

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
1724 VINTON STREET &
2702 SOUTH 18TH STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:

The Estate of George W. Murray & the Omaha Brownfields Coalition



**Benesch Project No. 00120138.00
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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 No. BF-97727801, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on two adjoining parcels owned by the Estate of George W. Murray (deceased) located at 1724 Vinton Street and 2702 South 18th Street in Omaha, Douglas County, Nebraska (the “Property”).

The 1724 Vinton Street parcel encompasses approximately 0.16-acres (7,200 feet) with one structure located thereon (9,907 square feet). The Property building has three floor levels (partial basement, main floor level, partial second floor). The 2702 South 18th Street parcel encompasses approximately 0.13-acres (5,950 square feet) with no structures located thereon. This vacant parcel was the former location of a surface parking lot associated with the 1724 Vinton Street facility. The area surrounding the Property is characterized by commercial and residential use.

Based on site reconnaissance observations, the Property is currently utilized as a residence and for storage. Building features (air compressors, 55-gallon drums, floor drains and grease traps) do not represent a *recognized environmental condition* for the Property at this time.

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, two Federal Institutional or Engineering Control sites are associated with the OLS.

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.

In addition to the OLS, a cluster of three CERCLIS sites is located approximately 0.5-miles north of the Property in an estimated down-gradient location (Former Omaha FMGP, 20th & Center; Omaha Gas Company, South 20th Street; and Omaha White Lead, 20th & Center). Based on distance, topography, and estimated groundwater gradient, none of the CERCLIS sites represent a current *recognized environmental condition* for the Property.

The Property is not listed in the EDR State Agency Database Listings. There are fifteen (15) Leaking Underground Storage Tank (LUST) and two (2) Leaking Aboveground Storage Tank (LAST) sites, four (4) State and Tribal equivalent NPL sites, and one (1) State Brownfields site listed within the relevant search distances. Based on distance, topography, estimated

groundwater gradient and/or current regulatory status, none of the sites listed in the state agency databases represent a *recognized environmental condition* for the Property at this time.

In the opinion of the environmental professionals, there are no significant data gaps that affect the ability to identify *recognized environmental conditions* in connection with the Property. Based on historical sources, portions of the Property building located at 1724 Vinton Street date to circa 1890 and were utilized during most of the 20th Century as a social hall and/or billiards hall with associated restaurant or bar facilities. More recently the Property building has been utilized for a residence and an organ repair business. The 2702 South 18th Street parcel was the location of a residence from circa 1900 to 1970. It is likely that this currently vacant parcel was utilized from circa 1970 to 2000 as a surface parking lot for the adjoining social hall. The historic uses of the Property do not constitute a *recognized environmental condition* for the Property at this time.

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 recognized environmental conditions 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”; the Estate of George W. Murray (deceased) and the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]), subject to the limitations described in the report and in the contractual agreement between Benesch and MAPA.

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

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

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property consists of two adjoining parcels owned by the Estate of George W. Murray (deceased) located at 1724 Vinton Street and 2702 South 18th Street in Omaha, Douglas County, Nebraska (the “Property”). The 1724 Vinton Street parcel encompasses approximately 0.16-acres (7,200 feet) with one structure located thereon (9,907 square feet). The Property building was a former social hall dating to at least 1910 and has three floor levels (partial basement, main floor level, partial second floor). The 2702 South 18th Street parcel encompasses approximately 0.13-acres (5,950 square feet) with no structures located thereon. This vacant parcel was the former location of a surface parking lot associated with the 1724 Vinton Street facility.

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 NW ¼ of Section 34, Township 15 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 residential and commercial use.

3.3 Current Use of the Property

The 1724 Vinton Street parcel at the Property is currently utilized as a residence and for storage. The 2702 South 18th Street parcel at the Property is currently vacant land.

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

PROPERTY IMPROVEMENTS	
Size of Property parcels (approximate)	1724 Vinton Street: 0.16-acres (7,200 square feet)
	2702 S. 18 th Street: 0.13-acres (5,950 square feet)
Size of Property structures (approximate)	1724 Vinton Street: 9,907 square feet
	2702 S. 18 th Street: None
General Topography of Property	Gently rolling urban land sloping down-gradient to the north.
Adjoining and/or Access/Egress Roads	For the 1724 Vinton Street parcel Bancroft Street forms the northern Property boundary, South 18 th Street forms the western Property boundary, and Vinton Street forms the southern Property boundary. The vacant parcel is accessed from South 18 th Street or from an alley located along its western Property boundary.
Paved or Concrete Areas (including parking)	Streets in the area of the Property are concrete or asphalt surfaced with an adjoining concrete sidewalks. The 1724 Vinton Street parcel has a paved surface parking lot situated along Bancroft Street. The 2702 South 18 th Street parcel is concrete surfaced with the exception of a small area associated with an apparent former building footprint.
Landscaped, Unimproved and/or Undeveloped Areas	None
Surface Water	None
Potable Water Source	Metropolitan Utilities District (MUD)
Sanitary Sewer Utility	MUD
Storm Sewer Utility	City of Omaha, Department of Public Works
Electrical Utility	Omaha Public Power District (OPPD)
Natural Gas Utility	MUD
Emergency Power	None
Current Occupancy Status	1724 Vinton Street - residential use and storage.
	2702 South 18 th street - vacant land.
General Building Description	The 1724 Vinton Street consists of two connected structures constructed of concrete block and wood framing and truss materials. The Property building is currently in fair condition with numerous code deficiencies.
Construction Completion Date (year)	Douglas County Assessor date of construction is 1910 with 2003 remodel. Historic sources date construction of north building (social hall) to circa 1890 and south building (entryway) to circa 1900.

Source: Douglas County Assessor Property Records

3.5 Current Uses of the Adjoining Properties

The current uses of the properties adjoining 1724 Vinton Street are identified below.

North: Bancroft Street followed by single family residential properties.

East: Louie M's Burger Lust Café (1718 Vinton Street) followed by the Vinton Street commercial district.

South: The Vinton Street commercial district.

West: (from south to north respectively), River City Saloon (1802 Vinton Street) followed by the Vinton Street commercial district, an abandoned residence (2710 South 18th street), a single family residence (2706 South 18th Street) and a vacant Property parcel (2702 South 18th Street).

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 Ms. Vickie Jenkins, Property listing agent with CBS Home Real Estate (User representative) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Ms. Jenkins 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 purchase price would likely reflect 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 (or purchase) of the Property.
- The Property consists of two parcels located at 1724 Vinton Street and 2702 South 18th Street along the Vinton Street Commercial District in Omaha, Nebraska.
- The parties who will rely on the Phase I ESA report are the Estate of George W. Murray (deceased) and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Ms. Vickie Jenkins, Property listing agent. Ms. Jenkins is a licensed realtor in the State of Nebraska and a Sales Associate with CBS Home Real Estate.
- 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) list	½ mile	No	3
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	0
Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	¼ mile	No	0
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	4
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	No	17
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	No	1
State and Tribal Institutional Control or Engineering Control Registry	¼ mile	No	0
State and Tribal Voluntary Cleanup Site	½ mile	No	1
Federal, State and Tribal Brownfield Sites	½ mile	No	0
Former Manufactured Gas Plant (FMGP) Sites	1 mile	No	3

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, two Federal Institutional or Engineering Control sites are 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 1.8-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* for the Property.

In addition to the OLS, a cluster of three CERCLIS sites is located approximately 0.5-miles north of the Property in an estimated down-gradient location (Former Omaha FMGP, 20th & Center; Omaha Gas Company, South 20th Street; and Omaha White Lead, 20th & Center). Based on distance, topography, and estimated groundwater gradient, none of the above-noted CERCLIS sites represent a *recognized environmental condition* for the Property at this time.

State Agency Database Listings

The Property is not listed in the EDR State Agency Database Listings. There are fifteen (15) LUST and two (2) LAST sites located within the relevant search radius of the Property; however records indicate all the LUST/LAST sites have No Further Action [NFA] letters issued by the NDEQ. The only active UST site within the relevant search radius (Lacy Antiques, 1602 Vinton Street) is not located on a parcel adjoining the Property. There are four (4) State and Tribal equivalent NPL sites listed in the EDR database report which are all located more than ½ mile from the Property (Anderson Excavating, 1824 South 20th Street; Ponca Tribe Pesticide Site, 2530 South 7th Avenue; Utilities Service Group, 2623 Center Street; and Omaha USARC, 2101 Woolworth Avenue). In addition there is one (1) State Brownfields site listed (Natowski Art Studio, 3477 South 16th Street). Based on distance, topography, estimated groundwater gradient and/or current regulatory status, none of the sites listed in the state agency databases represent a *recognized environmental condition* 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 orphan sites listed in the Orphan Summary appear to be located in the study area except for the Former Omaha White Lead site which has been previously discussed as a CERCLIS site. None of the other sites listed in the Orphan Summary are considered environmentally significant at this time.

5.2 Additional Environmental Record Sources

City Building Permits

Benesch contacted the City of Omaha Planning Department, Permits & Inspections front desk personnel who indicated the city has no file information regarding mechanical permits for the 1724 Vinton Street building and the 2702 South 18th Street vacant parcel. Mechanical permits, if available, might have provided information regarding tanks and/or boilers at the Property. A Record of Conversation documenting the Benesch conversation with city personnel is provided in Appendix E.

Douglas County Health Department

Benesch contacted Mr. John Ruff, Environmental Health Specialist with the Sanitary Engineering Section of the Douglas County Health Department (DCHD) for information regarding the Property. According to Mr. Ruff, the DCHD has no file information regarding the Property parcels located at 1724 Vinton Street and 2702 South 18th Street. A Record of Conversation documenting the Benesch conversation with Mr. Ruff is provided in Appendix E.

Nebraska State Fire Marshal

Benesch contacted Ms. Rosemary Hatton, Administrative Assistant with the Fuels Division at the Nebraska State Fire Marshal (SFM) for information regarding the Property. According to Ms. Hatton, the SFM has no file information regarding tanks (ASTs and USTs) at the Property parcels. A copy of the email correspondence with Ms. Hatton is provided in Appendix E.

Omaha Public Power District

There are currently three (3) OPPD pole-mounted electrical transformers located north of Bancroft Street approximately 40 feet north of the northeast Property boundary. Benesch contacted Mr. Richard Varner, Supervisor of Environmental Health & Safety and PCBs with the Omaha Public Power District (OPPD) for information regarding OPPD owned and operated electrical transformers at the Property. OPPD acknowledges responsibility for cleanup of any potential contamination associated with their electrical transformers. OPPD records indicate no

spillage of polychlorinated biphenyls (PCBs) from electrical transformers in the vicinity of the Property. A copy of the OPPD information is provided in Appendix F.

5.3 Physical Setting Sources

Topography

Based on a review of the USGS 7.5 Minute Series Topographic Map *Omaha South, Nebraska-Iowa Quadrangle* dated 1994, the Property is located approximately 1,190 feet above mean sea level (msl). The Property is depicted as gently sloping urban land along the Vinton Street commercial corridor in Omaha. The area is situated on a general plateau above the Missouri River which is located approximately 7,500 feet to the east. A copy of a portion of the USGS Map for the area of the Property is provided as Figure 1 in Appendix A.

Soils

The United States Department of Agriculture (USDA) Soil Conservation Service *Soil Survey of Douglas and Sarpy Counties, Nebraska*, classifies the soils in the vicinity of the Property as Monona silt loam, 3-7% slopes (MoC) and 11-17% slopes (MoE). Monona series soils are deep, well-drained, nearly level to moderately steep soils that formed in loess. Monona soils are fine textured and exhibit moderate permeability and high available water capacity. Monona soils are located on bluffs adjacent to the Missouri River valley.

Hydrology

Based on the topography of the area of the Property, groundwater is estimated to flow to the east toward and along the Missouri River floodplain. Based on information contained in the EDR report, Benesch estimates that shallow groundwater exists at depths greater than 50 feet below ground surface (bgs) at the Property. However, perched groundwater conditions could exist at the Property, and 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 Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1880s to circa 1910	1724 – social hall, store or entry structure, & dwelling. 2702 – dwelling.	Commercial stores, vacant parcels and dwellings.	Sanborn® Maps Topographic Map	No significant data gaps.
1910 to 1969	1724 – social hall & entry structure, and dwelling or vacant land. 2702 – dwelling.	Commercial stores, vacant parcels and dwellings.	Aerial Photographs City Directories County Assessor Sanborn® Maps Topographic Maps	No significant data gaps.
1969 to 2005	1724 – social hall & entry structure, organ business, vacant land. 2702 – vacant land.	Commercial stores and dwellings.	Aerial Photographs City Directories Sanborn® Maps Topographic Maps	No significant data gaps.
2005 to present	1724 – social hall and entry structure used for dwelling and organ business. 2702 – vacant land.	Commercial stores and dwellings.	Aerial Photographs City Directories County Assessor Interviews Zoning Map	No significant data gaps.

Aerial Photographs

Available aerial photographs of the Property and surrounding area ranged from 1941 to 2010. Benesch obtained aerial photographs from the following sources: the Douglas County Engineer's office dated 1941, 1955 and 1965; *The EDR Aerial Photo Decade Package* with aerial photographs dated 2007, 2006, 2005, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1969 and 1952; and the Douglas County Assessor accessed via the internet website <http://douglasne.mapping-online.com> dated 2010. The following table provides descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY	
Year	Comments
2010, 2007, 2006, 2005, 2002, 1999, 1994, 1990, 1988, 1982 and 1975	<p>1724 Vinton Street parcel: the Property is depicted similar to site observations with the social hall structure to the north and the entry structure to the south.</p> <p>2702 So. 18th Street parcel: the Property is depicted similar to site observations with a vacant concrete-surfaced parcel located thereon.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with residences to the north and west and apparent commercial structures located along the Vinton Street commercial corridor.</p>
1969, 1965, 1955, 1952 and 1941	<p>1724 Vinton Street parcel: The Property is depicted similar to site observations with the social hall structure to the north and the entry structure to the south.</p> <p>2702 So. 18th Street parcel: The Property is depicted with an apparent residence located thereon.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with residences to the north and west and apparent commercial structures located along the Vinton Street commercial corridor.</p>

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

Historic Topographic Maps

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

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

City Directories

Benesch reviewed historical city street directory information provided in *The EDR City Directory Abstract*. EDR generally researched *Polk City Directories* (or predecessor versions) for the area of the Property in approximate 5-year intervals dating from 1915 to 2007. The following are significant listings based on a review of the historical city directory information:

DATE	CITY DIRECTORY LISTING
1936, 1931 and 1915	2702 South 18 th Street. John Boesen residence.
1990, 1985, 1980, 1970, 1965, 1961, 1956, 1951, 1941 and 1915	1724 Vinton Street. Turner Hall (also referred to as social hall, bingo hall, or South Side Turner Hall).
1975	1724 Vinton Street. German American Society.
1956, 1936, 1931, 1926 and 1915	1724 Vinton Street. Other Property listings include Vitratat Products Co. (drugs, 1956), Allen Joseph beer (1936), Joseph Kopecky restaurant (1931), Rathje soft drinks (1926) and Stein Saloon (1915)
1956, 1951, 1946, 1941 and 1931	Listings of potential environmental concern in the area of the Property include a motor vehicle repair shop and an apparent dry cleaning facility. Vinton Cleaners at 1615 Vinton Street (1931). Vinton Garage at 1630 Vinton Street (1931). Nine Cent Cleaners at 1612 Vinton Street (1941, 1946 and 1951). Asbestos Contractors of America at 1820 Vinton Street (1951).

The review of city directories did not identify past uses of the Property that represent an environmental concern. Some listings in the area of the Property represent an environmental concern, including motor vehicle repair and an apparent dry cleaning facility (Nine Cent Cleaners). However, based on distance from the Property and the absence of regulatory information (reference Section 5.1 of this Phase I ESA report) regarding the environmental concerns identified in the review of city directories, these past uses are not considered significant, and do not represent a *recognized environmental condition* for the Property at this time. A copy of *The EDR City Directory Abstract* is provided in Appendix D.

Fire Insurance Maps

Benesch obtained available Sanborn® maps from EDR for the Property and vicinity for the years 1887, 1890, 1901, 1934, 1962 and 1969. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

FIRE INSURANCE MAP SUMMARY	
Year	Comments
1887	<p>1724 Vinton Street parcel: The northern portion of the Property is depicted as the location of dwelling, the center portion is depicted as the location of Miller's Hall, and the southern portion of the Property is depicted as the location of a store.</p> <p>2702 So. 18th Street parcel: The Property is not depicted on the 1887 map.</p> <p>Surrounding Area: the area surrounding the Property is depicted with some stores located along Vinton Street, with vacant parcels or dwellings situated in the area.</p>
1890	<p>1724 Vinton Street parcel: The northern portion of the Property is depicted as the location of dwelling, the center portion is depicted as the location of a Social Hall adjoining Mueller's Park and Beer Garden, and the southern portion of the Property is depicted as the location of a store.</p> <p>2702 So. 18th Street parcel: The Property is depicted as the location of a dwelling.</p> <p>Surrounding Area: the area surrounding the Property is depicted with some stores located along Vinton Street, and vacant parcels or dwellings in the area.</p>
1901	<p>1724 Vinton Street parcel: The northern portion of the Property is depicted as the location of dwelling, the center portion is depicted as the location of a Social Hall, and the southern portion of the Property is depicted as the entry structure to the Social Hall.</p> <p>2702 So. 18th Street parcel: The Property is depicted as the location of a dwelling.</p> <p>Surrounding Area: the area surrounding the Property is depicted with some stores located along Vinton Street, and vacant parcels or dwellings in the area.</p>
1934, 1962 and 1969	<p>1724 Vinton Street parcel: The northern portion of the Property is depicted as the location of vacant land, the center portion is depicted as the location of Turner's Hall, and the southern portion of the Property is depicted as the entry structure to the Social Hall.</p> <p>2702 So. 18th Street parcel: The Property is depicted as the location of a dwelling.</p> <p>Surrounding Area: the area surrounding the Property is depicted with some stores located along Vinton Street, and numerous dwellings in the area.</p>

The review of fire insurance maps did not identify features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. Copies of Sanborn® maps for the property are provided in Appendix D.

County Assessor Property Tax Files

Benesch accessed real estate tax information for the Property on the Douglas County Assessor's website at <http://douglasne.com>. The Assessor Parcel ID number for the 1724 Vinton Street parcel is 1907220000 and the Property parcel encompasses approximately 0.16-acres (7,200 square feet). A structure encompassing approximately 9,907 square feet with three levels including a partial basement is sited on the Property. The Property building was reportedly constructed in 1910 as a fellowship hall and was remodeled in 2003. The Assessor Parcel ID number for the 2702 South 18th Street parcel is 1907240000 and the vacant Property parcel

encompasses approximately 0.13-acres (5,950 square feet). 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.

Note that 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 provided no indication that any landfills were located in the vicinity of the Property. A copy of the DCHD landfill information is provided in Appendix D.

Land Title Records and Environmental Liens

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

Prior Reports

Benesch was not provided with any prior environmental reports for the Property to review for inclusion in this ESA report.

Building Department Records

According to publically available Douglas County Assessor information accessed via the internet website <http://douglasne.mapping-online.com>, the Property building at 1724 Vinton Street was constructed in 1910 and remodeled in 2003. Benesch contacted the City of Omaha Planning Department, Permits & Inspections front desk personnel who indicated the city has no file information regarding mechanical permits for the 1724 Vinton Street building and/or the 2702 South 18th street vacant parcel. A Record of Conversation documenting the Benesch conversation with city permitting personnel is provided in Appendix E.

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 1724 Vinton Street parcel is currently zoned NBD (Neighborhood Business District), and the 2702 South 18th Street parcel is currently zoned R5 (Urban Family Residential District). Properties in the area along Vinton Street are zoned NBD while adjoining residential neighborhoods are zoned R5. 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 windshield survey of the Property and vicinity on August 14, 2012 by Patrick Sward and Brian Fettin of Benesch. Mr. Sward and Mr. Fettin were accompanied by Ms. Vickie Jenkins, Property listing agent with CBS Home Real Estate (User representative). During the site reconnaissance, there were no conditions limiting observations (e.g. access issues, physical barriers, or weather) with the exception of a fenced area located along the east side of the Property building. Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of two adjoining parcels located at 1724 Vinton Street and 2702 South 18th Street in Omaha, Douglas County, Nebraska (the "Property"). The 1724 Vinton Street parcel encompasses approximately 0.16-acres (7,200 feet) with one structure located thereon (9,907 square feet). The Property building has three floor levels (partial basement, main floor level, partial second floor). The 2702 South 18th Street parcel encompasses approximately 0.13-acres (5,950 square feet) with no structures located thereon. The area surrounding the Property is characterized by commercial and residential use.

6.3 Site Reconnaissance Observations

The objective of the 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	
	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	X
	Septic Tanks and/or Leach Fields	
	Oil/Water Separators	
	Pipelines	
	Interior Floor Drains	X
Electrical Transformers/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	
	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 during the site reconnaissance in the basement Organ Room. The air compressors were situated on a concrete floor and no leaks/spills were observed in the area. Based on site observations, the air compressors at the Property do not represent a *recognized environmental condition* at this time.

Drums, Barrels and/or Containers > 5 gallons

Five 55-gallon drums were situated in an inaccessible fenced area located along the east side of the Property building. The drums are apparently empty and no leaks/spills were observed in the area. Based on the limited site observations, the 55-gallon drums at the Property do not represent a *recognized environmental condition* at this time.

Grease Traps and Floor Drains

Several floor drains and a shower room were observed at the Property during the site reconnaissance. In addition, a grease trap was observed in the kitchen area in the basement. No leaks/spills were observed in these areas. The floor drains at the Property are connected to the City of Omaha municipal waste water system. The maintenance status of the grease trap is unknown. Because these systems exit to the municipal waste water system, the floor drains and grease trap at the Property do not represent a *recognized environmental condition* at this time.

Electrical Transformers/PCBs

Three pole-mounted electrical transformers were observed north of Bancroft Street located approximately 40 feet north of the northeast Property boundary. No leaks/spills were observed in the area. Benesch contacted Mr. Richard Varner, Supervisor of Environmental Health & Safety and PCBs with the Omaha Public Power District (OPPD) for information regarding OPPD owned and operated electrical transformers at the Property. OPPD acknowledges responsibility for cleanup of any potential contamination associated with their electrical transformers. 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.

Based on site observations and the OPPD information, the pole-mounted electrical transformers located near the Property do not represent a *recognized environmental condition*. A copy of the OPPD information is provided in Appendix F.

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
Property Representative	Ms. Vickie Jenkins	Sales Associate and Realtor®	CBS Home Real Estate	In-person during site reconnaissance, also contact via telephone 402.689.4940 and email vicjenkins@aol.com
Local Utility	Mr. Richard Varner	Supervisor Environmental Health & Safety and PCBs	Omaha Public Power District (OPPD)	Benesch information request via electronic mail and OPPD hard copy response
Local Government Agency	Front Desk Personnel	Building Permits & Inspections	City of Omaha Planning Department	In-person file request
Local Government Agency	Mr. Jon Ruff	Environmental Health Specialist, Sanitary Engineering Department	Douglas County Health Department	Telephone 402.444.7485
State Government Agency	Ms. Rosemary Hatton	Administrative Assistant, Fuels Division	Nebraska State Fire Marshal	Email at rosemary.hatton@nebraska.gov

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

8.0 FINDINGS

8.1 Findings

Site Reconnaissance

The Property consists of two adjoining parcels owned by the Estate of George W. Murray (deceased) located at 1724 Vinton Street and 2702 South 18th Street in Omaha, Douglas County, Nebraska (the “Property”). The 1724 Vinton Street parcel encompasses approximately 0.16-acres (7,200 feet) with one structure located thereon (9,907 square feet). The Property building has three floor levels (partial basement, main floor level, partial second floor). The 2702 South 18th Street parcel encompasses approximately 0.13-acres (5,950 square feet) with no structures located thereon. This vacant parcel was the former location of a surface parking lot associated with the 1724 Vinton Street facility. The area surrounding the Property is characterized by commercial and residential use.

The 1724 Vinton Street parcel is currently utilized for storage and residential. Based on site reconnaissance observations, the building features discussed in detail in Section 6.3 of this report (air compressors, 55-gallon drums, floor drains and grease traps, and electrical transformers) do not represent a *recognized environmental condition* for the Property at this time.

Regulatory Records Review

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

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.

In addition to the OLS, a cluster of three CERCLIS sites is located approximately 0.5-miles north of the Property in an estimated down-gradient location (Former Omaha FMGP, 20th & Center; Omaha Gas Company, South 20th Street; and Omaha White Lead, 20th & Center). Based on distance, topography, and estimated groundwater gradient, none of the CERCLIS sites represent a *recognized environmental condition* for the Property at this time.

State Agency Database Listings

The Property is not listed in the EDR State Agency Database Listings. There are fifteen (15) LUST and two (2) LAST sites, four (4) State and Tribal equivalent NPL sites, and one (1) State Brownfields site listed within the relevant search distances. Based on distance, topography, estimated groundwater gradient and/or current regulatory status, none of the sites listed in the state agency databases represent a *recognized environmental condition* for the Property at this time.

The Property was not listed in the Orphan Summary, and none of the remaining orphan sites appear to be located within the relevant search distances. Therefore, none of the sites listed in the Orphan Summary are 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 is currently utilized for a residence and an organ repair business.

8.2 Historical Summary

Based on historical sources, portions of the Property building located at 1724 Vinton Street date to circa 1890 and were utilized during most of the 20th Century as a social hall and/or billiards hall with associated restaurant or bar facilities. More recently the Property building has been utilized as a residence, an organ repair business, and storage. The 2702 South 18th Street parcel was the location of a residence from circa 1900 to 1970. It is likely that this currently vacant parcel was utilized from circa 1970 to 2000 as a surface parking lot for the adjoining social hall. The historic uses of the Property do not constitute a *recognized environmental condition* for the Property at this time.

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), 1910 (county assessor), 1915 (city directory) and 1941 (aerial photograph). Data gaps spanning more than five years exist and the use of the Property appears primarily unchanged during these data gaps. Therefore, in the opinion of the environmental professionals, these 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 has 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 deletions from, this practice are described in Sections 2.2 and 2.4 of this report. This assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the Property, and therefore, Benesch recommends no further assessment of the Property at this time.

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 No. BF-97727801, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on two adjoining parcels owned by the Estate of George W. Murray (deceased) located at 1724 Vinton Street and 2702 South 18th Street in Omaha, Douglas County, Nebraska (the “Property”).

The 1724 Vinton Street parcel encompasses approximately 0.16-acres (7,200 feet) with one structure located thereon (9,907 square feet). The Property building has three floor levels (partial basement, main floor level, partial second floor). The 2702 South 18th Street parcel encompasses approximately 0.13-acres (5,950 square feet) with no structures located thereon. This vacant parcel was the former location of a surface parking lot associated with the 1724 Vinton Street facility. The area surrounding the Property is characterized by commercial and residential use. Based on site observations and the construction date of the Property building, Benesch recommends sampling for lead based paint (LBP) and asbestos containing materials (ACM) prior to redevelopment or demolition of the existing structure.

Based on site reconnaissance observations, the Property is currently utilized as a residence and for storage. Building features (air compressors, 55-gallon drums, floor drains and grease traps) do not represent a *recognized environmental condition* for the Property at this time.

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, two Federal Institutional or Engineering Control sites are associated with the OLS.

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. Therefore, Benesch recommends sampling of site soils for lead contamination to determine what level of control (if any) may be appropriate for the Property.

In addition to the OLS, a cluster of three CERCLIS sites is located approximately 0.5-miles north of the Property in an estimated down-gradient location (Former Omaha FMGP, 20th & Center; Omaha Gas Company, South 20th Street; and Omaha White Lead, 20th & Center). Based on distance, topography, and estimated groundwater gradient, none of the CERCLIS sites represent a current *recognized environmental condition* for the Property.

The Property is not listed in the EDR State Agency Database Listings. There are fifteen (15) Leaking Underground Storage Tank (LUST) and two (2) Leaking Aboveground Storage Tank (LAST) sites, four (4) State and Tribal equivalent NPL sites, and one (1) State Brownfields site listed within the relevant search distances. Based on distance, topography, estimated groundwater gradient and/or current regulatory status, none of the sites listed in the state agency databases represent a *recognized environmental condition* for the Property at this time.

In the opinion of the environmental professionals, there are no significant data gaps that affect the ability to identify *recognized environmental conditions* in connection with the Property. Based on historical sources, portions of the Property building located at 1724 Vinton Street date to circa 1890 and were utilized during most of the 20th Century as a social hall and/or billiards hall with associated restaurant or bar facilities. More recently the Property building has been utilized for a residence and an organ repair business. The 2702 South 18th Street parcel was the location of a residence from circa 1900 to 1970. It is likely that this currently vacant parcel was utilized from circa 1970 to 2000 as a surface parking lot for the adjoining social hall. The historic uses of the Property do not constitute a *recognized environmental condition* for the Property at this time.

10.0 DEVIATIONS

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

11.0 ADDITIONAL SERVICES

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

12.0 REFERENCES

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

Douglas County Assessor, Property records, parcel maps, zoning map and a 2010 aerial photograph accessed via the internet website <http://douglasne.mapping-online.com>.

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

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. 03386688.2r dated August 13, 2012.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 3386688.5 dated August 14, 2012. Aerial photographs dated 2007, 2006, 2005, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3386688.6 dated August 30, 2012. Includes R.L. Polk and Company, *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 and 2007.

EDR, *Certified Sanborn® Map Report*, Inquiry No. 3386688.3 dated August 13, 2012. Sanborn® fire insurance maps dated 1887, 1890, 1901, 1934, 1962 and 1969.

EDR, *EDR Historical Topographic Map Report*,
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 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.

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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