

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
801 SOUTH 16TH STREET, 1501 & 1507
LEAVENWORTH STREET AND 1508 MARCY STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:

Marc Kraft, Herman Monico, Kami Kuhlman & the Omaha Brownfields Coalition



**Benesch Project No. 00120138.00
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1.0 SUMMARY

This Phase I Environmental Site Assessment (ESA) was conducted on behalf of the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]) (“User”) in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Property ESA was conducted under the Brownfields Coalition Assessment Grant (Grant) awarded by the United States Environmental Protection Agency to the Omaha Brownfields Coalition (USEPA Cooperative Agreement No. BF-97727901, dated October 1, 2011). The Omaha Brownfields Coalition (Coalition) subsequently directed Alfred Benesch & Company (Benesch) to perform an ESA on the four parcels located at 1501 & 1507 Leavenworth Street, 801 South 16th Street, and 1508 Marcy Street, collectively referred to as the Lofts at South 16th Street project located in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of the former Kraft Furniture (National Furniture Company) store and warehouse building (Kraft) located at 801 South 16th Street, the Monico Diesel Engine Service facility (Monico) located at 1508 Marcy Street, a paved surface parking lot located at 1501 Leavenworth Street, and a vacant lot located adjacent to the Kraft Furniture building at 1507 Leavenworth Street. The Property is located in a mixed use area near downtown Omaha, Douglas County, Nebraska. In total, the Property parcels encompass approximately 1.65-acres (72,336 square feet [s.f.]) with three structures located thereon; the Kraft furniture building (18,600 s.f. - three floors) constructed in 1916, and the Monico Diesel Engine building (9,773 s.f.) and associated garage (600 s.f.) constructed circa 1950. The Monico property also includes a fenced outdoor storage yard located on both sides of the main building. The area surrounding the Property is characterized by mixed use including multi-unit residential, retail, commercial, government, and industrial use land.

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 (1) CERCLIS site, five (5) CERCLIS-NFRAP sites, one (1) RCRA-CORRACTS site, three (3) RCRA-SQG sites, and two (2) RCRA-NonGen sites. 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 Kraft property is listed in the EDR State Agency LUST, UST, and FINDS Database. The current regulatory status of the Kraft parcel LUST facility is noted as “Priority List for orphan sites

(Responsible Party not viable)". The listing of the Kraft property as a LUST facility represents a *recognized environmental condition* for the Property.

In addition, there are eleven (11) State equivalent CERCLIS sites, one (1) NE SWF/LF site, sixty-three (63) LUST, one (1) LAST site, sixteen (16) UST, nine (9) NE Brownfields sites, seven (7) NE Historical UST sites, and three (3) FMGP 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 additional 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 (EDR unmapped sites) 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 Kraft building located at 801 South 16th Street dates to its construction circa 1916; the Monico building dates to its construction in 1950. Prior to 1916 the Kraft parcel was occupied by residences, and a retail building (rug factory) located at the corner of 16th and Leavenworth Streets. The Monico parcel was occupied by residences until sometime prior to 1934 based on review of Sanborn maps; however, the city directory information indicates that the Monico parcel was occupied by residences in 1936. The Monico parcel was vacant from 1934 to 1950. The 1501 and 1507 Leavenworth Street parcels have been devoid of structures since circa 1934, when they were occupied with residences.

The Kraft building has been utilized by many different industries and businesses since its construction. Most recently it was operated as the Kraft Discount Center, a retail outlet for furniture, antiques, and general merchandise from 1968 until 2011. The lower two floors were used for storage. Prior to 1968 the Kraft building was generally utilized for auto related businesses; e.g. car rental, body shop, taxi-cab business, and auto repair and service. According to Mr. Marc Kraft, the lower floor was originally used by a horse-drawn taxi company. Currently, the top floor is still arranged as it was when Kraft Discount Center was in business prior to 2011 and contains furniture and general merchandise. The majority of the second floor is vacant is currently undergoing renovation by a tenant (Downtown Hound). A portion of the second floor and the entire basement floor is used for storage of Kraft Discount Center merchandise and equipment, and personal belongings of Mr. Kraft. The historic auto service related uses of the Property constitute a *recognized environmental condition* for the Property.

The Monico parcel has been the location of Monico Diesel Engine Service since 1970, and was previously operated as the Nebraska Tractor & Equipment facility dating to circa 1950. The historic uses of the Monico parcel constitute a *recognized environmental condition* for the Property.

2.0 INTRODUCTION

2.1 Purpose

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

2.2 Scope of Services

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

2.3 Significant Assumptions

None.

2.4 Limitations and Exceptions

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

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

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

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

2.5 Special Terms and Conditions

None.

2.6 User Reliance

This report was prepared by Benesch at the request of and for the sole benefit and use of the "User"; Marc Kraft, Herman Monico, Property developer Kami Kuhlman, and their assigns, and the Omaha Brownfields Coalition (lead coalition partner Metropolitan Area Planning Agency [MAPA]), subject to the limitations described in the report and in the contracting agreement between Benesch and the Omaha Brownfields Coalition.

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

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

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property consists of four parcels located within one city block; 801 South 16th Street (former Kraft Furniture warehouse building), 1508 Marcy Street (Monico Diesel Engine Service), 1501 Leavenworth Street (paved parking lot), and 1507 Leavenworth Street (vacant lot) located in a mixed use area in downtown Omaha, Douglas County, Nebraska. The 1501 and 1507 Leavenworth Street parcels and the 801 South 16th Street parcel are adjoining properties located along Leavenworth Street (from east to west, respectively) and are separated by a city alley from the 1508 Marcy Street parcel located to the south. In total, the parcels encompass approximately 1.65-acres (72,336 square feet [s.f.]) with three structures located thereon; the Kraft furniture building (18,600 s.f.- three floors) constructed in 1916, and the Monico Diesel Engine Service building (9,773 s.f.) and associated garage (600 s.f.) constructed in 1950. The Monico parcel also includes a fenced outdoor storage yard located on both sides of the main building.

A legal description of each parcel is provided in Appendix D (Assessor). According to the *Omaha North, Nebraska-Iowa Quadrangle* USGS 7.5-minute topographic map dated 1994, the Property is located in the NE $\frac{1}{4}$ of Section 22, Township 15 North, Range 13 East of the 6th Principal Meridian, Douglas County, Nebraska.

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

3.2 Surrounding Area General Characteristics

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

3.3 Current Use of the Property

The Kraft building is not currently operating as a business and is used for storage. The top floor is still arranged as it was when Kraft Discount Center was in business prior to 2011 and contains furniture and general merchandise. The majority of the second floor is vacant and is being remodeled for a future tenant. A small portion of the second floor in addition to the basement floor is used for storage of Kraft Discount Center merchandise and equipment, and personal belongings of Mr. Kraft. A portion of the lower floor is also occupied by open warehouse space.

The Monico parcel is currently operated as Monico Diesel Engine Service; albeit on a limited basis due to the health of Mr. Monico and the current condition of the property. The Monico parcel also has been utilized as a salvage or scrap yard, in addition to providing diesel engine repair services.

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

PROPERTY IMPROVEMENTS	
Size of Property parcel (approx.)	801 So. 16 th Street, 0.43-acres (18,744 s.f.) 1501 Leavenworth Street, 0.21-acres (9,372 s.f.) 1507 Leavenworth Street, 0.21-acres (9,372 s.f.) 1508 Marcy Street, 0.8-acres (34,848 s.f.)
Size of Property structure (approx.) Date of Construction General Building Description	<i>Kraft building</i> Three floors, 56,232 total s.f. constructed in 1916. Building materials include mainly brick, and some concrete block, flat steel truss roof, concrete footings and a concrete slab floor on each level. <i>Monico building</i> Main building is 5-bay garage with also a detached 1-bay garage and an open structure with steel siding and roof. The three structures encompass approximately 9,773 s.f. and date to 1950. Garages are concrete block construction with concrete slab floor, flat roof, and no basements.
General Topography of Property	Urban land sloping down-gradient to the east-southeast toward the railroad corridor and the Missouri River.
Adjoining and/or Access/Egress Roads	The Kraft parcel is generally accessed from Leavenworth Street and can also be reached via South 16 th Street (dead end). The 1501 & 1507 Leavenworth Street parcels are accessed from South 15 th Street. The Monico parcel is accessed from the city alley off South 15 th Street. Leavenworth forms the northern Property boundary, Marcy Street forms the southern Property boundary, South 15 th Street forms the eastern Property boundary, and South 16 th Street and the 16 th Street Viaduct form the western Property boundary.
Paved or Concrete Areas (including parking)	All perimeter streets are concrete or asphalt surfaced with some adjoining concrete sidewalks. The western portion of alley is concrete surfaced, while the eastern portion of the alley separating the Kraft and Monico parcels is asphalt surfaced.
Landscaped, Unimproved and/or Undeveloped Areas	The 1507 parcel is adjacent to the Kraft building and is undeveloped. The 1501 parcel is currently a paved surface parking lot. The Monico parcel includes undeveloped property on both sides of the building which have been used as a scrap 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	Kraft Furniture storage, Monico Diesel Engine Service.

Source: Douglas County Assessor Property Records

3.5 Current Uses of the Adjoining Properties

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

- North: Leavenworth Street followed by (from west to east, respectively) Avis Car Rental and Black & Tan LLC (first floor commercial, second floor residential).
- East: South 15th Street followed by (from north to south, respectively) the Lofts at 15th Street condominiums and a warehouse building currently undergoing renovation.
- South: Marcy Street followed by (from east to west, respectively) the Union Pacific Railroad corridor, Redshaw Paint Supply, and Midwest Insulation.
- West: South 16th Street (no through access) and the 16th Street Viaduct followed by the Records Management Center.

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. Marc Kraft and Mr. Herman Monico (Property Owner and User representatives) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Kraft and Mr. Monico 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.
- Mr. Kraft reported knowledge of a buried tank (LUST site) that was discovered by the city in 1990 during repairs to the sidewalk and Leavenworth Street and was removed at that time.
- 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 parties who will rely on the Phase I ESA report are Mr. Marc Kraft, Mr. Herman Monico, and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contacts were identified as property owners Mr. Marc Kraft and Mr. Herman Monico.
- No special terms and conditions were agreed upon by the Environmental Professional.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

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

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approx. Minimum Search Distance	Property Listed?	Total # Sites Listed
Federal National Priority (NPL)	1 mile	No	1
Federal Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	½ mile	No	2
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	5
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	1
Federal RCRIS non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	¼ mile	No	1
Federal Institutional Control/Engineering Control Registry	½ mile	No	1
Federal Emergency Response Notification System (ERNS) list	½ mile	No	0
State and Tribal (equivalent) NPL	1 mile	No	0
State and Tribal CERCLIS	½ mile	No	11
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	1
State and Tribal Leaking Underground and Aboveground Storage Tanks (LUST/LAST) sites	½ mile	Yes	65
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	No	0
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	9
Local List of Registered Storage Tanks (NE HIST UST)	¼ mile	No	0
Former Manufactured Gas Plant (FMGP) Sites	1 mile	No	3

Federal Agency Database Listings

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

The OLS listing on the NPL is resultant from airborne lead particulate contamination of near surface soils over a widespread area of north-central, south-central, and downtown Omaha resulted from historic lead smelting and recycling activities conducted at two former industrial facilities (Asarco and Gould Battery) which were located approximately 0.75-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 additional CERCLIS site (Anderson Excavating Fire, 902 South 18th Street) is located approximately 0.12-miles SW and cross-gradient of the Property. The USEPA commenced discovery of abandoned drums in a warehouse at the Anderson Excavating Fire Site in 2002; the site was given a "Removal Only Site (No Assessment Work Needed)" status in 2002, followed by removal and off-site disposal of the drums. The site was considered "Cleaned up" by the USEPA in July 2003. Based on distance and current regulatory status, the Anderson Excavating Fire CERCLIS site does not represent a *recognized environmental condition* for the Property at this time.

Five (5) CERCLIS-NFRAP (no further remedial action planned) sites are located within the relevant search distances from the Property:

- Don Blazek Auto Parts, 1020 S. 20th Street, located approximately 0.27 miles SW in an estimated cross-gradient location relative to the Property.
- United States Postal Service, 1124 Pacific Street, located approximately 0.3 miles SE in an estimated cross-gradient or down-gradient location relative to the Property.
- US Army Corp of Engineers lab, 420 South 18th Street, located approximately 0.31 miles NW in an estimated cross-gradient or up-gradient location relative to the Property.
- Celltile Company, 803 S. 15th Street, located across 15th Street east of the Property in an estimated down-gradient location.
- Inland Manufacturing Company, 1108 Jackson Street, located approximately 0.31 miles NE in an estimated cross-gradient location relative to the Property.

The EPA has determined that satisfactory assessment of these CERCLIS-NFRAP sites has been completed, and that no further steps will be taken to upgrade them to the NPL. Based on the current regulatory status of these CERCLIS-NFRAP facilities and their location relative to the Property, they do not represent a *recognized environmental condition* for the Property at this time.

One RCRA-CORRACTS (corrective action) site is located within the relevant search distance from the Property (Union Pacific Railroad, 9th & Cass Street, approximately 0.65 miles northeast and cross-gradient of the Property). This RCRA-CORRACTS site is apparently associated with the Omaha Lead site. Based on current regulatory status, and distance and estimated groundwater gradient relative to the Property, the Union Pacific RCRA-CORRACTS site does not represent a *recognized environmental condition* at this time.

One (1) RCRA-CESQG (Conditionally Exempt Small Quantity Generator) site is located adjacent to the Property. Redshaw Paint Supply located at 1523 Marcy Street is situated across Marcy Street to the south in an estimated cross/down-gradient location relative to the Property. The Redshaw facility has a current status of 'No Violations' on record. Based on its regulatory status, the Redshaw Paint Supply facility does not represent a *recognized environmental condition* for the Property at this time.

State Agency Database Listings

The Property (Kraft parcel at 801 South 16th Street) is listed in the EDR State Agency FINDS, UST, and LUST Database Listings. The FINDS (Facility Index System) is a central and common inventory of facilities monitored or regulated by the EPA. The UST (Underground Storage Tank) database is a list of facilities with a registered petroleum UST on-site. The LUST (Leaking Underground Storage Tank) database is a list of facilities which have had a reported leak of a UST and are waiting for further investigation.

In October 1989, a 560-gallon UST was discovered during city street and sidewalk construction northeast of the main Leavenworth Street entrance to the Kraft building. The tank was heavily corroded and the soils beneath the tank were impacted by hydrocarbons. The UST was removed at that time and the NDEQ determined that the current Property owner (National Furniture Co.) neither owned or operated the UST, and therefore, was not the responsible party (RP). Because the RP was historic and not viable, the NDEQ placed the LUST on the Priority List for orphan sites awaiting further investigation. The LUST designation of the facility represents a *recognized environmental condition* for the Property.

There are eleven (11) State equivalent CERCLIS sites located within the relevant search distances. Many of these sites have been previously discussed in the Federal Agency Database listings.

- Omaha Shot & Lead Works, 1709 Mason Street, located approximately 0.12 miles SW in an estimated cross-gradient location relative to the Property.

- Don Blazek Auto Parts, 1020 So. 20th Street, located approximately 0.27 SW in an estimated cross-gradient location relative to the Property.
- United States Postal Service, 1124 Pacific Street, located approximately 0.3 miles SE in an estimated cross-gradient or down-gradient location relative to the Property.
- Missouri River Div. Laboratory, 420 So. 18th Street, located approximately 0.31 miles NW in an estimated cross-gradient location relative to the Property.
- Inland Manufacturing Company, 1108 Jackson Street, located approximately 0.31 miles NE in an estimated cross-gradient location relative to the Property.
- Anderson Excavating & Wrecking, 1824 So. 20th Street, located approximately 0.7 miles SW in an estimated cross-gradient location relative to the Property.
- A-Trey Industries, 207 Walnut Street, located approximately 1.0 miles SE in an estimated down-gradient location relative to the Property.
- Utilities Services Group, 2623 Center Street, located approximately 1.0 miles SW in an estimated cross-gradient location relative to the Property.
- Eggers O'Flynn Building, 801 So. 15th Street, located across 15th Street east of the Property in an estimated down-gradient location.
- Dept. of the Army, 2101 Woolworth Street, located approximately 0.52 miles SW in an estimated cross-gradient location relative to the Property.
- ASARCO, 500 Douglas Street, located approximately 0.65 miles NE in an estimated cross-gradient location relative to the Property.

Based on distance and/or estimated groundwater gradient relative to the Property, the above noted State equivalent CERCLIS sites do not represent a *recognized environmental condition* for the Property at this time.

One (1) NE SWF/LF (Solid Waste Facility/Landfill) site was reported to be located within the relevant search radius of the Property; however, no address was listed for the OPPD North Omaha Station. The OPPD North Omaha Station is actually located north of Eppley Airfield and outside of the relevant search radius of the Property (and not at the location depicted on the radius map in the EDR report). Therefore, the OPPD North Omaha Station SWF/LF facility does not represent a *recognized environmental condition* for the Property.

In addition to the Property (801 South 16th Street) LUST, there are sixty-three (63) leaking underground storage tank (LUST) sites located within the relevant search radius of the Property. The NDEQ has issued a 'No Further Action' [NFA] letter for forty-three (43) of the LUST sites, seventeen (17) are located in an estimated cross-gradient or down-gradient location relative to the Property, and the remaining three (3) are located up-gradient from the Property but not close by. Based on distance, estimated groundwater gradient relative to the Property, and/or regulatory status, none of the LUST sites represent a *recognized environmental condition* for the Property at this time.

There are nine (9) NE Brownfields sites located within the relevant search radius of the Property. Eight of the sites are located in an estimated cross or down gradient location relative to the Property and do not represent a *recognized environmental condition* at this time. However, the

Absolutely Fresh Seafood Co. NE Brownfield site (1727 Leavenworth Street, located approximately 0.7 miles west of the Property in an estimated up-gradient location) is a concern. More information regarding the Absolutely Fresh Seafood Co. NE Brownfields site is provided in Section 5.2 of this ESA report.

There are three (3) Former Manufactured Gas Plant (FMGP) sites located within the relevant search radius of the Property; Omaha FMGP and Omaha Gas Company, both located at 20th & Center Streets (located approximately 0.73-miles SW of the Property in an estimated cross-gradient location), and Omaha Gas Manufacturing Company, located at the northeast corner of 12th & Leavenworth Streets (approximately 0.26 miles to the east and down-gradient of the Property). 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, all but one of the sites listed in the Orphan Summary do not appear to be located in the Property vicinity and therefore, are not considered significant at this time. Former Omaha Shot Works, 1709 Mason Street, located approximately 0.12 miles southwest and cross-gradient of the Property is listed in the Orphan Summary in the CERCLIS-NFRAP database and has been previously discussed in this ESA report.

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 any of the Property parcels. According to Mr. Ruff, the DCHD has no file information regarding the Property parcels located at 1501 and 1507 Leavenworth Street, 801 South 16th Street, and/or 1508 Marcy Street in Omaha, Douglas County, Nebraska. A Record of Conversation documenting the Benesch conversation with Mr. Ruff is provided in Appendix E.

Omaha Public Power District

Benesch contacted Mr. Marty Wetenkamp, Supervisor of Environmental Health & Safety 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 National Furniture LUST site (801 So. 16th Street). According to the NDEQ file information, the tank was discovered in 1990 during repairs to the sidewalk and Leavenworth Street and was removed at that time. The tank was heavily corroded and petroleum impacted soils were observed beneath the tank. The NDEQ determined that National Furniture was not the responsible party since they never owned or operated the tank, and the LUST site was put on the Priority List for orphan sites. The NDEQ assumes responsibility for orphan sites in accordance with Tier 1 Risk Based Corrective Action (RBCA) guidelines.

Benesch also requested the Nebraska Department of Environmental Quality (NDEQ) conduct a file search for available information regarding the Absolutely Fresh Seafood Co. State Brownfields site located at 1725 Leavenworth Street (approximately 0.7 miles west of the Property in an estimated up-gradient location). Review of available information indicated that the Absolutely Fresh Seafood Co. (NDEQ ID# BF0194) facility was the location of George Cott & Company (chemical manufacturer) in 1925, and as Levenson Chemical Company in 1925 and 1934. The facility is included as Site #22 on the NDEQ Chemical Manufacturing and Storage Facility Inventory, but does not appear on the EDR report as an otherwise regulated facility. Based on a review of the limited NDEQ file information, the Absolutely Fresh Seafood Co. State Brownfields site does not appear to constitute a *recognized environmental condition* for the Property at this time.

Copies of the NDEQ file information for the Kraft and Absolutely Fresh Seafood Co. sites is provided in Appendix C.

5.3 Physical Setting Sources

Topography

Based on a review of the USGS 7.5 Minute Series Topographic Map *Omaha North, Nebraska-Iowa Quadrangle* dated 1994, the area of the Property is located approximately 1,075 feet above mean sea level (msl). The Property is moderately sloped to the east towards the Missouri River and is located northwest of the Union Pacific Railroad corridor. The Missouri River is depicted approximately 0.85-miles east of the Property. A copy of a portion of the USGS Map for the area of the Property is provided as Figure 1 in Appendix A.

Soils

The United States Department of Agriculture (USDA) Soil Conservation Service *Soil Survey of Douglas and Sarpy Counties, Nebraska*, classifies the soils in the vicinity of the Property as 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-southeast toward and along the Missouri River floodplain. Based on information contained in the EDR report and review of the topographic map, Benesch estimates that shallow groundwater exists between approximately 30-40 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 tables summarize the findings of the research presented below pertaining to the historical use of the Property and surrounding areas.

HISTORICAL USE SUMMARY - 801 South 16th Street (Kraft building parcel)				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1887	Residential	Primarily residential, industrial to SE, railroad use further south	Sanborn® Map Topographic Map	No significant data gaps.
1890 to 1901	Commercial/Rug Factory, residential	Residential/commercial/industrial, railroad use	Sanborn® Map Topographic Map	No significant data gaps.
1926 to 1941	Service Garage	Commercial/industrial development, vacant land, railroad use.	City Directories Sanborn® Map Topographic Map	No significant data gaps.
1941 to 1951	Service Body & Fender, Mid City Service Garage, Frank Young (tire repair)	Commercial/industrial development, railroad use.	Aerial Photographs City Directories Sanborn® Map Topographic Map	No significant data gaps.
1951	SAM Trucking Co., Service Body & Fender Co.	Commercial/industrial development, railroad use.	Aerial Photographs City Directories Sanborn® Maps Topographic Map	No significant data gaps.
1956	Meeks Car Rental, Safeway Cabs Inc., United Auto Service	Commercial/industrial development, railroad use.	Aerial Photographs City Directories Sanborn® Maps Topographic Map	No significant data gaps.
1961	Meeks Rent A Car, National Car Rentals of Omaha, Ray's Body Shop, Transportation Equipment	Commercial/industrial development, railroad use.	Aerial Photographs City Directories Topographic Map Sanborn® Maps	No significant data gaps.
1965	Coca Cola Bottling Warehouse, Ray's Body Shop, Rentals Inc., Transportation Equipment	Commercial/industrial development, railroad use.	Aerial Photographs City Directories Sanborn® Maps Topographic Map	No significant data gaps.

HISTORICAL USE SUMMARY - 801 South 16th Street (Kraft building parcel)				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1970 to 1985	Salvage Warehouse Company	Commercial/industrial development, railroad use.	Aerial Photographs City Directories Topographic Map	No significant data gaps.
1985 to present	Kraft Discount Center, Mattress Warehouse, National Furniture (all same owner, Kraft family))	Commercial/industrial development, railroad use to the south.	Aerial Photographs City Directories County Assessor Interviews Topographic Map Zoning Map	No significant data gaps.

HISTORICAL USE SUMMARY- 1508 Marcy Street (Monico Diesel parcel)				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1887 to 1905	Residential	Primarily residential, industrial to SE, railroad use further south	Sanborn® Maps Topographic Map	No significant data gaps.
1934 to 1950	Vacant	Residential/commercial/ industrial, railroad use	Aerial Photographs Sanborn® Maps Topographic Map	No significant data gaps.
1950 to 1970	Nebraska Tractor & Equipment	Commercial/industrial development, railroad use.	Aerial Photographs City Directories County Assessor Topographic Map	No significant data gaps.
1970 to present	Monico Diesel Engine Service	Commercial/industrial development, railroad use to the south.	Aerial Photographs City Directories County Assessor Interviews Topographic Map Zoning Map	No significant data gaps.

HISTORICAL USE SUMMARY- 1501, 1507 Leavenworth Street				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1887 to 1931	Residential/vacant	Primarily residential, industrial to SE, railroad use further south	Sanborn® Maps Topographic Map	No significant data gaps.
1931 to 1955	Vacant	Residential/commercial/ industrial, railroad use	Aerial Photographs Sanborn® Maps Topographic Map	No significant data gaps.
1955 to 1969	1507 - Vehicle storage for auto rental business, 1501- vacant/parking	Commercial/industrial development, railroad use.	Aerial Photographs City Directories County Assessor Topographic Map	No significant data gaps.
1969 to present	1507 - Vacant 1501 - surface parking lot, paved since circa 1990.	Commercial/industrial development, railroad use to the south.	City Directories Aerial Photographs 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, 1955 and 1965; *The EDR Aerial Photo Decade Package* with aerial photographs dated 2008, 2007, 2006, 2005, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1973, 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, 2008, 2007, 2006, 2005, 2002, 1999, 1994, 1990, 1988, 1982 and 1975	<p>Property: The Property is depicted similar to site observations with three structures located thereon (Kraft building, Monico building and garage).</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with the railroad corridor further south, and commercial and/or industrial structures in all directions.</p>
1973, 1969, 1965 and 1955	<p>Property: The Property is depicted similar to site observations with three structures located thereon (Kraft building, Monico building and garage).</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations except property located southwest across 16th Street viaduct is not developed. The railroad corridor is further south, and commercial and/or industrial structures are present in all directions.</p>
1952	<p>Property: The Property is depicted with two structures located thereon (Kraft building, garage structure on Monico parcel).</p> <p>Surrounding Area: The area surrounding the Property is depicted with the railroad corridor further to the south, and commercial and/or industrial structures are present in all directions.</p>
1941	<p>Property: The Property is depicted with one structure located thereon (Kraft building). The Monico parcel is vacant.</p> <p>Surrounding Area: The area surrounding the Property is depicted with the railroad corridor further to the south, and commercial and/or industrial structures are present in all directions.</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 North, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975, 1984, and 1994); 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 1994 USGS maps as developed urban land north of a railroad corridor. There are no structures depicted on the Property on any of the 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
801 South 16 th Street	1965, 1961, 1956	Ray's Body Shop, Meeks Rent A Car, National Car Rentals, Transportation Equipment Rental
	1956	Meeks Car Rental, Safeway Cabs, United Auto Service
	1951	SAM Trucking, Service Body & Fender
	1946	Mid City Service Garage
	1941	Service Body & Fender
	1926	Service Garage
811 South 16 th Street	1931	Eagle Plating Works
1515 Leavenworth Street	1936, 1931	Service Garage
	1931	5 & 0 Cab Co.
1508 Marcy Street	2012, 2007, 2001, 1990, 1985	Monico Diesel Engine Service
1502 Marcy Street	1970, 1965, 1961, 1956	Nebraska Tractor & Equipment

The review of city street directories identified numerous Property address listings that are indicative of *recognized environmental conditions* (e.g. Ray's Body Shop, Service Body & Fender, and Eagle Plating Works). A copy of *The EDR City Directory Abstract* is provided in Appendix D.

Fire Insurance Maps

EDR provided Benesch with Sanborn® maps for the Property and vicinity for the years 1887, 1890, 1901, 1905, 1934, 1962 and 1969. The following are descriptions and interpretations from the review of historic fire insurance maps for the Property.

FIRE INSURANCE MAP SUMMARY	
Year	Comments
1887	Property: The Property is occupied by residences and associated stables. Surrounding Area: The Property is surrounded by residences in all directions. Chicago Lumber Co. is located east across 15 th Street and the Rosenbery Planing Mill is located south across Marcy Street. A railroad corridor is located further to the south.
1890 and 1901	Property: The Property is occupied by residences and three storefronts on northwest corner of Kraft property. Surrounding Area: The Property is surrounded by residences in all directions. Commercial property is located west across 16 th Street, Chicago Lumber Co. is located east across 15 th Street, and the Rosenbery Planing Mill is located south across Marcy Street. A railroad corridor is located further to the south.

FIRE INSURANCE MAP SUMMARY	
Year	Comments
1905	Property: The Property is occupied by residences and three storefronts on northwest corner of Kraft property. Surrounding Area: Due to the basic nature of this map, it is difficult to determine the surrounding property use, but it is assumed to be similar to the 1901 description.
1934	Property: The Kraft parcel is depicted as a Garage (capacity 250 cars). The 1501 and 1507 Leavenworth parcels and the Monico parcel are vacant. Surrounding Area: The Property is surrounded by commercial and industrial properties in all directions. A Bulk Oil Station is located south across Marcy Street with a railroad corridor located further to the south.
1962	Property: The Kraft parcel is depicted as the location of a Garage & Auto Body Repair facility. The 1507 parcel is listed as storage/parking for 30 trucks. The 1501 parcel is vacant. The Monico parcel is depicted as Road Machinery Repair in addition to a Spray Painting building, where the current 1-bay garage is located. Surrounding Area: The Property is surrounded by commercial, industrial, and vacant properties in all directions. A railroad corridor is located further to the south.
1969	Property: The Kraft parcel is depicted as a Truck & Auto Rental and Auto Body Repair. The Monico parcel is depicted as Road Machinery Repair in addition to a Spray Painting building, where the current garage is located. Surrounding Area: The Property is surrounded by commercial, industrial, and vacant properties in all directions. A railroad corridor is located further south.

The review of fire insurance maps identified features indicative of *recognized environmental conditions* at the Property and/or the immediate surrounding area. More specifically, the historical use of the Property for numerous auto related businesses represents a *recognized environmental condition* for the Property. Copies of Sanborn® maps for the Property are provided in Appendix D.

County Assessor Property Tax Files

Benesch accessed real estate tax information for the Property on the Douglas County Assessor's website at <http://douglasne.com>. Information collected on each parcel is listed below.

Address	Parcel ID	Parcel Size (ft ²)	Structure Size (ft ²)	Const. Date
801 S. 16 th St.	0317180000	18,744	56,232	1916
1501 Leavenworth St.	0317150000	9,372	NA	NA
1507 Leavenworth St.	0317060000	9,372	NA	NA
1508 Marcy St.	0317230002	34,848	~5,738 (both bldgs.)	1950

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

Historical building department records for the Property, 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 to the east and north are zoned for Central Business District (CBD) i.e. commercial use, and properties to the south and southwest are zoned GI (General Industrial), RR (Railroad District) or HI (Heavy Industrial). 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 inspection of the Property and vicinity on December 7th and 10th, 2012 by Brian Fettin and Patrick Sward of Benesch. Mr. Fettin and Mr. Sward were accompanied by Ms. Kami Kuhlman, real estate agent for the Property. Mr. Marc Kraft and Mr. Herman Monico, Property owners, were also present during the inspection of their buildings. During the site reconnaissance, there were no conditions limiting observations (e.g. access issues, physical barriers, or weather), with the exception of the boiler room on the lowest level of the Kraft building which could not be safely accessed, and the detached garage on the Monico property which could not be accessed as it was locked. However, the Monico parcel detached garage was observed through a window. Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of four separate but adjacent parcels and associated buildings; a three-story warehouse building (Former Kraft DC building) located at 801 So. 16th Street and two adjacent lots at 1501 and 1507 Leavenworth Street; and the Monico Diesel Engine Service building and detached garage located at 1508 Marcy Street. The Monico parcel is separated from the other parcels by an alley. The Property is located in an area of downtown Omaha characterized by residential lofts, commercial, governmental, and industrial use land.

The 1501 Leavenworth Street parcels is currently utilized as a surface parking lot for the Lofts @ 15th Street building located east across 15th Street. The 1507 Leavenworth Street parcel is currently vacant and undeveloped; both parcels share a perimeter fence and are accessed through a gate off of 15th Street. The Kraft building consists of three levels; the upper floor is accessed from an entrance located on the corner of 16th and Leavenworth Street; the middle floor is accessed from two entrances, one on Leavenworth Street and one along 16th Street; and the lower level is accessed from two entrances, one in the alley and one on the lower east side (1507 Leavenworth Street parcel). The upper floor is currently still full of general merchandise from when it operated as Kraft Discount Center, which closed in 2011. The main portion of the middle floor is currently being remodeled for a tenant (Downtown Hound, a doggy daycare facility). A smaller room off the main area accessed from 16th Street is used for storage for the Kraft Discount Center. The lower floor of the structure is also currently used for storage in addition to unoccupied warehouse space. The boiler room is located beneath the southeast corner of the lower floor and is accessed through a manhole located in a former office area and through an exterior door. The door was boarded up and locked and it was determined unsafe to enter the manhole; therefore, Benesch did not access the boiler room during the site reconnaissance.

The Monico parcel is fenced in on both sides of the main building and extends from 15th to 16th Street north of Marcy Street and an abandoned rail siding. The Monico parcel is accessed

through the main gate in the alley, which opens up to the west side of the building. The main Monico building is a 5-bay garage with overhead doors. A separate 1-bay garage building is located along the alley west of the main building. The fenced areas on both sides of the main building are currently utilized as a salvage yard for junk vehicles, parts and scrap. The interior of the main building (1 ½ floors) was filled from wall to wall with parts, trash, scrap steel, oil drums, and personal belongings. Much of the inside of the Monico facility was inaccessible due to the various items piled throughout.

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	X
	Hydraulic Lifts	X
	Dry Cleaning	
	Photo Processing	
	Ventilation Hoods and/or Incinerators	X
	Waste Water Treatment Systems	
	Heating and/or Cooling Systems	X
	Other Processes or Equipment	
Aboveground Chemical or Waste Storage	Aboveground Storage Tanks (ASTs)	X
	Drums, Barrels and/or Containers > 5 gallons	X
	MSDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks (USTs)	
	Sumps, Cisterns, Catch Basins and/or Dry Wells	
	Grease Traps	
	Septic Tanks and/or Leach Fields	
	Oil/Water Separators (former)	X
	Pipelines	
Electrical Transformers/PCBs	Interior Floor Drains	X
	Transformers and/or Capacitors	X
	Other Equipment	

SITE CHARACTERISTICS – CONTINUED		
Category	Site Feature	Observed
Releases or Potential Releases	Stressed Vegetation	
	Stained Soil	X
	Stained Pavement	X
	Leachate and/or Waste Seeps	
	Trash, Debris, Waste Materials	X
	Dumping or Disposal Areas	X
	Construction/Demolition Debris	X
Releases or Potential Releases	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	
	Railroad siding	X

Air Compressors

An air compressor was observed inside the Monico building. Heavy oil staining was observed on and underneath the compressor; however, no cracks were observed in the concrete. The air compressor does not represent a *recognized environmental condition* for the Property.

Hydraulic Lifts

Below ground hydraulic lifts were formerly located on each floor in the Kraft building. They were removed years ago with concrete replacing the lift mechanism. No floor staining on concrete surfaces was observed in these areas. 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 lifts do not represent a *recognized environmental condition* for the Property.

Ventilation Hoods and/or Incinerators

A ventilation hood was observed on the detached garage at the Monico property. According to Mr. Monico, the detached garage was used as a paint bay when the property was operated as Nebraska Tractor and Equipment prior to 1970. The detached garage has not been used as a paint bay by Monico Diesel Engine Service. According to Mr. Monico, waste oil was occasionally incinerated on-site to provide heat; however, an incinerator was not observed during the site reconnaissance. Based on historical use, the former paint bay represents a *recognized environmental condition* for the Property.

Heating and/or Cooling Systems

According to Mr. Kraft, a coal fired boiler formerly located at the Kraft building originally provided heat for the structure. The boiler room is located subgrade beneath a former office area located near the southeast corner of the lower floor. The boiler room was inaccessible during the site reconnaissance. Mr. Kraft recalled that the boiler was abandoned years ago and cut into two pieces, and that a pile of coal is probably still present in the boiler room.

A wood burning stove was observed in the Monico building. According to Mr. Monico, the wood burning stove is used to supply supplemental heat to the building. Based on site observations and interview information, the boiler and the wood burning stove do not represent a *recognized environmental condition* for the Property at this time.

Aboveground Storage Tanks (ASTs)

Two (2) approximately 300-gallon ASTs were observed in the salvage yard at the Monico parcel. One was located next to the main building and reportedly contained waste oil. The second AST was located in the salvage yard and was empty. According to Mr. Monico, any waste oil at the Property will be transported off-site to Blane Trailer for reuse/burning as a fuel source. Based on interview information and site observations, the ASTs do not represent a *recognized environmental condition* for the Property at this time.

Drums, Barrels and/or Containers >5 gallons

One empty 55-gallon drum was observed on the top floor of the Kraft building. No other drums, barrels or containers greater than 5-gallons were observed in the Kraft building. Numerous 5-gallon containers and more than fifty (50) 55-gallon drums were observed throughout the Monico parcel. Most of the drums were empty, but some reportedly contain waste oil. According to Mr. Monico, any waste oil at the Property will be transported off-site to Blane Trailer for reuse/burning as a fuel source. Two (2) drums containing new oil were also observed inside the main Monico building. The numerous 5-gallon containers scattered throughout the Monico site apparently contain new oil, waste oil and retail packaged paint. Based on site observations, the drums and containers observed on the Monico parcel represent a *recognized environmental condition* for the Property.

Oil/Water Separator (former)

According to Mr. Kraft, an oil/water separator previously existed on the lower level of the Kraft building just inside the south garage door. The separator was utilized when the lower floor was used by an auto dealership and other auto service facilities, and was removed during Kraft ownership of the Property. A wash bay was originally located on each floor of the Kraft building. Based on interview information and site observations, the former oil/water separator represents a *recognized environmental condition* for the Property.

Interior Floor Drains

Numerous floor drains were observed located throughout the Kraft building on each floor. The floor drains at the Property are connected to the City of Omaha municipal waste water system. Floor drains were not observed in the two Monico garage buildings. Based on site observations, the floor drains in the Kraft building do not represent a *recognized environmental condition* for the Property at this time.

Electrical Transformers/PCBs

During the site reconnaissance, one (1) pad-mounted and one (1) pole-mounted electrical transformer were observed in the Property vicinity. The pad-mounted electrical transformer was observed near the northeast corner of the Property along 15th and Leavenworth Streets, and the pole-mounted transformer was located along the west side of 15th Street near the alley. No leaks or spills were observed in the vicinity of the Property electrical transformers.

Benesch contacted Mr. Marty Wetenkamp, 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.

Stained Soil/Stained Pavement

Oil-stained pavement was observed on the lower floor of the Kraft building, likely resulting from prior use of this space as an auto dealership, auto repair, and/or cab company. Paint-stained pavement was also observed on the top floor southwest corner in a former paint shop area of the Kraft Discount Center. Significant oil staining was observed on soil and pavement both inside the structures and the exterior areas of the Monico parcel. Based on site observations and interview information, the oil and paint stained pavement in the Kraft building do not represent a *recognized environmental condition* for the Property at this time. However, the extensive oil stained soil and pavement on the Monico parcel represents a *recognized environmental condition* for the Property.

Trash, Debris, Waste and Scrap Materials

The Monico parcel is a permitted salvage yard that repairs and salvages diesel engines. The area on both sides of the main Monico building contain salvaged vehicles including diesel trucks, various engines and parts, scrap metal, tires, 55-gallon drums, wood/trees, and other debris. Approximately 50 vehicles and/or diesel trucks, more than 200 tires and 20 diesel truck fuel tanks, and fifty (50) 55-gallon drums were observed scattered throughout the yard. Vehicles mainly occupied the east yard. Based on site observations, the salvage materials located on the Monico parcel represent a *recognized environmental condition* for the Property.

Railroad Siding

An abandoned railroad siding is located south of the Monico parcel running generally parallel to and north of Marcy Street. No leaks/spills were observed in the area of the abandoned railroad siding. Based on site reconnaissance observations and an apparent absence of historic diesel fuel storage or refueling activity adjoining the Property (historical research noted in Section 5.4 of this ESA report), the inactive rail siding does not represent a *recognized environmental condition* for the Property at this time.

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. Marc Kraft	Property Owner	National Furniture	In-person site interview. User Questionnaire.
Property Owner	Mr. Herman Monico	Property Owner	Monico Diesel Engine Service	In-person site interview. User Questionnaire.
Local Utility	Mr. Marty Wetenkamp	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 Questionnaires for the Property (Kraft and Monico) 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 four adjacent parcels and associated buildings; a three-story warehouse building (former Kraft DC building) located at 801 South 16th Street; two adjacent lots located at 1501 and 1507 Leavenworth Street; and the Monico Diesel Engine Service building and detached garage located at 1508 Marcy Street. The Monico parcel is separated from the other parcels by a city alley that runs from 15th to 16th Streets. The 1501 Leavenworth parcel is currently a paved parking lot, and the 1507 Leavenworth parcel is currently undeveloped land. The Property is located in a mixed use area consisting of residential lofts, commercial and municipal facilities, and industrial land located in downtown Omaha, Douglas County, Nebraska.

Based on site reconnaissance observations, some of the Property features (air compressor, hydraulic lifts, heating and/or cooling systems, interior floor drains, transformers,) are not considered significant at this time. However, numerous other Property features (ventilation hood, ASTs, drums/5-gallon containers, stained soil/pavement) are considered significant and represent *recognized environmental conditions*.

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 two (2) CERCLIS sites, five (5) CERCLIS-NFRAP sites, one (1) RCRA-CORRACTS site, 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 listed in the EDR State Agency FINDS, UST, and LUST Database Listings. The site designation as a LUST facility represents a *recognized environmental condition* for the Property.

In addition, there are eleven (11) state equivalent CERCLIS sites, one (1) NE SWF/LF site, sixty-three (63) LUST sites, one (1) LAST site, nine (9) Brownfields sites, and three FMGP 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 additional 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 EDR Orphan Summary (i.e. unmapped sites), and none of the remaining orphan sites appear to be located within the relevant search distances, with the exception of the Former Omaha Shot Works facility, which is addressed in another section of the report. 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 owned by Mr. Marc Kraft (801 So. 16th Street, 1501, 1507 Leavenworth Street) and Mr. Herman Monico (1508 Marcy Street). Mr. Kraft has owned/operated three of the Property parcels since 1968; Mr. Monico has owned/operated the southern parcel at the Property since 1970.

The Kraft building at 801 So. 16th Street is currently not being operated as a business; however, the second floor is being remodeled by a future tenant (Downtown Hound, doggy day care facility). The upper floor is occupied by general merchandise from when it operated as Kraft Discount Center, which closed in 2011. Mr. Kraft is in the process of liquidating all the merchandise at this location. The lower level and a small portion of the second floor are currently used for storage. The 1508 Marcy Street parcel is operated as Monico Diesel Engine Service; however, it is currently not an active business because of Mr. Monico's health issues.

8.2 Historical Summary

Based on historical sources, the Property building located at 801 South 16th Street dates to its construction in 1916. According to a review of city directories and Sanborn® Maps, prior to at least 1905 the Property, including the 1501 and 1507 Leavenworth Street parcels, were occupied mostly by residences in addition to a commercial building in the northwest corner, depicted as a rug factory on the 1901 Sanborn® Map. Prior to circa 1890, the parcels were occupied entirely by residences. The first documented use of the Kraft building after its construction was in 1926 as a Service Garage (1926 city directory, 1934 Sanborn® Map). According to Mr. Kraft the lower floor, or a portion thereof, was operated as a horse-drawn taxi company, which is assumed to have been sometime between 1916 and 1926.

Between 1926 and 1970, the Kraft building was occupied by numerous auto industry businesses (trucking company, auto sales, car rental, taxi-cab, auto service, body shop), in addition to Eagle Plating from 1926 to 1931. Between 1970 and 1985 the building was operated by Mr. Kraft as Salvage Warehouse Company, and later as National Furniture, Mattress Warehouse, and the Kraft Discount Center between 1985 and 2011. The historic use of the Kraft building for various auto industry businesses and the plating facility constitutes a *recognized environmental condition* for the Property.

The 1501 and 1507 Leavenworth Street parcels have been undeveloped with no structures since 1931. The 1507 Leavenworth Street parcel was used for vehicle storage from 1955 to 1969, assumed to be in association with the vehicle rental business situated in the Kraft building. Since 1931 the use of the 1501 Leavenworth Street parcel has apparently been limited to a surface parking lot.

Based on historical sources, the 1508 Marcy Street parcel was occupied by residences since before circa 1905 (Sanborn® Maps). The parcel was depicted as vacant in 1934 (Sanborn® Map) to circa 1956 when it was listed in the city directory as Nebraska Tractor & Equipment. However, note that the assessor lists the building construction date as 1950. The facility operated as Nebraska Tractor & Equipment until 1970. Since 1970 Monico Diesel Engine Service has occupied the 1508 Marcy Street parcel at the Property. The historic uses of the Monico parcel at the Property as Nebraska Tractor & Equipment, which included a paint booth (garage), and the Monico Diesel Engine Service facility and salvage yard constitutes a *recognized environmental condition* for the Property.

8.3 Data Gap Analysis

A data gap is a lack of or inability to obtain information by the environmental professional that could affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases. The ASTM standard specifies that all obvious uses of the Property shall be identified back to first developed use or 1940, whichever is earlier; and that review of standard historical sources at intervals of less than five years is not required. Further, if the use of the Property appears unchanged over a period longer than five years, then it is not required to research the use during that period.

The history of the Property has been researched to 1887 (Sanborn® fire insurance map), 1898 (topographic map), 1915 (city directory), 1941 (aerial photograph) and 1950 (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 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 and warrants further investigation.

Additional federal database sites (CERCLIS, CERCLIS-NFRAP, RCRA-CORRACTS and RCRA-SQG) are located within the relevant search distances from the Property. Based on current regulatory status and/or distance and estimated groundwater gradient relative to the Property, these additional federal database sites do not represent a *recognized environmental condition* for the Property at this time and do not warrant further investigation.

The Property (801 S. 16th Street) designation as a LUST facility represents a *recognized environmental condition*. Currently the Property LUST site is on the NDEQ Priority List for orphan sites (Responsible Party not viable) and will be investigated when it reaches the top of the NDEQ list.

Additional state agency listings (state equivalent CERCLIS, NE SWF/LF, LUST, LAST, State Brownfields, FMGP sites) are located within the relevant search radius of the Property. Based on distance, topography, estimated groundwater gradient and/or current regulatory status, none of these additional sites listed in the state agency databases represent a *recognized environmental condition* for the Property at this time and do not warrant further investigation.

The Property was not listed in the Orphan Summary (EDR unmapped sites), and none of the remaining orphan sites, with the exception of the Former Omaha Shot Works facility, appear to be located within the relevant search distances. None of the sites listed in the Orphan Summary (including the Former Omaha Shot Works facility) represent a *recognized environmental condition* at this time and do not warrant further investigation.

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. It is the opinion of the Benesch environmental professionals that the historic uses of the Property constitute a *recognized environmental condition* and warrant further investigation. More specifically, the former use of the Kraft building for numerous auto industry businesses (auto

sales and rental, auto repair, cab company) and Eagle Plating Works, and the former use of the Monico parcel as a diesel engine service facility and salvage yard, in addition to the use of the garage as a paint bay by Nebraska Tractor & Equipment represents a *recognized environmental condition* for the Property. In addition to historical Property use, it is apparent that numerous current Property features (ventilation hood, ASTs, drums/5-gallon containers, former oil/water separator, and stained soil/pavement) represent a *recognized environmental condition* for the Property and warrant further investigation.

To assess the significance of the above noted *recognized environmental conditions* and aid in the redevelopment process, Benesch recommends conducting a Phase II Environmental Site Assessment (ESA) at the Property to include the following activities:

- Conduct limited soil and groundwater sampling to assess for the presence of petroleum constituents, volatile organic compounds (VOCs), and heavy metals contamination resulting from historical uses of the property.
- Conduct limited soil sampling at the Property to assess for the presence of lead contamination resulting from the Omaha Lead Site (OLS) to determine what level of control (if any) may be appropriate for the Property.
- Perform a lead based paint (LBP) survey and asbestos containing material (ACM) survey for the three structures located on the Property prior to their renovation, redevelopment and/ or demolition.
- Although not a component of the Phase II ESA, Benesch recommends documentation of removal of all salvaged materials (vehicles, tires, engines, drums, waste fluids, containers, ASTs, etc.) from the Monico parcel at the Property, and their transport and disposal according to applicable local, state, and federal guidelines.

10.0 DEVIATIONS

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

11.0 ADDITIONAL SERVICES

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

12.0 REFERENCES

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

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

Douglas County Engineer, aerial photographs dated 1941, 1955 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. 03468109.2r dated December 3, 2012.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry No. 03468109.5 dated December 4, 2012. Aerial photographs dated 2008, 2007, 2006, 2005, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1973, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3468109.6 dated December 3, 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. 3468109.3 dated December 4, 2012. Sanborn® fire insurance maps dated 1887, 1890, 1901, 1905, 1934, 1962 and 1969.

EDR, *EDR Historical Topographic Map Report*, Inquiry No. 3468109.4 dated December 3, 2012. United States Geological Society (USGS), 7.5 Minute Topographic Map Series *Omaha North, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975 and 1984) and *Omaha North, Nebraska-Iowa Quadrangle*, dated 1994; USGS 7.5 Minute Topographic Map Series *Omaha South, Nebraska-Iowa Quadrangle*, dated 1956 (photo-revised 1969, 1975 and 1984); USGS, 30 Minute Topographic Map Series *Omaha Vicinity, Nebraska Sheet*, dated 1898.

Nebraska Department of Environmental Quality (NDEQ) files. Anderson Excavating and Wrecking Company, *Report of Tank Closure Assessment, 801 South 16th Street, Omaha, Nebraska*, November 1989. Terracon Consultants, *Chemical Manufacturing and Storage Facility Inventory Report, NDEQ IIS# 49528, Absolutely Fresh Seafood Co., 1725 Leavenworth Street, Omaha, Nebraska*, December 2010.

12.0 REFERENCES - CONTINUED

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

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

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

USGS, aerial 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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