

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
VACANT WAREHOUSE  
2630 'N' STREET  
OMAHA, DOUGLAS COUNTY, NEBRASKA**

*Prepared for:*

**Juan M. Gonzalez & the Omaha Brownfields Coalition**



**Benesch Project No. 00120137.00  
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## 1.0 SUMMARY

This Phase I Environmental Site Assessment (ESA) was conducted on behalf of the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]) (“User”) in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Property ESA was conducted under the Brownfields Coalition Assessment Grant (Grant) awarded by the United States Environmental Protection Agency to the Omaha Brownfields Coalition (USEPA Cooperative Agreement Nos. BF-97727801 & BF-97727901, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on the two story warehouse located at 2630 ‘N’ Street in Omaha, Douglas County, Nebraska (the “Property”).

The Property was developed prior to 1887 as three parcels and has had several different addresses. In 1887 the Property was occupied by at least one store and a stable. In 1890 there was a printing shop, office, three saloons, restaurant, and a theater located thereon. In 1901 the Property was occupied by three restaurants and four stores along ‘N’ Street, while a hotel was located along 27<sup>th</sup> Street. In 1910 the current building was constructed on the Property. The building was occupied by the Omaha Tanning Company from circa 1926 to 1951. General Furs Industries occupied the building from circa 1941 to 1951. From circa 1941 to 1990 the Property was listed as the Sturges Hide Company warehouse. In 2001 the building was listed as the Bag Lady thrift store. Since 2001 the building has been utilized as a music education center, boxing club, dance studio, karate studio, and banquet hall.

Currently the building is unoccupied and in generally poor condition. The main floor of the middle and northeast portions of the building is used for storage by the owner, while various construction materials (wood sheets and planks) left from previous owners are located in the basement. An undeveloped fenced lot is present north of the structure, while a partially asphalted parking lot is present on the southwest corner of the Property.

The area surrounding the Property is characterized by commercial and industrial use to the north; commercial use to the east followed by Kennedy Freeway (US-75); industrial and commercial use to the south; and a railroad corridor to the west. Access to the Property is from ‘N’ Street and South 27<sup>th</sup> Street.

The Property is located within the Omaha Lead National Priority List (NPL) and CERCLIS project boundaries (aka Omaha Lead Site [OLS]) which encompass a significant portion of east Omaha. Although the OLS source areas have been abated, the impact of the OLS on the Property itself is unknown at this time, and may still be significant with regard to either potential contamination or environmental liability. As such the OLS represents a *recognized environmental condition* for the Property. Based on current regulatory status, and distance and estimated groundwater gradient relative to the Property, none of the other Federal Agency Database listings represent a *recognized environmental condition* for the Property at this time.

The Property is depicted on the 1890 Sanborn® map as a printing shop. This historical use is considered a *recognized environmental condition* due to the potential use of printing solvents and spent solvents, which could impact the soils and groundwater beneath the site if a release occurred.

The Property is depicted in city directories as Omaha Tanning Company from 1926 to 1951. This historical use is considered a *recognized environmental condition* due to the chemicals used in the tanning process, which could impact the soils and groundwater beneath the site if a release occurred or materials were improperly disposed of on-site.

A gasoline underground storage tank (UST) is depicted adjacent west of the building along 27<sup>th</sup> Street under the sidewalk on the 1901 Sanborn® map, while a gasoline engine is depicted in the basement of the former structure. The UST and gasoline engine are considered a *recognized environmental condition* due to potential impacts to the soil and groundwater beneath the site if a release occurred.

The adjacent property to the north was historically a meat packing plant and the properties adjacent to the east and northeast were historically auto/truck repair shops and/or salvage yards. These types of facilities are known to use and store various types of chemical products. There are no known historic petroleum tanks, leaks or spills at either of these facilities; however, if leaks occurred there is the potential that the material may have impacted the soil or groundwater beneath the site and migrated onto the Property. The historical use of these adjacent properties represents a *recognized environmental concern* for the Property.

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of the Phase I ESA process is to identify, to the extent feasible, *recognized environmental conditions* in connection with the Property. The term *recognized environmental condition* (REC) shall mean the presence or likely presence of any hazardous substances or petroleum products on the Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally would not be subject to an enforcement action if brought to the attention of the appropriate governmental agencies.

### 2.2 Scope of Services

The scope of services included a Phase I Environmental Site Assessment performed in general accordance with ASTM Standard E 1527-05.

### 2.3 Significant Assumptions

None.

### 2.4 Limitations and Exceptions

The following potential environmental issues are beyond the scope of ASTM Practice E 1527-05:

- Asbestos-containing materials,
- Radon,
- Lead-based paint,
- Lead in drinking water,
- Wetlands,
- Regulatory compliance,
- Cultural and historic resources,
- Industrial hygiene,
- Health and safety,
- Ecological resources,
- Endangered species,
- Indoor air quality,
- Biological agents, and
- Mold.

In the course of this assessment, Benesch has relied on information from outside parties, such as regulatory agencies and interview sources. Benesch has made no independent investigation as to the validity, completeness or accuracy of such information provided by third parties. Benesch does not express or imply any warranty regarding information provided by third party sources.

Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Property. The material in this report reflects our best judgment in light of information that was readily available at the time of preparation.

## **2.5 Special Terms and Conditions**

None.

## **2.6 User Reliance**

This report was prepared by Benesch at the request of and for the sole benefit and use of the "User"; Juan M. Gonzalez and his assigns; and the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]), subject to the limitations described in the report and in the contracting agreement between Benesch and the Omaha Brownfields Coalition.

Benesch acknowledges that this report will become a matter of public record and copies of this report will be available for review and reproduction through the MAPA website and/or the Freedom of Information Act (FOIA). Nevertheless, this report is intended for the exclusive use and reliance of the User in assessing environmental issues associated with the Property, and any use or reliance of this report by other parties is prohibited without the express written consent of the User and Benesch.

This report is complete only as an entire document and no section is intended to be used separately. Any unauthorized use a third party makes of this report, or any reliance on or decision made on the basis of it, is the responsibility of such third party. The User and Benesch are indemnified against any liability resulting from such third party use, reliance or decisions.

## 3.0 SITE DESCRIPTION

### 3.1 Location and Legal Description

The Property parcel, located at 2630 'N' Street in Omaha, Douglas County, Nebraska, encompasses approximately 0.61-acres (27,000 square feet [s.f.]) and is occupied by a two-story warehouse building, parking lot, and undeveloped lot.

A legal description of the Property is provided in Appendix D (Assessor). According to the *Omaha South, Nebraska-Iowa Quadrangle* USGS 7.5-minute topographic map dated 1994; the Property is located in the NE  $\frac{1}{4}$  of Section 4, Township 14 North, Range 13 East of the 6<sup>th</sup> Principal Meridian, Douglas County, Nebraska.

A Site Location Map and Site Diagram depicting the Property are provided in Appendix A. Site Photographs are provided in Appendix B. Additional maps and figures are provided in Appendix D (Historical Research Documentation) and Appendix F (Other Supporting Documentation).

### 3.2 Surrounding Area General Characteristics

The area surrounding the Property is characterized by commercial and industrial use to the north; commercial use to the east followed by South Kennedy Freeway (US-75); 'N' Street followed by commercial and industrial use to the south, and South 27<sup>th</sup> Street followed by a railroad corridor to the west.

### 3.3 Current Use of the Property

The Property is currently occupied by a vacant two-story building that is partially used for storage by the current owner.

### 3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.



<b>PROPERTY IMPROVEMENTS</b>	
<b>Size of Property parcel (approx.)</b>	0.61-acres, 27,000 s.f.
<b>Size of Property structure (approx.)</b>	20,940 s.f.
<b>Construction Date</b>	1910
<b>General Building Description</b>	Vacant two story building, brick and cinder block construction, with partial earthen floor basement.
<b>General Topography of Property</b>	The Property slopes down gradient to the west-southwest.
<b>Adjoining and/or Access/Egress Roads</b>	Access is provided via 'N' Street and South 27 <sup>th</sup> Street.
<b>Paved or Concrete Areas (including parking)</b>	'N' Street and South 27 <sup>th</sup> Street are concrete or asphalt surfaced with adjoining concrete sidewalks. There is a partially asphalted parking lot located on the southeast corner of the Property along 'N' Street.
<b>Landscaped, Unimproved and/or Undeveloped Areas</b>	A fenced, undeveloped lot is located adjacent north of the main building. A gravel surfaced alley is located adjacent east of the Property.
<b>Surface Water</b>	None
<b>Potable Water Source</b>	Metropolitan Utilities District (MUD) is the service provider for the Property.
<b>Sanitary Sewer Utility</b>	The City of Omaha Department of Public Works (DPW) is the service provider for the Property.
<b>Storm Sewer Utility</b>	DPW is the service provider for the Property.
<b>Electrical Utility</b>	The Omaha Public Power District (OPPD) is the service provider for the Property.
<b>Natural Gas Utility</b>	MUD is the service provider for the Property.
<b>Emergency Power</b>	None.
<b>Current Occupancy Status</b>	A portion of the building is used for storage by the current owner.

Sources: Douglas County Assessor Property Records and site reconnaissance observations

### 3.5 Current Uses of the Adjoining Properties

The current uses of the parcels adjoining the Property are identified below.

North: Rawson & Sons Roofing.

East: An alley followed by undeveloped land and Rawson & Sons Roofing, with Standard Battery, Inc. located further east.

South: 'N' Street followed by Rawson & Sons Roofing.

West: South 27<sup>th</sup> Street followed by an extensive railroad corridor.

#### 4.0 USER PROVIDED INFORMATION

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 provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that “All Appropriate Inquiry” is not complete. The following information was provided by Mr. Juan M. Gonzalez, Owner of the Property (User representative) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Gonzalez is provided in Appendix E.

- The User reported no environmental cleanup liens for the Property.
- The User reported no Activity and Use Limitations (AULs) for the Property.
- The User reported no specialized knowledge or experience related to the Property or nearby properties.
- The User reported the negotiated purchase price reflected fair market value at the time.
- The User reported no knowledge of specific chemicals that are currently present or may have once been present on the Property.
- The User reported no knowledge of any spills or other chemical releases that have taken place on the Property.
- The User reported no knowledge of any environmental cleanups that have taken place on the Property.
- The User reported no obvious indicators regarding the presence or likely presence of contamination at the Property.

The User provided the following additional information to assist the Environmental Professional:

- The Phase I ESA is being performed for managing risk associated with the sale of the Property.
- The Property consists of a two story building located at 2630 ‘N’ Street in Omaha, Douglas County, Nebraska. According to the Property owner and the realtor for the Property, the building was most recently utilized as a music education facility and a boxing club, prior to 2009.
- The parties who will rely on the Phase I ESA report are Juan M. Gonzales and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. Juan M. Gonzales, owner.
- No special terms and conditions were agreed upon by the Environmental Professional.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

The regulatory agency database report discussed in this section, provided by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the Property. Benesch also conducted a limited review of the unmapped or orphan listings within the database report, cross-referencing available address information and facility names, where feasible. Unmapped sites are listings that could not be plotted with confidence, but are potentially in the general area of the Property based on the partial street address, city, or zip code. Any unmapped site that was identified by Benesch as being within the approximate minimum search distance from the Property based on the site reconnaissance and/or cross-referencing to mapped listings has been included in the discussion in the following section. A copy of the EDR Radius Map Report is provided in Appendix C. The following is a summary of the findings of the database review.

<b>SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS</b>			
<b>Regulatory Database</b>	<b>Approx. Minimum Search Distance</b>	<b>Property Listed?</b>	<b>Total # Sites Listed</b>
Federal National Priority (NPL)	1 mile	No	1
Federal Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	½ mile	No	2
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	2
Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	1
Federal RCRA Generators	¼ mile	No	2
Federal Institutional Control/Engineering Control Registry	½ mile	No	2
Federal Emergency Response Notification System (ERNS) list	½ mile	No	0
State and Tribal (equivalent) NPL	1 mile	No	0
State and Tribal CERCLIS	½ mile	No	3
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground and Aboveground Storage Tanks (LUST/LAST) sites	½ mile	Yes	29
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	Yes	9
State and Tribal Institutional Control or Engineering Control Registry	¼ mile	No	0
State and Tribal Voluntary Cleanup Site	½ mile	No	0
Federal, State and Tribal Brownfield Sites	½ mile	No	10
Former Manufactured Gas Plant (FMGP) Sites	1 mile	No	0
US Historical Auto Station/Cleaners	¼ mile	No	105

### *Federal Agency Database Listings*

The Property is located within the Omaha Lead National Priority List (NPL) and CERCLIS project boundaries (aka Omaha Lead Site [OLS]) which encompass a significant portion of Omaha. In addition, one Federal Institutional and Engineering Control site is associated with the OLS.

The OLS listing on the NPL is resultant from airborne lead particulate contamination of near surface soils over a widespread area of north-central, south-central, and downtown Omaha resulted from historic lead smelting and recycling activities conducted at two former industrial facilities (Asarco and Gould Battery) which were located approximately 4.5-miles northeast of the Property. The area of the former Asarco facility was redeveloped circa 2000 into a city park (Lewis and Clark Landing) with regulatory oversight provided by the Nebraska Department of Environmental Quality (NDEQ) and the U.S. Environmental Protection Agency (USEPA). The area of the former Gould Battery facility was redeveloped as part the ConAgra corporate campus approximately 20 years ago with regulatory oversight provided by the NDEQ and USEPA.

Although the OLS source areas have been abated, the impact of the OLS on the Property itself is unknown at this time, and may still be significant with regard to either potential contamination or environmental liability. As such the OLS represents a *recognized environmental condition* (REC) for the Property.

One additional CERCLIS site (Former Carter White Lead Facility, J Avenue and 22<sup>nd</sup> Street, 0.47 miles northeast) is located within the relevant search distance from the Property. Based on current regulatory status and distance from the Property, this CERCLIS facility does not represent a REC for the Property at this time.

Two (2) RCRA-CORRACTS (corrective action) sites (Vopak USA, 4120 Buckingham Place, 0.64 miles northwest; Van Waters & Rogers, 3002 'F' Street, 0.66 miles northwest) are located within the relevant search distances from the Property. Based on current regulatory status, distance, and their estimated down or cross-gradient location relative to the Property, the RCRA-CORRACTS sites do not represent a REC for the Property at this time.

One RCRA non-CORRACTS TSD (treat, store, dispose) site (Greenbrier Rail Services, 4901 S. 28<sup>th</sup> Street, 0.06 miles northwest) is located within the relevant search distance from the Property. Numerous violations have been reported at this facility between 1992 and 2008; however, the violations do not appear to be based on improper storage, handling, or disposal of materials. Based on current regulatory status or estimated down or cross-gradient location relative to the Property, this RCRA non-CORRACTS TSD facility does not represent a REC for the Property at this time.

Three (3) RCRA Generator sites (Metropolitan Community College, 2907 Edward Babe Gomez Avenue, 0.23 miles southwest; Greenbrier Rail Services, 4901 S. 28<sup>th</sup> Street, 0.06 miles northwest; Phillips Manufacturing, 4949 S. 30<sup>th</sup> Street, 0.2 miles southwest) are located within the relevant search distances from the Property. Based on current regulatory status, distance,

and/or estimated down or cross-gradient location relative to the Property, the RCRA Generator sites do not represent a REC for the Property at this time.

#### *State Agency Database Listings*

The Property or adjoining parcels were not listed in the EDR database report. However, several listings are located in the vicinity of the Property.

There are three (3) State equivalent CERCLIS sites (Gutter Company, 3520 'I' Street, 0.81 miles northwest; Millard Refrigeration Services, 4401 S. 36<sup>th</sup> Street, 0.85 miles northwest; Salvation Army Kroc Center, 2825 'Y' Street, 0.87 miles southeast) located within the relevant search radius of the Property. Based on current regulatory status, distance, and/or estimated down or cross-gradient location relative to the Property, these sites do not represent a REC for the Property at this time.

There are twenty-seven (27) leaking underground storage tank (LUST) sites, and two (2) leaking aboveground storage tank (LAST) sites located within the relevant search radius of the Property. The NDEQ has issued a 'No Further Action' (NFA) letter for both of the LAST sites and 19 of the 27 LUST sites. Based on current regulatory status these sites do not represent a REC for the Property. Based on distance or estimated down or cross-gradient location relative to the Property, none of the remaining eight LUST sites represent a REC for the Property at this time.

Ten (10) NE Brownfield sites are located within the relevant search distances from the Property. Based on current regulatory status, distance, and/or estimated down or cross-gradient location relative to the Property, these sites do not represent a REC for the Property at this time.

There are a total of 105 US Hist Auto Stat (69) and US Hist Cleaners (36) sites located within the relevant search distances from the Property. Based on lack of regulatory data, distance, and/or estimated down or cross-gradient location relative to the Property, these sites do not represent a REC for the Property at this time.

#### *Orphan Summary Listings*

The Property is not listed in the Orphan Summary. Sites in the Orphan Summary of the EDR report have insufficient address information for an exact location to be mapped. Based on the limited information available, none of the sites listed in the Orphan Summary appear to be located in the Property vicinity, and therefore, are not considered significant at this time.

## **5.2 Additional Environmental Record Sources**

#### *Douglas County Health Department*

Benesch contacted Mr. Jon Ruff, Environmental Health Specialist with the Sanitary Engineering Section of the Douglas County Health Department (DCHD) for environmental records regarding

the Property located at 2630 'N' Street. According to Mr. Ruff, the DCHD does not have any environmental records regarding the Property.

A Record of Conversation documenting the information Mr. Ruff researched for Benesch is provided in Appendix E.

#### *Nebraska Department of Environmental Quality*

Benesch performed a NDEQ file search for additional regulatory information, if any, regarding the Property and surrounding properties. Based on review of NDEQ files, the South Omaha Arts Institute is listed as a PCS facility (NPDES Permits and Compliance). It is not an active construction site and there is currently no discharge of monitored pollutants or waste or storm water from the Property. A LUST facility (Aguilar Auto Service, 4902 S. 26<sup>th</sup> Street) is located east of the Property off of the southeast corner of 26<sup>th</sup> and 'N' Street. Based on current Property status, distance, and/or cross-gradient location relative to the Property, these NDEQ listings do not represent a *recognized environmental condition* for the Property.

#### *Nebraska Department of Natural Resources*

Benesch obtained water well registration information for the Property from the Nebraska Department of Natural Resources (NDNR) website at <http://dnrdata.dnr.ne.gov/wellscs>. According to the NDNR information, no registered water wells are located at the Property. A copy of the NDNR water well registration information for the area of the Property is provided in Appendix C.

#### *Omaha Public Power District*

Benesch contacted Mr. Marty Wetenkamp, Supervisor of Environmental Health & Safety, Safety and Technical Training Division with the Omaha Public Power District (OPPD) for general information regarding OPPD owned and operated electrical transformers in the Property vicinity. OPPD acknowledges responsibility for cleanup of any potential contamination associated with their electrical transformers. OPPD records indicate no reported spillage of poly-chlorinated biphenyls (PCBs) from electrical transformers in the immediate vicinity of the Property.

#### *State Fire Marshal*

Benesch requested the Nebraska State Fire Marshal (SFM) provide file information regarding petroleum storage tanks located at the Property. The SFM database does not contain record of a registered tank for the Property address.

### 5.3 Physical Setting Sources

#### *Topography*

Based on a review of the USGS 7.5 Minute Series Topographic Map *Omaha South, Nebraska-Iowa Quadrangle* dated 1994, the Property is located approximately 1,110 feet above mean sea level (msl) along the western boundary with elevation increasing to the east toward South 26<sup>th</sup> Street. No urban drainage ways are depicted in the vicinity of the Property. A copy of a portion of the USGS Map for the area of the Property is provided as Figure 1 in Appendix A.

#### *Soils*

The United States Department of Agriculture (USDA) Soil Conservation Service *Soil Survey of Douglas and Sarpy Counties, Nebraska*, classifies the soils in the vicinity of the Property as Monona silt loam, 11 to 17 percent slopes (MoE). Monona series soils are deep, well-drained, nearly level to very steep soils that formed in loess. Monona soils are fine textured and exhibit moderate permeability and high available water capacity. The western portion of the Property is classified as Judson silt loam, 3 to 7 percent slopes (JuB). Judson series consists of deep, well-drained soils on foot slopes, on fans along bottom lands, and in upland drainageways. Judson soils have moderate permeability and high water capacity.

#### *Hydrology*

Based on the topography of the area of the Property, local groundwater is estimated to flow to the west toward the railroad corridor. Regionally groundwater flows to the east toward the Missouri River. Based on information contained in the EDR report and NDNR well information, Benesch estimates that shallow groundwater exists at depths greater than 20 feet below ground surface (bgs) at the Property. Note that the topography of the Property slopes downward five to 10 feet across the site from east to west. Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

### 5.4 Historical Use Information

The following table summarizes the findings of the research presented below pertaining to historical use of the Property and surrounding areas.

HISTORICAL USE SUMMARY				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
Prior to 1887	Property was developed with a store and a stable, while the majority of the Property was undeveloped. The western portion of the Property is not mapped.	Undeveloped to the north; alley followed by a warehouse and coal & lime storage, a dwelling and carpenter to the east; a lumber yard is to the south across 'N' Street.	Sanborn® Maps	Property was first developed prior to 1887.
1890	Shown as three parcels. The southernmost parcel is occupied by a printing shop and office on the southwest corner; with three saloons, a restaurant, and an unknown structure along 'N' Street. A stable, theatre and a store are located on the northern two parcels.	Surrounding area consists of commercial and residential development including stores, restaurants, hotels, theatres and dwellings to the north, east, and south. Railroad tracks are to the west across 27 <sup>th</sup> Street.	Sanborn® Maps	No significant data gaps
1901	The property is depicted as three parcels, with restaurants and stores along 'N' Street. A hotel is located along 27 <sup>th</sup> Street.	Surrounding area consists of commercial and residential development including stores, restaurants, hotels, theatres and dwellings to the north, east, and south. Railroad tracks are to the west across 27 <sup>th</sup> Street.	Sanborn® Maps	No significant data gaps
1910	Current building on Property was constructed.	N/A	Douglas County Assessor Website	No significant data gaps. Unknown when additions to Property building were constructed.
1926-1951	The Omaha Tanning Company; General Furs Industries Inc. (listed from 1941-1951), and a taxidermist (1946) were located on the Property.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west.	City Directories	No significant data gaps
1941-1990	Sturges Hide Company is located on the Property.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west.	Aerial Photographs City Directories Sanborn® Maps Topographic Map	No significant data gaps
1910-1926	Current building on Property	N/A	N/A	Data gap, no sources For this time period
2001	Bag Lady thrift store (2630 'N' Street) is located on the Property.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west.	City Directories Aerial Photographs	No significant data gaps



HISTORICAL USE SUMMARY				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
Circa 2000-2009	Property was utilized as a music education center, boxing club, dance studio, karate studio, and banquet hall.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west.	Interviews	No significant data gaps
2013	The building on the Property is mostly vacant with the main floor used for storage.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west.	Site Reconnaissance	No significant data gaps

### *Aerial Photographs*

Available aerial photographs of the Property and surrounding area ranged from 1941 to 2012. Benesch obtained aerial photographs from the following sources: the Douglas County Engineer's office dated 1941, 1955, 1965 and 1971; and *The EDR Aerial Photo Decade Package* with aerial photographs dated 1952, 1969, 1975, 1982, 1988, 1990, 1994, 1999, 2002, 2006, 2007, 2009, 2010, and 2012. The following table provides descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY	
Year	Comments
2012, 2010, 2009, and 2007	<b>Property:</b> the Property is depicted similar to site observations with one structure located thereon. <b>Surrounding Area:</b> the area surrounding the Property is depicted similar to site observations with apparent industrial and commercial property to the east, south, and north. The railroad corridor is located to the west.
2006, 2002, 1999, 1994, 1990, 1988, 1982, 1980, 1975, and 1971	<b>Property:</b> the Property is depicted similar to site observations with one structure located thereon. The 2614 'N' Street structure is not observed. <b>Surrounding Area:</b> the area surrounding the Property is depicted similar to site observations with apparent industrial and commercial property to the east, south, and north. A railroad corridor is located to the west, with the South Omaha Stockyards further west. The Kennedy Freeway is depicted in the 1980 photo. Two structures are located to the east along 26 <sup>th</sup> Street in 1971 and 1975.
1969, 1965, 1955, 1952, and 1941	<b>Property:</b> the Property is depicted similar to site observation, with the exception of the structure extending further south (2614 'N' Street) along the alley on the eastern portion of the Property, and an unidentified structure is located along the north Property line in the 1941 photo. <b>Surrounding Area:</b> the area surrounding the Property is depicted similar to site observations with apparent industrial and commercial property to the east, south, and north. Three structures are located to the east along 26 <sup>th</sup> Street in 1941 and 1952, and two structures in 1955, 1965 and 1969. Only one structure is located to the northeast on the corner of 26 <sup>th</sup> and 'M' in the 1941 photo, while the remaining parcel appears to be a salvage yard. A railroad corridor is located to the west, with the South Omaha Stockyards further west.

The review of aerial photographs did not identify features indicative of *recognized environmental conditions* at the Property. However, the review of aerial photographs identified adjacent parcel features that may be indicative of *recognized environmental conditions for the Property* (salvage yard adjacent northeast-Sack Bros Truck/Auto Parts). If any spills of materials used or stored by this facility have occurred on the adjacent property, there is the potential that the material may have impacted the soil or groundwater beneath the site and migrated onto the Property. Copies of historical aerial photographs for the Property are provided in Appendix D.

The former South Omaha stockyards district located west from the Property does not represent an environmental concern based on its estimated down or cross-gradient location relative to the Property. In addition, the entire area has been extensively redeveloped over the past 20 years.

#### *Historic Topographic Maps*

Benesch reviewed available historical USGS Topographic Maps for the Property, including the *Omaha South, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975 and 1984); the *Omaha South, Nebraska-Iowa Quadrangle*, dated 1994; and the *Omaha Vicinity, Nebraska Sheet*, dated 1898 for information regarding past uses of the Property. The Property is depicted on the 1898-1984 USGS maps as platted urban land.

The former South Omaha stockyards district located west from the Property does not represent an environmental concern based on its estimated down or cross-gradient location relative to the Property. In addition, the entire area has been extensively redeveloped over the past 20 years.

The review of historical USGS Maps did not identify features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. Copies of historical USGS Topographic maps for the Property are provided in Appendix D.

#### *City Directories*

Benesch reviewed historical city street directory information provided in *The EDR City Directory Abstract*. EDR generally researched *Polk City Directories* and *Cole Information Services* (or predecessor versions) for the area of the Property in approximate 5-year intervals dating from 1915 to 2013. It appears that the building had several addresses previously including 2630, 2624, 2622, 2620, 2618, 2616, and 2614 'N' Street and 4833 and 4835 South 27<sup>th</sup> Street. The following table contains Property and adjoining property listings based on a review of the historical city directories.

CITY DIRECTORIES SUMMARY		
Address	Listed Dates	City Directory Listing
Property 2630 'N' Street (current address)	2001	Bag Lady Thrift Store
	1990-1941	Sturges Hide Company
	1926	Vacant
Property 2626 'N' Street (former address)	1990-1956	Sturges Hide Company
	1951-1941	Omaha Tanning Company; General Furs Industries Inc.
Property 4833 South 27 <sup>th</sup> Street (former address)	1946	Omaha Tanning Company; General Furs Industries Inc.; Roy F Mullen taxidermist
	1936-1926	Omaha Tanning Company
4823 South 27 <sup>th</sup> Street (North)	2013	Elegant Auto Spa & Auto Works
	1951-1941	Midwest Packing Company; Omaha Provision Company
	1936	Leibovici Gaston Meats; Merchants Packing Company
	1931	Rife Packing Co
4821 South 27 <sup>th</sup> Street (North)	1936	Vacant
4812 South 27 <sup>th</sup> Street (Northwest)	1985	Vacant
	1980-1941	Union Pacific Railroad Co frt. office
4810 South 27 <sup>th</sup> Street (North)	1936-1926	UP System Pass Station; Railwdy Express Agency Inc.
4801 South 27 <sup>th</sup> Street (North)	1995-1985	Thirty Sixth Street Shag Truck Wash
	1980-1975	Lees Truck Wash
	1936-1931	South Omaha Truck Parking Company
	1926	Chas Williams
4808 South 26 <sup>th</sup> Street (Northeast)	2013-2007	C&H Truck Parts and Sales
	2008-1985	Axles & Gears
	2001	Company Truck Parts
	2008-1936	Sacks Bros Truck/Auto Parts
2610 'N' Street (East)	1990	Larry's Auto Salvage
	1975-1970	Vacant
	1961	Sturge's Warehouse Company Storage
	1956	Johnsons Garage
	1951-1941	Magic City Sign Company
	1936	Elmer H Mayes vet remedies
2606 'N' Street (East)	1926	Residential
	1990-1985	Vacant
	1965-1961	Truck Terminal Service tires
	1956	Tire Traders & Treaders
	1951-1941	South Omaha Truck Garage
	1936	Residential
	1931	South Side Furnace & Repair Wks
1926	G W Briggs Plumbing	
2604 'N' Street (East)	2013-2007	Standard Battery
	2001	Exide Lead Acid Batteries; Standard Battery of Omaha
	1990-1985	Fleenors Battery Warehouse
	1980-1970	Truck Terminal Service Warehouse
	1926	Sami Bronstein Grocery; residential

CITY DIRECTORIES SUMMARY		
Address	Listed Dates	City Directory Listing
2606 'N' Street (Southeast)	1990-1985	Vacant
	1965	Truck Terminal Service Warehouse
	1961	Truck Terminal Service tires
	1956	Tire Traders & Treaders
	1951	South Omaha Truck Garage
	1946	Vacant
	1941	South Omaha Truck Garage
	1936	Briggs Geo Plumber
	1931	South Side Furnace & Repair Works
	1926	G W Briggs Plumbing
2619 'N' Street (South)	2013-2007	Rawson & Sons Roofing
	2001	Major Transportation Co; NOD Transport Trucks, Rawson & Sons Roofing, Washington Leasing Truck Leasing
	1990	Major Transportation Co In.
	1985	Adams Lines Transportation
	1980-1970	Vacant
	1965-1941	Nixon & Company Whole Feed
	1936	Nixon AA & Co Whole Feeds
2615 'N' Street (South)	1970	Vacant
	1965-1951	Truckers Terminal Cafe
	1946	John Mihelick Restaurant
	1941	Truckers Terminal Café; Hotel
	1936	Vacant
	1931	Mayes E H Chemicals
	1926	Jos Murillo Billiards
2613 'N' Street (South)	1926	Isaac Fisher Soft Drinks
4911 South 27 <sup>th</sup> Street (South)	1995-1936	South Omaha Terminal Warehouse Co
	1931	Omaha Tanning Co warehouse
	1926	Vacant
4913 South 27 <sup>th</sup> Street (South)	1995-1956	South Omaha Terminal Warehouse Co
4907 South 27 <sup>th</sup> Street (South)	1926	Vacant
4827 South 27 <sup>th</sup> Street (Northwest)	1926	American Railway Exp Company Freight Depot

Based on review of city directories, the Property has been utilized by several different commercial and industrial businesses. The primary historic use for the Property has been as a warehouse occupied by Sturges Hide Company (1941-1990) and the Omaha Tanning Company (1926-1951). It is unknown if hides were only stored here during this time, or if tanning of hides occurred in the building as well. According to Jack Anderson, owner of the South Omaha Terminal Warehouse located south of the Property, who has been in the area for over seventy-five years, to his knowledge the building was only used for storing hides; however, the potential still exists that tanning was conducted prior to or during his knowledge of the area. According to review of city directories, the historic potential use of the Property as a tanning facility is considered a *recognized environmental condition* for the Property.

The review of city directories identified adjacent address listings that are indicative of *recognized environmental conditions* (Midwest Packing Company, Merchants Packing Company, Rife Packing Company, Sack's Truck Parts, Larry's Auto Salvage, and Johnson's Garage). If any spills of materials used or stored by these businesses have occurred on the adjacent property, there is the potential that the material may have impacted the soil or groundwater beneath the site and migrated onto the Property.

### Fire Insurance Maps

EDR provided Benesch with Sanborn® maps for the Property and vicinity for the years 1887, 1890, 1901, 1962 and 1964. The following addresses for the Property were shown on the Sanborn® maps: 2630, 2624, 2622, 2620, 2618, 2616, and 2614 'N' Street and 4833 and 4835 South 27<sup>th</sup> Street. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

FIRE INSURANCE MAP SUMMARY	
Year	Comments
1962 and 1964	<p><b>Property:</b> The Property is occupied by one structure listed as the Sturges Company warehouse, (storage for furs, hides, horse hair and wool), with addresses of 4833 and 4835 S. 27<sup>th</sup> Street, and 2614 (along alley), 2626 and 2630 (main building) 'N' Street.</p> <p><b>Surrounding Area:</b> To the north of the Property a slaughter house and associated coolers is depicted, with an auto and truck service and tire shop further north. To the northeast is an auto and truck parts facility with a bus and truck service bay. To the east is an alley followed by vacant property, two stores, an auto repair facility, and a tire sales and service facility. To the south of the Property are offices and a restaurant. A U.P. railroad corridor is depicted west of the Property, across 27<sup>th</sup> Street.</p>
1901	<p><b>Property:</b> The Property is occupied by numerous contiguous commercial structures along 'N' Street; 2614-2626 'N' Street, and the Miller Hotel on 27<sup>th</sup> Street (411 N. 27<sup>th</sup> Street). A gasoline tank is depicted beneath the sidewalk along 27<sup>th</sup> Street just north of 'N' Street, with a gasoline engine in the basement of the structure at 2626 'N' Street.</p> <p><b>Surrounding Area:</b> Two stores are north of the Property. Boarding and lodging, a meat store, the Right Light Theater with stables on the 1<sup>st</sup> floor, laundry facility, a salon, restaurants, and stores with rooms on the second story are to the east of the Property. To the north of the Property are the Delmonico Hotel, stores, and Rowley's Hotel. A U.P. railroad corridor is depicted west of the Property across 27<sup>th</sup> Street.</p>
1890	<p><b>Property:</b> The Property is occupied by numerous contiguous commercial structures along 'N' Street; 2614-2626 'N' Street, with a theatre and store to the north along 27<sup>th</sup> Street. 2626 'N' Street is depicted as a printing shop. A stable is depicted just north of the buildings along 'N' Street.</p> <p><b>Surrounding Area:</b> A boarding house and shanty are depicted north of the Property. To the east are a boarding house, stores, stables, the European Hotel, the South Omaha Turner Hall, and several restaurants. To the south is the Delmonico Hotel, a saloon and stores. A U.P. railroad corridor is depicted west of the Property, across 27<sup>th</sup> Street.</p>
1887	<p><b>Property:</b> The Property is depicted as three parcels and mostly vacant with a store along 'N' Street and a stable in the southeast corner along the alley north of 'N' Street. The west portion of the Sanborn® map was cut off.</p> <p><b>Surrounding Area:</b> Vacant property is depicted to the north. An alley followed by a warehouse, coal and lime storage and a dwelling are depicted to the east. A street followed by Slitter and Gould Lumber Yard is depicted south of the Property. The area to the west of the Property is not shown on the map.</p>

The review of Sanborn® maps for the Property and vicinity identified features indicative of *recognized environmental conditions* for the Property and the immediate surrounding area (gasoline UST and printing shop located on the Property; slaughter house and surrounding auto/truck repair facilities). If any spills of materials used or stored by these businesses have occurred on the adjacent properties, there is the potential that the material may have impacted the soil or groundwater beneath the site and migrated onto the Property. Copies of historical Sanborn® maps for the Property are provided in Appendix D.

#### *County Assessor Property Tax Files*

Benesch accessed real estate tax information for the Property on the Douglas County Assessor's website at <http://douglasne.wgxtreme.com>. Information about the Property parcel is provided below.

Address	Parcel ID	Parcel Size (Ac)	Structure Size (ft <sup>2</sup> )	Const. Date
2630 'N' Street	0410160000	0.61	20,940	1910

A copy of the Douglas County Assessor information is provided in Appendix F.

#### *Douglas County Health Department Publications*

Benesch reviewed the following publications issued by the Douglas County Health Department (DCHD) for information regarding historic landfills, if any, located in the vicinity of the Property:

*Status of Dumps and Dumping in Omaha and Douglas County*, dated August 1968; and  
*Report on DUMP SITES AND LANDFILLS within City and Three Mile Limit*, dated December 23, 1963.

Prior to 1965, Douglas County did not operate a landfill and vendors generally used private, unregulated landfills for trash and waste disposal. A review of the DCHD historical landfill information indicates the nearest such landfill in the vicinity of the Property was located at 36<sup>th</sup> and 'Q' Streets approximately .75 miles west-southwest of the Property. In addition, a landfill used for disposal of demolition debris was located at South 19<sup>th</sup> and 'N' Streets approximately .5 miles east of the Property. Neither of these landfills represents a REC for the Property at this time. A copy of the DCHD landfill information is provided in Appendix D.

#### *Land Title Records and Environmental Liens*

The acquisition of recorded land title records was not conducted within the scope of services for this Phase I ESA. Benesch assumes any prospective buyers and sellers of the Property will arrange for title search services at an appropriate time, which would include a review and evaluation of environmental liens or AULs regarding the Property (activity and use limitations, e.g. restrictive or protective covenants regarding environmental issues), if any.

*Prior Reports*

No previous reports were provided to Benesch for review and inclusion in the ESA report.

*Building Department Records*

Historical building department records, if any, were not reviewed. In the opinion of the environmental professionals, no additional significant information is expected from this source.

*Zoning/Land Use Records*

Historical Zoning/Land Use Records were not reviewed. In the opinion of the environmental professionals, no additional significant information is expected from this source. According to information obtained from the Douglas County Assessor via <http://douglasne.mapping-online.com>, the Property is currently zoned HI (heavy industrial) use. The vacant parcel adjoining the north Property boundary is zoned HI, the other properties to the north are zoned for commercial use. The area to the west of the Property occupied by railroad tracks is zoned RR District. The Property to the south, Rawson & Sons Roofing, is also zoned HI. The Kennedy Expressway (US-75) is located east of the Property. A copy of the zoning map for the south Omaha vicinity is provided in Appendix F.

*Other Historical Sources*

No additional historical sources were reviewed.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

Site reconnaissance methodology involved a walking and driving inspection of the Property and vicinity on November 26, 2013 by Brian Fettin and Jessica Engelbart of Benesch. The Benesch Environmental Professionals were accompanied during the reconnaissance by Mr. Ricardo Castro, real estate agent for the Property. All areas of the Property were accessed with observations noted and there were no conditions which limited observations (i.e. access issues, physical barriers, or weather). Photographic documentation of the site reconnaissance is provided in Appendix B.

### 6.2 General Site Setting

The Property consists of an unoccupied two story building located at 2630 'N' Street in Omaha, Douglas County, Nebraska. The Property is located in a mixed use area generally characterized by commercial and industrial properties to the north, south, and east, and the U.P. railroad corridor to the west. The Property building is comprised of three contiguous structures oriented in a zig-zag pattern, each of which appear to have been constructed at different times; the main building located on the southwest corner, the middle structure adjacent north of the main building and extending west to east across the Property from 27<sup>th</sup> Street to the alley, and the northeast structure located along the alley north of the middle structure. The main building and the middle structure are constructed of brick, while the northeast structure is constructed of cinder block. Refer to the site diagram in Appendix A.

The main entrance to the building is through the main building on the corner of 27<sup>th</sup> and 'N' Streets. Three loading docks were observed on the south side of the middle structure, with additional entrances to the building on all sides of the building. A partially asphalted parking lot was observed east of the main building and south of the middle structure. A fenced undeveloped lot is located north of the building and is accessed on 27<sup>th</sup> Street.

### 6.3 Site Reconnaissance Observations

The objective of a site reconnaissance is to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the Property. The observations made during the site reconnaissance are identified in the following table and described in the following sections.



SITE CHARACTERISTICS		
Category	Site Feature	Observed
Site Operations, Processes and Equipment	Emergency Generators	
	Elevators	X
	Air Compressors	
	Hydraulic Lifts	
	Dry Cleaning	
	Photo Processing	
	Ventilation Hoods and/or Incinerators	
	Waste Water Treatment Systems	
	Heating and/or Cooling Systems	X
Other Processes or Equipment		
Aboveground Chemical or Waste Storage	Aboveground Storage Tanks (ASTs)	
	Drums, Barrels and/or Containers > 5 gallons	X
	MSDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks (USTs)	
	Sumps, Cisterns, Catch Basins and/or Dry Wells	X
	Grease Traps	
	Septic Tanks and/or Leach Fields	
	Oil/Water Separators	
	Pipelines	
Electrical Transformers and/or PCBs	Interior Floor Drains	X
	Transformers and/or Capacitors	X
Releases or Potential Releases	Other Equipment	
	Stressed Vegetation	
	Stained Soil	
	Stained Pavement	
	Leachate and/or Waste Seeps	
	Trash, Debris, Waste Materials	X
	Dumping or Disposal Areas	
	Construction/Demolition Debris	X
	Surface Water Discoloration, Odor, Sheen and/or Free Phase Product	
	Strong, Pungent or Noxious Odors	
	Exterior Pipe Discharges, Effluent Discharges	
Other Notable Site Features	Surface Water Bodies	
	Quarries or Pits	
	Wells	

### *Elevators*

An electric freight elevator and open shaft was observed along the north wall between the first and second floors. There were no environmental concerns observed with the elevator; however, it is a safety hazard in its current state.

### *Heating and/or Cooling Systems*

A natural gas fired boiler was observed in the basement near the south end of the main building. It appeared to be in poor condition.

A former apparent coal pit was observed near the natural gas fired boiler along the east wall of the basement. It is unknown when coal was in use at the Property, but the coal pit does not appear to represent a concern at this time.

### *Drums, Barrels and/or Containers > 5 gallons*

Retail packaged 5-gallon wood stain and paint containers were observed throughout the building, mostly on the upper floor. No leaks were observed in the vicinity of these containers.

### *Sumps, Cisterns, Catch Basins and/or Dry Wells*

A hole was observed in the wooden floor in the northwest section of the basement which exposed a large pit with standing water. It is unknown if this is a sump or part of a historic sewer or drainage pipe, or what the source of the water was. There were no odors or sheen observed; however, the water was stagnant and appeared to have been there for a quite some time. The standing water does not appear to represent a concern at this time.

### *Interior Floor Drains*

Several interior floor drains were observed in the bathrooms that were located on each level of the building. These drains are connected to the city waste water system. No staining was observed and they all appeared to be open and were not backed up.

### *Transformers and/or PCBs*

During the site reconnaissance, four (4) pole-mounted transformers were observed on the eastern boundary of the Property along the alley. No leaks or spills were observed in the vicinity of the Property electrical transformers.

Benesch contacted Mr. Marty Wetenkamp, Supervisor of Environmental Health & Safety and PCBs with the Omaha Public Power District (OPPD) for information regarding OPPD owned and electrical transformers in the Property vicinity. OPPD acknowledge responsibility for cleanup of any potential contamination associated with their electrical transformer. OPPD records indicate

no spillage of poly-chlorinated biphenyls (PCBs) from electrical transformers in the vicinity of the Property. A copy of the OPPD information is provided in Appendix F.

*Trash, Debris, Waste Materials*

General trash and debris were observed throughout the building. No concerns were observed with the waste material.

*Construction/Demolition Debris*

Minor amounts of brick, concrete, and other building debris from previous building uses were observed throughout the building.

## 7.0 INTERVIEWS

The following persons were contacted to obtain information regarding *recognized environmental conditions* in connection with the Property:

Role	Name	Title	Entity	Interview Type
User Representative/Current Property Owner	Mr. Ricardo Castro/Mr. Juan M. Gonzalez	Realtor/Owner	Independent/El Vaquero Imports	In person/User Questionnaire
Local Utility	Mr. Marty Wetenkamp	Supervisor Environmental Health & Safety	Safety & Training Division, Omaha Public Power District (OPPD)	Benesch request and OPPD response via letter and email <a href="mailto:mjwetenkamp@oppd.com">mjwetenkamp@oppd.com</a>
Local Government Agency	Mr. Jon Ruff	Environmental Health Specialist, Sanitary Engineering Dept.	Douglas County Health Department	Electronic mail via <a href="mailto:jon.ruff@douglascountyne.gov">jon.ruff@douglascountyne.gov</a> Telephone 402.444.7485
Nearby Landowner	Jack Anderson	Owner of South Omaha Terminal Warehouse	South Omaha Terminal Warehouse	In-person

Relevant interview information has been incorporated into the appropriate sections of this ESA report. A Record of Conversation form documenting the interview information and the User Questionnaire for the Property is provided in Appendix E.

## 8.0 FINDINGS

### 8.1 Findings

#### **Site Reconnaissance**

The Property consists of an unoccupied two story building located at 2630 'N' Street in Omaha, Douglas County, Nebraska. The Property is located in a mixed use area generally characterized by commercial and industrial properties to the north, south, and east, and the U.P. railroad corridor to the west. The Property building is comprised of three contiguous structures oriented in a zig-zag pattern, each of which appear to have been constructed at different times; the main building located on the southwest corner, the middle structure adjacent north of the main building and extending west to east across the Property from 27<sup>th</sup> Street to the alley, and the northeast structure located along the alley north of the middle structure. The main building and the middle structure are constructed of brick, while the northeast structure is constructed of cinder block. Refer to the site diagram in Appendix A.

The main entrance to the building is through the main building on the corner of 27<sup>th</sup> and 'N' Street. Three loading docks were observed on the south side of the middle structure, with addition entrances to the building on all sides of the building.

Currently the building is unoccupied and generally in poor condition. The east room of the main floor, and main floor of the east and northeast wing of the building is used for storage by the owner, while various "old" construction materials (wood sheets and planks) left from previous owners are located in the basement. An undeveloped fenced in lot is present north of the structure, while a partially asphalted parking lot is present on the southwest corner of the Property.

The area surrounding the Property is characterized by commercial and industrial use to the north, commercial use to the east followed by Kennedy Freeway (US-75), 'N' Street followed by commercial and industrial use to the south, and South 27<sup>th</sup> Street followed by a railroad corridor to the west.

No *recognized environmental conditions* (RECs) were observed during the site reconnaissance.

#### **Regulatory Records Review**

The Property is located within the Omaha Lead National Priority List (NPL) and CERCLIS project boundaries (aka Omaha Lead Site [OLS]) which encompass a significant portion of east Omaha. Although the OLS source areas have been abated, the impact of the OLS on the Property itself is unknown at this time, and may still be significant with regard to either potential contamination or environmental liability. As such the OLS represents a *recognized environmental condition* for the Property.

Additional federal database sites located within the relevant search distances from the Property include one (1) CERCLIS site, two (2) RCRA –CORRACTS sites, and three (3) RCRA Generator sites. Based on current regulatory status, distance, and/or estimated down or cross-gradient location relative to the Property, these federal database sites do not represent a *recognized environmental condition* for the Property at this time.

In addition, there are three (3) State equivalent CERCLIS sites, twenty-seven (27) LUST sites, two (2) LAST sites, ten (10) NE Brownfield sites, sixty-nine (69) US Hist Auto Stat sites, and thirty-six (36) US Hist Cleaner sites located within the relevant search radius of the Property. Based on current regulatory status, distance, and/or estimated down or cross-gradient location relative to the Property, these additional database sites do not represent a *recognized environmental condition* for the Property at this time.

The Property is not listed in the Orphan Summary. Sites in the Orphan Summary of the EDR report have insufficient address information for an exact location to be mapped. Based on the limited information available, none of the sites listed in the Orphan Summary appear to be located in the Property vicinity, and therefore, are not considered significant at this time.

### **Interviews**

Relevant interview information has been incorporated into the appropriate sections of this ESA report and is summarized in Section 7.0. According to Interview information, the Property structure has deteriorated over the past decade and has not been in use since circa 2007. Most recently the building was utilized as a music education center, boxing club, dance studio, karate studio, and banquet hall.

OPPD records indicate no reported spillage of poly-chlorinated biphenyls (PCBs) from electrical transformers in the vicinity of the Property.

## **8.2 Historical Summary**

The Property was developed prior to 1887 as three parcels and has had several different addresses. In 1887 the Property was occupied by at least one store and a stable. In 1890 there was a printing shop, office, three saloons, restaurant, and a theater. In 1901 the Property was occupied by three restaurants and four stores along 'N' Street, while a hotel was depicted along 27<sup>th</sup> Street. In 1910 the current building was constructed on the Property, according to the Douglas County Assessor's website. The building was occupied by the Omaha Tanning Company from circa 1926 to 1951. General Furs Industries occupied the building from circa 1941 to 1951. From circa 1941 to 1990 the Property was listed as the Sturges Hide Company warehouse. In 2001 the building was listed as the Bag Lady thrift store. Since 2001 the building has been utilized as a music education center, boxing club, dance studio, karate studio, and banquet hall.

The review of the 1901 Sanborn® map depicted a gasoline UST under the sidewalk adjacent west of the former building and a gasoline engine in the basement of the former building.

The review of city directories, Sanborn® maps and/or historic aerial photographs indicated that the parcel adjacent north has been occupied by various meat packing businesses from 1931-1951 (Midwest Packing Company, Merchants Packing Company, Rife Packing Company) and further north a truck and auto service and tire shop in the 1960's, and the parcels adjacent to the east and northeast have been occupied by various auto service facilities and/or salvage yards (Larry's Auto Salvage-1990, Johnson's Garage-1956, Sacks Bros. Truck and Auto Parts-1936-2008). In addition, auto service facilities were located further east.

The historic use of the Property as a printing shop, the presence of a gasoline UST and gasoline engine at the former Property building, and the historic use of the adjacent parcels as meat packing and auto service facilities and/or salvage yards constitutes a *recognized environmental condition* for the Property.

### 8.3 Data Gap Analysis

A data gap is a lack of or inability to obtain information by the environmental professional that could affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases. The ASTM standard specifies that all obvious uses of the Property shall be identified back to first developed use or 1940, whichever is earlier; and that review of standard historical sources at intervals of less than five years is not required. Further, if the use of the Property appears unchanged over a period longer than five years, then it is not required to research the use during that period.

The history of the Property has been researched to 1887 (fire insurance map), 1898 (topographic map), 1926 (city directory), and 1941 (aerial photograph). Minor data gaps spanning more than five years exist. The use of the Property has changed several times since it has been developed. Initially, the Property was comprised of three parcels, and was developed with a store and a stable. The Property later had a printing shop, an office, saloons, restaurants, stores and a theater. These structures were demolished sometime prior to 1910 when the current building on the Property was constructed. The building was then utilized mostly as a warehouse to store hides and furs from at least 1926 to 1990, and a tanning facility from 1926-1951, as indicated by city directories.

Although there are data gaps regarding the historic use of the Property (1901-1926; 1990-2001), it is the opinion of the environmental professional that these data gaps are not significant and do not affect our ability to identify *recognized environmental conditions* in connection with the Property.

## 9.0 OPINION

Benesch performed a Phase I Environmental Site Assessment of the Property in general conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deviations from, this practice are described in Sections 2.2 and 2.4 of this report. This assessment has revealed evidence of *recognized environmental conditions* (RECs) in connection with the Property as follows:

The Property is located within the Omaha Lead Site (OLS) boundaries which encompass a significant portion of Omaha. Although the OLS source areas have been abated, the impact of the OLS on the Property itself is unknown at this time, and may still be significant with regard to either potential contamination or environmental liability when redeveloping the Property. As such the OLS represents a *recognized environmental condition* (REC) for the Property.

The 1890 Sanborn® Map depicted a printing shop on the Property at 2626 'N' Street. This historical use is considered a *recognized environmental condition* due to the potential use of printing solvents and spent solvents, which could impact the soils and groundwater beneath the site if a release occurred.

The 1901 Sanborn® Map depicted a gasoline UST under the sidewalk along 27<sup>th</sup> Street and a gasoline engine in the basement of the former building. There is a potential that the UST and/or the gasoline engine may have leaked and impacted the soil or groundwater beneath the Property. The gasoline UST and gasoline engine are considered a *recognized environmental condition* due to possible contamination.

The Property is depicted in city directories as Omaha Tanning Company from 1926 to 1951. This historical use is considered a *recognized environmental condition* due to the chemicals used in the tanning process, which could impact the soils and groundwater beneath the site if a release occurred or materials were improperly disposed of on-site.

The review of city directories and Sanborn® Maps identified adjacent listings that may be indicative of *recognized environmental conditions* (Midwest Packing Company, Merchants Packing Company, Rife Packing Company to the north; Sacks Bros. Truck and Auto to the northeast; Larry's Auto Salvage, Johnson's Garage to the east). There are no known historic petroleum tanks, leaks or spills at these facilities; however, if leaks have occurred there is the potential that the material may have impacted the soil or groundwater beneath the site and migrated onto the Property.

If the user desires further investigation to assess the impacts to the Property as a result of the above noted *recognized environmental conditions*, Benesch recommends conducting a Phase II Environmental Site Assessment (ESA) at the Property, which would involve limited sampling of the soil and groundwater to assess for the presence of chemicals of potential concern (COPCs).



In addition to the above-noted RECs, this assessment has identified potential environmental issues which are beyond the scope of ASTM Practice E 1527-05 including suspect asbestos containing materials (ACM) and lead based paint (LBP).

## 10.0 DEVIATIONS

There were no significant deviations from ASTM Standard Practice E 1527-05 noted during the course of this assessment.

## **11.0 ADDITIONAL SERVICES**

No additional services beyond the scope of ASTM Standard E 1527-05 were requested by the User for this assessment.

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## 12.0 REFERENCES

ASTM International, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E 1527-05, November 2013.

Douglas County Assessor, Property records, parcel maps, and a zoning map accessed via the internet website <http://douglasne.mapping-online.com>.

Douglas County Engineer, aerial photographs dated 1941, 1955, 1965 and 1971.

Douglas County Health Department, *Status of Dumps and Dumping in Omaha and Douglas County*, dated August 1968 and *Report on DUMP SITES AND LANDFILLS within City and Three Mile Limit*, dated December 23, 1963.

Environmental Data Resources, Inc. (EDR), *The EDR Radius Map™ Report*; Inquiry No. 03786058.2r dated November 14, 2013.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 3786058.5.5 dated November 15, 2013. Aerial photographs dated 2012, 2010, 2009, 2007, 2006, 2002, 1999, 1994, 1990, 1982, 1980, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3786058.6 dated November 14, 2013. Includes R.L. Polk and Company and *Cole Information Services, Omaha, Nebraska Area Wide Directories* (and predecessor editions) dated 1915, 1926, 1931, 1936, 1941, 1946, 1951, 1956, 1961, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2001, 2007, 2008, and 2013.

EDR, *Certified Sanborn® Map Report*, Inquiry No. 3786058.3 dated November 14, 2013. Sanborn® fire insurance maps dated 1887, 1890, 1901, 1962 and 1964.

EDR, *EDR Historical Topographic Map Report*, Inquiry No. 3786058.4 dated November 14, 2013. United States Geological Society (USGS), 7.5 Minute Topographic Map Series *Omaha South, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975 and 1984) and *Omaha South, Nebraska-Iowa Quadrangle*, dated 1994. USGS, 30 Minute Topographic Map Series *Omaha Vicinity, Nebraska Sheet*, dated 1898.

Nebraska Department of Natural Resources, Registered Groundwater Wells Database accessed via the internet website <http://dnrdata.dnr.ne.gov/wellscs/Results>.

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## 12.0 REFERENCES – CONTINUED

Nebraska Geologic Survey, *Geologic Bedrock Map of Nebraska*, compiled by Raymond Burchet, et al, Conservation & Survey Division, Institute of Agriculture and Natural Resources, University of Nebraska-Lincoln, dated 1986.

Conservation & Survey Division, Institute of Agriculture and Natural Resources, University of Nebraska-Lincoln, *Configuration of the Water Table, Nebraska-Spring 1979*, dated 1980.

United States Department of Agriculture (USDA) Soil Conservation Service, *Soil Survey of Douglas and Sarpy Counties, Nebraska*, published 1975; soils and geology information.

USGS, aerial photograph obtained from [GoogleEarth™](#) dated 2012.

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### 13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. 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 general conformance with the standards and practices set forth in 40 CFR Part 312. Resumes for the Benesch environmental professionals are provided in Appendix G.

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