

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
CARPENTER PAPER COMPANY  
4436 DAHLMAN AVENUE  
OMAHA, DOUGLAS COUNTY, NEBRASKA**

*Prepared for:*

**Carpenter Paper Company & the Omaha Brownfields Coalition**



**Benesch Project No. 00120138.00  
October 2012**

*Prepared By:*



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

## TABLE OF CONTENTS

<b>1.0</b>	<b>SUMMARY</b> .....	<b>1</b>
<b>2.0</b>	<b>INTRODUCTION</b> .....	<b>3</b>
2.1	Purpose .....	3
2.2	Scope of Services .....	3
2.3	Significant Assumptions .....	3
2.4	Limitations and Exceptions .....	3
2.5	Special Terms and Conditions .....	4
2.6	User Reliance .....	4
<b>3.0</b>	<b>SITE DESCRIPTION</b> .....	<b>5</b>
3.1	Location and Legal Description .....	5
3.2	Surrounding Area General Characteristics.....	5
3.3	Current Use of the Property.....	5
3.4	Description of Property Improvements .....	5
3.5	Current Uses of the Adjoining Properties .....	6
<b>4.0</b>	<b>USER PROVIDED INFORMATION</b> .....	<b>7</b>
<b>5.0</b>	<b>RECORDS REVIEW</b> .....	<b>8</b>
5.1	Standard Environmental Record Sources .....	8
5.2	Additional Environmental Record Sources .....	11
5.3	Physical Setting Sources .....	12
5.4	Historical Use Information .....	13
<b>6.0</b>	<b>SITE RECONNAISSANCE</b> .....	<b>18</b>
6.1	Methodology and Limiting Conditions .....	18
6.2	General Site Setting .....	18
6.3	Site Reconnaissance Observations .....	18
<b>7.0</b>	<b>INTERVIEWS</b> .....	<b>22</b>
<b>8.0</b>	<b>FINDINGS</b> .....	<b>23</b>
8.1	Findings .....	23
8.2	Historical Summary .....	24
8.3	Data Gap Analysis .....	24
<b>9.0</b>	<b>OPINION</b> .....	<b>25</b>
<b>10.0</b>	<b>DEVIATIONS</b> .....	<b>27</b>
<b>11.0</b>	<b>ADDITIONAL SERVICES</b> .....	<b>28</b>
<b>12.0</b>	<b>REFERENCES</b> .....	<b>29</b>
<b>13.0</b>	<b>QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS</b> .....	<b>31</b>

## TABLE OF CONTENTS (CONTINUED)

### APPENDICES

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

## 1.0 SUMMARY

This Phase I Environmental Site Assessment (ESA) was conducted on behalf of the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]) (“User”) in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Property ESA was conducted under the Brownfields Coalition Assessment Grant (Grant) awarded by the United States Environmental Protection Agency to the Omaha Brownfields Coalition (USEPA Cooperative Agreement No. BF-97727801, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on the Carpenter Paper Company facility located at 4436 Dahlman Avenue in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of the Carpenter Paper Company warehouse and distribution facility located at 4436 Dahlman Avenue in an industrial area of Omaha, Douglas County, Nebraska (the “Property”). The Property is currently utilized by the Carpenter Paper Company as a warehouse and distribution facility for their business operations, and for storage of personal property by the owners. The Property parcel encompasses approximately 4.12-acres (179,967 square feet) with one structure located thereon (42,358 square feet). The Property structure has been constructed in many phases reportedly dating to the 1890s. The Property also includes an asphalt surface parking lot encompassing approximately 50,000 square feet. The area surrounding the Property is characterized by industrial, commercial and residential use.

Based on site reconnaissance observations, physical features of the Property (i.e., railroad siding, 55-gallon drums, floor drains, electrical transformers) are not considered to be significant environmental issues at this time. The presence of waste tires at the Property creates an undesirable appearance and a potential health and safety or code enforcement issue. While the waste tires do not represent a *recognized environmental condition* for the Property at this time, Benesch recommends that Carpenter Paper Company arrange for off-site recycling and/or disposal of the waste tires according to state and local regulations. In addition, the apparent inactive water well located west of Building No. 1 represents a *recognized environmental condition* for the Property, and Benesch recommends that the well is decommissioned (i.e. abandoned) according to state and local regulations.

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.

Additional federal database sites located within the relevant search distances from the Property include one CERCLIS site, one CERCLIS-NFRAP site, three RCRA-CORRACTS sites, and one RCRA-

TSD site. Based on current regulatory status and/or distance and estimated groundwater gradient relative to the Property, the above noted federal database sites do not represent a *recognized environmental condition* for the Property at this time.

The Property is not listed in the EDR State Agency Database Listings. There are twenty five Leaking Underground Storage Tank (LUST) and one Leaking Aboveground Storage Tank (LAST) site, three State Brownfields sites, and three 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.

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.

In the opinion of the environmental professionals, there are no significant data gaps that affect our ability to identify *recognized environmental conditions* in connection with the Property. Based on historical sources, portions of the Property building date to the 1890s and the site was utilized during most of the 20<sup>th</sup> Century as a meat packing facility. It was also the location of the Cornhusker Mushroom Farms in the 1990s, and since 1998 the location of the Carpenter Paper Company warehouse/distribution facility. 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 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"; Dorkin Distributing Company, Carpenter Paper Company, and the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]), subject to the limitations described in the report and in the contracting agreement between Benesch and the Omaha Brownfields Coalition.

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

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

---

## 3.0 SITE DESCRIPTION

### 3.1 Location and Legal Description

The Property consists of the Carpenter Paper Company warehouse and distribution facility located at 4436 Dahlman Avenue in an industrial area of Omaha, Douglas County, Nebraska (the "Property"). The Property parcel encompasses approximately 4.12-acres (179,967 square feet) with one structure located thereon (42,358 square feet). The Property structure has been constructed in many phases reportedly dating to the 1890s. The Property also includes an asphalt surface parking lot encompassing approximately 50,000 square feet.

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  $\frac{1}{4}$  of Section 4, Township 14 North, Range 13 East of the 6<sup>th</sup> Principal Meridian, Douglas County, Nebraska.

A Site Location Map and Site Diagram depicting the Property are provided in Appendix A. Site Photographs are provided in Appendix B. Additional maps and figures are provided in Appendix D (Historical Research Documentation) and Appendix F (Other Supporting Documentation).

### 3.2 Surrounding Area General Characteristics

The area surrounding the Property is characterized by industrial, commercial and residential use.

### 3.3 Current Use of the Property

The Property is currently utilized by the Carpenter Paper Company as a warehouse and distribution facility for their business operations, and for storage of personal property by the owners.

### 3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.



<b>PROPERTY IMPROVEMENTS</b>	
<b>Size of Property parcels (approx.)</b>	4.12-acres (179,967 square feet)
<b>Size of Property structures (approx.)</b>	42,356 square feet
<b>General Topography of Property</b>	Relatively flat urban land sloping down-gradient to the east.
<b>Adjoining and/or Access/Egress Roads</b>	The Property can only be accessed from Dahlman Avenue. There is an inactive rail siding located along the eastern Property boundary. The western Property boundary rises sharply to a residential area accessed from South 32 <sup>nd</sup> Street.
<b>Paved or Concrete Areas (including parking)</b>	Dahlman Avenue which forms the eastern Property boundary is concrete or asphalt surfaced with some adjoining concrete sidewalks. The Property parcel includes an asphalt parking lot encompassing approximately 50,000 square feet.
<b>Landscaped, Unimproved and/or Undeveloped Areas</b>	A forested slope forms the western Property boundary. The slope exhibits a steep slope from west to east.
<b>Surface Water</b>	None
<b>Potable Water Source</b>	Metropolitan Utilities District (MUD)
<b>Sanitary Sewer Utility</b>	MUD
<b>Storm Sewer Utility</b>	City of Omaha, Department of Public Works
<b>Electrical Utility</b>	Omaha Public Power District (OPPD)
<b>Natural Gas Utility</b>	MUD
<b>Emergency Power</b>	None
<b>Current Occupancy Status</b>	Carpenter Paper Company warehouse/distribution facility.
<b>General Building Description</b>	The Property structure has been constructed in many phases reportedly dating to the 1890s. The interconnected structures are constructed with a poured concrete foundation and steel and/or wood supporting, framing and truss materials. The Property building consists of three functional areas (from north to south, respectively) Building Nos. 1, 2, and 3. The north loading dock is located along the north wall of Building No. 1, and the east loading dock is located along the east wall of Building No. 2. The current condition of the Property structure is variable with the newer northern area of the structure in very good condition and the 1890 portion of the structure exhibiting fair condition with some structural and code deficiencies likely.
<b>Construction Completion Date (year)</b>	Douglas County Assessor date of construction is 1949 (Building Nos. 2 and 3) with a 1985 remodel (Building No. 1). Historic sources date construction of Building No. 3 (former meat packing facility) to the 1890s.

Source: Douglas County Assessor Property Records

### 3.5 Current Uses of the Adjoining Properties

The current uses of the properties adjoining the Carpenter Paper Company facility are identified below.

- North: a large undeveloped parcel with a commercial truck scale followed by 'H' Street and industrial land.
- East: Dahlman Avenue followed by vacant land, BNSF Railway tracks, and large industrial facilities (Railcar Nebraska and vacant grain terminal).
- South: The Greater Omaha Packing facility.
- West: a steeply forested slope forms the western Property boundary followed by a residential area and the St. Francis Catholic church/school located along South 32<sup>nd</sup> 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 Mr. Randy Nash, Vice President and Managing Partner with Carpenter Paper Company (User representative) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Nash 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.
- The Property consists of a warehouse and distribution facility located at 4436 Dahlman Avenue in an industrial area of Omaha, Douglas County, Nebraska.
- The parties who will rely on the Phase I ESA report are Dorkin Distributing Company (owners Mike and Tim Odorisio), Carpenter Paper Company, and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. Randy Nash, Managing Partner of the Carpenter Paper Company.
- No special terms and conditions were agreed upon by the Environmental Professional.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

The regulatory agency database report discussed in this section, provided by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the Property. Benesch also conducted a limited review of the unmapped or orphan listings within the database report, cross-referencing available address information and facility names, where feasible. Unmapped sites are listings that could not be plotted with confidence, but are potentially in the general area of the Property based on the partial street address, city, or zip code. Any unmapped site that was identified by Benesch as being within the approximate minimum search distance from the Property based on the site reconnaissance and/or cross-referencing to mapped listings has been included in the discussion in the following section. A copy of the EDR Radius Map Report is provided in Appendix C. The following is a summary of the findings of the database review.

<b>SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS</b>			
<b>Regulatory Database</b>	<b>Approx. Minimum Search Distance</b>	<b>Property Listed?</b>	<b>Total # Sites Listed</b>
Federal National Priority (NPL)	1 mile	No	1
Federal Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	2
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	1
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	3
Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	1
Federal RCRA Generators	¼ mile	No	2
Federal Institutional Control/Engineering Control Registry	½ mile	No	2
Federal Emergency Response Notification System (ERNS) list	½ mile	No	0
State and Tribal (equivalent) NPL	1 mile	No	3
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	26
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	No	4
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	3
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, 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 3.4-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.

An additional CERCLIS site is located approximately 0.3-miles west of the Property in an estimated cross-gradient location (Western Mineral Products, 3520 'I' Street). This site was a vermiculite processing plant reported to have received asbestos contaminated vermiculite from the WR Grace Company mine in Libby, MN. A Preliminary Assessment of the Western Mineral Products site was initiated in 2000, Removal Assessment was completed in 2001, the site was archived in 2007, subsequently un-archived in 2009, and a Site Reassessment completed in 2011 determined that no further remedial assessment was required at the CERCLIS site. Based on apparent source abatement, current regulatory status, and distance relative to the Property, the Western Mineral Products CERCLIS site does not represent a *recognized environmental condition* at this time.

A CERCLIS-NFRAP site is located approximately 0.36-miles west of the Property in an estimated cross-gradient location (Packing House Service, 4401 South 36<sup>th</sup> Street). A Preliminary Assessment of the Packing House Service site was conducted in 1995 and determined that no further remedial assessment was required at the CERCLIS site. Based on current regulatory status and distance relative to the Property, the Packing House Service CERCLIS-NFRAP site does not represent a *recognized environmental condition* at this time.

Three RCRA-CORRACTS (corrective action) sites are located within the relevant search distances from the Property (Van Waters & Rogers, 3900 D Street, 0.86-miles northwest of the Property in an estimated cross-gradient location; Univar USA, 4120 Buckingham Place, 0.33-miles northeast of the Property in an estimated down-gradient location; and Van Waters & Rogers Subsidiary, 3002 F Street, 0.36-miles northeast of the Property in an estimated down-gradient location). In

addition, there are two Federal Institutional or Engineering Control sites associated with the Univar RCRA-CORRACTS site. Based on current regulatory status, and distance and estimated groundwater gradient relative to the Property, the RCRA-CORRACTS sites noted above do not represent a *recognized environmental condition* at this time.

The Railcar of Nebraska industrial facility is located at 4901 South 28<sup>th</sup> Street which is situated 0.45-miles east of the Property in an estimated down-gradient location. This facility is a RCRA-TSD (transportation, storage and disposal) site. Based on current regulatory status, and distance and estimated groundwater gradient relative to the Property, the Railcar of Nebraska RCRA-TSD site does not represent a *recognized environmental condition* at this time.

The two listed RCRA generator sites (VIP Cleaners, RCRA-SQG at 3120 L Street, 0.2-miles southwest in an estimated down-gradient location; Mainliner Motor Express, RCRA-CESQG at 4202 Dahlman Avenue, 0.32-miles north in an estimated down-gradient location) are not located on adjoining properties and, based on distance and estimated ground water flow direction relative to the Property are not considered significant at this time.

#### *State Agency Database Listings*

The Property is not listed in the EDR State Agency Database Listings. There are twenty five (25) LUST and 1 LAST sites located within the relevant search radius of the Property; however records indicate 20 of the LUST/LAST sites have No Further Action [NFA] letters issued by the NDEQ. The remaining six LUST sites are either on the NDEQ backlog or priority list. However, these six sites are all located in an estimated cross-gradient or down-gradient location relative to the Property and are situated a minimum of 0.3-miles distant. None of the four active UST/AST sites located within the relevant search radius are located on parcels adjoining the Property.

There are three State and Tribal equivalent CERCLIS sites listed in the EDR database report which are all located more than 0.3-miles from the Property (Packing House Service, 4401 South 36<sup>th</sup> Street; Cyrgus Company, 3712 D Street; and Gutter Company, 3520 'I' Street). In addition there are three State Brownfields sites listed which are all located more than 0.3-miles from the Property (Omaha Cold Storage Terminals, 5025 South 33<sup>rd</sup> Street; Univar USA [two locations], 4120 Buckingham Avenue and 3002 F 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 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**

### *City Building Permits*

Benesch contacted the Mr. Tom Phipps, Chief Mechanical Inspector with the City of Omaha Planning Department who indicated the city has no file information dating back 40 years regarding tanks, if any, located at the Property. City records indicate that two boilers were removed from the Property in 1999. A Record of Conversation documenting the Benesch conversation with Mr. Phipps 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 (including site water well registration) regarding the Property located at 4436 Dahlman Avenue in Omaha, Douglas County, Nebraska. A Record of Conversation documenting the Benesch conversation with Mr. Ruff is provided in Appendix E.

### *Nebraska Department of Natural Resources*

Benesch obtained water well registration information for the Property from the Nebraska Department of Natural Resources (NDNR) website at <http://dnrdata.dnr.ne.gov/wellscs>. According to the NDNR information, no registered water wells are located at the Property. A copy of the NDNR water well registration information for the area of the Property is provided in Appendix F.

### *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. A copy of the email correspondence with Ms. Hatton is provided in Appendix E.

### *Nebraska Department of Environmental Quality*

Benesch contacted Records Management with the Nebraska Department of Environmental Quality (NDEQ) for information regarding the Property. NDEQ Records Management has no file information regarding environmental issues (i.e. tanks, enforcement actions, or monitoring reports) for the Property facility. NDEQ files indicate Cornhusker Mushroom Farms, a former Property resident, had air permits for conducting their business operations. A copy of the NDEQ Records Management email correspondence is provided in Appendix E.

### *Omaha Public Power District*

There are currently three OPPD pole-mounted electrical transformers located near the southwest 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 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 1,140 feet above mean sea level (msl). The Property is depicted as relatively flat industrial land located west of the railroad corridor and north of the historic south Omaha meat packing district. The Property is situated on flat land at the eastern base of a steep plateau located above and west of the Property. The Missouri River is located approximately 9,000 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, 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 less than 20 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. Note that an apparent inactive water well and associated well house is located west of Building No. 1 at the Property. The Property well is not registered with the state or local authorities, and depth to water at the Property well is unknown.

### 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		
1890s to 1990	Meat Packing facility, Cornhusker Packing Company and predecessors	Generally industrial and railroad use. Vacant land to the north and a residential neighborhood to the west.	Aerial Photographs City Directories County Assessor Sanborn® Maps Topographic Maps	No significant data gaps.
1990 to 1998	Vacant land and Cornhusker Mushroom Farms	Generally industrial and railroad use. Vacant land to the north and a residential neighborhood to the west.	Aerial Photographs City Directories Topographic Map	No significant data gaps.
1998 to present	Carpenter Paper Company	Generally industrial and railroad use. Vacant land to the north and a residential neighborhood to the west. Some vacant land and/or apparent commercial use to the east.	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, 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 and 1999	<p><b>Property:</b> the Property is depicted similar to site observations with the Property structure (Building Nos. 1, 2, and 3) located thereon and a surface parking lot to the north.</p> <p><b>Surrounding Area:</b> the area surrounding the Property is depicted similar to site observations with vacant land to the north; residences and the St. Francis Assisi church/school to the west; current layout of Greater Omaha Packing to the south; and to the east an Aldi store and vacant land followed by the BNSF railroad corridor. Further east of the railroad corridor is the Railcar Nebraska industrial facility and an abandoned grain terminal elevator.</p>
1994, 1990, 1988, 1982, 1975 and 1969	<p><b>Property:</b> the Property structure (Building Nos. 1, 2, and 3) is depicted with a surface parking lot to the north.</p> <p><b>Surrounding Area:</b> the Property is located in an industrial area north of the South Omaha Stockyards. The area surrounding the Property is depicted with vacant land to the north, residences and the St. Francis Assisi church/school to the west, a meat packing facility to the south, and apparent industrial land followed by the BNSF railroad corridor. Further east of the railroad corridor is a large industrial facility and a grain terminal elevator.</p>
1965, 1955, 1952 and 1941	<p><b>Property:</b> the Property structure appears to consist of Building Nos. 1 and 2 with a surface parking lot depicted to the north.</p> <p><b>Surrounding Area:</b> the Property is located in an industrial area north of the South Omaha Stockyards. The area surrounding the Property is depicted with residences to the west, meat packing facilities to the south, and apparent industrial land followed by the BNSF railroad 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 1898 USGS map as developed urban land located along a railroad corridor north of the South Omaha Stockyards. The Property structure with a railroad siding is depicted on the remaining USGS maps with St. Francis Assisi School to the west, vacant land to the north, railroad yards and grain terminals to the east, and industrial structures and the South Omaha Stockyards further south.

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
2007 and 2001	Property - Carpenter Paper Company
1995	Property - Vacant
1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951 and 1941	Property - Cornhusker Packing Company, meat packing
Generally 1970 to 2007	Property Vicinity along Dahlman Avenue industrial corridor. 4202 Dahlman, Mainliner Motor Express, truck wash (1965 only). 4205 Dahlman, Safeway Moving & Storage, Stauffer Chemical Storage and Dock (1970 only). 4209 Dahlman, Hansen and Busy Bee Van & Storage. 4213 Dahlman, Holiday Van & Storage. 4217 Dahlman, Holiday Truck Trailer Leasing. 4221 Dahlman, Southwest Grease & Oil and Empak Industries Inc. Antifreeze Storage & Dock. 4626 Dahlman, Greater Omaha Express.
1965, 1961 and 1956	Property Vicinity along Dahlman Avenue industrial corridor. 4205 Dahlman, Grain Warehouse, Stockyards Terminal Warehouse, Donovan Terminal Warehouse.

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 chemical storage and cartage and the grain terminal. However, based on distance and estimated cross-gradient or down-gradient location relative to the Property, extensive recent development of adjoining parcels located to the east of 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*

EDR provided Benesch with Sanborn® maps for the Property and vicinity for the years 1901, 1962 and 1964. Because the EDR provided maps were of limited benefit, Benesch obtained additional Sanborn® maps for the Property and vicinity dated 1890 and 1901 from the Omaha Public Library and 1901 from the Douglas County Historical Society. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

FIRE INSURANCE MAP SUMMARY	
Year	Comments
1890 and 1901	The Property is depicted as platted with no structures located thereon. Railroad sidings and/or yards are depicted east of Dahlman Avenue. The St. Francis Assisi church & school and a residential neighborhood are depicted west of the Property.
1962 and 1964	The Property is not depicted. Railroad sidings and/or yards are depicted east of Dahlman Avenue. The St. Francis church & school and a residential neighborhood are depicted west of the Property.

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 storage warehouse located at 4436 Dahlman Avenue is 0432270010 and the Property parcel encompasses approximately 4.12-acres (179,967 square feet). One structure encompassing approximately 42,356 square feet is situated on the Property. The Property building was apparently constructed in numerous stages with the Douglas County Assessor indicating a 1949 construction date and a 1985 remodel. The Property improvements include a 50,000 square feet asphalt parking lot. 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 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 Douglas County Assessor information accessed via the internet website <http://douglasne.mapping-online.com>, the Property building was constructed in 1949 (this date likely refers to Building No. 2) and remodeled in 1985 (likely Building No. 3). Benesch contacted Mr. Tom Phipps, Chief Mechanical Inspector with the City of Omaha Planning Department who indicated the city has no file information dating back 40 years regarding tanks, if any, located at the Property. City records indicate that two boilers were removed from the Property in 1999. A Record of Conversation documenting the Benesch conversation with Mr. Phipps 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 Property is currently zoned HI (Heavy Industrial District). Properties in the area along the Dahlman Avenue corridor (north, east and south) are mostly zoned HI or RR (Railroad District). The newer commercial development including the Aldi store located southeast of the Property are zoned MU (Mixed Use District), while the residential neighborhood to the west of the Property is zoned R4 (Single Family Residential High Density). 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 August 9, 2012 by Patrick Sward of Benesch. Mr. Sward was accompanied by Mr. Randy Nash, Managing Partner with the Carpenter Paper Company (User Representative). During the site reconnaissance, there were no conditions limiting observations (e.g. access issues, physical barriers, or weather). Photographic documentation of the site reconnaissance is provided in Appendix B.

### 6.2 General Site Setting

The Property consists of the Carpenter Paper Company warehouse and distribution facility located at 4436 Dahlman Avenue in an industrial area of Omaha, Nebraska. The Property parcel encompasses approximately 4.12-acres (179,967 square feet) with one structure located thereon (42,358 square feet). Portions of the Property structure reportedly date to the 1890s. The Property also includes an asphalt surface parking lot encompassing approximately 50,000 square feet. The area surrounding the Property is characterized by industrial, commercial and residential use.

### 6.3 Site Reconnaissance Observations

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

SITE CHARACTERISTICS		
Category	Site Feature	Observed
Site Operations, Processes and Equipment	Emergency Generators	
	Elevators	
	Air Compressors	
	Hydraulic Lifts	
	Dry Cleaning	
	Photo Processing	
	Ventilation Hoods and/or Incinerators	
	Waste Water Treatment Systems	
	Heating and/or Cooling Systems	
	Other Processes or Equipment	X
Aboveground Chemical or Waste Storage	Aboveground Storage Tanks (ASTs)	
	Drums, Barrels and/or Containers > 5 gallons	X
	MSDS	X

SITE CHARACTERISTICS – CONTINUED		
Category	Site Feature	Observed
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks (USTs)	
	Sumps, Cisterns, Catch Basins and/or Dry Wells	
	Grease Traps	
	Septic Tanks and/or Leach Fields	
	Oil/Water Separators	
	Pipelines	
	Interior Floor Drains	X
Electrical Transformers/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	X
	Dumping or Disposal Areas	
	Construction/Demolition Debris	
	Surface Water Discoloration, Odor, Sheen and/or Free Phase Product	
	Strong, Pungent or Noxious Odors	
	Exterior Pipe Discharges, Effluent Discharges	
Other Notable Site Features	Surface Water Bodies	
	Quarries or Pits	
	Wells	X

### *Railroad Siding*

An inactive railroad siding is located along the northern half of the eastern Property boundary running generally parallel to Dahlman Avenue. No leaks/spills were observed in the area. Based on site reconnaissance observations and an apparent absence of diesel fuel storage or refueling at the Property (historical research noted in Section 5.4 of this ESA report), the inactive rail siding does not represent a *recognized environmental condition* at this time.

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

Carpenter Paper Company generally has less than ten 55-gallon drums of chlorine bleach on inventory at the Property building for distribution to customers. Drums at the Property are situated on concrete floors and no leaks/spills were observed in the area. No repacking of products occurs with the 55-gallon drums. Based on site observations and interview information, the 55-gallon drums at the Property do not represent a *recognized environmental condition* at this time.

### MSDS

According to Mr. Nash, Carpenter Paper Company keeps a central repository of material safety data sheets (MSDS) for products it stores at the Property for distribution. The MSDS information is readily available to employees and customers. The existence of MSDS at the Property in conjunction with their normal warehouse/distribution business operations is not considered significant at this time.

### Floor Drains

Several floor drains were observed in the Property building during the site reconnaissance. No leaks/spills were observed in these areas. Most of the floor drains have been disabled or plugged with concrete and are not currently operable. The floor drains at the Property are connected to the City of Omaha municipal waste water system and do not represent a *recognized environmental condition* at this time.

### Electrical Transformers/PCBs

Three pole-mounted electrical transformers were observed located near the southwest Property boundary. In addition, a concrete pad whereon a Property electrical transformer was formerly situated is located nearby. No leaks/spills were observed in the area of the former or current Property transformers. 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 current pole-mounted transformers and former pad-mounted transformer located at the Property do not represent a *recognized environmental condition* at this time. A copy of the OPPD information is provided in Appendix F.

### Trash, Debris, Waste Materials

Piles of waste tires were observed along the west side of Building No. 1 and along the west side of the surface parking lot. Benesch estimates there are less than 50 waste tires currently located at the Property. The presence of waste tires at the Property creates an undesirable appearance and a potential health and safety or code enforcement issue. While the waste tires do not represent a *recognized environmental condition* for the Property at this time, Benesch recommends that Carpenter Paper Company arrange for off-site recycling and/or disposal of the waste tires according to state and local regulations.

### *Wells*

An apparent inactive water well and associated well house is located west of Building No. 1 at the Property. As previously noted in Section 5.2 of this ESA report, the Property well is not registered with the state (NDNR) or local (DCHD) authorities. In addition, Mr. Nash is not aware of any information regarding the Property well. The Property water well represents a *recognized environmental condition* for the Property at this time. Benesch recommends that the water well be decommissioned (i.e. abandoned) in accordance with state and local regulations.



## 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. Randy Nash	Vice President and Managing Partner	Carpenter Paper Company	In-person during site reconnaissance, also contact via telephone 402.731.2222 and email <a href="mailto:randynash@carpenterpaper.com">randynash@carpenterpaper.com</a>
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. Tom Phipps	Chief Mechanical Inspector, Building Permits & Inspections	City of Omaha Planning Department	Telephone 402.444.5383
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 <a href="mailto:rosemary.hatton@nebraska.gov">rosemary.hatton@nebraska.gov</a>
State Government Agency	Ms. Cindy Dulas	NDEQ Records	Nebraska Dept. of Environmental Quality	Email at <a href="mailto:ndeq.records@nebraska.gov">ndeq.records@nebraska.gov</a>

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 is currently utilized by the Carpenter Paper Company as a warehouse and distribution facility for their business operations, and for storage of personal property by the owners. The Property parcel encompasses approximately 4.12-acres (179,967 square feet) with one structure located thereon (42,358 square feet). The Property structure has been constructed in many phases reportedly dating to the 1890s. The Property also includes an asphalt surface parking lot encompassing approximately 50,000 square feet. The area surrounding the Property is characterized by industrial, commercial and residential use.

Based on site reconnaissance observations, the Property features (railroad siding, 55-gallon drums, floor drains, electrical transformers) are not considered significant at this time. The presence of waste tires at the Property creates an undesirable appearance and a potential health and safety or code enforcement issue. In addition, the apparent inactive water well located west of Building No. 1 represents a *recognized environmental condition* for the Property.

#### 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.

Additional federal database sites located within the relevant search distances from the Property include one CERCLIS site, one CERCLIS-NFRAP site, three RCRA-CORRACTS sites, and one RCRA-TSD site. Based on current regulatory status and/or distance and estimated groundwater gradient relative to the Property, the above noted federal database sites do not represent a *recognized environmental condition* for the Property at this time.

The Property is not listed in the EDR State Agency Database Listings. There are twenty five (25) LUST and one (1) LAST sites, three (3) State Brownfields sites, and three (3) 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.

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 by the Carpenter Paper Company as a warehouse and distribution facility for their business operations, and for storage of personal property by the owners.

## **8.2 Historical Summary**

Based on historical sources, portions of the Property building located at 4436 Dahlman Avenue date to circa 1890. The Property was utilized during most of the 20<sup>th</sup> Century by the Cornhusker Packing Company as a meat packing facility. More recently the Property building was vacant in the early 1990s and then was utilized by Cornhusker Mushroom Farms from 1995 to 1998. Since 1999 the Carpenter Paper Company has owned and utilized the Property as a warehouse and distribution facility. 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 (fire insurance map), 1898 (topographic map), 1941 (city directory and aerial photograph), and 1949 (county assessor). 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.

This Phase I Environmental Site Assessment (ESA) was conducted on behalf of Dorkin Distributing Company, Carpenter Paper Company, and 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 in utilization of a Brownfields community wide assessment 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 subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on the Carpenter Paper Company facility located at 4436 Dahlman Avenue in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of the Carpenter Paper Company warehouse and distribution facility located at 4436 Dahlman Avenue in an industrial area of Omaha, Douglas County, Nebraska (the “Property”). The Property is currently utilized by the Carpenter Paper Company as a warehouse and distribution facility for their business operations, and for storage of personal property by the owners. The Property parcel encompasses approximately 4.12-acres (179,967 square feet) with one structure located thereon (42,358 square feet). The Property structure has been constructed in many phases reportedly dating to the 1890s. The Property also includes an asphalt surface parking lot encompassing approximately 50,000 square feet. The area surrounding the Property is characterized by industrial, commercial and residential use.

Based on site reconnaissance observations, the Property features (railroad siding, 55-gallon drums, floor drains, electrical transformers) are not considered significant at this time. The presence of waste tires at the Property creates an undesirable appearance and a potential health and safety or code enforcement issue. While the waste tires do not represent a *recognized environmental condition* for the Property at this time, Benesch recommends that Carpenter Paper Company arrange for off-site recycling and/or disposal of the waste tires according to state and local regulations. In addition, the apparent inactive water well located west of Building No. 1 represents a *recognized environmental condition* for the Property, and Benesch recommends that the well be decommissioned (i.e. abandoned) according to state and local regulations. 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.

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.

Additional federal database sites located within the relevant search distances from the Property include one CERCLIS site, one CERCLIS-NFRAP site, three RCRA-CORRACTS sites, and one RCRA-TSD site. Based on current regulatory status and/or distance and estimated groundwater gradient relative to the Property, the above noted federal database sites do not represent a *recognized environmental condition* for the Property at this time.

The Property is not listed in the EDR State Agency Database Listings. There are twenty five (25) LUST and one LAST site, three State Brownfields sites, and three 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.

The Property was not listed in the Orphan Summary, and none of the remaining 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.

In the opinion of the environmental professionals, there are no significant data gaps that affect our ability to identify *recognized environmental conditions* in connection with the Property. Based on historical sources, portions of the Property building date to the 1890s and the site was utilized during most of the 20<sup>th</sup> Century as a meat packing facility. It was also the location of the Cornhusker Mushroom Farms in the 1990s, and since 1998 the location of the Carpenter Paper Company warehouse/distribution facility. 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.

Douglas County Historical Society, Sanborn® fire insurance map dated 1901.

Environmental Data Resources, Inc. (EDR), *The EDR Radius Map™ Report*; Inquiry No. 03383728.2r dated August 8, 2012.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 3383728.5 dated August 8, 2012. Aerial photographs dated 2007, 2006, 1999, 1994, 1990, 1988, 1982, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3383728.6 dated August 15, 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. 3383728.3 dated August 8, 2012. Sanborn® fire insurance maps dated 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.

Omaha Public Library, Sanborn® fire insurance maps dated 1890 and 1901 obtained via the website <http://omahalibrary.org/sanborn>.



## 12.0 REFERENCES - CONTINUED

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

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

### 13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

Report Prepared By:

Alfred Benesch & Company



Patrick L. Sward, JD  
Project Scientist II

Report Reviewed By:

Alfred Benesch & Company



Frank Uhlarik  
Senior Project Manager

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

