

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
MICHAEL HENERY PARCEL
2625 DEER PARK BOULEVARD
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:

Michael Henery & 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 No. BF-97727801, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on the Michael Henery Parcel located at 2625 Deer Park Boulevard in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of an office and warehouse building located at 2625 Deer Park Boulevard in an industrial area of Omaha, Douglas County, Nebraska. The Property parcel encompasses approximately 1.13-acres (49,560 square feet [s.f.]) with one structure located thereon (7,320 s.f.) constructed in 1958. The Property also includes a fenced outdoor storage yard and an area located along the northwest boundary leased to ATT for a cellular communication tower and equipment shelters. The area surrounding the Property is characterized by highway and railroad corridors, and commercial and industrial use land.

Based on site reconnaissance observations, the Property features (emergency generator with AST, air compressor, former below ground hydraulic lift, railroad siding, 55-gallon drums, floor drains, 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. 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-NFRAP site, two RCRA-CORRACTS sites, two FMGP sites, and one RCRA-SQG 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 ten LUST and one LAST site, one State Brownfields site, and two 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, the Property building located at 2625 Deer Park Boulevard dates to its construction in 1958 when it was the maintenance shop for the Falstaff Brewery facility. Prior to 1958, the Property was vacant, undeveloped land located west of the Falstaff Brewery and earlier Krug Brewery facilities. Following the closure of the Falstaff Brewery in 1987, the Property was vacant until circa 1995. Since 1995 the Property has been utilized as an office, warehouse and outdoor storage yard by Soil Tek and Americana Companies, Inc. and a cellular communication tower facility by ATT. 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”; Michael Henery 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 an office and warehouse building located at 2625 Deer Park Boulevard in an industrial area of Omaha, Douglas County, Nebraska (the “Property”). The Property parcel encompasses approximately 1.13-acres (49,560 square feet [s.f.]) with one structure located thereon (7,320 s.f.) constructed in 1958. The Property also includes a fenced outdoor storage yard and an area located along the northwest boundary leased to ATT for a cellular communication tower and equipment shelters.

A legal description of the Property is provided in Appendix D (Assessor). According to the *Omaha South, Nebraska-Iowa Quadrangle* USGS 7.5-minute topographic map dated 1994, the Property is located in the NE ¼ of Section 23, Township 15 North, Range 13 East of the 6th Principal Meridian, Douglas County, Nebraska.

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

3.2 Surrounding Area General Characteristics

The area surrounding the Property is characterized by highway and railroad corridors, and commercial and industrial use land.

3.3 Current Use of the Property

The Property is currently leased by Mr. Michael Henery (owner) to Americana Companies, Inc., which utilizes the Property for office and warehouse space for their business operations. Americana Companies, Inc. provides off-site servicing of shopping carts to their clients.

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

PROPERTY IMPROVEMENTS	
Size of Property parcel (approx.)	1.13-acres (49,560 s.f.)
Size of Property structure (approx.)	7,320 s.f. office and warehouse was constructed 1958. Building materials include concrete block walls, flat steel truss roof, concrete footings and a concrete slab floor (no basement). There is a partial mezzanine level used for office storage.
Date of Construction	
General Building Description	
General Topography of Property	Flat urban land sloping slightly down-gradient to the west toward the railroad corridor.
Adjoining and/or Access/Egress Roads	The Property is accessed from Vinton Street which forms the northern site boundary. The Bemis warehouse facility located south of the Property is accessed from Deer Park Boulevard (western site boundary).
Paved or Concrete Areas (including parking)	Perimeter streets (North-Vinton Street and West-Deer Park Boulevard) are concrete or asphalt surfaced with some adjoining concrete sidewalks.
Landscaped, Unimproved and/or Undeveloped Areas	The Property includes a large undeveloped area which has been used for an outdoor storage yard.
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	Americana Companies, Inc. office and warehouse.

Source: Douglas County Assessor Property Records

3.5 Current Uses of the Adjoining Properties

The current uses of the properties adjoining the Utility Services Group site are identified below.

- North: Vinton Street followed by the Hawkins Construction office and headquarters facility.
- East: The River City Barricade Company facility followed by the Omaha Police Department Southeast Precinct and the South 24th Street commercial district.
- South: The Bemis packaging and warehouse facility followed by the US Interstate Highway 80 (I-80) corridor.
- West: Deer Park Boulevard followed by the Union Pacific Railroad corridor.

4.0 USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that “All Appropriate Inquiry” is not complete. The following information was provided by Mr. Michael Henery (Property Owner and User representative) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Henery 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 an office and warehouse facility located at 2625 Deer Park Boulevard in a commercial and industrial use area of Omaha, Douglas County, Nebraska.
- The Property is currently leased to Americana Companies, Inc.
- The parties who will rely on the Phase I ESA report are Mr. Michael Henery and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as Mr. Terry Swanson, President of Americana Companies, Inc.
- 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	1
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	2
Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	¼ mile	Yes	1
Federal Institutional Control/Engineering Control Registry	½ mile	No	2
Federal Emergency Response Notification System (ERNS) list	½ mile	No	0
State and Tribal (equivalent) NPL	1 mile	No	0
State and Tribal CERCLIS	½ mile	Yes	2
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	11
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	No	3
State and Tribal Institutional Control or Engineering Control Registry	¼ mile	No	2
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	2

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 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.

One CERCLIS-NFRAP site (Omaha Shot & Lead, 2810 A Street) is located approximately 0.4-miles southwest of the Property. The USEPA commenced discovery at the Omaha Shot & Lead site in 1981, a Preliminary Assessment (PA) was conducted in 1983 and the site was assigned a low priority for further assessment, site inspections were conducted in 1983 and 1988, and the USEPA archived the site in 1988. Based on distance and current regulatory status, the Omaha Shot & Lead CERCLIS-NFRAP site does not represent a *recognized environmental condition* for the Property at this time.

Two RCRA-CORRACTS (corrective action) sites are located within the relevant search distances from the Property (Van Waters & Rogers, 3900 D Street, 0.7-miles southwest of the Property; and Univar USA, 4120 Buckingham Place, 0.7-miles southwest of the Property; both in an estimated cross-gradient location). 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 adjoining Bemis Company facility located south of the Property at 3514 South 25th Street is a RCRA-SQG (small quantity generator) site. The Bemis Company facility manufactures packaging materials and bags for food and pet products and the RCRA-SQG designation is not considered significant at this time.

State Agency Database Listings

The Property is not listed in the EDR State Agency Database Listings. There are two State equivalent CERCLIS sites (Utilities Services Group, 2623 Center Street, located 0.85-miles north of the Property; Anderson Excavating, 1824 South 20th Street, located 0.97-miles northeast 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 ten leaking underground storage tank (LUST) and sites located within the relevant search radius of the Property including one on an adjoining parcel to the north of the Property (Hawkins Construction Co., 2512 Deer Park Boulevard, also has active UST). However, the NDEQ has issued a 'No Further Action' [NFA] letter for all ten LUST sites. Therefore the LUST sites do not represent a *recognized environmental condition* for the Property at this time. In addition, there is one leaking aboveground storage tank (LAST) site listed in the EDR database (RPM Salvage, 2820 Vinton Street, 0.2-miles northwest in an apparent cross-gradient direction). Based on distance and estimated groundwater gradient relative to the Property, the RPM Salvage LAST site does not represent a *recognized environmental condition* for the Property at this time.

Two Former Manufactured Gas Plant (FMGP) sites (Omaha FMGP and Omaha Gas Company, both located at 20th & Center Streets) are situated approximately 0.9-miles north of the Property in an estimated cross-gradient location. Investigation into these CERCLIS sites is ongoing, and the City of Omaha and the Metropolitan Utilities District (MUD) have been identified as responsible parties. Based on distance and estimated groundwater gradient relative to the Property and/or current regulatory status, the above-noted FMGP sites do 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. According to Mr. Ruff, the DCHD has no file information regarding the Property located at 2625 Deer Park Boulevard in Omaha, Douglas County, Nebraska. The DCHD also has

no file information for the former Falstaff Brewery that was located in the vicinity of the Property prior to redevelopment of the area

A Record of Conversation documenting the Benesch conversation with Mr. Ruff is provided in Appendix E.

Omaha Public Power District

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.

NDEQ File Search

Benesch requested the Nebraska Department of Environmental Quality (NDEQ) conduct a file search for available information regarding the former Falstaff Brewery facility, for which the Property structure was a fleet maintenance shop. According to the NDEQ, they have no file information regarding the Property address of 2625 Deere Park Boulevard or the former Falstaff Brewery facility.

5.3 Physical Setting Sources

Topography

Based on a review of the USGS 7.5 Minute Series Topographic Map *Omaha South, Nebraska-Iowa Quadrangle* dated 1994, the Property is located approximately 1,190 feet above mean sea level (msl). The Property is depicted as relatively flat industrial land located east of the Union Pacific Railroad corridor and the US Interstate Highway 480 (I-480) corridor, and north of the I-80 corridor. The nearest urban drainage way (Spring Lake Park drainage) is located approximately 0.5-miles southeast of the Property, and the Missouri River is located approximately 1.7-miles 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 southeast toward Spring Lake Park and then the Missouri River floodplain. 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 1894	Property was apparently undeveloped land in South Omaha	Unknown land use and railroad use.	Internet search Krug Brewery	No significant data gaps.
1894 to 1936	Vacant land on Krug Brewery facility	Generally industrial land and railroad use.	City Directories Sanborn® Maps Topographic Map	No significant data gaps.
1936 to 1958	Vacant land on Falstaff Brewery facility	Generally industrial land and railroad use.	Aerial Photographs City Directories Topographic Maps	No significant data gaps.
1958 to 1987	Maintenance Shop for Falstaff Brewery facility	Generally commercial/industrial land, Hawkins Const. and railroad use.	Aerial Photographs County Assessor City Directories Sanborn® Maps Topographic Maps	No significant data gaps.
1987 to 1995	Vacant land and cellular communication tower	Generally commercial/industrial land, Hawkins Const. and railroad use.	Aerial Photographs City Directories Topographic Map	No significant data gaps.
1995 to present	Warehouse and cellular communication tower	Commercial development, Hawkins Const., railroad use	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 2012. Benesch obtained aerial photographs from the following sources: the Douglas County Engineer's office dated 1941 and 1965; *The EDR Aerial Photo Decade Package* with aerial photographs dated 2007, 2006, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1969 and 1952; and from [GoogleEarth™](#)

dated 2012 and 2009. The following table provides descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY	
Year	Comments
2012, 2009, 2006, 2002 and 1999	<p>Property: the Property is depicted similar to site observations with one structure and a cell tower facility located thereon.</p> <p>Surrounding Area: the area surrounding the Property is depicted similar to site observations with the railroad corridor to the west, the Hawkins Construction facility to the north, warehouses to the south, and vacant land and/or commercial structures to the east.</p>
1994, 1990 and 1988	<p>Property: the Property is depicted with one structure located thereon.</p> <p>Surrounding Area: the area surrounding the Property is depicted with the railroad corridor to the west, the Hawkins Construction facility to the north, warehouses to the south, and vacant land and/or commercial structures to the east.</p>
1982, 1975, 1969 and 1965	<p>Property: the Property is depicted with one structure located thereon.</p> <p>Surrounding Area: the area surrounding the Property is depicted with the railroad corridor to the west and the Falstaff Brewery facility to the north, east and south.</p>
1952 and 1941	<p>Property: the Property is depicted as vacant land located west of the Falstaff Brewery.</p> <p>Surrounding Area: the area surrounding the Property is depicted with the railroad corridor to the west and the Falstaff Brewery facility to the north, east and south.</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 east of a railroad corridor. The Property is depicted on the 1956 through 1975 USGS maps as developed urban land east of a railroad corridor with rail sidings extending into the Property and vicinity. The railroad corridor and rail sidings, the Property structure, and the adjoining Falstaff Brewery facility to the east are depicted on the 1984 and 1994 USGS maps.

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 2012. The following are significant listings based on a review of the historical city directory information:

ADDRESS	DATE	CITY DIRECTORY LISTING
2625 Deer Park Boulevard	2012	Americana Companies
	2007	Soil Tek Erosion Control
3124 South 25 th Street	1975	Hawkins Construction Shop
2475 Deer Park Blvd.	2012 and 2007	Omaha Police Department Southeast Precinct
2512 Deer Park Blvd.	2007, 1995, 1990, 1985, 1980, 1975, 1970 and 1965	Hawkins Construction Co.
	1961 and 1956	Parsons Construction Co.
2516 Deer Park Blvd.	2012 and 2007	Hawkins Construction Co.
2605 Deer Park Blvd.	2012 and 2007	River City Barricade Co.
2614 Deer Park Blvd.	1995	Vacant
	1990	America Midwest Vending
	1985 and 1980	ARA Services Vending
	1975 and 1970	UPRR Underpass and Coffee Time Vending Service
	1965 and 1961	Omar Bakeries, UPRR Underpass and CB&Q Railroad Underpass
	1956	UPRR Underpass and CB&Q Railroad Underpass

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 1901, 1934, 1962 and 1969. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

FIRE INSURANCE MAP SUMMARY	
Year	Comments
1901	Property: The Property is depicted as vacant, undeveloped land. Surrounding Area: The Krug Brewery is depicted east and south of the Property. In addition two rail sidings are depicted in the Property vicinity.
1934	Property: The Property is not depicted on the 1934 Sanborn® map. Surrounding Area: Vacant land is depicted north of the Property, and a railroad corridor and a rail siding are depicted west of the Property.
1962	Property: The Property is depicted as the location of a garage & shop building associated with the Falstaff Brewery facility. Surrounding Area: The Falstaff Brewery facility is depicted east of the Property. In addition two rail sidings are depicted north of the Property, a railroad corridor is depicted west of the Property, and a private garage and contractor's equipment facility is depicted north and northeast of the Property.
1969	Property: The Property is not depicted on the 1969 Sanborn® map. Surrounding Area: Two rail sidings are depicted north of the Property, a railroad corridor is depicted west of the Property, and a private garage and contractor's equipment facility is depicted north and northeast 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. Note

however, that the Property structure was a fleet maintenance shop for the former Falstaff Brewery facility. The maintenance shop is an environmental concern which is discussed in more detail in Section 6.3 of this ESA report (Site Reconnaissance Observations).

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 Property located at 2623 Center Street is 1714330700 and the Property parcel encompasses approximately 1.13-acres (49,560 square feet). The Property structure encompasses approximately 7,320 s.f. and was constructed in 1958. 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 encompasses approximately 7,320 s.f. and was constructed in 1958. A copy of the Douglas County Assessor information is provided in Appendix F. 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 GI (General Industrial District). Properties in the area are zoned GI or RR (Railroad District). A copy of the zoning map for the south Omaha vicinity is provided in Appendix F.

Other Historical Sources

No additional historical sources were reviewed.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Site reconnaissance methodology involved a walking and driving inspection of the Property and vicinity on November 1, 2012 by Patrick Sward of Benesch. Mr. Sward was accompanied during a portion of the site reconnaissance by Mr. Terry Swanson, President of Americana Companies, Inc. which currently leases the Property from Mr. Michael Henery (Property Owner). During the site reconnaissance, there were no conditions limiting observations (e.g. access issues, physical barriers, or weather). Note however, that the fenced cellular communication tower facility was not accessed. Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of an office and warehouse building located at 2625 Deer Park Boulevard in an industrial area of Omaha, Douglas County, Nebraska. The Property parcel encompasses approximately 1.13-acres (49,560 square feet [s.f.]) with one structure located thereon (7,320 s.f.) constructed in 1958. The Property also includes a fenced outdoor storage yard and an area located along the northwest boundary leased to ATT for a cellular communication tower and equipment shelters. The Property is currently leased by Mr. Michael Henery (owner) to Americana Companies, Inc., which utilizes the Property for office and warehouse space for their business operations. Americana Companies, Inc. provides off-site servicing of shopping carts to their clients. The area surrounding the Property is characterized by highway and railroad corridors, and commercial and industrial use land.

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	X
	Elevators	
	Air Compressors	X
	Hydraulic Lifts	X
	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)	X
	Drums, Barrels and/or Containers > 5 gallons	X
	MSDS	X
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	
	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	

Emergency Generator and Above-ground Storage Tank (AST)

An emergency generator situated on a concrete pad is located within the fenced cellular communication tower facility. A steel walled propane AST powers the emergency generator. Based on site observations, the emergency generator and propane AST do not represent a *recognized environmental condition* for the Property.

Air Compressor

An air compressor was observed in the southeast corner of the Property building situated on a concrete floor. No leaks/spills or floor stains were observed in the area. Based on site observations, the air compressor does not represent a *recognized environmental condition* for the Property.

Hydraulic Lifts

A below ground hydraulic lift was formerly located in the Property building and has been removed with concrete replacing the lift mechanism. No floor staining on concrete surfaces was observed in the area. Based on site observations and an absence of regulatory information (Sections 5.1 and 5.2 of this ESA report), the former below ground hydraulic lift does not represent a *recognized environmental condition* for the Property.

Drums, Barrels and/or Containers > 5 gallons

During the site reconnaissance, eleven (11) 55-gallon drums were observed in the southeast corner of the Property building situated on a concrete floor as follows: four empty steel 55-gallon drums, five empty poly 55-gallon drums, and two poly 55-gallon drums containing water soluble paint. No leaks/spills or floor stains were observed in the area. According to Mr. Swanson, vendors periodically remove empty drums from the Property for off-site recycling or reuse. Based on site observations, the 55-gallon drum storage does not represent a *recognized environmental condition* for the Property.

MSDS

According to Mr. Swanson, Americana Companies keeps a repository of material safety data sheets (MSDS) for products it uses at the Property which is available to their employees and clients. The existence of MSDS at the Property in conjunction with the Americana business operations is not considered significant at this time.

Floor Drains

Two floor drains with silt traps were observed in the Property building. No floor stains were 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.

Electrical Transformers/PCBs

During the site reconnaissance, a pole-mounted OPPD electrical transformer was observed along the western Property boundary near the cellular communication tower. 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 in the Property vicinity. 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.

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 Owner	Mr. Michael Henery	Property Owner	None	In-person site interview. User Questionnaire.
Current Property Occupant	Mr. Terry Swanson	President	Americana Companies, Inc.	In-person during the site reconnaissance. Telephone 402.680.3140
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	Mr. Jon Ruff	Environmental Health Specialist, Sanitary Engineering Department	Douglas County Health Department	Telephone 402.444.7485

Relevant interview information has been incorporated into the appropriate sections of this ESA report. A Record of Conversation form documenting the 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 an office and warehouse building located at 2625 Deer Park Boulevard in an industrial area of Omaha, Douglas County, Nebraska. The Property parcel encompasses approximately 1.13-acres (49,560 square feet [s.f.]) with one structure located thereon (7,320 s.f.) constructed in 1958. The Property also includes a fenced outdoor storage yard and an area located along the northwest boundary leased to ATT for a cellular communication tower and equipment shelters. The area surrounding the Property is characterized by highway and railroad corridors, and commercial and industrial use land.

Based on site reconnaissance observations, the Property features (emergency generator with AST, air compressor, former below ground hydraulic lift, railroad siding, 55-gallon drums, floor drains, 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, 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-NFRAP site, two RCRA-CORRACTS sites, two FMGP sites, and one RCRA-SQG 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 ten LUST and one LAST site, one State Brownfields site, and two 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 leased by Mr. Michael Henery (owner) to Americana Companies, Inc., which utilizes the Property for office and warehouse space for their business operations. Americana Companies, Inc. provides off-site servicing of shopping carts to their clients.

8.2 Historical Summary

Based on historical sources, the Property building located at 2625 Deer Park Boulevard dates to its construction in 1958 when it was the maintenance shop for the Falstaff Brewery facility. Prior to 1958, the Property was vacant, undeveloped land located west of the Falstaff Brewery and earlier Krug Brewery facilities. Following the closure of the Falstaff Brewery in 1987, the Property was vacant until circa 1995. Since 1995 the Property has been utilized as an office, warehouse and outdoor storage yard by Soil Tek and Americana Companies, Inc. and a cellular communication tower facility by ATT. 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 1898 (topographic map), 1901 (fire insurance map), 1915 (city directory), 1941 (aerial photograph) and 1958 (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.

The Property consists of an office and warehouse building located at 2625 Deer Park Boulevard in an industrial area of Omaha, Douglas County, Nebraska. The Property parcel encompasses approximately 1.13-acres (49,560 square feet [s.f.]) with one structure located thereon (7,320 s.f.) constructed in 1958. The Property also includes a fenced outdoor storage yard and an area located along the northwest boundary leased to ATT for a cellular communication tower and equipment shelters. The area surrounding the Property is characterized by highway and railroad corridors, and commercial and industrial use land. Based on the construction date of the Property building, Benesch recommends sampling for lead based paint (LBP) prior to redevelopment or demolition of the existing structure.

Based on site reconnaissance observations, the Property features (emergency generator with AST, air compressor, former below ground hydraulic lift, railroad siding, 55-gallon drums, floor drains, 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. 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-NFRAP site, two RCRA-CORRACTS sites, two FMGP sites, and one RCRA-SQG 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 ten LUST and one LAST site, one State Brownfields site, and two 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, the Property building located at 2625 Deer Park Boulevard dates to its construction in 1958 when it was the maintenance shop for the Falstaff Brewery facility. Prior to 1958, the Property was vacant, undeveloped land located west of the Falstaff Brewery and earlier Krug Brewery facilities. Following the closure of the Falstaff Brewery in 1987, the Property was vacant until circa 1995. Since 1995 the Property has been utilized as an office, warehouse and outdoor storage yard by Soil Tek and Americana Companies, Inc. and a cellular communication tower facility by ATT. 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, and a zoning map accessed via the internet website <http://douglasne.mapping-online.com>.

Douglas County Engineer, aerial photographs dated 1941 and 1965.

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

Environmental Data Resources, Inc. (EDR), *The EDR Radius Map™ Report*; Inquiry No. 03442379.2r dated October 29, 2012.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 03442379.5 dated October 29, 2012. Aerial photographs dated 2007, 2006, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3442379.6 dated October 29, 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, 2007 and 2012.

EDR, *Certified Sanborn® Map Report*, Inquiry No. 3442379.3 dated October 29, 2012. Sanborn® fire insurance maps dated 1901, 1934, 1962 and 1969.

EDR, *EDR Historical Topographic Map Report*,
United States Geological Society (USGS), 7.5 Minute Topographic Map Series *Omaha South, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975 and 1984) and *Omaha South, Nebraska-Iowa Quadrangle*, dated 1994. USGS, 30 Minute Topographic Map Series *Omaha Vicinity, Nebraska Sheet*, dated 1898.

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

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

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

USGS, aerial photographs obtained from [GoogleEarth™](#) dated 2012 and 2009.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

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