

**Phase I
Environmental Site Assessment**

SCANNED

21st and N Street Redevelopment

Lincoln, Nebraska

Prepared For

**The City of Lincoln
Community Development**

Report Completed On: July 6, 2012

Viability Date: December 12, 2012

Olsson Project No. 012-1112

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1.0 EXECUTIVE SUMMARY

This section summarizes the findings of the Phase I Environmental Site Assessment (ESA) conducted for the three lots located in the southeast corner of 21st and N Streets, in Lincoln, Nebraska (hereinafter referred to as the "Assessment Property"). Olsson Associates (Olsson) has performed this ESA in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report.

History of Use: Based upon the records reviewed and interviews conducted, the Assessment Property and adjacent properties have been used for the following:

- Lot 1 was a car dealership with auto repair and maintenance operations
- Lots 2 and 4 were and continue to be the City's Parks and Recreation maintenance and fueling center
- Lot 2 has a refueling area with USTs currently in use
- Lot 2 had a gas station in the southwest corner in the 1930s and 1940s
- Former gas station at Randolph Car Wash and other adjacent properties

Findings: Olsson identified the following RECs related to the Assessment property:

- Eight LUST sites are listed as RECs due to their proximity to the Assessment Property. The potential exists for petroleum contamination to have impacted groundwater which may have migrated onto the Assessment Property. Vapor intrusion of petroleum products may be associated with these releases.
- The two petroleum related spills at the City Parks Department Refueling area are identified as HRECs
- The former car dealership at 2101 N Street is considered a REC. Further investigation is required as noted by the NDEQ LUST listing and is recommended for the hydraulic lifts.
- The filling station located in the southwest corner of Lot 2 in the 1928 and 1949 Sanborn Fire Insurance maps
- The stained concrete floors in the City of Lincoln Parks and Recreation maintenance areas at 240 and 244 S 21st Street are considered RECs.
- The fuel tanks and dispenser island on Lot 2 is considered a REC due to the storage and dispensing of petroleum products.

Recommendations: Olsson recommends the following:

- The potential for vapor intrusion should be investigated if future redevelopment is pursued that includes residential, retail or commercial use of the property.
- Additional investigation is required by NDEQ for the Williamson Honda Dealership LUST site at 2101 N Street. Olsson recommends that the areas around the hydraulic lifts and the former filling station in the southwest corner of Lot 2 be investigated for potential for spills.
- Additional soil and groundwater investigation may be warranted should evidence of spills be identified during removal of the existing USTs, piping and dispensers.

2.0 INTRODUCTION

This report was completed on July 6, 2012 and describes the Phase I ESA performed by Olsson for Lots 1, 2 and 4 located in the southeast corner of 21st and N Streets, in Lincoln, Nebraska (hereinafter referred to as the "Assessment Property"), see Appendix A for maps showing the location. Olsson has been contracted to perform this work by Mr. Ernie Castillo, of the City of Lincoln, Community Development Office.

2.1 Purpose

This ESA has been performed in accordance with American Society of Testing Materials (ASTM) Practice E 1527-05 (ASTM, 2005). The purpose of this ESA is intended to:

1. Satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability: that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35)(B).
2. Identify RECs and historical recognized environmental conditions (HRECs) in connection with the Assessment Property.

The term REC refers to the presence or likely presence of any hazardous substances or petroleum products on the property under conditions indicating 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 substances, even under conditions in compliance with regulatory laws.

The term HREC is a condition which in the past would have been considered an REC, but may no longer be considered a REC. An example of a HREC would be a release site that has been investigated or remediated to acceptable limits of the applicable regulatory agency.

RECs and HRECs are not intended to include *de minimis* conditions that generally do not present a material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (ASTM, 2005).

2.2 Detailed Scope-of-Services

The scope-of-services for this ESA included the following four major components to identify RECs and HRECs in connection with the Assessment Property, to the extent feasible pursuant to ASTM Practice E 1527-05.

Records Review

- Review of physical setting sources
- Review of federal and state environmental records
- Review of historical information

Site Reconnaissance

- Conduct a walk-through of the Assessment Property

- Document site setting, land use of Assessment Property and adjoining properties
- Document site reconnaissance with photographs

Interviews

- Interview current landowner, occupant, and others as applicable
- Interview local government officials

Report-of-Findings

- The findings of the records review, site reconnaissance, and interviews are documented herein (this report)

2.3 Significant Assumptions

Olsson's conclusions regarding the Assessment Property are based on observations of existing site conditions on June 19, 2012, a regulatory records search completed on June 15, 2012, our interpretation of site history, and site usage information. Site history and usage information is obtained primarily from the current landowner, previous landowner(s), and occupants through verbal and/or written communication. Our interpretation assumes that landowners are providing truthful and accurate information to Olsson.

2.4 Limitations and Exceptions

Conclusions regarding the condition of the site do not represent that all areas within the site and within or beneath structures are of the same quality as may be inferred from observable site conditions and readily-available site history. The provided information is prepared to be responsive to the requirements of CERCLA (42 U.S.C. § 9601, et. seq.). No other warranty, expressed or implied, is given. If additional information becomes available concerning this site, it should be provided to Olsson so that our conclusions and recommendations may be reviewed and modified as necessary.

The results of this study must be further qualified by the fact that no environmental-related soil or groundwater samples were collected.

2.5 Viability of this Report

Per ASTM 1527-05 the contents of this report are valid provided the records review, site reconnaissance, and declaration of the environmental professional are performed within 180 days of the date of purchase or the date of intended transaction. The report viability date expires **December 12, 2012**. Continued reliance on the findings of this report after this date must be accompanied by an update to include a site reconnaissance, new interviews with the current owner, operator and occupant as applicable, a search for environmental cleanup liens, and a regulatory records review.

2.6 User Reliance

The City of Lincoln Urban Development Department, Parks and Recreation Department, Nebraska Game and Parks Commission and National Park Service may rely on the findings and conclusions of this report. The contents of this report may be conveyed to an affiliate, related entity, subsidiary, lender, title insurer, regulatory/city agency or current property owner(s) and their agents, but further dissemination requires prior written approval of Olsson.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Assessment Property consists of four separate buildings located on three lots (Lots 1, 2 and 4) in the southeast corner of 21st and N Streets in Lincoln, Nebraska.

The addresses for the three properties are 2101 N Street (Lot 1), 240 S. 21st Street and 244 S 21st Street (Lot 2) and 2100 M Street (Lot 4).

3.2 Site and Vicinity General Characteristics

A topographic map of the Assessment Property is displayed on the location map in Appendix A. The Assessment Property is fairly flat with a gentle slope to the northeast towards Antelope Creek. Antelope Creek drains to the northwest along the northeast boundary of the Assessment Property.

3.3 Current Use of the Assessment Property

Lot 1 is currently owned by the Lower Platte South Natural Resources and is leased to the People's City Mission. Lots 2 and 4 are owned by the City of Lincoln. Lot 2 is used for vehicle maintenance, refueling, and by the forestry and landscaping departments. Lot 4 is used as office space for the City of Lincoln Parks and Recreation and Athletics.

3.4 Description of Improvements on the Assessment Property

Lot 1 is approximately 0.87 acres with one building and a parking lot. Lot 2 is approximately 3.44 acres and there are two buildings and a parking lot. Lot 4 is approximately 0.93 acres and has one building and a parking lot.

3.5 Current Uses of the Adjoining Properties

The adjacent property uses are briefly described below.

- North: N Street and open space along Antelope Creek
- South: Windstream Communications, a bike path, and City Park (baseball diamond)
- East: Antelope Creek, open space and a bike path
- West: 21st Street, Randolph Car Wash and parking lots

4.0 USER PROVIDED INFORMATION

Mr. Dave Bomberger and Nicole Fleck-Tooze of the City of Lincoln, completed a User Questionnaire for the Assessment Property with more detail associated with Lots 2 and 4 due to their prior knowledge of the facilities. The completed questionnaire is provided in Appendix B. The responses to the questionnaire are summarized in the following sections.

4.1 Title Records, Environmental Liens, and Activity and Use Limitations

Mr. Bomberger and Ms. Fleck-Tooze stated that they are not aware of any environmental cleanup liens or activity and use limitations for the Assessment Property.

4.2 Specialized Knowledge

Mr. Bomberger indicated that he has specialized knowledge regarding the Assessment Property. He has worked as an employee of Parks and Recreation and as the Operations Coordinator since 1983. He provided a tour of the facility and provided detailed information on each area within Lots 2 and 4.

4.3 Valuation Reduction for Environmental Issues

Mr. Bomberger and Ms. Fleck-Tooze indicated that an appraisal for the property has been completed. Mr. Bomberger and Ms. Fleck-Tooze provided the following quote from the appraisal in their written response to the user questionnaire:

"The appraiser is not an expert on hazardous materials. The appraiser cautions that if present, such materials could affect the value of the property. The subject property includes portions of the site which are utilized as a fueling station for the City of Lincoln. The inspection of the property revealed no known hazardous materials. The appraisers caution that if present, such materials could affect the value of the property."

4.4 Commonly Known or Reasonably Ascertainable Information

Mr. Bomberger provided information to Olsson regarding the Assessment Property for use in developing this report. The information included documentation of previous cleanup activities associated with the fueling station.

4.5 Degree of Obviousness of the Presence of Contamination

Mr. Bomberger provided the following additional information. "Adjoining properties have former car dealership and telephone companies. A portion of the former railroad is on the property (in the location of the current trail). Recently it was discovered that the sanitary sewer line draining from the 2400 M Street Building is not connected properly to a downstream sewer pipe. Chemicals are currently stored in compliance with requirements in the Community Forestry Building. This property has a fueling station, and there have been spills in prior decades as documented and provided to consultant."

4.6 Reason for Performing Phase I ESA

The City of Lincoln has issued an Invitation for Redevelopment Proposals and plans to sell the property to a private developer for redevelopment.

5.0 RECORDS REVIEW

As part of this Phase I ESA, Olsson completed a records review of information which could help to identify RECs in connection with the Assessment Property. The information reviewed includes state and federal regulatory records (Section 5.1), environmental lien information (Section 5.2), and historical use information (Section 5.3).

Information from these sources is judged based on its relevance to the Assessment Property. Relevance to the Assessment Property refers to the ability of a spill to reach the Assessment Property and cause contamination. Spills that are soluble in the groundwater typically move with the flow of the groundwater. As a result, sites that could affect the Assessment Property are

those in which the spill – actual or possible – occurred on either the Assessment Property or “upgradient” of the Assessment Property.

As used in this report “upgradient” refers only to the direction from which groundwater generally moves to cross beneath the Assessment Property. Upgradient to the Assessment Property is believed to be southwest. This means that actual or potential releases occurring southwest of the Assessment Property have the potential to affect the Assessment Property.

5.1 State and Federal Regulatory Records Databases

Olsson contracted with Environmental Data Resources (EDR) to complete a search of ASTM required environmental records covering the ASTM minimum search distances around the Assessment Property. Table 1 is a brief description of databases searched and the sites found within the specific search radii. The full EDR report is included in Appendix C.

Table 1 Environmental Records Review Data

Database Record	Search Distance (Miles)	Total Sites Found
NPL	1	0
Delisted NPL	½	0
CERCLIS	½	0
CERCLIS NFRAP	½	0
RCRA CORRACTS	1	0
RCRA TSDF	½	0
RCRA-LQG	¼	0
RCRA-SQG	¼	1
RCRA-CESQG	¼	6
Federal Institutional Controls	½	0
Federal Engineering Controls	½	0
ERNS	Assessment/Adjoining Property	0
State/Tribal NPL (SHWS)*	1	0
State/Tribal CERCLIS*	1	--
State/Tribal Licensed Landfill List	½	0
LUST	½	44
LAST	½	1
USTs	¼	17
ASTs	¼	0
State/Tribal Institutional Controls	½	0
State/Tribal Engineering Controls	½	0
State/Tribal Voluntary Cleanup Sites	½	0
State/Tribal Brownfield Sites	½	1

* State NPL and CERCLIS equivalent sites are grouped together as State Hazardous Waste Sites (SHWS)

The following criteria are used to categorically rule out sites from being RECs:

- The site is located downgradient or cross-gradient of the Assessment Property
- The site is more than 0.25 miles away from the Assessment Property and has been given a no further action (NFA) designation

- The site is only listed as a generator of hazardous waste and has never had a violation reported

Sites which fail to meet any of these criteria are addressed in the text below. Additional information beyond what is available in the EDR report was obtained from a review of records maintained by the Nebraska Department of Environmental Quality (NDEQ).

5.1.1. RCRA-CESQG

The EPA maintains the RCRA conditionally exempt small quantity generators (CESQGs) database to identify facilities that generate less than 100 kg of hazardous waste, or 1 kg of acutely hazardous waste, per month. Lincoln High School was noted as having two violations during an inspection in late 2005. The violations were corrected by early 2006.

The violations were corrected and therefore this is not considered a REC.

5.1.2. State/Tribal Leaking Storage Tank Lists

The NDEQ maintains a listing of leaking underground storage tank (LUST) and leaking aboveground storage tank (LAST) sites.

Forty-four LUST and one LAST sites are located within 0.5 miles of the Assessment Property. Thirty-seven of these sites meet one or more of the criteria mentioned in Section 5.1, so they are not RECs. The eight remaining LUST sites and the status of their NDEQ investigations are described below:

- Williamson Honda, 2101 N Street, additional investigation required (backlogged)
- Windstream Wireless, 333 S 21st Street, no further action required
- Garage – Lincoln Telephone and Telegraph, 21st and L Street, no further action required
- Alltel Communications, 401 S 21st Street, no further action required
- Lincoln High School, 2229 J Street, two sites listed, one active one has no further action
- FISCA Oil Company, 522 S 21st Street, additional investigation required (backlogged)
- Alltel Truck Repair, 321 S 21st Street, no further action required
- Randolph Car Wash, 2021 N Street, no further action required

The first site listed as Williamson Honda at 2101 N Street is Lot 1 of the Assessment Property. Due to the location of the first and proximity of the remaining seven sites to the Assessment Property, the eight LUST sites are listed as a REC. The potential exists for petroleum contamination to have impacted groundwater on the Assessment Property.

5.1.3. State/Tribal Storage Tanks

The Nebraska State Fire Marshall maintains a listing of registered above ground storage tanks (ASTs) and underground storage tanks (USTs).

The EDR report listed seventeen registered storage tanks located within 0.25 miles of the site. Six of the UST sites are also listed as LUST sites, and are discussed in section 5.1.3. The remaining sites are either downgradient of the Assessment Property or have no violations and are not considered RECs.

5.2 Environmental Lien Review

A title search was not completed for the Assessment Property; however, the owners of the property indicated that they were not aware of any environmental liens (See Appendix B).

5.3 Historical Use Information for the Assessment and Adjacent Property

Olsson conducted interviews and reviewed information sources to determine historical use of the Assessment Property and adjacent properties. A discussion of the historical information and findings is included in the text that follows.

5.3.1. Historical Aerial Photographs

Aerial photos depicting the Assessment Property in 2003, 1999, 1993, 1971, 1965, 1959, and 1949 were reviewed. Copies of the Historic Aerial Photographs are presented in Appendix D. The aerials show that the Assessment Property and adjacent property were developed as of 1949 with streets, residential, commercial and railroad property. Development in and around the three lots has changed most dramatically due to the reconfiguration of the arterial streets that used to run along the southern boundary of Lot 4 until mid-1970's. The other major change that is apparent in the aerial photographs is the reconfiguration of Antelope Creek. In 1949, the creek is not easily distinguished in the photographs, however, after 1959, the creek was channelized and straightened. Flow of the creek was directed into a box culvert at N Street. In early 2003, the City of Lincoln, Lower Platte South Natural Resources District and the Army Corps of Engineers began the Antelope Valley Projects that included reconstructing the Antelope Creek channel through the center of Lincoln. The channel was rebuilt along the eastern side of the Assessment Property to the configuration seen in the 2010 aerial photograph illustrated in the Site Map (Appendix A).

Review of the aerial photos does not indicate any RECs on or adjacent to the Assessment Property.

5.3.2. Historical Use Information Based on Interviews

Mr. Glenn Johnson, General Manager of the Lower Platte South Natural Resources District indicated that Lot 1 was previously a car dealership called Williamson Honda. According to Mr. Bomberger, Lots 2 and 4 were the original Department of Recreation which later became Parks and Recreation. Uses of the buildings on site included recreation maintenance facilities, deck shuffle board, municipal bathhouse and pool.

5.3.3. Historical Use Information Based on Sanborn Maps

Sanborn Fire Insurance maps from 1891, 1903, 1928, 1949, and 1968 were provided by EDR and reviewed by Olsson (See Appendix D). The Assessment Property was developed with residential dwellings from 1891. Prior to 1903 a railroad was built along the southern margin of Lot 4. In 1928 a filling station was located on Lot 2 and a Coal Yard was located on the adjacent property to the west. No significant changes were noted in the 1949 map, however, an auto sales and service shop was located on Lot 1 in the current location of the People's City Mission.

Two RECs were identified through the review of the Sanborn maps. The filling station located in the southwest corner of Lot 2 in the 1928 and 1949 maps and the auto sales and repair shop located in the northwest corner of Lot 1 in the 1968 map.

5.3.4. Historical Use Information Based on City Directories

EDR also was contracted to provide historical city directory information (see Appendix D). City directories were provided for both N Street and S 21st Street from the years 2012, 2006, 2000, 1994, 1989, 1983, 1977, 1971, 1965, 1959, 1947, and 1941. The city directory listings have the People's City Mission, Williamson Auto Dealers with residential and various auto repair shops in the adjacent properties. No RECs were noted with the City Directories.

6.0 SITE RECONNAISSANCE

Olsson conducted a walk-through of the Assessment Property on June 19, 2012. This section provides a summary of the observations noted during the walk-through. Photographs were taken during the walk-through and are presented in Appendix E.

6.1 Methodology and Limiting Conditions

During the walk-through, the Assessment Property and adjoining properties were visually surveyed by walking the Assessment Property grounds. Ms. Amy Cink accompanied Olsson personnel through Lot 1 and Mr. Dave Bomberger accompanied Olsson through Lot 2 and 4. Descriptions are provided below for each separately.

6.2 Observations

LOT 1: The People's City Mission uses the former car dealership for office space, storage and distribution of donated items. Offices are located in the north half of the building in the former show rooms and the former car maintenance areas are used for sorting and distributing the donated items. Rooms throughout the building are used for storage of specific donated items such as baked goods, canned goods, toys, and clothing. The upper floor is primarily empty with the exception of air conditioning and electronic surveillance equipment.

LOTS 2 AND 4: Lincoln Parks and Recreation uses Lots 2 and 4 for park department and athletic office space, maintenance of forestry and landscape equipment, plant and mulch storage and refueling.

Table 2 below summarizes observations at the Assessment Property which could potentially indicate the likelihood of a REC. The significance of the observations is discussed below.

Table 2 Summary of Site Reconnaissance Observations

Lot 1	Lots 2 and 4	Adjacent	Observed Conditions
Yes	Yes	No	Hazardous Substances in Connection with the Property Use
Yes	Yes	Yes	Petroleum Products in Connection with Property Use
Yes	Yes	Yes	ASTs and/or USTs
No	No	No	Strong, Pungent, or Noxious Odors
Yes	No	No	Storage Drums and Containers
Yes	Yes	No	Petroleum Product Substance Containers

Lot 1	Lots 2 and 4	Adjacent	Observed Conditions
No	No	No	Electrical and/or Mechanical Equipment Potentially Containing PCBs
Yes	Yes	NA	Interior Heating/Cooling
Yes	Yes	NA	Interior Stains and/or Corrosion
Yes	Yes	NA	Interior Drains and/or Sumps
No	No	No	Pits, Ponds, or Lagoons
No	Yes	No	Stained Soil or Pavement
No	No	No	Stressed vegetation
Yes	No	No	Solid Waste
No	No	No	Wells

NA = Not Applicable

6.2.1. Hazardous Substances in Connection with the Property Use

LOT 1: Minor amounts of paint and cleaning supplies are stored in the boiler room.

LOTS 2 AND 4: Numerous locations in buildings 240 and 244 have hazardous substances stored and used including painting supplies, landscaping equipment maintenance, chlorine, pesticides and herbicides.

The storage conditions of the hazardous materials appear to be adequate and therefore this is not considered a REC.

6.2.2. Petroleum Products in Connection with Property Use

LOTS 2 AND 4: Gasoline is stored in small plastic containers. The gas cans are stored in a flammable cabinet for landscaping equipment.

The storage conditions of the hazardous materials appear to be adequate and therefore this is not considered a REC.

6.2.3. ASTs and/or USTs

LOTS 2 AND 4: There are three USTs used to refuel the City fleet.

Petroleum products are stored and dispensed on the property and therefore the existence of the three USTs is identified as a REC.

6.2.4. Interior Heating/Cooling

LOT 1: The boiler has recently been refurbished; however, it shows significant signs of age with rust along the outside panels. The air conditioning unit is located on the second floor.

LOTS 2 AND 4: Each of the three buildings has heating and cooling equipment. Nothing of note was identified regarding the equipment.

This is not considered a REC.

6.2.5. Interior Stains and/or Corrosion

LOTS 2 AND 4: Inside building 244, the floor is stained along the east wall. According to David Bomberger, historically drums of waste oil and other products were stored along this wall and leaked on the floor.

The stained concrete is identified as a REC.

6.2.6. Interior Drains, hydraulic lifts, and/or Sumps

LOT 1: There are numerous interior drains, sumps and likely hydraulic lifts throughout the main floor where the former car dealer performed auto repair and maintenance. There is also a utility elevator. The mechanical apparatus for the elevator was not accessible.

LOTS 2 AND 4: There are numerous interior floor drains in buildings 240 and 244. They are associated with active maintenance and vehicle storage areas.

The floor drains in the former car dealership and in the City of Lincoln Parks and Recreation maintenance areas at 240 and 244 S 21st Street are not considered RECs. The hydraulic lifts on Lot 1 in the former car dealership may have leaked and therefore are considered a REC.

6.2.7. Solid Waste

LOT 1: A solid waste dumpster is located on the west side of the building along with cardboard bundles ready for recycling.

This is not considered a REC.

7.0 INTERVIEWS

Two interviews were completed because Lot 1 is owned by the Lower Platte South Natural Resources District and Lots 2 and 4 are owned by the City of Lincoln.

7.1 Interview with Owner of Lot 1

The Lower Platte South Natural Resources District is currently the owner of Lot 1. Mr. Glenn Johnson, Manager of the Lower Platte South Natural Resources District completed the historical and environmental questionnaires regarding current and past uses of the Assessment Property. The forms are included in Appendix B and indicate that the property was purchased by the NRD in 2004/2005. The property was a car dealership prior to 2004. Mr. Johnson indicated that there was a gas station across 21st Street to the west of the Assessment Property at Randolph Car Wash. Mr. Johnson indicated that to the best of his knowledge, no ESA of the property or facility have been completed that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Assessment Property.

The gas station associated with Randolph Car Wash is considered a REC along with the seven other LUST sites in the area.

7.2 Interview with Site Manager of Lot 1

Ms. Amy Cink, Manager of the People's City Mission on the Assessment Property, was interviewed during the site reconnaissance. Ms. Sink indicated that she had no knowledge of any incidents which would have caused hazardous materials or petroleum products to be released to the Assessment Property.

7.3 Interviews with Operations Coordinator for Lot 2 and 4

The City of Lincoln is currently the owner of Lots 2 and 4. Mr. David Bomberger, Operations Coordinator for Lincoln City Parks Department was interviewed during the site reconnaissance. Mr. Bomberger has a thorough understanding of the current and past operations at the City property. He indicated that there are two historic spills of petroleum products related to the fueling area and one current spill related to a sewer line. Specifically, the NDEQ oversaw the investigation, remediation and closure of NDEQ Spill #01035-WCS-1000 that was discovered on January 3, 1985. The spill was a gasoline spill that occurred at the machine shop. The site achieved closure in 1994. The second incident was a spill of approximately 1000 gallons of diesel that was mistakenly pumped into a monitoring well instead of a UST. The event occurred on December 13, 2000 and was identified as Spill # 121300-KM-1903. The site was investigated, remediated and closed. The final release was identified recently but is related to closure of a sewer line in 1994 that had historically conveyed sewage to the sewer line along N street. A recent investigation of a sewage backup in building 2100 M Street led to the discovery that line is no longer present and that untreated sewage was discharged into the ground. Most of the time period the building had very low occupancy, however, due to changes in office locations, occupancy has increased leading to the sewage backup problem. The City is currently working out ways to connect the sewer line to the Baseball field concession system.

The two petroleum related spills are identified as HRECs. The recent sewage discharge is not considered a REC because it does not involve disposal or spills of hazardous materials.

7.4 Interviews with Local Government Officials

An online query of the City of Lincoln Fire & Rescue Department emergency responses to the four addresses associated with the Assessment Property (240 and 244 S. 21st Street and 2100 and 2010 N Street). There reports are included in Appendix F.

The emergency response reports did not have any incidents listed which would indicate a REC.

8.0 FINDINGS AND RECOMMENDATIONS

History of Use: Based upon the records reviewed and interviews conducted, the Assessment Property and adjacent properties have been used for the following:

- Lot 1 was a car dealership with auto repair and maintenance operations
- Lots 2 and 4 were and continue to be the City's Parks and Recreation maintenance and fueling center
- Lot 2 has a refueling area with USTs currently in use
- Lot 2 had a gas station in the southwest corner in the 1930s and 1940s
- Former gas station at Randolph Car Wash and other adjacent properties

Findings: Olsson identified the following RECs related to the Assessment property:

- Eight LUST sites are listed as RECs due to their proximity to the Assessment Property. The potential exists for petroleum contamination to have impacted groundwater which may have migrated onto the Assessment Property. Vapor intrusion of petroleum products may be associated with these releases.
- The two petroleum related spills at the City Parks Department Refueling area are identified as HRECs
- The former car dealership at 2101 N Street is considered a REC. Further investigation is required as noted by the NDEQ LUST listing and is recommended for the hydraulic lifts.
- The filling station located in the southwest corner of Lot 2 in the 1928 and 1949 Sanborn Fire Insurance maps
- The stained concrete floors in the City of Lincoln Parks and Recreation maintenance areas at 240 and 244 S 21st Street are considered RECs.
- The fuel tanks and dispenser island on Lot 2 is considered a REC due to the storage and dispensing of petroleum products.

Recommendations: Olsson recommends the following:

- The potential for vapor intrusion should be investigated if future redevelopment is pursued that includes residential, retail or commercial use of the property.
- Additional investigation is required by NDEQ for the Williamson Honda Dealership LUST site at 2101 N Street. Olsson recommends that the areas around the hydraulic lifts and the former filling station in the southwest corner of Lot 2 be investigated for potential for spills.
- Additional soil and groundwater investigation may be warranted should evidence of spills be identified during removal of the existing USTs, piping and dispensers.

9.0 DATA FAILURE AND DATA GAPS

A data gap is defined in ASTM Practice E 1527-05 as a lack or inability to obtain information required despite efforts to collect the information. Data gaps may result from incompleteness in any of the activities required, including but not limited to site reconnaissance and interviews. A data gap by itself is not inherently significant. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

A data failure is defined in ASTM Practice E 1527-05 as failure to achieve the historical research objective of identifying the uses of the Assessment Property from the current back to the first developed use or back to 1940 whichever is earlier. Data failure is one type of data gap.

One data failure occurred in regards to documenting the use of the Assessment Property in five-year intervals beginning at 1940. It is the opinion of Olsson that this data failure is not significant because the site histories were well established with the existing information. The data failure does not significantly affect Olsson's ability to identify RECs.

10.0 DEVIATIONS

There were no deviations from the ASTM standard. The report was completed in accordance with ASTM Practice E 1527-05.

11.0 ADDITIONAL SERVICES

No additional services were requested by the user of this report, in addition to the scope of ASTM Practice E 1527-05.

12.0 REFERENCES

ASTM Practice E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

City of Lincoln Fire & Rescue Department Incident Address Report Submittal, <http://lincoln.ne.gov/city/fire/incident/index.htm>, accessed June 16, 2012.

Environmental Data Resources (EDR) Certified Sanborn Map Report, 21st and N Street Redevelopment, Lincoln, NE 68510. Inquiry Number 3343217.3, June 13, 2012.

Environmental Data Resources (EDR) City Directory Image Report, 21st and N Street Redevelopment, Lincoln, NE 68510. Inquiry Number 3343217.4, June 15, 2012.

Environmental Data Resources (EDR) Radius Map Report with GeoCheck, 21st and N Street Redevelopment, Lincoln, NE 68510. Inquiry Number 3343217.2s, June 13, 2012.

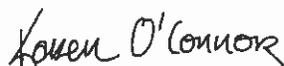
Lincoln/Lancaster County GIS Viewer, <http://ags.lincoln.ne.gov/qisviewer/>. Accessed June 16, 2012.

NDEQ Website, Leaking Underground Storage Tank and Surface Spill Site Information, <http://www.deq.state.ne.us/>. Accessed June 18, 2012.

13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Questions or requests for further information should be directed to our office.

Prepared by,



Karen Griffin O'Connor, PG
Senior Geologist

Reviewed by,



Bill Imig
Senior Scientist

14.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We, Karen Griffin O'Connor and Bill Imig, declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of nature, history, and setting of the subject property. We have developed and performed all appropriate inquiry in conformance with the standards and practices set forth in 40 CFR Part 312. The abovementioned environmental professionals meet the requirements of ASTM Practice E 1527-05 and resumes are included in Appendix G.