



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

September 23, 2024

Sample St Property LLC
Attn: Mandeep Singh, Registered Agent
6520 Lake Crest Circle
Lydick, IN 46628

Sample Street Expo Inc
Attn: Mandeep Singh, Registered Agent
Via email: mgms1470@aol.com
luckyghotra95@ymail.com

Re: Violation Letter
Amoco
1338 W Sample St
South Bend, St. Joseph County
UST Facility ID # **50120**

Dear Mr. Singh:

An inspector from the Indiana Department of Environmental Management (IDEM), Underground Storage Tank (UST) Section, conducted an inspection of the site referenced above on September 23, 2024.

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:

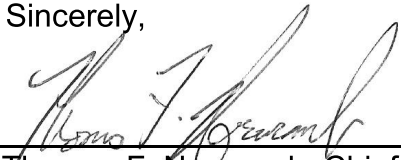
Type of Inspection: Initial

Results of Inspection: Violations were discovered and will be referred to Enforcement.

Details of the inspection may be found in the enclosed inspection report. An enforcement case manager will be assigned and IDEM will issue an appropriate enforcement response. Please direct any questions regarding the inspection to:

Compliance Manager: Caitlin Shaffer
Phone: (317) 234-4112

Sincerely,


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

cc: Caitlin Shaffer
Todd Settles, UST Inspector
UST Facility ID File # 50120

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: **Amoco**

UST FACILITY ID: **50120**

ADDRESS: **1338 W Sample St
South Bend, IN 46615
St Joseph County**

INSPECTION DATE: **9/23/2024**

VIOLATIONS NOTED IN THIS INSPECTION

329 IAC 9-2-2(b) – Failure to register/notify within 30 days of ownership

Citation:

Pursuant to 329 IAC 9-2-2(b), the owner of a UST system, UST, or tank shall submit a notification form to register the UST system, UST, or tank to the department within thirty (30) days of becoming the owner of, or bringing into use, the UST system, UST, or tank. Bringing a tank or UST system "into use" means the tank or UST system contains or has contained a regulated substance and has not been closed under 329 IAC 9-6.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because the tanks have had fuel in them since at least December 2023 but the site has never been registered with IDEM.

§ 280.34 – Reporting and recordkeeping (general provisions)

Citation:

Pursuant to 40 CFR 280.34, as incorporated, owners and operators of UST systems must cooperate fully with inspections, monitoring and testing conducted by the implementing agency, as well as requests for document submission, testing, and monitoring by the owner or operator pursuant to section 9005 of Subtitle I of the Solid Waste Disposal Act, as amended.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because no compliance documentation related to the testing and monitoring of the systems was available, and the owner never responded to the failure to register violation letter.



UNDERGROUND STORAGE TANK INSPECTION REPORT

INDIANA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

UST FAC ID: **50120**

Inspector's Name:	Todd Settles
Date:	September 23, 2024
Time In:	12:30
Time Out:	13:30
Inspection Type:	Initial

FACILITY NAME / LOCATION													
FACILITY NAME Amoco		FACILITY ADDRESS (number and street) 1338 W Sample St											
ADDRESS (line 2)	CITY South Bend	STATE IN	ZIP CODE 46615	COUNTY St. Joseph									
UST OWNER													
UST Owner Name (Business Name as registered with the Secretary of State) Sample St Property LLC			BUSINESS ID (From the Secretary of State) 202109271529954										
PREFIX	FIRST NAME Mandeep	MI	LAST NAME Singh		SUFFIX								
TELEPHONE NUMBER		EMAIL ADDRESS mgms1470@aol.com											
UST OPERATOR													
UST Operator Name (Business Name as registered with the Secretary of State) Sample Street Expo Inc			BUSINESS ID (From the Secretary of State) 202309251727786										
PREFIX	FIRST NAME Mandeep	MI	LAST NAME Singh		SUFFIX								
TELEPHONE NUMBER		EMAIL ADDRESS luckyghotra95@gmail.com											
PROPERTY OWNER													
UST Property Owner Name (Business Name as registered with the Secretary of State) Sample St Property LLC			BUSINESS ID (From the Secretary of State) 202109271529954										
PREFIX	FIRST NAME Mandeep	MI	LAST NAME Singh		SUFFIX								
TELEPHONE NUMBER		EMAIL ADDRESS luckyghotra95@gmail.com											
COMPLIANCE ELEMENTS													
All USTs properly registered and up-to-date notification form on file		☐	YES	☒	NO	☐	UNK						
Site has been open for more than 30 days and has not registered with IDEM													
O/O is in compliance with reporting & record keeping requirements		☐	YES	☒	NO	☐	UNK						
No documentation or response to violation letter													
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				
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				
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:

Four (4) USTs - unknown construction material, capacity, and installation date

- Two (2) REG GSL
- One (1) PREM GSL
- One (1) DSL

Tank configuration unknown - possible compartmented tanks

RD UST = Unknown

RD Piping = Unknown

Overfill/Spill = Spill Buckets + Auto Shutoff

CP = Unknown

ATG Certification = No

Overfill Protection Test = No

Spill Bucket Test = No

Containment Sumps Test = No

Site History:

- The site has not yet registered with IDEM. UST Operations sent a violation letter 7/9/2024 informing the owner of the requirement to register the facility within (7) days. No response has been received to date
- According to information on-line, site has been an operating gas station for at least (6) months
- At this time, the tank owner is assumed to be the same as the property owner since there is no documentation stating otherwise. The tank operator is based on the retail merchant certificate

Documentation provided at the time of the file review:

- Operator Training A, B

Inspection Notes:

- New site has opened in the past year. Per the manager, it opened in December 2023 or January 2024. The ATG CSLD records go back to December 2023
- Per sensors listed in the ATG and tank pad inspection, site appears to maintain two (2) Clad DW USTs: one (1) 16K split (12k REG / 4k REG) and one (1) 8K split (4k PREM / 4k DSL)
- All piping is properly setup for interstitial monitoring, directing any potential release to the corresponding STP sump and open to drain to trigger the sensors. Piping is OPW DW flex. Both REG tanks are manifolded
- No initial testing documents found on site. (9) months of CSLD records for tanks and current month of interstitial monitoring records obtained from the ATG during inspection

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.

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

- Fluid in all spill buckets. Drain fluid, monitor and clean as needed.
- Wiring connection for the REG UST annular sensor was exposed to the elements. Seal connection as needed.

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:

- 1) Registration with complete owner, operator, and tank information has never been submitted
- 2) No compliance documentation related to testing or monitoring was available during inspection, and the owner never responded to the failure to register violation letter