

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
GRAHAM ENTERPRISES DAHLMAN PARCELS
3811 AND 4003 DAHLMAN AVENUE
2929 F STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:
**Graham Enterprises
& the Omaha Brownfields Coalition**



**Benesch Project No. 00120138.00
September 2013**

Prepared By:



**Alfred Benesch & Company
14748 West Center Road
Omaha, NE 68144
402.333.5792**

TABLE OF CONTENTS

| | | |
|-------------|--|-----------|
| 1.0 | SUMMARY | 1 |
| 2.0 | INTRODUCTION | 4 |
| 2.1 | Purpose | 4 |
| 2.2 | Scope of Services | 4 |
| 2.3 | Significant Assumptions | 4 |
| 2.4 | Limitations and Exceptions | 4 |
| 2.5 | Special Terms and Conditions | 5 |
| 2.6 | User Reliance | 5 |
| 3.0 | SITE DESCRIPTION | 6 |
| 3.1 | Location and Legal Description | 6 |
| 3.2 | Surrounding Area General Characteristics..... | 6 |
| 3.3 | Current Use of the Property..... | 6 |
| 3.4 | Description of Property Improvements | 6 |
| 3.5 | Current Uses of the Adjoining Properties | 7 |
| 4.0 | USER PROVIDED INFORMATION | 8 |
| 5.0 | RECORDS REVIEW | 9 |
| 5.1 | Standard Environmental Record Sources | 9 |
| 5.2 | Additional Environmental Record Sources | 12 |
| 5.3 | Physical Setting Sources | 14 |
| 5.4 | Historical Use Information | 15 |
| 6.0 | SITE RECONNAISSANCE | 21 |
| 6.1 | Methodology and Limiting Conditions | 21 |
| 6.2 | General Site Setting | 21 |
| 6.3 | Site Reconnaissance Observations | 21 |
| 7.0 | INTERVIEWS | 27 |
| 8.0 | FINDINGS | 28 |
| 8.1 | Findings | 28 |
| 8.2 | Historical Summary | 30 |
| 8.3 | Data Gap Analysis | 30 |
| 9.0 | OPINION | 32 |
| 10.0 | DEVIATIONS | 34 |
| 11.0 | ADDITIONAL SERVICES | 35 |
| 12.0 | REFERENCES | 36 |
| 13.0 | QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS | 38 |

TABLE OF CONTENTS (CONTINUED)

APPENDICES

| | |
|------------|---|
| Appendix A | Figures |
| | Site Location Map |
| | Site Diagram |
| Appendix B | Site Photographs |
| Appendix C | Regulatory Records Documentation |
| Appendix D | Historical Research Documentation |
| Appendix E | Interview Documentation |
| Appendix F | Other Supporting Documentation |
| Appendix G | Qualifications of Environmental Professionals |

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 Graham Enterprises Dahlman Parcels located at 3811 Dahlman Avenue (north parcel), 4003 Dahlman Avenue (middle parcel), and 2929 F Street (south parcel) in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of three narrow parcels of land located along railroad corridors in South Omaha. The two north parcels are former beef processing facility sites located at 3811 and 4003 Dahlman Avenue. The south parcel is a vacant parcel located at 2929 F Street in Omaha, Douglas County, Nebraska. The structures on the north parcel (3811 Dahlman Avenue) have been removed and concrete slabs and foundations remain on site. A portion of the original building on the middle parcel (4003 Dahlman Avenue) remains on site while much of the structure has been removed. These facilities were originally developed as part of the many adjoining and nearby major animal slaughter and processing facilities associated with the South Omaha Stockyards located to the south of the Property. The area surrounding the Property is characterized by light and heavy industrial use along the Dahlman Avenue and F Street corridors. Portions of the former South Omaha Stockyards located to the south of the Property have been redeveloped for commercial, residential and educational use (Metropolitan Community College).

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. 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 REC 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 REC for the Property at this time.

The Property is listed in the EDR State Agency Database Listings as a SPILLS site (Beef America Omaha, 4003 Dahlman Avenue). The Property is also listed as a leaking underground storage tank (LUST) site (Aaron Corp, 3811 Dahlman Avenue). The facility status of the SPILLS and LUST listings is No Further Action. Based on the facility status, the SPILLS and LUST listings do not represent a REC at this time.

There are another 28 leaking underground storage tank (LUST) sites and one leaking aboveground storage tank (LAST) site located within the relevant search radius of the Property. The facility status for the LAST site and 23 of the 28 LUST sites is listed as No Further Action.

Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, none of the remaining LUST sites represent a REC for the Property at this time.

The Property is listed in the Orphan Summary (Aaron Corporation, 3811 Dahlman Avenue) as described previously. 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.

Site reconnaissance observations indicated environmental concerns and/or *recognized environmental conditions* (RECs) regarding the Property as follows:

- The presence of current and historical rail spurs on the Property, and the operation of meat packing facilities on the Property from 1920 until circa 2012. When coupled with the absence of an interview with previous owner/operator, these Other Processes and Equipment represent an environmental concern.
- Evidence of current and prior asphalt plant facility operations are located on the south parcel. Asphalt equipment and some tanker trucks and associated asphalt materials were observed and represents an environmental concern.
- Four (4) steel 55-gallon drums were observed in the remnant building on the 4003 Dahlman Avenue parcel during the site reconnaissance. One of the drums appeared to be empty, with the other 3 drums apparently containing waste oil, or potentially animal waste related to prior beef processing operations. Generally no leaks/spills were observed in the immediate area of 55-gallon drums and no significant staining was observed on the concrete floor in the vicinity of drums. The presence of the drums with unknown contents represents an environmental concern.

In addition to these RECs or environmental concerns, the following health and safety concerns that are not within the scope of ASTM 1527-05 also represent significant issues for the Property:

- Strong, pungent or noxious odors were noted during the site reconnaissance. A noticeable odor was emitting from the interior of the remnant building and potentially from the floor drains in the building. The odor seemed to be reminiscent of prior beef processing activities conducted in the building. As such, they represent a significant concern for the Property at this time from both an environmental and public health perspective.
- Based on the age and historic use of the Property structure, lead based paint surfaces are likely present.

Benesch was unable to make contact with the former Property owners/operators with knowledge of historical meat packing facilities on site. Therefore, the absence of an interview with previous owner/operators for a site which was historically operated as a heavy industrial facility constitutes a significant data gap in the performance of this ESA, because it materially

affects the environmental professional's ability to identify *recognized environmental conditions* in connection with 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”; Graham Enterprises; 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 consists of the three parcels of land located at 3811 Dahlman Avenue (north parcel), 4003 Dahlman Avenue (middle parcel), and 2929 F Street (south parcel) in Omaha, Douglas County, Nebraska. The three Property parcels encompass approximately 7.14-acres (311,671 square feet [s.f.]).

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 South ½ of Section 33, and the North ½ of Section 4, Township 14 North, Range 13 East of the 6th 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 light and heavy industrial use along Dahlman Avenue and F Street. Portions of the former South Omaha Stockyards located south of the Property have been redeveloped for commercial, residential, and educational use.

3.3 Current Use of the Property

The Property is currently used for equipment storage in the small metal storage building on the middle parcel. The former beef processing building has been partially removed and the remaining portion is currently vacant with some construction activities observed on the outside of the building. The south parcel is currently being used for equipment storage of asphalt equipment.

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

| PROPERTY IMPROVEMENTS | |
|--|--|
| Size of Property parcel (approx.) | 3811 Dahlman Avenue. 1.15-acres. 50,312 s.f. 4003 Dahlman Avenue. 2.23-acres. 97,574 s.f. 2929 F Street. 3.76-acres. 163,785 s.f. Total Parcels. 7.14-acres, 311,671 s.f. |
| Size of Property structures (approx.) | 3811 Dahlman Avenue. Industrial Heavy Manufacturing, 15,884 s.f. Equipment Building, 924 s.f. Equipment Storage, 2,490 s.f. 4003 Dahlman Avenue. Storage Warehouse, 28,572 s.f. Storage Warehouse, 1,500 s.f. 2929 F Street. NA |
| Construction Date | 3811 Dahlman Avenue. Industrial Heavy Manufacturing, 1920. Equipment Storage, 1920. 4003 Dahlman Avenue. Storage Warehouse, 1950. Storage Warehouse, 1989. 2929 F Street. 3.76-acres. NA |
| General Building Description | 3811 Dahlman Avenue. NA 4003 Dahlman Avenue. Storage Warehouse. Building materials include poured concrete footings and floors, concrete and/or steel structural members, concrete block walls, and a flat roof with a membrane. Storage Warehouse, 1989. Building materials include poured concrete footings and floors, steel structural members, metal siding, and a pitched metal roof. 2929 F Street. 3.76-acres. NA |
| General Topography of Property | Relatively flat urban land sloping gently down-gradient from the northern Property boundary (Dahlman Avenue) and the southern boundary toward F Street. |
| Adjoining and/or Access/Egress Roads | Access is provided off Dahlman Avenue which forms the northern Property boundary. The F Street bridge separates two of the parcels. |
| Paved or Concrete Areas (including parking) | Perimeter street (Dahlman Avenue) to the north is concrete surfaced with some adjoining concrete sidewalks. The F Street overpass cuts between the middle and south parcels and is a concrete/steel elevated structure. Small concrete-surfaced parking lot and loading docks adjoin the building with some remnant concrete slabs at former building structures. |
| Landscaped, Unimproved and/or Undeveloped Areas | The Property parcels include a wooded area located near the extreme southern Property boundary. |
| Surface Water | None |
| Potable Water Source | The current potable water status is unknown; Metropolitan Utilities District (MUD) is the service provider for the Property. |
| Sanitary Sewer Utility | The current sanitary sewer status is unknown; the MUD is the service provider for the Property. Sanitary sewer manholes located on site. |
| Storm Sewer Utility | The current storm sewer status is unknown; DPW is the service provider for the Property. Storm sewer drains and inlets located on site. |
| Electrical Utility | The current electrical power status is unknown. The Omaha Public Power District (OPPD) is the service provider for the Property. |
| Natural Gas Utility | MUD is the service provider for the Property. |
| Emergency Power | Not apparent during site reconnaissance. |
| Current Occupancy Status | Vacant since early 2013 |

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: Dahlman Avenue. Vacant/wooded land. Railroad Tracks.

East: Vacant/wooded land. Railroad Tracks.

South: Vacant/wooded land. Railroad Tracks.

West: Dahlman Avenue. Vacant land. Asphalt/Concrete plant and aggregate stockpile areas.

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. Ken Harding, Graham Enterprises (User) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Harding 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 reflects fair market value.
- 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 potential sale and redevelopment of the Property.
- The Property consists of industrial parcels with facility addresses of 3811 Dahlman Avenue, 4003 Dahlman Avenue, and 2929 F Street in Omaha, Douglas County, Nebraska.
- The parties who will rely on the Phase I ESA report are Graham Enterprises; and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. Ken Harding, representing Graham Enterprises.
- 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.

| SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS | | | |
|--|--|-------------------------|-----------------------------|
| Regulatory Database | Approx. Minimum Search Distance | Property Listed? | Total # Sites Listed |
| 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 | 1 |
| Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS) | 1 mile | No | 3 |
| Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD) | ½ mile | No | 1 |
| Federal RCRA Generators | ¼ mile | Yes | 4 |
| 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 | 30 |
| State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST) | ¼ mile | Yes | 12 |
| 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 | 2 |
| Former Manufactured Gas Plant (FMGP) Sites | 1 mile | No | 0 |

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 3.25-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 is located within the relevant search distance from the Property (Western Mineral Products, 3520 I Street, 0.465-miles southwest). Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, the CERCLIS site noted above does not represent a REC at this time.

One CERCLIS NFRAP site is located within the relevant search distance from the property (Omaha Shot & Lead, 2810 A Street, 0.222-miles north). Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, the CERCLIS-NFRAP site noted above does not represent a REC at this time.

Three RCRA-CORRACTS (corrective action) sites are located within the relevant search distances from the Property (Univar USA, 4120 Buckingham Place, 0.022-miles southeast; Univar USA, 3002 F Street, 0.041-miles southeast; and Van Waters & Rogers, 3900 D Street, 0.712-miles west). Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, the RCRA-CORRACTS sites noted above do not represent a REC at this time.

One RCRA-TSD (transportation, storage and disposal) site is located within the relevant search distance from the Property (Greenbrier Rail Services Omaha, 4901 South 28th Street, 0.409-miles south-southeast of the Property). Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, the RCRA-TSD site noted above does not represent a REC at this time.

One site adjoining or nearly adjoining the Property is listed as RCRA-LQG site (Univar USA, 3002 F Street, 0.041-mile south); two sites adjoining or nearly adjoining the Property are listed as RCRA-SQG sites (E A Peterson, 3900 Dahlman Avenue, 0.013-mile northwest); and one site adjoining or nearly adjoining the Property is listed as RCRA- CESQG site (Mainliner MTR Express, 4202 Dahlman Avenue, 0.1672-mile southwest). Based on current regulatory status, the above-noted RCRA generator sites are not considered significant at this time, and do not represent a REC.

One additional Federal Institutional and Engineering Control site is located within the relevant search distance from the Property (Univar USA, 4120 Buckingham Place, 0.0222-mile southeast). Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, the site noted above does not represent a REC at this time.

State Agency Database Listings

The Property is listed in the EDR State Agency Database Listings as a SPILLS site (Beef America Omaha, 4003 Dahlman Avenue). The Property is also listed as a leaking underground storage tank (LUST) site (Aaron Corp, 3811 Dahlman Avenue). The SPILLS and LUST listings have a regulatory status from the NDEQ of No Further Action. Based on the facility status, this SPILLS and LUST listings do not represent a REC at this time.

There are another 28 leaking underground storage tank (LUST) sites and one leaking aboveground storage tank (LAST) site located within the relevant search radius of the Property. The facility status for the LAST site and 23 of the 28 LUST sites is No Further Action. Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, none of the remaining LUST sites represent a REC for the Property at this time.

There are three State equivalent CERCLIS sites located within the relevant search radius of the Property (Gutter Company, 3520 I Street, 0.465-miles southwest of the Property; Millard Refrigeration Services, 4401 South 36th Street, 0.517-miles southwest of the Property; and Cyrgus Company, 3712 D Street, 0.591-miles west of the Property) located within the relevant search distances. Based on current regulatory status and distance and estimated down or cross-gradient location relative to the Property, the above noted State equivalent CERCLIS sites do not represent a REC for the Property at this time.

Two State Brownfields sites are located within the relevant search radius of the Property (Univar USA, 4120 Buckingham Avenue, 0.022-miles southeast; and Univar USA, 3002 F Street, 0.041-miles southeast). Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, the State Brownfields sites do not represent a REC for the Property at this time.

Orphan Summary Listings

The Property is listed in the Orphan Summary (Aaron Corporation, 3811 Dahlman Avenue) as described previously. 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. John Ruff, Environmental Health Specialist with the Sanitary Engineering Section of the Douglas County Health Department (DCHD) for environmental records regarding the Property located at 3811 and 4003 Dahlman Avenue, and 2929 F Street. According to Mr. Ruff, the DCHD has the following file information:

- 2929 F Street Monitoring well installed 12/11/1997, well depth is 89' below ground surface, well ID 109648.
- 3811 Dahlman Avenue Former EPA air emissions site, Action Parking Lot Service, could be referring to 3801 Dahlman Avenue, EPA Reg. 110038966731.

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

Nebraska Department of Environmental Quality

Benesch conducted a database search of NDEQ records for the LUST listings for the Property. The NDEQ database search confirmed the No Further Action status of the LUST listings. Based on the No Further Action status, the LUST listings do not represent a REC for the Property at this time.

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, one registered water well is located on the south parcel of the Property. The well was identified as a monitoring well that apparently was installed for groundwater monitoring related to an adjacent site. No additional information related to this monitoring well was readily available. 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 & 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 vicinity of the Property. A copy of the OPPD information is provided in Appendix F.

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 1,120 feet above mean sea level (msl). The Property is depicted as industrial land located along existing railroad corridors in the South Omaha urban area. No urban drainage ways are located in the vicinity of the Property, as the area is characterized by a plateau situated along on the north and south sides of F Street north of the former south Omaha stockyards area. 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, 3-7% slopes (MoC) and 11-17% slopes (MoE). Monona series soils are deep, well-drained, nearly level to moderately steep soils that formed in loess. Monona soils are fine textured and exhibit moderate permeability and high available water capacity. Monona soils are located on bluffs adjacent to the Missouri River valley.

Hydrology

Based on the topography of the area of the Property, groundwater is estimated to flow to the south and east toward the area of the former South Omaha stockyards and historic rail corridors. Based on information contained in the EDR report, Benesch estimates that shallow groundwater exists at depths greater than 20 feet below ground surface (bgs) at the Property. However, perched groundwater conditions could exist at the Property. 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 circa 1890 | Property was apparently undeveloped land located in South Omaha | South Omaha | None, general knowledge of Omaha history | No significant data gaps. |
| 1890 to 1940 | Rail spurs servicing adjoining sites north and south of the Property | South Omaha Stockyards and industrial land | City Directories Sanborn® Maps Topographic Map | No significant data gaps. |
| 1940 to 1961 | Rail spurs servicing adjoining sites north and south of the Property | South Omaha Stockyards and industrial land | Aerial Photographs City Directories County Assessor Sanborn® Maps Topographic Map | No significant data gaps. |
| 1961 to 2011 | Meat packing plant and/or industrial cold storage facility | South Omaha Stockyards. Post 1990 area generally redeveloped for industrial and commercial use and MCC campus. | Aerial Photographs County Assessor City Directories Interviews Property Appraisal Sanborn® Maps Topographic Maps | The absence of an owner/operator interview constitutes a significant data gap. |
| 2011 to Present | Vacant | Industrial and commercial use and MCC campus. | Aerial Photographs County Assessor City Directories Interviews Zoning Map | 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; *The EDR Aerial Photo Decade Package* with aerial photographs dated 1952, 1969, 1975, 1982, 1988, 1990, 1993, 1999, 2006, 2007, 2009, 2010, and from [GoogleEarth™](#) dated 2012. The following table provides descriptions and interpretations from the aerial photograph review.

| AERIAL PHOTOGRAPH SUMMARY | |
|---|--|
| Year | Comments |
| 2012, 2010, 2009, 2007, 2006 and 1999 | <p>Property: the Property is depicted generally similar to site observations with large industrial structures operations located thereon. Also depicted on-site are vacant land with apparent asphalt plant operations, and rail spurs.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with industrial use to the north, east and west with railroad corridors on the east and west. The former South Omaha Stockyards to the south have been redeveloped into the MCC campus</p> |
| 1994, 1988, 1982, 1975, 1971, 1969 and 1965 | <p>Property: the Property is depicted generally similar to site observations with large industrial structures operations located thereon. Also depicted on-site are vacant land with apparent asphalt plant operations, and rail spurs.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with industrial use to the north, east and west with railroad corridors on the east and west. The former South Omaha Stockyards to the south have been redeveloped into the MCC campus</p> |

| | |
|---------------------|--|
| 1955, 1952 and 1941 | <p>Property: the Property is depicted generally similar to site observations with large industrial structures operations located thereon. Also depicted on-site are vacant land with apparent asphalt plant operations, and rail spurs.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with industrial use to the north, east and west with railroad corridors on the east and west. The former South Omaha Stockyards to the south have been redeveloped into the MCC campus</p> |
|---------------------|--|

The Property has been occupied by industrial facilities, primarily beef processing plants, dating back prior to 1941. The former South Omaha stockyards district located south of the Property represents an environmental concern; however, the former stockyards are located in an assumed down-gradient location relative to the Property and the entire area has been extensively redeveloped over the past 20 years. The Property is located within an industrial area with a variety of historic industrial uses. Any concerns with current or historic packing plants would likely be limited to nearby locations to the south. Railroad corridors and rail spurs are located on the east and west sides of the Property. The review of aerial photographs did not identify other features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. Copies of historical aerial photographs for the Property are provided in Appendix D.

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 USGS map as platted urban land located north of the south Omaha stockyards. One large structure, a small structure and some railroad spurs are depicted on the 1956 USGS map. A large structure, two small structures and another large structure are depicted on the 1969-1994 USGS maps. Rail access to the Property structure is depicted along the west edge of the Property.

The former South Omaha stockyards district located south the Property represents an environmental concern; however, the former stockyards are located in an assumed down-gradient location relative to the Property and the entire area has been extensively redeveloped over the past 20 years. The Property is located within an industrial area with a variety of historic industrial uses. Any concerns with current or historic packing plants would likely be limited to nearby locations to the south. Railroad corridors and rail spurs are located on the east and west sides of the Property. The review of historical USGS Maps did not identify other 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* (or predecessor versions) for the area of

the Property in approximate 5-year intervals dating from 1915 to 2012. The following table has Property and adjoining listings based on a review of the historical city directory information.

| CITY DIRECTORIES SUMMARY | | |
|--------------------------|--|---|
| Address | Listed Dates | City Directory Listing |
| 3811 Dahlman Avenue | 2012 2001-2007 1975-1990 | Darling International Darling International rendering companies Aaron Corporation rendering |
| 4003 Dahlman Avenue | 2001-2012 1995 1990 1980-1985 1975 1965-1970 1961 1915-1956 | No Listings Not Verified Beef America Plant No 1 meat packers Dubuque packing Co meat packers Flavorland Industries Sioux Beef Co meat packers R&C Packing Co meat packers No Listings |
| 2929 F Street | 1915-2012 | No Listings |

Meat packing facilities are listed in city directories on the north parcel (3811 Dahlman Avenue) from 1975-2012; and on the middle parcel (4003 Dahlman Avenue) from 1961-1990. It is the opinion of the Benesch environmental professionals that the review of city street directories did not identify listings at the Property address or vicinity that are indicative of *recognized environmental conditions* at this time. A copy of *The EDR City Directory Abstract* is provided in Appendix D.

Fire Insurance Maps

EDR provided Benesch with Sanborn® maps for the Property and vicinity for the year 1962. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

| FIRE INSURANCE MAP SUMMARY | |
|----------------------------|--|
| Year | Comments |
| 1962 | <p>Property: A portion of the north parcel is shown on the 1962 map. A main building is depicted for rendering, truck storage, and an office. Three other small structures are depicted as a warehouse, hide storage and a barrel warehouse. Rail spurs are depicted running up to the south end of the main building and along the west side of the building.</p> <p>Surrounding Area: Large meat packing facilities and other facilities are depicted in the 1962 to be in the general vicinity of the Property.</p> |

The meat packing facility historically located on the north parcel on the Property represents an environmental concern; however, no tanks or fueling is depicted at the facility or along the rail spurs. The review of historical Sanborn® maps did not identify other features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. 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.com>. Information about the Property parcel is listed below.

| Address | Parcel ID | Parcel Size (Ac) | Structure Size (ft ²) | Const. Date |
|---------------------|------------|------------------|-----------------------------------|-------------|
| 3811 Dahlman Avenue | 0229130000 | 1.15 | 15,994* | 1920 |
| | | | 924* | 1920 |
| | | | 2,490* | 1920 |
| 4003 Dahlman Avenue | 0229120001 | 2.23 | 28,572* | 1950 |
| | | | 1,500 | 1989 |
| 2929 F Street | 0144780004 | 3.76 | NA | NA |

*structures have been demolished or partially removed from the site.

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 no such landfill in the immediate vicinity of the Property. 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

Benesch was not provided with any prior environmental reports for the Property to review for inclusion in this 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 District). Areas north and south of the Property and other nearby areas are also zoned HI. Other areas in the Property vicinity of the Property are currently zoned RR (Railroad) along adjacent railroad corridors. 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 September 9, 2013 by Thomas Thomssen of Benesch. The Benesch Environmental Professional was not accompanied during the site reconnaissance and no limiting conditions were encountered. Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of three narrow parcels of land located along railroad corridors in South Omaha. The two north parcels are former beef processing facility sites located at 3811 and 4003 Dahlman Avenue. The south parcel is a vacant parcel located at 2929 F Street in Omaha, Douglas County, Nebraska. The structures on the north parcel (3811 Dahlman Avenue) have been removed with some concrete slabs and foundations remaining on site. A portion of the original building on the middle parcel (4003 Dahlman Avenue) remains on site while much of the structure has been removed. These facilities were originally developed as part of the many adjoining and nearby major animal slaughter and processing facilities associated with the South Omaha Stockyards located to the south of the Property.

The area surrounding the Property is characterized by light and heavy industrial use along the Dahlman Avenue and F Street corridors. Portions of the former South Omaha Stockyards located to the south of the Property have been redeveloped for commercial, residential and educational use (Metropolitan Community College).

6.3 Site Reconnaissance Observations

The objective of site reconnaissance is to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the Property. The observations made during 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 | |
| | Air Compressors | |
| | Hydraulic Lifts | |
| | Dry Cleaning | |
| | Photo Processing | |
| | Ventilation Hoods and/or Incinerators | |
| | Waste Water Treatment Systems | |
| | Heating and/or Cooling Systems | |
| | Other Processes or Equipment | X |

| SITE CHARACTERISTICS – CONTINUED | | |
|---|--|----------|
| Category | Site Feature | Observed |
| 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 | |
| | Grease Traps | |
| | Septic Tanks and/or Leach Fields | |
| | Oil/Water Separators | |
| | Pipelines | |
| | Interior Floor Drains | X |
| Electrical Transformers and/or PCBs | Transformers and/or Capacitors | X |
| | Other Equipment | |
| Releases or Potential Releases | Stressed Vegetation | |
| | Stained Soil | X |
| | Stained Pavement | |
| | Leachate and/or Waste Seeps | |
| | Trash, Debris, Waste Materials | X |
| | Dumping or Disposal Areas | |
| | Construction/Demolition Debris | |
| | Surface Water Discoloration, Odor, Sheen and/or Free Phase Product | |
| | Strong, Pungent or Noxious Odors | X |
| | Exterior Pipe Discharges, Effluent Discharges | |
| Other Notable Site Features | Surface Water Bodies | |
| | Quarries or Pits | |
| | Wells | |

Benesch was unsuccessful in contacting the former Property owners which operated the beef processing facilities from circa 1920 to 2012 to discuss items noted in the site reconnaissance. Therefore, the absence of an owner/operator interview constitutes a significant data gap in the performance of this ESA.

Other Processes or Equipment

This category includes site features not covered elsewhere in this report such as the rail spur into the Property, and the operation of a meat packing plant at the facility from 1920 until circa 2012. When coupled with the absence of an owner/operator interview, these Other Processes and Equipment represent an environmental concern.

Evidence of current and prior asphalt plant facility operations are located on the south parcel. Asphalt equipment, tanker trucks and associated asphalt materials were observed.

Drums, Barrels and/or Containers >5 gallons

Four (4) steel 55-gallon drums were observed in the remnant building on the 4003 Dahlman Avenue parcel during the site reconnaissance. One of the drums appeared to be empty, with the other 3 drums apparently containing waste oil, or potentially animal waste related to prior beef processing operations. Generally no leaks/spills were observed in the immediate area of 55-gallon drums and no significant staining was observed on the concrete floor in the vicinity of drums. The presence of the drums with unknown contents represents an environmental concern.

Interior Floor Drains

Numerous floor drains were observed in the remnant building located on site. The floor drains at the Property are reportedly connected to the City of Omaha municipal waste water treatment system. Generally no staining was observed in the immediate area of the floor drains. A noticeable odor was emitting from the interior of the remnant building and potentially from the floor drains in the building. The odor seemed to be reminiscent of prior beef processing activities conducted in the building. As such, they represent a significant concern for the Property at this time from both an environmental and public health perspective.

Electrical Transformers/PCBs

An on-site OPPD pole-mounted electrical transformer was observed along the west edge of the Property. No significant concerns were observed.

Stained Soil

A few minor areas of stained soil were observed at various locations on the Property. The areas of stained soil appeared to be minimal. No significant concerns were observed.

Trash, Debris and Waste Materials

The remnant building and surrounding area contains remnant materials left on site from prior operations on site. In addition, some trash and debris is present on the Property. No significant concerns were observed.

Strong, Pungent or Noxious Odors

Strong, pungent or noxious odors were noted during the site reconnaissance. A noticeable odor was emitting from the interior of the remnant building and potentially from the floor drains in the building. The odor seemed to be reminiscent of prior beef processing activities conducted in the building. As such, they represent a significant concern for the Property at this time from both an environmental and public health perspective.

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 | Mr. Ken Harding | Owner Representative | Graham Enterprises | User Questionnaire Telephone, Electronic Mail |
| Current Property Owner | Mr. Don Graham | Owner | Graham Enterprises | Not Readily Available for Interview |
| 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 mjwetenkamp@oppd.com |
| Local Government Agency | Mr. Jon Ruff | Environmental Health Specialist, Sanitary Engineering Dept. | Douglas County Health Department | Electronic mail via jon.ruff@douglascountyne.gov Telephone 402.444.7485 |

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.

Benesch was unsuccessful in attempting to contact the former Property owners which operated the prior beef processing facilities on site circa 1920 to 2012. Therefore, the absence of an owner/operator interview constitutes a significant data gap in the performance of this ESA.

8.0 FINDINGS

8.1 Findings

General Site Setting

The Property consists of three narrow parcels of land located along railroad corridors in South Omaha. The two north parcels are former beef processing facility sites located at 3811 and 4003 Dahlman Avenue. The south parcel is a vacant parcel located at 2929 F Street in Omaha, Douglas County, Nebraska. The structures on the north parcel (3811 Dahlman Avenue) have been removed and concrete slabs and foundations remain on site. A portion of the original building on the middle parcel (4003 Dahlman Avenue) remains on site while much of the structure has been removed. These facilities were originally developed as part of the many adjoining and nearby major animal slaughter and processing facilities associated with the South Omaha Stockyards located to the south of the Property. The area surrounding the Property is characterized by light and heavy industrial use along the Dahlman Avenue and F Street corridors. Portions of the former South Omaha Stockyards located to the south of the Property have been redeveloped for commercial, residential and educational use (Metropolitan Community College).

Site Reconnaissance

Site reconnaissance observations indicated environmental concerns and/or *recognized environmental conditions* (RECs) regarding the Property as follows:

- The presence of current and historical rail spurs on the Property, and the operation of meat packing facilities on the Property from 1920 until circa 2012. When coupled with the absence of an owner/operator interview, these Other Processes and Equipment represent an environmental concern.
- Evidence of current and prior asphalt plant facility operations are located on the south parcel. Asphalt equipment and some tanker trucks and associated asphalt materials were observed and represent an environmental concern.
- Four (4) steel 55-gallon drums were observed in the remnant building on the 4003 Dahlman Avenue parcel during the site reconnaissance. One of the drums appeared to be empty, with the other 3 drums apparently containing waste oil, or potentially animal waste related to prior beef processing operations. Generally no leaks/spills were observed in the immediate area of 55-gallon drums and no significant staining was observed on the concrete floor in the vicinity of drums. The presence of the drums with unknown contents represents an environmental concern.

In addition to these RECs or environmental concerns, the following health and safety concerns that are not within the scope of ASTM 1527-05 also represent significant issues for the Property:

- Strong, pungent or noxious odors were noted during the site reconnaissance. A noticeable odor was emitting from the interior of the remnant building and potentially from the floor drains in the building. The odor seemed to be reminiscent of prior beef processing activities conducted in the building. As such, they represent a significant concern for the Property at this time from both an environmental and public health perspective.
- Based on the age and historic use of the Property structure, lead based paint surfaces are likely present.

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 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 REC 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 REC for the Property at this time.

The Property is listed in the EDR State Agency Database Listings as a SPILLS site (Beef America Omaha, 4003 Dahlman Avenue). The Property is also listed as a leaking underground storage tank (LUST) site (Aaron Corp, 3811 Dahlman Avenue). The facility status of the SPILLS and LUST listings is No Further Action. Based on the facility status, this SPILLS and LUST listings do not represent a REC at this time.

There are another 28 leaking underground storage tank (LUST) sites and one leaking aboveground storage tank (LAST) site located within the relevant search radius of the Property. The facility status for the LAST site and 23 of the 28 LUST sites is No Further Action. Based on current regulatory status, and distance and estimated down or cross-gradient location relative to the Property, none of the remaining LUST sites represent a REC for the Property at this time.

The Property is listed in the Orphan Summary (Aaron Corporation, 3811 Dahlman Avenue) as described previously. 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 two north parcels on the Property were occupied by beef processing facilities from circa 1920 to 2012. Prior and current asphalt operations have occurred on the south parcel.

8.2 Historical Summary

The two north parcels are former beef processing facility sites located at 3811 and 4003 Dahlman Avenue. The south parcel is a vacant parcel located at 2929 F Street and is associated with current and prior asphalt facilities. Historic railroad spurs have been located on the Property for many years. The structures on the north parcel (3811 Dahlman Avenue) have been removed and concrete slabs and foundations remain on site. A portion of the original building on the middle parcel (4003 Dahlman Avenue) remains on site while much of the structure has been removed. These facilities were originally developed as part of the many adjoining and nearby major animal slaughter and processing facilities associated with the South Omaha Stockyards located to the south of the Property. The historic use of the Property as heavy industrial facilities (historic beef processing facilities, historic railroad spurs, and historic asphalt facility operations) constitutes a *recognized environmental condition*.

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 1962 (fire insurance map), 1898 (topographic map), 1915 (city directory), 1941 (aerial photograph), and 1920 (county assessor). Minor data gaps spanning more than five years exist and the use of the Property appears primarily unchanged during these data gaps. Therefore, in the opinion of the environmental professionals, these minor data gaps are not considered significant and do not affect our ability to identify *recognized environmental conditions* in connection with the Property.

Benesch was unable to contact the owner/operators of the former beef processing facilities which operated the beef processing facilities from circa 1920 to 2012. Therefore, the absence of an interview with former owner/operators constitutes a significant data gap in the performance of this ESA because it affects 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) and environmental concerns 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 presence of current and historical rail spurs on the Property, and the operation of meat packing facilities on the Property from 1920 until circa 2012. When coupled with the absence of an owner/operator interview, these Other Processes and Equipment represent an environmental concern.

Evidence of current and prior asphalt plant facility operations are located on the south parcel. Asphalt equipment and some tanker trucks and associated asphalt materials were observed.

Four (4) steel 55-gallon drums were observed in the remnant building on the 4003 Dahlman Avenue parcel during the site reconnaissance. One of the drums appeared to be empty, with the other 3 drums apparently containing waste oil, or potentially animal waste related to prior beef processing operations. Generally no leaks/spills were observed in the immediate area of 55-gallon drums and no significant staining was observed on the concrete floor in the vicinity of drums. The presence of the drums with unknown contents represents an environmental concern.

In addition to these RECs or environmental concerns, the following health and safety concerns that are not within the scope of ASTM 1527-05 also represent significant issues for the Property:

Strong, pungent or noxious odors were noted during the site reconnaissance. A noticeable odor was emitting from the interior of the remnant building and potentially from the floor drains in the building. The odor seemed to be reminiscent of prior beef processing activities conducted in the building. As such, they represent a significant concern for the Property at this time from both an environmental and public health perspective.

Based on the age and historic use of the Property structure, lead based paint surfaces are likely present.

Finally, the absence of an owner/operator interview for a site which was historically operated as a heavy industrial facility constitutes a significant data gap in the performance of this ESA, because it materially affects the environmental professional's ability to identify RECs in connection with the Property.

To aid in the redevelopment process and assess the significance of the identified RECs and other potential environmental issues, Benesch recommends conducting a Phase II Environmental Site Assessment (ESA) at the Property to include the following activities:

- Conduct limited soil and groundwater sampling to assess for the presence of petroleum constituents, volatile organic compounds (VOCs), and heavy metals contamination resulting from historical uses of the property.
- Conduct limited soil sampling at the Property to assess for the presence of lead contamination resulting from the Omaha Lead Site (OLS) to determine what level of control (if any) may be appropriate for the Property.
- Perform a lead based paint (LBP) survey and asbestos containing material (ACM) survey for the Property structure prior to any renovation or redevelopment.

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.

12.0 REFERENCES

ASTM International, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E 1527-05, November 2005.

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. 03532489.2r dated February 28, 2013.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 3532489.5 dated March 1, 2013. Aerial photographs dated 2010, 2009, 2007, 2006, 1999, 1993, 1990, 1988, 1982, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 35332489.6 dated February 28, 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 and 2012.

EDR, *Certified Sanborn® Map Report*, Inquiry No. 3532489.3 dated February 28, 2013. Sanborn® fire insurance maps dated 1962.

EDR, *EDR Historical Topographic Map Report*, Inquiry No. 3532489.4 dated February 28, 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 Environmental Quality, database search.

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

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.

12.0 REFERENCES – CONTINUED

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.

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.

Report Prepared By:

Alfred Benesch & Company



Thomas L. Thomssen
Project Scientist II

Report Reviewed By:

Alfred Benesch & Company



Brian Fetting
Project Scientist II

Alfred Benesch & Company
14748 West Center Road
Omaha, Nebraska 68144
Telephone 402.333.5792

