

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
3301, 3305, 3307, 3309 & 3311 Q STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:

Muniz Realty & the Omaha Brownfields Coalition



**Benesch Project No. 00120137.00
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1.0 SUMMARY

This Phase I Environmental Site Assessment (ESA) was conducted on behalf of the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]) (“User”) in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Property ESA was conducted under the Brownfields Coalition Assessment Grant (Grant) awarded by the United States Environmental Protection Agency to the Omaha Brownfields Coalition (USEPA Cooperative Agreement Nos. BF-97727801 & BF-97727901, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on the Muniz Realty parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of commercial and/or residential use parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Nebraska. The area surrounding the Property is characterized by commercial and/or residential use along Q Street; commercial, light-industrial, and educational use north of Q Street; St. Mary’s Parish Cemetery west of the Property; and commercial and residential use south of the Property. Based on site reconnaissance observations, the Property features (floor drains, OPPD electrical transformers) are not considered significant 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. 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.

The Property is not listed in the EDR State Agency Database Listings. 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. Note, however, that the Kwik Shop LUST site and the Tuffy Auto Service LAST site do meet the ASTM E 1527-05 definition of a *historical recognized environmental condition* for the Property. None of the sites listed in the Orphan Summary are considered significant at this time.

According to Interview information, the Property parcels are currently used for commercial purposes (3301 Q Street, Q-Market), residential use (3307 and 3309 Q Street), or are currently vacant (3305 [surface parking] and 3311 Q Street [former tavern]). The 3301 Q Street parcel was utilized circa 2000 to 2010 for auto sales, but not for significant auto service or repair activities.

Based on historical sources, the 3301 Q Street Property structure was constructed in 1934 and has been utilized for a tavern, auto sales, and a retail grocer. The 3305 Q Street Property parcel is currently vacant with no structures located thereon since circa 1980. Prior to 1980 this

Property parcel was utilized for a tavern and retail grocer. The 3307 Q Street Property currently has two structures located thereon (main structure constructed in 1900) and has been utilized for a residence, a café, and retail (shoe repair, barber and beauty salon). The 3309 Q Street Property structure was constructed in 1895 and has been utilized as a residence, a tavern, beverage services and a confectionary. The 3311 Q Street structure was constructed in 1890, is currently vacant, and has been utilized as a tavern and a retail grocer. The historic uses of the Property do not constitute a *recognized environmental condition* for the Property at this time.

In the opinion of Benesch environmental professionals, there are no significant data gaps that affect our ability to identify *recognized environmental conditions* in connection with the Property.

2.0 INTRODUCTION

2.1 Purpose

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

2.2 Scope of Services

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

2.3 Significant Assumptions

None.

2.4 Limitations and Exceptions

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

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

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

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

2.5 Special Terms and Conditions

None.

2.6 User Reliance

This report was prepared by Benesch at the request of and for the sole benefit and use of the "User"; Muniz Real Estate representing JoAnn Johnson (owner 3301 and 3305 Q Street parcels), Luis Castellanos (owner 3307 Q Street parcel), Manuel Vasquez et al, (owner 3309 Q Street parcel), John F. Zagozda, Jr. (owner 3311 Q Street parcel); and the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]), subject to the limitations described in the report and in the contracting agreement between Benesch and the Omaha Brownfields Coalition.

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

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

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property consists of commercial and/or residential use parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Douglas County, Nebraska (the "Property"). The 3301 Q Street Property parcel encompasses approximately 0.14-acres (6,500 square feet [s.f.]) with one structure located thereon (906 s.f.) constructed in 1934. The 3305 Q Street Property parcel encompasses approximately 0.14-acres (6,500 s.f.) with no structures located thereon. The 3307 Q Street Property parcel encompasses approximately 0.03-acres (1,651 s.f.) with two structures located thereon (572 s.f., constructed in 1900), and (250 s.f., construction date unknown). The 3309 Q Street Property parcel encompasses approximately 0.07-acres (3,250 s.f.) with one structure located thereon (2,342 s.f.) constructed in 1895. The 3311 Q Street Property parcel encompasses approximately 0.19-acres (8,320 s.f.) with one structure located thereon (3,000 s.f.) constructed in 1890.

A legal description of the Property parcels 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 $\frac{1}{4}$ of Section 9, 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 and/or residential use along Q Street; commercial, light industrial, and educational use (Metropolitan Community College) north of Q Street; St. Mary's Parish Cemetery west of the Property; and commercial (Lithuanian Bakery) and residential use south of the Property.

3.3 Current Use of the Property

The Property parcels are currently utilized as follows: 3301 Q Street – Q Market grocery store with surface parking; 3305 Q Street – vacant parcel with surface parking; 3307 and 3309 Q Street – residential; and 3311 Q Street – vacant commercial site (formerly a tavern).

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

| PROPERTY IMPROVEMENTS | |
|---|---|
| Size of Property parcel (approx.) | ½ city block located between So. 33rd Street west to So. 33 rd Avenue, and between the south lane of Q Street south to a city alley. |
| 3301 Q Street | 0.14-acre (6,500 s.f.) |
| 3305 Q Street | 0.14-acre (6,279 s.f.) |
| 3307 Q Street | 0.03-acre (1,651 s.f.) |
| 3309 Q Street | 0.07-acre (3,250 s.f.) |
| 3311 Q Street | 0.19-acre (8,320 s.f.) |
| Size of Property structure (approx.) Construction Date & General Building Description, 3301 Q Street | 906 s.f. retail grocery store was constructed 1934. Building materials include brick exterior walls, flat roof, concrete footings and a vacant basement. |
| 3305 Q Street | Vacant parcel with no structures. |
| 3307 Q Street | 572 s.f. residential unit was constructed 1900. Building materials include wood framing, flat roof, stucco finish, and concrete footings with no basement. A wooden storage shed encompassing 250 s.f. is located south of the main structure. Construction date of shed is unknown; structure is likely situated on a poured concrete slab. |
| 3309 Q Street | 2,342 s.f. residence was constructed 1895. Originally the structure was likely commercial use main floor with residential use second floor. Building materials include brick exterior walls, siding, flat roof, concrete footings and a basement used for storage. |
| 3311 Q Street | 3,000 s.f. vacant commercial structure was constructed 1890. Originally the structure was likely commercial use main floor, residential use second floor and storage in the basement. Most recently the structure was utilized for many years as a tavern/bar. Building materials include block exterior walls, flat roof, concrete footings and a full basement. A partial storage garage is attached to the eastern wall of the structure. Portions of the main floor level have suffered recent water damage and are structurally unsound. |
| General Topography of Property | Flat urban land sloping slightly down-gradient to the south toward Q Street. |
| Adjoining and/or Access/Egress Roads | The Property parcels are accessed from Q Street which forms the northern site boundary, South 33 rd Street which forms the eastern site boundary, a city alley which forms the southern site boundary, or from South 33 rd Avenue which forms the western site boundary. |
| Paved or Concrete Areas (including parking) | Perimeter streets and the city alley are concrete or asphalt surfaced with some adjoining concrete sidewalks. |
| Landscaped, Unimproved and/or Undeveloped Areas | The 3301 and 3305 Q Street parcels include large undeveloped surface parking lots. The 3307, 3309 and 3311 Q Street parcels each have undeveloped areas adjoining the city alley. The 3311 Q Street parcel also has an undeveloped strip of land adjoining South 33 rd Avenue. |
| 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 | 3301-Q Market, 3305-vacant, 3307 and 3309-residential, 3311-vacant. |

Source: Douglas County Assessor Property Records

3.5 Current Uses of the Adjoining Properties

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

North: Los Altos Auto Service, Kwik Shop (convenience store/gasoline station), South 33rd Street, and a commercial strip mall (from east to west, respectively).

East: South 33rd Street followed by commercial and/or residential use along Q Street. The parcel located directly east of the Property is occupied by Victor's Mexican Restaurant (3223 Q Street).

South: A city alley followed by the Lithuanian Bakery facility and residences.

West: South 33rd Avenue followed by St. Mary's Parish Cemetery.

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. Vince Muniz (Property Realtor and User representative) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Muniz 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 of the Property parcels and redevelopment of the Property.
- The Property consists of five commercial and/or residential use parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Douglas County, Nebraska.
- The parties who will rely on the Phase I ESA report are Mr. Vince Muniz, Property parcel owners, and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. Vince Muniz, Realtor for the Property parcels.
- 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 | 1 |
| Federal CERCLIS No Further Remedial Action Planned (NFRAP) | ½ mile | Yes | 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 | Yes | 0 |
| Federal Institutional Control/Engineering Control Registry | ½ mile | No | 1 |
| 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 | Yes | 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 | 20 |
| State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST) | ¼ mile | No | 2 |
| 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 | 1 |
| Former Manufactured Gas Plant (FMGP) Sites | 1 mile | No | 0 |

Federal Agency Database Listings

The Property is located within the Omaha Lead National Priority List (NPL) and CERCLIS project boundaries (aka Omaha Lead Site [OLS]) which encompass a significant portion of Omaha. In addition, one Federal Institutional or 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 2.5-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* for the Property.

State Agency Database Listings

The Property is not listed in the EDR State Agency Database Listings. There are four State equivalent CERCLIS sites (Salvation Army Kroc Center, 2229 Y Street, 0.65-miles southeast of the Property; Millard Refrigeration Services, 4401 South 36th Street, 0.75-miles north-northwest of the Property; Gutter Company, 3520 I Street, 0.75-miles north of the Property; and OPS Elementary School, 5600 So. 42nd Street, 0.77-miles west-southwest of the Property) located within the relevant search distances. Based on distance and estimated groundwater gradient relative to the Property and/or current regulatory status, the above noted State equivalent CERCLIS sites do not represent a *recognized environmental condition* for the Property at this time.

There are 19 leaking underground storage tank (LUST) sites and one leaking aboveground storage tank (LAST) site located within the relevant search radius of the Property. Included among these sites are adjoining parcels north (Kwik Shop #0652, 3222 Q Street, LUST site also with a current and historical UST, three fiberglass reinforced plastic 10,000-gallon gasoline USTs installed 1985) and northeast (Tuffy Auto Service, 3216 Q Street, LAST site also with a historical UST, three steel 4,000-gallon gasoline tanks installed 1900 closed in place, former location of gasoline station in the 1970s) of the Property. However, the NDEQ has issued a 'No Further Action' [NFA] letter for the adjoining LUST/LAST sites, and they are located in an estimated down-gradient location relative to the Property. Therefore the adjoining LUST sites do not represent a *recognized environmental condition* for the Property at this time. Note, however, that the Kwik Shop LUST site and the Tuffy Auto Service LAST site do meet the ASTM E 1527-05

definition of a *historical recognized environmental condition* for the Property. Based on distance and estimated groundwater gradient relative to the Property and/or current regulatory status, none of the other LUST sites located within the relevant search radius of the Property represent a *recognized environmental condition* for the Property at this time.

There is one State Brownfields site located within the relevant search distances (Omaha Cold Storage Terminals, 5025 So. 33rd Street, 0.22-miles north of the Property). Based on distance and estimated groundwater gradient relative to the Property and/or current regulatory status, the State Brownfields site does not 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 sites listed in the Orphan Summary appear to be located in the Property vicinity, and therefore, are not considered significant at this time.

5.2 Additional Environmental Record Sources

Douglas County Health Department

Benesch contacted Mr. John Ruff, Environmental Health Specialist with the Sanitary Engineering Section of the Douglas County Health Department (DCHD) for information regarding the Property parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Douglas County, Nebraska. According to Mr. Ruff, the DCHD has the following file information regarding the 3311 Q Street Property parcel:

- 12/2004, DCHD received complaint of illegal dumping of appliances and garbage/trash.
- 12/2004, a harvested deer is hanging from a tree which is not allowed within city limits.
- 6/2006, DCHD received complaint regarding illegal dumping of trash and lumber, and a complaint of rats at the address.

In each of the complaint scenarios, Mr. Ruff indicated it is likely that the complaint was resolved based on an absence of follow up DCHD activity. A Record of Conversation documenting the Benesch conversation with Mr. Ruff is provided in Appendix E.

Omaha Public Power District

Benesch contacted Mr. Marty Wetenkamp, Supervisor of Environmental Health & Safety, Safety & Training Division with the Omaha Public Power District (OPPD) for 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 the Property is located within OPPD Circuit No. 62, and

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

5.3 Physical Setting Sources

Topography

Based on a review of the USGS 7.5 Minute Series Topographic Map *Omaha South, Nebraska-Iowa Quadrangle* dated 1994, the Property is located approximately 1,185 feet above mean sea level (msl). The Property is depicted as moderately rolling commercial/residential land located south of the Metropolitan Community College South Omaha campus. No urban drainage ways are located in the vicinity of the Property, as the area is characterized by a plateau situated along Q Street south of the former south Omaha stockyards area. A copy of a portion of the USGS Map for the area of the Property is provided as Figure 1 in Appendix A.

Soils

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

Hydrology

Based on the topography of the area of the Property, groundwater is estimated to flow to the north and east toward the area of the former south Omaha stockyards and historic rail corridors. Based on information contained in the EDR report, Benesch estimates that shallow groundwater exists at depths greater than 40 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 Time Period | Identified Historical Uses | | Source(s) | Intervals/Comments |
| | Property | Surrounding Area | | |
| Prior to circa 1890 | Property was apparently undeveloped land located in South Omaha | South Omaha and railroad corridors. | None, general knowledge Omaha | No significant data gaps. |
| 1890 to 1940 | Generally residential use on upper floors and commercial use street level. Taverns, beverage services, beauty salon & shoe repair. | South Omaha commercial and stockyards/industrial land, residential land, railroad corridors. | City Directories County Assessor Sanborn® Maps Topographic Map | No significant data gaps. |
| 1940 to 1990s | Generally residential use on upper floors and commercial use street level. Taverns, Café, beauty salon & shoe repair. | South Omaha commercial and stockyards/industrial land, residential land, railroad corridors. | Aerial Photographs City Directories County Assessor Sanborn® Maps Topographic Maps | No significant data gaps. |
| 1990s to Present | Residential use of some parcels, vacant land, commercial use including auto sales, Groceries and Taverns. | South Omaha commercial and industrial land, residential land, railroad corridors. | Aerial Photographs County Assessor City Directories Interviews 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 2010, 2009, 2007, 2006, 1999, 1993, 1988, 1982, 1975, 1969 and 1952; and from [GoogleEarth™](#) dated 2012. The following table provides descriptions and interpretations from the aerial photograph review.

| AERIAL PHOTOGRAPH SUMMARY | |
|---------------------------|--|
| Year | Comments |
| 2012, 2010, 2009 and 2006 | <p>Property: the Property is depicted similar to site observations with structures located on all but the 3305 Q Street parcel.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with St. Mary's Cemetery to the west, a commercial strip mall to the northwest and a convenience store to the northeast, soccer fields further north, the MCC campus to the east-northeast, commercial development along Q Street to the east, and the Lithuanian Bakery facility to the south followed by residences.</p> |
| 1999 and 1993 | <p>Property: the Property is depicted with structures located on all but the 3305 Q Street parcel.</p> <p>Surrounding Area: the area surrounding the Property is depicted with St. Mary's Cemetery to the west, apparent commercial structures to the northwest and northeast, the MCC campus to the east-northeast, commercial development along Q Street to the east, and the Lithuanian Bakery facility to the south followed by residences.</p> |
| 1988, 1982 and 1975 | <p>Property: the Property is depicted with structures located on all but the 3305 Q Street parcel.</p> <p>Surrounding Area: the area surrounding the Property is depicted with St. Mary's Cemetery to the west, apparent commercial structures to the northwest and northeast, the south Omaha stockyards to the east-northeast, commercial development along Q Street to the east, and the Lithuanian Bakery facility to the south followed by residences.</p> |

| AERIAL PHOTOGRAPH SUMMARY | |
|---------------------------|---|
| Year | Comments |
| 1971, 1969, 1965 and 1955 | <p>Property: the Property is depicted with structures located on each of the five parcels.</p> <p>Surrounding Area: the area surrounding the Property is depicted with St. Mary's Cemetery to the west, apparent commercial structures to the northwest and northeast, the south Omaha stockyards to the east-northeast, commercial development along Q Street to the east, and vacant land to the south followed by residences.</p> |
| 1941 | <p>Property: the Property is depicted with structures located on each of the five parcels.</p> <p>Surrounding Area: the area surrounding the Property is depicted with St. Mary's Cemetery to the west, apparent vacant land or agricultural land to the northwest and northeast, the south Omaha stockyards to the east-northeast, commercial development along Q Street to the east, and vacant land to the south followed by residences.</p> |

The former south Omaha stockyards located east-northeast of the Property represent an environmental concern; however, the former stockyards are located in an estimated down-gradient location relative to the Property and the entire area has been extensively redeveloped over the past 20 years. The review of aerial photographs did not identify other features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. Copies of historical aerial photographs for the Property are provided in Appendix D.

Historic Topographic Maps

Benesch reviewed available historical USGS Topographic Maps for the Property, including the *Omaha South, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975 and 1984); the *Omaha South, Nebraska-Iowa Quadrangle*, dated 1994; and the *Omaha Vicinity, Nebraska Sheet*, dated 1898 for information regarding past uses of the Property. The Property is depicted on the 1898 USGS map as platted urban land located south of the south Omaha stockyards. The Property is depicted on the 1956 through 1975 USGS maps as developed urban land located south of Q Street and the south Omaha stockyards. The 1994 USGS map depicts the area immediately north of the Property as Metropolitan community College South Omaha Campus.

The former south Omaha stockyards located north of the Property represent an environmental concern; however, the former stockyards are located in an estimated down-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* (or predecessor versions) for the area of the Property in approximate 5-year intervals dating from 1915 to 2012. The following table has Property and adjoining listings based on a review of the historical city directory information.

| CITY DIRECTORIES SUMMARY | | |
|----------------------------------|--------------|--|
| Address | Listed Dates | City Directory Listing |
| 3301 Q Street | 2007 | San Migel Auto, used cars |
| | 1985-2001 | Four Speed VW, used cars & auto repair |
| | 1975-1980 | Vacant |
| | 1941-1970 | Sakalosky Tavern & Beverages |
| | 1926 | Oliwecki Beverages |
| 3305 Q Street | 1980-1990 | Vacant |
| | 1951-1975 | Akromis Bar |
| | 1946 | Big Ed's Bar |
| | 1941 | Akromis Beverages |
| | 1926 | Dubnoff Grocery |
| 3307 Q Street | 1975-1980 | Vacant |
| | 1965-1970 | Fran's Café |
| | 1956-1961 | Cappelano Shoe Repair |
| | 1941-1951 | Cappelano Shoe Repair, Nemec Barber, Akromis Beauty Shop |
| | 1926 | Lubischer Barber |
| 3309 Q Street | 2001-2007 | Vasquez Residence |
| | 1980-1990 | Vacant |
| | 1965-1975 | Kaunas Bar |
| | 1956-1961 | Croatian Inn Tavern |
| | 1941-1951 | Knihal Beverages |
| | 1926 | Lenahan Confectionary, Stefanovich Beverages |
| 3311 Q Street | 2007 | Heanve Residence |
| | 1956-2001 | Jet Bar |
| | 1951 | Czerwinski Beverages |
| | 1946 | Packer's Tavern |
| | 1941 | Czerwinski Beverages |
| | 1926 | Herman Dry Goods |
| 5217 So. 33 rd Avenue | 1975-2012 | Lithuanian Bakery |
| 3302 Q Street | 1990-2001 | Wally's Wheels |
| | 1985 | Larsen Trucking |
| | 1970-1980 | Walt's Mobile Service Station |
| | 1961-1965 | Walt's/KK Standard Service Station |
| 3353 Q Street | 1985-1990 | St. Mary's Cemetery |
| | 1965-1980 | Goodman's Conoco Service Station |
| | 1956-61 | Nieto Conoco Service Station |
| | 1941-56 | Gunis/Hatch filling station |

The former filling stations historically located (and also currently located) north and northeast of the Property are located in an estimated cross-gradient or down-gradient location relative to the Property, and discussed further in Section 5.1 of this ESA report. Other listings of environmental concern include auto sales and repair conducted at the 3301 Q Street Property parcel. However, based on site reconnaissance observations and an absence of regulatory information regarding the 3301 site, it is not considered significant at this time. For this reason, it is the opinion of the Benesch environmental professionals that the review of city street directories did not identify listings at the Property address or vicinity that are indicative of *recognized environmental conditions*. 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 1890, 1901, 1962 and 1964. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

| FIRE INSURANCE MAP SUMMARY | |
|----------------------------|---|
| Year | Comments |
| 1890 | Property: The Property is not depicted on the 1890 of Sanborn® map. Surrounding Area: The area east of the Property along Q Street is depicted with a bowling alley and dwellings. |
| 1901 | Property: The Property is depicted with a Saloon and stable (3301 Q), a Saloon (3305 and 3309 Q), and a small structure (3307 Q). The 3311 Q Street parcel is not depicted on the 1901 Sanborn® map. Surrounding Area: Dwellings are depicted east, northeast and south of the Property, and the south Omaha stockyards are depicted two blocks north of the Property. |
| 1962 and 1964 | Property: The Property is depicted as the location of retail stores and a restaurant (3305 Q). Surrounding Area: Dwellings are depicted south of the Property, two filling stations are depicted northeast of the Property, stores are depicted east of the Property along Q Street, and the south Omaha stockyards are depicted north of the Property. |

The former south Omaha stockyards located north of the Property represent an environmental concern; however, the former stockyards are located in an estimated down-gradient location relative to the Property and the entire area has been extensively redeveloped over the past 20 years. In addition, filling stations were historically located (and are also currently located) northeast of the Property and are discussed further in Section 5.1 of this ESA report. The review of historical Sanborn® maps did not identify other features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. Copies of historical USGS Topographic maps for the Property are provided in Appendix D.

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>. Information collected on each Property parcel is listed below.

| Address | Parcel ID | Parcel Size (ft ²) | Structure Size (ft ²) | Const. Date |
|---------------|------------|--------------------------------|-----------------------------------|---------------|
| 3301 Q Street | 2238130000 | 6,500 | 906 | 1934 |
| 3305 Q Street | 2238140000 | 6,279 | N/A | N/A |
| 3307 Q Street | 2238160000 | 1,651 | 572, 250 (shed) | 1900, unknown |
| 3309 Q Street | 2238150000 | 3,250 | 2,342 | 1895 |
| 3311 Q Street | 2238130002 | 8,320 | 3,000 | 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 is located at 36th & Q Streets, which is the west end of the St. Mary's Cemetery located west 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

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 GC (General Commercial District). Areas north of the Property which was formerly the location of the south Omaha stockyards are zoned CC (Community Commercial District) or HI (Heavy Industrial District). The cemetery located west of the Property is zoned R4 (Single Family Residential District, High Density). The Lithuanian Bakery facility located south of the Property is zoned LI (Limited Industrial District). The residential use neighborhood located further south and southeast of the Property is zoned R7 (Medium Density

Multiple Family Residential 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 March 2, 2013 by Patrick Sward of Benesch. Mr. Sward was accompanied during the site reconnaissance by Mr. Vince Muniz, owner of Muniz Realty which represents the Property parcel owners. During the site reconnaissance, there were no conditions limiting observations (e.g. access issues, physical barriers, or weather). Note however, that the second level of the residence located at 3309 Q Street was not accessed. Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of commercial and/or residential use parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Nebraska. The area surrounding the Property is characterized by commercial and/or residential use along Q Street; commercial, light industrial, and educational use (Metropolitan Community College) north of Q Street; St. Mary's Parish Cemetery west of the Property; and commercial (Lithuanian Bakery) and residential use south of the Property.

6.3 Site Reconnaissance Observations

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

| SITE CHARACTERISTICS | | |
|--|---------------------------------------|----------|
| Category | Site Feature | Observed |
| Site Operations, Processes and Equipment | Emergency Generators | |
| | Elevators | |
| | Air Compressors | |
| | Hydraulic Lifts | |
| | Dry Cleaning | |
| | Photo Processing | |
| | Ventilation Hoods and/or Incinerators | |
| | Waste Water Treatment Systems | |
| | Heating and/or Cooling Systems | |
| | Other Processes or Equipment | |

| SITE CHARACTERISTICS – CONTINUED | | |
|---|--|----------|
| Category | Site Feature | Observed |
| Aboveground Chemical or Waste Storage | Aboveground Storage Tanks (ASTs) | |
| | Drums, Barrels and/or Containers > 5 gallons | |
| | MSDS | |
| Underground Chemical or Waste Storage, Drainage or Collection Systems | Underground Storage Tanks (USTs) | |
| | Sumps, Cisterns, Catch Basins and/or Dry Wells | |
| | Grease Traps | |
| | Septic Tanks and/or Leach Fields | |
| | Oil/Water Separators | |
| | Pipelines | |
| | Interior Floor Drains | X |
| Electrical Transformers and/or PCBs | Transformers and/or Capacitors | X |
| | Other Equipment | |
| Releases or Potential Releases | Stressed Vegetation | |
| | Stained Soil | |
| | 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 | |

Floor Drains

Floor drains were observed in the Property buildings (bathrooms and/or basement floors). No floor staining was observed in the area. The floor drains at the Property are connected to the City of Omaha municipal waste water system. Based on site observations, the floor drains do not represent a *recognized environmental condition* for the Property at this time.

Electrical Transformers/PCBs

During the site reconnaissance, one pole-mounted OPPD electrical transformer was observed at the intersection of the alley and South 33rd Street (eastern Property boundary), and another at the intersection of the alley and South 33rd Avenue (western Property boundary). Benesch contacted Mr. Marty Wetenkamp, Supervisor of Environmental Health & Safety, Safety &

Training Division with the Omaha Public Power District (OPPD) for 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 the Property is located within OPPD Circuit No. 62, and there is no reported spillage of poly-chlorinated biphenyls (PCBs) from electrical transformers in the vicinity of the Property. A copy of the OPPD information is provided in Appendix F.

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 | Mr. Vince Muniz | Realtor and Owner | Muniz Realty | In-person site interview. User Questionnaire. Electronic mail via vincemuniz@q.com . Telephone 402.201.9883 |
| Local Utility | Mr. Marty Wetenkamp | Supervisor Environmental Health & Safety | Safety & Training Division, Omaha Public Power District (OPPD) | Benesch request and OPPD response via email mjwetenkamp@oppd.com |
| Local Government Agency | Mr. Jon Ruff | Environmental Health Specialist, Sanitary Engineering Dept. | Douglas County Health Department | Telephone 402.444.7485 Electronic mail via jon.ruff@douglascounty-ne.gov |

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

8.0 FINDINGS

8.1 Findings

Site Reconnaissance

The Property consists of commercial and/or residential use parcels located at 3301, 3305, 3307, 3309 and 3311 Q Street in Omaha, Nebraska. The area surrounding the Property is characterized by commercial and/or residential use along Q Street; commercial, light industrial, and educational use (Metropolitan Community College) north of Q Street; St. Mary's Parish Cemetery west of the Property; and commercial (Lithuanian Bakery) and residential use south of the Property.

Based on site reconnaissance observations, the Property features (floor drains, OPPD electrical transformers) are not considered significant 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, one Federal Institutional or Engineering Control site is 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.

The Property is not listed in the EDR State Agency Database Listings. There are 19 LUST and one LAST site, one State Brownfields site, and four State and Tribal equivalent CERCLIS sites located within the relevant search radius of the Property. 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. Note, however, that the adjoining Kwik Shop LUST site and the Tuffy Auto Service LAST site do meet the ASTM E 1527-05 definition of a *historical recognized environmental condition* for the Property.

There is one State Brownfields site located within the relevant search distances (Omaha Cold Storage Terminals, 5025 So. 33rd Street, located 0.22-miles north of the Property). Based on distance and estimated groundwater gradient relative to the Property and/or current regulatory status, the State Brownfields site does not 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 parcels are currently used for commercial purposes (3301 Q Street, Q-Market), residential use (3307 and 3309 Q Street), or are currently vacant (3305 [surface parking] and 3311 Q Street [former tavern]). The 3301 Q Street parcel was utilized circa 2000 to 2010 for auto sales, but not for significant auto service or repair activities.

8.2 Historical Summary

Based on historical sources, the 3301 Q Street Property structure was constructed in 1934 and has been utilized for a tavern, auto sales, and a retail grocer. The 3305 Q Street Property parcel is currently vacant with no structures located thereon since circa 1980. Prior to 1980 this Property parcel was utilized for a tavern and retail grocer. The 3307 Q Street Property currently has two structures located thereon (main structure constructed in 1900) and has been utilized for a residence, a café, and retail (shoe repair, barber and beauty salon). The 3309 Q Street Property structure was constructed in 1895 and has been utilized as a residence, a tavern, beverage services and a confectionary. The 3311 Q Street structure was constructed in 1890, is currently vacant, and has been utilized as a tavern and a retail grocer. 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 1890 (county assessor), 1898 (topographic map), 1901 (fire insurance map), 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 evidence of *recognized environmental conditions* (RECs) in connection with the Property, and therefore, Benesch makes recommendations as described below.

The Property is located within the Omaha Lead National Priority List (NPL) and CERCLIS project boundaries (aka Omaha Lead Site [OLS]) which encompass a significant portion of Omaha. Although the OLS source areas have been abated, the impact of the OLS on the Property itself is unknown at this time, and may still be significant with regard to either potential contamination or environmental liability. As such the OLS represents a *recognized environmental condition* for the Property. However, based on anticipated redevelopment of the Property for commercial use, Benesch does not recommend further assessment at this time regarding the OLS.

Note that the adjoining Kwik Shop LUST site and the Tuffy Auto Service LAST site meet the ASTM E 1527-05 definition of a *historical recognized environmental condition* for the Property. However, based on estimated groundwater flow direction relative to the Property, Benesch does not recommend further assessment at this time regarding the adjoining auto sites that represent a *historical recognized environmental condition*.

10.0 DEVIATIONS

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

11.0 ADDITIONAL SERVICES

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

12.0 REFERENCES

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

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

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

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

Environmental Data Resources, Inc. (EDR), *The EDR Radius Map™ Report*; Inquiry No. 03530105.2r dated February 26, 2013.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 03530105.5 dated February 26, 2013. Aerial photographs dated 2010, 2009, 2007, 2006, 1999, 1993, 1988, 1982, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 03530105.6 dated February 26, 2013. Includes R.L. Polk and Company and Cole Information Services, *Omaha, Nebraska Area Wide Directories* (and predecessor editions) dated 1915, 1926, 1931, 1936, 1941, 1946, 1951, 1956, 1961, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2001, 2007 and 2012.

EDR, *Certified Sanborn® Map Report*, Inquiry No. 3442379.3 dated October 29, 2012. Sanborn® fire insurance maps dated 1890, 1901, 1962 and 1964.

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.

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

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

Report Prepared By:

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