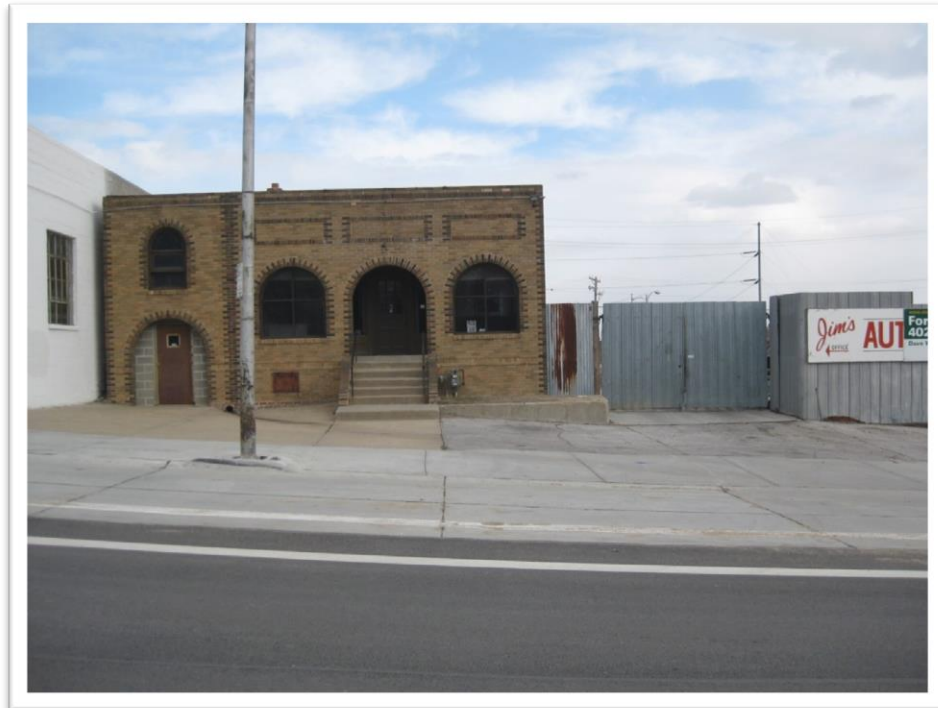


**PHASE I ENVIRONMENTAL SITE ASSESSMENT
904, 911 & 1007 South 20th Street
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared for:

J & C Snelling Properties LLC



**Benesch Project No. 00120137.00
March 2013**

Prepared By:



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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 three (3) parcels located at 904, 911, and 1007 South 20th Street, located in Omaha, Douglas County, Nebraska (the “Property”).

The Property consists of two structures and an associated fenced in lot located at 911 South 20th Street (historically comprised of 909, 911, and 915 South 20th Street), and two fenced in undeveloped lots located at 904 and 1007 South 20th Street. The structures located on the 911 South 20th Street parcel consists of the former King Automotive Warehouse and attached shop (north building) and the undeveloped lot behind the shop building, and the former Jim’s Auto Parts building (south building). A fenced in storage lot located adjacent to the former Jim’s Auto Parts building completes the 911 South 20th Street parcel. The 904 and 1007 South 20th Street parcels are vacant, undeveloped lots that were formerly used as salvage lots. The area surrounding the Property is characterized by mixed use including residential, commercial and industrial use land located near downtown Omaha, Douglas County, Nebraska.

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. If additional information is desired regarding the impacts of the OLS at the Property, further investigation is recommended.

Additional federal database sites located within the relevant search distances from the Property include two (2) CERCLIS site, three (3) CERCLIS-NFRAP sites, one (1) RCRA-CORRACTS site, one (1) RCRA-SQG sites, and three (3) RCRA-CESQG sites. Based on current regulatory status, distance and/or 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.

In addition, there are eleven (11) State equivalent CERCLIS sites, one (1) NE SWF/LF site, fifty-three (53) LUST, fifteen (15) UST, eight (8) NE Brownfields sites, four (4) 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, the

above noted additional sites listed in the state agency databases do not represent a *recognized environmental condition* for the Property at this time.

The Property (King Automotive Warehouse- 911 South 20th Street) is listed in the EDR US Hist Auto Stat Database. This database is a listing of potential gas station/filling station/service station sites based on EDR's review of business directories for listings with names that might be a former gas station. Based on Benesch's review of historical records, the King Automotive Warehouse has not been operated as a gas station; therefore, the listing of the Property in the EDR US Auto Stat Database does not, by itself, represent a *recognized environmental condition* for the Property at this time.

The Property was not listed in the Orphan Summary (EDR unmapped sites). None of the listed orphan sites appear to be located within the relevant search distances; therefore, the Orphan sites do not represent a *recognized environmental condition* for the Property at this time.

In the opinion of the environmental professionals, there are no significant data gaps that affect our ability to identify *recognized environmental conditions* in connection with the Property. Based on historical sources, the 911 South 20th Street buildings date to their construction circa 1934 (Jim's Auto Parts-915 South 20th Street), circa 1946 (King Automotive- 911 South 20th Street), and circa 1975 (King Automotive Shop-909 South 20th Street). The 909 and 911 South 20th Street parcels were occupied by residences from at least 1890 until circa 1951 and 1934, respectively. The 915 South 20th Street parcel was occupied by a residence from as early as 1915 until circa 1926, and was listed as vacant prior to that. The 904 South 20th Street parcel was occupied by residences from at least 1890 until approximately 1980, and the 1007 South 20th Street parcel was occupied by a church from at least 1890 until circa 1901, and residences from at least 1890 until approximately 1980.

The review of city street directories identified adjacent address listings that may be indicative of *recognized environmental conditions* (C&J Chemicals, Ochs Paint & Repair). Although this assessment revealed no evidence of adjoining property regulatory issues, if any spills of materials used or stored by these businesses have occurred, such material could have impacted the soil or groundwater beneath the site and migrated onto the Property. If additional information is desired regarding the potential impacts to the soil and/or groundwater beneath the Property as a result of any spills that may have occurred on the adjacent parcel, further investigation is recommended.

If the user desires further investigation to assess the impacts to the Property as a result of the above noted *recognized environmental conditions* (OLS and historic use of adjacent property), Benesch recommends conducting a Phase II Environmental Site Assessment (ESA) at the Property, which would involve limited sampling of the soil and groundwater to assess for the presence of chemicals of potential concern (COPCs).

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"; J & C Snelling Properties LLC 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 three (3) parcels; 911 South 20th Street (former King Automotive Warehouse and shop, and the former Jim's Auto Parts building and the associated storage lot), and 904 and 1007 South 20th Street (undeveloped lots) located in a mixed use area near downtown Omaha, Douglas County, Nebraska. The 904 and 1007 South 20th Street parcels are separated from the 911 South 20th Street parcel by 20th Street and Mason Street, respectively. In total, the Property parcels encompass approximately 2.26-acres (98,893.02 square feet [s.f.]) with two structures located thereon; the former King Automotive warehouse and shop building (7,864 s.f.) constructed in 1946 and 1975, respectively, and the former Jim's Auto Parts building (2,988 s.f.) constructed in 1941.

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 SE ¼ of Section 22, Township 15 North, Range 13 East of the 6th Principal Meridian, Douglas County, Nebraska.

A Site Location Map (Figure 1) and Site Diagram (Figure 2) depicting the Property are provided in Appendix A. Site Photographs are provided in Appendix B. Additional maps and figures are provided in Appendix D (Historical Research Documentation) and Appendix F (Other Supporting Documentation).

3.2 Surrounding Area General Characteristics

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

3.3 Current Use of the Property

The Property is currently vacant and not being utilized as a business. The former Jim's Auto Parts building is empty. The former King Automotive Warehouse building is used for vehicle storage. The shop area is used for vehicle storage and to perform minor vehicle maintenance on personal vehicles owned by the Property owner, Mr. Bob Snelling. The 904 and 1007 South 20th Street parcels, and the former Jim's Auto Parts outdoor lot are vacant.

3.4 Description of Property Improvements

The following table provides general descriptions of the Property improvements.

PROPERTY IMPROVEMENTS	
Size of Property parcel (approx.)	911 South 20 th Street, 1.12-acres (48,700 s.f.) 904 South 20 th Street, 0.45-acres (19,800 s.f.) 1007 South 20 th Street, 0.69-acres (30,393.02 s.f.)
Size of Property structure (approx.) Date of Construction General Building Description	<i>Former King Automotive Warehouse and shop building</i> One floor, 7,864 total s.f. constructed in 1946, remodeled in 1966. The shop building was constructed circa 1975. Building materials include concrete block, flat steel truss roof, and a concrete slab floor. Shop and warehouse area each have one overhead door. <i>Former Jim's Auto Parts building</i> Two floors including basement, 2,988 total s.f. constructed circa 1934, remodeled in 1970. Building materials include concrete block and brick, flat steel truss roof, and concrete floors. Two overhead doors are located at rear of building.
General Topography of Property	Urban land sloping down-gradient to the south and east toward the railroad corridor and the Missouri River floodplain.
Adjoining and/or Access/Egress Roads	South 20 th Street borders the 911 and 1007 South 20 th Street parcels to the west, and the 911 South 20 th Street parcel to the east. Mason Street borders the 904 and 1007 South 20 th Street parcels to the south and north, respectively. Mason Street and an alley border the 911 South 20 th Street parcel to the east.
Paved or Concrete Areas (including parking)	All perimeter streets are concrete surfaced with some adjoining concrete sidewalks. The alley behind the 911 South 20 th Street parcel is asphalt surfaced.
Landscaped, Unimproved and/or Undeveloped Areas	The 904 and 1007 South 20 th Street parcels are fenced in and are undeveloped. Both lots have partial unfinished (rough) concrete surfaces.
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	Currently not utilized as a business. Former King automotive Warehouse and shop building are used for personal vehicle storage by Mr. Snelling.

Source: Douglas County Assessor Property Records

3.5 Current Uses of the Adjoining Properties

The current uses of the properties adjoining the Property parcels are identified below:

911 South 20th Street

North: Omaha Unibody & Frame, Streamline Body Company.

East: Alley and Mason Street followed by an OPPD substation and Anderson Excavating & Wrecking (Virgil Anderson, owner), respectively.

South: Mason Street followed by the 1007 South 20th Street Property parcel.

West: South 20th Street followed by the 904 South 20th Street Property parcel and Art Objects, Inc. (located south of the 904 parcel).

904 South 20th Street

North: Residential property.

East: South 20th Street followed by the 911 South 20th Street Property parcel.

South: Art Objects, Inc.

West: Residential property.

1007 South 20th Street

North: Mason Street followed by the 911 South 20th Street Property parcel.

East: Anderson Excavating & Wrecking (Virgil Anderson, owner).

South: Vacant lot owned by Hulac, Inc.

West: South 20th Street followed by Art Objects, Inc. and a vacant lot owned by Retroactive, Inc.

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. Bob Snelling (Property Owner) with regard to the Property and adjoining parcels. A copy of the Phase I ESA User Questionnaire completed by Mr. Snelling 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 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 L & C Snelling Properties, LLC and the Omaha Brownfields Coalition (lead coalition partner MAPA).
- The site contact was identified as the Property owner Mr. Bob Snelling.
- 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	3
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	4
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	No	53
State and Tribal Registered Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST)	¼ mile	No	15
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	8
Local List of Registered Storage Tanks (NE HIST UST)	¼ mile	No	4
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 0.09-miles ENE 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.

Three (3) 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 0.005 miles SSW in an estimated cross-gradient location relative to the Property.
- US Army Corp of Engineers lab, 420 South 18th Street, located approximately 0.337 miles NNE in an estimated cross-gradient location relative to the Property.
- Celltile Company, 803 S. 15th Street, located approximately 0.287 miles ENE in an estimated cross-gradient location.

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 (1) RCRA-CORRACTS (corrective action) site is located within the relevant search distance from the Property (Union Pacific Railroad, 9th & Cass Street, approximately 0.912 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-SQG (Small Quantity Generator) site is located within the relevant search distance from the Property (Max I Walker, 2055 St. Mary's Ave., approximately 0.224 miles north and cross-gradient of the Property). Based on regulatory status and location relative to the Property, the Max I Walker facility does not represent a *recognized environmental condition* for the Property at this time.

State Agency Database Listings

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. All eleven sites are located either cross or down-gradient of the Property. Based on distance and/or estimated groundwater gradient relative to the Property, the 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 approximately 2 miles north of the Property and outside of the relevant search radius (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.

There are fifty-three (53) leaking underground storage tank (LUST) sites located within the relevant search radius of the Property, while three (3) of the sites have two listed releases, for a total of fifty-six (56) LUST files. The NDEQ has issued a 'No Further Action' [NFA] letter for thirty-eight (38) of the LUST sites. Of the remaining sites that are on the NDEQ Backlog or Priority List, fifteen (15) 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.

- Greyhound Maintenance Garage, 2116 Leavenworth Street, located approximately 0.104 miles NW in an estimated cross-gradient location relative to the Property.
- Drake Court Apartments, 701 South 22nd Street, located approximately 0.176 miles NW in an estimated up-gradient location relative to the Property.
- Post Office Station, 26th & Leavenworth Street, located approximately 0.434 miles NW in an estimated cross-gradient location.

Based on distance, estimated groundwater gradient relative to the Property, and/or regulatory status, the LUST sites do not represent a *recognized environmental condition* for the Property at this time.

There are eight (8) NE Brownfields sites (sites where NDEQ state brownfields assessments have been performed) located within the relevant search radius of the Property. Seven of the sites are located in an estimated cross or down-gradient location relative to the Property, and one is located 0.396 miles up-gradient from the Property (Mobil Service Station, 2552 St. Mary's Avenue). Based on distance, estimated groundwater gradient relative to the Property, and/or current regulatory status, the above noted NE Brownfields sites do not represent a *recognized environmental condition* at this time.

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

Sites in the Orphan Summary of the EDR report have insufficient address information for an exact location to be mapped. The Property was not listed in the Orphan Summary (EDR unmapped sites). None of the listed orphan sites appear to be located within the relevant search distances; therefore, the Orphan sites do not represent a *recognized environmental condition* for the Property 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 any of the Property parcels. According to Mr. Ruff, the DCHD has no file information regarding the Property parcels located at 904, 911, and 1007 South 20th 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.

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 1,122 feet above mean sea level (msl), and is moderately sloped to the south. In general, the topography of the area slopes to the east towards the Missouri River and is located northwest of the Union Pacific Railroad corridor. The Missouri River is depicted approximately 1.25-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. These 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 - 911 South 20th Street				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
909 South 20th Street (shop parcel)				
1890 to 1951	Residential	Residential/ Industrial development	Sanborn® Map City Directories Aerial Photographs	No significant data gaps.
1955 to 1975	Parts storage/junk yard- Jim's Auto Parts (no structure present)	Residential/ Industrial development	Sanborn® Map Aerial Photographs	No significant data gaps.
1975 to 1980	American Glass Co.	Residential/ industrial development	City Directories	No significant data gaps.
1990 to 2012	King Automotive	Residential/industrial use	Aerial Photographs City Directories Sanborn® Map Topographic Map	No significant data gaps.
911 South 20th Street (warehouse parcel)				
1890 to 1934	Residential	Residential development	City Directories Sanborn® Maps	No significant data gaps.
1936 to 1965	Parts storage/junk yard- Jim's Auto Parts	Commercial/industrial development	City Directories Aerial Photographs Sanborn® Maps	No significant data gaps.
1965 to 2012	King Automotive Warehouse	residential/industrial development	Aerial Photographs City Directories Topographic Map Sanborn® Maps	No significant data gaps.
915 South 20th Street (Jim's Auto Parts parcel)				
1915 to 1926 (1914 Mason)	Residential	Residential development	City Directories Sanborn® Maps	No significant data gaps.
1934 to 2012	Junk yard/Jim's Auto Parts	Residential/industrial development	Aerial Photographs City Directories Sanborn® Maps Topographic Maps	No significant data gaps.

HISTORICAL USE SUMMARY- 904 & 1007 South 20th Street				
Approximate Time Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
1890 to ~1980	Residential	Residential/industrial development	Sanborn® Maps City Directories Aerial Photographs Topographic Maps	No significant data gaps.
~1980 to 2012	Salvage yard	Residential/industrial development	Aerial Photographs Topographic Map City Directories	No significant data gaps.

Aerial Photographs

Available aerial photographs of the Property and surrounding area ranged from 1941 to 2012. Benesch obtained aerial photographs from the following sources: the Douglas County Engineer's office dated 1941, 1955, 1965 and 1971; *The EDR Aerial Photo Decade Package* with aerial photographs dated 2010, 2009, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1973, 1969 and 1952. The following table provides descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY	
Year	Comments
2010, 2009, 2002, 1999, 1994	<p>Property: The Property is depicted similar to site observations with two structures located thereon (Jim's Auto Parts and King Automotive Warehouse/shop building).</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development to the east. The railroad corridor is located further southeast.</p>
1990	<p>Property: The Property is depicted similar to site observations with two structures located thereon (Jim's Auto Parts and King Automotive Warehouse/shop building); although a structure appears to be present on the northwest corner of the 1007 South 20th Street parcel.</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development to the east. The railroad corridor is located further southeast.</p>
1988, 1982	<p>Property: Due to the poor quality, the 1982 and 1988 aerial photographs could not be relied upon to accurately describe the Property.</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development to the east. The railroad corridor is located further southeast.</p>
1975, 1973	<p>Property: The 911 South 20th Street parcel is depicted similar to site observations with two structures located thereon (Jim's Auto Parts and King Automotive Warehouse/shop building); the south portion of the 904 South 20th Street parcel is vacant, while a residence is depicted on the north portion; the 1007 South 20th Street parcel is depicted as residential development.</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development to the east. The railroad corridor is located further southeast.</p>
1969	<p>Property: The 911 South 20th Street parcel is depicted similar to site observations with two structures located thereon (Jim's Auto Parts and King Automotive Warehouse/shop building); the 904 and 1007 South 20th Street parcels are depicted as residential development.</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development to the east. The railroad corridor is located further southeast.</p>

AERIAL PHOTOGRAPH SUMMARY (Continued)	
Year	Comments
1955	<p>Property: The Property is depicted with two structures located thereon (Jim's Auto Parts and the King Automotive building). Only the front half (retail/office) of the Jim's Auto Parts building is depicted. The shop parcel appears to be vacant. The 904 and 1007 parcels are depicted as residential.</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development further north, east and south. The railroad corridor is located further southeast.</p>
1952	<p>Property: The Property is depicted with two structures located thereon (Jim's Auto Parts and the King Automotive building). The shop parcel is depicted as a residence. The 904 and 1007 parcels are depicted as residential.</p> <p>Surrounding Area: The area surrounding the Property is depicted similar to site observations with industrial property to the east, north and south, and residential development further north, east and south. The railroad corridor is located further southeast.</p>
1941	<p>Property: The Property is depicted with two structure located on the Jim's Auto Parts parcel. The King Automotive Warehouse/shop parcel appears to be vacant. The 904 and 1007 parcels are depicted as residential.</p> <p>Surrounding Area: The area surrounding the Property is depicted with industrial property to the east/southeast and the railroad corridor further to the southeast, commercial/industrial properties to the north and south, and residential properties to the east.</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 and 1956 through 1994 USGS maps as developed urban land located on a plateau west of downtown Omaha and the Missouri River floodplain. Note that individual Property structures are not depicted on any of the 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 non-residential listings based on a review of the historical city directory information:

CITY DIRECTORY LISTING- 904, 911 & 1007 South 20 th Street		
ADDRESS	DATE	CITY DIRECTORY LISTING
909 South 20 th Street	1975-1980	American Glass Company
	1990-1995	King Automotive
911 South 20 th Street	1936	Darts Used Auto
	1965-2001	King Automotive
915 South 20 th Street	1941-2012	Jim's Auto

CITY DIRECTORY LISTING- Surrounding Properties		
ADDRESS	DATE	CITY DIRECTORY LISTING
905 South 20 th Street (adjacent north)	1990-1995	C & J Chemicals,
	1975-1995	Ochs Paint & Repair

The review of city street directories identified adjacent address listings that are indicative of *recognized environmental conditions* (C&J Chemicals, Ochs Paint & Repair). If any spills of materials used or stored by these businesses have occurred on the adjacent property, there is the potential that the material may have impacted the soil or groundwater beneath the site and migrated onto the Property. A copy of *The EDR City Directory Abstract* is provided in Appendix D.

Fire Insurance Maps

EDR provided Benesch with Sanborn® maps for the Property and vicinity for the years 1890, 1901, 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
1890 and 1901	Property: 904, 909, 911, 1007 South 20 th Street; and 1914 Mason Street are occupied by residences. (1007 South 20 th Street is also occupied by a church.) 915 South 20 th Street is vacant. Surrounding Area: The Property is surrounded by residences in all directions.
1934	Property: 904, 909, 911, and 1007 South 20 th Street are occupied by residences. 915 South 20 th Street is depicted as a Junk Yard with two structures. Surrounding Area: The Property is surrounded by residences to the north, west, and south. An Auto Wrecking facility is depicted adjacent to the east; with a railroad corridor located further to the east and southeast.
1962 and 1969	Property: 904 and 1007 South 20 th Street are occupied by residences. 909 South 20 th Street is depicted as Used Auto Parts Storage, 911 South 20 th Street are depicted as Auto Dismantling and Parts Storage. 915 South 20 th Street is depicted as an Auto Parts Storage Yard. Surrounding Area: The Property is surrounded by residences to the west and northeast. Industrial parcels are adjacent to the north and east; with a railroad corridor located further to the east and southeast.

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

County Assessor Property Tax Files

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

<u>Address</u>	<u>Parcel ID</u>	<u>Parcel Size (ft²)</u>	<u>Structure Size (ft²)</u>	<u>Const. Date</u>
904 South 20 th St.	1745792050	19,800	NA	NA
911 South 20 th St.	1532910002	48,700	18,716 (both buildings)	1889, 1946
1007 South 20 th St.	0532980002	30,393	NA	NA

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 DS (Downtown Service District), along with properties to the north and south. Properties to the east are zoned HI (Heavy Industrial), and properties to the west are zoned R7 (Residential). 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 February 15th, 2013 by Brian Fettin and Patrick Sward of Benesch. Mr. Fettin and Mr. Sward were accompanied by Mr. David Wilson, real estate agent (CB Richard Ellis) for the Property, and Mr. Bob Snelling, the Property owner. During the site reconnaissance, there were no conditions limiting observations (e.g. access issues, physical barriers, or weather). Photographic documentation of the site reconnaissance is provided in Appendix B.

6.2 General Site Setting

The Property consists of three (3) parcels and the associated buildings; 911 South 20th Street, comprised of the former King Automotive Warehouse and attached shop, and the former Jim's Auto Parts building and associated lot; and two vacant undeveloped lots located at 904 and 1007 South 20th Street. The 904 and 1007 South 20th Street parcels are separated from the 907 South 20th Street parcel by South 20th Street and Mason Street, respectively. The Property is located in a mixed use area near downtown Omaha generally characterized by residential properties to the west and industrial properties in all other directions.

The 911 South 20th Street parcel is currently not being utilized as a business. The former Jim's Auto Parts building as well as the outdoor storage lot is empty, while the former King Automotive Warehouse building is used to store vehicles, and the shop area is used by Mr. Snelling to store tools and vehicles and to perform minor maintenance on personal vehicles. An undeveloped lot is located behind the shop building. Both the 904 and 1007 South 20th Street parcels are vacant, undeveloped, fenced parcels.

The former King Automotive Warehouse and shop are each accessed from entrances located on South 20th Street as well as entrances at the rear of each structure. The former Jim's Auto Parts building can be accessed from entrances on South 20th Street, and both the rear (east side) and the south side of the building leading out to the fenced in lot. The lot can be accessed from entrances on both South 20th Street and Mason Street. The 904 South 20th Street parcel can be accessed from South 20th Street, while the 1007 South 20th Street parcel can be accessed from Mason Street.

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 (aboveground/portable)	X
	Dry Cleaning	
	Photo Processing	
	Ventilation Hoods and/or Incinerators	
	Waste Water Treatment Systems	
	Heating and/or Cooling Systems	
	Other Processes or Equipment	
Aboveground Chemical or Waste Storage	Aboveground Storage Tanks (ASTs)	
	Drums, Barrels and/or Containers > 5 gallons	
	MSDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks (USTs)	
	Sumps, Cisterns, Catch Basins and/or Dry Wells	
	Grease Traps	
	Septic Tanks and/or Leach Fields	
	Oil/Water Separators	
	Pipelines	
Electrical Transformers/PCBs	Interior Floor Drains	X
	Transformers and/or Capacitors	X
Releases or Potential Releases	Other Equipment	
	Stressed Vegetation	
	Stained Soil	
	Stained Pavement	X
	Leachate and/or Waste Seeps	
	Trash, Debris, Waste Materials	
	Dumping or Disposal Areas	
Construction/Demolition Debris		
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	

Air Compressors

An air compressor was observed inside the shop area. No oil staining was observed on or underneath the compressor; it appeared to be relatively new. The air compressor does not represent a *recognized environmental condition* for the Property.

Hydraulic Lifts

A portable aboveground hydraulic lift was observed in the shop building. According to Mr. Snelling, the lift is his personal lift and it was installed after the business closed, and is two years old. No floor staining was observed. Based on site observations, the aboveground hydraulic lift does not represent a *recognized environmental condition* for the Property.

Interior Floor Drains

A floor drain was observed in the shop building. The drain is connected to the City of Omaha municipal waste water system. According to Mr. Snelling, the drain has only been used to discharge water used to wash vehicles, and that the drain has never been used to dispose of hazardous materials. Only *de minimus* staining was observed on the concrete around the floor drain. Mr. Snelling stated that this is the only floor drain on the Property; and no other drains were observed during the site reconnaissance. Based on site observations and interview information, the floor drain does 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 electrical transformers are reportedly owned, operated and maintained by the Omaha Public Power District (OPPD). The pad-mounted electrical transformer was observed near the northeast corner of the 1007 South 20th Street parcel along Mason Street, and the pole-mounted electrical transformer was located at the southwest corner of the 904 South 20th Street parcel. 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 OPPD for information regarding 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

De minimis oil-staining was observed on the concrete shop and warehouse floors, and on the pavement of the Jim's Auto Parts lot. Significant oil staining was observed on the concrete floor of the rear bay of the former Jim's Auto Parts building. The Property was a former salvage yard, and according to Mr. Snelling, this is where engine blocks and transmissions were stored after they were pulled out of vehicles. The interior concrete surfaces at the Property appeared to be in relatively good condition with minimal cracking observed. Based on site observations and interview information, the oil stained concrete and pavement observed on the Property do 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. Bob Snelling	Property Owner	J & C Snelling Properties, LLC	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 is provided in Appendix E. A copy of the OPPD information is provided in Appendix F.

According to Mr. Snelling, the Property closed for business in May 2012 and was most recently operated as a salvage yard (Jim's Auto Parts) and an auto parts dealer (King Automotive Warehouse). Since that time the buildings have been emptied, and the lots have been cleared of all salvaged vehicles and parts. Currently, the former Jim's Auto Parts building is empty, while the warehouse is used by Mr. Snelling to store vehicles, and the shop building is used for vehicle storage and to perform light vehicle maintenance on personal vehicles.

Mr. Snelling noted that the 904 and 1007 South 20th Street parcels, in addition to the storage lot located at the 911 South 20th Street parcel were used for storage of salvaged vehicles. All vehicles were emptied of all fluids prior to storage. The Jim's Auto Parts building was utilized as the office and storefront for the business, in addition to storage of parts in the basement and rear bay. During Mr. Snelling's time with the business, King Automotive Parts and the associated shop were used to store "New" parts.

Mr. Snelling also stated that historically the used oil that was collected was burned on-site as a heat source for the shop building. When the Property business closed, any used oil that remained on-site was transported off-site for appropriate recycling or disposal by a local vendor licensed for such activities.

8.0 FINDINGS

8.1 Findings

Site Reconnaissance

The Property consists of three (3) parcels and the associated buildings; 911 South 20th Street, comprised of the former King Automotive Warehouse and attached shop and associated rear lot, and the former Jim's Auto Parts building and associated lot; and two vacant undeveloped lots located at 904 and 1007 South 20th Street. The 904 and 1007 South 20th Street parcels are separated from the 907 South 20th Street parcel by South 20th Street and Mason Street, respectively. The Property is located in a mixed use area near downtown Omaha generally characterized by residential properties to the west and industrial properties in all other directions.

Based on site reconnaissance observations, the Property features (air compressor, hydraulic lifts, interior floor drains, transformers, stained concrete/pavement) are not considered significant at this time and do not 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, three (3) CERCLIS-NFRAP sites, one (1) RCRA-CORRACTS site, one (1) RCRA-SQG site, and three (3) RCRA-CESQG 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 Property (King Automotive Warehouse- 911 South 20th Street) is listed in the EDR US Hist Auto Stat Database. This database is a listing of potential gas station/filling station/service station sites based on EDR's review of business directories for listings with names that might be a former gas station. Based on Benesch's review of historical records, the King Automotive Warehouse has not been operated as a gas station; therefore, the listing of the Property in the EDR US Auto Stat Database does not represent a *recognized environmental condition* for the Property.

In addition, there are eleven (11) state equivalent CERCLIS sites, one (1) NE SWF/LF site, fifty-three (53) LUST sites, fifteen (15) UST/AST sites, eight (9) Brownfields sites, four (4) NE HIST 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, the additional sites listed in the state agency databases do not represent a *recognized environmental condition* for the Property at this time.

The Property was not listed in the Orphan Summary (EDR unmapped sites). None of the listed orphan sites appear to be located within the relevant search distances; therefore, the Orphan sites do not represent a *recognized environmental condition* for the Property 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 J & C Snelling Properties, LLC. According to Mr. Snelling, the 911 South 20th Street parcel has been owned and operated by his family for approximately 80 years while the 904 and 1007 South 20th Street parcels were purchased sometime in the 1970s. Mr. Snelling worked at the facility for thirty years prior to its closing. Information that was obtained during interviews does not represent a *recognized environmental condition* for the Property.

8.2 Historical Summary

The main Property is currently identified as 911 South 20th Street; however, historical sources (city directories, Sanborn® Maps) identify the Property as 909 (shop), 911 (King Automotive Warehouse), and 915 (Jim's Auto Parts) South 20th Street.

City directories and Sanborn Maps® show that the 909 South 20th Street parcel was occupied by a residence as early as 1890 until at least 1951. Sanborn® Maps depict the parcel as Parts Storage, associated with the junk yard, in 1962. City directories list the parcel as occupied by American Glass Company from 1975-1980, vacant in 1985, and then as King Automotive beginning in 1990.

City directories and Sanborn Maps® show that the 911 South 20th Street parcel was occupied by a residence as early as 1890 until 1934. The city directory list the parcel as Darts used auto, owned by Jas W. Snelling, in 1936. The 1962 Sanborn® Map depicts the parcel as Parts Storage, associated with the junk yard, in 1962 and 1969, while city directories list the parcel as King Automotive Parts beginning in 1965.

City directories show that the 915 South 20th Street parcel was occupied by a residence as early as 1915 until at least 1926. Sanborn® Maps depict the parcel as undeveloped prior to 1901, although the southeast corner of the parcel is occupied by a residence along Mason Street in the 1890 and 1901 maps, showing an address of 1914 Mason Street. The 1914 Mason Street dwelling was listed in the city directory in 1915. City directories list the parcel as vacant in 1931,

and then as Jim's Auto Parts beginning in 1941. Sanborn® Maps depict the parcel as a junk yard in 1934, which shows two structures on the parcel (915 and 915 ½ South 20th Street). The Jim's Auto Parts storage yard was first depicted on the 1962 Sanborn Map.

According to a review of city directories, historical aerials, and Sanborn® Maps, the 904 and 1007 South 20th Street parcels were occupied by residences from 1890 until 1980. A portion of the 1007 parcel was also occupied by a church from 1890 until at least 1901. According to Mr. Snelling, the 904 and 1007 parcels were purchased sometime in the 1970s; however, based on review of aerial photographs, it appears that they were not used for storage of salvaged vehicles until the 1980s.

The review of city street directories identified the adjacent parcel to the north (905 South 20th Street) to be occupied by C&J Chemicals (1990-1995) and Ochs Paint & Repair (1975-1995).

The historic use of the Property as a salvage yard and auto parts dealer does not constitute a *recognized environmental condition* for the Property. Typically, this type of historic usage would represent a *recognized environmental condition*; however, this finding is based on site reconnaissance observations, information obtained during interviews with Mr. Snelling, and an absence of regulatory database information regarding the Property.

The historic use of the adjacent parcel as C&J Chemicals and Ochs Paint & Repair does constitute 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 1890 (Sanborn® fire insurance map), 1898 (topographic map), 1915 (city directory), 1941 (aerial photograph) and 1889 (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. If additional information is desired regarding the impacts of the OLS at the Property, further investigation is recommended.

The review of city street directories identified adjacent address listings that may be indicative of *recognized environmental conditions* (C&J Chemicals, Ochs Paint & Repair). Although this assessment revealed no evidence of adjoining property regulatory issues, if any spills of materials used or stored by these businesses have occurred, such material could have impacted the soil or groundwater beneath the site and migrated onto the Property. If additional information is desired regarding the potential impacts to the soil and/or groundwater beneath the Property as a result of any spills that may have occurred on the adjacent parcel, further investigation is recommended.

If the user desires further investigation to assess the impacts to the Property as a result of the above noted *recognized environmental conditions*, Benesch recommends conducting a Phase II Environmental Site Assessment (ESA) at the Property, which would involve limited sampling of the soil and groundwater to assess for the presence of chemicals of potential concern (COPCs).

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. 3530056.5 dated February 27th, 2013. Aerial photographs dated 20010, 2009, 2002, 1999, 1994, 1990, 1988, 1982, 1975, 1973, 1969 and 1952.

EDR, *The EDR City Directory Abstract*, Inquiry No. 3530056.6.6 dated February 26, 2013. 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. 3530056.3 dated February 27, 2013. 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 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.

12.0 REFERENCES - CONTINUED

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 [Google Earth™](#) dated 2012.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

Report Prepared By:

Alfred Benesch & Company



Brian Fettin
Project Scientist II

Report Reviewed By:

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