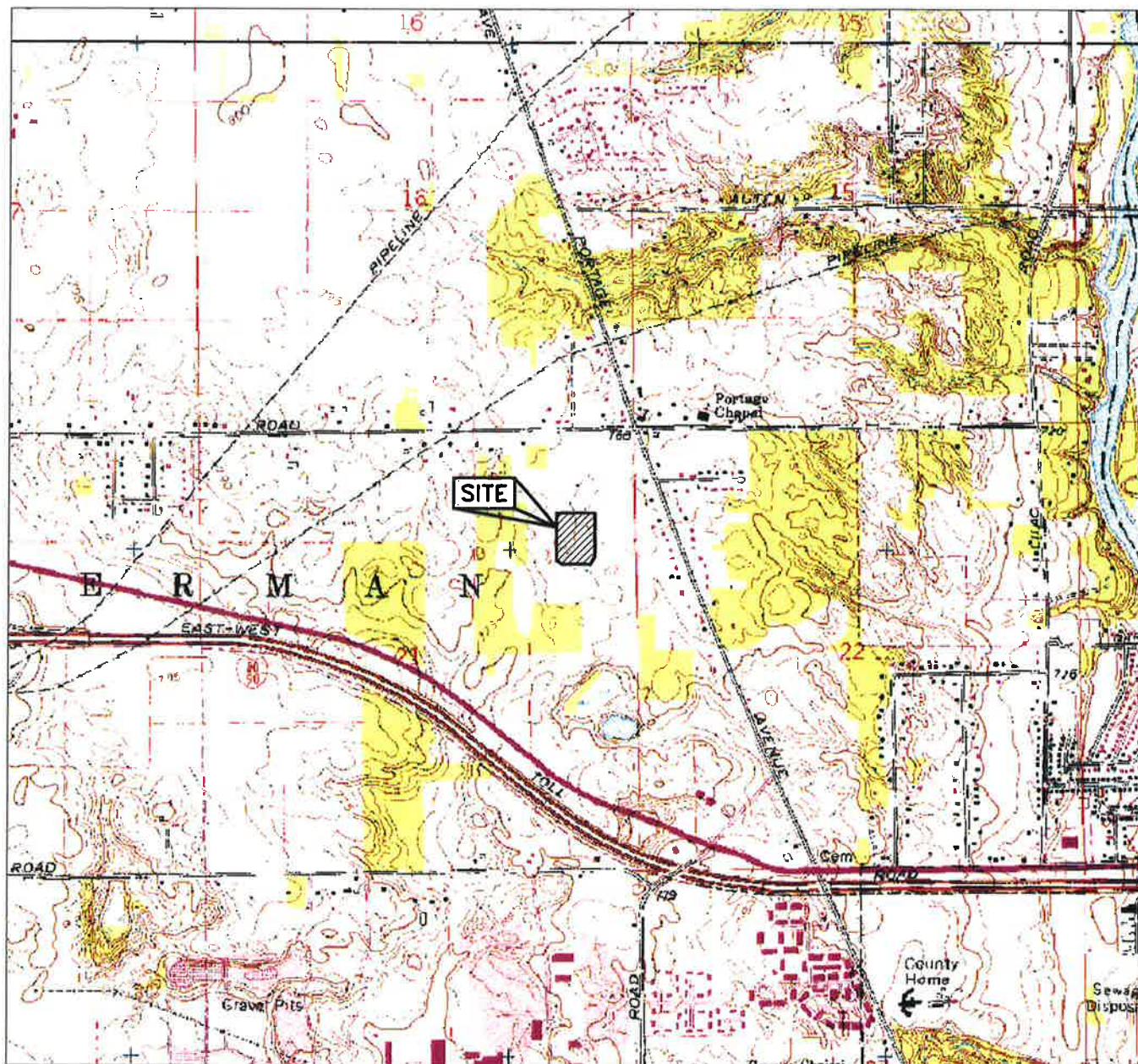
We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the “all appropriate inquiries” in conformance with the standards and practices set forth in 40 CFR Part 312.



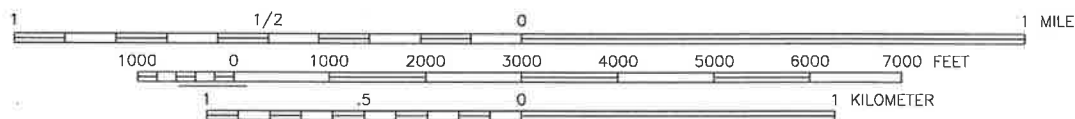
Eric P. Henderson, CPG, CHMM, REM
Geologist
Envirocorp, Inc.

Certified Hazardous Materials Manager (CHMM) #5718
NREP Registered Environmental Manager (REM) #7809
NREP Registered Environmental Property Assessor (REPA) #5511
NREP Certified Environmental Auditor (CEA) #5206
Certified Asbestos Building Inspector (IDEM)

FIGURES



SCALE 1:24000



LEGEND



SUBJECT PROPERTY

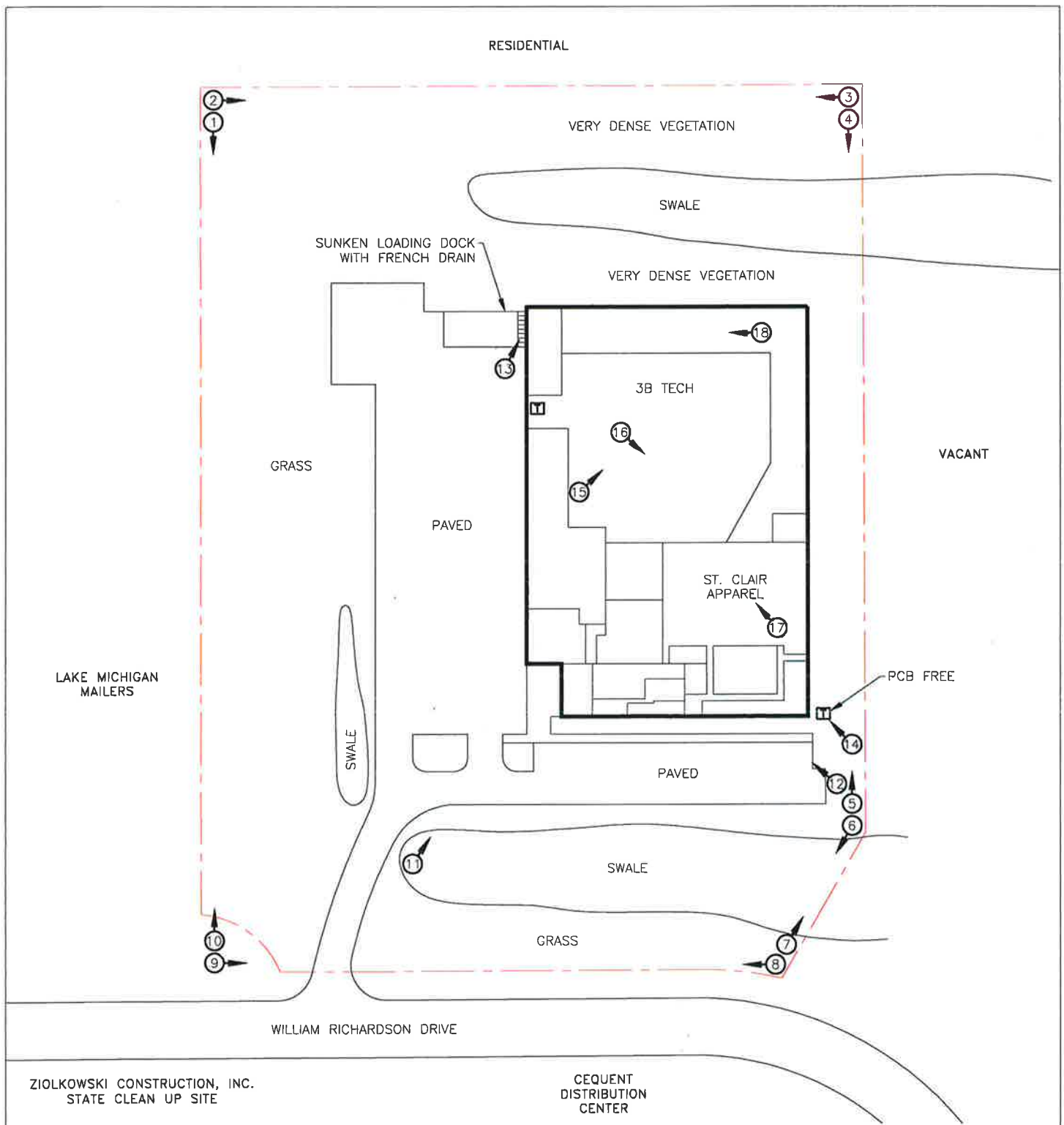


ENVIROCORP

HOUSTON, TX.
SOUTH BEND, IN.
BATON ROUGE, LA.

FIGURE 1
3B TECH COMPUTERS & ST. CLAIR APPAREL, INC.
3431 WILLIAM RICHARDSON DRIVE
SOUTH BEND, INDIANA
SITE LOCATION MAP

DATE: 7/30/15	CHECKED BY: EGH	JOB NO: 186174-3814
DRAWN BY: CRB	APPROVED BY: AD	DWG. NO:



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ☐ TRANSFORMER
- PHOTOGRAPH LOCATION



ENVIROCORP

HOUSTON, TX.
SOUTH BEND, IN.
BATON ROUGE, LA.

FIGURE 2
3B TECH COMPUTERS & ST. CLAIR APPAREL, INC.
3431 WILLIAM RICHARDSON DRIVE
SOUTH BEND, INDIANA
SITE DIAGRAM

DATE: 7/30/15	CHECKED BY: <i>ASB</i>	JOB NO: 186174-3814
DRAWN BY: CRB	APPROVED BY: <i>ASB</i>	DWG. NO:

NOT TO SCALE

ATTACHMENT A

SURROUNDING SITES OF CONCERN

Surrounding Sites of Concern



© 2000 DeLorme, Street Atlas USA; © 2000 GDT, Inc., Rel. 04/2000

Mag 15.00

Mon Jul 27 10:49 2015

Scale 1:18,750 (at center)

2000 Feet

500 Meters

Local Road

Major Connector

Toll Highway

US Highway

Utility/Pipe

Airfield

Population Center

Water

Woodland

ATTACHMENT B

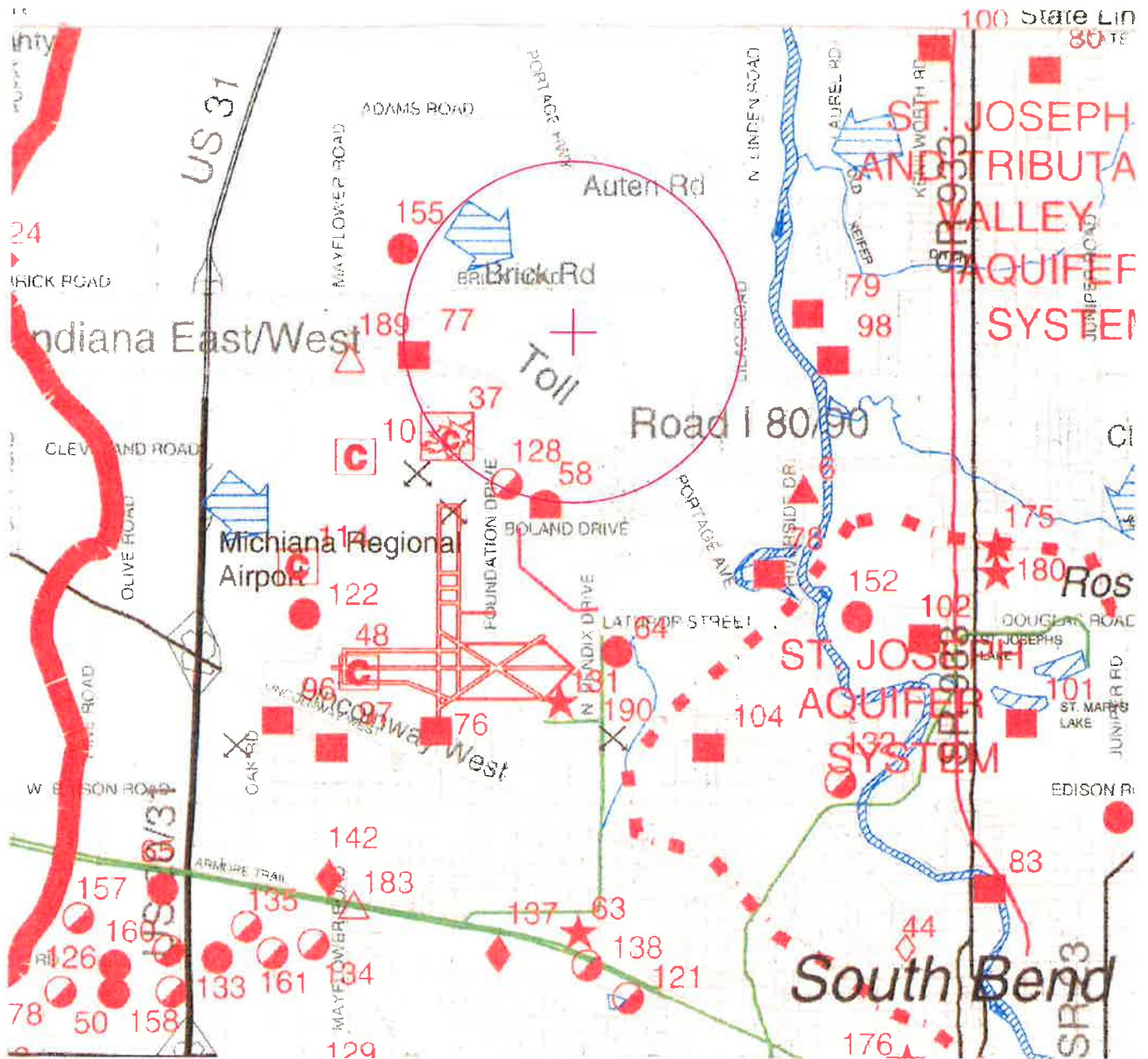
**MICHIANA AREA COUNCIL OF GOVERNMENTS (MACOG)
IDENTIFIED POTENTIAL GROUNDWATER CONTAMINATION SITES
WITHIN ONE MILE OF THE SUBJECT PROPERTY**

ATTACHMENT B
MICHIANA AREA COUNCIL OF GOVERNMENTS (MACOG)
IDENTIFIED POTENTIAL GROUNDWATER CONTAMINATION SITES
WITHIN ONE MILE OF THE SUBJECT PROPERTY

<u>No.</u>	<u>Company</u>	<u>Status</u>	<u>Dist. & Dir.</u>
37.	Organic Resources	registered yard waste facility	1.0 mi SW
58.	Truegreen/Chemlawn	bulk storage facility	1.0 mi SSW
77.	Cleveland Road	community wellfield	1.0 mi WSW
128.	LaFree Excavating	dump site	1.0 mi SSW
155.	Bryant's	landfill	1.0 mi NW

Source: Michiana Area Council Of Governments (MACOG) - July 23, 1999

Note: The numbers preceding the facility name represent the MACOG numbering system and do not in any way imply a status, rank, or priority.



POTENTIAL GROUNDWATER CONTAMINATION SITES

- COMMUNITY WELLFIELDS
- PERMITTED SOLID WASTE FACILITIES (LANDFILL) (MAY INCLUDE OLD LANDFILLS THAT NO LONGER MEET CURRENT PROTECTION STANDARDS)
- ⑤ SPECIAL WASTE FACILITIES
- ▲ WASTE TREATMENT, SLUDGE POND, WASTE LAGOON
- ★ CONFIRMED CONTAMINATION SITES
- ⓧ REGISTERED INDIANA YARD WASTE FACILITIES
- ⓧ CERCLA SITES (COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY INVENTORY SYSTEM)
- ⓧ PERMITTED HAZARDOUS WASTE SITES (RCRA)
- ⓧ SUPERFUND SITES
- ⓧ DEEP WELL INJECTION
- ⓧ DUMP SITES
- BULK STORAGE FACILITIES
- ◆ CONFINED FEEDLOT
- ⓧ GRAVEL & SAND PITS (FORMER GRAVEL PITS UNLABELED)
- △ SALT STORAGE
- ◆ JUNK/AUTO/SCRAP YARDS

- Abandoned Railroad
- Railroad
- St. Joseph/Kankakee Basin Divide
- Probable Natural Groundwater Flow

NOTE: CIRCLE DENOTES 1 MILE RADIUS FROM SUBJECT PROPERTY



SCALE IN FEET
0 5000

BASE MAP: MACOG, 1999

ENVIROCORP

HOUSTON, TX.
SOUTH BEND, IN.
BATON ROUGE, LA.

3B TECH COMPUTERS & ST. CLAIR APPAREL, INC.
3431 WILLIAM RICHARDSON DRIVE
SOUTH BEND, INDIANA
MACOG MAP

DATE: 7/30/15 CHECKED BY: ECH JOB NO: 186174-3814
DRAWN BY: CRB APPROVED BY: [Signature] DWG. NO:

ATTACHMENT C

BIBLIOGRAPHY/CONTACT LIST

ATTACHMENT C
BIBLIOGRAPHY/CONTACT LIST

ASTM International, E1527, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, pp. 47.

Envirocorp, Inc., June 2002, Phase I Environmental Site Assessment; Cadre Athletic (Midwest Embroidery) (Vacant); 3431 William Richardson Court; South Bend, Indiana: Project No. 80Z2542.

Envirocorp Services and Technology, Inc., June 1994; Phase I Environmental Site Assessment; Vacant land known as Lot 15, Section 6, Toll Road Industrial Park: Project No. 30-3090.

George A. Ogle and Company; 1895; Standard Atlas of St. Joseph County, Indiana.

George A. Ogle and Company; 1911; Standard Atlas of St. Joseph County, Indiana.

Gray, Henry H., 1982, Map of Indiana Showing Topography of the Bedrock Surface; Indiana Geological Survey, Miscellaneous Map No. 35.

Gray, Henry H., 1989, Quaternary Geologic Map of Indiana; Indiana Geological Survey, Miscellaneous Map No. 49.

Gray, Henry H., Ault, Curtis H., and Keller, Stanley J., 1987, Map of Indiana Showing Bedrock Geology; Indiana Geological Survey, Miscellaneous Map No. 48.

Higgins Beldon and Company; 1875; An Illustrated and Historical Atlas of St. Joseph County, Indiana.

Hughes, G. L.; 1923; Atlas of the Cities of South Bend and Mishawaka, Indiana.

Indiana Department of Environmental Management (IDEM) Brownfield List, dated August 1, 2014.

IDEM Community Right-to-Know (CRTK) Reporting List, dated (2006-2012).

IDEM Indiana Permitted Solid Waste Facilities List, dated September 2, 2014.

IDEM Commissioner's Bulletin, undated.

ATTACHMENT C (CONTINUED)
BIBLIOGRAPHY/CONTACT LIST

IDEM Indiana Voluntary Cleanup Program (VRP) List, dated January 2012.

IDEM Leaking Underground Storage Tank (LUST) List, dated January 2015.

IDEM Office of Land Quality, Institutional Controls Registry, Remediation Sites Report dated December 3, 2013.

IDEM Registered Underground Storage Tank (UST) List, dated January 2015.

IDEM Spill Incidents List, dated January 2015.

Interview on July 27, 2015 with Brett Barbour, Vice President of the 3B Tech Computers and representative for the owner of the subject property. Brett Barbour has been associated with the subject property since 2004.

Interview on July 27, 2015 with Steve St. Clair, President of the St. Clair Apparel. Steve St. Clair has been associated with the subject property since it was built in 1994.

Michiana Area Council of Governments (MACOG), St. Joseph County, Potential Groundwater Contamination Sites Map, June 23, 1999.

Rockford Map Publishers, Inc.; 1963; Tri-Annual Atlas & Plat Book, St. Joseph County, Indiana.

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ATTACHMENT C (CONTINUED)
BIBLIOGRAPHY/CONTACT LIST

United States Department of Agriculture, Soil Conservation Service, 1977, Soil Survey of St. Joseph County, Indiana, 96 p.

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U.S. EPA CERCLIS Archived Lists dated November 12, 2013.

U.S. EPA Emergency Response Notification System (ERNS) List, (1982-2012).

U.S. EPA National Priorities List (NPL) August 29, 2014.

U.S. EPA Resource Conservation and Recovery Act (RCRA) Generator List, dated September 10, 2014.

U.S. EPA RCRA Transport, Storage, Disposal (TSD) Facilities List, dated September 9, 2014.

U.S. EPA RCRA CORRACTS List, dated August 27, 2014.

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USGS, 1969, Topographic Quadrangle Map, South Bend West, Indiana.

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USGS, 2010, Topographic Quadrangle Map, South Bend West, Indiana.

USGS, 2013, Topographic Quadrangle Map, South Bend West, Indiana.

ATTACHMENT D

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

RESUME OF EXPERIENCE

**ERIC HENDERSON, LPG, CHMM, CEA, REM, REPA
GEOLOGIST**

SUMMARY

Eric Henderson is a Licensed Professional Geologist with Envirocorp with over twenty four years of experience. He has been involved in over 1,000 Phase I environmental site assessments (ESAs) and transaction screens during his tenure with Envirocorp, most following the ASTM standard guidelines and the all appropriate inquiry (AAI) EPA rule. These ESAs have included a seventeen mile long utility company right-of-way, a two million square foot manufacturing facility, and corner gas stations. Eric has conducted ESA investigations throughout Indiana, Illinois, Kansas, Michigan, Ohio, Louisiana, North Carolina and Wisconsin. He has performed renovation and pre-destruction asbestos inspections with bulk sampling. Eric also has conducted subsurface remedial investigations which normally entail contaminant identification and plume delineation. These activities have included the supervision of drilling contractors (hollow stem auger and Geoprobe drilling equipment), collecting of soil and groundwater samples, supervision entailing the correct placement of monitor wells and borings, and logging boreholes by describing and classifying soils and rock core.

Eric has supervised underground storage tank (UST) in-place closures, removals, and UST tank tightness testing, and has managed the resulting LUST investigations which included plume delineation. He has also conducted preliminary investigations following risk-based corrective action cleanup guidelines, and has been involved in the use of various geophysical investigative techniques. Eric has conducted projects involving the solidification of hazardous oilfield wastes (making them nonhazardous) and their subsequent disposal. He has assisted in the installation and operation and maintenance of soil and ground water remediation equipment (including bio-remediation, carbon filter pump and treat systems, soil venting, air sparging, and shallow tray air strippers). Eric has also conducted soil gas surveys on a federal SUPERFUND site. In addition, Eric has collected soil and ground water samples for the Indiana Department of Environmental Management following strict quality assurance guidelines.

EDUCATION

Bachelor of Science from Ball State University.

Completed course work toward a Master of Science from Idaho State University.

Completed numerous continuing education courses including: HAZWOPER 40-hour and 8-hour Refresher courses per 29 CFR 1910.120, including CPR and First Aid certification; Advanced Hazardous Materials Management course at the Environmental Management Institute, Indianapolis, Indiana; Asbestos Building Inspector Course and annual updates; Environmental Site Assessments special concentrated course conducted by the Government Institutes, Inc., Washington D. C.; and Assessment, Control, and Remediation of LNAPL Contaminated Sites course conducted by Environmental Systems and Technologies, Inc., Chicago, Illinois.

PROFESSIONAL MEMBERSHIPS AND LICENSES

AAPG; Charter member (1984) and Treasurer (1985-86, 1988-89) of the Ball State Student Chapter

Certified Asbestos Building Inspector, State of Indiana

Sigma Gamma Epsilon; (1989) National Earth Science Honor Society

Sigma Xi; (Member, 1991) National Organization for Research Scientists

National Registry of Environmental Professionals:

NREP Registered Environmental Manager (REM) #7809

NREP Certified Environmental Auditor (CEA) #5206

NREP Registered Environmental Property Assessor (REPA) #5511

National Ground Water Association

State of Indiana Underground Storage Tank Certification (Installation, Removal and Closure)

Certified Hazardous Materials Manager (CHMM) #5718

Certified Professional Geologist (CPG), State of Indiana #1835

ATTACHMENT E

PHOTOGRAPHS



1: Northwest corner of the subject property facing south.



2: Northwest corner of the subject property facing east.



3: Northeast corner of the subject property facing west.



4: Northeast corner of the subject property facing south.



5: Southeast eastern corner of the subject property facing north.



6: Southeast eastern corner of the subject property facing west.



7: Southeast southern corner of the subject property facing north.



8: Southeast southern corner of the subject property facing west.



9: Southwest corner of the subject property facing east.



10: Southwest corner of the subject property, facing north.



11: Exterior southwest corner of the building on the subject property, facing northeast.



12: Exterior southeast corner of the building on the subject property, facing northwest.



13: View of the french drain observed in the sunken loading dock on the western side of the building on the subject property, facing east.



14: View of the pad mounted electrical transformer observed east of the southeast corner of the building on the subject property, facing north.



15: Interior view of the workshop portion of the 3B Tech Computers portion of the building on the subject property, facing northeast.



16: Interior view of the warehouse portion of the 3B Tech Computers portion of the building on the subject property, facing southeast.



17: Interior view of the shop portion of the St. Clair Apparel portion of the building on the subject property, facing northwest.



18: Interior view of the warehouse portion of the St. Clair Apparel portion of the building on the subject property, facing west.

ATTACHMENT F

USER QUESTIONNAIRE

QUESTIONNAIRE WAS NOT COMPLETED

Environmental Site Assessment User Questionnaire

For the Purpose of a Phase I ESA, the user is defined as "the party seeking to use Practice E 1527 or E 1528 to perform an environmental site assessment of the property. A user may include, without limitation, a purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager."

Name of Person completing the questionnaire?: _____

Name of User: _____

User's Relationship to Property: _____

How long has the User been associated with the property?: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

- (1.) **Environmental liens that are filed or recorded against the property (40 CFR 312.25).**
Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? _____
- (2.) **Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).**
Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? _____
- (3.) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? _____
- (4.) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? _____
- (5.) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,
 - (a.) Do you know the past uses of the property? _____
 - (b.) Do you know of specific chemicals that are present or once were present at the property? _____
 - (c.) Do you know of spills or other chemical releases that have taken place at the property? _____
 - (d.) Do you know of any environmental cleanups that have taken place at the property? _____
- (6.) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? _____

Environmental Site Assessment User Questionnaire Page 2

In addition, certain information should be collected, if available, and provided to the environmental professional conducting the Phase I Environmental Site Assessment. This information is intended to assist the environmental professional, but is not necessarily required to qualify for one of the LLPs. The information includes:

1. Why is the Phase I being performed? _____

2. What is the type of property? (i.e. industrial, commercial, residential, retail, vacant, mixed use, etc.) _____

3. What is the type of property transaction? (i.e. sale, purchase, refinance, etc.) _____

4. What is the complete and correct address for the property? (a map or other documentation showing property location and boundaries is helpful) _____

5. What is the scope of services desired for the Phase I? (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E1527 are to be considered) _____

6. Please identify of all parties who will rely on the Phase I report. _____

7. Who is the site contact and how can they be reached? _____

8. Are there any special terms and conditions which must be agreed upon by the environmental professional? _____

9. Is there any other knowledge or experience with the property that may be pertinent to the environmental professional concerning the property and its environmental condition? _____

