



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Mike Braun
Governor

Clint Woods
Commissioner

July 21, 2025

South Bend & Mishawaka Investments LLC
Attn: Priya Lakshmi, Registered Agent
6520 Lake Crest Circle
South Bend, IN 46628

Expo Western Inc.
Attn: Sibi Aravindan, Registered Agent
6520 Lake Crest Circle
South Bend, IN 46628

Re: Violation Letter

Phillips 66 - Expo
4005 W Western Ave
South Bend, St. Joseph County
UST Facility ID # **15454**

Dear Owner and operator:

An inspector from the Indiana Department of Environmental Management (IDEM), Underground Storage Tank (UST) Section, conducted an inspection of the site referenced above on July 1, 2025.

The inspection was conducted pursuant to Indiana Code (IC) 13-14-2-2 to determine compliance with the provisions of IC 13-23 and 329 IAC 9. In accordance with IC 13-14-5, a summary of the inspection is provided below:

Type of Inspection: Initial

Results of Inspection: Violations were discovered and require a submittal.

Within thirty (30) days of receipt of this letter, documentation demonstrating compliance with each of the requirements listed in the attached Inspection Report and Description of Violations (DOV) must be submitted to IDEM. Failure to submit this documentation may lead to this facility being referred for enforcement.

An enforcement action may include civil penalties of up to \$10,000 per UST. Enforcement actions may also affect the owner's and/or operator's eligibility for reimbursement from the Excess Liability Trust Fund (ELTF). Additionally, IDEM may deem the USTs at this facility ineligible for delivery, deposit or acceptance of regulated substances pursuant to IC 13-23-1-4. Finally, federal and criminal penalties may apply for failure to provide required notification; or submitting false information pursuant to IC 13-23-14-2 and liable under IC 13-30-10.



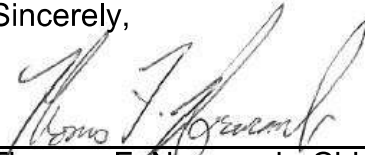
Thank you for your attention to this matter. Please submit the required documents to the UST Section via email at USTCompliance@idem.in.gov. Include in the subject line of the response the UST Facility ID # **15454**.

Inspector: Adam James
Phone: (317) 408-7187

Direct any questions regarding the inspection to:

Compliance Manager: Loic Maniet
Phone: (317) 232-3592

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas F. Newcomb', is written over a horizontal line.

Thomas F. Newcomb, Chief
UST Compliance Section
Office of Land Quality

cc: Loic Maniet
Adam James
UST Facility ID File # 15454

DESCRIPTION OF VIOLATIONS

This inspection or records review revealed that the owner and/or operator of this facility is in violation of Indiana UST Rule 329 IAC 9. 329 Indiana Administrative Code ("IAC") 9 incorporates certain federal underground storage tank requirements found in 40 Code of Federal Regulations ("CFR") Part 280, including those identified below. The Description of Violations (DOV) and corrective measures are as follows:

FACILITY NAME: **Phillips 66 Expo**

UST FACILITY ID: **15454**

ADDRESS: **4005 Western Ave
South Bend, IN 46619
St Joseph County**

INSPECTION DATE: **07/01/2025**

VIOLATIONS NOTED IN THIS INSPECTION

§ 280.20(c)(1)(i) – Failure to have spill prevention equipment that will prevent release

Citation:

Pursuant to 40 CFR 280.20(c)(1)(i), as incorporated, to prevent spilling and overfilling associated with product transfer to the UST system, owners and operators must use the following spill and overfill prevention equipment:
(i) Spill prevention equipment that will prevent release of product to the environment when the transfer hose is detached from the fill pipe (for example, a spill catchment basin).

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because excess liquids were observed in the REG spill bucket preventing the equipment from performing as designed in the event of a spill during product delivery.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within thirty (30) days of receipt of this notice, contract with a certified contractor to install or replace absent or substandard spill prevention equipment that will prevent the release of product to the environment. The UST owner and/or operator must submit proof that the spill prevention equipment has been installed within forty five (45) days of receipt of this notice.

§ 280.43(g) – Failure to perform Interstitial Monitoring to standard

Citation:

Pursuant to 40 CFR 280.43(g), as incorporated, interstitial monitoring between the UST system and a secondary barrier immediately around or beneath it may be used, but only if the system is designed, constructed, and installed to detect a leak from any portion of the tank that routinely contains product and also meets one of the following requirements:

- (1) For double walled UST systems, the sampling or testing method can detect a leak through the inner wall in any portion of the tank that routinely contains product;
- (2) For UST systems with a secondary barrier within the excavation zone, the sampling or testing method used can detect a leak between the UST system and the secondary barrier.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because piping end lines in the UDCs are open and the no sensors were observed in the UDCs.

Corrective Action:

The owner and/or operator of the UST systems at this site shall have any UST or piping that contains a regulated amount of product and found to not have been monitored every thirty (30) days correctly while using interstitial monitoring tightness tested within thirty (30) days of receipt of this notice and submit the results within forty five (45) days of receipt of this notice. The owner and/or operator shall continue to perform proper monthly release detection and submit the results monthly for a period of six (6) months after the receipt of this notice.

§ 280.35(a)(1) – Failure to perform periodic testing of spill prevention equipment and containment sumps used for IM

Citation:

Pursuant to 40 CFR 280.35(a)(1), as incorporated, owners and operators of UST systems with spill and overfill prevention equipment and containment sumps used for interstitial monitoring of piping must meet these requirements to ensure the equipment is operating properly and will prevent releases to the environment:
(1) Spill prevention equipment (such as a catchment basin, spill bucket, or other spill containment device) and containment sumps used for interstitial monitoring of piping must prevent releases to the environment.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because STP sump test required for interstitial monitoring was not provided.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within thirty (30) days of receipt of this notice, contract with a certified contractor to inspect, repair and test all containment sumps. Documentation, to include photographs, inspection, repair and testing results, showing the containment sumps are liquid tight must be submitted within forty five (45) days of the receipt of this notice.



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	UNK
O/O is in compliance with all UST closure requirements				YES	NO	UNK
O/O has met all financial responsibility requirements			☒	YES	NO	UNK
40 CFR 280, Subpart A installation requirements (partially excluded) met			☒	YES	NO	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.			☒	YES	NO	UNK
40 CFR 280, Subpart C spill/overfill control requirements met			☒	YES	NO	UNK
40 CFR 280, Subpart C compatibility requirements met			☒	YES	NO	UNK
40 CFR 280, Subpart C O&M and testing requirements met				YES	NO	UNK
STP sump test				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.			☒	YES	NO	UNK
40 CFR 280, Subpart J operator training requirements met			☒	YES	NO	UNK

The information contained on this page is based upon a review of files related to this site and/or observations from an underground storage tank inspector. This page may contain information not specifically related to possible violations found during the review or inspection and is meant to give the owners and/or operator specific information to assist them.

Site Maintains:

- One (1) Actual FG DW USTs, installed in November 2016 (15K Split 12/3)
- One (1) 12K REG GSL (T1 C1)
- One (1) 3K PREM GSL (T1 C2)
- Product piping is APT Flex DW and pressurized

RD UST = ATG, INT

RD Piping = LLD, INT

Overfill/Spill = Spill Buckets + Auto Shutoff (consistent) + UDC

ATG Certification = Y (4/8/2025)

Overfill Protection Test = Y (3/27/2025) - Auto 95%

Spill bucket Test = Y (1/30/2023)

Containment Sumps Test (Required) = Y (3/27/2025) - UDC only

Site History:

Site is an active service station. The site had USTs, which were removed in 1986. There are two (2) Notification Forms (NF) in the file, one from 1989, showing that five (5) USTs, were removed in 1986, (no information on size, etc.) and a NF from 1986, showing three (3) USTs, made of steel being installed in 1979, which were permanently out of use according to the NF. Investigation, soil sampling, GW sampling, and remediation has been completed at this site as part of a phase II (property transfer) in 1997. LUST Incident 199707523, was issued and a No Further Action (NFA) status was determined in November 2004. Based on the extent of the investigation, if any USTs remained at the site, they would have been found. Two (2) new USTs were installed in 2016.

Contact Information

Priya Lakshmi luckyghotra95@ymail.com

Documentation provided at the time of the file review:

- (NF 4/4/2025, Approval 5/8/2025 - tank data ok)
- Operator A, B, C
- RD IM UST (REG/PREM) 5/2024 to 4/2025
- RD IM STP sensor (REG, PREM) 5/2024 to 4/2025
- LLD (REG, PREM) 4/8/2025
- ATG/Probes/sensors (REG, PREM) 4/8/2025 - incorrect diameter programming
- Overfill test (REG, PREM) 3/27/2025 - All Auto 95%
- Spill bucket test (REG, PREM) 1/30/2023
- UDC test (disp 1 through 6) 3/27/2025 - missing information on highest penetration point
- Monthly walkthrough 5/2024 to 4/2025
- Annual walkthrough 4/8/2025

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Inspector Notes: Updated SCALD records for the USTs and updated IM records for the piping were collected on site. No additional records collected on site or submitted post inspection.

- Sensors are only installed in the STP sumps and are located near the lowest point. STP sump test booting have hoses installed that are in the open position to allow fluids to drain into the sump and trigger the sensor. Piping end lines are not capped and jumpers are not installed between the t-sections of the piping.

- Piping appears to be the blue APT Poly-Tech with the (2) bolt clam shell fittings.

- Auto shut-off is confirmed to be installed in the drop tubes as an overfill prevention method.

The following are AREAS OF CONCERN found during the inspection that will need to be addressed by the owner and/or operator:

1. ATG programming diameter of USTs appear incorrect based on notes. Owner/operator should make sure ATG unit is programmed with the diameter for the USTs.

2. REG STP sump sensor appears to be above the base of the containment unit more than an inch. REG STP sump sensor should be located near the lowest point of the containment unit.

3. Minor fluids were observed in the spill buckets and STP sumps. Fluids should be removed from spill buckets and sumps along with being periodically monitored.

The following are VIOLATIONS discovered and RECORDS that need to be submitted within 30 days of receipt of this inspection report to avoid further action and achieve compliance with the state underground storage tank program:

4. Excess liquids were observed in the REG spill bucket preventing the equipment from performing as designed in the event of a spill during product delivery.

5. Piping end lines in the UDCs are not capped and/or have jumpers installed to direct fluids back to the STP sump and trigger the sensor.

6. STP sump test required for interstitial monitoring was not provided.