

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
AXLES AND GEARS TRUCK PARTS WAREHOUSE  
4808 SOUTH 26<sup>TH</sup> STREET  
OMAHA, DOUGLAS COUNTY, NEBRASKA**

*Prepared for:*

**Axles and Gears, Inc. & 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 Axles and Gears Truck Parts Warehouse facility located at 4808 South 26<sup>th</sup> Street in Omaha, Douglas County, Nebraska (the “Property”).

The Property was developed prior to 1887 as four parcels. In 1887 the southern portion of the Property was occupied by a bakery and a stable; the northern portion was not mapped. In 1890 the northern three parcels were vacant and the southern parcel was occupied by a boarding house, a store, and two stables. In 1901 the Property was occupied by a public school on the northern portion, while the Elkhorn Hotel and a bakery with an attached dwelling occupied the far southern parcel. From 1936 to present the Property was utilized as a truck parts warehouse, salvage yard, sales, and repair facility under numerous names. The current owner bought the Property in 1997.

The Property is currently occupied by Axles and Gears, Inc. (dba C&H Truck Parts). The building is used for truck part storage, sales, and occasional truck service and repair. There is a partially fenced in outdoor parts storage area which occupies the west half of the Property.

The area surrounding the Property is characterized by Kennedy Freeway (US-75) to the north and east and commercial and industrial use to the south, west, and northwest. Access to the Property is from South 26<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 has been utilized as a truck parts salvage, sales, and repair facility from at least 1936 to present. This historical use as an auto/truck repair shop and/or salvage yard is considered a *recognized environmental condition*, as these types of facilities are known to use, generate, and store various types of chemical products, which could impact the soils and groundwater beneath the site if a release occurred or materials were improperly disposed of on-site. In addition, the Property is listed as a laundry cleaning facility in 1926 (Faultless Laundry, 4820 S.

26<sup>th</sup> Street) according to a review of city directories, and is also listed in EDR's US Historical Cleaners database. This historical use as a laundry cleaning facility is considered a *recognized environmental condition* due to the potential use of chemicals at these facilities, which could impact the soils and groundwater beneath the site if a release occurred or materials were improperly disposed of on-site.

## 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"; C&H Truck Parts and their 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 is located at 4808 South 26<sup>th</sup> Street in Omaha, Douglas County, Nebraska. The Property encompasses approximately 0.82-acres (36,000 square feet [s.f.]) and is occupied by two contiguous structures; a two-story brick building along 'M' Street, and a one-story building along South 26<sup>th</sup> Street, with an outside storage area on the west half of the Property.

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 SE  $\frac{1}{4}$  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 use along 'M' Street followed by South Kenney Freeway (US-75) to the north; South 26<sup>th</sup> Street and US-75 to the east, commercial and industrial use to the south, and an alley followed by commercial and industrial use to the west.

### 3.3 Current Use of the Property

The Property is currently occupied by Axles and Gears, Inc. The building is used for storage of truck parts and occasional truck service and repair. The structure is comprised of two contiguous structures; a two-story brick building along 'M' Street, and a one-story building that extends along South 26<sup>th</sup> Street. A garage/shop bay with storage on the second story occupy the brick building, while a retail store, parts storage areas, and garage bays occupy the one-story building. To the south and west of the building is a gravel surfaced partially fenced in lot used for storage of truck parts and equipment.

### 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>	0.82-acres, 36,000 s.f.
<b>Size of Property structure (approx.)</b>	20,940 s.f.
<b>Construction Date</b>	Circa 1936- two story brick building
<b>General Building Description</b>	Two story brick building along 'M' Street with a basement that has concrete floors, attached to one-story building with cinder block construction.
<b>General Topography of Property</b>	The Property gradually slopes down gradient to the southwest.
<b>Adjoining and/or Access/Egress Roads</b>	Access is provided via South 26 <sup>th</sup> Street.
<b>Paved or Concrete Areas (including parking)</b>	'M' Street and South 26 <sup>th</sup> Street are concrete or asphalt surfaced with an adjoining concrete sidewalk.
<b>Landscaped, Unimproved and/or Undeveloped Areas</b>	A partially fenced in gravel lot is located on the parcel west of the main building. A gravel surfaced alley is located adjacent to and southwest 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>	Building used for storage of truck parts and garages for auto repair and loading/unloading.

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: 'M' Street followed by an on-ramp for US-75 and a parking lot for Johnny's Steakhouse.
- East: South 26<sup>th</sup> Street followed by US-75 corridor.
- South: Vacant lot followed by an apparent vacant building.
- West: Truck washing facility and Rawson & Sons Roofing.

## 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. Charles Schram, 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. Schram 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 knowledge of degreasers, oil, and others chemicals that are typically associated with auto repair, 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 of the Property.
- The Property is located at 4808 South 26<sup>th</sup> Street in Omaha, Douglas County, Nebraska. According to the Property owner, the building has been used as a truck parts warehouse for the past several decades, and was also used as a truck dealership at one time. The parties who will rely on the Phase I ESA report are the owners Mr. and Mrs. Charles and Julie Schram/C&H Truck Parts, Inc., and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. Dan Leaver, site manager.
- 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	30
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	Yes	10
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 as a result of 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 is located within the relevant search distance from the Property (Former Carter White Lead Facility, J Avenue and 22<sup>nd</sup> Street, 0.47 miles northeast). Based on current regulatory status and distance from the Property, this facility does not represent a REC for the Property at this time.

Two (2) RCRA-CORRACTS (corrective action) sites (Vopak USA Inc., 4120 Buckingham Place, 0.64 miles north-northwest and Van Waters & Rogers Subdivision of, 3002 F Street, 0.66 miles north-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, 0.60 miles northwest and down gradient) 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.

Two (2) RCRA Generator sites (Metropolitan Community College, 2907 Edward Babe Gomez, 0.23 miles west-southwest and Greenbrier Rail Services Omaha, 4901 S. 28<sup>th</sup> Street, 0.06 miles northwest) are located within the relevant search distances from the Property. However, these RCRA Generator sites are categorized as SQG (small quantity generator) and CESQG (conditionally exempt SQG) sites. Based on current regulatory status, distance, 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 west-northwest; Millard Refrigeration Service, 4401 S. 36<sup>th</sup> Street, 0.85 miles west-northwest; Salvation Army Kroc Center, 2825 Y Street, 0.87 miles south-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) site 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 21 sites do not represent a REC for the Property at this time. 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 Historical Auto Station (69) and US Historical Cleaners (36) sites located within the relevant search distances from the Property. One US Historical Cleaner (Fautless Laundry, 4820 S. 26<sup>th</sup> Street), is located on the Property. This represents a REC for the Property at this time. Based on lack of regulatory data, distance, and/or estimated down or cross-gradient location relative to the Property, the remaining 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 4808 South 26<sup>th</sup> 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 Property is not listed. A LUST facility (36<sup>th</sup> Street Truck Wash, 4801 South 27<sup>th</sup> Street) is located west of the Property off of the southeast corner of South 27<sup>th</sup> and 'M' Street. Based on current LUST facility status, distance, and estimated down-gradient location relative to the Property, this NDEQ listing does 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/wells>. 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 Fire Department*

Benesch submitted a Public Records Request to the Omaha Fire Department (OFD), Office of the Assistant Fire Marshal for available tank, fuel or hazardous substances information for Axles and Gears Truck Parts located on the Property. The OFD responded and it has two permits for the Property: an Auto Wrecking Yard permit and Flamable or Combustible Liquids Storage permit (handling or used, waste oil storage use for vehicles). The OFD had no records of fire related responses, hazardous materials or petroleum product incidents, no ASTs/USTs records. A copy of the Omaha Fire Department information for 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 1,135 feet above mean sea level (msl) along the eastern boundary with elevation decreasing to the west toward South 27<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 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 nearby 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 northeast to southwest. 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		
1887	The northern portion of the Property is not mapped on the Sanborn® Maps. The southern portion is occupied by bakery and stable.	An auto truck and bus salvage yard and a feed and hay warehouse to the north. Three dwellings, truck parking, a junk yard, and a tire warehouse to the east. A store and tire sales and service, and an auto repair shop to the south. An alley and vacant property followed by an auto truck service & tire shop and a slaughter house are to the west.	Sanborn® Maps	Property was first developed sometime prior to 1887
1890	The Property is depicted as four parcels. The northern portion is vacant and the southern portion has a boarding house, store, and two stables.	Karlin Hotel, stores, and the South Omaha House to the north. Dwellings, a saloon, stores, feed & sale to the east. The European Hotel, stores, the south Omaha Turner Hall, and Wisconsin House are to the south. An alley and vacant land followed by a store and boarding house are to the west.	Sanborn® Maps	No significant data gaps
1901	The Property is depicted as four parcels. There is a public school on the northern portion and the Elkhorn Hotel and a bakery with an attached house on the southern portion.	Karlin Hotel, stores, stables, and a boarding house to the north. Dwellings, stables, coal shed, feed & coal are to the east. Boarding and lodging, a meat store, the Red Light Theatre are to the south. An alley and vacant property followed by an auto truck service & tire store and a slaughter house are to the west.	Sanborn® Maps	No significant data gaps
1926	The Property is listed as Faultless Laundry towards the southern portion of the Property.	Generally commercial use to the north, industrial and commercial use to the east, south and west.	City Directories	No significant data gaps



HISTORICAL USE SUMMARY				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1936-2013	The Property was used as a used truck parts store and salvage yard under a variety of names including: Sacks Bros Used Auto Parts (1936-2008); Sacks REO Co. Auto Parts (1936-1980); Axles & Gears Inc. Truck parts (1995-2008); C&H Auto Parts (2013).	Generally commercial use to the north, industrial and commercial use to the east, and south and west. US-75 was constructed east of and adjacent to the Property in the 1970s.	City Directories Sanborn® Maps Topographic Map Aerial Photographs Site Reconnaissance Interviews	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, 2007, 2006, 2002, 1999, 1994, 1990, 1982, and 1980	<b>Property:</b> the Property is depicted similar to site observations with one structure and the associated salvage/storage yard located thereon. <b>Surrounding Area:</b> the area surrounding the Property is depicted similar to site observations with US-75 located to the north and east of the Property and apparent industrial and commercial property to the south, west and northwest.
1975 and 1971	<b>Property:</b> the Property is depicted with one structure and the associated salvage/storage yard located thereon. <b>Surrounding Area:</b> the area surrounding the Property is depicted as apparent commercial and industrial located east, south, and west of the Property with some residential located east of the Property. North of the Property is vacant land with a freeway ramp.
1969 and 1965	<b>Property:</b> the Property is depicted with one structure and the associated salvage/storage yard located thereon. <b>Surrounding Area:</b> the area surrounding the Property is depicted as apparent commercial and industrial located north, residential and commercial located east with an apparent salvage yard located east of South 26 <sup>th</sup> Street, industrial and commercial south of the Property and a vacant lot with parking located west, with commercial and industrial located southwest of the Property.
1955 and 1952	<b>Property:</b> the Property is depicted with one structure and the associated salvage/storage yard located thereon. <b>Surrounding Area:</b> : the area surrounding the Property is depicted as apparent commercial and industrial located north, residential and commercial located east, industrial and commercial located south, southwest, and west of the Property.

AERIAL PHOTOGRAPH SUMMARY	
Year	Comments
1941	<p><b>Property:</b> the Property is depicted with the current northern building situated along 'M' Street connected to a portion of the current southern building. The remainder of the Property appears to be used for outdoor storage.</p> <p><b>Surrounding Area:</b> : the area surrounding the Property is depicted as apparent commercial and industrial located north, residential and commercial located east, industrial and commercial south and southwest of the Property. A vacant lot used for parking is located west of the Property.</p>

The review of aerial photographs identified features indicative of *recognized environmental conditions* at the Property; the on-site apparent salvage/storage yard, in addition to the Sack Bros Truck/Auto Parts salvage yard located adjacent to and northeast of the Property in the up-gradient direction. If any spills of materials used or stored by these salvage facilities occurred, there is the potential that the contaminated material may have impacted the soil or groundwater beneath and/or migrated onto the Property. Copies of historical aerial photographs for the Property and vicinity 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 former stockyards 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. On the 1994 USGS map, the Property is depicted with a large a structure consistent with current use.

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

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* and Cole Information Services (or predecessor versions) for the area of the Property in approximate 5-year intervals dating from 1915 to 2013. The current address is 4808 South 26<sup>th</sup> Street. In the mid-1970s the Kennedy Freeway (US-75) was constructed north and east of the Property. Therefore, the majority of the historic addresses listed north and east of the Property are no longer existent. 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
Property 4808 South 26 <sup>th</sup> Street (current address)	2013	C&H Truck Parts
	2008	Axles & Gears; Sacks Brothers Co. Truck Parts & Equipment
	2007	C&H Truck Sales; Sacks Bros Co. Truck Parts
	2001	Company Truck Parts Equipment Tracks Tractors; Sacks Brothers
	1995-1990	Axles & Gear Inc. truck parts; Sacks Bros Inc. Truck Parts
	1980-1936	Sacks Bros Used Auto Parts; Sacks REO Co. Auto Parts
	1936	Sacks Bros Used Auto Parts
Property 4820 South 26 <sup>th</sup> (former address)	1931	Vacant
	1926	Faultless Laundry; Andre Farmer
4806 South 26 <sup>th</sup> Street (North)	1931	Carter N E Archts shop
2616 'M' Street (North)	1931	Vacant
2622 'M' Street (North)	1931	Residential
2710 'M' Street (North)	1936	Omaha By Products Co Hides and Furs
2761 'M' Street (North)	2001	Residential
2665 'M' Street (North)	2001	Residential
2625 'M' Street (North)	1970	Lee's Truck Wash
	1965	Vacant
	1961-1956	Wilson Truck Terminal
2622 'M' Street (North)	1926	Vacant
2618 'M' Street (North)	2001	Residential
2616 'M' Street (North)	1926	Vacant
2518 'M' Street (North)	1926	Residential
4721 South 26 <sup>th</sup> Street (East)	1970	Sacks Bros Storage
	1961-1951	Residential
4723 South 26 <sup>th</sup> Street (East)	1970	Sacks Bros Warehouse
	1951-1941	Residential
4733 South 26 <sup>th</sup> Street (East)	1951-1941	Residential
4813 South 26 <sup>th</sup> Street (East)	1936	Socks Brothers Warehouse
	1931	Residential
4815 South 26 <sup>th</sup> Street (East)	1936	Vacant
	1931	Residential; Sacks Bros Coal
4819 South 26 <sup>th</sup> Street (East)	1936-1931	Vacant
4821 South 26 <sup>th</sup> Street (East)	1936-1931	Vacant

CITY DIRECTORIES SUMMARY		
Address	Listed Dates	City Directory Listing
4822 South 26 <sup>th</sup> Street (South)	1931	Vacant
4824 South 26 <sup>th</sup> Street (South)	1931	Vacant
	1926	Residential
4826 South 26 <sup>th</sup> Street (South)	1936	Residential
	1931	Sames Jos Soft Drinks
4832 South 26 <sup>th</sup> Street (South)	1995-1975	Vacant
	1970-1931	Kantas Grocery
4801 South 27 <sup>th</sup> Street (West)	1995-1985	Thirsty Sixth Street Shag Truck Wash, Semi Washing & Polishing
	1980-1975	Lee's Truck Wash
	1936-1931	South Omaha Truck Parking Company
	1926	Chas Williams
4823 South 27 <sup>th</sup> Street (West)	1995	Vacant
	1990-1975	Sturges Hide Co Inc Storage
	1975	Struges Co Warehouse; Omaha Public Power District Plant
	1965	Vacant
	1961	Omaha By Products Inc mink goods
	1956	Midwest Packing Co
	1936	Leibovici Gaston meats; Merchants Packing Co
	1931-1926	Rife Packing Co
4821 South 27 <sup>th</sup> Street (West)	1936	Vacant

Based on review of city directories, the Property has been utilized by several different commercial businesses. The primary historic use for the Property has been as a truck/auto parts warehouse, salvage yard, and repair facility (1936-2013), which has been operated under several different business names. In addition the Property was occupied by a laundry facility in 1926. According to review of city directories, the historic and long term use of the Property as an auto repair facility, salvage yard and laundry facility is considered a *recognized environmental condition*.

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, Omaha Public Power Plant, Omaha Tanning Company, and Elegant Auto Spa & Auto Works). However, these are not considered an environmental concern due to down gradient direction.

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 years 1887, 1890, 1901, 1962 and 1964. The following addresses for the Property were shown on the

Sanborn Maps: 4824, 4812, and 4808 South 26<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
1964, 1962	<p><b>Property:</b> The Property is occupied by a bus and truck parts facility, truck garage, and auto truck parts yard.</p> <p><b>Surrounding Area:</b> To the north is 'M' Street followed by an auto truck and bus salvage yard and feed and hay warehouse. To the east of the Property is South 26<sup>th</sup> Street followed by three dwellings and a junk yard. To the south of the Property is a store followed by a store, tire sales and service, and an auto repair shop. To the west is an alley followed by a parking lot and an auto truck service &amp; tire shop further west, and a slaughter house and coolers. The W.H. Sturges Co. furs and hides warehouse is located to the southwest.</p>
1901	<p><b>Property:</b> The Property is depicted as four parcels. There is a public school on the northern portion and the Elkhorn Hotel and a bakery with an attached house on the southern portion.</p> <p><b>Surrounding Area:</b> 'M' Street followed by the Karlin Hotel, stores, stables, and a boarding house to the north. 26<sup>th</sup> Street followed by dwellings and stables, a coal shed, and feed &amp; coal lot are to the east. Boarding and lodging, a dwelling and a meat store to the south with the Red Light Theatre and lodging are to the south. An alley followed by two stores to the west.</p>
1890	<p><b>Property:</b> The Property is depicted as four parcels. The Property is undeveloped with the exception of the southern most parcel, which has a boarding house, two stables, and a store.</p> <p><b>Surrounding Area:</b> M Street followed by Karlin Hotel, stores, and the South Omaha House. South 26<sup>th</sup> Street followed by dwellings and a saloon, stores to the east. The European Hotel, stores and a dwelling to the south, followed by South Omaha Turner Hall and Wisconsin Hotel further south. An alley followed by a store, shanty, and a boarding house to the west.</p>
1887	<p><b>Property:</b> The northern portion of the Property appears undeveloped, but is not entirely depicted. The southern most parcel has a bakery and a stable.</p> <p><b>Surrounding Area:</b> The area is not mapped to the north. South 26<sup>th</sup> Street followed by the South Omaha Hotel, stores, dwellings, and stables to the east. Stores and the Wisconsin Hotel are to the south. A school and vacant parcels are depicted to the west.</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. These include the auto/truck repair facility and salvage yard located on the Property and the up gradient parcels to the east and north. If any spills of materials used, generated, or stored by these businesses have occurred at these facilities, there is the potential that the contaminated material may have impacted the soil or groundwater beneath or 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 listed provided below.

Address	Parcel ID	Parcel Size (Ac)	Structure Size (ft <sup>2</sup> )	Const. Date
4808 South 26 <sup>th</sup> St.	0410030000	0.82	27,480	1890

A copy of the Douglas County Assessor information is provided in Appendix F. It appears that the Douglas County Assessor's construction date is not correct because it conflicts with other historical information.

#### *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 0.75 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.

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#### *Prior Reports*

No previous reports were provided to Benesch for review and 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). The parcels to the northwest and west are zoned HI. The other properties to the west and south are zoned commercial. The area to the north and east is the US-75 corridor. A railroad corridor is depicted further west 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 the site manager Mr. Dan Leaver, who has been employed by Axles & Gears for the past approximately 10 years. 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 building is comprised of two contiguous structures oriented in an “L” shape; a two-story brick building along ‘M’ Street, and a one-story cinder block and brick building that extends along South 26<sup>th</sup> Street, located at 4808 South 26<sup>th</sup> Street in Omaha, Douglas County, Nebraska. The Property is located in a mixed use area generally characterized by commercial and industrial properties to the south and west, and US-75 to the north and east. Refer to the site diagram in Appendix A.

The main entrance to the facility is through the door to the retail store, located near the northeast corner of the building. There are three overhead garage doors and one additional entrance on the east side of the building along 26<sup>th</sup> street, in addition to four loading docks. A partially fenced in gravel surfaced area with outdoor storage was observed west of the building. This outdoor storage area is accessed by four garage doors and two additional entrances on the south and west sides of the building.

The building is used for storage of truck parts and occasional truck service and repair. The structure is comprised of two contiguous structures; a two-story brick building along ‘M’ Street, and a one-story building that extends along South 26<sup>th</sup> Street. A garage/shop bay with storage on the second story occupy the brick building, while a retail store, parts storage areas, and garage bays occupy the one-story building. To the south and west of the building is a gravel surfaced partially fenced in lot used for storage of truck parts and equipment.

### 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	
	Air Compressors	X
	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	X	
Aboveground Chemical or Waste Storage	Aboveground Storage Tanks (ASTs)	X
	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	X
	Leachate and/or Waste Seeps	
	Trash, Debris, Waste Materials	
	Dumping or Disposal Areas	
	Construction/Demolition Debris	
	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	

### *Air Compressors*

Two air compressors were observed on a mezzanine level inside the shop area. Excess oil was observed on the compressors; however, no staining was observed on the surface underneath the compressors. Based on site observations, the air compressors do not represent a *recognized environmental condition* for the Property at this time.

### *Heating and/or Cooling Systems*

A HVAC heating/cooling system was observed on the first floor near the retail store. It appeared to be in good condition.

A coal burning furnace was formerly located in the basement of the main building along 'M' Street. According to Mr. Leaver, it was removed approximately 10 years ago and was not operated for at least 30 years prior to removal. The former use of a coal burning furnace at the facility is not considered a concern.

### *Other Processes or Equipment*

An engine degreaser/washer was observed in the shop area bay of the main building along the north wall. The cleaning solvent is captured and recycled in the washer. According to Mr. Leaver, the solvent is picked up and recycled by a local contractor approximately every two years. Two permanent parts washers and one portable parts washer were also observed in the shop area. The portable parts washer had a containment tray at the base and no leaks were observed. Oil stains were observed on the concrete at the base of the permanent units. No leaks were observed with either of the permanent washers. Based on site observations, the engine degreaser and parts washers do not represent a *recognized environmental condition* for the Property at this time.

### *Aboveground Storage Tanks (ASTs)*

Approximately four to six emptied and cleaned 55-gallon diesel fuel tanks were observed in the garage. These tanks are for use on semi-trucks and are part of inventory. A propane tank was also observed. No spills or concerns were observed in the area.

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

Several 5-gallon buckets (lubricants/oils/lacquers) are stored on the ground throughout the main shop area. No concerns were noted for these buckets. Based on site observations, the 5-gallon buckets do not represent a *recognized environmental condition* for the Property at this time. There are four 55-gallon solvent tanks in the main shop area, two are empty and the other two contain mineral spirits for parts washing, but they all used to contain used motor oil. Adjacent to the solvent tanks there is a 55-gallon drum containing cleaning solvents. In addition, there is an approximate 250-gallon plastic tank with metal frame used as an used oil container that is shipped to the C&H Truck Parts Store in Sioux City.

Various retail packaged products were located throughout the shop area including: motor oil, antifreeze/coolant, hydraulic oil, lubricant, and transmission fluid were observed. Based on site observations, these do not represent a *recognized environmental condition* for the Property at this time.

#### *Sumps/Interior Floor Drains*

Interior floor drains were observed in the bathrooms that were located on the first floor by the retail store, and in the main garage bay. No floor staining was observed in the area of the bathroom drains, de minimis staining was observed in the area of the garage drain. The main floor drain in the garage is connected to a sump pit on-site. Solids are collected in the sump pit from wash/rinse water used to clean the bay floor and vehicles, and ultimately drain to the municipal waste water system. According to Mr. Leaver, the sump is cleaned out every one to two years as necessary by Aksarben Recycling. There were no odors or sheen observed. Based on site observations, the floor drains do not represent a *recognized environmental condition* for the Property at this time.

#### *Transformers and/or PCBs*

During the site reconnaissance two (2) pole-mounted transformers were observed; one along the eastern boundary of the Property (South 26<sup>th</sup> Street) and one along the western boundary of the Property. 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.

#### *Stained Pavement*

Oil staining was observed on the concrete floors throughout the shop and bay areas of both structures. The staining appeared de minimis and the concrete appeared to be in good condition with no cracking observed. Based on site observations, the oil stained concrete does not represent a *recognized environmental condition* for the Property at this time. However, appropriate precautions and care should be taken to minimize the spillage causing the staining in these areas.

## 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. Charles Schram and Mrs. Julie Scrham	Owner	C&H Truck Parts	E-mail/User Questionnaire Julie@candhtruck.com
Site Contact	Dan Leaver	Manager of Axles and Gears	Axles and Gears	On-Site Reconnaissance
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
Fire Department	Steve Morissey	Fire Inspector	Omaha Fire Department (OFD)	Mail, Public Records Request, 1516 Jackson Street, Omaha, NE 68102

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 is occupied by Axles and Gears, located at 4808 South 26<sup>th</sup> 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 west, and US-75 to the north and east. The Property parcel is occupied by two contiguous structures; a two-story brick main building along 'M' Street, and a one-story building along South 26<sup>th</sup> Street, with an outside storage area on the west half of the Property.

The main entrance to the facility is through the door to the retail store, located near the northeast corner of the building. There are three overhead garage doors and one additional entrance on the east side of the building along 26<sup>th</sup> street, in addition to four loading docks. A partially fenced in gravel outdoor storage area was observed west of the building. This outdoor storage area is accessed by four garage doors and two additional entrances on the south and west sides of the building.

The building is used for storage of truck parts and occasional truck service and repair. The structure is comprised of two contiguous structures; a two-story brick building along 'M' Street, and a one-story building that extends along South 26<sup>th</sup> Street. A garage/shop bay with storage on the second story occupy the brick building, while a retail store, parts storage areas, and garage bays occupy the one-story building. To the south and west of the building is a gravel surfaced partially fenced in lot used for storage of truck parts and equipment.

The area surrounding the Property is characterized by Kennedy Freeway (US-75) to the north and east, and commercial and industrial use to the south, west, and northwest. Access to the Property is from South 26<sup>th</sup> Street.

No *recognized environmental condition* 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.

Additionally, 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 Historical Auto Station sites, and thirty-six (36) US Historical Cleaner sites located within the relevant search radius of the Property. One US Historical Cleaner (1926-Faultless Laundry, 4820 S. 26<sup>th</sup> Street), is located on the Property. This historical use as a laundry cleaning facility is considered a *recognized environmental condition* due to the potential use of chemicals at these facilities, which could impact the soils and groundwater beneath the site if a release occurred or materials were improperly disposed of on-site. Based on lack of regulatory data, distance, and/or estimated down or cross-gradient location relative to the Property, the remaining 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 generally has been used as truck parts storage and sales for the past 70 years.

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

OFD records indicate the Property has two permits for the Property: an Auto Wrecking Yard permit and Flammable or Combustible Liquids Storage permit (handling or used, waste oil storage use for vehicles). The OFD does not have any records of responses for a fire related incident, hazardous material or petroleum product incidents, and there are no records of ASTs or USTs on the Property.

## **8.2 Historical Summary**

The Property was developed prior to 1887 as four parcels. In 1887 the southern portion of the Property was occupied by a bakery and a stable; the northern portion was not mapped. In 1890 the northern three parcels were vacant and the southern parcel was occupied by a boarding house, a store, and two stables. In 1901 the Property was occupied by a public school on the northern portion, while the Elkhorn Hotel and a bakery and attached dwelling occupied the far southern parcel. In 1926 the southern portion of the Property was listed as a laundry cleaning facility. From 1936 to present the Property was utilized as a truck parts warehouse, sales and repair facility under numerous names. The current owner bought the Property in 1997.

The review of city directories and Sanborn® maps indicated that the parcel adjacent (down gradient) southwest of the Property have been occupied by various meat packing businesses from 1931-1951 (Midwest Packing Company, Merchants Packing Company, Rife Packing Company).

The historic use of the Property as an auto repair shop, salvage yard, and laundry cleaning facility constitute *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 four parcels, and was developed with a bakery and a stable. The Property later had a store, school, and hotel. Part of the current building was constructed on the Property in 1890. The building was then generally utilized as a truck parts warehouse with some auto repair for the past 70 years.

Although there are data gaps regarding the historic use of the Property (1901-1925 and 1927-1936), 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 city directories list the Property as being an auto/truck repair facility and/or salvage yard since 1936 to the present, and a laundry cleaning facility in 1926. There is a potential that a release of solvents and/or petroleum products may have impacted the soil or groundwater beneath the Property. The Property operating as an auto repair facility and/or salvage yard dating to 1936 and a laundry facility dating in 1926 represents a *recognized environmental condition*.

The review of city directories and Sanborn® Maps identified adjacent listings that may be indicative of *recognized environmental conditions* (Salvage yard to the north and east). There are no known historic petroleum tanks, leaks or spills at these adjoining facilities; however, if releases occurred there is the potential that the contaminated material may have impacted the soil or groundwater beneath and migrated onto the Property.

If the User desires further information regarding 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 One 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. 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 Birched, 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 [Google Earth™](#) dated 2012.

### 13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

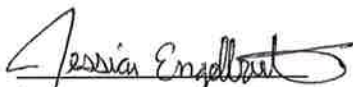
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject 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:

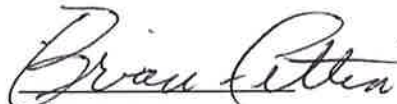
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