



UNDERGROUND STORAGE TANK INSPECTION REPORT

INDIANA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

UST FAC ID: **15454**

Inspector's Name:	Adam James
Date:	July 1, 2025
Time In:	11:35
Time Out:	12:10
Inspection Type:	Initial

FACILITY NAME / LOCATION								
FACILITY NAME Phillips 66 Expo			FACILITY ADDRESS (number and street) 4005 Western Ave					
ADDRESS (line 2)	CITY	STATE	ZIP CODE	COUNTY				
	South Bend	IN	46619	St Joseph				
UST OWNER								
UST Owner Name (If in Individual Capacity) South Bend & Mishawaka Investments LLC				BUSINESS ID (From the Secretary of State)				
PREFIX	FIRST NAME	MI	LAST NAME		SUFFIX			
	Priya		Lakshmi					
TELEPHONE NUMBER		EMAIL ADDRESS luckyghotra95@gmail.com						
UST OPERATOR								
UST Operator Name (If in Individual Capacity) Expo Western Inc.				BUSINESS ID (From the Secretary of State) 202503101871832				
PREFIX	FIRST NAME	MI	LAST NAME		SUFFIX			
	Sibi		Aravindan					
TELEPHONE NUMBER		EMAIL ADDRESS						
PROPERTY OWNER								
UST Property Owner Name (If in Individual Capacity) South Bend & Mishawaka Investments LLC				BUSINESS ID (From the Secretary of State)				
PREFIX	FIRST NAME	MI	LAST NAME		SUFFIX			
	Priya		Lakshmi					
TELEPHONE NUMBER		EMAIL ADDRESS luckyghotra95@gmail.com						
COMPLIANCE ELEMENTS								
All USTs properly registered and up-to-date notification form on file			☒	YES	NO		UNK	
O/O is in compliance with reporting & record keeping requirements			☒	YES	NO		UNK	
O/O is in compliance with release reporting or investigation				YES	NO	☒	N/A	UNK
O/O is in compliance with all UST closure requirements				YES	NO	☒	N/A	UNK
O/O has met all financial responsibility requirements			☒	YES	NO		N/A	UNK
40 CFR 280, Subpart A installation requirements (partially excluded) met			☒	YES	NO		N/A	UNK
40 CFR 280, Subpart B installation and upgrade requirements met				YES	☒	NO		UNK
REG spill bucket is full of fluids and will not be able to perform as design.								
40 CFR 280, Subpart C spill/overfill control requirements met			☒	YES	NO		N/A	UNK
40 CFR 280, Subpart C compatibility requirements met			☒	YES	NO		N/A	UNK
40 CFR 280, Subpart C O&M and testing requirements met			☒	YES	NO			UNK
40 CFR 280, Subpart D release detection requirements met				YES	☒	NO		UNK
Piping end lines in the UDCs are not capped and/or have jumpers installed that are open.								
40 CFR 280, Subpart J operator training requirements met			☒	YES	NO			UNK