

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
SOUTH OMAHA TERMINAL WAREHOUSE
4913 SOUTH 27th STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:

South Omaha Terminal Warehouse & 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 a Phase I ESA on the South Omaha Terminal Warehouse located at 4913 South 27th Street in Omaha, Douglas County, Nebraska (the “Property”).

The Property was developed prior to 1887 and has had several different commercial uses. In 1887 the Property was occupied by the Sliter & Gould Lumber Yard. In 1890 there was a building on the eastern portion of the Property (use unknown) and a store on the southwest corner of the Property. In 1901 the Property had a kitchen on the western portion which was connected to the Delmonico Hotel to the north. A vacant building is depicted on the eastern portion of the Property. In 1926 the Property had a residential listing. In 1931 the Property was reportedly the Omaha Tanning Company Warehouse. Since 1936 the building on the Property has been used as the South Omaha Terminal Warehouse.

The area surrounding the Property is characterized by industrial and commercial use to the north, east, and south of the Property; a railroad corridor is located to the west. Access to the Property is from South 27th Street.

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

The Property is depicted in city directories as Omaha Tanning Company in 1931. This historical use is considered a *recognized environmental condition* due to the likely use of hazardous chemicals in the tanning process, which could impact the soils and groundwater beneath the Property if a release occurred or materials were improperly disposed of on-site.

The review of city directories and Sanborn® Maps identified adjacent listings that may be indicative of *recognized environmental conditions* (South Omaha Packing Company Meat Wholesale, located at 4919 South 27th Street; Precision Auto Body and Pete’s Body Shop, located at 4932 South 26th Street; Art and Rod’s Body Shop, located at 4930 South 26th

Street; and a historical filling station located on the southwest corner of South 26th and 'N' Streets). There are known historic petroleum tanks at some of these facilities; however, no leaks or spills at these facilities are reported. If releases of petroleum products or hazardous substances have occurred there on adjacent sites, contaminated materials may have migrated onto the Property. Therefore, the historical use of adjacent properties represents a *recognized environmental concern* for the Property.

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

- Presumed asbestos containing materials were observed in portions of the warehouse.
- Based on the age and historic use of the Property structure and earlier improvements, lead based paint surfaces are likely present.

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”; John (Jack) Anderson and his assigns; and the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]), subject to the limitations described in the report and in the contracting agreement between Benesch and the Omaha Brownfields Coalition.

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

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

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property parcel, located at 4913 South 27th Street in Omaha, Douglas County, Nebraska, encompasses approximately 0.37-acres (16,480 square feet [s.f.]) and is occupied by a two-story warehouse building and parking lot.

A legal description of the Property is provided in Appendix D (Assessor). According to the *Omaha South, Nebraska-Iowa Quadrangle* USGS 7.5-minute topographic map dated 1994, the Property is located in the NE $\frac{1}{4}$ of Section 4, Township 14 North, Range 13 East of the 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 commercial use to the north, an alley followed by commercial use to the east, an asphalt surfaced parking lot followed by industrial use to the south, and South 27th Street followed by a railroad corridor to the west.

3.3 Current Use of the Property

The Property is currently occupied by a two-story commercial warehouse. The first floor is used for a retail shop, and storage of fertilizer, ice melt, and bulk food and supplies for livestock and pets. The second story of the Property building is used for storage by the current owner.

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

PROPERTY IMPROVEMENTS	
Size of Property parcel (approx.)	0.37-acres, 16,480 s.f.
Size of Property structure (approx.)	12,347 s.f.
Construction Date	1890
General Building Description	Occupied two-story building, with cinder block and brick construction, with partial earthen floor basement.
General Topography of Property	The Property slopes down gradient to the west; however, there is a retaining wall along the east boundary.
Adjoining and/or Access/Egress Roads	Access is provided via South 27 th Street (gravel surfaced) which forms the western Property boundary.
Paved or Concrete Areas (including parking)	The alley to the east is concrete or asphalt surfaced. There is an asphalt/brick surfaced parking lot located south of the Property building.
Landscaped, Unimproved and/or Undeveloped Areas	N/A
Surface Water	None
Potable Water Source	Metropolitan Utilities District (MUD) is the service provider for the Property.
Sanitary Sewer Utility	The City of Omaha Department of Public Works (DPW) is the service provider for the Property.
Storm Sewer Utility	DPW is the service provider for the Property.
Electrical Utility	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	None.
Current Occupancy Status	First floor used for a retail store and storage of packaged fertilizer, ice melt, livestock and pet supplies. The second story is used for personal storage by the owner.

Sources: Douglas County Assessor Property Records and site reconnaissance observations

3.5 Current Uses of the Adjoining Properties

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

- North: Rawson & Sons Roofing and a vacant building followed by 'N' Street.
- East: An alley followed by Aztec Auto Repair and vehicle storage.
- South: Brick/asphalt surfaced parking lot followed by Progressive Protein.
- West: South 27th Street followed by an extensive railroad corridor.

4.0 USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "All Appropriate Inquiry" is not complete. The following information was provided by Mr. John (Jack) Anderson, Owner of South Omaha Terminal Warehouse (User representative) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Anderson 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 the South Omaha Terminal Warehouse, an industrial use parcel located at 4913 South 27th Street in Omaha, Douglas County, Nebraska. The parties who will rely on the Phase I ESA report are South Omaha Terminal Warehouse and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. John (Jack) Anderson, Owner of South Omaha Terminal Warehouse.
- 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	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	2
Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	1
Federal RCRA Generators	¼ mile	No	2
Federal Institutional Control/Engineering Control Registry	½ mile	No	2
Federal Emergency Response Notification System (ERNS) list	½ mile	No	0
State and Tribal (equivalent) NPL	1 mile	No	0
State and Tribal CERCLIS	½ mile	No	3
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground and Aboveground Storage Tanks (LUST/LAST) sites	½ mile	Yes	29
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	Yes	9
State and Tribal Institutional Control or Engineering Control Registry	¼ mile	No	0
State and Tribal Voluntary Cleanup Site	½ mile	No	0
Federal, State and Tribal Brownfield Sites	½ mile	No	10
Former Manufactured Gas Plant (FMGP) Sites	1 mile	No	0
US Historical Auto Station/Cleaners	¼ mile	No	105

Federal Agency Database Listings

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

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

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

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

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

Three (3) RCRA Generator sites (Metropolitan Community College, 2907 Edward Babe Gomez Avenue, 0.23 miles southwest; Greenbrier Rail Services, 4901 S. 28th Street, 0.06 miles northwest; Phillips Manufacturing, 4949 S. 30th Street, 0.2 miles southwest) are located within the relevant search distances from the Property. Based on current regulatory status, distance, and/or estimated down or cross-gradient location relative to the Property, the RCRA Generator sites do not represent a REC for the Property at this time.

State Agency Database Listings

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

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

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

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

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

Orphan Summary Listings

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

5.2 Additional Environmental Record Sources

Douglas County Health Department

Benesch contacted Mr. Jon Ruff, Environmental Health Specialist with the Sanitary Engineering Section of the Douglas County Health Department (DCHD) for environmental records regarding the Property located at 4913 South 27th Street. According to Mr. Ruff, the DCHD did not have records for 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 site is not a listed facility. A LUST facility (Aguilar Auto Service, 4902 S. 26th Street) is located east of the Property near the southeast corner of South 26th and 'N' Street. Based on current Property status, distance, and/or cross-gradient location relative to the Property, these NDEQ listings do not represent a *recognized environmental condition* for the Property.

Nebraska Department of Natural Resources

Benesch obtained water well registration information for the Property from the Nebraska Department of Natural Resources (NDNR) website at <http://dnrdata.dnr.ne.gov/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 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 records 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 1,006 feet above mean sea level (msl) along the western boundary, and the elevation slightly increases to the south and west. No urban drainage ways are located 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 Mona silt loam, 11 to 17 percent 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, local groundwater is estimated to flow to the west toward the railroad corridor. Regionally groundwater flows to the east toward the Missouri River. Based on information contained in the EDR report and NDNR well information, Benesch estimates that shallow groundwater exists at depths greater than 20 feet below ground surface (BGS) at the Property. Note that the topography of the Property slopes downward five to 10 feet across the site from east to west. Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, and 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. Previously the Property was two parcels.

HISTORICAL USE SUMMARY				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1887	Property was developed as the Sliter & Gould Lumber Yard with a smaller store on the southern portion of the Property.	The Sliter and Gould Lumber Yard expanded to the north followed by 'N' Street. To the northeast and east are stores, Central Hotel, and City Hotel. To the south is a black smith. The western portion of the Property is not mapped.	Sanborn® Maps	Property was first developed prior to 1887
1890	A building (use unknown) is located on the eastern portion of the Property and a store is located on the southwest corner of the Property.	The Delmonico Hotel and several stores are located north of the Property; an alley followed by several stores, a dwelling, Rowley Hall, the City Hotel and a stable is located northeast and east of the Property; saloons are located south. A Railroad corridor is to the west across South 27 th Street.	Sanborn® Maps	No significant data gaps

HISTORICAL USE SUMMARY				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1901	The Property is depicted with a kitchen on the western portion which is connected to a building to the north. There is a vacant building on the eastern portion of the Property.	To the north is the Delmonico Hotel and Rowley's Hotel. To the northeast are several stores. To the east is undeveloped land followed by stores. To the south are several stores. To the west is a railroad corridor.	Sanborn® Maps	No significant data gaps
1926	Property is listed as residential.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west followed by the South Omaha Stockyards.	City Directories	No significant data gaps
1931	Omaha Tanning Company Warehouse was located on the Property.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west followed by the South Omaha Stockyards.	City Directories	No significant data gaps
1936 to 2014	South Omaha Terminal Warehouse is located on the Property.	Generally commercial and industrial use to the north, east, and south and railroad tracks to the west followed by South Omaha Stockyards/redevelopment.	Aerial Photographs City Directories County Assessor Interviews Sanborn® Maps Site Reconnaissance Topographic Map 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, 1980, 1988, 1993, 1999, 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, and 1999	<p>Property: the Property is depicted similar to site observations with a structure and parking lot located thereon.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with two apparent commercial buildings to the north followed by a roadway, an alley followed by an apparent commercial building and vehicle/parts storage to the east and railroad tracks to the west. An apparent building is depicted south of the Property (however; during site reconnaissance that area was vacant).</p>
1994, 1990, 1988, 1982, 1975, 1971, 1969, 1965, 1955, 1952, and 1941	<p>Property: the Property is depicted with a structure and a parking lot is located on the southern portion.</p> <p>Surrounding Area: the area surrounding the Property is depicted with an apparent commercial building to the north followed by a roadway, an alley followed by an apparent commercial building and vehicle/parts storage to the east and railroad tracks to the west followed by stockyards. An apparent building is depicted south of the Property followed by a viaduct over the railroad tracks.</p>

The review of aerial photographs did not identify features indicative of *recognized environmental conditions* at the Property. Copies of historical aerial photographs for the Property are provided in Appendix D.

Based on its estimated down or cross-gradient location relative to the Property, the former South Omaha stockyards district located west of the Property does not represent an environmental concern. In addition, the former stockyards district 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 USGS map as platted urban land with a drainage west of the railroad tracks. The Property and surrounding area is depicted as a developed area of Omaha in the 1956-1984 USGS maps with railroad tracks to the west. On the 1994 USGS map a structure is depicted on the Property, with smaller structures to the east and south, and railroad tracks to the west.

The former South Omaha stockyards district located west from the Property west represents an environmental concern; however, the former stockyards are located west of the railroad tracks in an assumed cross-gradient location relative to the Property and the entire area 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 2012. In addition to the current Property address (4913 South 27th Street) it appears that the Property building had another address previously (4911 South 27th Street). The following table contains Property and adjoining property listings based on a review of the historical city directories.

CITY DIRECTORIES SUMMARY		
Address	Listed Dates	City Directory Listing
Property 4913 South 27 th Street (current address)	2013-1936	South Omaha Terminal Warehouse
	1931	Omaha Tanning Company Warehouse
	1926	Residential
Property 4911 South 27 th Street (former address)	1936	South Omaha Terminal
	1931	Omaha Tanning Company Warehouse
Property 4907 South 27 th Street (former address)	1926	Vacant
2619 'N' Street (South)	2013-2007	Rawson & Sons Roofing
	2001	Company Truck Leasing; Washington Leasing; Rawson & Sons Roofing; NOD Transport Trucking; Major Transportation Inc.
	1990	Major Transportation Co. Inc.
	1985	Adams Lines Transpiration
	1980-1970	Vacant
	1965-1926	Nixon & Co. Whole Feeds
2615 'N' Street (North)	1975	Vacant
	1970-1965	Truckers Terminal Cafe
	1956-1941	Truckers Terminal Café and Hotel; John Mihelick Restaurant (1946)
	1936	Vacant
	1931	Mayes E H Chemicals
	1926	Jos Murillo billiards
2610 'N' Street (North)	1990	Larry's Auto Salvage
	1975-1970	Vacant
	1961	Sturge's Warehouse Company Storage
	1956	Johnsons Garage
	1951-1941	Magic City Sign Company
	1936	Elmer H Mayes vet remedies
	1926	Residential
2607 'N' Street (Northeast)	No Listing	No Listing
4928 South 26 th Street (East)	2013	Andy & Ruby's Bar
	2008	Mr. Bills; Andy & Ruby Bar
	2007	Mr. Bills bars
	2001	Lenny's tavern
	1970	Residential; Andy & Rubys Bar
	1951	Chas Smola liquors; Residential
	1946-1941	Gofta Nick liquors; Residential

CITY DIRECTORIES SUMMARY		
Address	Listed Dates	City Directory Listing
4930 South 26 th Street (East)	1961	Art & Rods Body Shop
	1956	Sipp Truck Lacing
	1951	Tire Traders & Treaders
	1946	United Tire Shop
	1941	Tire Traders & Treaders
	1936	Western States Grocery Co
4930 South 26 th Street (East)	1961	Art & Rod's Body Shop
	1956	Sipp Truck Lacing
	1951	Tire Traders & Treaders
	1946	United Tire Shop
	1941	Tire Traders & Treaders
	1936	Western States Grocery Company
4932 South 26 th Street (East)	1995-1990	2 vacant houses
	1985	Precision Auto Body
	1980	Pete's Body Shop
	1975-1955	Midwest Refrigeration Inc.
	1931-1926	Grocery Mor Feed products Company
4938 South 26 th Street (East)	1990	Cycle Supply and Salvage
	1985	Wood Products Storage
	1980-1975	Vacant
	1965	Charlie's Bar
	1961-1956	Darcy's Bar
	1936	Henry B. Deprez soft drinks
4940 South 26 th Street (East)	1995	Vacant
	1990	Vacant
	1985-1975	Wood Products
	1970	Vacant
	1965-1961	Howard's Charro Cafe
	1956	Joe's Cafe
	1951-1941	Scott Wm. L Restaurant; Burt & Lois Café & Bar (1946)
	1936	Dixon's Restaurant
4919 South 27 th Street (South)	1970-1951	South Omaha Packing Company Meat Wholesale; Nixon & Company Warehouse; Overpass
	1946-1941	Armour & Company Warehouse; Nixon Company feed mill; Overpass
2610 'O' Street (South)	1956	Bridge Café; C & QRR Underpass; UPRR Underpass
	1951	Vacant
	1946	Vacant; Farmers Serum Co
	1941	Vacant
	1936-1931	Mrs. Leila Mangan Barber

Based on review of city directories, the Property has been generally used by commercial businesses. The primary historic use for the Property has been as a warehouse occupied by Omaha Tanning Company Warehouse (1931) and the South Omaha Terminal Warehouse (1936-2013). There is also a residential/vacant listing (1926). It appears the Property had three mailing addresses, but with the same occupant listings (4907, 4911 and 4913 South 27th Street).

It is unknown if hides were only stored at the Property (or processed on site) during the 1920s when the Omaha Tanning Company Warehouse used the building. According to Jack Anderson (Property owner), who has worked in the area of the Property for over seventy-five years, the building on the Property and the building to the north of the Property along 'N' Street were only used for storing hides; however, the potential still exists that tanning operations were conducted at the Property. Based on a review of city directories, the historic potential use of the Property as a tanning facility is considered a *recognized environmental condition*.

It is the opinion of the Benesch environmental professionals that the review of city street directories and regulatory files did not identify any other listings indicative of *recognized environmental conditions*. 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: 4907, 4911, 4913, 4915, and 4917 South 27th 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 and 1962	<p>Property: The Property is occupied by the Baled Hay and Feed Warehouse Whole Sale Feeds with addresses of 4907, 4911, 4913, 4915, and 4917 South 27th Street.</p> <p>Surrounding Area: To the north of the Property a commercial building (use unknown) followed by 'N' Street is depicted. To the northeast is a filling station and auto repair shop. To the east is an alley followed by undeveloped land. To the south is a feed warehouse owned by Union Pacific Railroad with track siding. A U.P. railroad corridor is depicted west of the Property, across South 27th Street.</p>
1901	<p>Property: The Property is occupied by a kitchen on the western portion of the Property which is connected to the building to the north. Another building on the eastern portion of the Property is depicted as being vacant.</p> <p>Surrounding Area: The Delmonico Hotel and Rowley's Hotel is to the north of the Property. To the northeast are several stores. To the east is undeveloped land followed by stores. To the south are several stores. A U.P. railroad corridor is depicted west of the Property, across South 27th Street.</p>
1890	<p>Property: The Property is occupied by a building is located on the eastern portion of the site and a store is depicted as being located on the southwest corner of the Property.</p> <p>Surrounding Area: The Delmonico Hotel and several stores are located north of the Property. An alley followed by several stores, a dwelling, Rowley Hall, the City Hotel and a stable is located northeast and east of the Property. Saloons are located south of the Property. A U.P. railroad corridor is depicted west of the Property, across South 27th Street.</p>
1887	<p>Property: The Property is depicted as the Sliter & Gould Lumber Yard with a smaller store located on the southern portion of the Property.</p> <p>Surrounding Area: The Sliter & Gould Lumber Yard is depicted expanding to the north of the Property followed by 'N' Street. To the northeast and east are stores, Central Hotel, and City Hotel. To the south is a black smith. The area west of the Property is not shown on the map.</p>

The review of Sanborn® Maps for the Property and vicinity identified the following features indicative of *recognized environmental conditions* for the Property and the immediate surrounding area:

- filling station historically located to the northeast of the Property on the southwest corner of South 26th Street and 'N' Street, and
- An auto body shop located southeast of the Property.

If any spills of materials used or stored by these businesses have occurred, there is the potential that the contaminated material may 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 below.

Address	Parcel ID	Parcel Size (Ac)	Structure Size (ft ²)	Const. Date
4913 So. 27 th Street	0411370002	0.37	12,347	1890

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

Douglas County Health Department Publications

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

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

Prior to 1965, Douglas County did not operate a landfill and vendors generally used private, unregulated landfills for trash and waste disposal. A review of the DCHD historical landfill information indicates the nearest such landfill in the vicinity of the Property was located at 36th 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 19th and 'N' Streets approximately 0.5 miles east of the Property. Neither of these landfills represents a REC for the Property at this time. A copy of the DCHD landfill information is provided in Appendix D.

Land Title Records and Environmental Liens

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

Prior Reports

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

Building Department Records

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

Zoning/Land Use Records

Historical Zoning/Land Use Records were not reviewed. In the opinion of the environmental professionals, no additional significant information is expected from this source. According to information obtained from the Douglas County Assessor via <http://douglasne.mapping-online.com>, the Property is currently zoned HI (heavy industrial). The parcel to the south, Rawson & Sons Roofing, is zoned commercial. The other parcels to the east are zoned HI and commercial. The adjoining vacant lot to the south is zoned for commercial use. The area to the west of the Property occupied by a railroad corridor is zoned RR District. 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 Jessica Engelbart and Brian Fettin of Benesch. The Benesch Environmental Professionals were accompanied during the reconnaissance by Mr. John (Jack) Anderson (owner) and his son, Greg Anderson (employee). All areas of the Property were accessed with observations noted and there were no conditions which limited observations (i.e. access issues, physical barriers, or weather). Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of a two-story warehouse structure and a brick/asphalt surfaced parking lot located at 4913 South 27th Street in Omaha, Douglas County, Nebraska. The Property building extends east from South 27th Street to an alley. The Property building is constructed of cinder block and brick. The Property is located in a mixed use area generally characterized by commercial and industrial properties to the north, south, and east, and the U.P. railroad corridor to the west.

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	
	Hydraulic Lifts	
	Dry Cleaning	
	Photo Processing	
	Ventilation Hoods and/or Incinerators	
	Waste Water Treatment Systems	
	Heating and/or Cooling Systems	X
	Other Processes or Equipment	
Aboveground Chemical or Waste Storage	Aboveground Storage Tanks (ASTs)	
	Drums, Barrels and/or Containers > 5 gallons	X
	MSDS	

SITE CHARACTERISTICS (continued)		
Category	Site Feature	Observed
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	
	Other Equipment	
Releases or Potential Releases	Stressed Vegetation	
	Stained Soil	
	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	
	Exterior Pipe Discharges, Effluent Discharges	
Other Notable Site Features	Surface Water Bodies	
	Quarries or Pits	
	Wells	

Heating and/or Cooling Systems

A coal burner for heating was formerly utilized in the basement of the Property building, but was replaced by a natural gas powered HVAC system. The coal pit room does not appear to be a concern at this time.

Drums, Barrels and/or Containers > 5 gallons

Retail packaged bags of dry fertilizer are stored in the Property building for retail sale. In addition, fifty gallon drums containing salt for ice melt were observed. No leaks/spills were observed in the vicinity of these containers.

Interior Floor Drains

Several interior floor drains were observed in the bathrooms that were located on each level of the building. These drains are connected to the city waste water system. No staining was observed in the vicinity of the Property floor drains, and appears to be functioning properly.

In summary, no *recognized environmental conditions* in connection with the Property were observed during the site reconnaissance.

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. John (Jack) Anderson	Owner	South Omaha Terminal Warehouse	User Questionnaire, via fax Telephone 402.731.0716
Site Contact	Mr. Greg Anderson	Employee	South Omaha Terminal Warehouse	Site Reconnaissance, Telephone 402.731.0716
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.

8.0 FINDINGS

8.1 Findings

Site Reconnaissance

The Property consists of a commercial warehouse and store located at 4913 South 27th Street in Omaha, Douglas County, Nebraska. The Property building is comprised of two stories and is constructed of cinder block and brick materials. The Property is located in a mixed use area generally characterized by commercial and industrial property to the north, south, and east, and the U.P. railroad corridor to the west.

The main entrance to the Property building is via South 27th Street, a gravel road. Three loading docks were observed east of the main entrance.

Currently the building is used for a retail store and storage warehouse. The Property building appears to be in generally poor condition. The southwestern portion of the first floor is used for a retail store, while the rest of the first floor is used for storage of packaged fertilizer, ice melt, and livestock and pet feed supplies. The second story was previously used as a residential apartment and is now used for personal storage by the owner. A brick/asphalt surfaced parking lot is located on the southern portion of the Property.

The area surrounding the Property is characterized by commercial and industrial use to the north, east and south, and South 27th Street followed by a railroad corridor to the west.

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

The following health and safety concerns that are not within the scope of ASTM 1527-05 may represent significant issues for the Property:

- Presumed asbestos containing materials were observed in the facility.
- 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 east Omaha. Although the OLS source areas have been abated, the impact of the OLS on the Property itself is unknown at this time, and may still be significant with regard to either potential contamination or environmental liability. As such the OLS represents a *recognized environmental condition* for the Property.

Additional federal database sites located within the relevant search distances from the Property include one (1) CERCLIS site, two (2) RCRA –CORRACTS sites, and three (3) RCRA Generator sites.

Based on current regulatory status, distance, and/or estimated down or cross-gradient location relative to the Property, these federal database sites do not represent a *recognized environmental condition* for the Property at this time.

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

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

Interviews

Relevant interview information has been incorporated into the appropriate sections of this ESA report and is summarized in Section 7.0. According to Interview information, the Property has been used for the South Omaha Terminal Warehouse for the last 70 years. The current owner has worked at the Property for the majority of that time. The building has been used for storage and sales of dry bagged fertilizer, livestock and pet products and salt melt. An abandoned railroad siding is located near one of the building's loading docks, but is no longer in use. OPPD records indicate no reported spillage of poly-chlorinated biphenyls (PCBs) from electrical transformers in the vicinity of the Property, and OPPD acknowledges responsibility for cleanup of any potential contamination associated with their electrical transformers.

8.2 Historical Summary

The Property was developed prior to 1887 and has had several different commercial uses. In 1887 the Property was occupied by the Sliter & Gould Lumber Yard. In 1890 there was a building on the eastern portion of the Property (use unknown) and a store on the southwest corner of the Property. In 1901 the Property had a kitchen on the western portion which was connected to the Delmonico Hotel to the north. A vacant building was depicted on the eastern portion of the Property. In 1926 the Property had a vacant residential listing. In 1931 the Property was listed as the Omaha Tanning Company Warehouse. Since 1936 the building on the Property has been used as the South Omaha Terminal Warehouse.

The review of city directories and Sanborn® Maps identified adjacent parcel listings that may be indicative of *recognized environmental conditions* as follows:

- South Omaha Packing Company Meat Wholesale, located at 4919 South 27th Street,
- Precision Auto Body and Pete's Body Shop, located at 4932 South 26th Street,
- Art and Rod's Body Shop, located at 4930 South 26th Street, and
- A historical filling station located on the southwest corner of South 26th and 'N' Streets).

There are known historic petroleum tanks at some of these adjacent facilities; however, no leaks or spills at these facilities are reported. If leaks/spills or petroleum products or hazardous substances occurred, there is the potential that the contaminated material may have migrated onto the Property. Therefore, the historical use of these adjacent properties represents a *recognized environmental concern* 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 1987 (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 appears to have changed several times since it has been developed. Although there are data gaps in between each use change (i.e. when the Property was first developed; 1901-1931), it is 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.

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 Property is depicted in city directories as Omaha Tanning Company in 1931. This historical use is considered a *recognized environmental condition* as hazardous chemicals were typically used in the tanning process, which could impact the soils and groundwater beneath the site if a release occurred or such materials were improperly disposed of at the Property.

The review of city directories and Sanborn® Maps identified adjacent listings that may be indicative of *recognized environmental conditions* (South Omaha Packing Company Meat Wholesale, located at 4919 S. 27th Street, Precision Auto Body and Pete's Body Shop, located at 4932 S. 26th Street, Art and Rod's Body Shop, located at 4930 S. 26th Street, and a historical filling station located on the southwest corner of S. 26th and 'N' Streets). There are known historic petroleum tanks at some of these facilities; however, no leaks or spills at these facilities are reported. If releases of petroleum products or hazardous substances have occurred there on adjacent site, contaminated material may have migrated onto the Property. Therefore, the historical use of these adjacent properties represents a *recognized environmental concern* for the Property.

If the User desires further investigation to assess the potential impacts to the Property resultant from 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 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.

12.0 REFERENCES

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

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

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

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

Environmental Data Resources, Inc. (EDR), *The EDR Radius Map™ Report*; Inquiry No. 03785348.2r dated November 13, 2013.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 3785348.5 dated November 14, 2013. Aerial photographs dated 2012, 2010, 2009, 2007, 2006, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3785348.6 dated November 13, 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. 3785348.3 dated November 14, 2013. Sanborn® fire insurance maps dated 1887, 1890, 1901, 1962 and 1964.

EDR, *EDR Historical Topographic Map Report*, Inquiry No. 3785348.4 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>.

12.0 REFERENCES – CONTINUED

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

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

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


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

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject Property. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312. Resumes for the Benesch environmental professionals are provided in Appendix G.


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