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**ORIGINAL PROPOSAL
SUBMISSIONS
#81-100**

Grant Application

Row 81

Organization Name (if applicable)	Together Inc of Metropolitan Omaha (DBA Together)
Physical Address	812 S 24 Street, Omaha NE 68108
Mailing Address	www.TogetherOmaha.org
Website	www.Togetheromaha.org
Social Media Accounts	www.Facebook.com/TogetherOmaha , www.Instagram.com/Together_Omaha , https://vimeo.com/togetheromaha ,
Name	Mike Hornacek
Title	President and CEO
Email Address	mhornacek@togetheromaha.org
Phone	+1 (402) 345-8047
Team	Yes

Mike Hornacek has been with Together since 2010. He was initially hired on as the Operations Director overseeing the pantry, operations, human resources, and many volunteers and volunteer groups. Mike then moved into his current role as Executive Director in August 2012, and pursued and successfully completed a capital campaign for a new building location and renovation for Together. The capital campaign was completed and Together moved into the new location in December 2013. For seventeen years, Mike was employed at The Buckle as an Area Manager, and completed his BA in Business Administration from Central Michigan. In November 2017, Mike completed his MBA with an emphasis in Finance from Bellevue University. Kris Hess serves as the Chief Operating Office at Together, starting her position in July 2017. As COO, Kris oversees the areas of accounting and finance, human resources and operations. She facilitates all aspects of human resources including new hires, benefits, and compensation, and oversees all components of Together's facilities which include pantry and daily operations. Kris has a bachelor's degree in business administration with a double emphasis in accounting and finance from Kearney State College and has past experience working as an internal auditor and as an accountant. Kris also holds a master's degree and doctoral degree in counseling psychology from the University of Nebraska – Lincoln and has spent nearly 20 years in higher education working in managerial and executive positions with responsibilities focused on the business/operations areas of higher education. Tom Hoy joined Together in September of 2018 as the Vice President of Development. Tom has a focus on fund development, volunteer engagement, and community communications. Tom came to Together following a 25+ career in executive positions in both corporate and non-profit management. His experience includes leadership roles in operational management, marketing, public relations, and business development. Tom attended Creighton University where he earned an undergraduate degree in Education and a Masters Degree in Business Administration. Direct Project Partners Big Garden Thomas Neal, Executive Director 5602 Read Street Omaha, NE 68152 Columbus Park Neighborhood Association Frank Nanfito, President Stephen Stout, Treasurer Heartland Bike Share Benny Foltz, Executive Director 1144 N. 11th Street Omaha, NE 68102 JDP Holdings Jim Posey P.O. Box 626 Elkhorn, NE 68022 Quarters Neighborhood Association Carla Rizzo 2566 St. Mary's Avenue Omaha, NE 68105 RMD Group Ryan Durant 1110 N. Elkhorn Drive Elkhorn, NE 68022 South Omaha Neighborhood Alliance Jeff Spiehs, President 1729 S. 12th Street Omaha, NE 68108 Together Mike Hornacek, President and CEO 812 S. 24th Street Omaha, NE 68108 Patrick Falke - Attego Patrick has over 10 years of experience in leading organizational and financial operations. Starting in the financial field he honed his financial modeling and accounting skills. He then spent eight years overseeing

operations for a prominent Omaha nonprofit organization. During that time Patrick led four capital expansions, managing budgets totaling over \$7 Million. Bryan Larsen - Attego With over 15 years of experience in construction and property development, Bryan has managed and contributed to several varieties of development projects. Most recently, he oversaw a multi-building development in North Downtown Omaha, including the project management of a \$40 million historic renovation. Bryan's diverse experience and attention to detail, allow him to identify unforeseen situations before they occur.

Organizational Chart Together is a nonprofit organization focused on creating a community of prosperity where everyone experiences safe, affordable housing, food security, health, and wellness. Together administers five programs, supported by an administration and development team, to carry out our mission of preventing and ending homelessness in the Omaha metro area. These programs operate out of four facilities in the community, with our main campus located at 24th Street and Leavenworth.

Other Completed Projects and/or Accomplishments The pandemic and its long-term recovery provided Together the opportunity to highlight its capacity and demonstrated our ability to step up when our community needed us most. For example, Together purchased and renovated the former 402 Hotel to establish a short-term emergency housing program for individuals aged sixty-five and older who have medical vulnerabilities and are experiencing homelessness. We were chosen as one of the contractors designated to distribute tens of millions of dollars of Emergency Rental Assistance funds, helping thousands of Omaha area households avoid eviction. To accommodate significantly expanded operations, we purchased the former 11worth Café to supplement our main office and pantry space and opened a second pantry in Council Bluffs. Overall, these highlights from the list of our completed projects over the past three years showcase our major accomplishment: quickly and responsively adapting our services to meet the needs of our community. Throughout its history, and especially during the pandemic and its aftermath, Together has demonstrated its ability to work collaboratively with both public and private partners and its capacity to effectively execute major projects on time and on budget.

Proposal Title Columbus Park Neighborhood Improvement Project

Total Budget (\$) \$38,764,468.00

LB1024 Grant Funding Request (\$) \$18,402,086.00

Proposal Type Capital project

Brief Proposal Summary This project presents a cohesive plan to transform the Columbus Park area, counteract the effects of systemic barriers stemming from past inequitable practices, and address social and economic challenges brought about by the pandemic. While practices such as redlining and the height of the COVID-19 crisis are behind us, negative effects continue to reverberate for individuals and families, exacerbated further by the city's critical shortage of safe, affordable housing. To address these issues, we propose this redevelopment plan, integrating five partner organizations, four Qualified Census Tracts (19, 33, 39, 40), and four primary components. Together proposes major construction to expand its food pantry and improve its main offices. Over the last three years, Together has dramatically increased programs, services, and staff to help address food and housing insecurity, and Together's current facility is simply inadequate to accommodate the new normal. This project will right-size Together's facility, ensuring the organization is well-poised to meet the needs of the Omaha community members facing hunger and homelessness. The Columbus Park Neighborhood Association proposes several enhancements within the neighborhood, Leavenworth business district, and surrounding area. Proposed aesthetic and functional projects include creation of a new garden recreation space, façade improvement for area businesses, and other enhancements. Heartland B-Cycle proposes the installation of an e-bike docking station. The bikeshare station will be an asset to the community—enhancing transportation opportunities and improving neighborhood connectivity and benefiting area businesses, workers, and the community in general. RMD Real Estate Group and JDP Holdings propose construction of quality affordable housing. This timely intervention in Omaha's affordable housing crisis will help reduce the precarity of low-

income residents who would otherwise face a heightened risk of eviction, homelessness, and other collateral consequences of being housing-cost burdened. A small investment can reap huge rewards, and we believe that this project will have a transformative effect on the community. By embracing the strengths and opportunities presented within our South Omaha neighborhood, we can make sustainable improvements to areas of weakness, empowering our community to thrive and withstand challenges to come.

Timeline Due diligence began for the Columbus Park Neighborhood Improvement Project in 2021. Based on that due diligence, design work began in 2022, leading to our fund development phase beginning in late 2022. With funding in hand, work on project components would begin in late 2023, with a projected completion date of July 2026.

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Our ARPA proposal encompasses the Leavenworth business district and the Columbus Park neighborhood and includes four major focal points: facility development, neighborhood improvement, transportation, and affordable housing.

Visioning Workshop Findings Alignment This project aligns with findings from the South Omaha Visioning Workshops and makes a meaningful contribution to the goals identified by community stakeholders during the sessions. South Omaha SWOT Analysis Strengths: South Omaha's culture; strong small business community; and success in positioning the 24th Street commercial district as an economic destination South Omaha's strengths provide the foundation upon which this proposed project builds. The project will capitalize on and contribute to the community's existing assets by continuing the development of the Columbus Park neighborhood and Leavenworth business district located along and near 24th Street. By improving utility, functionality, aesthetics, and safety, this project reinforces the community's existing strengths. Opportunities: build on existing vibrancy and demand; leverage the diversity of culture and talent Opportunities highlighted by workshop participants are a natural extension of the above-described strengths. This project embraces the opportunity to leverage those strengths to expand cultural and economic advantages in the community. Functionality, appearance, safety, and accessibility are all important to a successful business (or business district) or a sustainable community. This project addresses each of those crucial components and seizes the opportunities presented by the existing vibrancy, demand, diversity, and talent. Weaknesses: Older and singular-type housing stock; insufficient broadband, transit, and public infrastructure; lack of access to quality food Threats: limited land for growth; negative external perceptions Addressing infrastructure, livability, safety, and attractiveness as described above also aligns with the weaknesses and threats established at the visioning workshops. Fixing sidewalks and facades, adding lighting, rehabilitating blighted property, adding affordable housing, and adding transportation options all help improve infrastructure, increase access to quality food, and counter negative

perceptions of the area. South Omaha Needs Workshop participants identified several foundational things that must happen for real transformational change to occur. This project would contribute to many of the needs identified, including housing, senior housing, food, health, recreation, walkability, connectivity, and gardens. Overarching Themes of Public Engagement Feedback The Public Engagement Summary points to three reoccurring themes that emerged from the workshop sessions: insufficient infrastructure, culturally contextualized development, and the ability to leverage community resources. As described above in the Strengths and Opportunities section, this project directly addresses the infrastructure problems within the community through physical improvements and increased transportation access. This proposal is a collaborative effort, and the scope of development was determined with input from residential neighbors and area businesses, thus reflecting the cultural context of the community. Finally, this proposal provides increased access and tools to leverage community resources by building out and better equipping Together's organizational capacity, thereby enabling the organization to assist community members access the resources they need to find long-term stability and success. In short, this project would improve and increase access to Together—a community resource in and of itself.

Priorities Alignment LB1024, enacted to address the “widespread economic, social, and public health-related turmoil that deepened existing disparities,” prioritized “social and economic challenges caused and exacerbated by the COVID-19 public health emergency including high unemployment, wage decreases, and food insecurity.” In particular, the legislation was focused on low-income and minority communities where the pandemic had a disproportionate impact, in part because of entrenched systemic inequalities stemming from past practices such as redlining. The statute emphasizes housing needs, assistance for small businesses, job training, and business development within communities and neighborhoods in Omaha's Qualified Census Tracts. All four proposed project components are located in Qualified Census Tracts (19, 33, 39, 40) and align with the priorities articulated in LB1024. Facility Development Strategic Alignment: high unemployment, wage decreases, food insecurity, housing needs Qualified Census Tract: 39 Improvement and expansion of Together's facility will allow the organization to better serve the needs of those low-income and minority communities who face systemic barriers stemming from past inequitable practices such as redlining and who were disproportionately affected by the pandemic. This project will increase capacity, allowing expanded services for a greater number of community members. Services provided in pursuit of Together's core mission of ending homelessness and hunger include: Crisis Engagement, which assists low-income households to resolve crises that would otherwise lead to a loss of housing; the Nourish Program, which increases food access through an on-site Choice Food Pantry (where community members pick their own food, just like a grocery store); and the Rapid Rehousing Program, which focuses on rehousing individuals and families who have been living on the streets, in vehicles, or at emergency shelters. Neighborhood Improvement Strategic Alignment: assistance for small businesses, business development Qualified Census Tracts: 19, 33, 39, 40 The aesthetic and functional improvements proposed will increase the appeal of the Columbus Park neighborhood and the Leavenworth business district. Transformational elements include: revamping business facades on both sides of Leavenworth from I-480 to 24th Street and both sides of 24th Street from Leavenworth to Poppleton Street; elevating and expanding the garden and walking path on the southeast corner of 24th and Leavenworth; and incorporating solar-powered lighting to increase visibility and safety. These projects will enhance the curb appeal and walkability of the area, which, in conjunction with the other elements of the proposed project, will foster economic activity, provide a foundation for potential financial investment, and create economic vitality in the area. Transportation Strategic Alignment: high unemployment, wage decreases, food insecurity, housing needs, assistance for small businesses, business development Qualified Census Tract: 39 This project proposes a Heartland B-Cycle e-bike station, which builds on the existing and planned transportation options (including existing bike lanes) along the 24th Street corridor and beyond and increases connectivity and access for those without a personal vehicle. E-bikes made available at the bikeshare station, utilized independently of or in conjunction with traditional public transportation, expand transportation options and increase connectivity. This benefits community members, who can utilize e-bikes to feasibly access employment opportunities in areas that otherwise may be inaccessible. This

also benefits the Leavenworth business district since customers will enjoy easier access to area businesses. Furthermore, more transportation options will make it easier for low-income members of the Omaha community facing food and housing insecurity to get to Together's facilities.

Economic Impact	Project partners anticipate that 170 temporary jobs will be created and estimate total wages will be approximately \$6.8 million annually during project implementation. Additionally, partners anticipate that the project will create fifty-six permanent jobs with wages totaling approximately \$2.1 million annually.
	Partners anticipate that the project will create fifty-six permanent jobs with wages totaling approximately \$2.1 million annually.
	At least 170 temporary jobs will be created and estimate total wages will be approximately \$6.8 million annually during project implementation.
	Number of jobs in each annual salary range (full time, unless otherwise indicated): 70,000–79,000 = 1 60,000–69,000 = 0 50,000–59,000 = 1 40,000–49,000 = 194 30,000–39,000 = 22 20,000–29,000 = 8 part time
	Together instructed our owner's representative and project manager to select a general contractor who prioritizes small and emerging business partners from within qualified census tracts and has a proven track record of delivering on this expectation. We selected a general contractor who documents their process for identifying, selecting, and promoting small and emerging business partners. Together will monitor and ensure compliance with this expectation.

Community Benefit	<p>Neighborhood Profile According to Neighborhood Scout, Columbus Park residents are ethnically diverse, with over half commonly identifying their ethnicity or ancestry as Mexican, about fifty percent of households indicating that they most commonly spoke Spanish, and about one third of residents stating that they were born in another country. A mixture of owners and renters occupy medium to small single-family homes or small apartment buildings. Much of the housing stock in the neighborhood is quite old, with many homes built before 1939 among a few constructed between 1940 and 1969. Neighborhood Scout highlights the notable and unique real estate, stating that the concentration of historic homes in the Columbus Park neighborhood is greater than that in ninety-nine percent of all neighborhoods in the United States. (Neighborhood Scout is a website providing neighborhood-level profiles based on algorithmic analysis of raw data and statistics collected from a variety of sources, including government agencies such as the Census Bureau). As a Qualified Census Tract, the Columbus Park area is one in which at least fifty percent of households have an income less than sixty percent of the Area Median Gross Income (26 U.S.C. 42(d)(5)(c)). For the Omaha metro area, this translates to about \$50,000 gross income for a family of four (Department of Housing and Urban Development). According to Neighborhood Scout, the low-income neighbors in Columbus Park live in one of the lowest income neighborhoods in America (stating that the neighborhood income is lower than the income in ninety-one percent of neighborhoods in the United States). Neighborhood Scout also indicates that twenty-two percent of children residing in Columbus Park live below the federal poverty line, making the neighborhood poverty rate higher than seventy percent of all other U.S. neighborhoods. Community Benefit: The Columbus Park Improvement Project will create both direct and indirect benefits for the community. While the Columbus Park neighborhood features many historic homes, vibrant and diverse residents, and a strong neighborhood association, it is in serious need of reinvestment. With the mission to support and connect neighbors to build a thriving community, the Columbus Park Neighborhood Association has played a critical part in ensuring that this proposed plan reflects the actual wants and needs of the people who call this community home. Thus, each component of this project creates transformational change through both direct and diffused reinvestment in the area, improving the quality of life and sustainability in the Columbus Park neighborhood. The direct benefits are clear. This project will directly increase the livability of the community by adding natural recreational space, making the area more walkable, and enhancing the appearance overall. Increased transportation connects the community with the rest of the city,</p>
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allowing more of those residents to participate in our economy. For those outside the area, additional transportation options will provide easier access to Columbus Park-area businesses and increase the desirability of the neighborhood. Affordable housing options contribute to community sustainability, both from an economic and a quality-of-life perspective. Expansion of the Together facility will directly benefit those experiencing or at risk of housing and food insecurity.

The project will also create more indirect benefits. Neighborhood beautification and enhanced usability will change perceptions of Columbus Park—both within the neighborhood itself and of the greater community. In turn, this change in perception creates the framework for economic growth and sustainability in neighborhood improvements and new housing investments. The success of revitalization projects in Omaha's other older areas demonstrate the effectiveness of targeted expenditures to improve neighborhood functionality and aesthetics. Good examples of this phenomenon include the burgeoning neighborhoods of Dundee, Benson, and Little Italy. In the same way, this project will make functional and aesthetic investments that strengthen existing ties within a vibrant and diverse community. Further, stabilization of the Columbus Park neighborhood will have enormous long-term benefits, drawing new business and economic stability, solidifying community sustainability, and promoting safety. Combined, the facility development, neighborhood improvement, increased transportation, and new affordable housing units will anchor the micro-economic hub developing along the 24th Street corridor. Finally, expanding the Together campus will directly benefit the entire City of Omaha by providing food, services, and support to some of our most vulnerable community neighbors.

Best Practices/Innovation The Columbus Park Neighborhood Improvement Project leverages best practices and innovation by bringing non-profit and for-profit entities together to lift-up a community that is disproportionately affected by poverty and lack of opportunity. Together along with Heartland B-Cycle are established non-profits that operate from a data-informed approach and provide services based on established service delivery models with consistently positive outcomes. Additionally, working with housing developers, investors, neighborhood associations, non-profits, and local businesses in a collaborative effort to change the Columbus Park neighborhood is an innovative approach that requires creativity, flexibility, and a common goal of working for the community. This project demonstrates best practices and innovation by focusing on and implementing strategies to highlight our core values of Hope, Dignity, Compassion, Diversity, Equity, and Inclusion.

Outcome Measurement Number of businesses that improved their facades
 Linear feet of pedestrian walkway improved/created
 Number of riders utilizing new bike share transportation
 Number of affordable housing units created
 Number of households supported with food and housing annually

These outcomes would be measured through a tracking system (NetSuite) implemented by Together and carried out and maintained by the project partners.

In short, yes. This project will invest funds into affordable housing, neighborhood beautification, transportation, safety, and small businesses all to bring more economic impact to the Columbus Park neighborhood and surrounding area. With this investment, we envision a neighborhood that is transformed to be safer, more attractive, and more economically sound, bringing consumers and businesses alike to Columbus Park to invest and create jobs. Additionally, according to Dr. Eric Thompson, chair of the College of Economics at the University of Nebraska-Lincoln and director of the Bureau of Business Research, our \$38 million project would be a catalyst for \$76 million in economic activity in the area. The multiplier is at least one to one – for every new dollar of new investment in construction, an additional dollar is created as the money courses through the economy.

Partnerships Yes

Direct Project Partners
 Big Garden Thomas Neal, Executive Director 5602 Read Street Omaha, NE 68152
 Columbus Park Neighborhood Association Frank Nanfito, President
 Stephen Stout, Treasurer
 Heartland Bike Share Benny Foltz, Executive Director 1144 N. 11th Street Omaha, NE 68102
 JDP Holdings Jim Posey P.O. Box 626 Elkhorn, NE 68022
 Quarters

Neighborhood Association Carla Rizzo 2566 St. Mary's Avenue
 Omaha, NE 68105 RMD Group Ryan Durant 1110 N. Elkhorn
 Drive Elkhorn, NE 68022 South Omaha Neighborhood Alliance
 Jeff Spiehs, President 1729 S. 12th Street Omaha, NE 68108
 Together Mike Hornacek, President and CEO 812 S. 24th
 Street Omaha, NE 68108

All. See attached.

Displacement No

Displacement explanation

Physical Location The Columbus Park Neighborhood Improvement Project will work to transform an area that runs from 28th street on the West to 24th street on East and Jones Street on the North to Poppleton on the South. More specifically, this project will focus on transforming the southwest corner of 24th and Leavenworth with a new campus for Together that will provide food and housing services for the community. The façade improvement program will largely focus on improving businesses along Leavenworth from 28th to 24th Street, creating a new feel to the corridor when exiting I-480 and heading south on Leavenworth toward downtown Omaha. The project will focus on rehabilitating the Flora Apartments at 25th and Jones and raising new affordable housing on the northeast corner of 24th and Leavenworth. The project will focus on a green space on east 24th Street across from Together, creating a well-lit walking park and community garden. This will be a safe recreational space where people can enjoy the outdoors and gain physical exercise.

Qualified Census Tract Within one or more QCTs

Additional Location Documents See attached.

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding Yes

Yes

General Contractor Yes

Yes

Request Rationale See attached.

Grant Funds Usage The funds will be allocated across the four component parts of the proposal as outlined in the project budget. Furthermore, the project budget includes a breakout of costs across both the phases of project work and the yearly layout of funds toward the completion date in 2026. Across the four primary proposal areas, we have delineated any costs associated with acquisition, demolition, construction, and other soft costs (improvements, furniture, surveys, architectural design, etc.). In different project areas, these cost categories may or may not apply. The funds will transform the usage, access, and well-being of the Columbus Park neighborhood area. The costs have all gone through rigorous scrutiny by experienced architects and contractors who have provided final bids for the projects. The funds will be used comprehensively in the project plan and the work described in this proposal will be completed in its entirety. The funds will be used in combination with other

private sources creating a public/private partnership, work product, and impact on the community.

Proposal Financial Sustainability Yes

Together will serve as the lead agency for the fiscal management of the funds. Other participating agencies will operate under MOUs, and each is a current legal entity subject to customary and rigorous accounting practices and reviews.

Funding Sources

For the major areas of supplemental funding, we have begun the process of seeking private funding for the Together facility expansion and are well underway with scheduled meetings with funders. For the apartments and affordable housing initiatives, additional funding will be through tax increment financing, tax credits, and traditional construction loans.

Given we are already underway with the project planning, we anticipate finalizing the supplemental funding during the balance of 2022 and in early 2023. Some commitments may be spread over a two- to three-year period.

There are certain elements of the plan that would have to be re-evaluated to go forward if funding were not awarded. The main financial elements, the Together facility expansion and affordable housing expansion, would have increased risk for completion.

Scalability

The Columbus Park Neighborhood Improvement Project is an integrated single proposal for the betterment of the Leavenworth business district and the Columbus Park neighborhood, but the project is scalable.

While the Columbus Park Neighborhood Improvement Project is a cohesive plan to execute a community-wide vision, it can be completed in smaller components. The project is comprised of four distinct modules—facility development, neighborhood improvement, transportation, and affordable housing—and is scalable at this component level. Additionally, three of the four components are distinct projects that may be enhanced, modified, phased, or eliminated during the evaluation or legislative processes. However, the facility development component, as a shovel ready project, is not individually scalable. We recognize that to make the best possible use of funds, the ongoing ARPA review process will involve continuing flexibility on the part of applicants. With that in mind, we memorialized our ongoing business arrangement in a Memorandum of Understanding (MOU) with Heartland B-Cycle, the Columbus Park Neighborhood Association, JDP Holdings, and the RMD Real Estate Group in preparation for this opportunity. This MOU eliminates confusion regarding things like scalability and ensures all project partners recognize the adaptability required in submitting this proposal. Additionally, this proposal contemplates scaling up through collaboration with several indirect partners outside the scope of this proposal. There are at least five essential organizations—Together, Completely Kids, CASA for Douglas County, Youth Emergency Services, and Lutheran Family Services of Omaha—located in a rather compact six-block area near 24th Street between Leavenworth and Dodge. These organizations provide a full gamut of essential services to mitigate the corrosive effects of poverty. As mission-driven public service organizations, we recognize that private and public dollars devoted to our organizations are precious commodities and that it is incumbent on us to eliminate duplication, optimize services, facilitate regular communication, and share resources when possible. In preparation for this proposal, Together has met with Completely Kids, Youth Emergency Services, Lutheran Family Services, DIBS and CASA to lay the groundwork for this community effort. As time unfolds, we will continue to strengthen these relationships to the benefit of the organizations and the community in this central core of Omaha.

Financial Commitment

Together and its partners have already committed funds to the facility development component and pieces of the neighborhood improvement components of this project. Together has made expenditures to complete due diligence work in preparation for the fundraising phase of the organization's facility development. To date, Together has spent over \$275,000 on surveys, title searches, Geotech environmental assessments and engineering, structural assessments, and other planning necessary to complete the

schematic design and construction documents for its proposed facility.

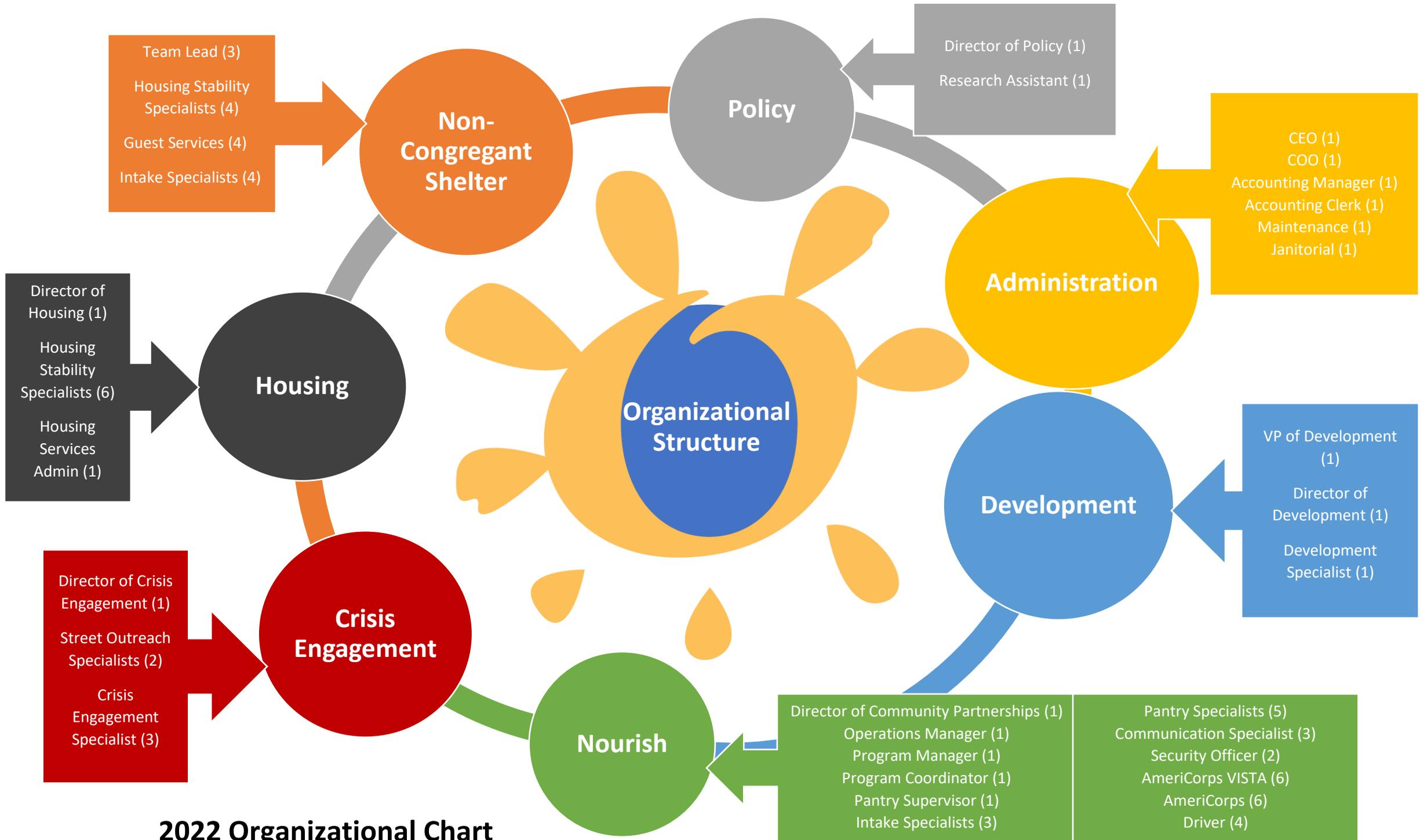
ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

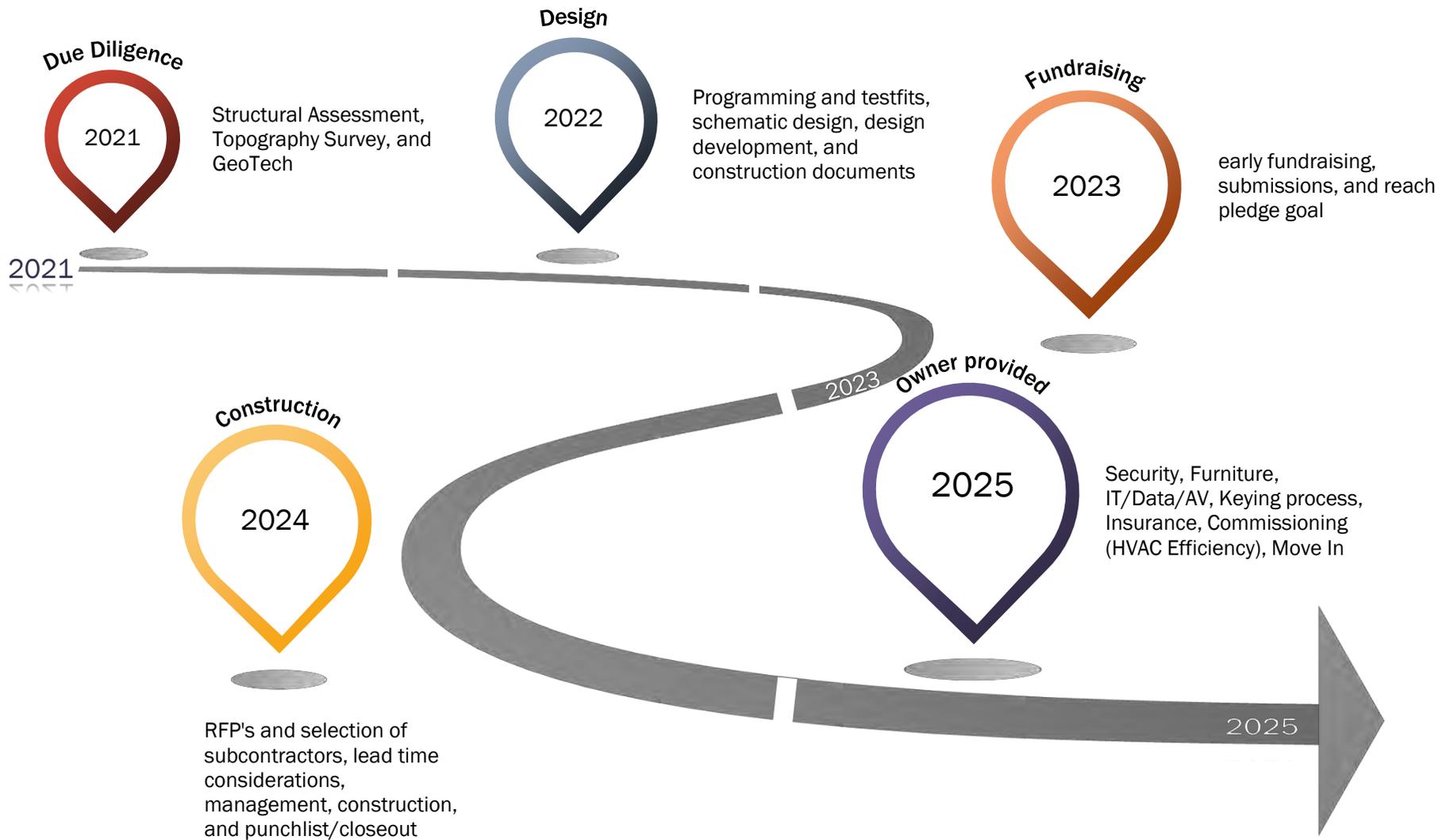
LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule



2022 Organizational Chart





Columbus Park Neighborhood Improvement Project

Total Project Budget

<u>PARTNER</u>	Together	RMD	JDP	Columbus Park	Heartland Bike Share	Total
<u>USE OF FUNDS</u>	New campus to support food and housing needs of Neighborhood	Development of 40+ affordable housing units	Development of 47 affordable housing units	Façade Improvement Program and Development of Walking Park and Community Garden	Installation of bike share hub.	
Acquisition	1,874,996	60,000		0	0	1,934,996
Demolition	0	189,000		25,000	0	214,000
Construction	9,175,869	10,200,000	10,700,000	917,086	60,000	31,052,955
Soft Cost	3,922,517	1,640,000		0	0	5,562,517
Total	14,973,382	12,089,000	10,700,000	942,086	60,000	38,764,468

Budget for Funds Requested through Proposal

<u>REQUESTED FUNDS</u>	Together	RMD	JDP	Columbus Park	Heartland Bike Share	Total
	7,500,000	3,000,000	6,900,000	942,086	60,000	18,402,086

Proforma

<u>YEAR</u>	2023	2024	2025	2026	Total
Acquisition	1,934,996				1,934,996
Demolition	214,000				214,000
Construction		9,552,955	19,200,000	2,300,000	31,052,955
Soft Cost	3,922,517	1,640,000			5,562,517
Total	6,071,513	11,192,955	19,200,000	2,300,000	38,764,468



Together



812 S 24th Street · Omaha, Nebraska 68108 · 402.345.8047 · TogetherOmaha.org

Construction Budget - Detailed**Together - 2419 Leavenworth** 7/15/22

Budget Item	Amount
Construction Elements	
Demolition	329,240
General Requirements	475,801
Sitework	616,463
Concrete	473,834
Masonry	187,154
Metals	458,133
Woods & Plastics	241,552
Thermal & Moisture Protection	666,123
Doors & Windows	344,985
Finishes	883,959
Specialties	126,014
Furnishings	26,676
Conveying System	154,000
Mechanical	1,307,665
Electrical	1,451,875

Builder's Risk Insurance	42,202
Permitting	18,542
GC FEE	317,289
GENERAL CONDITIONS	128,006
GC CONTINGENCY (9%)	742,456

Construction Sub-Total 8,991,969**Owner's Costs**

Special Inspections	25,000
Commissioning	35,000
OPPD Fees	96,000
MUD Tap & Meter Fees	17,900
Relocation of Freezer/Refridgerator	10,000

Owner's Costs Sub-Total 183,900**Construction Total** 9,175,869**Purchase Detail****Together - 2419 Leavenworth**

Budget Item	Amount
2419 Leavenworth - Purchase	1,729,996
Purchase of existing equipment and furniture	45,000
Estimated Interest Payments on Loan	100,000

Purchase Total 1,874,996**Due Diligence Detail****Together - 2419 Leavenworth**

Budget Item	Amount
Survey - ALTA (Together Reimbursement)	3,100
Environmental Phase I (Together Reimbursement)	2,200
Environmental Phase II (Together Reimbursement)	7,605
Title Search (Together Reimbursement)	600
Title Fees	-
Lead/Asbestos/Mold	5,000
Geotech (Borings in between buildings)	2,000
Topo Survey (TD2 - Sept 2021)	3,875
Structural Assessment	1,500
Replatting	3,000

Trekking Telivising 6,000

Due Diligence Total 34,880

Operational Expansion Detail

Together - 2419 Leavenworth

	FY 2022	FY 2023	FY 2024	FY 2025
Personnel				
[Personnel - Position or Title]	-	-	-	-
[Personnel - Position or Title]	-	-	-	-
[Personnel - Position or Title]	-	-	-	-
[Personnel - Position or Title]	-	-	-	-
[Personnel - Position or Title]	-	-	-	-
[Personnel - Position or Title]	-	-	-	-
[Personnel - Position or Title]	-	-	-	-
Personnel Sub-Total	-	-	-	-
Taxes & Benefits				
Payroll Taxes	-	-	-	-
Payroll Retirement Fund	-	-	-	-
Payroll Medical/Dental	-	-	-	-
Other Benefits	-	-	-	-
Taxes & Benefits Sub-Total	-	-	-	-
Equipment				
New Walk-In Freezer	-	80,000	-	-
[Equipment Detail]	-	-	-	-
[Equipment Detail]	-	-	-	-
[Equipment Detail]	-	-	-	-
[Equipment Detail]	-	-	-	-
Other Direct Costs Sub-Total	-	80,000	-	-
Other Direct Costs				
Estimated Increases of Liability Insurance	-	9,500	-	-
[Other Cost Detail]	-	-	-	-
[Other Cost Detail]	-	-	-	-
[Other Cost Detail]	-	-	-	-
[Other Cost Detail]	-	-	-	-
Other Direct Costs Sub-Total	-	9,500	-	-
TOTAL	-	89,500	-	-



APPENDIX B

13478 Chandler Road
Omaha, Nebraska 68138-3716
402.556.2171 Fax 402.556.7831
www.thielegeotech.com

August 10, 2020

Kris Hess
Together Inc.
812 South 24th Street
Omaha, NE 68105

**RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT
CANIGLIA RESTAURANT PROPERTY
3333 MIAMI STREET, OMAHA, NEBRASKA
TG# 20349.01**

Dear Ms. Hess:

This letter report summarizes the results of a Phase II Environmental Site Assessment (ESA) conducted at the above-referenced site.

BACKGROUND

The subject property is located at 2419 Leavenworth Street and 809 South 25th Street in Omaha, Nebraska. The property consists of two parcels with a restaurant and warehouse spaces. The parcel at 2419 Leavenworth Street contains an approximately 18,205 square foot two-story restaurant building with a basement. Records indicate this structure was originally built in 1910, and is currently owned by T & C Café Inc. The second parcel at 809 South 25th Street is a garage building originally built in 1912 with approximately 1,748 square feet and is currently owned by Tony Caniglia.

The Phase I ESA completed by Thiele Geotech; Inc. dated July 10th, 2020 revealed evidence of a Recognized Environmental Condition. The Recognized Environmental Condition (REC) is the likely presence of petroleum hydrocarbons and/or hazardous substances under condition indicative of a release. Specifically, portions of the site were used for autobody repair from approximately 1934 to 1949. These operations have potential to impact the assessment site with petroleum hydrocarbons and polychlorinated biphenyls (PCBs) from oils and grease, and volatile organic compounds (VOCs) from cleaning solvents.

FIELD ACTIVITIES

Soil and groundwater sampling were completed at the subject property. Sample location EB-1 was located on the eastern margin of the subject property and addresses the auto body repair REC. EB-2 was located on the south-central margin of the subject property to address the REC. The attached boring location plan illustrates the sample locations.

EB-1 was advanced to 40 feet below ground surface (bgs). EB-2 was advanced to 45 feet bgs. Soil and groundwater sampling activities were conducted by standard direct push techniques with a Geoprobe® rubber

tracked machine and Geoprobe® DT22 soil sampling equipment. Soil sampling was conducted at 5-foot intervals in single use rigid PVC (RPVC) liners.

A geologist described the recovered soil samples collected during this investigation. Sample descriptions included color, moisture content, consistency, sediment type, geologic origin, and notation of any visual or olfactory evidence of contamination.

Recovered intervals were screened at 1-2 feet intervals with a 10.6 eV photoionization detector (PID). The field screening concentration from each interval was then recorded on the boring logs. Prior to field screening of sampled intervals, the PID was zeroed and calibrated with laboratory prepared 100.0 parts per million (ppm) concentration isobutylene calibration gas. The results of the field analysis are summarized in Table 1 on page 3. The boring logs are attached in the appendix.

Upon completion of the soil borings temporary monitoring wells were installed within the borings. EB-1 was set at 40-feet bgs, and EB-2 was set at 50-feet bgs. Both wells were constructed with 15-feet of schedule 40, one-inch ID, PVC 0.010-inch factory slotted screen with sufficient riser to reach the surface. Upon completion of the borings the groundwater level in EB-2 stabilized at 23.28-feet bgs. The well in EB-2 was pulled up approximately 15-feet so that the screened interval bisected the water table. The groundwater in EB-1 stabilized at 25.37 feet bgs. EB-1 was pulled up approximately 5 feet so that the screened interval bisected the water table. Groundwater sampling was completed by using standard low-flow water sampling techniques after groundwater stabilization. Groundwater sampling was accomplished using a stainless-steel bladder pump utilizing new, clean, single-use bladders and tubing. The pump was set at approximately 80 milliliters per minute to minimize volatilization of the groundwater.

Soil and groundwater samples were submitted for analysis of select constituents of concern. These included volatiles organic compounds (VOCs) petroleum analysis by EPA Method 8260, total extractable hydrocarbons (TEH) by Iowa Method OA-2, and polychlorinated biphenyls (PCBs) by EPA Method 8082. The samples were placed into laboratory provided, new, clean sample containers. Samples were cooled to approximately 4° Celsius with ice in a cooler and maintained at approximately that temperature throughout delivery to the laboratory. Samples submitted for analytical testing were maintained under a sample chain-of-custody throughout delivery to Eurofins Laboratories (Eurofins) in Cedar Falls, Iowa. The results of laboratory analysis conducted on these samples are summarized in Tables 2 and 3 on page 4. The laboratory report of analysis is attached.

Standard decontamination procedures were implemented during sample collection in order to prevent cross-contamination. Cross-contamination during boring advancement was minimized by the incorporation of decontamination procedure for all Geoprobe and soil sampling equipment. All large equipment (i.e. direct push machine and probe rods) were decontaminated via a high-pressure hot water wash prior to arriving on-site, between each boring location, and before leaving the site.

All smaller drilling and sampling equipment (i.e. sample tubes and fittings) were decontaminated via an Alconox© wash and deionized water rinse between each sampling interval. Cross-contamination of samples was minimized using disposable, single use sampling equipment and laboratory provided and cleaned sample containers. Personnel involved in sampling wore new, disposable gloves for each phase of sampling.

Upon completion of sampling, casing was pulled, and the remaining voids were backfilled with hydrated bentonite granules. The surface of EB-1 was patched with concrete and the surface of EB-2 was patched with asphalt.

FINDINGS

Lithology

The lithology of soils identified on the site consists of man-placed fill material overlying terraced alluvium deposits. The fill material consisted of approximately 5 to 10 feet of man placed fill was present on the subject property at the time field activities took place. Fill material is characterized as moist, light grayish brown to light brown, soft to hard, lean to fat clay, with trace amounts of brick rubble. Terrace alluvium was encountered beneath the fill material to the bottom of the borings. Terrace alluvium is characterized by moist to wet, light brown to brown, soft to firm, lean to fat clay.

Visual and olfactory indications of environmental impact observed during sampling activities were limited to near surface soils.

Static groundwater level observed prior to groundwater sampling was measured at 25.4-feet bgs in EB-1 and 23.3-feet bgs in EB-2.

Soil Analysis

Typically, field samples slightly to moderately impacted by volatile and semi-volatile compounds exhibit field screening concentrations with an order of magnitude of 10-100 relative response units (RRUs). No soil samples yielded concentrations greater than 207.0 RRUs. Maximum concentrations observed during soil field screening activities are summarized in Table 1, below.

TABLE 1. RESULTS OF SOIL FIELD SCREENING

Sample Location	Maximum Concentration (Relative Response Units)	Depth (ft bgs)
EB-1	0.4	0-1'
EB-2	207.0	0-1'
<i>ft bgs = feet below ground surface</i> <i>NA = Not Applicable</i> <i>Relative Response Units (RRUs) are reported in parts per million (ppm)</i>		

Analytical testing conducted on the soil samples identified no constituents above laboratory reporting limits with exception to waste oil in sample EB-2 (0-1'). The waste oil concentration was compared to the Nebraska Department of Environment and Energy (NDEE) Petroleum Release Program Risk-Based Screening Levels (RBSLs) for applicable pathways. The soil report of analysis is attached and is summarized in Table 2, on page 4.

Because the city of Omaha lies within a geological zone in which groundwater is of poor natural background quality or hydrogeological conditions limit development of groundwater as a public water supply, the enclosed vapor inhalation/intrusion and surface soil exposure pathways are the only risk-based screening levels identified that apply to soil for petroleum hydrocarbon constituents.

The waste oil concentration did not exceed the applicable RBSL.

TABLE 2. RESULTS OF SOIL ANALYSIS

Sample ID# (Interval)	Laboratory Method	Constituent Detected	Result (mg/kg)	NDEE RBCA RBSL Enclosed Space Vapor Inhalation Exposure Pathway – Residential Exposure w/ Building Present (mg/kg)	NDEE RBCA RBSL Enclosed Space Vapor Inhalation Exposure Pathway – Commercial Exposure w/ Building Present (mg/kg)
EB-1 (0-1')	EPA 8260 (VOCs)	None Detected	--	--	--
	Iowa OA-2 (TEH)	None Detected	--	--	--
	EPA 8082 (PCBs)	None Detected	--	--	--
EB-2 (0-1')	EPA 8260 (VOCs)	None Detected	--	--	--
	Iowa OA-2 (TEH)	Waste Oil	160	3,173*	3,173*
EB-2 (1-2')	EPA 8082 (PCBs)	None Detected	--	--	--

**RBSL for Exposures from Contaminated Surface Soil. No RBSLs are established for waste oil due to low potential for vapor exposure due to low volatility.
RBSLs for the respective pathways were compared to the most stringent concentrations for each pathway.
µg/kg = ppb (parts per billion)
mg/kg = ppm (parts per million)*

Groundwater Analysis

Analytical testing conducted on the groundwater samples identified no constituents of concern above laboratory reporting limits. The groundwater laboratory report of analysis is summarized in Table 3, below.

Because the City of Omaha lies within a geological zone in which groundwater is of poor natural background quality or hydrogeological conditions limit development of groundwater as a public water supply, the enclosed space vapor inhalation/intrusion exposure pathways were the only RBSLs or RGs identified that apply to groundwater for volatile constituents.

TABLE 3. RESULTS OF GROUNDWATER ANALYSIS

Sample ID#	Laboratory Method	Constituent Detected	Concentration (µg/L)	VCP RGs Groundwater Vapor Intrusion – Residential (µg/L)	VCP RGs Groundwater Vapor Intrusion – Industrial (µg/L)
EB-1	EPA 8260 (VOCs)	None Detected	--	--	--
	Iowa OA-2 (TEH)	None Detected	--	--	--
	EPA 8082 (PCBs)	None Detected	--	--	--
EB-2	EPA 8260 (VOCs)	None Detected	--	--	--
	Iowa OA-2 (TEH)	None Detected	--	--	--
	EPA 8082 (PCBs)	None Detected	--	--	--

*µg/L = ppb (parts per billion)
mg/L = ppm (parts per million)
N.L. = Not available/not applicable
RGs = Remediation Goals
VCP = Voluntary Cleanup Program
Concentrations in bold print exceed at least one remediation goal (RG).*

CONCLUSIONS

Based upon the results of this Phase II Environmental Site Assessment, Thiele Geotech, Inc. makes the following conclusions/recommendations regarding the subject property:

1. The results of the analytical testing conducted on the submitted soil samples identified waste oil above laboratory detection limits. No concentrations of petroleum hydrocarbons, volatile organic compounds, or polychlorinated biphenyls (PCBs) above relevant NDEE risk-based screening levels or remediation goals.
2. The results of the analytical testing conducted on the submitted ground water samples identified no concentrations of petroleum hydrocarbons, volatile organic compounds, or PCBs above laboratory detection limits or relevant NDEE risk-based screening levels or remediation goals.

RECOMMENDATIONS

Based upon the results of this Phase II ESA, TG recommends no further investigation at this time.

LIMITATIONS

Soil and groundwater samples were collected at the discrete locations indicated on the Boring Location Plan and were analyzed for select parameters only. The data obtained may not be representative of other locations on the site. Also, note conditions may change over time. Consequently, Thiele Geotech, Inc. does not guarantee or warrant the environmental condition of the property.

This study is not intended to meet the requirements of a "Phase I" ESA, VCP Assessment, or Risk Based Corrective Action Tier 1 Assessment. This study also did not include identification or evaluation of radon, methane gas, or sampling or testing of soil, soil vapor, and air for constituents other than those listed within this report.

Our conclusions regarding the assessment site are based upon observations of existing site conditions, our interpretation of site history and site usage information and the results of a limited subsurface exploration, sample screening and chemical testing program. The results of this study must be qualified by the fact that only limited sampling and chemical testing have been conducted at the site. The concentrations of contaminants measured may change at any location as a function of time in response to natural conditions, chemical reactions and other events. Therefore, conclusions regarding the condition of the site do not represent a warranty that all areas within the site and beneath structures are of the same environmental quality as those sampled. Further, contamination could also exist in forms not indicated by the limited investigation conducted. If additional information becomes available regarding this site, such information should be provided to Thiele Geotech, Inc. so that our conclusions and recommendations may be reviewed and modified as necessary.

This report is based on the current regulatory environment, current regulations, and guidance. Regulatory agency interpretations, future regulatory changes, and/or policy or guidance changes may affect the environmental status of the site.

If you have questions, or if there is any additional information we can provide regarding the environmental condition of this site, please feel free to contact us.

Respectfully,
Thiele Geotech, Inc.



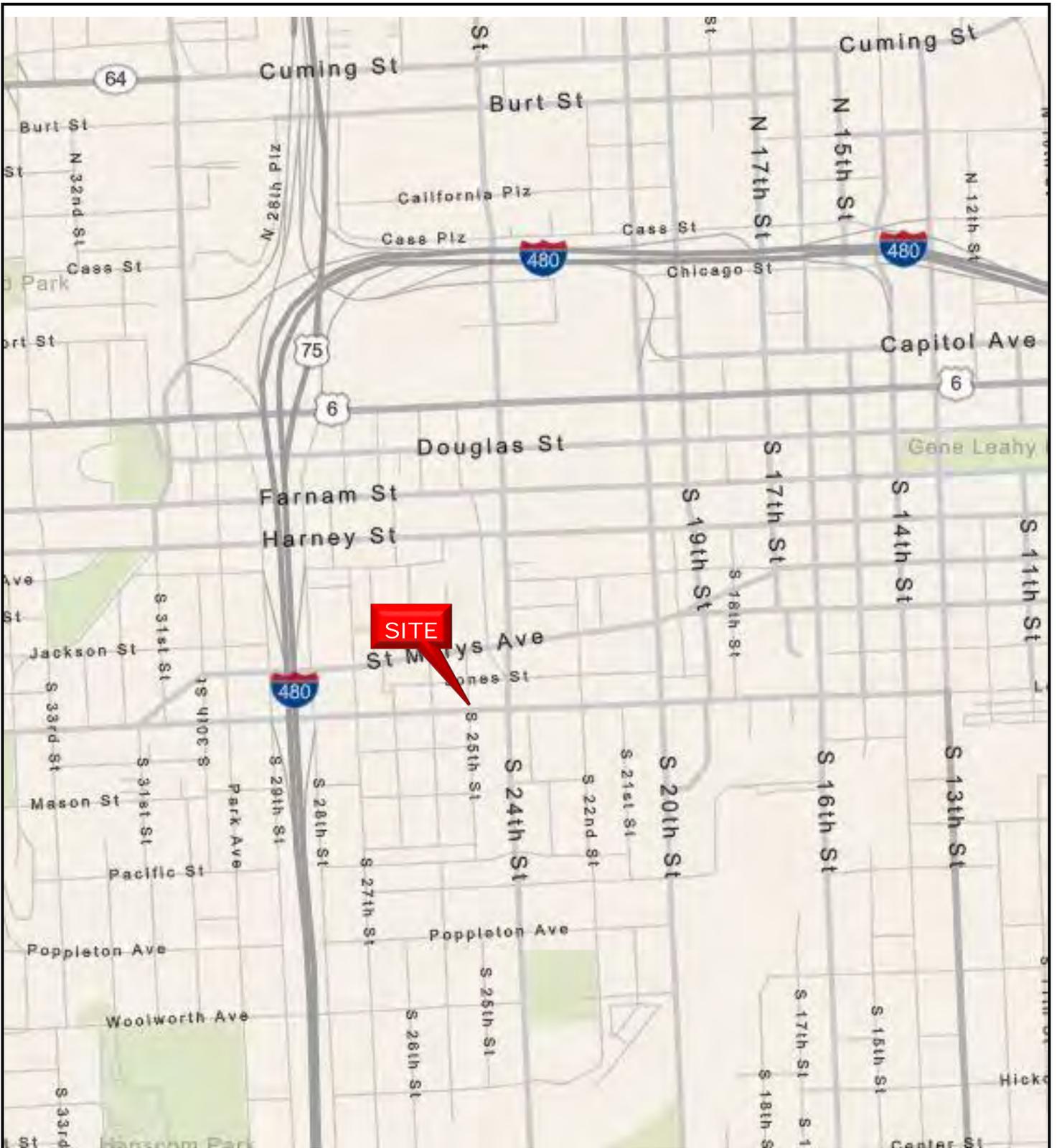
Jeremy Kendle, G.I.T.
Geologist

Reviewed by,
Thiele Geotech, Inc.



Jeremy Davis, P.G.
Project Geologist

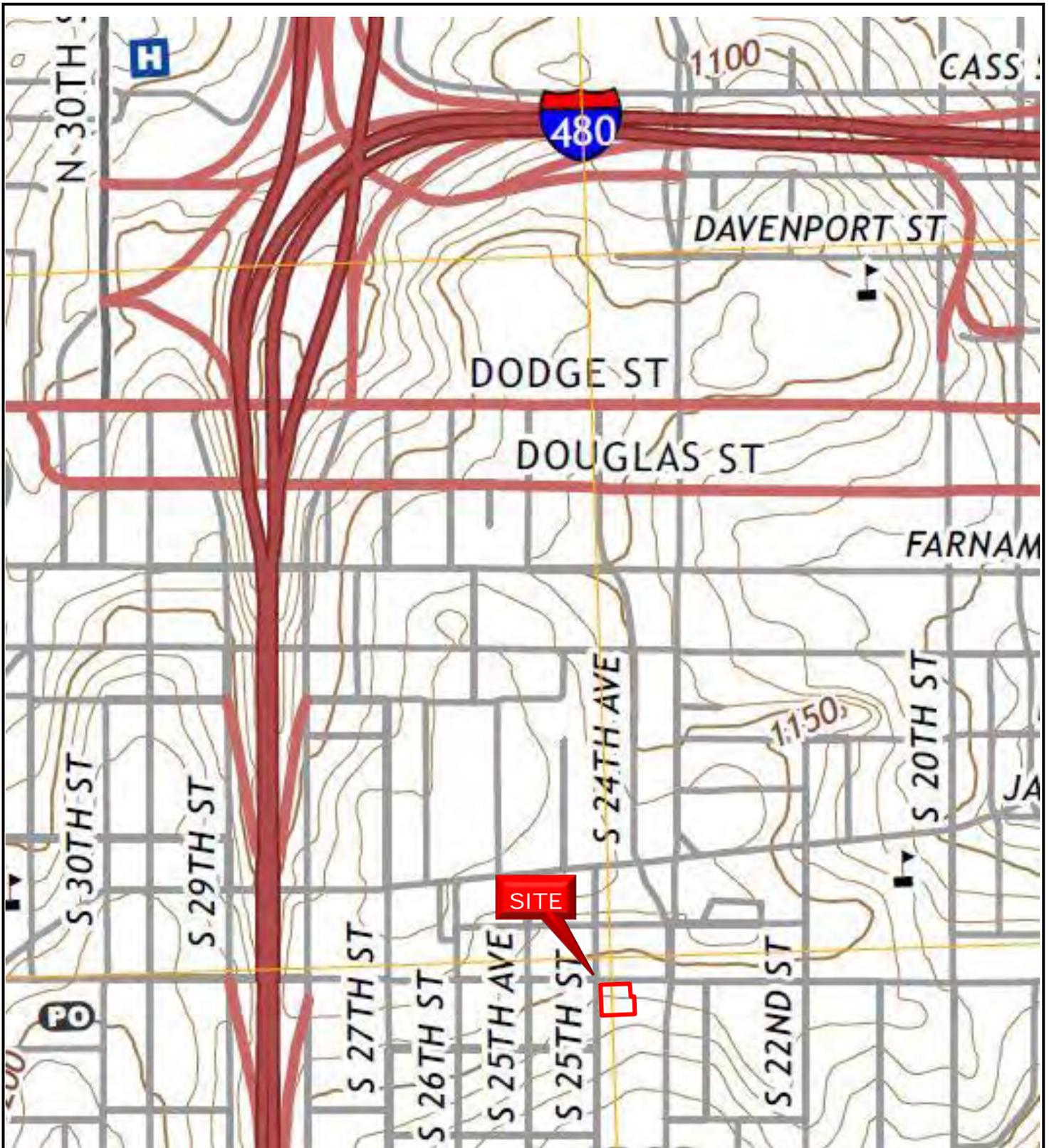
Attachments: Site Vicinity Map
Topographic Map
Boring Location Plan
Boring Log Legend of Terms
Boring Logs
Report of Analysis/Chain of Custody Records



Site Vicinity Map



Project	
Caniglia Restaurant Property 2409 Leavenworth St. & 809 S. 25 th St.	
Job #	Date
20349.01	8/6/2020

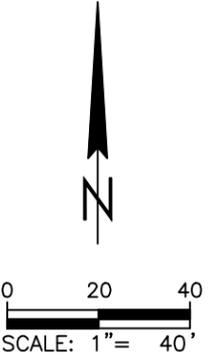
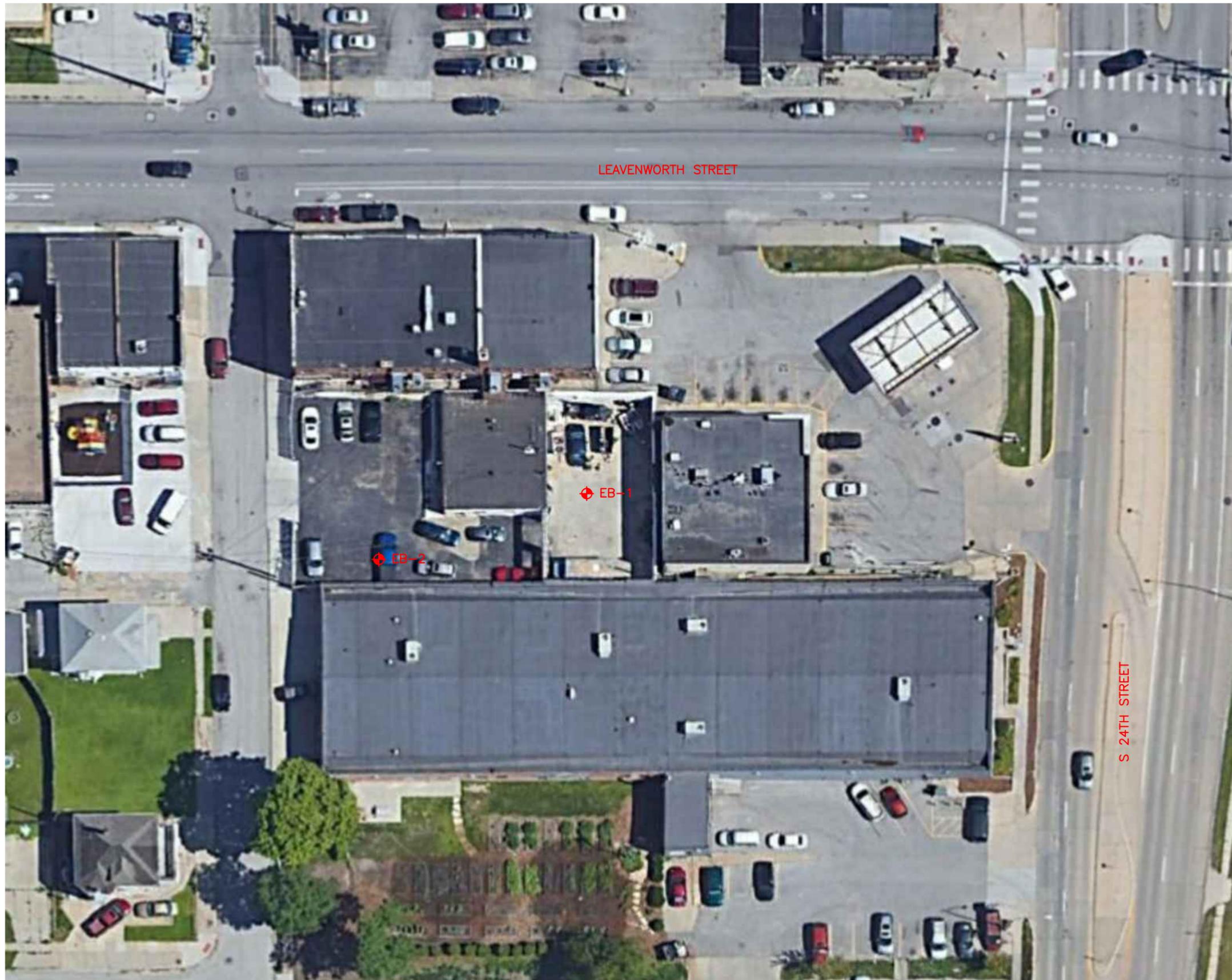


Topographic Map

(From 1994 Omaha North, Nebraska Quadrangle)



Project		Caniglia Restaurant Property 2409 Leavenworth St. & 809 S. 25 th St.	
Job #	20349.01	Date	8/6/2020



LEGEND:

◆ BORING LOCATION



PROJECT
CANIGILIA RESTURANT PROPERTY
809 S. 25TH ST.
OMAHA, NE
JOB # 20349.01 | DATE: 8/6/20

BORING LOCATION PLAN

Soil Description Terms

<u>Consistency - Fine Grained</u>	<u>Consistency - Coarse Grained</u>	<u>Moisture Conditions</u>
Very Soft, Soft, Firm, Hard, Very Hard	Very Loose, Loose, Medium Dense, Dense, Very Dense	Dry, Slightly Moist, Moist Very Moist, Wet (Saturated)

Sample Identification

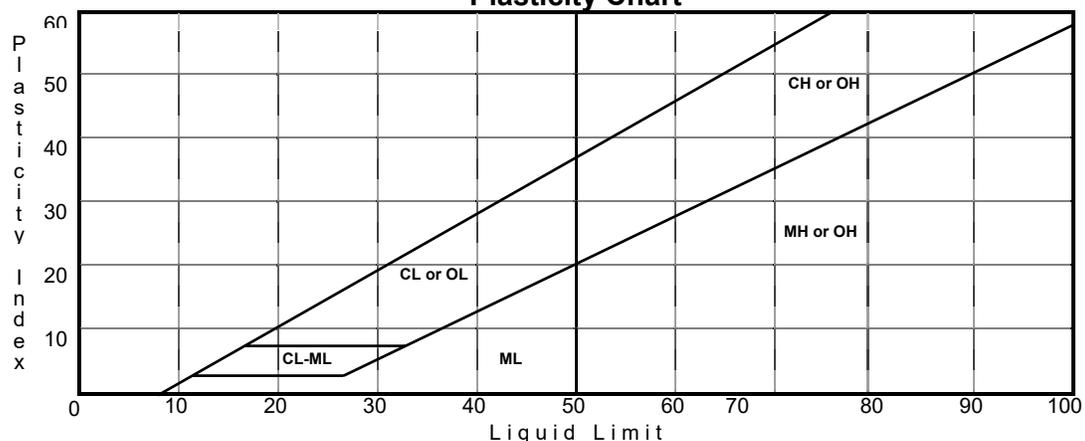
<u>Sample Type</u>	<u>Sample Data</u>	<u>Laboratory Data</u>
U -- Undisturbed (Shelby Tube)	No. -- Number	MC -- Moisture content
S -- Split Spoon (disturbed)	SPT -- Standard penetration test	γ_d -- Dry unit weight
C -- Continuous sample (disturbed)	/ft. -- blows per foot	q_u -- Unconfined compression
A -- Auger cuttings (disturbed)	Rec -- Recovery	LL/PI -- Liquid limit & plasticity index

Unified Soil Classification System

Peat	Pt	Highly organic soils	
Fat Clay	CH	Clay - Liquid Limit > 50 *	50% or more smaller than No. 200 sieve
Elastic Silt	MH	Silt - Liquid Limit > 50 *	
Lean Clay	CL	Clay - Liquid Limit < 50 *	
Silt	ML	Silt - Liquid Limit < 50 *	
Silty Clay	CL-ML	Silty Clay *	
Clayey Sand	SC	Sands with 12 to 50 percent smaller than No. 200 sieve *	More than 50% larger than No. 200 sieve and % sand > % Gravel
Silty Sand	SM		
Poorly-Graded Sand with Clay	SP-SC		
Poorly-Graded Sand with Silt	SP-SM		
Well-Graded Sand with Clay **	SW-SC		
Well-Graded Sand with Silt **	SW-SM	Sands with 5 to 12 percent smaller than No. 200 Sieve *	
Poorly-Graded Sand	SP		
Well-Graded Sand **	SW	Sands with less than 5 percent smaller than No. 200 sieve *	
Clayey Gravel	GC		
Silty Gravel	GM	Gravels with 12 to 50 percent smaller than No. 200 Sieve *	
Poorly-Graded Gravel with Clay	GP-GC		
Poorly-Graded Gravel with Silt	GP-GM		
Well-Graded Gravel with Clay **	GW-GC		
Well-Graded Gravel with Silt **	GW-GM		
Poorly-Graded Gravel	GP	Gravels with less than 5 percent smaller than No. 200 sieve *	
Well-Graded Gravel **	GW		

* See Plasticity Chart for definition of silts and clays
 ** See Criteria for Sands and Gravels for definition of well-graded

Plasticity Chart



Criteria for Sands and Gravels

Boulders	Cobbles	Coarse Gravel	Fine Gravel	Coarse Sand	Medium Sand	Fine Sand	FINES (silt or clay)
Sieve size 10"	3"	3/4"	#4	#10	#40	#200	
Well-graded sands (SW) $C_u = D_{60}/D_{10} \geq 6$ and $C_c = (D_{30})^2 / (D_{10} \times D_{60}) \leq 3$ and ≥ 1							
Well-graded gravels (GW) $C_u = D_{60}/D_{10} \geq 4$ and $C_c = (D_{30})^2 / (D_{10} \times D_{60}) \leq 3$ and ≥ 1							



THIELE GEOTECH INC
 13487 CHANDLER ROAD
 OMAHA, NEBRASKA 68134
 Telephone: 402-556-2171

BORING NUMBER EB-1

CLIENT Together Inc. **PROJECT NAME** Caniglia Resaurant Property
PROJECT NUMBER 20349.01 **PROJECT LOCATION** 809 South 25th Street
DRILLING DATE 7/24/20 **SURFACE** Concrete **GROUND ELEVATION** _____ **BORING DEPTH** 40.0 feet
DRILLING METHOD DT22 **HOLE SIZE** 2.25 inches **GROUND WATER LEVELS:**
DRILLER Omar Ibarra **DRILL RIG** Geoprobe 7822DT **DURING DRILLING** 35.0 ft
LOGGED BY Jeremy Kendle **CHECKED BY** Jeremy Davis **END OF DRILLING** None encountered
NOTES 1" temp. well set at 40' w/ 15' of screen **STATIC WATER LEVEL** 25.4 ft

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE DATA		HEADSPACE READING
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN		SAMPLE TYPE NUMBER	RECOVERY (IN)	RELATIVE RESPONSE UNITS (RRU)
0.0						fill	6" concrete			
2.5		moist	light grayish brown	firm	lean clay	fill	trace brick rubble, dark brown mottling	DT22 C-1	13	(0.5-1') 11:50 PID = 0.4
5.0			light brown	hard						(5-6') PID = 0.0
7.5				soft			moderate to high plasticity	DT22 C-2	27	(6-7') PID = 0.0
10.0		very moist	light brown	soft	lean clay	terrace alluvium	silty, iron oxide staining, gray mottling, low plasticity			(10-11') PID = 0.0
12.5								DT22 C-3	44	(11-12') PID = 0.0
15.0										(12-13') PID = 0.0
										(13-14') PID = 0.0

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 OMAHA, NEBRASKA 68134
 Telephone: 402-556-2171

BORING NUMBER EB-1

CLIENT Together Inc. **PROJECT NAME** Caniglia Resaurant Property
PROJECT NUMBER 20349.01 **PROJECT LOCATION** 809 South 25th Street
DRILLING DATE 7/24/20 **SURFACE** Concrete **GROUND ELEVATION** _____ **BORING DEPTH** 40.0 feet
DRILLING METHOD DT22 **HOLE SIZE** 2.25 inches **GROUND WATER LEVELS:**
DRILLER Omar Ibarra **DRILL RIG** Geoprobe 7822DT ▽ **DURING DRILLING** 35.0 ft
LOGGED BY Jeremy Kendle **CHECKED BY** Jeremy Davis **END OF DRILLING** None encountered
NOTES 1" temp. well set at 40' w/ 15' of screen ▼ **STATIC WATER LEVEL** 25.4 ft

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE DATA		HEADSPACE READING
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN		SAMPLE TYPE NUMBER	RECOVERY (IN)	RELATIVE RESPONSE UNITS (RRU)
15.0		very moist	light brown	soft	lean clay	terrace alluvium			(15-16') PID = 0.0	
17.5		moist	light brownish gray				DT22 C-4	35	(16-17') PID = 0.0 (17-18') PID = 0.0	
20.0									(20-21') PID = 0.0	
22.5		olive gray	dark brown	loose	poorly graded sand w/ silt	lean clay		DT22 C-5	30	(21-22') PID = 0.0 (22-23') PID = 0.0
25.0										
27.5		olive gray						DT22 C-6	34	black mottling, low plasticity, silty (25-26') PID = 0.0 (26-27') PID = 0.0 (27-28') PID = 0.0
30.0										

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THIELE GEOTECH INC
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 OMAHA, NEBRASKA 68134
 Telephone: 402-556-2171

BORING NUMBER EB-1

CLIENT Together Inc. **PROJECT NAME** Caniglia Resaurant Property
PROJECT NUMBER 20349.01 **PROJECT LOCATION** 809 South 25th Street
DRILLING DATE 7/24/20 **SURFACE** Concrete **GROUND ELEVATION** _____ **BORING DEPTH** 40.0 feet
DRILLING METHOD DT22 **HOLE SIZE** 2.25 inches **GROUND WATER LEVELS:**
DRILLER Omar Ibarra **DRILL RIG** Geoprobe 7822DT ▽ **DURING DRILLING** 35.0 ft
LOGGED BY Jeremy Kendle **CHECKED BY** Jeremy Davis **END OF DRILLING** None encountered
NOTES 1" temp. well set at 40' w/ 15' of screen ▼ **STATIC WATER LEVEL** 25.4 ft

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE DATA		HEADSPACE READING
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN		SAMPLE TYPE NUMBER	RECOVERY (IN)	RELATIVE RESPONSE UNITS (RRU)
30.0		moist	olive gray	soft	lean clay	terrace alluvium	homogenous, trace fine sand, low plasticity	DT22 C-7	41	(30-31') PID = 0.0
32.5										(31-32') PID = 0.0
										(32-33') PID = 0.0
35.0		wet								(33-34') PID = 0.0
37.5			light brown	firm			iron oxide staining, low plasticity	DT22 C-8	46	(35-36') PID = 0.0
40.0										(36-37') PID = 0.0
										(37-38') PID = 0.0
										(38-39') PID = 0.0

Bottom of borehole at 40.0 feet.



THIELE GEOTECH INC
 13487 CHANDLER ROAD
 OMAHA, NEBRASKA 68134
 Telephone: 402-556-2171

BORING NUMBER EB-2

CLIENT Together Inc. **PROJECT NAME** Caniglia Resaurant Property
PROJECT NUMBER 20349.01 **PROJECT LOCATION** 809 South 25th Street
DRILLING DATE 7/24/20 **SURFACE** Asphalt **GROUND ELEVATION** _____ **BORING DEPTH** 45.0 feet
DRILLING METHOD DT22 **HOLE SIZE** 2.25 inches **GROUND WATER LEVELS:**
DRILLER Omar Ibarra **DRILL RIG** Geoprobe 7822DT **DURING DRILLING** 43.0 ft
LOGGED BY Jeremy Kendle **CHECKED BY** Jeremy Davis **END OF DRILLING** None encountered
NOTES 1" temp. well set at 50' w/ 15' of screen **STATIC WATER LEVEL** 23.3 ft

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE DATA		HEADSPACE READING
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN		SAMPLE TYPE NUMBER	RECOVERY (IN)	RELATIVE RESPONSE UNITS (RRU)
0.0						fill	4" asphalt			
2.5		moist	light brown brown	hard firm	fat clay lean clay	fill	moderate to high plasticity trace brick rubble	DT22 C-1	18	(0.5-1') 10:00 PID = 207.0 (1-2') 10:00 PID = 45.1
5.0		very moist	light brown	soft	lean clay	terrace alluvium	silty, low plasticity, carbon staining	DT22 C-2	24	(5-6') PID = 17.2 (6-7') PID = 2.4
10.0			brown	firm				DT22 C-3	41	(10-11') PID = 0.2 (11-12') PID = 0.0
12.5				soft						
15.0										

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 OMAHA, NEBRASKA 68134
 Telephone: 402-556-2171

BORING NUMBER EB-2

CLIENT Together Inc. **PROJECT NAME** Caniglia Resaurant Property
PROJECT NUMBER 20349.01 **PROJECT LOCATION** 809 South 25th Street
DRILLING DATE 7/24/20 **SURFACE** Asphalt **GROUND ELEVATION** _____ **BORING DEPTH** 45.0 feet
DRILLING METHOD DT22 **HOLE SIZE** 2.25 inches **GROUND WATER LEVELS:**
DRILLER Omar Ibarra **DRILL RIG** Geoprobe 7822DT ▽ **DURING DRILLING** 43.0 ft
LOGGED BY Jeremy Kendle **CHECKED BY** Jeremy Davis **END OF DRILLING** None encountered
NOTES 1" temp. well set at 50' w/ 15' of screen ▽ **STATIC WATER LEVEL** 23.3 ft

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE DATA		HEADSPACE READING
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN		SAMPLE TYPE NUMBER	RECOVERY (IN)	RELATIVE RESPONSE UNITS (RRU)
15.0		very moist	brown	soft	lean clay	terrace alluvium			(15-16') PID = 0.0	
17.5			olive gray				DT22 C-4	23	(16-17') PID = 0.0	
20.0			light brown						(20-21') PID = 0.0	
22.5			olive gray				DT22 C-5	36	(21-22') PID = 0.0	
25.0			moist	dark gray	firm				(22-23') PID = 0.0	
27.5			very moist	olive gray	soft			DT22 C-6	36	(25-26') PID = 0.0
						low plasticity, organic odor			(26-27') PID = 0.0	
						low-moderate plasticity			(27-28') PID = 0.0	
						silty, low plasticity				
30.0										

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BORING NUMBER EB-2

CLIENT Together Inc. **PROJECT NAME** Caniglia Resaurant Property
PROJECT NUMBER 20349.01 **PROJECT LOCATION** 809 South 25th Street
DRILLING DATE 7/24/20 **SURFACE** Asphalt **GROUND ELEVATION** _____ **BORING DEPTH** 45.0 feet
DRILLING METHOD DT22 **HOLE SIZE** 2.25 inches **GROUND WATER LEVELS:**
DRILLER Omar Ibarra **DRILL RIG** Geoprobe 7822DT ▽ **DURING DRILLING** 43.0 ft
LOGGED BY Jeremy Kendle **CHECKED BY** Jeremy Davis **END OF DRILLING** None encountered
NOTES 1" temp. well set at 50' w/ 15' of screen ▼ **STATIC WATER LEVEL** 23.3 ft

DEPTH (ft)	GRAPHIC LOG	VISUAL/MANUAL DESCRIPTION					REMARKS	SAMPLE DATA		HEADSPACE READING
		MOISTURE	COLOR	CONSIST.	SOIL TYPE	GEOLOGIC ORIGIN		SAMPLE TYPE NUMBER	RECOVERY (IN)	RELATIVE RESPONSE UNITS (RRU)
30.0		very moist	olive gray	soft	lean clay	terrace alluvium			(30-31') PID = 0.0	
		moist	dark brown	firm	fat clay	moderate to high plasticity			(31-32') PID = 0.0	
32.5							DT22 C-7	35	(32-33') PID = 0.0	
									(35-36') PID = 0.0	
									(36-37') PID = 0.0	
37.5			light brown	soft	lean clay	carbon staining, silty, low plasticity	DT22 C-8	54	(37-38') PID = 0.0	
						carbon staining, iron oxide staining, low plasticity, silty			(38-39') PID = 0.0	
									(39-40') PID = 0.0	
40.0									(40-41') PID = 0.0	
									(41-42') PID = 0.0	
42.5							DT22 C-9	52	(42-43') PID = 0.0	
		wet							(43-44') PID = 0.0	
									(44-45') PID = 0.0	
45.0										

Bottom of borehole at 45.0 feet.

TG ENVIRO LOG - GINT STD US LAB.GDT - 8/6/20 10:58 - P:\20349.01\BORING LOGS.GPJ

ANALYTICAL REPORT

Eurofins TestAmerica, Cedar Falls
3019 Venture Way
Cedar Falls, IA 50613
Tel: (319)277-2401

Laboratory Job ID: 310-187049-1
Laboratory Sample Delivery Group: 20349.01
Client Project/Site: Caniglia Restaurant Property

For:
Thiele Geotech Inc.
13478 Chandler Road
Omaha, Nebraska 68138

Attn: Robert Miller



*Authorized for release by:
8/5/2020 8:33:18 AM*

Angela Muehling, Project Manager II
(319)277-2401
Angela.Muehling@Eurofinset.com

LINKS

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This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.



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Case Narrative

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Job ID: 310-187049-1

Laboratory: Eurofins TestAmerica, Cedar Falls

Narrative

Job Narrative 310-187049-1

Comments

No additional comments.

Receipt

The samples were received on 7/25/2020 9:10 AM; the samples arrived in good condition, and where required, properly preserved and on ice. The temperature of the cooler at receipt was 1.3° C.

GC/MS VOA

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

GC Semi VOA

Method 8082A: Surrogate recovery for the following sample was outside control limits: EB-2 (1-2) (310-187049-3). Evidence of matrix interference is present; therefore, re-extraction and/or re-analysis was not performed.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

General Chemistry

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Organic Prep

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

VOA Prep

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Sample Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Asset ID
310-187049-1	EB-1 (0-1)	Soil	07/24/20 11:50	07/25/20 09:10	
310-187049-2	EB-2 (0-1)	Soil	07/24/20 10:00	07/25/20 09:10	
310-187049-3	EB-2 (1-2)	Soil	07/24/20 10:00	07/25/20 09:10	

1

2

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Detection Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Client Sample ID: EB-1 (0-1)

Lab Sample ID: 310-187049-1

No Detections.

Client Sample ID: EB-2 (0-1)

Lab Sample ID: 310-187049-2

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Waste Oil	160		9.58		mg/Kg	1		OA-2	Total/NA

Client Sample ID: EB-2 (1-2)

Lab Sample ID: 310-187049-3

No Detections.

This Detection Summary does not include radiochemical test results.

Eurofins TestAmerica, Cedar Falls



Client Sample Results

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
 SDG: 20349.01

Client Sample ID: EB-1 (0-1)

Lab Sample ID: 310-187049-1

Date Collected: 07/24/20 11:50

Matrix: Soil

Date Received: 07/25/20 09:10

Percent Solids: 80.4

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	<133		133		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Benzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Bromobenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Bromochloromethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Bromodichloromethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Bromoform	<26.5		26.5		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Bromomethane	<53.0		53.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
2-Butanone (MEK)	<53.0		53.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Carbon disulfide	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Carbon tetrachloride	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Chlorobenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Chlorodibromomethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Chloroethane	<53.0		53.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Chloroform	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Chloromethane	<53.0		53.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
2-Chlorotoluene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
4-Chlorotoluene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
cis-1,2-Dichloroethene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
cis-1,3-Dichloropropene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2-Dibromo-3-chloropropane	<26.5		26.5		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2-Dibromoethane (EDB)	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Dibromomethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2-Dichlorobenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,3-Dichlorobenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,4-Dichlorobenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Dichlorodifluoromethane	<39.8		39.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1-Dichloroethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2-Dichloroethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1-Dichloroethene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2-Dichloropropane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,3-Dichloropropane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
2,2-Dichloropropane	<53.0		53.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1-Dichloropropene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Ethylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Hexachlorobutadiene	<66.3		66.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Hexane	<66.3		66.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Isopropylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Methylene chloride	<133		133		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Methyl tert-butyl ether	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Naphthalene	<66.3		66.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
n-Butylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
n-Propylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
p-Isopropyltoluene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
sec-Butylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Styrene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
tert-Butylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1,1,2-Tetrachloroethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1,1,2-Tetrachloroethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Tetrachloroethene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1

Eurofins TestAmerica, Cedar Falls

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Client Sample ID: EB-1 (0-1)

Lab Sample ID: 310-187049-1

Date Collected: 07/24/20 11:50

Matrix: Soil

Date Received: 07/25/20 09:10

Percent Solids: 80.4

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Toluene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
trans-1,2-Dichloroethene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
trans-1,3-Dichloropropene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2,3-Trichlorobenzene	<26.5		26.5		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2,4-Trichlorobenzene	<26.5		26.5		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1,1-Trichloroethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,1,2-Trichloroethane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Trichloroethene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Trichlorofluoromethane	<53.0		53.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2,3-Trichloropropane	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,2,4-Trimethylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
1,3,5-Trimethylbenzene	<13.3		13.3		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Vinyl chloride	<26.5		26.5		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Xylenes, Total	<26.5		26.5		ug/Kg	☼	07/29/20 05:39	07/29/20 09:06	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	97		77 - 120				07/29/20 05:39	07/29/20 09:06	1
Dibromofluoromethane (Surr)	108		80 - 123				07/29/20 05:39	07/29/20 09:06	1
Toluene-d8 (Surr)	98		76 - 120				07/29/20 05:39	07/29/20 09:06	1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1221	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1232	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1242	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1248	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1254	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1260	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
PCB-1268	<0.0611		0.0611		mg/Kg	☼	07/28/20 13:18	07/31/20 17:15	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl (Surr)	84		10 - 110				07/28/20 13:18	07/31/20 17:15	1
Tetrachloro-m-xylene	94		10 - 110				07/28/20 13:18	07/31/20 17:15	1

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<9.67		9.67		mg/Kg		07/28/20 13:21	07/29/20 10:33	1
Gasoline	<9.67		9.67		mg/Kg		07/28/20 13:21	07/29/20 10:33	1
Waste Oil	<9.67		9.67		mg/Kg		07/28/20 13:21	07/29/20 10:33	1
Total Extractable Hydrocarbons	<14.5		14.5		mg/Kg		07/28/20 13:21	07/29/20 10:33	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
n-Octacosane	85		12 - 126				07/28/20 13:21	07/29/20 10:33	1

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Client Sample ID: EB-2 (0-1)

Lab Sample ID: 310-187049-2

Date Collected: 07/24/20 10:00

Matrix: Soil

Date Received: 07/25/20 09:10

Percent Solids: 85.9

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	<108		108		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Benzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Bromobenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Bromochloromethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Bromodichloromethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Bromoform	<21.6		21.6		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Bromomethane	<43.2		43.2		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
2-Butanone (MEK)	<43.2		43.2		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Carbon disulfide	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Carbon tetrachloride	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Chlorobenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Chlorodibromomethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Chloroethane	<43.2		43.2		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Chloroform	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Chloromethane	<43.2		43.2		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
2-Chlorotoluene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
4-Chlorotoluene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
cis-1,2-Dichloroethene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
cis-1,3-Dichloropropene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2-Dibromo-3-chloropropane	<21.6		21.6		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2-Dibromoethane (EDB)	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Dibromomethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2-Dichlorobenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,3-Dichlorobenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,4-Dichlorobenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Dichlorodifluoromethane	<32.4		32.4		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1-Dichloroethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2-Dichloroethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1-Dichloroethene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2-Dichloropropane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,3-Dichloropropane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
2,2-Dichloropropane	<43.2		43.2		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1-Dichloropropene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Ethylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Hexachlorobutadiene	<54.0		54.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Hexane	<54.0		54.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Isopropylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Methylene chloride	<108		108		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Methyl tert-butyl ether	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Naphthalene	<54.0		54.0		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
n-Butylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
n-Propylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
p-Isopropyltoluene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
sec-Butylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Styrene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
tert-Butylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1,1,2-Tetrachloroethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1,2,2-Tetrachloroethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Tetrachloroethene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1

Eurofins TestAmerica, Cedar Falls

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Client Sample ID: EB-2 (0-1)

Lab Sample ID: 310-187049-2

Date Collected: 07/24/20 10:00

Matrix: Soil

Date Received: 07/25/20 09:10

Percent Solids: 85.9

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Toluene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
trans-1,2-Dichloroethene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
trans-1,3-Dichloropropene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2,3-Trichlorobenzene	<21.6		21.6		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2,4-Trichlorobenzene	<21.6		21.6		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1,1-Trichloroethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,1,2-Trichloroethane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Trichloroethene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Trichlorofluoromethane	<43.2		43.2		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2,3-Trichloropropane	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,2,4-Trimethylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
1,3,5-Trimethylbenzene	<10.8		10.8		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Vinyl chloride	<21.6		21.6		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1
Xylenes, Total	<21.6		21.6		ug/Kg	☼	07/29/20 05:39	07/29/20 09:31	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	95		77 - 120	07/29/20 05:39	07/29/20 09:31	1
Dibromofluoromethane (Surr)	109		80 - 123	07/29/20 05:39	07/29/20 09:31	1
Toluene-d8 (Surr)	93		76 - 120	07/29/20 05:39	07/29/20 09:31	1

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<9.58		9.58		mg/Kg		07/28/20 13:21	07/29/20 10:48	1
Gasoline	<9.58		9.58		mg/Kg		07/28/20 13:21	07/29/20 10:48	1
Waste Oil	160		9.58		mg/Kg		07/28/20 13:21	07/29/20 10:48	1
Total Extractable Hydrocarbons	<14.4		14.4		mg/Kg		07/28/20 13:21	07/29/20 10:48	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
n-Octacosane	79		12 - 126	07/28/20 13:21	07/29/20 10:48	1

Client Sample Results

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
 SDG: 20349.01

Client Sample ID: EB-2 (1-2)

Lab Sample ID: 310-187049-3

Date Collected: 07/24/20 10:00

Matrix: Soil

Date Received: 07/25/20 09:10

Percent Solids: 73.9

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1221	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1232	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1242	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1248	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1254	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1260	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
PCB-1268	<0.0663		0.0663		mg/Kg	☼	07/28/20 13:18	07/31/20 17:26	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
<i>DCB Decachlorobiphenyl (Surr)</i>	113	X	10 - 110				07/28/20 13:18	07/31/20 17:26	1
<i>Tetrachloro-m-xylene</i>	81		10 - 110				07/28/20 13:18	07/31/20 17:26	1

Definitions/Glossary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Qualifiers

GC/MS VOA

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

GC Semi VOA

Qualifier	Qualifier Description
X	Surrogate recovery exceeds control limits

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
α	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Surrogate Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS

Matrix: Soil

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (77-120)	DBFM (80-123)	TOL (76-120)
310-187049-1	EB-1 (0-1)	97	108	98
310-187049-1 MS	EB-1 (0-1)	103	109	97
310-187049-1 MSD	EB-1 (0-1)	102	107	98
310-187049-2	EB-2 (0-1)	95	109	93

Surrogate Legend

BFB = 4-Bromofluorobenzene (Surr)

DBFM = Dibromofluoromethane (Surr)

TOL = Toluene-d8 (Surr)

Method: 8260D - Volatile Organic Compounds by GC/MS

Matrix: Solid

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (77-120)	DBFM (80-123)	TOL (76-120)
LCS 310-286750/2-A	Lab Control Sample	100	109	98
MB 310-286750/1-A	Method Blank	92	111	92

Surrogate Legend

BFB = 4-Bromofluorobenzene (Surr)

DBFM = Dibromofluoromethane (Surr)

TOL = Toluene-d8 (Surr)

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Soil

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)	
		DCB1 (10-110)	TCX1 (10-110)
310-187049-1	EB-1 (0-1)	84	94
310-187049-3	EB-2 (1-2)	113 X	81

Surrogate Legend

DCB = DCB Decachlorobiphenyl (Surr)

TCX = Tetrachloro-m-xylene

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Solid

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)	
		DCB1 (10-110)	TCX1 (10-110)
LCS 310-286704/2-A	Lab Control Sample	89	63
MB 310-286704/1-A	Method Blank	90	83

Surrogate Legend

DCB = DCB Decachlorobiphenyl (Surr)

TCX = Tetrachloro-m-xylene

Surrogate Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Matrix: Soil

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	OTCN (12-126)
310-187049-1	EB-1 (0-1)	85
310-187049-1 MS	EB-1 (0-1)	87
310-187049-1 MSD	EB-1 (0-1)	93
310-187049-2	EB-2 (0-1)	79

Surrogate Legend

OTCN = n-Octacosane

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Matrix: Solid

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	OTCN (12-126)
LCS 310-286705/2-A	Lab Control Sample	77
MB 310-286705/1-A	Method Blank	63

Surrogate Legend

OTCN = n-Octacosane

QC Sample Results

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
 SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS

Lab Sample ID: MB 310-286750/1-A
Matrix: Solid
Analysis Batch: 286763

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 286750

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	<95.8		95.8		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Benzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Bromobenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Bromochloromethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Bromodichloromethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Bromoform	<19.2		19.2		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Bromomethane	<38.3		38.3		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
2-Butanone (MEK)	<38.3		38.3		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Carbon disulfide	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Carbon tetrachloride	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Chlorobenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Chlorodibromomethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Chloroethane	<38.3		38.3		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Chloroform	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Chloromethane	<38.3		38.3		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
2-Chlorotoluene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
4-Chlorotoluene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
cis-1,2-Dichloroethene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
cis-1,3-Dichloropropene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2-Dibromo-3-chloropropane	<19.2		19.2		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2-Dibromoethane (EDB)	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Dibromomethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2-Dichlorobenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,3-Dichlorobenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,4-Dichlorobenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Dichlorodifluoromethane	<28.7		28.7		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1-Dichloroethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2-Dichloroethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1-Dichloroethene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2-Dichloropropane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,3-Dichloropropane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
2,2-Dichloropropane	<38.3		38.3		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1-Dichloropropene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Ethylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Hexachlorobutadiene	<47.9		47.9		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Hexane	<47.9		47.9		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Isopropylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Methylene chloride	<95.8		95.8		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Methyl tert-butyl ether	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Naphthalene	<47.9		47.9		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
n-Butylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
n-Propylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
p-Isopropyltoluene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
sec-Butylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Styrene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
tert-Butylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1,1,2-Tetrachloroethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1,1,2-Tetrachloroethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1

Eurofins TestAmerica, Cedar Falls

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: MB 310-286750/1-A
Matrix: Solid
Analysis Batch: 286763

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 286750

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Tetrachloroethene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Toluene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
trans-1,2-Dichloroethene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
trans-1,3-Dichloropropene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2,3-Trichlorobenzene	<19.2		19.2		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2,4-Trichlorobenzene	<19.2		19.2		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1,1-Trichloroethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,1,2-Trichloroethane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Trichloroethene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Trichlorofluoromethane	<38.3		38.3		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2,3-Trichloropropane	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,2,4-Trimethylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
1,3,5-Trimethylbenzene	<9.58		9.58		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Vinyl chloride	<19.2		19.2		ug/Kg		07/29/20 05:39	07/29/20 08:15	1
Xylenes, Total	<19.2		19.2		ug/Kg		07/29/20 05:39	07/29/20 08:15	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	92		77 - 120	07/29/20 05:39	07/29/20 08:15	1
Dibromofluoromethane (Surr)	111		80 - 123	07/29/20 05:39	07/29/20 08:15	1
Toluene-d8 (Surr)	92		76 - 120	07/29/20 05:39	07/29/20 08:15	1

Lab Sample ID: LCS 310-286750/2-A
Matrix: Solid
Analysis Batch: 286763

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 286750

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
Acetone	146	157.5		ug/Kg		108	52 - 150
Benzene	72.8	68.13		ug/Kg		94	77 - 134
Bromobenzene	72.8	66.47		ug/Kg		91	77 - 121
Bromochloromethane	72.8	77.23		ug/Kg		106	80 - 135
Bromodichloromethane	72.8	68.30		ug/Kg		94	78 - 122
Bromoform	72.8	70.42		ug/Kg		97	72 - 122
2-Butanone (MEK)	146	143.8		ug/Kg		99	60 - 150
Carbon disulfide	72.8	71.90		ug/Kg		99	61 - 142
Carbon tetrachloride	72.8	71.84		ug/Kg		99	77 - 127
Chlorobenzene	72.8	62.88		ug/Kg		86	76 - 120
Chlorodibromomethane	72.8	70.88		ug/Kg		97	78 - 122
Chloroform	72.8	65.56		ug/Kg		90	78 - 127
2-Chlorotoluene	72.8	62.87		ug/Kg		86	76 - 121
4-Chlorotoluene	72.8	59.72		ug/Kg		82	70 - 120
cis-1,2-Dichloroethene	72.8	68.77		ug/Kg		94	74 - 136
cis-1,3-Dichloropropene	72.8	65.87		ug/Kg		90	79 - 126
1,2-Dibromo-3-chloropropane	72.8	73.93		ug/Kg		102	52 - 150
1,2-Dibromoethane (EDB)	72.8	69.09		ug/Kg		95	80 - 125
Dibromomethane	72.8	72.17		ug/Kg		99	80 - 130
1,2-Dichlorobenzene	72.8	64.72		ug/Kg		89	72 - 122
1,3-Dichlorobenzene	72.8	63.02		ug/Kg		87	67 - 124
1,4-Dichlorobenzene	72.8	63.67		ug/Kg		87	66 - 124

Eurofins TestAmerica, Cedar Falls

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 310-286750/2-A
Matrix: Solid
Analysis Batch: 286763

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 286750

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	Limits
1,1-Dichloroethane	72.8	75.88		ug/Kg		104	74 - 137
1,2-Dichloroethane	72.8	67.69		ug/Kg		93	79 - 132
1,1-Dichloroethene	72.8	71.20		ug/Kg		98	62 - 130
1,2-Dichloropropane	72.8	68.97		ug/Kg		95	78 - 135
1,3-Dichloropropane	72.8	73.43		ug/Kg		101	79 - 139
2,2-Dichloropropane	72.8	68.81		ug/Kg		94	54 - 150
1,1-Dichloropropene	72.8	64.95		ug/Kg		89	76 - 133
Ethylbenzene	72.8	63.82		ug/Kg		88	78 - 122
Hexachlorobutadiene	72.8	64.40		ug/Kg		88	41 - 141
Hexane	72.8	51.38		ug/Kg		71	36 - 136
Isopropylbenzene	72.8	63.94		ug/Kg		88	76 - 120
Methylene chloride	72.8	77.00	J	ug/Kg		106	55 - 150
Methyl tert-butyl ether	72.8	69.64		ug/Kg		96	73 - 135
m,p-Xylene	72.8	64.55		ug/Kg		89	76 - 124
Naphthalene	72.8	67.11		ug/Kg		92	52 - 150
n-Butylbenzene	72.8	61.48		ug/Kg		84	59 - 125
n-Propylbenzene	72.8	63.49		ug/Kg		87	74 - 123
o-Xylene	72.8	63.13		ug/Kg		87	77 - 122
p-Isopropyltoluene	72.8	62.86		ug/Kg		86	67 - 123
sec-Butylbenzene	72.8	64.42		ug/Kg		88	70 - 123
Styrene	72.8	62.65		ug/Kg		86	75 - 120
tert-Butylbenzene	72.8	65.68		ug/Kg		90	74 - 124
1,1,1,2-Tetrachloroethane	72.8	68.00		ug/Kg		93	77 - 121
1,1,1,2,2-Tetrachloroethane	72.8	65.15		ug/Kg		89	80 - 127
Tetrachloroethene	72.8	64.74		ug/Kg		89	72 - 121
Toluene	72.8	63.98		ug/Kg		88	77 - 121
trans-1,2-Dichloroethene	72.8	66.43		ug/Kg		91	71 - 134
trans-1,3-Dichloropropene	72.8	64.70		ug/Kg		89	77 - 122
1,2,3-Trichlorobenzene	72.8	66.30		ug/Kg		91	47 - 147
1,2,4-Trichlorobenzene	72.8	64.54		ug/Kg		89	49 - 139
1,1,1-Trichloroethane	72.8	70.02		ug/Kg		96	79 - 132
1,1,2-Trichloroethane	72.8	66.30		ug/Kg		91	80 - 124
Trichloroethene	72.8	69.77		ug/Kg		96	76 - 132
1,2,3-Trichloropropane	72.8	65.05		ug/Kg		89	79 - 126
1,2,4-Trimethylbenzene	72.8	63.09		ug/Kg		87	69 - 125
1,3,5-Trimethylbenzene	72.8	62.37		ug/Kg		86	70 - 122
Xylenes, Total	146	127.7		ug/Kg		88	76 - 124

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
4-Bromofluorobenzene (Surr)	100		77 - 120
Dibromofluoromethane (Surr)	109		80 - 123
Toluene-d8 (Surr)	98		76 - 120

QC Sample Results

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
 SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: 310-187049-1 MS
Matrix: Soil
Analysis Batch: 286763

Client Sample ID: EB-1 (0-1)
Prep Type: Total/NA
Prep Batch: 286750
%Rec.

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	Limits
Acetone	<133		211	237.4		ug/Kg	☼	113	10 - 150
Benzene	<13.3		105	84.59		ug/Kg	☼	80	45 - 140
Bromobenzene	<13.3		105	67.04		ug/Kg	☼	63	10 - 134
Bromochloromethane	<13.3		105	99.15		ug/Kg	☼	94	56 - 136
Bromodichloromethane	<13.3		105	84.80		ug/Kg	☼	80	44 - 128
Bromoform	<26.5		105	80.31		ug/Kg	☼	76	24 - 129
2-Butanone (MEK)	<53.0		211	164.1		ug/Kg	☼	78	21 - 150
Carbon disulfide	<13.3		105	79.56		ug/Kg	☼	75	26 - 142
Carbon tetrachloride	<13.3		105	89.52		ug/Kg	☼	85	43 - 131
Chlorobenzene	<13.3		105	70.05		ug/Kg	☼	66	21 - 130
Chlorodibromomethane	<13.3		105	84.35		ug/Kg	☼	80	35 - 130
Chloroform	<13.3		105	88.68		ug/Kg	☼	84	55 - 130
2-Chlorotoluene	<13.3		105	64.03		ug/Kg	☼	61	11 - 129
4-Chlorotoluene	<13.3		105	58.35		ug/Kg	☼	55	10 - 124
cis-1,2-Dichloroethene	<13.3		105	90.90		ug/Kg	☼	86	45 - 140
cis-1,3-Dichloropropene	<13.3		105	79.39		ug/Kg	☼	75	31 - 134
1,2-Dibromo-3-chloropropane	<26.5		105	78.35		ug/Kg	☼	74	13 - 150
1,2-Dibromoethane (EDB)	<13.3		105	90.35		ug/Kg	☼	86	37 - 134
Dibromomethane	<13.3		105	93.14		ug/Kg	☼	88	48 - 137
1,2-Dichlorobenzene	<13.3		105	60.37		ug/Kg	☼	57	10 - 128
1,3-Dichlorobenzene	<13.3		105	58.66		ug/Kg	☼	56	10 - 124
1,4-Dichlorobenzene	<13.3		105	58.49		ug/Kg	☼	55	10 - 124
1,1-Dichloroethane	<13.3		105	95.53		ug/Kg	☼	91	58 - 137
1,2-Dichloroethane	<13.3		105	90.19		ug/Kg	☼	86	55 - 132
1,1-Dichloroethene	<13.3		105	83.40		ug/Kg	☼	79	38 - 138
1,2-Dichloropropane	<13.3		105	90.83		ug/Kg	☼	86	53 - 136
1,3-Dichloropropane	<13.3		105	92.22		ug/Kg	☼	87	45 - 142
2,2-Dichloropropane	<53.0		105	85.07		ug/Kg	☼	81	39 - 150
1,1-Dichloropropene	<13.3		105	84.78		ug/Kg	☼	80	40 - 137
Ethylbenzene	<13.3		105	76.48		ug/Kg	☼	73	22 - 135
Hexachlorobutadiene	<66.3		105	<65.9		ug/Kg	☼	50	10 - 141
Hexane	<66.3		105	<65.9		ug/Kg	☼	53	11 - 136
Isopropylbenzene	<13.3		105	72.02		ug/Kg	☼	68	17 - 130
Methylene chloride	<133		105	<132		ug/Kg	☼	91	37 - 150
Methyl tert-butyl ether	<13.3		105	85.89		ug/Kg	☼	81	66 - 135
m,p-Xylene	<13.3		105	73.19		ug/Kg	☼	69	17 - 136
Naphthalene	<66.3		105	<65.9		ug/Kg	☼	49	10 - 150
n-Butylbenzene	<13.3		105	55.94		ug/Kg	☼	53	10 - 125
n-Propylbenzene	<13.3		105	66.06		ug/Kg	☼	63	10 - 132
o-Xylene	<13.3		105	72.83		ug/Kg	☼	69	23 - 133
p-Isopropyltoluene	<13.3		105	63.79		ug/Kg	☼	60	10 - 123
sec-Butylbenzene	<13.3		105	65.90		ug/Kg	☼	62	10 - 128
Styrene	<13.3		105	66.29		ug/Kg	☼	63	10 - 132
tert-Butylbenzene	<13.3		105	70.92		ug/Kg	☼	67	15 - 131
1,1,1,2-Tetrachloroethane	<13.3		105	79.66		ug/Kg	☼	76	35 - 128
1,1,1,2,2-Tetrachloroethane	<13.3		105	77.05		ug/Kg	☼	73	33 - 138
Tetrachloroethene	<13.3		105	78.10		ug/Kg	☼	72	23 - 127
Toluene	<13.3		105	76.64		ug/Kg	☼	73	35 - 129

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: 310-187049-1 MS
Matrix: Soil
Analysis Batch: 286763

Client Sample ID: EB-1 (0-1)
Prep Type: Total/NA
Prep Batch: 286750

Analyte	Sample	Sample	Spike	MS	MS	Unit	D	%Rec	Limits
	Result	Qualifier	Added	Result	Qualifier				
trans-1,2-Dichloroethene	<13.3		105	75.77		ug/Kg	☼	72	45 - 136
trans-1,3-Dichloropropene	<13.3		105	75.01		ug/Kg	☼	71	26 - 129
1,2,3-Trichlorobenzene	<26.5		105	47.49		ug/Kg	☼	45	10 - 147
1,2,4-Trichlorobenzene	<26.5		105	45.82		ug/Kg	☼	43	10 - 139
1,1,1-Trichloroethane	<13.3		105	89.80		ug/Kg	☼	85	53 - 135
1,1,2-Trichloroethane	<13.3		105	85.38		ug/Kg	☼	81	46 - 133
Trichloroethene	<13.3		105	84.38		ug/Kg	☼	80	38 - 138
1,2,3-Trichloropropane	<13.3		105	76.01		ug/Kg	☼	72	38 - 134
1,2,4-Trimethylbenzene	<13.3		105	65.33		ug/Kg	☼	62	10 - 138
1,3,5-Trimethylbenzene	<13.3		105	65.62		ug/Kg	☼	62	12 - 127
Xylenes, Total	<26.5		211	146.0		ug/Kg	☼	69	17 - 136

Surrogate	MS	MS	Limits
	%Recovery	Qualifier	
4-Bromofluorobenzene (Surr)	103		77 - 120
Dibromofluoromethane (Surr)	109		80 - 123
Toluene-d8 (Surr)	97		76 - 120

Lab Sample ID: 310-187049-1 MSD
Matrix: Soil
Analysis Batch: 286763

Client Sample ID: EB-1 (0-1)
Prep Type: Total/NA
Prep Batch: 286750

Analyte	Sample	Sample	Spike	MSD	MSD	Unit	D	%Rec	Limits	RPD	Limit
	Result	Qualifier	Added	Result	Qualifier						
Acetone	<133		235	253.5		ug/Kg	☼	108	10 - 150	7	40
Benzene	<13.3		118	93.15		ug/Kg	☼	79	45 - 140	10	40
Bromobenzene	<13.3		118	77.20		ug/Kg	☼	65	10 - 134	14	40
Bromochloromethane	<13.3		118	107.0		ug/Kg	☼	91	56 - 136	8	33
Bromodichloromethane	<13.3		118	96.46		ug/Kg	☼	82	44 - 128	13	35
Bromoform	<26.5		118	90.45		ug/Kg	☼	77	24 - 129	12	40
2-Butanone (MEK)	<53.0		235	173.5		ug/Kg	☼	74	21 - 150	6	39
Carbon disulfide	<13.3		118	86.86		ug/Kg	☼	74	26 - 142	9	40
Carbon tetrachloride	<13.3		118	98.55		ug/Kg	☼	84	43 - 131	10	40
Chlorobenzene	<13.3		118	78.10		ug/Kg	☼	66	21 - 130	11	40
Chlorodibromomethane	<13.3		118	96.17		ug/Kg	☼	82	35 - 130	13	37
Chloroform	<13.3		118	96.83		ug/Kg	☼	82	55 - 130	9	34
2-Chlorotoluene	<13.3		118	73.63		ug/Kg	☼	63	11 - 129	14	40
4-Chlorotoluene	<13.3		118	64.70		ug/Kg	☼	55	10 - 124	10	40
cis-1,2-Dichloroethene	<13.3		118	97.50		ug/Kg	☼	83	45 - 140	7	36
cis-1,3-Dichloropropene	<13.3		118	89.48		ug/Kg	☼	76	31 - 134	12	39
1,2-Dibromo-3-chloropropane	<26.5		118	90.92		ug/Kg	☼	77	13 - 150	15	40
1,2-Dibromoethane (EDB)	<13.3		118	93.92		ug/Kg	☼	80	37 - 134	4	37
Dibromomethane	<13.3		118	101.0		ug/Kg	☼	86	48 - 137	8	35
1,2-Dichlorobenzene	<13.3		118	70.34		ug/Kg	☼	60	10 - 128	15	40
1,3-Dichlorobenzene	<13.3		118	70.69		ug/Kg	☼	60	10 - 124	19	40
1,4-Dichlorobenzene	<13.3		118	63.90		ug/Kg	☼	54	10 - 124	9	40
1,1-Dichloroethane	<13.3		118	103.0		ug/Kg	☼	88	58 - 137	8	33
1,2-Dichloroethane	<13.3		118	95.27		ug/Kg	☼	81	55 - 132	5	34
1,1-Dichloroethene	<13.3		118	92.36		ug/Kg	☼	79	38 - 138	10	37
1,2-Dichloropropane	<13.3		118	99.20		ug/Kg	☼	84	53 - 136	9	34

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: 310-187049-1 MSD
Matrix: Soil
Analysis Batch: 286763

Client Sample ID: EB-1 (0-1)
Prep Type: Total/NA
Prep Batch: 286750

Analyte	Sample	Sample	Spike	MSD	MSD	Unit	D	%Rec	%Rec.	RPD	RPD
	Result	Qualifier	Added	Result	Qualifier						
1,3-Dichloropropane	<13.3		118	99.60		ug/Kg	☼	85	45 - 142	8	36
2,2-Dichloropropane	<53.0		118	96.30		ug/Kg	☼	82	39 - 150	12	39
1,1-Dichloropropene	<13.3		118	89.33		ug/Kg	☼	76	40 - 137	5	40
Ethylbenzene	<13.3		118	91.01		ug/Kg	☼	77	22 - 135	17	40
Hexachlorobutadiene	<66.3		118	<73.4		ug/Kg	☼	53	10 - 141	16	40
Hexane	<66.3		118	<73.4		ug/Kg	☼	53	11 - 136	11	34
Isopropylbenzene	<13.3		118	80.57		ug/Kg	☼	69	17 - 130	11	40
Methylene chloride	<133		118	<147		ug/Kg	☼	89	37 - 150	8	35
Methyl tert-butyl ether	<13.3		118	92.87		ug/Kg	☼	79	66 - 135	8	33
m,p-Xylene	<13.3		118	81.14		ug/Kg	☼	69	17 - 136	10	40
Naphthalene	<66.3		118	<73.4		ug/Kg	☼	48	10 - 150	10	40
n-Butylbenzene	<13.3		118	61.46		ug/Kg	☼	52	10 - 125	9	40
n-Propylbenzene	<13.3		118	74.27		ug/Kg	☼	63	10 - 132	12	40
o-Xylene	<13.3		118	82.50		ug/Kg	☼	70	23 - 133	12	40
p-Isopropyltoluene	<13.3		118	71.20		ug/Kg	☼	61	10 - 123	11	40
sec-Butylbenzene	<13.3		118	73.37		ug/Kg	☼	62	10 - 128	11	40
Styrene	<13.3		118	76.92		ug/Kg	☼	65	10 - 132	15	40
tert-Butylbenzene	<13.3		118	81.30		ug/Kg	☼	69	15 - 131	14	40
1,1,1,2-Tetrachloroethane	<13.3		118	102.5		ug/Kg	☼	87	35 - 128	25	39
1,1,2,2-Tetrachloroethane	<13.3		118	86.35		ug/Kg	☼	73	33 - 138	11	38
Tetrachloroethene	<13.3		118	84.17		ug/Kg	☼	69	23 - 127	7	40
Toluene	<13.3		118	87.96		ug/Kg	☼	75	35 - 129	14	40
trans-1,2-Dichloroethene	<13.3		118	84.13		ug/Kg	☼	72	45 - 136	10	36
trans-1,3-Dichloropropene	<13.3		118	93.42		ug/Kg	☼	80	26 - 129	22	40
1,2,3-Trichlorobenzene	<26.5		118	52.28		ug/Kg	☼	44	10 - 147	10	40
1,2,4-Trichlorobenzene	<26.5		118	50.81		ug/Kg	☼	43	10 - 139	10	40
1,1,1-Trichloroethane	<13.3		118	99.10		ug/Kg	☼	84	53 - 135	10	39
1,1,2-Trichloroethane	<13.3		118	97.07		ug/Kg	☼	83	46 - 133	13	35
Trichloroethene	<13.3		118	92.81		ug/Kg	☼	79	38 - 138	10	40
1,2,3-Trichloropropane	<13.3		118	86.00		ug/Kg	☼	73	38 - 134	12	38
1,2,4-Trimethylbenzene	<13.3		118	73.50		ug/Kg	☼	63	10 - 138	12	40
1,3,5-Trimethylbenzene	<13.3		118	72.90		ug/Kg	☼	62	12 - 127	11	40
Xylenes, Total	<26.5		235	163.6		ug/Kg	☼	70	17 - 136	11	40

Surrogate	MSD %Recovery	MSD Qualifier	Limits
4-Bromofluorobenzene (Surr)	102		77 - 120
Dibromofluoromethane (Surr)	107		80 - 123
Toluene-d8 (Surr)	98		76 - 120

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Lab Sample ID: MB 310-286704/1-A
Matrix: Solid
Analysis Batch: 287024

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 286704

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
PCB-1016	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1
PCB-1221	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1
PCB-1232	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1

Eurofins TestAmerica, Cedar Falls

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Lab Sample ID: MB 310-286704/1-A
Matrix: Solid
Analysis Batch: 287024

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 286704

Analyte	MB MB		RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
PCB-1242	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1
PCB-1248	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1
PCB-1254	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1
PCB-1260	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1
PCB-1268	<0.0491		0.0491		mg/Kg		07/28/20 13:18	07/31/20 10:41	1

Surrogate	MB MB		Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
DCB Decachlorobiphenyl (Surr)	90		10 - 110	07/28/20 13:18	07/31/20 10:41	1
Tetrachloro-m-xylene	83		10 - 110	07/28/20 13:18	07/31/20 10:41	1

Lab Sample ID: LCS 310-286704/2-A
Matrix: Solid
Analysis Batch: 287024

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 286704

Analyte	Spike Added	LCS LCS		Unit	D	%Rec	Limits
		Result	Qualifier				
PCB-1016	0.330	0.2406		mg/Kg		73	30 - 110
PCB-1260	0.330	0.2718		mg/Kg		82	24 - 110

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
DCB Decachlorobiphenyl (Surr)	89		10 - 110
Tetrachloro-m-xylene	63		10 - 110

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Lab Sample ID: MB 310-286705/1-A
Matrix: Solid
Analysis Batch: 286753

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 286705

Analyte	MB MB		RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Diesel	<9.66		9.66		mg/Kg		07/28/20 13:21	07/29/20 09:34	1
Gasoline	<9.66		9.66		mg/Kg		07/28/20 13:21	07/29/20 09:34	1
Waste Oil	<9.66		9.66		mg/Kg		07/28/20 13:21	07/29/20 09:34	1
Total Extractable Hydrocarbons	<14.5		14.5		mg/Kg		07/28/20 13:21	07/29/20 09:34	1

Surrogate	MB MB		Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
n-Octacosane	63		12 - 126	07/28/20 13:21	07/29/20 09:34	1

Lab Sample ID: LCS 310-286705/2-A
Matrix: Solid
Analysis Batch: 286753

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 286705

Analyte	Spike Added	LCS LCS		Unit	D	%Rec	Limits
		Result	Qualifier				
Diesel	128	76.87		mg/Kg		60	34 - 120

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
n-Octacosane	77		12 - 126

QC Sample Results

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
 SDG: 20349.01

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC) (Continued)

Lab Sample ID: 310-187049-1 MS
Matrix: Soil
Analysis Batch: 286753

Client Sample ID: EB-1 (0-1)
Prep Type: Total/NA
Prep Batch: 286705

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	Limits
Diesel	<9.67		129	96.82		mg/Kg		75	12 - 147
MS MS									
Surrogate	%Recovery	Qualifier	Limits						
<i>n</i> -Octacosane	87		12 - 126						

Lab Sample ID: 310-187049-1 MSD
Matrix: Soil
Analysis Batch: 286753

Client Sample ID: EB-1 (0-1)
Prep Type: Total/NA
Prep Batch: 286705

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	Limits	RPD	RPD Limit
Diesel	<9.67		130	100.2		mg/Kg		77	12 - 147	3	40
MSD MSD											
Surrogate	%Recovery	Qualifier	Limits								
<i>n</i> -Octacosane	93		12 - 126								

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QC Association Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

GC/MS VOA

Prep Batch: 286750

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-1	EB-1 (0-1)	Total/NA	Soil	5035	
310-187049-2	EB-2 (0-1)	Total/NA	Soil	5035	
MB 310-286750/1-A	Method Blank	Total/NA	Solid	5035	
LCS 310-286750/2-A	Lab Control Sample	Total/NA	Solid	5035	
310-187049-1 MS	EB-1 (0-1)	Total/NA	Soil	5035	
310-187049-1 MSD	EB-1 (0-1)	Total/NA	Soil	5035	

Analysis Batch: 286763

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-1	EB-1 (0-1)	Total/NA	Soil	8260D	286750
310-187049-2	EB-2 (0-1)	Total/NA	Soil	8260D	286750
MB 310-286750/1-A	Method Blank	Total/NA	Solid	8260D	286750
LCS 310-286750/2-A	Lab Control Sample	Total/NA	Solid	8260D	286750
310-187049-1 MS	EB-1 (0-1)	Total/NA	Soil	8260D	286750
310-187049-1 MSD	EB-1 (0-1)	Total/NA	Soil	8260D	286750

GC Semi VOA

Prep Batch: 286704

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-1	EB-1 (0-1)	Total/NA	Soil	3546	
310-187049-3	EB-2 (1-2)	Total/NA	Soil	3546	
MB 310-286704/1-A	Method Blank	Total/NA	Solid	3546	
LCS 310-286704/2-A	Lab Control Sample	Total/NA	Solid	3546	

Prep Batch: 286705

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-1	EB-1 (0-1)	Total/NA	Soil	3546	
310-187049-2	EB-2 (0-1)	Total/NA	Soil	3546	
MB 310-286705/1-A	Method Blank	Total/NA	Solid	3546	
LCS 310-286705/2-A	Lab Control Sample	Total/NA	Solid	3546	
310-187049-1 MS	EB-1 (0-1)	Total/NA	Soil	3546	
310-187049-1 MSD	EB-1 (0-1)	Total/NA	Soil	3546	

Analysis Batch: 286753

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-1	EB-1 (0-1)	Total/NA	Soil	OA-2	286705
310-187049-2	EB-2 (0-1)	Total/NA	Soil	OA-2	286705
MB 310-286705/1-A	Method Blank	Total/NA	Solid	OA-2	286705
LCS 310-286705/2-A	Lab Control Sample	Total/NA	Solid	OA-2	286705
310-187049-1 MS	EB-1 (0-1)	Total/NA	Soil	OA-2	286705
310-187049-1 MSD	EB-1 (0-1)	Total/NA	Soil	OA-2	286705

Analysis Batch: 287024

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
MB 310-286704/1-A	Method Blank	Total/NA	Solid	8082A	286704
LCS 310-286704/2-A	Lab Control Sample	Total/NA	Solid	8082A	286704

Analysis Batch: 287133

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-1	EB-1 (0-1)	Total/NA	Soil	8082A	286704

QC Association Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

GC Semi VOA (Continued)

Analysis Batch: 287133 (Continued)

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187049-3	EB-2 (1-2)	Total/NA	Soil	8082A	286704

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Lab Chronicle

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Client Sample ID: EB-1 (0-1)

Date Collected: 07/24/20 11:50

Date Received: 07/25/20 09:10

Lab Sample ID: 310-187049-1

Matrix: Soil

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3546			286705	07/28/20 13:21	EAM	TAL CF
Total/NA	Analysis	OA-2		1	286753	07/29/20 10:33	JTA	TAL CF

Client Sample ID: EB-1 (0-1)

Date Collected: 07/24/20 11:50

Date Received: 07/25/20 09:10

Lab Sample ID: 310-187049-1

Matrix: Soil

Percent Solids: 80.4

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5035			286750	07/29/20 05:39	TCH	TAL CF
Total/NA	Analysis	8260D		1	286763	07/29/20 09:06	TCH	TAL CF
Total/NA	Prep	3546			286704	07/28/20 13:18	EAM	TAL CF
Total/NA	Analysis	8082A		1	287133	07/31/20 17:15	BBW	TAL CF

Client Sample ID: EB-2 (0-1)

Date Collected: 07/24/20 10:00

Date Received: 07/25/20 09:10

Lab Sample ID: 310-187049-2

Matrix: Soil

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3546			286705	07/28/20 13:21	EAM	TAL CF
Total/NA	Analysis	OA-2		1	286753	07/29/20 10:48	JTA	TAL CF

Client Sample ID: EB-2 (0-1)

Date Collected: 07/24/20 10:00

Date Received: 07/25/20 09:10

Lab Sample ID: 310-187049-2

Matrix: Soil

Percent Solids: 85.9

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5035			286750	07/29/20 05:39	TCH	TAL CF
Total/NA	Analysis	8260D		1	286763	07/29/20 09:31	TCH	TAL CF

Client Sample ID: EB-2 (1-2)

Date Collected: 07/24/20 10:00

Date Received: 07/25/20 09:10

Lab Sample ID: 310-187049-3

Matrix: Soil

Percent Solids: 73.9

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3546			286704	07/28/20 13:18	EAM	TAL CF
Total/NA	Analysis	8082A		1	287133	07/31/20 17:26	BBW	TAL CF

Laboratory References:

TAL CF = Eurofins TestAmerica, Cedar Falls, 3019 Venture Way, Cedar Falls, IA 50613, TEL (319)277-2401

Accreditation/Certification Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Laboratory: Eurofins TestAmerica, Cedar Falls

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Oregon	NELAP	IA100001	09-29-20

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Method Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187049-1
SDG: 20349.01

Method	Method Description	Protocol	Laboratory
8260D	Volatile Organic Compounds by GC/MS	SW846	TAL CF
8082A	Polychlorinated Biphenyls (PCBs) by Gas Chromatography	SW846	TAL CF
OA-2	Iowa - Extractable Petroleum Hydrocarbons (GC)	Iowa DNR	TAL CF
3546	Microwave Extraction	SW846	TAL CF
5035	Purge and Trap for Solids	SW846	TAL CF

Protocol References:

Iowa DNR = Iowa Department of Natural Resources

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

TAL CF = Eurofins TestAmerica, Cedar Falls, 3019 Venture Way, Cedar Falls, IA 50613, TEL (319)277-2401





Cooler/Sample Receipt and Temperature Log Form

Client Information			
Client: <u>Inrele Geotech</u>			
City/State: <u>Omaha</u> <small>CITY</small>	<u>NE</u> <small>STATE</small>	Project: <u>Camilla Restaurant Property</u>	
Receipt Information			
Date/Time Received: <u>7/25/20</u> <small>DATE</small>	<u>9:10</u> <small>TIME</small>	Received By: <u>BKM</u>	
Delivery Type: <input type="checkbox"/> UPS <input checked="" type="checkbox"/> FedEx <u>Sat</u> <input type="checkbox"/> FedEx Ground <input type="checkbox"/> US Mail <input type="checkbox"/> Spee-Dee <input type="checkbox"/> Lab Courier <input type="checkbox"/> Lab Field Services <input type="checkbox"/> Client Drop-off <input type="checkbox"/> Other: _____			
Condition of Cooler/Containers			
Sample(s) received in Cooler?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Cooler ID: _____
Multiple Coolers?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Cooler # _____ of _____
Cooler Custody Seals Present?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Cooler custody seals intact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sample Custody Seals Present?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Sample custody seals intact? <input type="checkbox"/> Yes <input type="checkbox"/> No
Trip Blank Present?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Which VOA samples are in cooler? ↓
Temperature Record			
Coolant: <input checked="" type="checkbox"/> Wet ice <input type="checkbox"/> Blue ice <input type="checkbox"/> Dry ice <input type="checkbox"/> Other: _____ <input type="checkbox"/> NONE			
Thermometer ID: <u>N</u>		Correction Factor (°C): <u>0.0</u>	
• Temp Blank Temperature – If no temp blank, or temp blank temperature above criteria, proceed to Sample Container Temperature.			
Uncorrected Temp (°C): <u>1.3</u>		Corrected Temp (°C): <u>1.3</u>	
• Sample Container Temperature			
Container(s) used:	<u>CONTAINER 1</u>	<u>CONTAINER 2</u>	
Uncorrected Temp (°C):			
Corrected Temp (°C):			
Exceptions Noted			
1) If temperature exceeds criteria, was sample(s) received same day of sampling?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
a) If yes: Is there evidence that the chilling process began?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
2) If temperature is <0°C, are there obvious signs that the integrity of sample containers is compromised? (e.g., bulging septa, broken/cracked bottles, frozen solid?)		<input type="checkbox"/> Yes	<input type="checkbox"/> No
NOTE: If yes, contact PM before proceeding. If no, proceed with login			
Additional Comments			
<u>IDs on bottles possibly switched between samples 1 & 3.</u>			



Login Sample Receipt Checklist

Client: Thiele Geotech Inc.

Job Number: 310-187049-1

SDG Number: 20349.01

Login Number: 187049

List Number: 1

Creator: Homolar, Dana J

List Source: Eurofins TestAmerica, Cedar Falls

Question	Answer	Comment
Radioactivity wasn't checked or is \leq background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <math><6\text{mm}</math> (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



ANALYTICAL REPORT

Eurofins TestAmerica, Cedar Falls
3019 Venture Way
Cedar Falls, IA 50613
Tel: (319)277-2401

Laboratory Job ID: 310-187128-1
Laboratory Sample Delivery Group: 20349.01
Client Project/Site: Canigilia Restaurant Property

For:
Thiele Geotech Inc.
13478 Chandler Road
Omaha, Nebraska 68138

Attn: Robert Miller



*Authorized for release by:
8/6/2020 7:24:17 AM*

Angela Muehling, Project Manager II
(319)277-2401
Angela.Muehling@Eurofinset.com

LINKS

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This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Case Narrative

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Job ID: 310-187128-1

Laboratory: Eurofins TestAmerica, Cedar Falls

Narrative

**Job Narrative
310-187128-1**

Comments

No additional comments.

Receipt

The samples were received on 7/28/2020 9:50 AM; the samples arrived in good condition, and where required, properly preserved and on ice. The temperature of the cooler at receipt was 0.5° C.

GC/MS VOA

Method 8260D: The continuing calibration verification (CCV) analyzed in batch 310-286615 was outside the method criteria for the following analyte: Carbon disulfide (-23.2 %D). A LCS standard was analyzed with the affected samples and found to be acceptable using CCV criteria.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

GC Semi VOA

Method 8082A: The continuing calibration verification (CCV) associated with batch 310-287408 recovered above the upper control limit for PCB-1242 and PCB-1268. The samples associated with this CCV were non-detects for the affected analytes; therefore, the data have been reported.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Organic Prep

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

VOA Prep

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Sample Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Asset ID
310-187128-1	EB-1	Ground Water	07/27/20 12:30	07/28/20 09:50	
310-187128-2	EB-2	Ground Water	07/27/20 11:05	07/28/20 09:50	

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Detection Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Client Sample ID: EB-1

Lab Sample ID: 310-187128-1

No Detections.

Client Sample ID: EB-2

Lab Sample ID: 310-187128-2

No Detections.

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This Detection Summary does not include radiochemical test results.

Eurofins TestAmerica, Cedar Falls

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Client Sample ID: EB-1

Lab Sample ID: 310-187128-1

Date Collected: 07/27/20 12:30

Matrix: Ground Water

Date Received: 07/28/20 09:50

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	<10.0		10.0		ug/L			07/29/20 13:36	1
Benzene	<0.500		0.500		ug/L			07/29/20 13:36	1
Bromobenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Bromochloromethane	<5.00		5.00		ug/L			07/29/20 13:36	1
Bromodichloromethane	<1.00		1.00		ug/L			07/29/20 13:36	1
Bromoform	<5.00		5.00		ug/L			07/29/20 13:36	1
Bromomethane	<4.00		4.00		ug/L			07/29/20 13:36	1
2-Butanone (MEK)	<10.0		10.0		ug/L			07/29/20 13:36	1
Carbon disulfide	<1.00		1.00		ug/L			07/29/20 13:36	1
Carbon tetrachloride	<2.00		2.00		ug/L			07/29/20 13:36	1
Chlorobenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Chlorodibromomethane	<5.00		5.00		ug/L			07/29/20 13:36	1
Chloroethane	<4.00		4.00		ug/L			07/29/20 13:36	1
Chloroform	<3.00		3.00		ug/L			07/29/20 13:36	1
Chloromethane	<3.00		3.00		ug/L			07/29/20 13:36	1
2-Chlorotoluene	<1.00		1.00		ug/L			07/29/20 13:36	1
4-Chlorotoluene	<1.00		1.00		ug/L			07/29/20 13:36	1
cis-1,2-Dichloroethene	<1.00		1.00		ug/L			07/29/20 13:36	1
cis-1,3-Dichloropropene	<5.00		5.00		ug/L			07/29/20 13:36	1
1,2-Dibromo-3-Chloropropane	<5.00		5.00		ug/L			07/29/20 13:36	1
1,2-Dibromoethane (EDB)	<1.00		1.00		ug/L			07/29/20 13:36	1
Dibromomethane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,2-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
1,3-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
1,4-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Dichlorodifluoromethane	<3.00		3.00		ug/L			07/29/20 13:36	1
1,1-Dichloroethane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,2-Dichloroethane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,1-Dichloroethene	<2.00		2.00		ug/L			07/29/20 13:36	1
1,2-Dichloropropane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,3-Dichloropropane	<1.00		1.00		ug/L			07/29/20 13:36	1
2,2-Dichloropropane	<4.00		4.00		ug/L			07/29/20 13:36	1
1,1-Dichloropropene	<1.00		1.00		ug/L			07/29/20 13:36	1
Ethylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Hexachlorobutadiene	<5.00		5.00		ug/L			07/29/20 13:36	1
Hexane	<1.00		1.00		ug/L			07/29/20 13:36	1
Isopropylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Methylene Chloride	<5.00		5.00		ug/L			07/29/20 13:36	1
Methyl tert-butyl ether	<1.00		1.00		ug/L			07/29/20 13:36	1
Naphthalene	<5.00		5.00		ug/L			07/29/20 13:36	1
n-Butylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
N-Propylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
p-Isopropyltoluene	<1.00		1.00		ug/L			07/29/20 13:36	1
sec-Butylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Styrene	<1.00		1.00		ug/L			07/29/20 13:36	1
tert-Butylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
1,1,1,2-Tetrachloroethane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,1,2,2-Tetrachloroethane	<1.00		1.00		ug/L			07/29/20 13:36	1
Tetrachloroethene	<1.00		1.00		ug/L			07/29/20 13:36	1

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Client Sample ID: EB-1

Lab Sample ID: 310-187128-1

Date Collected: 07/27/20 12:30

Matrix: Ground Water

Date Received: 07/28/20 09:50

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Toluene	<1.00		1.00		ug/L			07/29/20 13:36	1
trans-1,2-Dichloroethene	<1.00		1.00		ug/L			07/29/20 13:36	1
trans-1,3-Dichloropropene	<5.00		5.00		ug/L			07/29/20 13:36	1
1,2,3-Trichlorobenzene	<5.00		5.00		ug/L			07/29/20 13:36	1
1,2,4-Trichlorobenzene	<5.00		5.00		ug/L			07/29/20 13:36	1
1,1,1-Trichloroethane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,1,2-Trichloroethane	<1.00		1.00		ug/L			07/29/20 13:36	1
Trichloroethene	<1.00		1.00		ug/L			07/29/20 13:36	1
Trichlorofluoromethane	<4.00		4.00		ug/L			07/29/20 13:36	1
1,2,3-Trichloropropane	<1.00		1.00		ug/L			07/29/20 13:36	1
1,2,4-Trimethylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
1,3,5-Trimethylbenzene	<1.00		1.00		ug/L			07/29/20 13:36	1
Vinyl chloride	<1.00		1.00		ug/L			07/29/20 13:36	1
Xylenes, Total	<3.00		3.00		ug/L			07/29/20 13:36	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	101		80 - 120					07/29/20 13:36	1
Dibromofluoromethane (Surr)	106		80 - 120					07/29/20 13:36	1
Toluene-d8 (Surr)	101		80 - 120					07/29/20 13:36	1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1221	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1232	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1242	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1248	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1254	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1260	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
PCB-1268	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:45	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl (Surr)	57		10 - 121				07/30/20 07:43	08/04/20 12:45	1
Tetrachloro-m-xylene	87		18 - 110				07/30/20 07:43	08/04/20 12:45	1

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<313		313		ug/L		07/29/20 07:36	07/29/20 21:11	1
Gasoline	<313		313		ug/L		07/29/20 07:36	07/29/20 21:11	1
Waste Oil	<313		313		ug/L		07/29/20 07:36	07/29/20 21:11	1
Total Extractable Hydrocarbons	<521		521		ug/L		07/29/20 07:36	07/29/20 21:11	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
n-Octacosane	54		17 - 120				07/29/20 07:36	07/29/20 21:11	1

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Client Sample ID: EB-2

Lab Sample ID: 310-187128-2

Date Collected: 07/27/20 11:05

Matrix: Ground Water

Date Received: 07/28/20 09:50

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	<10.0		10.0		ug/L			07/29/20 14:01	1
Benzene	<0.500		0.500		ug/L			07/29/20 14:01	1
Bromobenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Bromochloromethane	<5.00		5.00		ug/L			07/29/20 14:01	1
Bromodichloromethane	<1.00		1.00		ug/L			07/29/20 14:01	1
Bromoform	<5.00		5.00		ug/L			07/29/20 14:01	1
Bromomethane	<4.00		4.00		ug/L			07/29/20 14:01	1
2-Butanone (MEK)	<10.0		10.0		ug/L			07/29/20 14:01	1
Carbon disulfide	<1.00		1.00		ug/L			07/29/20 14:01	1
Carbon tetrachloride	<2.00		2.00		ug/L			07/29/20 14:01	1
Chlorobenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Chlorodibromomethane	<5.00		5.00		ug/L			07/29/20 14:01	1
Chloroethane	<4.00		4.00		ug/L			07/29/20 14:01	1
Chloroform	<3.00		3.00		ug/L			07/29/20 14:01	1
Chloromethane	<3.00		3.00		ug/L			07/29/20 14:01	1
2-Chlorotoluene	<1.00		1.00		ug/L			07/29/20 14:01	1
4-Chlorotoluene	<1.00		1.00		ug/L			07/29/20 14:01	1
cis-1,2-Dichloroethene	<1.00		1.00		ug/L			07/29/20 14:01	1
cis-1,3-Dichloropropene	<5.00		5.00		ug/L			07/29/20 14:01	1
1,2-Dibromo-3-Chloropropane	<5.00		5.00		ug/L			07/29/20 14:01	1
1,2-Dibromoethane (EDB)	<1.00		1.00		ug/L			07/29/20 14:01	1
Dibromomethane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,2-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
1,3-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
1,4-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Dichlorodifluoromethane	<3.00		3.00		ug/L			07/29/20 14:01	1
1,1-Dichloroethane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,2-Dichloroethane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,1-Dichloroethene	<2.00		2.00		ug/L			07/29/20 14:01	1
1,2-Dichloropropane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,3-Dichloropropane	<1.00		1.00		ug/L			07/29/20 14:01	1
2,2-Dichloropropane	<4.00		4.00		ug/L			07/29/20 14:01	1
1,1-Dichloropropene	<1.00		1.00		ug/L			07/29/20 14:01	1
Ethylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Hexachlorobutadiene	<5.00		5.00		ug/L			07/29/20 14:01	1
Hexane	<1.00		1.00		ug/L			07/29/20 14:01	1
Isopropylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Methylene Chloride	<5.00		5.00		ug/L			07/29/20 14:01	1
Methyl tert-butyl ether	<1.00		1.00		ug/L			07/29/20 14:01	1
Naphthalene	<5.00		5.00		ug/L			07/29/20 14:01	1
n-Butylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
N-Propylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
p-Isopropyltoluene	<1.00		1.00		ug/L			07/29/20 14:01	1
sec-Butylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Styrene	<1.00		1.00		ug/L			07/29/20 14:01	1
tert-Butylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
1,1,1,2-Tetrachloroethane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,1,2,2-Tetrachloroethane	<1.00		1.00		ug/L			07/29/20 14:01	1
Tetrachloroethene	<1.00		1.00		ug/L			07/29/20 14:01	1

Client Sample Results

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Client Sample ID: EB-2

Lab Sample ID: 310-187128-2

Date Collected: 07/27/20 11:05

Matrix: Ground Water

Date Received: 07/28/20 09:50

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Toluene	<1.00		1.00		ug/L			07/29/20 14:01	1
trans-1,2-Dichloroethene	<1.00		1.00		ug/L			07/29/20 14:01	1
trans-1,3-Dichloropropene	<5.00		5.00		ug/L			07/29/20 14:01	1
1,2,3-Trichlorobenzene	<5.00		5.00		ug/L			07/29/20 14:01	1
1,2,4-Trichlorobenzene	<5.00		5.00		ug/L			07/29/20 14:01	1
1,1,1-Trichloroethane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,1,2-Trichloroethane	<1.00		1.00		ug/L			07/29/20 14:01	1
Trichloroethene	<1.00		1.00		ug/L			07/29/20 14:01	1
Trichlorofluoromethane	<4.00		4.00		ug/L			07/29/20 14:01	1
1,2,3-Trichloropropane	<1.00		1.00		ug/L			07/29/20 14:01	1
1,2,4-Trimethylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
1,3,5-Trimethylbenzene	<1.00		1.00		ug/L			07/29/20 14:01	1
Vinyl chloride	<1.00		1.00		ug/L			07/29/20 14:01	1
Xylenes, Total	<3.00		3.00		ug/L			07/29/20 14:01	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	100		80 - 120					07/29/20 14:01	1
Dibromofluoromethane (Surr)	108		80 - 120					07/29/20 14:01	1
Toluene-d8 (Surr)	103		80 - 120					07/29/20 14:01	1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1221	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1232	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1242	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1248	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1254	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1260	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
PCB-1268	<0.930		0.930		ug/L		07/30/20 07:43	08/04/20 12:56	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl (Surr)	66		10 - 121				07/30/20 07:43	08/04/20 12:56	1
Tetrachloro-m-xylene	83		18 - 110				07/30/20 07:43	08/04/20 12:56	1

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<341		341		ug/L		07/29/20 07:36	07/29/20 21:25	1
Gasoline	<341		341		ug/L		07/29/20 07:36	07/29/20 21:25	1
Waste Oil	<341		341		ug/L		07/29/20 07:36	07/29/20 21:25	1
Total Extractable Hydrocarbons	<568		568		ug/L		07/29/20 07:36	07/29/20 21:25	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
n-Octacosane	77		17 - 120				07/29/20 07:36	07/29/20 21:25	1

Definitions/Glossary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
α	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Surrogate Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS

Matrix: Ground Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (80-120)	DBFM (80-120)	TOL (80-120)
310-187128-1	EB-1	101	106	101
310-187128-2	EB-2	100	108	103

Surrogate Legend
BFB = 4-Bromofluorobenzene (Surr)
DBFM = Dibromofluoromethane (Surr)
TOL = Toluene-d8 (Surr)

Method: 8260D - Volatile Organic Compounds by GC/MS

Matrix: Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (80-120)	DBFM (80-120)	TOL (80-120)
LCS 310-286615/6	Lab Control Sample	98	112	102
LCS 310-286615/7	Lab Control Sample	102	108	100
MB 310-286615/8	Method Blank	102	106	101

Surrogate Legend
BFB = 4-Bromofluorobenzene (Surr)
DBFM = Dibromofluoromethane (Surr)
TOL = Toluene-d8 (Surr)

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Ground Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)	
		DCB1 (10-121)	TCX1 (18-110)
310-187128-1	EB-1	57	87
310-187128-2	EB-2	66	83

Surrogate Legend
DCB = DCB Decachlorobiphenyl (Surr)
TCX = Tetrachloro-m-xylene

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)	
		DCB1 (10-121)	TCX1 (18-110)
LCS 310-286919/2-A	Lab Control Sample	94	83
LCSD 310-286919/3-A	Lab Control Sample Dup	71	85
MB 310-286919/1-A	Method Blank	76	88

Surrogate Legend
DCB = DCB Decachlorobiphenyl (Surr)
TCX = Tetrachloro-m-xylene

Surrogate Summary

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Matrix: Ground Water

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	OTCN (17-120)
310-187128-1	EB-1	54
310-187128-2	EB-2	77

Surrogate Legend

OTCN = n-Octacosane

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Matrix: Water

Prep Type: Total/NA

Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	OTCN (17-120)
LCS 310-286772/2-A	Lab Control Sample	70
LCSD 310-286772/3-A	Lab Control Sample Dup	75
MB 310-286772/1-A	Method Blank	70

Surrogate Legend

OTCN = n-Octacosane

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS

Lab Sample ID: MB 310-286615/8

Matrix: Water

Analysis Batch: 286615

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Acetone	<10.0		10.0		ug/L			07/29/20 07:51	1
Benzene	<0.500		0.500		ug/L			07/29/20 07:51	1
Bromobenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Bromochloromethane	<5.00		5.00		ug/L			07/29/20 07:51	1
Bromodichloromethane	<1.00		1.00		ug/L			07/29/20 07:51	1
Bromoform	<5.00		5.00		ug/L			07/29/20 07:51	1
Bromomethane	<4.00		4.00		ug/L			07/29/20 07:51	1
2-Butanone (MEK)	<10.0		10.0		ug/L			07/29/20 07:51	1
Carbon disulfide	<1.00		1.00		ug/L			07/29/20 07:51	1
Carbon tetrachloride	<2.00		2.00		ug/L			07/29/20 07:51	1
Chlorobenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Chlorodibromomethane	<5.00		5.00		ug/L			07/29/20 07:51	1
Chloroethane	<4.00		4.00		ug/L			07/29/20 07:51	1
Chloroform	<3.00		3.00		ug/L			07/29/20 07:51	1
Chloromethane	<3.00		3.00		ug/L			07/29/20 07:51	1
2-Chlorotoluene	<1.00		1.00		ug/L			07/29/20 07:51	1
4-Chlorotoluene	<1.00		1.00		ug/L			07/29/20 07:51	1
cis-1,2-Dichloroethene	<1.00		1.00		ug/L			07/29/20 07:51	1
cis-1,3-Dichloropropene	<5.00		5.00		ug/L			07/29/20 07:51	1
1,2-Dibromo-3-Chloropropane	<5.00		5.00		ug/L			07/29/20 07:51	1
1,2-Dibromoethane (EDB)	<1.00		1.00		ug/L			07/29/20 07:51	1
Dibromomethane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,2-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
1,3-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
1,4-Dichlorobenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Dichlorodifluoromethane	<3.00		3.00		ug/L			07/29/20 07:51	1
1,1-Dichloroethane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,2-Dichloroethane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,1-Dichloroethene	<2.00		2.00		ug/L			07/29/20 07:51	1
1,2-Dichloropropane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,3-Dichloropropane	<1.00		1.00		ug/L			07/29/20 07:51	1
2,2-Dichloropropane	<4.00		4.00		ug/L			07/29/20 07:51	1
1,1-Dichloropropene	<1.00		1.00		ug/L			07/29/20 07:51	1
Ethylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Hexachlorobutadiene	<5.00		5.00		ug/L			07/29/20 07:51	1
Hexane	<1.00		1.00		ug/L			07/29/20 07:51	1
Isopropylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Methylene Chloride	<5.00		5.00		ug/L			07/29/20 07:51	1
Methyl tert-butyl ether	<1.00		1.00		ug/L			07/29/20 07:51	1
Naphthalene	<5.00		5.00		ug/L			07/29/20 07:51	1
n-Butylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
N-Propylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
p-Isopropyltoluene	<1.00		1.00		ug/L			07/29/20 07:51	1
sec-Butylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Styrene	<1.00		1.00		ug/L			07/29/20 07:51	1
tert-Butylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
1,1,1,2-Tetrachloroethane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,1,2,2-Tetrachloroethane	<1.00		1.00		ug/L			07/29/20 07:51	1

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: MB 310-286615/8

Matrix: Water

Analysis Batch: 286615

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Tetrachloroethene	<1.00		1.00		ug/L			07/29/20 07:51	1
Toluene	<1.00		1.00		ug/L			07/29/20 07:51	1
trans-1,2-Dichloroethene	<1.00		1.00		ug/L			07/29/20 07:51	1
trans-1,3-Dichloropropene	<5.00		5.00		ug/L			07/29/20 07:51	1
1,2,3-Trichlorobenzene	<5.00		5.00		ug/L			07/29/20 07:51	1
1,2,4-Trichlorobenzene	<5.00		5.00		ug/L			07/29/20 07:51	1
1,1,1-Trichloroethane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,1,2-Trichloroethane	<1.00		1.00		ug/L			07/29/20 07:51	1
Trichloroethene	<1.00		1.00		ug/L			07/29/20 07:51	1
Trichlorofluoromethane	<4.00		4.00		ug/L			07/29/20 07:51	1
1,2,3-Trichloropropane	<1.00		1.00		ug/L			07/29/20 07:51	1
1,2,4-Trimethylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
1,3,5-Trimethylbenzene	<1.00		1.00		ug/L			07/29/20 07:51	1
Vinyl chloride	<1.00		1.00		ug/L			07/29/20 07:51	1
Xylenes, Total	<3.00		3.00		ug/L			07/29/20 07:51	1

Surrogate	MB	MB	Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
4-Bromofluorobenzene (Surr)	102		80 - 120		07/29/20 07:51	1
Dibromofluoromethane (Surr)	106		80 - 120		07/29/20 07:51	1
Toluene-d8 (Surr)	101		80 - 120		07/29/20 07:51	1

Lab Sample ID: LCS 310-286615/6

Matrix: Water

Analysis Batch: 286615

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Benzene	20.0	20.93		ug/L		105	77 - 120
Bromobenzene	20.0	18.12		ug/L		91	70 - 120
Bromochloromethane	20.0	22.62		ug/L		113	73 - 132
Bromodichloromethane	20.0	18.94		ug/L		95	73 - 120
Bromoform	20.0	16.74		ug/L		84	57 - 120
2-Butanone (MEK)	40.0	45.04		ug/L		113	50 - 150
Carbon disulfide	20.0	19.92		ug/L		100	65 - 122
Carbon tetrachloride	20.0	19.57		ug/L		98	72 - 126
Chlorobenzene	20.0	19.45		ug/L		97	74 - 120
Chlorodibromomethane	20.0	18.77		ug/L		94	66 - 120
Chloroform	20.0	20.60		ug/L		103	78 - 121
2-Chlorotoluene	20.0	19.91		ug/L		100	71 - 120
4-Chlorotoluene	20.0	19.62		ug/L		98	71 - 120
cis-1,2-Dichloroethene	20.0	21.74		ug/L		109	77 - 120
cis-1,3-Dichloropropene	20.0	19.23		ug/L		96	70 - 120
1,2-Dibromo-3-Chloropropane	20.0	18.41		ug/L		92	50 - 150
1,2-Dibromoethane (EDB)	20.0	20.27		ug/L		101	71 - 125
Dibromomethane	20.0	20.61		ug/L		103	76 - 125
1,2-Dichlorobenzene	20.0	19.99		ug/L		100	66 - 120
1,3-Dichlorobenzene	20.0	19.51		ug/L		98	67 - 120
1,4-Dichlorobenzene	20.0	20.05		ug/L		100	68 - 120

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 310-286615/6

Matrix: Water

Analysis Batch: 286615

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS	LCS	Unit	D	%Rec	%Rec. Limits
		Result	Qualifier				
1,1-Dichloroethane	20.0	22.81		ug/L		114	75 - 125
1,2-Dichloroethane	20.0	21.77		ug/L		109	75 - 123
1,1-Dichloroethene	20.0	21.44		ug/L		107	75 - 124
1,2-Dichloropropane	20.0	21.08		ug/L		105	75 - 123
1,3-Dichloropropane	20.0	20.65		ug/L		103	75 - 123
2,2-Dichloropropane	20.0	18.71		ug/L		94	50 - 150
1,1-Dichloropropene	20.0	20.38		ug/L		102	77 - 124
Ethylbenzene	20.0	20.15		ug/L		101	73 - 120
Hexachlorobutadiene	20.0	19.01		ug/L		95	50 - 150
Hexane	20.0	24.04		ug/L		120	50 - 150
Isopropylbenzene	20.0	20.50		ug/L		102	69 - 120
Methylene Chloride	20.0	20.31		ug/L		102	50 - 150
Methyl tert-butyl ether	20.0	20.17		ug/L		101	72 - 121
Naphthalene	20.0	20.82		ug/L		104	50 - 150
n-Butylbenzene	20.0	20.28		ug/L		101	63 - 120
N-Propylbenzene	20.0	20.63		ug/L		103	70 - 120
p-Isopropyltoluene	20.0	20.67		ug/L		103	68 - 120
sec-Butylbenzene	20.0	20.07		ug/L		100	64 - 120
Styrene	20.0	19.51		ug/L		98	70 - 120
tert-Butylbenzene	20.0	19.88		ug/L		99	64 - 120
1,1,1,2-Tetrachloroethane	20.0	19.55		ug/L		98	72 - 120
1,1,2,2-Tetrachloroethane	20.0	20.05		ug/L		100	63 - 122
Tetrachloroethene	20.0	19.41		ug/L		97	72 - 129
Toluene	20.0	19.55		ug/L		98	74 - 120
trans-1,2-Dichloroethene	20.0	21.49		ug/L		107	75 - 122
trans-1,3-Dichloropropene	20.0	18.37		ug/L		92	69 - 120
1,2,3-Trichlorobenzene	20.0	20.26		ug/L		101	50 - 150
1,2,4-Trichlorobenzene	20.0	19.38		ug/L		97	59 - 120
1,1,1-Trichloroethane	20.0	20.40		ug/L		102	76 - 127
1,1,2-Trichloroethane	20.0	20.24		ug/L		101	69 - 127
Trichloroethene	20.0	20.27		ug/L		101	77 - 123
1,2,3-Trichloropropane	20.0	19.25		ug/L		96	66 - 120
1,2,4-Trimethylbenzene	20.0	20.53		ug/L		103	67 - 120
1,3,5-Trimethylbenzene	20.0	19.43		ug/L		97	68 - 120
Xylenes, Total	40.0	39.69		ug/L		99	69 - 120

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
4-Bromofluorobenzene (Surr)	98		80 - 120
Dibromofluoromethane (Surr)	112		80 - 120
Toluene-d8 (Surr)	102		80 - 120

Lab Sample ID: LCS 310-286615/7

Matrix: Water

Analysis Batch: 286615

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS	LCS	Unit	D	%Rec	%Rec. Limits
		Result	Qualifier				
Bromomethane	20.0	10.45		ug/L		52	38 - 150
Chloroethane	20.0	22.51		ug/L		113	69 - 129

Eurofins TestAmerica, Cedar Falls

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 310-286615/7

Matrix: Water

Analysis Batch: 286615

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Chloromethane	20.0	25.50		ug/L		128	50 - 150
Dichlorodifluoromethane	20.0	21.05		ug/L		105	50 - 150
Trichlorofluoromethane	20.0	21.88		ug/L		109	68 - 146
Vinyl chloride	20.0	21.47		ug/L		107	67 - 133

Surrogate	LCS %Recovery	LCS Qualifier	Limits
4-Bromofluorobenzene (Surr)	102		80 - 120
Dibromofluoromethane (Surr)	108		80 - 120
Toluene-d8 (Surr)	100		80 - 120

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Lab Sample ID: MB 310-286919/1-A

Matrix: Water

Analysis Batch: 287408

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 286919

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1221	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1232	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1242	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1248	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1254	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1260	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1
PCB-1268	<0.800		0.800		ug/L		07/30/20 07:43	08/04/20 12:13	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl (Surr)	76		10 - 121	07/30/20 07:43	08/04/20 12:13	1
Tetrachloro-m-xylene	88		18 - 110	07/30/20 07:43	08/04/20 12:13	1

Lab Sample ID: LCS 310-286919/2-A

Matrix: Water

Analysis Batch: 287408

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 286919

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
PCB-1016	5.00	4.193		ug/L		84	26 - 114
PCB-1260	5.00	4.348		ug/L		87	18 - 122

Surrogate	LCS %Recovery	LCS Qualifier	Limits
DCB Decachlorobiphenyl (Surr)	94		10 - 121
Tetrachloro-m-xylene	83		18 - 110

Lab Sample ID: LCSD 310-286919/3-A

Matrix: Water

Analysis Batch: 287408

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Prep Batch: 286919

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
PCB-1016	5.00	4.412		ug/L		88	26 - 114	5	35

Eurofins TestAmerica, Cedar Falls

QC Sample Results

Client: Thiele Geotech Inc.
Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Lab Sample ID: LCSD 310-286919/3-A
Matrix: Water
Analysis Batch: 287408

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 286919

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
PCB-1260	5.00	4.037		ug/L		81	18 - 122	7	35
Surrogate		LCSD %Recovery	LCSD Qualifier						Limits
DCB Decachlorobiphenyl (Surr)		71							10 - 121
Tetrachloro-m-xylene		85							18 - 110

Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Lab Sample ID: MB 310-286772/1-A
Matrix: Water
Analysis Batch: 286753

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 286772

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<300		300		ug/L		07/29/20 07:36	07/29/20 18:28	1
Gasoline	<300		300		ug/L		07/29/20 07:36	07/29/20 18:28	1
Waste Oil	<300		300		ug/L		07/29/20 07:36	07/29/20 18:28	1
Total Extractable Hydrocarbons	<500		500		ug/L		07/29/20 07:36	07/29/20 18:28	1
Surrogate	MB %Recovery	MB Qualifier					Prepared	Analyzed	Dil Fac
n-Octacosane	70						07/29/20 07:36	07/29/20 18:28	1

Lab Sample ID: LCS 310-286772/2-A
Matrix: Water
Analysis Batch: 286753

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 286772

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Diesel	2000	1175		ug/L		59	22 - 120
Surrogate		LCS %Recovery	LCS Qualifier				Limits
n-Octacosane		70					17 - 120

Lab Sample ID: LCSD 310-286772/3-A
Matrix: Water
Analysis Batch: 286753

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 286772

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
Diesel	2000	1233		ug/L		62	22 - 120	5	35
Surrogate		LCSD %Recovery	LCSD Qualifier						Limits
n-Octacosane		75							17 - 120

QC Association Summary

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
 SDG: 20349.01

GC/MS VOA

Analysis Batch: 286615

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187128-1	EB-1	Total/NA	Ground Water	8260D	
310-187128-2	EB-2	Total/NA	Ground Water	8260D	
MB 310-286615/8	Method Blank	Total/NA	Water	8260D	
LCS 310-286615/6	Lab Control Sample	Total/NA	Water	8260D	
LCS 310-286615/7	Lab Control Sample	Total/NA	Water	8260D	

GC Semi VOA

Analysis Batch: 286753

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187128-1	EB-1	Total/NA	Ground Water	OA-2	286772
310-187128-2	EB-2	Total/NA	Ground Water	OA-2	286772
MB 310-286772/1-A	Method Blank	Total/NA	Water	OA-2	286772
LCS 310-286772/2-A	Lab Control Sample	Total/NA	Water	OA-2	286772
LCSD 310-286772/3-A	Lab Control Sample Dup	Total/NA	Water	OA-2	286772

Prep Batch: 286772

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187128-1	EB-1	Total/NA	Ground Water	3510C	
310-187128-2	EB-2	Total/NA	Ground Water	3510C	
MB 310-286772/1-A	Method Blank	Total/NA	Water	3510C	
LCS 310-286772/2-A	Lab Control Sample	Total/NA	Water	3510C	
LCSD 310-286772/3-A	Lab Control Sample Dup	Total/NA	Water	3510C	

Prep Batch: 286919

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187128-1	EB-1	Total/NA	Ground Water	3510C	
310-187128-2	EB-2	Total/NA	Ground Water	3510C	
MB 310-286919/1-A	Method Blank	Total/NA	Water	3510C	
LCS 310-286919/2-A	Lab Control Sample	Total/NA	Water	3510C	
LCSD 310-286919/3-A	Lab Control Sample Dup	Total/NA	Water	3510C	

Analysis Batch: 287408

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-187128-1	EB-1	Total/NA	Ground Water	8082A	286919
310-187128-2	EB-2	Total/NA	Ground Water	8082A	286919
MB 310-286919/1-A	Method Blank	Total/NA	Water	8082A	286919
LCS 310-286919/2-A	Lab Control Sample	Total/NA	Water	8082A	286919
LCSD 310-286919/3-A	Lab Control Sample Dup	Total/NA	Water	8082A	286919

Lab Chronicle

Client: Thiele Geotech Inc.
 Project/Site: Caniglia Restaurant Property

Job ID: 310-187128-1
 SDG: 20349.01

Client Sample ID: EB-1

Lab Sample ID: 310-187128-1

Date Collected: 07/27/20 12:30

Matrix: Ground Water

Date Received: 07/28/20 09:50

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260D		1	286615	07/29/20 13:36	SJN	TAL CF
Total/NA	Prep	3510C			286919	07/30/20 07:43	CMC	TAL CF
Total/NA	Analysis	8082A		1	287408	08/04/20 12:45	BBW	TAL CF
Total/NA	Prep	3510C			286772	07/29/20 07:36	CMC	TAL CF
Total/NA	Analysis	OA-2		1	286753	07/29/20 21:11	JTA	TAL CF

Client Sample ID: EB-2

Lab Sample ID: 310-187128-2

Date Collected: 07/27/20 11:05

Matrix: Ground Water

Date Received: 07/28/20 09:50

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260D		1	286615	07/29/20 14:01	SJN	TAL CF
Total/NA	Prep	3510C			286919	07/30/20 07:43	CMC	TAL CF
Total/NA	Analysis	8082A		1	287408	08/04/20 12:56	BBW	TAL CF
Total/NA	Prep	3510C			286772	07/29/20 07:36	CMC	TAL CF
Total/NA	Analysis	OA-2		1	286753	07/29/20 21:25	JTA	TAL CF

Laboratory References:

TAL CF = Eurofins TestAmerica, Cedar Falls, 3019 Venture Way, Cedar Falls, IA 50613, TEL (319)277-2401



Accreditation/Certification Summary

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Laboratory: Eurofins TestAmerica, Cedar Falls

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Oregon	NELAP	IA100001	09-29-20

1

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Method Summary

Client: Thiele Geotech Inc.
Project/Site: Canigilia Restaurant Property

Job ID: 310-187128-1
SDG: 20349.01

Method	Method Description	Protocol	Laboratory
8260D	Volatile Organic Compounds by GC/MS	SW846	TAL CF
8082A	Polychlorinated Biphenyls (PCBs) by Gas Chromatography	SW846	TAL CF
OA-2	Iowa - Extractable Petroleum Hydrocarbons (GC)	Iowa DNR	TAL CF
3510C	Liquid-Liquid Extraction (Separatory Funnel)	SW846	TAL CF
5030B	Purge and Trap	SW846	TAL CF

Protocol References:

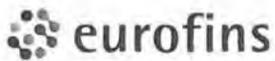
Iowa DNR = Iowa Department of Natural Resources

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

TAL CF = Eurofins TestAmerica, Cedar Falls, 3019 Venture Way, Cedar Falls, IA 50613, TEL (319)277-2401





310-187128 Chain of Custody

Cooler/Sample Receipt and Temperature Log Form

Client Information		
Client: <u>Thiele Geotech Inc.</u>		
City/State: <u>Omaha</u> <small>CITY</small> <u>NE</u> <small>STATE</small>	Project: <u>Caniglia Restaurant Property</u>	
Receipt Information		
Date/Time Received: <u>7/28/20</u> <small>DATE</small> <u>0950</u> <small>TIME</small>	Received By: <u>JR</u>	
Delivery Type: <input type="checkbox"/> UPS <input checked="" type="checkbox"/> FedEx <input type="checkbox"/> FedEx Ground <input type="checkbox"/> US Mail <input type="checkbox"/> Spee-Dee <input type="checkbox"/> Lab Courier <input type="checkbox"/> Lab Field Services <input type="checkbox"/> Client Drop-off <input type="checkbox"/> Other: _____		
Condition of Cooler/Containers		
Sample(s) received in Cooler?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Cooler ID: _____
Multiple Coolers?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Cooler # _____ of _____
Cooler Custody Seals Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Cooler custody seals intact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sample Custody Seals Present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Sample custody seals intact? <input type="checkbox"/> Yes <input type="checkbox"/> No
Trip Blank Present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Which VOA samples are in cooler? ↓
Temperature Record		
Coolant: <input checked="" type="checkbox"/> Wet ice <input type="checkbox"/> Blue ice <input type="checkbox"/> Dry ice <input type="checkbox"/> Other: _____ <input type="checkbox"/> NONE		
Thermometer ID: <u>M</u>	Correction Factor (°C): <u>+0.1</u>	
• Temp Blank Temperature – If no temp blank, or temp blank temperature above criteria, proceed to Sample Container Temperature		
Uncorrected Temp (°C): <u>0.4</u>	Corrected Temp (°C): <u>0.5</u>	
• Sample Container Temperature		
Container(s) used:	<u>CONTAINER 1</u>	<u>CONTAINER 2</u>
Uncorrected Temp (°C):		
Corrected Temp (°C):		
Exceptions Noted		
1) If temperature exceeds criteria, was sample(s) received same day of sampling? <input type="checkbox"/> Yes <input type="checkbox"/> No		
a) If yes: Is there evidence that the chilling process began? <input type="checkbox"/> Yes <input type="checkbox"/> No		
2) If temperature is <0°C, are there obvious signs that the integrity of sample containers is compromised? (e.g., bulging septa, broken/cracked bottles, frozen solid?) <input type="checkbox"/> Yes <input type="checkbox"/> No		
NOTE: If yes, contact PM before proceeding. If no, proceed with login		
Additional Comments		



Login Sample Receipt Checklist

Client: Thiele Geotech Inc.

Job Number: 310-187128-1

SDG Number: 20349.01

Login Number: 187128

List Number: 1

Creator: Ramos, Eric F

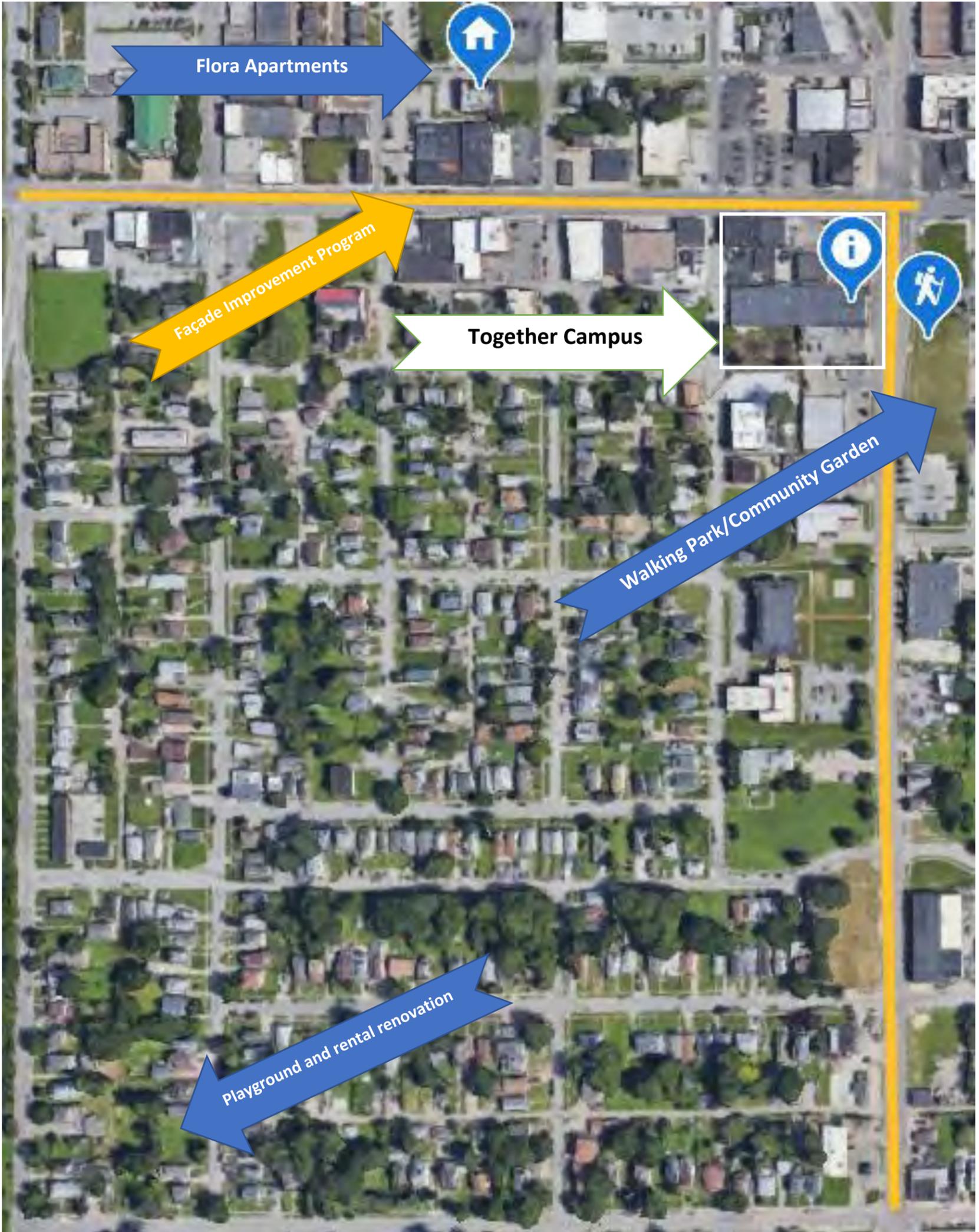
List Source: Eurofins TestAmerica, Cedar Falls

Question	Answer	Comment
Radioactivity wasn't checked or is \leq background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <math><6\text{mm}</math> (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



Columbus Park Neighborhood Improvement Project

Project Territory Map



Buyer's Closing Statement

American Land Title Company d/b/a Missouri River Title, Missouri River Title
 11239 Chicago Circle, Omaha, NE 68154, (402) 333-1025

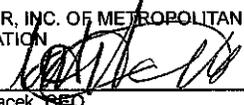
Buyer(s) Together, Inc. of Metropolitan Omaha, a Nebraska nonprofit corporation, 812 South 24th Street, Omaha, NE 68108
Seller(s) T & C Cafe, Inc., a Nebraska Corporation, 2419 Leavenworth St, Omaha, NE 68105
 Tony J. Caniglia
Lender(s) First National Bank of Omaha
Property Property Address: 2419 Leavenworth St. Omaha, Nebraska 68105
 Subdivision: Lot 32, REDICKS 2ND ADD ~EX E 163.27 FT - S 55 FT, Douglas County, Nebraska

Property Address: 809 South 25th St. Omaha, Nebraska 68105
 Subdivision: Lot 31, REDICKS 2ND ADD, Douglas County, Nebraska

Closing Date	10/2/2020	Disbursement Date	10/2/2020	Proration Date	10/2/2020
		Debit			Credit
Sales/Price					
Contract sales price		\$1,750,000.00			
New Loan					
Principal amount of new loan(s)					\$1,800,000.00
Deposits					
Deposit or earnest money					\$25,000.00
Additional Credits					
Seller Contribution - Title Insurance					\$1,691.25
Prorations					
City/town taxes 2019 0468-0004-21 10/2/2020 to 1/1/2021		\$1,291.48			
County taxes 2019 #0467-0000-21 10/2/2020 to 1/1/2021		\$266.94			
Other Adjustments					
Loan Funds Withheld to First National Bank of Omaha		\$27,265.33			
Commissions					
\$43,750.00 to Investors Realty Inc.		\$43,750.00			
Title Charges					
Owner's title insurance to American Land Title Co d/b/a Missouri River Title		\$75.00			
Lender's title insurance to American Land Title Co d/b/a Missouri River Title		\$3,507.50			
- ALTA 8 2 06 LP Commercial EPL \$25.00					
- A CPL Charge Only Lender \$25.00					
Lender's title policy limit \$1,800,000.00					
Owner's title policy limit \$1,750,000.00					
Escrow Closing Fee to American Land Title Co d/b/a Missouri River Title		\$400.00			
Recording Fees/Transfer Charges					
Deed \$22.00 Mortgage \$52.00 Releases Other \$46.00 to American Land Title Co d/b/a Missouri River Title		\$120.00			
E File Fee to American Land Title Co d/b/a Missouri River Title		\$15.00			
Subtotal:		\$1,826,691.25			\$1,826,691.25
Balance due from Buyer:					\$0.00
Totals:		\$1,826,691.25			\$1,826,691.25

Buyer's Closing Statement

TOGETHER, INC. OF METROPOLITAN OMAHA, A NEBRASKA NONPROFIT CORPORATION

By: 
Mike Hornacek, CEO

Real Estate Transfer Statement

Print

Reset

FORM
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 28		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>2</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>10</u> Day <u>2</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) T&C Cafe Inc and Tony Caniglia Street or Other Mailing Address 926 So 26 St City Omaha State NE Zip Code 68105				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 812 South 24th St City Omaha State NE Zip Code			
Phone Number				Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address tonycaniglia@hotmail.com				Email Address mhornacek@togetheromaha.org			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IFS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$1,750,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Missouri River Title** No

18 Address of Property
**2419 Leavenworth Ave and 809 South 25th St
Omaha, NE 68105**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
See No 6

20 Legal Description
See Attached

21 If agricultural, list total number of acres n/a

22 Total purchase price, including any liabilities assumed	\$	1,750,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,750,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative: **Mike Hornacek** Phone Number: **402-345-8047**

Signature of Grantee or Authorized Representative: *[Signature]* Title: **CEO** Date: **10/2/2020**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data	

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20200568

Parcel 1

That part of the South 55 feet of Lot 32, REDICK'S 2ND ADDITION to the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Southwest Corner of Lot 32, REDICK'S 2ND ADDITION; thence N 0°18'53" E (assumed bearings) for 54.72 feet along the West line of Lot 32 to the North line of the South 55 feet of said Lot 32; thence S 89°47'11" E for 117.08 feet along said North line; thence S 0°12'49" W for 54.71 feet to the South line of said Lot 32; thence N 89°47'23" W for 117.18 feet along said South line to the POINT ~~OF~~ BEGINNING.

Parcel 2

The West Half of Lot 31, REDICK'S 2ND ADDITION to the City of Omaha. Douglas County, Nebraska.

#6 GRANTEE: Together, Inc. of Metropolitan Omaha, a Nebraska nonprofit corporation

ERRORS AND OMISSIONS - BUYER(S)

Property Address: 2419 Leavenworth St., Omaha, NE 68105
809 South 25th St., Omaha, NE 68105

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO

Seller(s): T & C Cafe, Inc., a Nebraska Corporation and Tony J. Caniglia, a single person

Buyer(s): Together, Inc. of Metropolitan Omaha, a Nebraska nonprofit corporation

Lender: First National Bank of Omaha

The Undersigned further agree that neither American Land Title Company d/b/a Missouri River Title nor its Underwriter have or shall have any responsibility for any Special Assessment(s) which may be or are assessed, levied and/or certified to the County Treasurer after the date of closing. The Undersigned further indemnify and hold harmless the Title Agency and its Underwriter from any claims by the Undersigned or the heirs, successors and/or assigns of the Undersigned concerning any Special Assessment(s) which may be or are assessed, levied and/or certified to the County Treasurer after the date of closing.

The Undersigned understand(s) and agree(s) that if any errors occur in the preparation of any of the closing or loan documents, whether typographical, by mathematical calculation or by any other error and omission, the Undersigned will, upon notification by Missouri River Title, assist in correcting or adjusting the error including the payment or return of monies, if applicable. The Undersigned also approve(s) and authorize(s) Title Agent to disburse in accordance with the Settlement and/or Borrower's and/or Buyer's and/or Seller's Closing Statements upon approval thereof; that by signing those Statements the Undersigned agrees that those Statements are a true and accurate Statement of all receipts and disbursements necessary in order to close this transaction to the best of the Undersigned's knowledge and belief; acknowledge(s) and approve(s) of all tax, rent and other prorations, as well as credits and debits as shown thereon; agrees that any discrepancies in these amounts will be addressed by and between the Parties after closing; that the Title Agent does not warrant or represent the accuracy of any the amounts shown and/or omitted; that the Title Agent has relied on information provided by the Borrower, Buyer, and/or Seller relating to this Statement; that this information is material to the closing; and that the undersigned therefore holds harmless and indemnifies the Title Agent for any errors, omissions, losses, claims, causes of action or damages, related to these Statements. The undersigned also acknowledges that the Title Agent has been authorized to deposit all funds it receives for this transaction in its non-interest bearing Escrow Account and agrees that the Title Agent shall not be liable for any interest or other charges on the Earnest and or Purchase Money so deposited.

DATED this 2nd day of October, 2020.

TOGETHER, INC. OF METROPOLITAN OMAHA, A
NEBRASKA NONPROFIT CORPORATION

By: _____

Mike Hornacek, CEO

EXHIBIT "A"
LEGAL DESCRIPTION

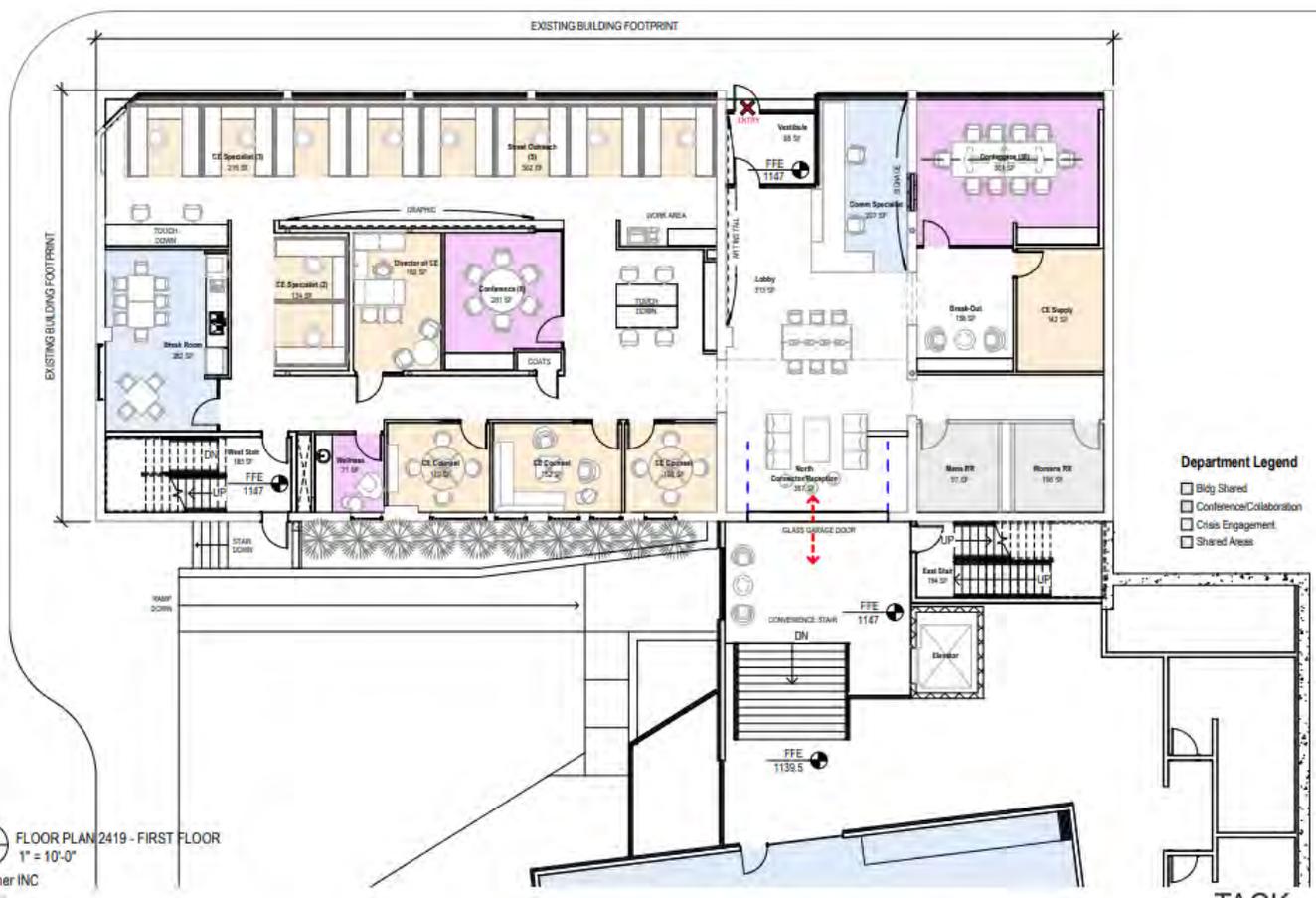
File No.: 20200568

Parcel 1

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Parcel 2

The West Half of Lot 31, REDICK'S 2ND ADDITION to the City of Omaha. Douglas County, Nebraska.



Department Legend

- Bldg Shared
- Conference/Collaboration
- Crisis Engagement
- Shared Areas

FLOOR PLAN 2419 - FIRST FLOOR
 1" = 10'-0"
 Together INC
 2318 7th St
 07.14.2022

TACKarchitects

PERSONAL / ORGANIZATION INFORMATION

Organization Name - Together Inc. of Metropolitan Omaha (DBA Together)

Physical Address – 812 S 24th Street. Omaha, NE 68108

Mailing Address (if different) - N/A

Website – www.TogetherOmaha.org

Social Media Accounts -

Facebook: <https://www.facebook.com/TogetherOmaha>

Twitter: @TogetherOmaha

Instagram: @together_omaha

Vimeo: <https://vimeo.com/togetheromaha>

PROPOSAL LEADERSHIP

Primary Contact for Application –

Mike Hornacek

President and CEO

mhornacek@togetheromaha.org

402-345-8047x204

Do you have a team? Yes/ No

Organizational Chart – explain, upload

Together is a nonprofit organization focused on creating a community of prosperity where everyone experiences safe, affordable housing, food security, health, and wellness. Together administers five programs, supported by an administration and development team, to carry out our mission of preventing and ending homelessness in the Omaha metro area. These programs operate out of four facilities in the community, with our main campus located at 24th Street and Leavenworth.

Other Completed Projects and/or Major Accomplishments

The pandemic and its long-term recovery provided Together the opportunity to highlight its capacity and demonstrated our ability to step up when our community needed us most. For example, Together purchased and renovated the former 402 Hotel to establish a short-term emergency housing program for individuals aged sixty-five and older who have medical vulnerabilities and are experiencing homelessness. We were chosen as one of the contractors designated to distribute tens of millions of dollars of Emergency Rental Assistance funds, helping thousands of Omaha area households avoid eviction. To accommodate significantly

expanded operations, we purchased the former 11worth Café to supplement our main office and pantry space and opened a second pantry in Council Bluffs. Overall, these highlights from the list of our completed projects over the past three years showcase our major accomplishment: quickly and responsively adapting our services to meet the needs of our community. Throughout its history, and especially during the pandemic and its aftermath, Together has demonstrated its ability to work collaboratively with both public and private partners and its capacity to effectively execute major projects on time and on budget.

PROPOSAL OVERVIEW

Proposal Title = Columbus Park Neighborhood Improvement Project

Total Budget = \$38,764,468

LB1024 Grant Funding Request = \$18,402,086

Proposal Type (check one box)

- Capital project**
- Service/program**
- Combination of capital project and service/program**
- I do not know**

Brief Proposal Summary (350 words or less) - Overview, Location, Timeline

This project presents a cohesive plan to transform the Columbus Park area, counteract the effects of systemic barriers stemming from past inequitable practices, and address social and economic challenges brought about by the pandemic. While practices such as redlining and the height of the COVID-19 crisis are behind us, negative effects continue to reverberate for individuals and families, exacerbated further by the city's critical shortage of safe, affordable housing. To address these issues, we propose this redevelopment plan, integrating five partner organizations, four Qualified Census Tracts (19, 33, 39, 40), and four primary components.

Together proposes major construction to expand its food pantry and improve its main offices. Over the last three years, Together has dramatically increased programs, services, and staff to help address food and housing insecurity, and Together's current facility is simply inadequate to accommodate the new normal. This project will right-size Together's facility, ensuring the organization is well-poised to meet the needs of the Omaha community members facing hunger and homelessness.

The Columbus Park Neighborhood Association proposes several enhancements within the neighborhood, Leavenworth business district, and surrounding area. Proposed aesthetic and functional projects include creation of a new garden recreation space, façade improvement for area businesses, and other enhancements.

Heartland B-Cycle proposes the installation of an e-bike docking station. The bikeshare station will be an asset to the community—enhancing transportation opportunities and improving neighborhood connectivity and benefiting area businesses, workers, and the community in general.

RMD Real Estate Group and JDP Holdings propose construction of quality affordable housing. This timely intervention in Omaha’s affordable housing crisis will help reduce the precarity of low-income residents who would otherwise face a heightened risk of eviction, homelessness, and other collateral consequences of being housing-cost burdened.

A small investment can reap huge rewards, and we believe that this project will have a transformative effect on the community. By embracing the strengths and opportunities presented within our South Omaha neighborhood, we can make sustainable improvements to areas of weakness, empowering our community to thrive and withstand challenges to come.

Timeline – Due diligence began for the Columbus Park Neighborhood Improvement Project in 2021. Based on that due diligence, design work began in 2022, leading to our fund development phase beginning in late 2022. With funding in hand, work on project components would begin in late 2023, with a projected completion date of July 2026.

What percentage of your proposal can be completed by July 2026?

100% can be completed by the July 2026 deadline. We have a shovel-ready project that just needs a financial investment to begin.

Funding Goals (check all that apply)

- Transformational X
- Fundamental Change X
- Long-Lasting Economic Growth X

Community Needs (check all that apply)

- Sustainable Community X
- Multimodal Transportation X
- Other Infrastructure X
- Quality of Life X
- Policy X
- Other

PROPOSAL NARRATIVE

Proposal Impact

Proposal Description and Needs Alignment

Our ARPA proposal encompasses the Leavenworth business district and the Columbus Park neighborhood and includes four major focal points: facility development, neighborhood improvement, transportation, and affordable housing.

Facility Development – needs met: sustainable community, quality of life

The first component is the development of Together's facilities to put the organization in a better position to fulfil its mission of ending homelessness and food insecurity. This project helps meet the need for a sustainable high-value community by enhancing Together's ability to provide services and assist community members with their most important needs during economic and social turmoil.

Prior to the pandemic, Together operated their choice pantry program, crisis engagement service, and rapid rehousing program with nineteen employees. With the onset of the pandemic, the need for these services mushroomed to an unprecedented level: the number of pantry visitors quadrupled from an average of 40,000 pantry visits per year to 160,000, and crisis engagement services expanded from 2,490 engagements during 2018 to 7,237 engagements in 2021, a threefold increase.

State, local, and federal government provided relief, relying on trusted community organizations like Together to facilitate distribution. Together's detailed intake process helps identify family support gaps which can be remedied with community resources, allowing our staff to provide targeted information, assistance, and other tools so participants could access assistance. Over the last three years, Together has supplemented its existing supportive programming, for instance, to facilitate Emergency Rental Assistance (ERA) funds, and hired additional staff both to meet the increased need and to implement new programs. Since 2019, Together has gone from less than twenty employees to nearly one hundred.

Now, though the public health effects of COVID-19 are diminished, economic and social challenges remain. To be sure, our participants faced these challenges before, but the pandemic magnified these issues significantly. Many people are still experiencing food insecurity, and our pantry program is still operating at pandemic levels. Many people are still struggling to keep their housing, and the number of individuals and families seeking help to avoid or end periods of homelessness has not leveled off. Together's current buildings, housing our main offices and the Omaha pantry, are inadequate to meet the "new normal" levels of food and housing insecurity.

Consequently, Together plans to rehabilitate, develop, and integrate its existing buildings into a 45,000-square foot facility to house an expanded pantry and to meet the needs of eighty plus employees doing important, and often mentally taxing, work toward Together's mission to end hunger and homelessness. Together fosters social and economic stability by working with individuals and families in the community to mitigate the pernicious effects of poverty and to access the resources necessary for continued stability and success. Thus, using ARPA funds to improve Together's operational capacity will bring about transformative benefits to the community and a perpetual return on investment.

Neighborhood Improvement – needs met: sustainable community, multimodal transportation, other infrastructure, quality of life

The project’s second component would make major enhancements in the Columbus Park neighborhood, improving safety, utility, and aesthetics.

As part of the Columbus Park neighborhood, Together often works collaboratively with the neighborhood association. Through this partnership, we have identified three critical areas for development in the area. The first area encapsulates a wellness park, which includes a garden space that incorporates pollinators and other plants, a walking path, and solar-powered lighting. The second area addresses neighborhood functionality and appearance and will include sidewalk repairs and property renovation. The third area focuses on the area business district, providing for façade improvements for businesses on both sides of the street from I-480 to 24th Street and between Leavenworth and Poppleton Street.

These transformative aesthetic and functional developments address several needs. The projects will meet the need for a sustainable community, transportation, and other infrastructure by increasing the civic uses of the neighborhood by improving recreation space, business facades, and general walkability. Additionally, the proposed improvements will meet quality of life needs by improving safety and enhancing natural spaces in the area. All together, these improvements will make significant strides in improving the perception of the Columbus Park area—in the greater Omaha community, for economic opportunities, and most importantly, for those residents who call the neighborhood their home.

Transportation – needs met: sustainable community, multimodal infrastructure

The transportation component would create a Heartland B-Cycle e-bike station at 24th Street and Leavenworth that would augment Metro Area Transit options and expand transportation access.

While we are located in South Omaha, the Leavenworth business district is a connector between North and South Omaha on the 24th Street corridor. The entire region will benefit from enhanced access to the numerous essential services—from healthcare facilities to cultural destinations—located along this corridor. Historically marginalized communities will be more connected to opportunities, resources, and amenities with improved access along 24th Street and beyond.

Currently, the Metro Area Transit bus route along 24th Street is one of the few continuous north-south bus routes in east-central Omaha and the second most popular bus route in the city. The Leavenworth business district and Columbus Park neighborhood are connected to surrounding areas by this bus service as well as the dedicated bike lane on Leavenworth. Metro Transit Authority has been awarded a \$1.6 million grant to lay the groundwork for a 24th Street transit corridor between the North Omaha Transit Center and Metropolitan Community College South Transit Center. The corridor “has the potential to accelerate transformative change in historically disinvested neighborhoods, enhancing community connections in North and South Omaha to establish a more unified and accessible region.” (Transit Authority, 2021 RAISE Planning Grant Application, July 12, 2021). The proposed project would allow faster travel, increase frequency of public transportation, improve pedestrian, and bicycle amenities, and enhance connectivity

through partnership with bikeshare services. Thus, transportation options connecting essential businesses and nonprofit organizations along 24th Street and linking ARPA target areas of North and South Omaha will only improve and diversify in the coming years.

The transportation element of this project entails construction of an e-bike station in the 24th and Leavenworth area to augment existing public transportation options and connect community members to alternative transportation in the present—but also dovetail with planned enhancements to the 24th Street corridor in the future. The ten-dock, six-bike station would provide access to Heartland B-Cycle’s bikeshare program—over 600 bikes and electric bikes and more than eighty other bikeshare stations located throughout the Omaha metro area. Heartland B-Cycle promotes and operates bike sharing programs throughout the region for the benefit of the public. The organization aims to promote health, enhance quality of life, mitigate climate change, and encourage equitable forms of transportation.

Bike sharing has grown in popularity in Omaha, with folks using the program not only as a form of recreational activity but as a form of public transportation to get from point A to point B. With this popularity comes more demand for additional bikeshare stations and e-bikes. As such, a new bikeshare station at 24th Street and Leavenworth would meet the need for a sustainable community, multimodal transportation, and quality of life by increasing the bikeshare footprint, transportation options, and connectivity through access to bicycles.

Affordable Housing – needs met: sustainable community, quality of life

Finally, the fourth component would construct safe, affordable housing to enhance residential opportunities in the area.

The lack of affordable housing is at crisis levels in Omaha and across the country. According to the National Low Income Housing Coalition, the shortfall of affordable housing means that only forty-five units are available for every 100 renters. As a result, twenty-two percent of Nebraska’s low-income renters experience severe cost burdens to maintain housing. By addressing this housing shortage, the affordable housing component meets the need for a sustainable community and enhanced quality of life by increasing the supply of safe housing that is affordable for low-income individuals and families because access to quality housing that fits tenants’ budgets fosters neighborhood stability and safety.

RMD Real Estate Group and JDP Holdings recognize the tremendous need for quality affordable rental housing units in Omaha and have consistently acted to address the city’s shortfall, developing affordable housing opportunities in the metro area for over twenty years. In that time, the companies have completed various housing projects ranging from new construction, adaptive reuse, low-income housing tax credit rental projects, and housing rehabilitation.

This expertise and experience allow RMD and JDP to see opportunities where others may see lost causes. The historic building at 2557 Jones Street, formerly known as the Flora Apartments, contained fifteen rental units before early 2022, when it was shut down by the City of Omaha for multiple code violations. Currently on the city’s demolition list, RMD put the site under contract with a goal of redeveloping the building and the two adjacent lots to the east. Similarly, JDP has

the property at 2224 Leavenworth under contract for redevelopment. Combined, these two projects would contribute more than ninety units within walking distance of a grocery, school, downtown businesses, and a park. This component would do much to revitalize a neighborhood in a downtown-area infill location that has withstood several challenges. Once funding is in place, the project could break ground within six months, displacing no tenants since the building is vacant, and would take an estimated sixteen months to complete construction.

Partnerships

This proposal includes five formal partnerships. Together will partner with the Columbus Park neighborhood, Heartland B-Cycle, JDP Holdings and RMD Real Estate Group.

Additionally, this proposal contemplates several indirect partners. There are at least five essential organizations—Together, Completely Kids, CASA for Douglas County, Youth Emergency Services, and Lutheran Family Services of Omaha—located in a rather compact six-block area of downtown Omaha called the Leavenworth business district. These organizations provide a full gamut of essential services to mitigate the corrosive effects of poverty. As mission-driven public service organizations, we recognize that private and public dollars devoted to our organizations are precious commodities and that it is incumbent on us to eliminate duplication, optimize services, facilitate regular communication, and share resources when possible. In preparation for this proposal, Together has met with Completely Kids, Youth Emergency Services, Lutheran Family Services, DIBS and CASA to lay the groundwork for this community effort. As time unfolds, we will continue to strengthen these relationships to the benefit of the organizations and the community in this central core of Omaha.

Visioning Workshop Findings Alignment

This project aligns with findings from the South Omaha Visioning Workshops and makes a meaningful contribution to the goals identified by community stakeholders during the sessions.

South Omaha SWOT Analysis

Strengths: South Omaha's culture; strong small business community; and success in positioning the 24th Street commercial district as an economic destination

South Omaha's strengths provide the foundation upon which this proposed project builds. The project will capitalize on and contribute to the community's existing assets by continuing the development of the Columbus Park neighborhood and Leavenworth business district located along and near 24th Street. By improving utility, functionality, aesthetics, and safety, this project reinforces the community's existing strengths.

Opportunities: build on existing vibrancy and demand; leverage the diversity of culture and talent

Opportunities highlighted by workshop participants are a natural extension of the above-described strengths. This project embraces the opportunity to leverage those strengths to expand cultural and economic advantages in the community. Functionality, appearance, safety, and accessibility are all important to a successful business (or business district) or a sustainable community. This project addresses each of those crucial components and seizes the opportunities presented by the existing vibrancy, demand, diversity, and talent.

Weaknesses: Older and singular-type housing stock; insufficient broadband, transit, and public infrastructure; lack of access to quality food

Threats: limited land for growth; negative external perceptions

Addressing infrastructure, livability, safety, and attractiveness as described above also aligns with the weaknesses and threats established at the visioning workshops. Fixing sidewalks and facades, adding lighting, rehabilitating blighted property, adding affordable housing, and adding transportation options all help improve infrastructure, increase access to quality food, and counter negative perceptions of the area.

South Omaha Needs

Workshop participants identified several foundational things that must happen for real transformational change to occur. This project would contribute to many of the needs identified, including housing, senior housing, food, health, recreation, walkability, connectivity, and gardens.

Overarching Themes of Public Engagement Feedback

The Public Engagement Summary points to three reoccurring themes that emerged from the workshop sessions: insufficient infrastructure, culturally contextualized development, and the ability to leverage community resources. As described above in the Strengths and Opportunities section, this project directly addresses the infrastructure problems within the community through physical improvements and increased transportation access. As described in the Partnerships section, this proposal is a collaborative effort. Thus, the scope of development, determined with input from residential neighbors and area businesses, reflects the cultural context of the community. Finally, this proposal provides increased access and tools to leverage community resources by building out and better equipping Together’s organizational capacity, thereby enabling the organization to assist community members access the resources they need to find long-term stability and success. In short, this project would improve and increase access to Together—a community resource in and of itself.

Priorities Alignment

LB1024, enacted to address the “widespread economic, social, and public health-related turmoil that deepened existing disparities,” prioritized “social and economic challenges caused and exacerbated by the COVID-19 public health emergency including high unemployment, wage decreases, and food insecurity.” In particular, the legislation was focused on low-income and minority communities where the pandemic had a disproportionate impact, in part because of entrenched systemic inequalities stemming from past practices such as redlining. The statute emphasizes housing needs, assistance for small businesses, job training, and business development within communities and neighborhoods in Omaha’s Qualified Census Tracts.

All four proposed project components are located in Qualified Census Tracts (19, 33, 39, 40) and align with the priorities articulated in LB1024.

Facility Development

- Strategic Alignment: high unemployment, wage decreases, food insecurity, housing needs
- Qualified Census Tract: 39

Improvement and expansion of Together’s facility will allow the organization to better serve the needs of those low-income and minority communities who face systemic barriers stemming from past inequitable practices such as redlining and who were disproportionately affected by the pandemic. This project will increase capacity, allowing expanded services for a greater number of community members. Services provided in pursuit of Together’s core mission of ending homelessness and hunger include: Crisis Engagement, which assists low-income households to resolve crises that would otherwise lead to a loss of housing; the Nourish Program, which increases food access through an on-site Choice Food Pantry (where community members pick their own food, just like a grocery store); and the Rapid Rehousing Program, which focuses on

rehousing individuals and families who have been living on the streets, in vehicles, or at emergency shelters.

Neighborhood Improvement

- Strategic Alignment: assistance for small businesses, business development
- Qualified Census Tracts: 19, 33, 39, 40

The aesthetic and functional improvements proposed will increase the appeal of the Columbus Park neighborhood and the Leavenworth business district. Transformational elements include: revamping business facades on both sides of Leavenworth from I-480 to 24th Street and both sides of 24th Street from Leavenworth to Poppleton Street; elevating and expanding the garden and walking path on the southeast corner of 24th and Leavenworth; and incorporating solar-powered lighting to increase visibility and safety. These projects will enhance the curb appeal and walkability of the area, which, in conjunction with the other elements of the proposed project, will foster economic activity, provide a foundation for potential financial investment, and create economic vitality in the area.

Transportation

- Strategic Alignment: high unemployment, wage decreases, food insecurity, housing needs, assistance for small businesses, business development
- Qualified Census Tract: 39

This project proposes a Heartland Bike Share e-bike station, which builds on the existing and planned transportation options (including existing bike lanes) along the 24th Street corridor and beyond and increases connectivity and access for those without a personal vehicle. E-bikes made available at the bikeshare station, utilized independently of or in conjunction with traditional public transportation, expand transportation options and increase connectivity. This benefits community members, who can utilize e-bikes to feasibly access employment opportunities in areas that otherwise may be inaccessible. This also benefits the Leavenworth business district since customers will enjoy easier access to area businesses. Furthermore, more transportation options will make it easier for low-income members of the Omaha community facing food and housing insecurity to get to Together's facilities. Greater access to Together means more community members can take advantage of services and support, including the Choice Food Pantry, programming support to address housing challenges, and help navigating benefits and other assistance.

Affordable Housing

- Strategic Alignment: high unemployment, wage decreases, food insecurity, housing needs, assistance for small businesses, business development
- Qualified Census Tract: 19,40

The developments at 2557 Jones Street and 2224 Leavenworth Street would provide 90+ affordable apartment units, aligning with the legislative priorities for LB1024. There is a critical

shortage of safe, affordable housing options, making it difficult for low-income individuals and families or those facing unstable employment to find a quality place to live. Without a sufficient supply of affordable housing, low-income residents are more likely to be housing-cost burdened (spending thirty percent or more of their income on housing costs). When housing costs require such a large share of financial resources, individuals and families are precariously situated—there are insufficient funds for adequate food, healthcare, and other essentials and even a minor disruption or emergency can create a housing crisis. Therefore, each addition to the city’s stock of affordable housing helps recalibrate the market and increases the number of low-income individuals and families able to rent within their means. Affordable housing plays an important role in mitigating the effects of unemployment and wage decreases and is essential to giving low-income residents the financial freedom to spend money on other things—from food and other essentials to products and services in the local economy. Additionally, situating quality affordable housing in the Columbus Park neighborhood and increasing the walkability of the area bolsters the Leavenworth business district by adding to the proximately situated customer base.

Economic Impact

- **What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?**

170 temporary jobs created with estimated wages at \$6.8M annually during project implementation. 56 permanent jobs created with wages earning \$2.1M annually.

- **How many permanent jobs will be created?**

56 totaling \$2.1M in wages and benefits annually.

- **How many temporary or construction jobs will be created?**

At least 170

- **What are the proposed jobs’ wage levels?**

- o 70-79k = 1
- o 60-69k = 0
- o 50-59k = 1
- o 40-49k = 194
- o 30-39k = 22
- o 20-29k (PT) = 8

- **Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts**

- o Together instructed our owner’s representative and project manager to select a general contractor who prioritizes small and emerging business partners from within qualified census tracts and has a proven track record of delivering on this

expectation. We selected a general contractor who documents their process for identifying, selecting, and promoting small and emerging business partners. Together will monitor and ensure compliance with this expectation.

Community Benefit

- Describe the community benefit derived from this proposal

Neighborhood Profile

According to Neighborhood Scout, Columbus Park residents are ethnically diverse, with over half commonly identifying their ethnicity or ancestry as Mexican, about fifty percent of households indicating that they most commonly spoke Spanish, and about one third of residents stating that they were born in another country.

A mixture of owners and renters occupy medium to small single-family homes or small apartment buildings. Much of the housing stock in the neighborhood is quite old, with many homes built before 1939 among a few constructed between 1940 and 1969.

Neighborhood Scout highlights the notable and unique real estate, stating that the concentration of historic homes in the Columbus Park neighborhood is greater than that in ninety-nine percent of all neighborhoods in the United States. (Neighborhood Scout is a website providing neighborhood-level profiles based on algorithmic analysis of raw data and statistics collected from a variety of sources, including government agencies such as the Census Bureau).

As a Qualified Census Tract, the Columbus Park area is one in which at least fifty percent of households have an income less than sixty percent of the Area Median Gross Income (26 U.S.C. 42(d)(5)(c)). For the Omaha metro area, this translates to about \$50,000 gross income for a family of four (Department of Housing and Urban Development).

According to Neighborhood Scout, the low-income neighbors in Columbus Park live in one of the lowest income neighborhoods in America (stating that the neighborhood income is lower than the income in ninety-one percent of neighborhoods in the United States). Neighborhood Scout also indicates that twenty-two percent of children residing in Columbus Park live below the federal poverty line, making the neighborhood poverty rate higher than seventy percent of all other U.S. neighborhoods.

Community Benefit:

The Columbus Park Improvement Project will create both direct and indirect benefits for the community. While the Columbus Park neighborhood features many historic homes, vibrant and diverse residents, and a strong neighborhood association, it is in serious need of reinvestment. With the mission to support and connect neighbors to build a thriving community, the Columbus Park Neighborhood Association has played a critical part in ensuring that this proposed plan reflects the actual wants and needs of the people who call this community home. Thus, each component of this project creates transformational change through both direct and diffused reinvestment in the area, improving the quality of life and sustainability in the Columbus Park neighborhood.

The direct benefits are clear. This project will directly increase the livability of the community by adding natural recreational space, making the area more walkable, and enhancing the

appearance overall. Increased transportation connects the community with the rest of the city, allowing more of those residents to participate in our economy. For those outside the area, additional transportation options will provide easier access to Columbus Park-area businesses and increase the desirability of the neighborhood. Affordable housing options contribute to community sustainability, both from an economic and a quality-of-life perspective. Expansion of the Together facility will directly benefit those experiencing or at risk of housing and food insecurity.

The project will also create more indirect benefits. Neighborhood beautification and enhanced usability will change perceptions of Columbus Park—both within the neighborhood itself and of the greater community. In turn, this change in perception creates the framework for economic growth and sustainability in neighborhood improvements and new housing investments. The success of revitalization projects in Omaha’s other older areas demonstrate the effectiveness of targeted expenditures to improve neighborhood functionality and aesthetics. Good examples of this phenomenon include the burgeoning neighborhoods of Dundee, Benson, and Little Italy. In the same way, this project will make functional and aesthetic investments that strengthen existing ties within a vibrant and diverse community. Further, stabilization of the Columbus Park neighborhood will have enormous long-term benefits, drawing new business and economic stability, solidifying community sustainability, and promoting safety. Combined, the facility development, neighborhood improvement, increased transportation, and new affordable housing units will anchor the micro-economic hub developing along the 24th Street corridor.

Finally, expanding the Together campus will directly benefit the entire City of Omaha by providing food, services, and support to some of our most vulnerable community neighbors.

Best Practices / Innovation

- **How will this incorporate best/proven practices or demonstrate innovation?**
 - The Columbus Park Neighborhood Improvement Project leverages best practices and innovation by bringing non-profit and for-profit entities together to lift-up a community that is disproportionately affected by poverty and lack of opportunity. Together along with Heartland B-Cycle are established non-profits that operate from a data-informed approach and provide services based on established service delivery models with consistently positive outcomes.
 - Additionally, working with housing developers, investors, neighborhood associations, non-profits, and local businesses in a collaborative effort to change the Columbus Park neighborhood is an innovative approach that requires creativity, flexibility, and a common goal of working for the community.
 - This project demonstrates best practices and innovation by focusing on and implementing strategies to highlight our core values of Hope, Dignity, Compassion, Diversity, Equity, and Inclusion.

Outcome Measurement

- **What other outcomes of your proposal might you measure**
 - o # of businesses that improved their facades?
 - o # of linear feet of pedestrian walkway improved/created?
 - o # of riders utilizing new bike share transportation?
 - o # of affordable housing units created?
 - o # of households supported with food and housing annually?

- **How might those outcomes be measured and by whom?**
 - o These outcomes would be measured through a tracking system (NetSuite) implemented by Together and carried out and maintained by the project partners.

- **Does this act as a catalyst for co-investment / secondary investment? If yes, please explain**
 - o In short, yes. This project will invest funds into affordable housing, neighborhood beautification, transportation, safety, and small businesses all to bring more economic impact to the Columbus Park neighborhood and surrounding area. With this investment, we envision a neighborhood that is transformed to be safer, more attractive, and more economically sound, bringing consumers and businesses alike to Columbus Park to invest and create jobs. Additionally, according to Dr. Eric Thompson, Chair of the College of Economics at UNL and Director of the Bureau of Business Research, our \$38M project would be a catalyst for \$76M in economic activity in the area. The multiplier is at least one to one – for every new dollar of new investment in construction, an additional dollar is created as the money courses through the economy.

Partnerships

Have you partnered / will you partner with any community organizations? Yes/ No

Displacement

Are any businesses/residents being displaced by your proposal? Yes/ No

LOCATION

Physical Location – The Columbus Park Neighborhood Improvement Project will work to transform an area that runs from 28th street on the West to 24th street on East and Jones Street on the North to Poppleton on the South. More specifically, this project will focus on transforming the southwest corner of 24th and Leavenworth with a new campus for Together that will provide food and housing services for the community.

- The façade improvement program will largely focus on improving businesses along Leavenworth from 28th to 24th Street, creating a new feel to the corridor when exiting I-480 and heading south on Leavenworth toward downtown Omaha.
- The project will focus on rehabilitating the Flora Apartments at 25th and Jones and raising new affordable housing on the northeast corner of 24th and Leavenworth.
- The project will focus on a green space on east 24th Street across from Together, creating a well-lit walking park and community garden. This will be a safe recreational space where people can enjoy the outdoors and gain physical exercise.

Qualified Census Tract (select one)

Within one/more QCTs

~~Adjacent to one/more QCTs~~

~~Neither within or adjacent to the QCTs~~

Additional Location Documents

Is the property a brownfield site? **NO**

ZONING, DESIGN, AND CONTRACTING

Property Zoning

Is property properly zoned? **Yes**/No

Utilities

Project connected to utilities? **Yes**/No

Will any utility upgrades be required? **Yes**/No

Design, Estimating, and Bidding

Has design been completed? **Yes**/No

Has a construction bid package been developed? **Yes**/No

General Contractor

Has a general contractor been selected?

Yes.

FINANCIALS

Request Rationale

Grant Funds Usage

How, specifically, will LB1024's grant funds be used to support this proposal?

The funds will be allocated across the four component parts of the proposal as outlined in the project budget. Furthermore, the project budget includes a breakout of costs across both the phases of project work and the yearly layout of funds toward the completion date in 2026.

Across the four primary proposal areas, we have delineated any costs associated with acquisition, demolition, construction, and other soft costs (improvements, furniture, surveys, architectural design, etc.). In different project areas, these cost categories may or may not apply. The funds will transform the usage, access, and well-being of the Columbus Park neighborhood area. The costs have all gone through rigorous scrutiny by experienced architects and contractors who have provided final bids for the projects.

The funds will be used comprehensively in the project plan and the work described in this proposal will be completed in its entirety. The funds will be used in combination with other private sources creating a public/private partnership, work product, and impact on the community.

Proposal Financial Sustainability

Will proposal be fiscally sustainable? **Yes**/No

Because the project is a capital project it is highly sustainable. The expanded facility at Together will transform the area and further stabilize the community. The increase in affordable housing will also stabilize the area, and given the high demand for these types of units, it is sure to be sustainable in the future. The bikeshare project will fund itself as it joins the network of other assets in the community. Other costs are capital only and thus will also be sustainable in the future.

Please describe fiscal operations of proposal following this initial investment.

Together will serve as the lead agency for the fiscal management of the funds. Other participating agencies will operate under MOUs, and each is a current legal entity subject to customary and rigorous accounting practices and reviews.

Funding Sources

Please outline other funding sources for this proposal

For the major areas of supplemental funding, we have begun the process of seeking private funding for the Together facility expansion and are well underway with scheduled meetings with

fundes. For the apartments and affordable housing initiatives, additional funding will be through tax increment financing, tax credits, and traditional construction loans.

If anticipating other funding sources, when do you expect decision? Given we are already underway with the project planning, we anticipate finalizing the supplemental funding during the balance of 2022 and in early 2023. Some commitments may be spread over a two- to three-year period.

Are there any funds this proposal cannot continue without?

There are certain elements of the plan that would have to be re-evaluated to go forward if funding were not awarded. The main financial elements, the Together facility expansion and affordable housing expansion, would have increased risk for completion.

Scalability

Is this proposal scalable, or can it be completed in smaller components?

The Columbus Park Neighborhood Improvement Project is an integrated single proposal for the betterment of the Leavenworth business district and the Columbus Park neighborhood, but the project is scalable.

If so, please describe components and ensure budget reflects such component breakdowns

While the Columbus Park Neighborhood Improvement Project is a cohesive plan to execute a community-wide vision, it can be completed in smaller components. The project is comprised of four distinct modules—facility development, neighborhood improvement, transportation, and affordable housing—and is scalable at this component level. Additionally, three of the four components are distinct projects that may be enhanced, modified, phased, or eliminated during the evaluation or legislative processes. However, the facility development component, as a shovel ready project, is not individually scalable.

We recognize that to make the best possible use of funds, the ongoing ARPA review process will involve continuing flexibility on the part of applicants. With that in mind, we memorialized our ongoing business arrangement in a Memorandum of Understanding (MOU) with Heartland B-Cycle, the Columbus Park Neighborhood Association, JDP Holdings, and the RMD Real Estate Group in preparation for this opportunity. This MOU eliminates confusion regarding things like scalability and ensures all project partners recognize the adaptability required in submitting this proposal.

Additionally, this proposal contemplates scaling up through collaboration with several indirect partners outside the scope of this proposal. There are at least five essential organizations—Together, Completely Kids, CASA for Douglas County, Youth Emergency Services, and Lutheran Family Services of Omaha—located in a rather compact six-block area near 24th Street between Leavenworth and Dodge. These organizations provide a full gamut of essential services

to mitigate the corrosive effects of poverty. As mission-driven public service organizations, we recognize that private and public dollars devoted to our organizations are precious commodities and that it is incumbent on us to eliminate duplication, optimize services, facilitate regular communication, and share resources when possible. In preparation for this proposal, Together has met with Completely Kids, Youth Emergency Services, Lutheran Family Services, DIBS and CASA to lay the groundwork for this community effort. As time unfolds, we will continue to strengthen these relationships to the benefit of the organizations and the community in this central core of Omaha.

Financial Commitment

Please describe organization's financial commitment to the proposal

Together and its partners have already committed funds to the facility development component and pieces of the neighborhood improvement components of this project. Together has made expenditures to complete due diligence work in preparation for the fundraising phase of the organization's facility development. To date, Together has spent over \$275,000 on surveys, title searches, Geotech environmental assessments and engineering, structural assessments, and other planning necessary to complete the schematic design and construction documents for its proposed facility.

ACKNOWLEDGMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY

UPLOADS

- Organizational Chart
- Schedule
- Location Documents
 - o Plans and detailed descriptions, including pictures and a map of the site location/surrounding area
 - o Data table of uses
 - o Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)
 - o Environmental assessment of subject site. Is the property a brownfield site?
- Proposal budget / Sources and Uses
- Pro Forma
- Documentation of request rationale if available

Grant Application

Row 82

Organization Name (if applicable)	Hayes & Associates, LLC
Physical Address	1015 North 98th Street, Suite 100, Omaha, NE 68114 134 W Broadway, Council Bluffs, Iowa 51503 Services will be primarily provided within the prescribed census tract
Mailing Address	Same
Website	www.hayes-cpa.com
Social Media Accounts	Linked In; Facebook
Name	Frank L. Hayes
Title	Managing Shareholder
Email Address	fhayes@hayes-cpa.com
Phone	+1 (402) 390-2480
Team	Yes
	Frank L. Hayes, CPA – Managing Shareholder Gregory Johnson - Shareholder Michael Beverly, Jr. MBA - Director Bryan Broekemier, CPA - Director Austin Hanke, CPA – Senior Manager Latricia Harris – Senior Administrative Manager Other Work Performance Team Members – Managers, Seniors, Staff, Paraprofessionals, Bookkeepers
Organizational Chart	The H&A Way is based on the following precepts: The H&A Way encompasses Planning, Performance, Expert Review and Deliverables, consistently applied regardless of the nature of the services we are asked to perform. The included organizational charts incorporate this approach. This chart is the template for this project. Depending on the volume of work, the numbers will be adjusted to cover the workload. Organizational chart uploaded. See attached.
Other Completed Projects and/or Accomplishments	Hayes & Associates is the only Black owned CPA firm in Nebraska, certified as Minority Business Enterprise by the US Small Business Administration (SBA), City of Omaha, the Nebraska Department of Transportation and the low Department of Transportation. We understand the challenges that minority and more specifically Black owned businesses face. We have faced them in the past and continue to face time in the present. But we know how to overcome and impart that knowledge to other businesses. Over the years, the firm has received recognition from numerous organizations for its business success, as well as its contributions to the community. Annually, the Midlands Business Journal has annually recognized Hayes & Associates as one of the region’s most successful CPA firms. In 2009, Frank Hayes, our President, and Managing Shareholder, was inducted into the Omaha Chamber’s Business Hall of Fame in part due to a recognition of the firm’s long tradition of involvement in the Omaha community. We mirror the community that the funds will support. Over the years, Hayes & Associates has provided significant support to the community in various forms, including support for youth programs, housing for low and moderate-income individuals, disease prevention and cure, and employment programs through Hayes Cares, a nonprofit managed by Hayes staff. Each year, staff members serve on the boards of, and volunteer with, various not-for-profit organizations. We reflect the communities we serve with our staff and with our approach. We are partners with the communities in which we do business, and our history reflects that perspective. We recently began our 40th year in business serving the business community in the region (Nebraska, Iowa, Kansas, and Missouri). We are licensed to practice Public Accounting in the state of Nebraska, Iowa, and Texas. We have collaborated with aspiring entrepreneurs, newer and more mature businesses. Clients we have served • Douglas County,

Lancaster County, & Sarpy County, Nebraska, the three largest Counties in the state of Nebraska • St. Louis Housing Authority, the largest Housing Authority in the state of Missouri • Omaha Public Schools, the largest school district in the state of Nebraska • Federal Contracts with the US Small Business Administration, US Department of Justice, and United States Department of Agriculture • Nebraska Department of Education • Nebraska Emergency Management Agency • Nebraska State Treasurer • College Savings Plan of Nebraska • Nebraska Department of Health & Human Services • We have assisted most of our clients as they have scaled, expanded, increased their revenues and created new jobs. • We have a 100% success rate in accomplishing this work and meeting prescribed deadlines.

Proposal Title	Financial Education, Counseling, Consulting and Wrap Around services for Small Businesses and Grant Expenditure Review on behalf of Sankofa IHUB
Total Budget (\$)	\$8,500,000.00
LB1024 Grant Funding Request (\$)	\$8,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>Part A of this proposal is for the Financial Education, Counseling, Consulting and wrap around services and the expansion of our office and service area. We understand that financial literacy and education is the key to success for communities which have traditionally been disproportionately impacted by the Covid 19, affordable housing, rising inflation, tax burdens, quality health care, and challenged career/ work opportunities. We plan to have an office in Lincoln which will allow the community of North Omaha to work with State officials for procurement of state contracts, competitive subcontracts, and receive hands on assistance with our Lincoln office. This will also allow Hayes to secure more partnership opportunities and increase the number of jobs available to perform the work. In addition, we propose to partner with the Omaha Public Schools system to provide financial literacy classes/ training, teach or have a club that educates students on the financial services industry and specifically train them on bookkeeping. The bookkeepers will then be paired up with small businesses in the community, to assist them with day-to-day bookkeeping task under our supervision. We will partner with MentorPlus services to assist with student training and engage other financial professionals within the community that mirror the community. In additions, this proposal is for an expansion of services that we already offer directly to our clients or via a collaborative arrangement with Omaha 100, an existing nonprofit corporation. We will administer and deliver the financial consulting and counseling wrap around services in coordination with Omaha 100 on behalf of Sankofa Economic Development IHUB to assist the IHUB with its goal of creating and developing strong new entrepreneurs and existing businesses that can scale, leading to sustained economic growth for Omaha and more particularly the North and South Omaha communities. The services will include: an initial assessment of the businesses' needs; an initial consultation to set expectations; provide general training and seminars around financial education; a preliminary plan to execute that may be modified throughout the service delivery process as circumstances warrant; face to face, email, and written communication on best business practices; periodic (at least monthly) training seminars on various business and personal financial topics; ongoing counseling/coaching; and specific financial management services available for client's success will be as follows and customized and priced to client's business needs specifically to include financial readiness required for capital acquisition. tax compliance and business plan execution; business development services or client acquisition services with federal and state government. These services will be provided from our Omaha location or Lincoln location or from the IHUB operated by Sankofa Economic Development Corporation. Services are ongoing as the client needs arise. The Grant Expenditure Review, Part B of this proposal, will be an important requirement in maintaining compliance and accountability by supporting a series of financial reviews with the grantees. The review will confirm that projects are proceeding as planned and there are no financial irregularities. In the event there are concerns raised as a result, the review will allow corrective actions to minimize the risk of misuse of ARPA funds. These reviews will also help grantees identify ways to strengthen their capacity and operations.</p>

Timeline	Upon award of grant funds Nov/Dec 2022; Secure expansion space December 2022; December 2022 – Develop curriculum for OPS financial literacy/bookkeeping training; December 2022/Jan 2023 start recruiting and on boarding additional financial professionals; Jan /Feb 2023 start providing Consulting / Counseling and Wrap around services; Spring /Summer 2023 start financial literacy and bookkeeping classes; Work may extend beyond these dates depending on on funding.
Percentage completed by July 2025	85%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	The work contemplated by this proposal will be performed by an organization, Hayes & Associates, that is of the community mirrors the community, understand the needs of the community and is trusted by the community for which these funds are allocated. the community and
Proposal Description and Needs Alignment	Impactful, transformational solutions are never simple, but having the necessary advice, counsel and support is essential to business success. Healthy, financially successful businesses ensure a healthy community. These services professionally delivered will have the following positive impacts on your client's business enterprises and their owners and the community benefits across the board. We propose to be the Prime resource for the community and uplift and bring along other subcontractor financial professionals within the community. Business owners will understand the success factors for business, i.e., capital, entrepreneurial mindset, professionalism, customer service, delivering, Understand the value of professional advisors, i.e., accountants, lawyers, insurance professionals, banking professionals etc., know the importance of their financial reports, both business and personal, understanding how to take advantage of other available resources in the community, understand the different legal structures for conducting business, Improved financial literacy. Ensuring that the funds granted are utilized for the purposes for which they were intended is paramount to the success of the initiatives undertaken by these dollars. Oversight of the policies and procedures necessary to conduct the program to align with relevant statutes and regulations is necessary for the completion of tasks to be performed during the program grant lifecycle from grant application to grant closeout.
Visioning Workshop Findings Alignment	These services will support the building of the necessary business infrastructure to sustain a better life for the community's residents, the services will be delivered in a culturally sensitive manner and will afford access to community resources through coordination with Omaha 100 and the IHUB that is proposed by the Sankofa Economic Development Corporation and other community partners. In addition, the community has had access to other institutions with these resources however their needs apparently were not being met. We have a demonstrated track record of working within the community to build trusting relationships to meet people where they are. See comment in previous answer. Accountability for how funds are spent is paramount to develop and sustain trust with the community.

Priorities Alignment	These services will aid in the economic recovery of the North and South Omaha communities and neighborhoods within qualified census tracts located within the boundaries of the Omaha metropolitan area that were disproportionately impacted by the Covid pandemic and related challenges with an emphasis on small business and business development. We understand that we must abide by the requirements of the ARPA and state of Nebraska laws.
Economic Impact	This work will employ a minimum of 30 professional positions and a total of 40 to 50 employees at an average salary of \$85,000 per year and has the potential of subcontracting with up to 10-15 other small or individual firms and professionals. We will establish internship programs for individuals within the community to train and develop professionals for employment with Hayes & Associates as well other business enterprises. We will ensure that we do business with other businesses in the community. As a result of this work, fundamental positive change will occur in North and South Omaha.
	50 - 75 including those that will be created through subcontract arrangements with other businesses.
	None
	Average \$85,000 annually for professional jobs; \$15 to \$25 per hour for paraprofessional/bookkeeper jobs.
	All of the work contemplated by this application will occur within the prescribed census tract as we will be working in collaboration with other community organizations (Omaha 100) and the and if funded, the IHUB that will be operated by Sankofa Economic Development Corporation.
Community Benefit	See comments above under around alignment. As noted in LB 1024, the social and economic challenges in North and South Omaha have persisted for multiple generations, partially fueled by past racial segregation and the historical practice of redlining. These and other practices have caused distrust in the communities. Having a well-regarded and trustworthy partner (Hayes & Associates) perform this review can create enduring trust in the legislative process and in key the decision makers. From our inception, Hayes & Associates has been a strong community partner. Our values include excellent service, approaching our work with a passion to understand, appreciate and exceed client expectations by providing SMART (Specific, Measurable, Attainable, Realistic & Timely) solutions, community engagement, employing a diverse team of professionals actively engaged in the areas where we live and work, expertise bringing thought leadership to what we do, diversity and inclusion, being committed to being culturally rich, inclusive and diverse in our service areas, client base, and with our team members. Our work will be infused with these values and the residents in the community and small businesses we come into contact with will feel it. Long lasting economic growth spurred by profitable, successful businesses will occur. We believe a financially well-educated community empowers the community to continue to invest and grow within the community and is a catalyst for influencing financial dreams to experienced realities. We also believe in collaboration, hence our relationships with other community members such as Omaha 100 and Sankofa as we deliver these services. We believe in empowerment, partnering with our clients and team members by equipping them with the tools and resources that foster development, innovation, and positive growth.
	Healthy businesses spurn good jobs, good jobs create the opportunity for healthy lifestyles with the flexibility to make positive choices. Positive choices lead to a healthy community.
Best Practices/Innovation	Hayes & Associates has proven over the 40 years of practice that our services are beneficial to our clients and the community we serve. We bring to this engagement the most up to date technology to ensure that our clients have the most up to date tools to manage their businesses. On Grant Review, Hayes & Associates has performed compliance audits for nonprofits, state and local governments and quasi government organizations for over 25 years. Grant Reviews are the same. We bring the breadth of knowledge to this engagement, the latest tools to perform an efficient review and a proven system of meeting the necessary requirements of this review of this type. In addition, we have been a staple in the community, and

understand the cultural challenges that the residents and business owners face when dealing with financial and business affairs. We have a unique skill set of compassion and empowerment.

Outcome Measurement

Our goal is to ensure that everyone in the community has the opportunity to have access, and receive assistance with financial and wrap around services, in way that promotes dignity and respect. This will create an unpredictable number of new jobs and the creation of new businesses. Businesses will be able to scale each year with a double digit increase in the number of employees with high paying jobs. At the end of each review, we would provide a written report of findings which will disclose whether the funds are being used for the purpose for which they are intended.

These outcomes can be measured by the number of healthy, financially sound, well run businesses that are providing jobs in the community as compared to those that are now. It can be measured by determining the wages that are being paid by these companies as compared to today. It can be measured by a review of the revenues that are generated by these business as compare to similar businesses in the Omaha area. The funded IHUB will have the resources to monitor and gauge the success of these outcomes. Other organizations such in the community also has these resources.

Our goal is to ensure that everyone in the community has the opportunity to have access, and receive assistance with financial and wrap around services, in way that promotes dignity and respect. This will create an unpredictable number of new jobs and the creation of new businesses. Businesses will be able to scale each year with a double digit increase in the number of employees with high paying jobs. Investment is primarily driven by the return on that investment. The outcomes of this work will show that money invested in the services that Hayes & Associates will provide provide significant returns in dollars as noted by measurement and in an improved, safer community where all people will want to live, work and play.

Partnerships

Yes

We plan to partner with Omaha 100, Sankofa Economic Development Corporation, and Mentor Plus in this effort. Over the 40 years in business, we have partnered with a multitude of organizations

We have MOUs with both Omaha 100 and the proposed IHUB operated by Sankofa Economic Development.

Displacement

No

Displacement explanation

Physical Location

Proposed IHUB operated by Sankofa Economic Development Corporation - Address TBD. Omaha 100: 2401 Lake Street, Omaha, NE 68111 1015 North 98th Street, Suite 100, Omaha, NE 68114 - Our Primary Office New Branch Office located within the designated census tract.

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

N/A

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale The request is based on the Visioning Plan and needs of the community. The estimated cost of adding an additional office, the cost to develop manage and oversee the OPS educational program and the cost to recruit, obtain and attract other financial professionals that mirror the community. We estimate that will be employing 20 to 25 professional staff at a competitive average annual salary of \$85,000. Along with 20-25 support staff at an hourly wage of \$15-\$25 hour.

Grant Funds Usage The funds will be used to support the efforts of LB 1024 and have a sustainable economic impact. Create opportunities for entrepreneurship education, workforce development, create jobs, and make a transformation change for the lifestyles of the people in the community. This includes, but not limited to funds to support jobs, expansion of office locations, development of educational programs, pay benefits and related administrative costs.

Proposal Financial Sustainability Yes

This is an expansion of existing services that Hayes & Associates already provides to small businesses. We will continue to provide these services after the LB1024 funding ends. It is our expectation that these funds will allow Hayes & Associates to scale its operations far beyond its current status. In addition, the State has appropriate funds for the ongoing support of financial counseling and consultation services.

Funding Sources The only other source of funding is from the Hayes & Associates. Provided that Sankofa is awarded the IHUB, there will be funding available from our partnership with them.

Not at this time

LB Funding

Scalability The funds provided by LB1024 for this proposal ensure immediate scalability for Hayes & Associates as well as for Omaha 100 and Sankofa Economic Development Corporation

N/A

Financial Commitment Until fully staffed, several of the current staff of Hayes & Associates will be committed to this proposal. Hayes & Associates will fund all of the upfront infrastructure costs to ramp up for this proposal.

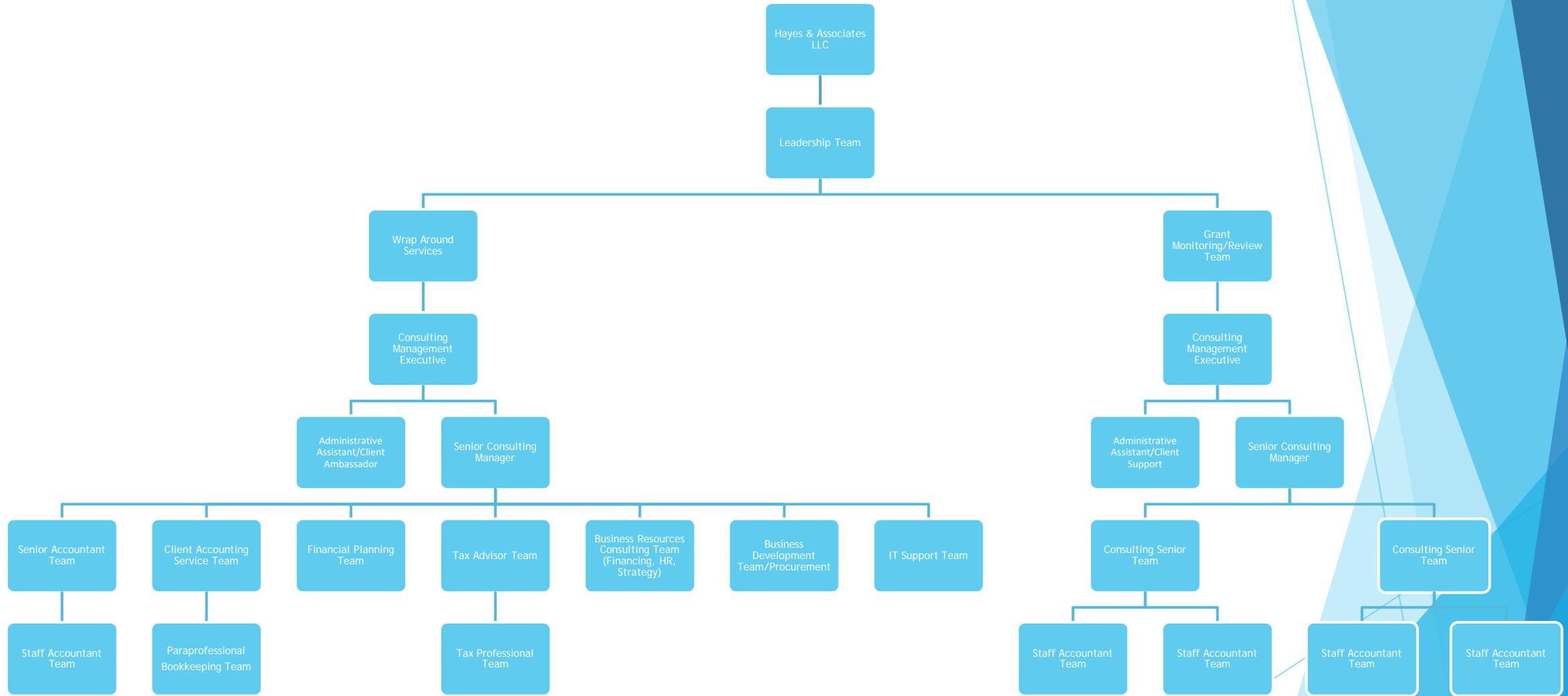
ARPA Compliance Acknowledgment

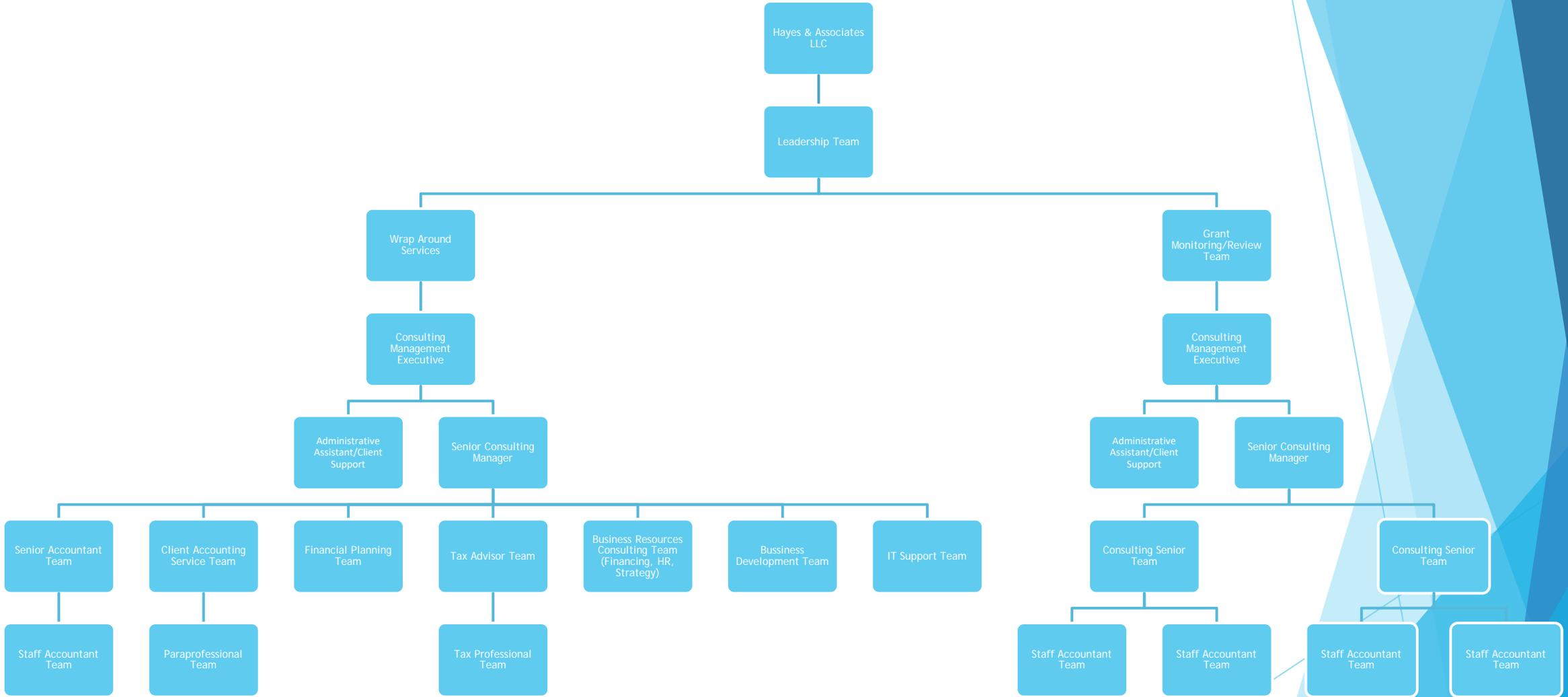
ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses





LB 1024 Application

Q& A

What percentage of your proposal can be completed by July 2026

We stated 85% because the grant reviews most likely will extend beyond July 2026. but it is anticipated that the work contemplated by this proposal will continue as long as there is funding for it. We understand that the deadline the importance of the deadline of July 2026, but we will continue our work beyond this date assuming resources are available.

LB 1024 Application

Hayes & Associates, LLC

Q& A

Proposed Budget/Sources and Uses – Funds

The total budget for this request is \$850,000. We are asking to be funded @ 100%. 100% of the funds will be used to support jobs, expansion of office locations, acquire equipment and technology, development and delivery of educational programs, pay benefits and related administrative costs. This is an expansion of the services that we already offer, and the request is for the incremental cost to provide the services.

LB 1024 Application

Q& A

Zoning, Design, and Contracting

All of these questions are inapplicable.

LB 1024 Application

Hayes & Associates, LLC

Brief Proposal Summary:

Part A of this proposal is for the Financial Education, Counseling, Consulting and wrap around services and the expansion of our office and service area. We understand that financial literacy and education is the key to success for communities which have traditionally been disproportionately impacted by the Covid 19, affordable housing, rising inflation, tax burdens, quality health care, and challenged career/ work opportunities. We plan to have an office in Lincoln which will allow the community of North Omaha to work with State officials for procurement of state contracts, competitive subcontracts, and receive hands on assistance with our Lincoln office. This will also allow Hayes to secure more partnership opportunities and increase the number of jobs available to perform the work. In addition, we propose to partner with the Omaha Public Schools system to provide financial literacy classes/ training, teach or have a club that educates students on the financial services industry and specifically train them on bookkeeping. The bookkeepers will then be paired up with small businesses in the community, to assist them with day-to-day bookkeeping task under our supervision. We will partner with MentorPlus services to assist with student training and engage other financial professionals within the community that mirror the community. In additions, this proposal is for an expansion of services that we already offer directly to our clients or via a collaborative arrangement with Omaha 100, an existing nonprofit corporation. We will administer and deliver the financial consulting and counseling wrap around services in coordination with Omaha 100 on behalf of Sankofa Economic Development IHUB to assist the IHUB with its goal of creating and developing strong new entrepreneurs and existing businesses that can scale, leading to sustained economic growth for Omaha and more particularly the North and South Omaha communities. The services will include: an initial assessment of the businesses' needs; an initial consultation to set expectations; provide general training and seminars around financial education; a preliminary plan to execute that may be modified throughout the service delivery process as circumstances warrant; face to face, email, and written communication on best business practices; periodic (at least monthly) training seminars on various business and personal financial topics; ongoing counseling/coaching; and specific financial management services available for client's success will be as follows and customized and priced to client's business needs specifically to include financial readiness required for capital acquisition. tax compliance and business plan execution; business development services or client acquisition services with federal and state government. These services will be provided from our Omaha location or Lincoln location or from the IHUB operated by Sankofa Economic Development Corporation. Services are ongoing as the client needs arise. The Grant Expenditure Review (Review), Part B of this proposal will be an important requirement in maintaining compliance and accountability by supporting a series of financial reviews with these grantees. The review will confirm that projects are proceeding as planned and there are no financial irregularities. In the event there are financial irregularities, this would allow corrective actions to minimize the risk of misuse of ARPA funds. These reviews will also help grantees identify ways to strengthen their capacity and operations.

Grant Application

Row 83

Organization Name (if applicable)	North 24th Street Business Improvement District Association
Physical Address	NA
Mailing Address	PO Box 11943, Omaha, NE 68111
Website	www.north24thstreetbid.com
Social Media Accounts	www.facebook.com/North24thStreetBID
Name	LaVonya Goodwin
Title	Executive Director
Email Address	lavonya@north24thstreetbid.com
Phone	+1 (402) 575-8164
Team	Yes

Consultants Confluence - Dolores Silkworth, Principal in Charge; Caitlin Bolte - Project Manager Erhart Griffin & Associates - Dan Dolezal. Confluence and Erhart Griffin lead the design, engineering and construction for the 2020 Creighton Streetscape Improvement Project. North 24th Street Business Improvement District Association Executive Committee Dr. Ralph Lassiter - A graduate of the charter Spark CDI Developers Academy, Lassiter currently serves as the president of Pisgah, Inc. which developed Concord Square, a 21-unit complex for low-income seniors; and is also the president of Moriah Services Corporation which has two mixed-use projects under development for the North Omaha area. Bentley Swan, CFA- Swan Development, LLC Signature completed projects include: ● Kellogg Place mixed use building at 2450 - 2452 Harney St. ● Wag/Felius pet friendly businesses at 522 / 522 ½ S. 24th St. ● Historic Papillion Theater at 225 S. Washington St. ● Lodge No. 39 Historic commercial building at 233 S. Washington St. LaVonya Goodwin – real estate investor and a 2022 graduate of Spark Developer Academy; vice president of Goodwin Industries, LLC. The company has a real estate portfolio of commercial and residential properties. Goodwin Industries successfully completed a \$350,000 CDBG renovation project of Goodwin’s Spencer Street Barbershop, 3116 North 24th Street, Omaha, NE 68110 in 2021.

Organizational Chart	The Nebraska State Legislature outlines the procedure for creating a BID in Statutes 19-4015 to 19-4038, otherwise known as the Business Improvement District Act. This state statute gives the BID the legal jurisdiction to plan, fund and facilitate infrastructure projects including: litter control, building façade improvements, enhanced streetscapes, area security, lighting, and marketing. On June 2, 2020, the Omaha City Council approved an ordinance establishing the North 24th Street Business Improvement District (BID No. 6878) by a vote of 6 to 0. The North 24th Street Business Improvement District is established “for the purpose of providing specified activities, work and improvements in the North 24th Street area (Meredith Avenue to the north, 25th Avenue to the west, Cuming Street to the south, and 23rd Street to 20th Street to the east) of Omaha, Nebraska.” In addition to the North 24th Street Business Improvement District, the North 24th Street Business Improvement District Association, a corresponding 501(c)(3) that serves as a philanthropic fiscal agent and provides operational support for the BID. The Executive Committee of the Association is as follows: Dr. Ralph Lassiter, Board President; Todd Defreece, Vice President; Ralph Kleinsmith, Secretary, and Bentley Swan, Treasurer. LaVonya Goodwin is the Executive Director of the Association and reports to the Executive Committee. The BID has several committees that incorporate a diversified group of stakeholders with expertise for specialized projects. See attached organizational chart.
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Other Completed Projects and/or Accomplishments 2022 - Awarded \$3.6M Federal Community Projects Grant (Earmark) for Phase 1 Zone 2 (Ohio to Lizzie Robinson) of the North 24th Street Streetscape Master Plan. 2021- Completed the research, planning and community engagement phase of the North 24th Street Streetscape Master Plan a \$53M infrastructure project to improve walkability, multimodal transportation, and pedestrian safety along the North 24th Street BID area. 2020 – Implemented Litter Control and Beautification Program. Hired two part-time groundskeepers. Promotes the reduction of litter and commercial dumping through regular litter cleanup; neighborhood cleanup days; advocacy and communication between stakeholders and municipal departments. 2020 – Began Safety and Security Program. Established public service announcement and campaign to reduce loitering, nuisance behavior, and homicides, vandalism and theft. Promotes the implementation of 25 closed property signs and dusk to dawn lighting across the BID area. Advocates for safer neighborhoods and crime prevention through community correspondence and advocacy for equitable policies. In 2022, crime has been reduced by 12% in the BID area compared to 2021.

Proposal Title North 24th Street BID Infrastructure Improvement Plan

Total Budget (\$) \$58,959,807.00

LB1024 Grant Funding Request (\$) \$47,892,307.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary The North 24th Street Infrastructure Improvement Plan is transformational for North 24th Street in function and appearance because it focuses on renovating, repairing, and revitalizing the physical and build environment. This proposal requests funding for façade improvement, streetscape upgrade, broadband implementation and technical assistance for businesses within the North 24th Street Streetscape area. Phase I of the Façade Improvement Program will begin in October of 2023 to preserve 5 to 10 iconic buildings on the front footage of North 24th Street. Technical project assistance will be provided to applicants of the Façade Improvement Program. The North 24th Street Master Streetscape Plan is a plan implemented in phases and organized by zones. Zone 1 is from Patrick Ave. to Cuming St; Zone 2 is from Ohio St. to Patrick Ave; Zone 3 is from Ohio St. to Spencer St.; Zone 4 is from Spencer St. to Meredith Ave. The Streetscape Master Plan will address: sidewalk and curb repair, traffic speed control, signaling infrastructure, pedestrian safety, lighting, sustainable landscaping, historical theming, parking, and multimodal transit. A \$3.6M earmark has been secured to begin Phase I and will focus on Zone 2 from Ohio Street to Lizzie Robinson. See the attached project timeline which shows a completed streetscape plan by July of 2026. North 24th Street Broadband Implementation is designed to provide a fiber-optic upgrade of 1 gigabyte to an underserved area. The broadband implementation will provide increased upload and download speeds to users at an affordable rate. The timeline for broadband implementation would follow the streetscape construction timeline closely.

Timeline I. North 24th Street Streetscape Master Plan Jan 2023 to August 2023 Design Zone 2 improvements August 2023 LB1024 funds approved and released September 2023 Bid/Award construction contract for Zone 2 October 2023 to October 2024 Construct Zone 2 August 2023 to February 2024 Design Zones 1b,3 and 4a (remaining areas between the roundabouts) February 2024 Bid/Award construction contract for Zones 1b, 3, and 4a March 2024 to March 2025 Construct zones 1b, 3, and 4a February 2024 to August 2024 Design Zones 1a and 4b (north and south including the roundabouts) August 2024 to August 2025 Construct Zones 1a and 4b August 2025 to July 2026 Construct gateway elements/art installation Finish plantings, streetscape banners II. Façade Improvement Program October of 2023 to November 2024 Phase I of the Façade Improvement Program will open to applicants III. Broadband Implementation October of 2023 to July 2026 Broadband Implementation will coincide with streetscape construction

Percentage completed by July 2025 100%

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Located in the heart of Omaha's African American community, the North 24th Street Business Improvement District advocates for social justice and economic equality by implementing strategies that seek to undo the effects of redlining; infrastructural loss; depopulation and disinvestment. It is with this historic purview that the stakeholders of North 24th Street formed the North 24th Street Business Improvement District (BID) as a critical component to the revitalization of one of Omaha's main arteries. The outcomes of the BID Infrastructure Improvement Plan are in alignment with the Forever North Strategy https://planninghcd.cityofomaha.org/forevernorth . The BID seeks funding to provide a Façade Improvement Program to assist building owners in renovating and sustaining the existing building stock within the BID area. There are 37 buildings that contribute to the 24th and Lake Historic District on the National Historic Register. Qualifying projects (project do not have to be historically designated to apply) will utilize funding to restore and replace exterior elements including: doors, windows, lighting, security, masonry and roofing and must show the ability to successfully complete work in a timely manner. This application is a request for funding to cover project costs, provide gap financing and technical assistance for building owners in the area. Program guidelines will follow similar requirements as the Community Block Development Grant application.
Visioning Workshop Findings Alignment	"30% of corridor workers walk, bicycle, carpool, or use transit to get to work; only 13% of City workers overall use the same means. » 21.7% of occupied housing units in the corridor have no car compared to 8.2% in the City." (Forever North Housing and Multimodal Strategy). Transportation: The North 24th Street Streetscape Master Plan, https://confluence.mysocialpinpoint.com/north24 , outlines the need for improved walkability, slower traffic speeds, bus shelters and transit amenities. It is also a supporting document for MetroNext, https://www.ometro.com/metronext/a transit plan to improve connectivity and transit access in Omaha. This plan calls for the implementation of transit amenities for the North 24th Street transit route, including 14 bus shelters and 38, 3-seat benches across the 2.3-mile corridor (which currently has the highest ridership in Omaha, but no bus shelters). This plan also calls for better connectivity of transit with the Greater Omaha area to connect households to jobs and other services and amenities. There are 4 phases to the Streetscape Master Plan.
Priorities Alignment	The financial crisis brought on by the Covid-19 pandemic exposed the lack of access to capital and banking relationships for Black-owned businesses. "According to the Federal Reserve Bank of New York, about 58 percent of Black-owned businesses were at risk of financial distress before the pandemic, compared with about 27 percent of white-owned businesses." (Forbes.com). This proposal focuses on infrastructure projects (streetscapes, facades and broadband) that will revitalize the built environment and provide state-of-the-art technology, to encourage economic growth in an area that is historically significant to the great State of Nebraska.
Economic Impact	Summary for Omaha CSA • The \$41.6 million in construction activity adds a total of \$81.7 million to the local economy. o Includes activity directly related to the construction and associated "spillover" activity. • During the construction of North

24th Street, the construction activity helps support 230 jobs in the construction industry (Direct Employment) and an additional 237 jobs in the community based on the increased economic activity (Indirect/Induced Employment). o Additional workers include real estate, restaurants, engineering services, etc. • The Omaha economy sees a boost to earnings of over \$26.8 million for jobs directly related to the construction of the project, additional business-to-business spending, and additional household spending.

230

237

North 24th Street BID Infrastructure Improvement Plan intends to pay at or above market rate and Davis Bacon wages to ensure that workers are fairly compensated with a livable, industry rate wages.

Construction job opportunities can be aligned with Metropolitan Community College and other industry trade organization to ensure that there are ready, qualified workers for various industries. Partnership with the Omaha Chamber of Commerce's REACH program is also a method of alignment.

Community Benefit There are approximately 4,150 residents within the North 24th Street BID and surrounding area: Meredith Ave to Cuming Street from HWY 75 to 20th Street. There are approximately 240 property owners within the BID area from Meredith Ave to Cuming Street. There are five schools within the area with approximately 375 students per school = 1,875. There are approximately seven churches within the North 24th Street Corridor with approximately 100 members per congregation. The communities surrounding North 24th Street along with the greater Omaha metropolitan area will be served by reaping the benefits of: improved infrastructure, better access to transit, increased services and amenities through business development and a reduction in violence and crime.

The BID's primary projects encompass several of the priorities such as: Neighborhoods- promoting safety and security for public spaces and reducing the homicide rate within BIPOC communities; litter control - beautifying the area through regular groundskeeping and advocacy against commercial dumping. Economic Opportunity: improving the physical infrastructure to attract viable businesses and restore the storefronts where small business owners operate; Vibrant Communities: The North 24th Street BID is the first BID in North Omaha, amplifying the voices of Black business leaders and residents who are working to keep pace with the revitalization and investments of Midtown, Downtown and North Downtown.

Best Practices/Innovation The City of Omaha is increasing Transit Oriented Development within urban spaces. Improving the current built environment will encourage new, infill building development which will increase the building density and therefore the requirements for TOD. TOD designed spaces will attract people to the area who design more walkable communities and also serve the existing population that relies heavily on transit.

Outcome Measurement NORTH 24TH STREET MASTER STREETSCAPE PLAN MEASURABLE OUTCOMES • Improve pedestrian safety by eliminating sidewalk gaps and hazards. • Increase walkability by widening sidewalks and removing over-sized tree wells. • Enhance multimodal transportation amenities by installing bike lanes and bus shelters. • 467 construction and spillover jobs BROADBAND MEASURABLE OUTCOMES • 971 business and residential units provided with faster internet access. • Five schools serving approximately 1,875 students will have higher internet speeds and reliable service. • 4,100 customers will experience reliable network support provided by onsite retail location. • Residents may have training and job opportunities provided by provider and onsite contractors. FAÇADE IMPROVEMENT MEASURABLE OUTCOMES • Modernize 5 to 10 buildings and upgrade energy efficiency. • Preserve and enhance buildings that contribute to the 24th and Lake Historic District to increase tourism. • Increase visibility and grow repeat business for small businesses.

Outcomes might be measured by North 24th Street BID Association staff, consultants and partners through surveys and quantitative and qualitative reporting and analysis.

The North 24th Street BID Infrastructure Improvement Plan acts as a catalyst for co-investment in that commercial property owners pay an assessment fee that will contribute to this project. Property owners can also co-invest in façade improvement through owner's equity and matching funds.

Partnerships	Yes
	The City of Omaha is a co-applicant for all federal earmark requests. This streetscape project will be coordinated with City Planning and Public Works departments. HUD is the distributing organization for the federal earmarks. MAPA, Omaha Chamber of Commerce are research partners for infrastructure and transit initiatives. The residents, organizations, and businesses within the BID area are all strategic partners in this endeavor.
	The City of Omaha, Confluence
Displacement	No
Displacement explanation	
Physical Location	The North 24th Street Business Improvement District (BID) area is Meredith Avenue to the north, 25th Avenue to the west, Cuming Street to the south, and 23rd Street to 20th Street to the east in Omaha, Nebraska.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Concept Designs; Economic Impact Analysis; Letters of support
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	No
	Cost were determined by Confluence and Erhart Griffin using similar projects.
General Contractor	No
Request Rationale	Rationale for project costs for the North 24th Streetscape Plan were determined by detailed analysis by Confluence Landscape Architecture Firm and Erhart Griffin, Civil Engineering firm. Broadband Implementation cost analysis was provided by PinPoint Communications. Facade Improvement costs were based upon similar projects completed in the area.
Grant Funds Usage	LB1024 grant funds will be used to cover \$47,892,307 in gap funding. The BID Association anticipates raising \$11M in funds towards this \$58M project. LB1024 will provide gap financing and ensure that the project is completed in a timely manner.
Proposal Financial Sustainability	Yes
	The North 24th Street Business Improvement District will work in conjunction with the City of Omaha and other municipal partners to ensure the maintenance and upkeep of this project.
Funding Sources	North 24th Street Infrastructure Entity Amount Status Expected Decision Date Federal Community Projects FY22

\$3,000,000.00 Approved Q2 2022 City of Omaha Federal CP
 FY22 Match \$600,000.00 Approved Q2 2022 BID Special
 Assessment 2023 \$21,500.00 Approved Q2 2022 Subtotal
 Approved \$3,621,500.00 Federal Community Projects FY23
 \$5,236,800.00 Pending Q2 2023 City of Omaha Federal CP
 FY23 Match \$1,309,200.00 Pending Q2 2023 City of Omaha
 BID ARPA \$250,000.00 Pending

Lozier Foundation \$600,000.00 Pending Q1 2023 Q1 2023
 OPPD Greener Together \$50,000.00 Pending Q4 2022

NA

Scalability Yes. The project is organized in Zones to potentially implement the project in phases.

Please see Cost Assumptions Sheet

Financial Commitment The North 2th Street Business Improvement District Association is committed to raising \$11M for this proposal through public and private funding opportunities. Maintenance and upkeep of this project will be arranged through agreements with the City of Omaha and other municipalities.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule



Rev. T. Michael Williams
Senior Pastor

Dr. Ralph B. Lassiter
Pastor Emeritus-Elder

Deacon Howard Dixon
Elder

Rev. Nate Norval
Assistant Pastor

October 6, 2022

Dear Omaha Economic Recovery Act Committee Members:

RE: North 24th Street Streetscape Master Plan

As an elder of the oldest Baptist Church on North 24th Street, member of the North 24th Street BID and as president of the North 24th Street BID Association, I am writing in support of the North 24th Street Business Improvement District Association's LB1024 Omaha Economic Recovery Act request.

This project will directly impact the neighborhood in a transformation manner by fundamentally changing the physical nature of North 24th Street through its comprehensive streetscape plan that will address the infrastructure needs of the North 24th Street from Meredith Avenue to Cuming Street; including sidewalks, traffic calming, landscaping, parking, and multimodal transit.

The Façade Improvement Program will provide gap financing for renovations for failing building stock, while the Broadband Implementation Project will ensure that students and at-home-workers have access to state-of-the-art fiber optic capacity.

Implementing these critical improvements in the heart of North Omaha will help to transform the North 24th Street Corridor into a thriving business, arts and culture district that attracts future economic development.

Sincerely,

Dr. Ralph B. Lassiter

North 24th Street Streetscape Cost Opinion
9/28/2022



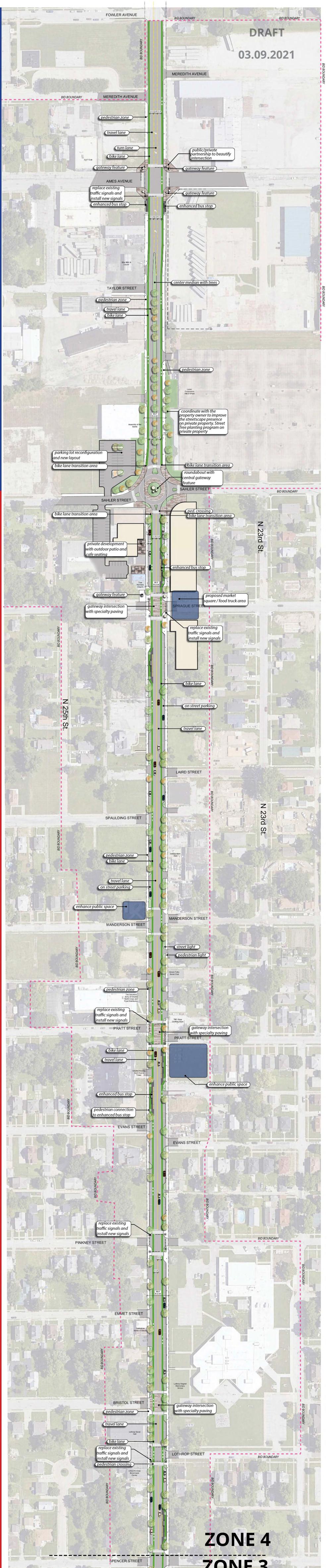
North 24th Street Cost Opinion																
ZONE 4				ZONE 3				ZONE 2				ZONE 1				
Item	Quantity	Unit	Unit Cost	Subtotal	Quantity	Unit	Unit Cost	Subtotal	Quantity	Unit	Unit Cost	Subtotal	Quantity	Unit	Unit Cost	Subtotal
DEMOLITION / SITE PREPARATION																
Remove Traffic Signal	8	EA	\$2,500.00	\$20,000.00	0	EA	\$2,500.00	\$0.00	0	EA	\$2,500.00	\$0.00	4	EA	\$2,500.00	\$10,000.00
Remove Pedestrian Traffic Signal	4	EA	\$10,000.00	\$40,000.00	0	EA	\$10,000.00	\$0.00	1	EA	\$10,000.00	\$10,000.00	1	EA	\$10,000.00	\$10,000.00
Street Light Removal	27	EA	\$750.00	\$20,250.00	14	EA	\$750.00	\$10,500.00		EA	\$750.00	\$0.00		EA	\$750.00	\$0.00
Tree Removal	15	EA	\$500.00	\$7,500.00	2	EA	\$500.00	\$1,000.00	45	EA	\$500.00	\$22,500.00	80	EA	\$500.00	\$40,000.00
Grading	1	LS	\$50,000.00	\$50,000.00	1	LS	\$50,000.00	\$50,000.00	1	LS	\$50,000.00	\$50,000.00	1	LS	\$50,000.00	\$50,000.00
DEMOLITION / SITE PREPARATION				\$137,750.00				\$61,500.00				\$82,500.00				\$110,000.00
SEGMENTS																
Zone 4B	1,270	LF	\$915.47	\$1,162,642.67		LF				LF				LF		
Zone 4A	3,260	LF	\$1,139.63	\$3,715,198.70		LF				LF				LF		
Zone 3		LF			1,965	LF	\$783.03	\$1,538,655.82		LF				LF		
Zone 2		LF				LF			1,500	LF	\$1,194.38	\$1,791,576.00		LF		
Zone 1B		LF				LF				LF			2,215	LF	\$1,081.72	\$2,396,017.18
Zone 1A		LF				LF				LF			1,400	LF	\$782.13	\$1,094,986.67
Roundabout	1	LS	\$522,505.50	\$522,505.50		LS	\$522,505.50	\$0.00		LS	\$522,505.50	\$0.00	1	LS	\$522,505.50	\$522,505.50
SEGMENTS				\$5,400,346.86				\$1,538,655.82				\$1,791,576.00				\$4,013,509.35
9" turn back drives	10,750	SF	\$8.90	\$95,675.00	6,250	SF	\$8.90	\$55,625.00	4,750	SF	\$8.90	\$42,275.00	5,500	SF	\$8.90	\$48,950.00
Curb and gutter turn back drives	1,290	LF	\$30.00	\$38,700.00	750	LF	\$30.00	\$22,500.00	570	LF	\$30.00	\$17,100.00	660	LF	\$30.00	\$19,800.00
New Traffic Signals	28	EA	\$100,000.00	\$2,800,000.00	16	EA	\$100,000.00	\$1,600,000.00	10	EA	\$100,000.00	\$1,000,000.00	13	EA	\$100,000.00	\$1,300,000.00
New Vehicular Puck Street Lights	27	EA	\$12,000.00	\$324,000.00	14	EA	\$12,000.00	\$168,000.00		EA	\$12,000.00	\$0.00		EA	\$12,000.00	\$0.00
Relocated Vehicular Puck Street Lights		EA	\$3,500.00	\$0.00		EA	\$3,500.00	\$0.00	35	EA	\$3,500.00	\$122,500.00	45	EA	\$3,500.00	\$157,500.00
New Pedestrian Street Lights	68	EA	\$9,500.00	\$641,250.00	35	EA	\$9,500.00	\$332,500.00		EA	\$9,500.00	\$0.00	113	EA	\$9,500.00	\$1,068,750.00
Relocated Pedestrian Street Lights		EA	\$4,000.00	\$0.00		EA	\$4,000.00	\$0.00	35	EA	\$4,000.00	\$140,000.00		EA	\$4,000.00	\$0.00
Crosswalks	9,088	SF	\$32.00	\$290,816.00	4,360	SF	\$32.00	\$139,520.00	4,200	SF	\$32.00	\$134,400.00	8,000	SF	\$32.00	\$256,000.00
Specialty pavers (school xing)	0	SF	\$38.00	\$0.00	0	SF	\$38.00	\$0.00	0	SF	\$38.00	\$0.00	670	SF	\$38.00	\$25,460.00
Specialty concrete (at intersections, colored con	8,320	SF	\$38.00	\$316,160.00	5,130	SF	\$38.00	\$194,940.00	3,960	SF	\$38.00	\$150,480.00	2,350	SF	\$38.00	\$89,300.00
Improve fence near industrial properties	1,600	LF	\$80.00	\$128,000.00	0	LF	\$80.00	\$0.00	0	LF	\$80.00	\$0.00	0	LF	\$80.00	\$0.00
New curb inlets with pipe extension	84	EA	\$6,700.00	\$562,800.00	40	EA	\$6,700.00	\$268,000.00	44	EA	\$6,700.00	\$294,800.00	54	EA	\$6,700.00	\$361,800.00
Primary Bus Stop	6	EA	\$57,920.00	\$347,520.00	2	EA	\$57,920.00	\$115,840.00	2	EA	\$57,920.00	\$115,840.00	6	EA	\$57,920.00	\$347,520.00
Secondary Bus Stop	8	EA	\$24,870.00	\$198,960.00	4	EA	\$24,870.00	\$99,480.00	2	EA	\$24,870.00	\$49,740.00	8	EA	\$24,870.00	\$198,960.00
Pavement Markings	4,530	LF	\$5.00	\$22,650.00	1,965	LF	\$5.00	\$9,825.00	1,500	LF	\$5.00	\$7,500.00	3,615	LF	\$5.00	\$18,075.00
Light pole banners	27	EA	\$5,500.00	\$148,500.00	14	EA	\$5,500.00	\$77,000.00	35	EA	\$5,500.00	\$192,500.00	45	EA	\$5,500.00	\$247,500.00
Light pole bases	27	EA	\$3,000.00	\$81,000.00	14	EA	\$3,000.00	\$42,000.00	35	EA	\$3,000.00	\$105,000.00	45	EA	\$3,000.00	\$135,000.00
Primary Gateway Markers / Art	1	LS	\$750,000.00	\$750,000.00	0	LS	\$750,000.00	\$0.00	1	LS	\$750,000.00	\$750,000.00	1	LS	\$750,000.00	\$750,000.00
Secondary Gateway Markers / Art	4	LS	\$300,000.00	\$1,200,000.00	2	LS	\$300,000.00	\$600,000.00	2	LS	\$300,000.00	\$600,000.00	2	LS	\$300,000.00	\$600,000.00
ADA Ramps	78	EA	\$2,000.00	\$156,000.00	38	EA	\$2,000.00	\$76,000.00	38	EA	\$2,000.00	\$76,000.00	50	EA	\$2,000.00	\$100,000.00
Chase Park Bench, 3 seat unit	38	EA	\$4,200.00	\$159,600.00	16	EA	\$4,200.00	\$67,200.00	20	EA	\$4,200.00	\$84,000.00	26	EA	\$4,200.00	\$109,200.00
Bike Rack	38	EA	\$1,250.00	\$47,500.00	16	EA	\$1,250.00	\$20,000.00	20	EA	\$1,250.00	\$25,000.00	26	EA	\$1,250.00	\$32,500.00
Chase Park Litter Receptacle, 40 gal, side openin	38	EA	\$2,200.00	\$83,600.00	16	EA	\$2,200.00	\$35,200.00	20	EA	\$2,200.00	\$44,000.00	26	EA	\$2,200.00	\$57,200.00
CORRIDOR-WIDE ELEMENTS				\$8,392,731.00				\$3,923,630.00				\$3,951,135.00				\$5,923,515.00
SUBTOTAL				\$13,930,827.86				\$5,523,785.82				\$5,825,211.00				\$10,047,024.35
Contingency 20%	20%	PCT		\$2,786,165.57	20%	PCT		\$1,104,757.16	20%	PCT		\$1,165,042.20	20%	PCT		\$2,009,404.87
SUBTOTAL WITH CONTINGENCY				\$16,716,993.44				\$6,628,542.99				\$6,990,253.20				\$12,056,429.22
Mobilization	5%	PCT		\$835,849.67	5%	PCT		\$331,427.15	5%	PCT		\$349,512.66	5%	PCT		\$602,821.46
Administrative Costs	5%	PCT		\$661,288.14	5%	PCT		\$259,582.90	5%	PCT		\$252,862.76	5%	PCT		\$476,910.17
Design and Engineering	8%	PCT		\$1,337,359.47	8%	PCT		\$530,283.44	8%	PCT		\$559,220.26	8%	PCT		\$964,514.34
Construction Administration / Material Testing	8%	PCT		\$1,337,359.47	8%	PCT		\$530,283.44	8%	PCT		\$559,220.26	8%	PCT		\$964,514.34
Soft Costs				\$4,171,856.76				\$1,651,576.93				\$1,720,815.94				\$3,008,760.30
				\$20,888,850.20				\$8,280,119.92				\$8,711,069.14				\$15,065,189.52
Traffic Study / Environmental Assessment														\$200,000.00		
PROJECT TOTAL														\$53,145,228.77		

Note: Opinion of probable costs based on available information regarding similar construction projects in Omaha, Nebraska in 2022. Inflation should be factored in annually as needed for future determination of project costs. This does not include any property acquisitions.

NEIGHBORHOOD CONNECTOR

MAIN STREET

DRAFT
03.09.2021



ZONE 4
ZONE 3

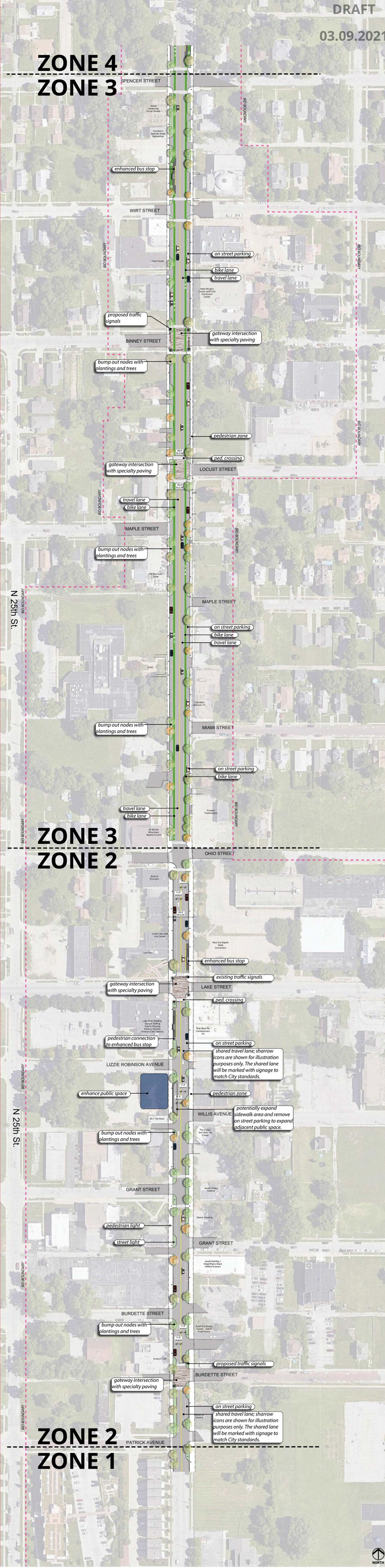


ZONE 4
ZONE 3

ZONE 3
ZONE 2

ZONE 2
ZONE 1

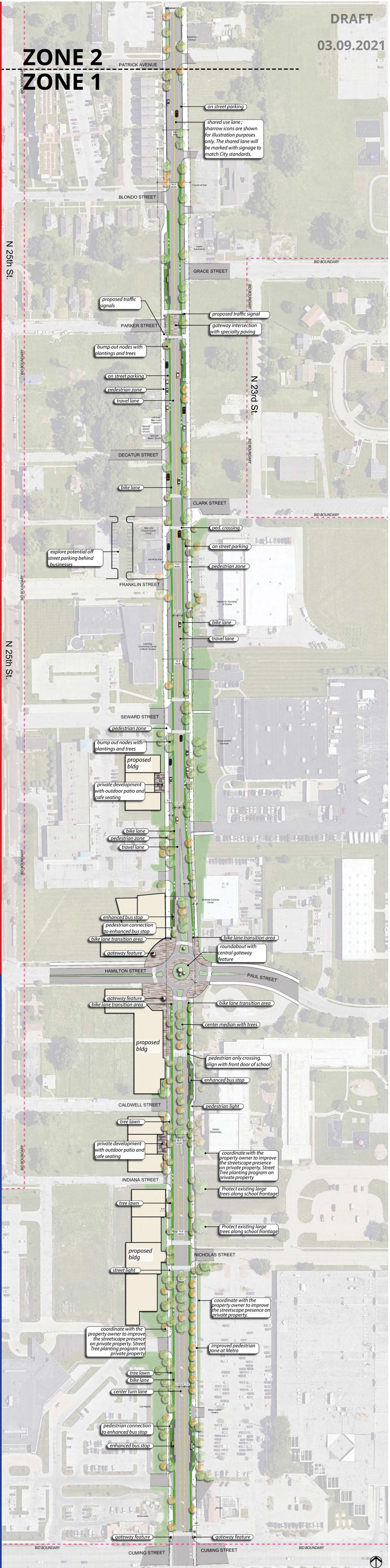
MAIN STREET



ZONE 2 ZONE 1

MAIN STREET

NEIGHBORHOOD CONNECTOR



on street parking

shared use lane; sharrow icons are shown for illustration purposes only. The shared lane will be marked with signage to match City standards.

proposed traffic signals

proposed traffic signal

bump out nodes with plantings and trees

gateway intersection with specialty paving

on street parking

pedestrian zone

travel lane

bike lane

ped. crossing

on street parking

pedestrian zone

explore potential off street parking behind businesses

bike lane

travel lane

pedestrian zone

bump out nodes with plantings and trees

proposed bldg

private development with outdoor patio and cafe seating

bike lane

pedestrian zone

travel lane

enhanced bus stop

pedestrian connection to enhanced bus stop

bike lane transition area

gateway feature

bike lane transition area

roundabout with central gateway feature

gateway feature

bike lane transition area

bike lane transition area

center median with trees

proposed bldg

pedestrian only crossing, align with front door of school

enhanced bus stop

tree lawn

pedestrian light

private development with outdoor patio and cafe seating

coordinate with the property owner to improve the streetscape presence on private property. Street Tree planting program on private property

Protect existing large trees along school frontage

tree lawn

Protect existing large trees along school frontage

proposed bldg

street light

coordinate with the property owner to improve the streetscape presence on private property.

improved pedestrian zone at Metro

tree lawn

bike lane

center turn lane

pedestrian connection to enhanced bus stop

enhanced bus stop

gateway feature

gateway feature





October 7, 2022

RE: Economic Recovery Act Proposal – 24th Street Streetscape Master Plan

Dear Nebraska Economic Recovery Committee Members:

I serve as Senior Director of Transportation & Urban Development for the Greater Omaha Chamber. I am pleased to offer this letter in support for the North 24th Street Business Improvement District's application to fund streetscape, façade, and infrastructure improvements throughout the 24th Street corridor.

In 2019, the Chamber teamed up with private- and public-sector partners to launch the development of a new regional transportation strategy called ConnectGO. In developing the ConnectGO strategy, we connected with well over 8,000 residents through presentations, surveys, and workshops. We've also conducted focus groups of freight haulers, bicyclists, public transit professionals, economic development experts, and public officials from across the entire metro area. The purpose of this engagement was to help us learn more about the primary issues facing our community and to develop transportation projects, policies, and strategies to help us meet our greatest needs.

There is ample evidence that streetscape and façade improvements encourage business growth in historic commercial districts, which is why the ConnectGO initiative includes streetscape projects within its top ten priorities for investment. The North 24th Street BID has done an excellent job putting together a plan to improve public space and tie together business and nonprofit investment in North Omaha, built upon significant public engagement and technical expertise.

As you consider the many applications for funding through this unique opportunity, I urge you to incorporate implementation of the streetscape plan into a transformative vision for North Omaha.

Sincerely,

A handwritten signature in black ink that reads "Stephen Osberg".

Stephen Osberg
Senior Director of Transportation & Urban Development
Greater Omaha Chamber

808 Conagra Dr., Ste. 400
Omaha, NE 68102
Phone: 402-346-7050

ConnectGO.org

**A BOLD
TRANSPORTATION
DIRECTION**



METRO SMART CITIES

MAPA

Mark Dahir, CEO
Heart Ministry Center
2222 Binney St.
Omaha, NE, 68110

October 7, 2022

To: Sen. Justin Wayne, Committee Chairperson
Sen. Tony Vargas
Sen. Terrell McKinney
Sen. Brett Lindstrom
Sen. Mike McDonnell
Sen. Anna Wishart
Sen. Mike Hilgers

RE: North 24th Street Streetscape Master Plan

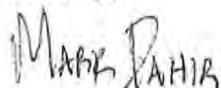
Dear Omaha Economic Recovery Act Committee Members:

The North 24th Street Business Improvement District (BID) has developed a comprehensive streetscape plan for the North 24th Street Corridor. The goal of the North 24th Street Master Streetscape Plan is to address the infrastructure needs of the North 24th Street BID area from Meredith Avenue to Cuming Street; including sidewalks, traffic, landscaping, parking, and multimodal transit. The Façade Improvement Program will provide gap financing for renovations for failing building stock, while the Broadband Implementation Project will ensure that students and at-home-workers have access to state-of-the-art fiber optic capacity.

As a partner of the 24th St. Business Improvement District, I am writing this letter to support the North 24th Street Business Improvement District Association's LB1024 Omaha Economic Recovery Act request. This project will directly impact the neighborhood by improving the quality of life for the people we serve.

The mission of the North 24th Street BID is to support the development, improvement, promotion and safety of the Historic North 24th Street. Implementing these critical infrastructure improvements in the heart of North Omaha will help to transform the North 24th Street Corridor into a thriving business district that attracts future economic development.

Sincerely,



Mark Dahir, CEO
Heart Ministry Center



October 06, 2022

RE: North 24th Street Infrastructure Improvement Plan

Dear Omaha Economic Recovery Act Committee Members:

The North 24th Street Business Improvement District (BID) has developed a comprehensive Infrastructure Improvement Plan for the North 24th Street Corridor. The North 24th Street Streetscape Master Plan, <https://confluence.mysocialpinpoint.com/north24>, outlines the need for improved walkability, slower traffic speeds, bus shelters and improved multimodal transit. The Streetscape Master Plan is also a supporting document for MetroNext, <https://www.ometro.com/metronext/a> transit plan to improve connectivity and transit access in Omaha. The Façade Improvement Program will provide gap financing for renovations for failing building stock, while the Broadband Implementation Project will ensure that students and at-home-workers have access to state-of-the-art fiber optic capacity.

This plan aligns with the City of Omaha's Forever North Strategy,

<https://planninghcd.cityofomaha.org/forevernorth>.

The board of directors of the North 24th Street Business Improvement District and Association, supports the North 24th Street Business Improvement District Association's LB1024 Omaha Economic Recovery Act request. Implementing these critical infrastructure improvements in the heart of North Omaha will help to transform the North 24th Street Corridor into a thriving business district that attracts future economic development and restores the vibrancy and livability for its current residents.

Sincerely,

Dr. Ralph B. Lassiter, Association Board President
Ralph Kleinsmith, Association Board Secretary
Bentley Swan Association, Treasurer
LaVonya Goodwin Association, Executive Director
Doysa L. Whitaker Association Board Member

Todd DeFreece, Vice President Association
Dr. Dylon T. Young, BID Association Board Member
Carmen Tapio, BID Board Member
Michael Maroney, BID Treasurer

North 24th Street Infrastructure	Estimated Cost	Notes
STREETSCAPE IMPROVEMENT		
Sources of Funds		
Federal Community Projects	\$8,236,800.00	FY22 & FY23 Earmarks
City of Omaha	\$2,159,200.00	FY22 & FY23 Earmark Match + ARPA
BID Special Assessment	\$21,500.00	Business Improvement District Tax
Foundations and Grant	\$650,000.00	Lozier and OPPD
State of Nebraska	\$42,077,731.00	LB1024
Total Sources of Funds	\$53,145,231.00	
Uses of Funds		
Demolition/Site Preparation	\$391,750.00	Removal: trees, lights, traffic signals & grading
Segments	\$12,744,089.00	Roundabouts, basic street infrastructure, reconfiguration
Corridor-wide Elements	\$22,191,011.00	Vehicular & pedestrian lights, storm sewer inlets, bus stops
Contingency 20%	\$7,065,370.00	Unexpected costs
Soft Costs	\$10,553,011.00	Mobilization, Admin, Design & Engineering, Material Testing
Environmental Traffic Study	\$200,000.00	
Total Uses of Funds	\$53,145,231.00	
FAÇADE IMPROVEMENT		
Sources of Funds		
State of Nebraska Match	\$2,400,000.00	
Total Sources of Funds	\$2,400,000.00	
Uses of Funds		
Professional Design Fees	\$200,000.00	Architect, engineer, surveys
Administration	\$400,000.00	Administrations, permits, fees
Professional Fees	\$500,000.00	Developer fees
Construction Contracting & Restoration	\$1,300,000.00	Construction management, labor
Total Uses of Funds	\$2,400,000.00	
BROADBAND IMPLEMENTATION		
Sources of Funds		
State of Nebraska	\$3,414,576.00	
Total Sources of Funds	\$3,414,576.00	
Uses of Funds		
Main Fiber Network	\$1,636,360.00	Fiber/conduit material & labor, vaults, material & labor & splice
Network Equipment Costs	\$200,000.00	GPON network equipment w/cabinets, Network transport equip
Customer Premis Costs	\$706,403.00	Fiber drop material, mini-conduit material WIFI plume mesh
Design/Engineering	\$431,413.00	Design/engineering high level & full
Professional Fees	\$440,400.00	Site surveys, inspection, rights of way, standards, management
Total Uses of Funds	\$3,414,576.00	
Total Project Costs	\$58,959,807.00	
Other Sources of Funds	\$11,067,500.00	
Total Funds Reques for LB1024	\$47,892,307.00	
North 24th Street BID Association		Prepared by: LaVonya Goodwin

September 22, 2022

TO: Sen. Justin Wayne, Committee Chairperson Sen. Tony Vargas
Sen. Terrell McKinney Sen. Brett Lindstrom
Sen. Mike McDonnell Sen. Anna Wishart
Sen. Mike Hilgers

RE: Omaha Economic Recovery Act Proposal - North 24th Street Business Improvement District

Dear Senators:

The Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA) serves as the regional Council of Governments (COG) and Metropolitan Planning Organization (MPO) for the Greater Omaha region. I write in support of the North 24th Street Business Improvement District's (BID) application for funding through the Omaha Economic Recovery Act. MAPA supports the North 24th Street' BID's application both as a stakeholder along North 24th Street and for its alignment with the regional planning process.

The North 24th Street Business Improvement District (BID) has developed a comprehensive streetscape plan for the North 24th Street corridor. The goal of the North 24th Street Master Streetscape Plan is to address the important infrastructure needs of the North 24th Street BID area from Meredith Avenue to Cuming Street—including improvements to pedestrian spaces, bikeways, and transit amenities. The North 24th Street Streetscape Master Plan will implement crucial infrastructure elements in the heart of North Omaha that will help continue the North 24th Street corridor's transformation into a thriving business district that attracts future economic development. MAPA supported these efforts through its Forever North planning effort, which laid the groundwork for the streetscape plan and continued the robust community engagement surrounding this project.

Furthermore, MAPA has led efforts in the Omaha-Council Bluffs region to expand broadband access to unserved and underserved communities. Through our statewide association, the Nebraska Regional Officials Council, MAPA has conducted a statewide speed test to supplement data collected by the telecommunications industry through the Federal Communications Commission (FCC). This statewide assessment has identified significant gaps in FCC data and provided parcel level data to support local broadband planning and implementation efforts—including those of the North 24th Street BID. This

proposal would make progress towards key tenets of Digital Equity, including improving online accessibility in underserved communities and support economic development along the corridor.

Thank you for your time and consideration, and please do not hesitate to contact me with any questions at mhelgerson@mapacog.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Helgerson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

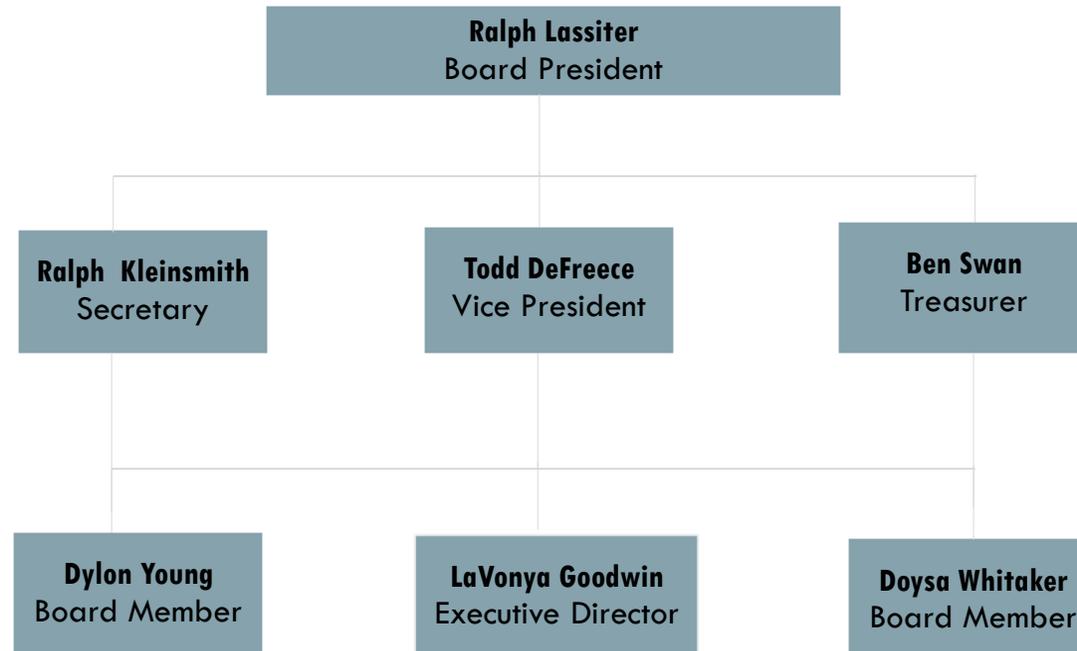
Michael Helgerson
Executive Director

North 24th Street Infrastructure Improvement Plan Timeline

I. North 24th Street Streetscape Master Plan	
Jan 2023 to August 2023	Design Zone 2 improvements
August 2023	LB1024 funds approved and released
September 2023	Bid/Award construction contract for Zone 2
October 2023 to October 2024	Construct Zone 2
August 2023 to February 2024	Design Zones 1b,3 and 4a (remaining areas between the roundabouts)
February 2024	Bid/Award construction contract for Zones 1b, 3, and 4a
March 2024 to March 2025	Construct zones 1b, 3, and 4a
February 2024 to August 2024	Design Zones 1a and 4b (north and south including the roundabouts)
August 2024 to August 2025	Construct Zones 1a and 4b
August 2025 to July 2026	Construct gateway elements/art installation Finish plantings, streetscape banners
II. Façade Improvement Program	
October of 2023 to November 2024	Phase I of the Façade Improvement Program will open to applicants
III. Broadband Implementation	
October of 2023 to July 2026	Broadband Implementation will coincide with streetscape construction



BUSINESS IMPROVEMENT DISTRICT



NORTH 24TH STREET BID ASSOCIATION ORGANIZATION CHART

Grant Application

Row 84

Organization Name (if applicable)	Straightline Development
Physical Address	16255 Woodland Drive, Omaha, NE 68136
Mailing Address	
Website	
Social Media Accounts	
Name	Jim Posey
Title	Member
Email Address	jimposey@cox.net
Phone	+1 (402) 660-9700
Team	Yes
	Jim Posey - Member Melvin Sudbeck - Member Ryan Durant - LIHTC Consultant Jacob Starnes - Manager
Organizational Chart	The developer/builder consists of Melvin Sudbeck and Jim Posey who have a combined experience of over 50 years in the development and construction industry. Melvin Sudbeck has been building homes and developing real estate in the Omaha metro and surrounding areas for over 25 years. Jim Posey is the owner of JDP property management and has been in property management for over 20 years.
Other Completed Projects and/or Accomplishments	Straightline Development is a new organization that strives to transform communities by providing high quality, sustainable, affordable housing. This proposal will help us provide affordable senior housing to an area that desperately needs it.
Proposal Title	Hamilton Village Senior Suites
Total Budget (\$)	\$13,044,926.00
LB1024 Grant Funding Request (\$)	\$3,820,000.00
Proposal Type	Capital project
Brief Proposal Summary	The Hamilton Village Senior Suites will be much needed new construction infill housing on vacant land in the City of Omaha on 41st Ave and Hamilton Street. There will be one new construction 59 unit building with an elevator. All the units will be 2 bed/1 bath units consisting of 811 sq. ft. with washer and dryer, range, refrigerator, microwave, dishwasher, access to a storm shelter. The building will have a community room and supportive services will be offered to all residents. Our market study shows strong demand for affordable senior housing. This location has great visibility and its proximity to services including a bus stop will be very beneficial to residents.
Timeline	This project has completed engineering, architecture, mechanical, etc. It has been through city planning and the zoning is approved. We are awaiting completion of our TIF application which can take up to 5 months and our permit from the city which can take up to 3 months. If awarded, we can begin construction within 5 months.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to

elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Our proposal helps cater to the 55 and older community, specifically helping service lower income residents. It will help create transformational opportunities within the community as senior single residents occupying larger homes now have access to lower maintenance housing, which in turn creates more housing for younger families to backfill the currently under-utilized single family housing. Additionally, this site is located on a metro area transit bus line which provides effective transportation for our senior residents.

Visioning Workshop Findings Alignment We are providing new construction housing made available to lower income senior households. Specifically located on a bus line.

Priorities Alignment Our proposal aligns with the strategic priorities by providing much needed affordable housing to residents in the North Omaha area with efficiency. Supportive Services will be included at no cost to the tenant.

Economic Impact Temporary - 25-30 jobs over an 18-24 month period Permanent - 10

10

25-30

10 permanent jobs at an average of \$25-\$28/hour. 25-30 Temporary Jobs at an average of \$33/hour.

We plan to use contractors in the QCT area. This will create immediate construction work for the contractors and build relationships for future projects.

Community Benefit Taking unused, vacant lots and turning it into a productive asset in the form of livable housing. Tax revenue as well as 59 residential dwellings.

Our proposal will contribute to community sustainability by being able to leverage the existing streets, sewers, & infrastructure to fully utilize the implementation of infill housing. We will also be able to further drive participation in metro area transit by being located directly next to the bus line.

Best Practices/Innovation We plan to incorporate the best proven practices by building quality, energy efficient housing. This will include solar, which makes our project more environmentally sustainable. Innovative water collection for the ability to use recyclable water for community garden.

Outcome Measurement We work heavily with the VA and the HUD/VASH programs in providing for safe and secure housing for a vulnerable population.

These outcomes are measured by our staff and our productivity within the community.

Yes, our project has the potential to create a tipping point that other developers will notice and bring the potential of millions of dollars in infill housing to the community.

Partnerships Yes

Prospective partnerships to include HUD/VASH, Omaha Housing Authority, Emmanuel Hospital and the PACE Program.

Displacement No

Displacement explanation	
Physical Location	Northwest corner of 41st & Hamilton. Site consists of 1.25-1.5 acres of vacant, unused land. 4102 Hamilton Street.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Our Environmental Assessment file is too large to upload (90MB). Please inform us on how to submit.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	Yes
Request Rationale	We will be attaching our proposed budget/sources and uses
Grant Funds Usage	Funding Gap created by the COVID-19 pandemic & supply chain constraints. This proposal will allow our shovel ready project to begin construction.
Proposal Financial Sustainability	Yes
	NIFA & tax credits coupled with monthly rents will allow this project to achieve sustainability.
Funding Sources	We have been awarded Low Income Housing Tax Credits through the Nebraska Investment Finance Authority, along with HOME Funds. Additionally, we are submitting a TIF application through the City of Omaha.
	We are submitting an application for TIF financing in October and expect that process to take 5 months.
	This project cannot continue without the LIHTC award of which we have already been awarded.
Scalability	No
Financial Commitment	Our organization has already purchased 6 parcels and paid for replatting. In addition, over \$300,000 in investment for architecture, engineering, and design. Also, surveying, environmental assessment, soil borings.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>

Public Information

File Uploads

Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses

Orchard Lane

Orchard Lane

N 41st Ave



4203

1412

1411

1410

4122

1408

4102

420

4134

4046

4040

4038

4036

4034

4204

4202

Milton St

Hamilton St

Hamilton St

Ha

1324

1322 (1-2)

4027

N 42

t St

DEVELOPMENT COST SCHEDULE

(Complete the yellow-shaded areas)

	Estimated Total Development Costs	4% LIHTC Eligible Basis	4% or 9% LIHTC New Constr./Rehab. Eligible Basis	Amortized or Expended (Non-eligible)	Allowable 24% Limit - Developer, Contractor, Gen. Req.
Land	\$ 300,000			\$ 300,000	
Existing Structures	\$ -	\$ -	\$ -	\$ -	
Demolition (new)	\$ -			\$ -	
Demolition (rehab)	\$ -	\$ -	\$ -	\$ -	\$ -
Site Grading, Clearing, etc.	\$ 175,000	\$ -	\$ 175,000	\$ -	\$ 175,000
Off-site Improvements	\$ -			\$ -	
New Building Hard Costs	\$ 9,295,000	\$ -	\$ 4,450,000	\$ 4,845,000	\$ 4,450,000
Rehabilitation Hard Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Accessory Building	\$ -	\$ -		\$ -	
Construction Contingency	\$ 875,000	\$ -	\$ 675,000	\$ 200,000	\$ 675,000
Architect Fee - Design	\$ 70,000	\$ -	\$ 70,000	\$ -	\$ 70,000
Architect Fee - Supervision	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
Engineering Fees	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000
Survey	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ 4,000
Construction Insurance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000
Construction Loan Interest	\$ 416,000	\$ -	\$ 416,000	\$ -	\$ 416,000
Constr. Loan Origination Fee	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 60,000
Construction Period Taxes	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000
Bridge Loan Expense*	\$ -	\$ -	\$ -	\$ -	\$ -
Property Appraisal**	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000
LIHTC Fees	\$ 27,350			\$ 27,350	
AHTC Fees	\$ 1,000			\$ 1,000	
Environmental Study/Review	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000
Market Study	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ 4,000
Real Estate Attorney	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
Real Estate Consultant	\$ -	\$ -	\$ -	\$ -	
LIHTC Consultant Fee	\$ 42,000	\$ -	\$ 42,000	\$ -	
Contractor Overhead	\$ 250,000	\$ -	\$ 250,000	\$ -	
Contractor Profit	\$ 250,000	\$ -	\$ 250,000	\$ -	
General Requirements	\$ -	\$ -	\$ -	\$ -	
Developer Overhead	\$ -	\$ -	\$ -	\$ -	
Developer Fee	\$ 600,000	\$ -	\$ 300,000	\$ 300,000	
Title & Recording - Perm. Fin.	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000
Perm. Loan Origination Fee	\$ 30,000			\$ 30,000	
Cost Certification	\$ 10,000			\$ 10,000	
Lenders Counsel Fee	\$ 3,000			\$ 3,000	
Underwriter Fees	\$ -			\$ -	
Legal & Organizational	\$ 35,000			\$ 35,000	
Rent-up Reserves	\$ 90,825			\$ 90,825	
Operating Reserves	\$ 295,886			\$ 295,886	
Other Reserves:	\$ -			\$ -	
Upfront LIHTC Compliance Fees	\$ 114,365			\$ 114,365	
Upfront AHTC Compliance Fees	\$ 1,500			\$ 1,500	
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Costs:	\$ 13,044,926	\$ -	\$ 6,791,000	\$ 6,253,926	\$ 5,949,000
Total Commercial Space Costs	\$ -				

*Bridge Loan Expense - eligible basis for construction period only.

**Appraisal - eligible only if done to evaluate feasibility of the project. If done as a lender requirement, the cost is not included in basis.

DEVELOPMENT COST SCHEDULE CONT.

	Total Residential Costs	4% LIHTC Eligible Basis	4% or 9% LIHTC New Constr./Rehab. Eligible Basis
From Previous Page	\$ 13,044,926	\$ -	\$ 6,791,000
Deduct from Basis:			
Grant Proceeds	\$ -	\$ -	\$ -
Non-qualified, Non-recourse Financing	\$ -	\$ -	\$ -
Non-qualified Portion of Higher Quality Units (IRC Section 42(d)(3))	\$ -	\$ -	\$ -
Historic Tax Credits	\$ -	\$ -	\$ -
Over Architect/Engineering Fee Limit	\$ -	\$ -	\$ -
Over Developer/Contractor Fee Limit	\$ -	\$ -	\$ -
Total Eligible Basis	\$ -	\$ -	\$ 6,791,000
Multiplied by the Applicable Fraction		100.0000%	79.0000%
Total Adjusted Eligible Basis	\$ -	\$ -	\$ 5,364,890
Add to Eligible Basis:			
Project Located in Qualified Census Tract (QCT) x 130% or Basis Boost Requested (up to 130%)			130%
Total Qualified Basis	\$ -	\$ -	\$ 6,974,357
Multiplied by the Applicable Percentage		4.00%	9.00%
Maximum Allowed LIHTC Request*	\$ -	\$ -	\$ 627,692

Note: Developments located in a Qualified Census Tract may also add a portion of the adjusted basis of a community service facility targeted to serve tenants whose income is 60% or less or the Area Median Income (limited to 25% of the Development's eligible basis)

*Please note the calculations are for informational purposes only. Underwriting will be completed by NIFA staff during the final application review process. Results may vary based on data input errors, rounding, applicable fraction calculations, etc.

Developer/Contractor Fee Limit Calculation	
\$ 5,949,000	Eligible Basis Towards Fee
24%	Percent Limit
\$ 1,427,760	Maximum Allowed Fee
\$ 842,000	Total Fee
\$ -	Adjustment to Basis

Developer Fee Limit on Acquisition Calculation	
\$ -	Eligible Basis Towards Fee
5%	Percent Limit
\$ -	Maximum Allowed Fee
\$ -	Total Fee
\$ -	Adjustment to Basis

Architect/Engineering Fee Limit Calculation	
\$ 4,450,000	Hard Construction Costs (in basis)
7%	Percent Limit
\$ 311,500	Maximum Allowed Fee
\$ 109,000	Total Fee
\$ -	Adjustment to Basis

SUBJECT PICTURES



Front of Subject looking northeast



View of Subject looking southeast



View of Subject looking northeast



View of Subject looking northwest



View of Subject looking west



View of Subject looking south



View of Subject looking southwest



View of Subject looking southeast



Looking west along Orchard Lane; Subject on the left



Looking east along Orchard Lane; Subject on the right



Looking north along N. 41st Avenue; Subject on the left



Looking south along N. 41st Avenue; Subject on the right



Looking west along Hamilton Street; Subject on the right



Looking east along Hamilton Street; Subject on the left



Single-family residences and commercial building southwest of Subject



Commercial use buildings to the west of Subject



Multi-family complex to the southeast of the Subject



Single-family residences to the southeast of the Subject



Iglesia Apostolica de la Fe en Cristo Jesus (Church)
adjacent to the east of the Subject



Kingdom Builders Christian Center and House of
Prayer to the northeast of the Subject



Express gas station to the east of the Subject



Commercial use building to the west of the Subject



Single-family residences on the Subject's site



Single-family residences adjacent to the north of the
Subject

Ownership Details

Straight Line Development, owned and operated by Melvin Sudbeck and Jim Posey, is the applicant for a LIHTC award. However, the site for 4102 Hamilton and 4122 Hamilton is controlled by JDP Property Management, LLC. Additionally, 1410 N 41st is controlled by JDP Holdings, LLC. The remaining lots, 1408 and 1412 N 41st, are controlled by Sage Casa, Inc. JDP Property Management and JDP Holdings are both owned and operated by Jim and Dawn Posey. Sage Casa is owned and operated by Melvin Sudbeck. The articles of incorporation and bylaws included with this page are intended to clarify the ownership structure of JDP Property Management, LLC, JDP Holdings, LLC, and Sage Casa, Inc.

You'll also notice that the title report for 4134 Hamilton Street has Atilio Montes listed as the owner. JDP Property Management, LLC has recently acquired this lot through a sheriff sale. Due to COVID-19, we have been unable to acquire paperwork showing JDP Property Management as the owner.

LIMITED TITLE REPORT

FILE NO: 0287618

**TO: Straight Line Development
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

Lots Two (2), Three (3), Fourteen (14), Fifteen (15) and the South 60.5 feet of Lot Sixteen (16), all in Block Twenty (20), Orchard Hill, an addition to the City of Omaha, Douglas County, Nebraska

Address: 4102 Hamilton Street, Omaha, NE 68131

GRANTEE IN LAST DEED OF RECORD:

JDP Property Management, LLC, a Nebraska limited liability company

UNRELEASED LIENS OF RECORD:

- a. Deed of Trust (With Future Advances) executed by JDP Property Management, LLC, Trustor to First State Bank, Trustee for First State Bank, Beneficiary, with a maximum obligation limit of \$104,579.00, dated November 20, 2019, recorded November 25, 2019, as Inst. No. 2019103291.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes and all prior years - paid in full
2019 County/2020 City Taxes - \$0.00
First half becomes delinquent April 1, 2020.
Second half becomes delinquent August 1, 2020.
Parcel ID No.: 2555 0002 19
Assessed Value: \$0.00

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: March 16, 2020 at 8:00 am

Nebraska Title Company

By 
Registered Abstractor

Please direct inquiries to: Rhonda Larson

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

LIMITED TITLE REPORT

FILE NO: 0287619

**TO: Straight Line Development
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

All of Lot Four (4), the East 10 feet of Lots Five (5) and Twelve (12), and all of Lot Thirteen (13), Block Twenty (20), Orchard Hill, an Addition to the City of Omaha, in Douglas County, Nebraska.

Address: 4122 Hamilton Street, Omaha, NE 68131

GRANTEE IN LAST DEED OF RECORD:

JDP Property Management, LLC, a Nebraska limited liability company

UNRELEASED LIENS OF RECORD:

- a. Deed of Trust from JDP Property Management, LLC, a Nebraska limited liability company, to First State Bank, Trustee for First State Bank, Beneficiary, in the principal amount of \$104,579.00 dated November 20, 2019 and recorded November 25, 2019 as Inst. No. 2019103291.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None found of record

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes and all prior years - paid in full
2019 County/2020 City Taxes - \$0.00 - Exempt
Parcel ID No.: 2553 0000 19
Assessed Value: \$15,500.00

EASEMENTS AND RESTRICTIONS OF RECORD:

None found of record

Effective Date: March 17, 2020 at 8:00 am

Nebraska Title Company

By 
Registered Abstracter

Please direct inquiries to: Steven Griesemer

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

LIMITED TITLE REPORT

FILE NO: 0287616

**TO: Straight Line Development
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

The North 39.5 feet of Lot Sixteen (16), Block Twenty (20), Orchard Hill, an addition to the City of Omaha, Douglas County, Nebraska

Address: 1408 North 41st Avenue, Omaha, NE 68131

GRANTEE IN LAST DEED OF RECORD:

Sage Casa, Inc., a Nebraska corporation

UNRELEASED LIENS OF RECORD:

- a. Deed of Trust (With Future Advances) executed by JDP Property Management, LLC, Trustor to First State Bank, Trustee for First State Bank, Beneficiary, with a maximum obligation limit of \$88,022.50, dated February 28, 2020, recorded March 2, 2020, as Inst. No. 2020019589.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes and all prior years - paid in full
2019 County/2020 City Taxes - \$0.00
First half becomes delinquent April 1, 2020.
Second half becomes delinquent August 1, 2020.
Parcel ID No.: 2554 0000 19
Assessed Value: \$0.00

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: March 16, 2020 at 8:00 am

Nebraska Title Company

By 
Registered Abstracter

Please direct inquiries to: Rhonda Larson

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

LIMITED TITLE REPORT

FILE NO: 0287614

**TO: Straight Line Development
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

The South Half (S1/2) of Lot One (1), Block Twenty (20), Orchard Hill, an Addition to the City of Omaha, Douglas County, Nebraska

Address: 1410 North 41st Avenue, Omaha, NE 68131

GRANTEE IN LAST DEED OF RECORD:

JDP Holdings, LLC, a Nebraska limited liability company

UNRELEASED LIENS OF RECORD:

Deed of Trust executed by JDP Holdings, LLC, A Nebraska Limited Liability Company, Trustor to First State Bank, a Nebraska Corporation, Trustee for First State Bank, Beneficiary, in the stated amount of \$70,505.35, dated December 30, 2019, recorded December 31, 2019 as Inst. No. 2019116404; records of Douglas County, Nebraska.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes and all prior years - paid in full
2019 County/2020 City Taxes - \$712.90, First 1/2 paid
Parcel ID No.: 2538 0000 19
Assessed Value: \$50,100.00

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: March 16, 2020 at 8:00 am

Nebraska Title Company

By 
Registered Abstracter

Please direct inquiries to: Diane Weatherhead

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

LIMITED TITLE REPORT

FILE NO: 0287613

**TO: Straight Line Development
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

The North half (N1/2) of Lot One (1), Block Twenty (20), Orchard Hill, an Addition to the City of Omaha, Douglas County, Nebraska

Address: 1412 North 41st Avenue, Omaha, NE 68131

GRANTEE IN LAST DEED OF RECORD:

Sage Casa, Inc., a Nebraska corporation

UNRELEASED LIENS OF RECORD:

Deed of Trust (With Future Advances) executed by JDP Property Management, LLC, a Nebraska limited liability company, Trustor to First State Bank, Trustee and Beneficiary, with a maximum obligation limit of \$88,022.50, dated February 28, 2020, recorded March 2, 2020, as Inst. No. 2020019589. (And Other Property)

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes and all prior years - paid in full
2019 County/2020 City Taxes - \$0.00 - Exempt
Parcel ID No.: 2537 0000 19
Assessed Value: \$0.00

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: March 16, 2020 at 8:00 am

Nebraska Title Company

By 
Registered Abstracter

Please direct inquiries to: Diane Weatherhead

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.



NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: 0292080

**TO: Sudbeck Companies
Jacob Starnes**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 716, hereby certifies that the records of Douglas County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

The West 40 feet of Lots Five (5) and Twelve (12) and the East 40 feet of Lots Six (6) and Eleven (11), Block Twenty (20), Orchard Hill, an Addition to the City of Omaha, in Douglas County, Nebraska.

Address: 4134 Hamilton Street, Omaha, NE 68131

GRANTEE IN LAST DEED OF RECORD:

[Atilio Montes](#)

UNRELEASED LIENS OF RECORD:

- a. Deed of Trust executed by Maria M. Montes and Atilio Montes, wife and husband, Trustor to Stewart Title Guaranty Co., Trustee for Lucia M. Guardado, Beneficiary, in the stated amount of \$40,500.00, dated September 24, 2008, recorded September 26, 2008, as Inst. No. [2008094577](#); records of Douglas County, Nebraska.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

- a. Notice of Lis Pendens recorded May 28, 2019 as Inst. No. [2019036459](#); records of Douglas County, Nebraska; Decree of Foreclosure at Case No. CI 19-3486 in the District Court of Douglas County, Nebraska styled Omaha Municipal Land Bank, Plaintiff -vs- Atilio Montes et al, Defendant. Case Pending; and Return Order of Sale Sold to: JPD Property Management LLC, filed September 3, 2020.

TAXES/ASSESSMENTS:

2018 County/2019 City Taxes, \$264.48 - All Paid
2019 County/2020 City Taxes, \$493.90 - Not Paid and Delinquent.
2020 County/2021 City Taxes, \$492.42 - Not Yet Due.
First half becomes delinquent April 1, 2021.
Second half becomes delinquent August 1, 2021.
Parcel ID No.: [2550 0000 19](#)
Assessed Value: \$23,000.00

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record.

Effective Date: November 18, 2020 at 8:00 am

Nebraska Title Company

A handwritten signature in blue ink, appearing to read 'Tom H. Welch', is positioned above the text 'Registered Abstractor'.

By

Registered Abstractor

Please direct inquiries to: Ruth Dillon

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

SPECIAL WARRANTY DEED

OMAHA MUNICIPAL LAND BANK
1141 NORTH 11TH STREET
OMAHA NE 68102 402-800-1240

KNOW ALL MEN BY THESE PRESENTS, THAT OMAHA MUNICIPAL LAND BANK ("Grantor"), in consideration of the sum of \$1 dollars, in hand paid by JDP Property Management, LLC, a Nebraska limited liability company, of Omaha and the State of Nebraska, ("Grantee") does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the City of Omaha and State of Nebraska, to wit:

Lots 2, 3, 14, 15 and the South 60.5 feet of Lot 16, all in Block 20, in Orchard Hill, an Addition to the City of Omaha, Douglas County, Nebraska.

together with all the tenements, hereditaments, and appurtenances thereto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof.

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever; and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

FURTHER, the Grantor covenants with the Grantee a complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing. Failure to complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing shall cause the property to revert to the Grantor at no cost.

IN WITNESS WHEREOF Grantor has hereunto set its hand this 24 day of October, 2019, A.D.

OMAHA MUNICIPAL LAND BANK

By: Kenton Duncan
Executive Director



STATE OF NEBRASKA)
)ss.
CITY OF OMAHA)

On this 24 day of October, A.D., 2019, before me, a Notary Public in and for said City, personally came Kenton Duncan who is personally known to me to be the identical person whose name is affixed to the above instrument, and he/she acknowledges the said instrument to be his voluntary act and deed as said officer on behalf of said Commission.

WITNESS my hand and Notarial Seal the date last aforesaid.

Stephen Christensen
NOTARY PUBLIC



SPECIAL WARRANTY DEED

OMAHA MUNICIPAL LAND BANK
1141 NORTH 11TH STREET
OMAHA NE 68102 402-800-1240

KNOW ALL MEN BY THESE PRESENTS, THAT OMAHA MUNICIPAL LAND BANK ("Grantor"), in consideration of the sum of \$1 dollars, in hand paid by JDF Property Management, LLC, a Nebraska limited liability company, of Omaha and the State of Nebraska, ("Grantee") does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the City of Omaha and State of Nebraska, to wit:

All of Lot 4, the East 10 feet of Lots 5 and 12, and all of Lot 13, in Block 20, in ORCHARD HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever, and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

FURTHER, the Grantor covenants with the Grantee a complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing. Failure to complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing shall cause the property to revert to the Grantor at no cost.

IN WITNESS WHEREOF Grantor has hereunto set its hand this 15 day of October, 2019, A.D.

OMAHA MUNICIPAL LAND BANK

By: Kenton Duncan
Kenton Duncan, Sales Manager

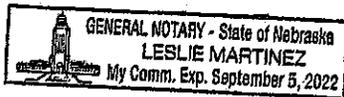


STATE OF NEBRASKA)
)ss.
CITY OF OMAHA)

On this 15 day of October, A.D., 2019, before me, a Notary Public in and for said City, personally came Kenton Duncan who is personally known to me to be the identical person whose name is affixed to the above instrument, and he/she acknowledges the said instrument to be his voluntary act and deed as said officer on behalf of said Commission.

WITNESS my hand and Notarial Seal the date last aforesaid.

Leslie Martinez
NOTARY PUBLIC



SPECIAL WARRANTY DEED

OMAHA MUNICIPAL LAND BANK
1141 NORTH 11TH STREET
OMAHA NE 68102 402-800-1240

KNOW ALL MEN BY THESE PRESENTS, THAT OMAHA MUNICIPAL LAND BANK ("Grantor"), in consideration of the sum of \$1 dollars, in hand paid by Sage Casa, Inc., a Nebraska Corporation, of Omaha and the State of Nebraska, ("Grantee") does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the City of Omaha and State of Nebraska, to wit:

The North 39.5 feet of Lot 16, Block 20, in Orchard Hill, an addition to the city of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever; and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

FURTHER, the Grantor covenants with the Grantee a complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing. Failure to complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing shall cause the property to revert to the Grantor at no cost.

IN WITNESS WHEREOF Grantor has hereunto set its hand this 11 day of September 20 19, A.D.

OMAHA MUNICIPAL LAND BANK

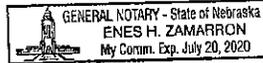
By: Kenton Duncan
Executive Director
Kenton Duncan, Acquisition Director



STATE OF NEBRASKA)
) ss.
CITY OF OMAHA)

On this 11th day of Sept, A.D., 2019, before me, a Notary Public in and for said City, personally came Kenton Duncan who is personally known to me to be the identical person whose name is affixed to the above instrument, and he/she acknowledges the said instrument to be his voluntary act and deed as said officer on behalf of said Commission.

WITNESS my hand and Notarial Seal the date last aforesaid.



Enes H. Zamarron
NOTARY PUBLIC



SPECIAL WARRANTY DEED

OMAHA MUNICIPAL LAND BANK
1141 NORTH 11TH STREET
OMAHA NE 68102 402-800-1240

KNOW ALL MEN BY THESE PRESENTS, THAT OMAHA MUNICIPAL LAND BANK ("Grantor"), in consideration of the sum of \$1 dollars, in hand paid by Sage Casa, Inc., a Nebraska Corporation, of Omaha and the State of Nebraska, ("Grantee") does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the City of Omaha and State of Nebraska, to wit:

The North 1/2 of Lot 1, Block 20, Orchard Hill, an addition to the city of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever, and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

FURTHER, the Grantor covenants with the Grantee a complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing. Failure to complete renovation for the property that will make the property safe and return the property to a habitable condition in at least two (2) years from closing shall cause the property to revert to the Grantor at no cost.

IN WITNESS WHEREOF Grantor has hereunto set its hand this 9th day of Sept, 2019, A.D.

OMAHA MUNICIPAL LAND BANK

By: Kenton Duncan
* Executive Director
Kenton Duncan, Acquisition Director

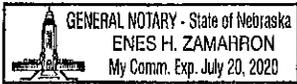


STATE OF NEBRASKA)
)ss.
CITY OF OMAHA)

On this 11th day of Sept, A.D., 2019, before me, a Notary Public in and for said City, personally came Kenton Duncan who is personally known to me to be the identical person whose name is affixed to the above instrument, and he/she acknowledges the said instrument to be his voluntary act and deed as said officer on behalf of said Commission.

WITNESS my hand and Notarial Seal the date last aforesaid.

Enes H. Zamarron
NOTARY PUBLIC



WARRANTY DEED

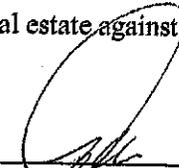
Pedro Cisneros and Maria Cisneros, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from JDP Holdings, LLC, a Nebraska limited liability company, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S1/2) of Lot One (1), Block Twenty (20), Orchard Hill, an Addition to the City of Omaha, Douglas County, Nebraska

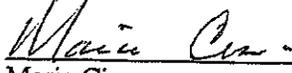
GRANTOR covenant with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated 12/20/19



 Pedro Cisneros



 Maria Cisneros

State of Nebraska

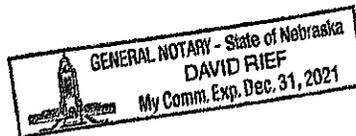
§

County of Douglas

The foregoing instrument was acknowledged before me this 20 day of December, 2019 by **Pedro Cisneros and Maria Cisneros, a married couple.**



 Notary Public



SIM0000451

Please Return recorded document to:
Simple Closing, LLC
14680 West Dodge Road, Ste 1
Omaha, NE 68154

STATE OF

NEBRASKA



United States of America, }
State of Nebraska } ss.

Department of State
Lincoln, Nebraska

I, John A. Gale, Secretary of State of Nebraska do hereby certify;

the attached is a true and correct copy of the Articles of Organization
of

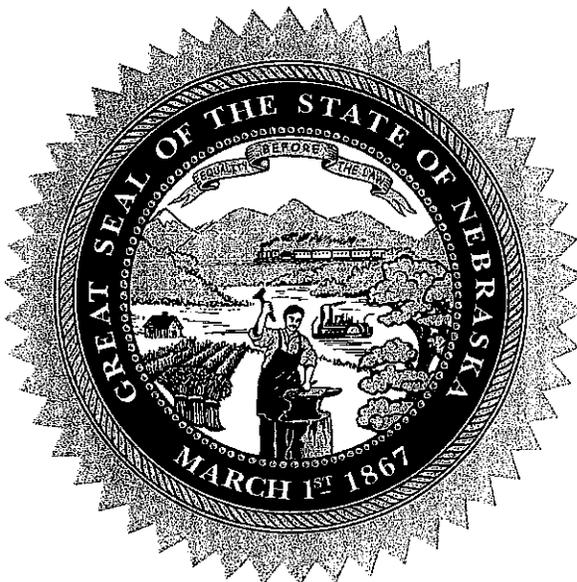
JDP PROPERTY MANAGEMENT, LLC

with its registered office located in OMAHA, Nebraska, as filed in this
office on December 10, 2004.

I further certify that said limited liability company is in existence as of
this date.

In Testimony Whereof,

I have hereunto set my hand and
affixed the Great Seal of the State
of Nebraska on December 10, 2004.



John A. Gale
SECRETARY OF STATE

**ARTICLES OF ORGANIZATION
OF
JDP PROPERTY MANAGEMENT, LLC**

**ARTICLE 1
NAME**

The name of this limited liability company is JDP Property Management, LLC (the "Company").

**ARTICLE 2
PURPOSES AND POWERS**

2.1 Purposes. The purposes for which the Company is organized are to engage in any and all lawful businesses for which a limited liability company may be organized under the laws of the State of Nebraska.

2.2 Powers. The Company shall have and exercise all powers and rights conferred upon a limited liability company by the Limited Liability Company Act of the State of Nebraska, NEB. REV. STAT. §§ 21-2601 et seq. (the "Act"), and any enlargement of such powers conferred by subsequent legislative acts; and, in addition thereto, the Company shall have and exercise all powers and rights as are necessary, suitable, proper, convenient or expedient for the attainment of the purposes set forth in Section 2.1 above.

**ARTICLE 3
PRINCIPAL PLACE OF BUSINESS**

The Company's principal place of business in Nebraska is 101 North 38 Avenue, Omaha, Nebraska, 68131.

**ARTICLE 4
REGISTERED OFFICE AND REGISTERED AGENT**

4.1 Office. The registered office of the Company is 1125 South 103 Street, Suite 800, Omaha, Nebraska, 68124.

4.2 Agent. The name of the registered agent of the Company at such address is David M. Dvorak.

**ARTICLE 5
STATED CAPITAL**

The total amount of cash contributed to stated capital is \$1,000. No property, other than cash, has been contributed.

**ARTICLE 6
ADDITIONAL CAPITAL CONTRIBUTIONS**

Any additional capital contributions to be made by the Members and the times at which or events upon the happening of which such additional capital contributions shall be made shall be as provided in the Operating Agreement of the Company.

**ARTICLE 7
ADMISSION OF ADDITIONAL MEMBERS**

Additional Members shall be admitted to the Company, from time to time, upon such terms and conditions of admission as may be determined by the Members at the time of admission. Except as provided in the Operating Agreement, the interests of Members may not be transferred or assigned.

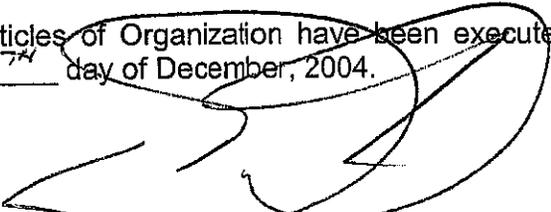
**ARTICLE 8
MANAGEMENT OF THE COMPANY**

The overall management of the Company shall be vested in a Manager, as provided in the Operating Agreement. The name and address of the initial Manager is: David M. Dvorak, 1125 South 103 Street, Suite 800, Omaha, Nebraska, 68124.

**ARTICLE 9
INTERNAL AFFAIRS**

The regulation of the internal affairs of the Company shall be set forth in the Operating Agreement of the Company, which shall govern the operation of the business and the Members accordingly.

IN WITNESS WHEREOF, these Articles of Organization have been executed by the undersigned Organizer, in duplicate, this 8TH day of December, 2004.



David M. Dvorak, Organizer

**OPERATING AGREEMENT
OF
JDP PROPERTY MANAGEMENT, LLC**

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**OPERATING AGREEMENT
OF
JDP PROPERTY MANAGEMENT, LLC**

The undersigned Members agree to conduct a limited liability company at its principal place of business in Nebraska, pursuant to the provisions of this Agreement and according to the Company's Articles of Organization and the laws of the State of Nebraska.

**ARTICLE 1
DEFINITIONS**

1.1 Rules of Construction.

(a) Defined Terms. Whenever the words and phrases defined in Section 1.2 or elsewhere in this Agreement are intended to have their defined meanings, the first letter of the word or the first letters of all substantive words in the phrase shall be capitalized. Otherwise, any word or phrase that appears in this Agreement shall have the meaning denoted by its context.

(b) Case and Gender. A word or phrase used in the singular includes the plural; a word or phrase used in the plural includes the singular; and when used in any gender, a word or phrase also includes all genders. Specifically, but not by way of limitation, any reference to "Members" shall include "Member," if only one.

(c) Captions. Captions of sections are inserted as a matter of convenience only, and do not define, limit, or extend the scope of interest of this Agreement or any provision hereof.

(d) Applicable Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Nebraska.

(e) Separability of Provisions. Each provision of this Agreement shall be considered separable and if for any reason any provision or provisions hereof are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

1.2 Defined Terms. As used in this Agreement, the following terms shall have the following meanings:

(a) "Act" shall mean the Nebraska Limited Liability Company Act, as amended from time to time.

(b) "Accountant" means the certified public accounting firm engaged by the Manager on behalf of the Company from time to time.

(c) "Affiliate" or "Affiliated Person" means, when used with reference to a specified Person, (i) any Person that directly or indirectly through one or more intermediaries controls or is controlled by or is under common control with the specified Person, (ii) any Person who is an officer of, partner in or trustee of or serves in a similar capacity with respect to, the specified Person or of which the specified Person is an officer, partner or trustee, or serves in a similar capacity, (iii) any Person who, directly or

indirectly, is the beneficial owner of 10% or more of any class of equity securities or otherwise has a substantial beneficial interest in, the specified Person or has equity securities, 10% or more of any class of which are owned by the specified Person, or of which the specified Person otherwise has a substantial beneficial interest, and (iv) any relative or spouse of the specified Person. Affiliate or Affiliated Person of the Company does not include a Person who is a partner in a partnership or joint venture with the Company or any other Affiliated Person if such Person is not otherwise an Affiliate or Affiliated Person of the Company or the Manager.

(d) "Agreement" shall mean this Operating Agreement, as originally executed or as amended, modified, supplemented or restated from time to time, including Appendix "A" attached hereto. Words such as "herein," "hereinafter," "hereof," "hereto," "hereby" and "hereunder" when used with reference to this Agreement refer to this Agreement as a whole, unless the context otherwise requires.

(e) "Articles" shall mean the Articles of Organization of the Company, as properly adopted and amended from time to time by the Members and filed with the Secretary of State of the State of Nebraska.

(f) "Capital Account" means with respect to each Member, the account established for each Member pursuant to Section 3.4 which will equal the Capital Contribution of such Member and throughout the existence of the Company will be (i) increased by the amount of Taxable Income allocated to such Member, and (ii) reduced by the amount of Tax Losses allocated to such Member and the amount of Distributable Cash and other property, if any, distributed to such Member. Generally speaking, it is intended that each Member's Capital Account be equivalent to his/her basis in any Units owned for federal income tax purposes.

(g) "Capital Account Balance" shall have the meaning set forth in Section 3.4.

(h) "Capital Contribution" shall mean, in the case of any Member as of any date of determination, the aggregate amount of cash, property, or services rendered, or a promissory note or other binding obligation to contribute cash or property or perform services that such Member shall have contributed to the Company on or prior to such date and a Member's share of any of the Company's liabilities as determined in accordance with the Code and Regulations (or, if such Member is not the original holder of the Units owned by such Member, the Capital Contribution with respect to the Units). In the event that any capital is returned to a Member, such Member's Capital Contribution shall be adjusted to reflect such return.

(i) "Closing" shall have the meaning set forth in Section 7.3(c).

(j) "Code" shall mean the Internal Revenue Code of 1986, as amended from time to time and any successor statute or subsequent codification or recodification of the federal income tax laws of the United States.

(k) "Company" shall mean JDP Property Management, LLC, a Nebraska limited liability company, as such limited liability company may from time to time be constituted.

(l) "Distributable Cash" means for each fiscal year of the Company all cash revenue from operation of the Company (without deduction for depreciation and amortization of intangibles) less the sum of (i) current charges and expenses, including payments to the Manager or any of its Affiliates for contracted services or goods furnished or to be furnished, (ii) debt service payments of the Company, (iii) expenditures for acquisition of Company property and for capital improvement or replacements, and (iv) payments to reserves for working capital, contingencies, capital improvements and replacements made or to be made by the Company in any current or future year.

(m) "Distribution" shall mean any distribution pursuant to Section 4.2 by the Company of cash or property to a Member.

(n) "Effective Date of Sale" shall have the meaning set forth in Section 7.3(b).

(o) "Interest" means the entire ownership interest of a Member in the Company at any particular time, including the right of such Member to any and all benefits to which a Member may be entitled as provided in this Agreement, together with the obligations of such Member to comply with all the terms and provisions of this Agreement.

(p) "Manager" shall mean an individual (which may be but does not have to be a Member) appointed to manage the Company as provided in Section 5.1. If there is more than one Manager, each reference herein to the "Manager" shall mean and refer to each Manager each of whom shall be entitled to take any action herein of a Manager individually or in concert with any other Manager.

(q) "Member" shall mean any Person who, at the time referenced, is a party to this Agreement or who shall, subsequent to the execution of this Agreement, acquire an ownership interest in the Company by virtue of transfer of Units to such Person by an existing Member, or who shall acquire an ownership interest in the Company pursuant to Section 7.5.

(r) "Notice of Acceptance" shall have the meaning set forth in Section 7.3(b).

(s) "Notification" means a writing, containing the information required by this Agreement to be communicated to any Person, delivered by hand to such Person or sent by a nationally recognized overnight courier service, by facsimile transmission or by registered, certified or regular mail to such Person at the last known address of such Person; provided, however, that any communication containing such information sent to such Person and actually received by such Person shall constitute Notification for all purposes of this Agreement.

(t) "Offered Units" shall have the meaning set forth in Section 3.2.

(u) "Optional Additional Capital Contribution" shall have the meaning set forth in Section 3.2.

(v) "Optional Offering Commitment" shall have the meaning set forth in Section 3.2.

(w) "Percentage Interest" means the percentage figure calculated by dividing the Units owned by a Member at any given time by the total Units owned by all Members.

(x) "Person" shall mean an individual, a partnership, a joint venture, a corporation, a limited liability company, a trust, an estate, an unincorporated organization or association, or any other entity or a government or any department or agency thereof.

(y) "Purchase Price" shall have the meaning set forth in Section 7.3(a).

(z) "Regulations" shall mean the regulations of the United States Department of the Treasury pertaining to the federal income tax, as from time to time in force.

(aa) "Selling Member" shall have the meaning set forth in Section 7.3.

(bb) "Taxable Income" or "Tax Losses" respectively, means the ordinary income or losses of the Company for each fiscal year or portion thereof as determined for federal income tax purposes, as well as, where the context requires, related federal tax items such as capital gain or loss, tax preferences, credits and depreciation recapture, it being understood that losses for federal income tax purposes include all amounts treated as a return of capital for federal income tax purposes by reason of tax basis adjustments.

(cc) "Tax Matters Member" shall have the meaning set forth in Section 9.5.

(dd) "Third Party Claim" shall have the meaning set forth in Section 7.4.

(ee) "Units" shall mean the units of measurement used to reflect each Member's Percentage Interest in the Company, as determined pursuant to Section 3.3. Each Person who becomes a Member shall own Voting Units as reflected on Appendix "A."

ARTICLE 2 FORMATION

2.1 Formation. The Company has been organized as a limited liability company under the provisions of the Act by delivering the Articles to the Secretary of State of the State of Nebraska for filing. The Manager may take such further actions as it deems necessary or advisable to permit the Company to conduct business as a limited liability company in any jurisdiction. The rights and liabilities of the Members under this Agreement shall be as provided by the Act, except as otherwise expressly stated in this Agreement.

2.2 Name. The name of the Company shall be JDP Property Management, LLC or any other name permitted by the Act as the Members shall afterwards designate by appropriate amendment to the Company's Articles. All business of the Company shall be conducted under the Company's name.

2.3 Purposes. The purposes for which the Company is organized are to engage in any and all lawful businesses for which a limited liability company may be organized under the laws of the State of Nebraska.

2.4 Principal Office. The principal office of the Company shall be at 101 North 38th Avenue, Omaha, Nebraska 68131, or such place as the Members may, from time to time, designate by appropriate amendment to the Company's Articles.

2.5 Names of Members. The names of the Members are set forth on Appendix "A" to this Agreement.

2.6 Fiscal Year. The fiscal year of the Company shall begin on January 1 and end on December 31 of each year.

ARTICLE 3 CAPITAL CONTRIBUTIONS

3.1 Initial Capital Contributions. Each Member's contribution to capital, either initially or thereafter, may consist of cash, property or services as agreed by the Manager.

3.2 Optional Additional Capital Contributions. The Members may, as provided below, determine from time to time that additional Capital Contributions are reasonably necessary to enable the Company to operate its business.

Members holding not less than 100% of the outstanding Voting Units, as defined below, may unanimously determine from time to time that all Members may make optional additional Capital Contributions in exchange for additional Voting Units, as defined below. Any such determination shall set forth the number of additional Voting Units that shall be issued by the Company in return for the additional Capital Contributions ("Optional Additional Capital Contributions"). Upon receipt of such a notice, the Manager shall notify the Members, in writing, of such optional offering ("Optional Offering"). Such notice shall set forth the amount of additional Capital Contribution needed, the Units to be issued ("Offered Units") and the date by which the Members should contribute ("Optional Offering Commitment"). The amount of Offered Units which a Member may purchase shall be an amount determined by multiplying i) the total amount of Offered Units by ii) such Member's Percentage Interest. Each Member shall notify the Manager of his/her/its decision to purchase the Offered Units within fifteen (15) days of receipt of the Optional Offering. If all of the Offered Units are not purchased, the Manager will offer the Units not purchased to those Members purchasing Units pro rata based upon their ownership of outstanding Units.

3.3 Units. Each Unit shall be a Voting Unit. If additional Capital Contributions are made to the Company in accordance with Section 3.2, new Units shall be assigned to the Members in exchange for such additional capital as determined by the vote of Members initiating the capital call. If a new Member of the Company is admitted in accordance with Section 7.5, he/she/it shall receive Voting Units having a value as shall be determined by a vote of Members holding at least a majority of the Voting Units.

3.4 Capital Account. A Capital Account shall be established for each Member on the books of the Company and maintained in accordance with Section 1.704-1(b)(2) of the Regulations. The balance at any given time of a Member's Capital Account shall be referred to in this Agreement as the Member's "Capital Account Balance."

3.5 Withdrawal of Capital. A Member shall not receive from the Company property constituting any part of the Member's Capital Contributions unless and until:

(a) All liabilities of the Company, except liabilities to Members on account of their Capital Contributions have been paid or there remains property in the Company sufficient to pay them; and

(b) Members holding a majority of the Voting Units consent in writing to the withdrawal, which consent may be unreasonably withheld, unless the return of the Capital Contributions may be rightfully demanded under this Agreement or the Act.

3.6 Return of Capital. If and when a Member is authorized to receive a return of the Member's Capital Contributions pursuant to this Agreement, he/she/it shall have only the right to demand and receive cash in return for the Member's Capital Contributions, unless the Members holding at least a majority of the Voting Units agree to a distribution to the Member in some other form. If a distribution is to be made in the form of property other than cash, such property shall be valued at its fair market value as of the date or dates of distribution, and if such fair market value is not equal to the book value of such property as reflected on the books of the Company and any Member's Capital Account, then an appropriate adjustment shall first be made to the Member's Capital Account to account for such difference.

ARTICLE 4 ALLOCATIONS AND DISTRIBUTIONS

4.1 Allocation of Taxable Income and Tax Losses.

(a) The Taxable Income and Tax Losses of the Company shall be determined for each fiscal year in accordance with the accounting method followed by the Company for federal income tax purposes and otherwise in accordance with generally accepted accounting principles applied in a consistent manner. Taxable Income and Tax Losses of the Company shall be determined and allocated with respect to each fiscal year of the Company as of, and within seventy-five (75) days after, the end of such year. Taxable Income and Tax Losses shall be allocated for each fiscal year to the Members in accordance with their Percentage Interests.

(b) It is the intent of the Members that each Member's share of Taxable Income or Tax Losses shall be determined and allocated in accordance with this Section 4.1 to the fullest extent permitted by Section 704(b) of the Code. In order to preserve and protect the determination and allocations provided for in this Section 4.1, the Manager is authorized and directed to allocate Taxable Income or Tax Losses arising in any year differently than otherwise provided for in this Section 4.1 if, and to the extent that, allocating Taxable Income or Tax Losses in the manner provided for in this Section 4.1 would cause the determinations and allocations of each Member's share of Taxable Income or Tax Losses not to be permitted by Section 704(b) of the Code and Regulations thereunder. Any allocations made pursuant to this Section 4.1(b) shall be deemed to be a complete substitute for any allocation otherwise provided for in this Agreement, and no amendment of this Agreement or approval of any Member shall be required.

4.2 Distributions of Distributable Cash. All Distributable Cash shall be distributed at such times and in such amounts as the holders of a majority of the Voting Units shall determine; provided, however, upon written demand by any Member, the Company shall, no later than April 1 of each year, make a distribution out of Distributable Cash to each Member in an amount equal to the product of: (a) the Company's taxable net income for the preceding fiscal year

which is allocable to such Member by reason of the Company's status as a limited liability company, and (b) fifty percent (50%). Any other distributions of Distributable Cash shall be made pro rata to the Members based on their Percentage Interests.

4.3 Internal Revenue Code Modifications. If the Manager receives the written opinion of tax counsel that the allocations of income, gain, loss or deduction do not fully conform to the Code or applicable Regulations, or that permissible methods of allocating such items to new Members have been affected by Regulations promulgations, judicial decisions or legislation, the Manager is authorized and directed to make such allocations, including allocations of gross income, as advised by tax counsel.

ARTICLE 5 MANAGEMENT OF THE COMPANY

5.1 Management. The Company shall be managed by one or more Managers, which shall have sole power and authority to conduct the affairs of the Company except to the extent management powers are expressly reserved to the Members by this Agreement, the Articles or the Act. The initial Manager shall be David M. Dvorak. The number of Managers may be amended from time to time by the holders of at least a majority of the Voting Units. A Manager will serve until his/her/its death, dissolution or resignation or his/her/its removal, with or without cause, by a vote of Members holding at least a majority of the total number of Voting Units. Upon the removal, death, dissolution or resignation of any Manager, a successor Manager shall be appointed by a vote of the Members holding at least a majority of the Voting Units.

5.2 Specific Authority of the Manager. In addition to and not in limitation of any rights and powers conferred by law or other provisions of this Agreement, and except as limited, restricted or prohibited by the express provisions of this Agreement, each Manager, whether acting alone or in concert with any other Manager (if there is more than one Manager), is hereby authorized, for and on behalf of the Company to:

(a) Execute any and all agreements, contracts, documents, certifications and instruments necessary or convenient in connection with the ordinary course of business of the Company;

(b) Acquire by purchase, lease, exchange or otherwise any personal property which may be necessary, convenient or incidental to the accomplishment of the purposes of the Company, subject to such restrictions as may be provided herein;

(c) In connection with loans approved as required under Section 5.3 below or as authorized by (k) below, execute and deliver promissory notes, contracts, agreements, assignments, leases, security agreements, mortgages, deeds of trusts and other security instruments and agreements all on such terms and conditions as the Manager deems proper;

(d) Subject to receiving approval if required under Section 5.3 below, execute on behalf of the Company all agreements, instruments and documents in connection with the disposition of the Company's real, personal, and/or intangible property including, without limitation, deeds, assignments, bills of sale and any other instruments or documents necessary, in the opinion of the Manager, to complete such dispositions;

(e) Employ agents, employees, managers, accountants, attorneys, consultants and other Persons necessary or appropriate to carry out the business and operations of the Company, and to pay fees, expenses, salaries, wages and other compensation out of Company funds to such Persons;

(f) Purchase liability and other insurance to protect the Company's property and business;

(g) Pay, extend, renew, modify, adjust, submit to arbitration, prosecute, defend or compromise, upon such terms as it may determine and upon such evidence as it may deem sufficient, any obligation, suit, liability, cause of action or claim, including taxes, either in favor of or against the Company;

(h) Invest all funds of the Company not immediately needed in the operation of the business;

(i) Maintain all books and records of the Company;

(j) Execute documents and take other action necessary in order for the Company to take any other action contemplated under Section 5.3 below, provided that the Manager has first received approval required in said Section 5.3;

(k) Cause one or more Affiliates or wholly owned subsidiaries of Company to acquire, borrow against, or divest itself of any real property; and

(l) Cause one or more Affiliates or wholly owned subsidiaries of Company to borrow or otherwise finance amounts necessary to acquire real property as contemplated in (k) above.

Unless authorized to do so by this Agreement or by the holders of a majority of the Voting Units, no attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose. Except for the Manager(s), no Member shall have any power or authority to bind the Company unless the Member has been authorized by this Agreement to act as an agent of the Company in accordance with the previous sentence.

5.3 Limitations on Manager's Authority. No Manager shall have authority to take any of the following actions for and on behalf of the Company without the prior written approval of the holders of majority of the Voting Units:

(a) Borrow money other than as contemplated in Section 5.2(l) above;

(b) Lend money to the Company on terms which are less favorable to the Company than those available to the Company from unaffiliated lenders;

(c) Cause the Company to lend any funds to any Member or any Affiliate of any Member;

(d) Cause the Company to acquire any real property;

(e) Sell, transfer or otherwise dispose of the business of the Company or all or substantially all the assets of the Company in a single transaction or series of related transactions; and

(f) Merge or consolidate the Company into one or more other entities.

(g) Change the Company's purposes from those set forth in Section 2.3;

(h) Purchase from, or sell or lease any property of the Company to any Manager or any of his/her/its Affiliates, except as permitted by this Agreement; or

(i) Settle or confess judgment in any legal matter against the Company.

5.4 Duties and Obligations of the Manager(s). The Manager(s) shall:

(a) Maintain accounting records in accordance with consistently applied generally accepted accounting principles, as modified by reasonable and customary accounting practices and policies followed by the Company on a reasonably consistent basis, from which a Capital Account Balance, and allocations pursuant to Section 4.1, can be determined for each Member;

(b) Execute, file, record or publish all certificates, statements, and other documents and do all things appropriate for the formation, qualification and operation of the Company and for the conduct of its business in all appropriate jurisdictions;

(c) Retain accountants and/or attorneys to represent the Company when necessary or appropriate in the Manager's discretion; and

(d) Use best efforts to maintain the status of the Company as a "limited liability company" under the Act, and as a partnership for federal income tax purposes.

5.5 Liability for Certain Acts. Each Manager shall perform his/her/its duties in good faith, in a manner he/she/it reasonably believes to be in the best interests of the Company, and with such care as an ordinarily prudent person in a like position would use under similar circumstances. No Manager shall have any liability by reason of being or having been the Manager of the Company. No Manager in any way guarantees the return of the Members' Capital Contributions or a profit for the Members from the operations of the Company. No Manager shall be liable to the Company or to any Member for any loss or damage sustained by the Company or any Member, unless the loss or damage shall have been the result of fraud, deceit, gross negligence, willful misconduct, breach of this Agreement or a wrongful taking by the Manager.

5.6 Indemnification.

(a) To the fullest extent permitted by law, the Company shall indemnify and hold harmless each Manager from and against any and all losses, claims, demands, costs, damages, liabilities, joint and several, expenses (including attorneys' fees and disbursements), judgments, fines, settlements and other amounts arising from any and all claims, demands, actions, suits or proceedings, civil, criminal, administrative or investigative, in which an indemnitee may be involved, or threatened to be involved, as a party or otherwise, by reason of its status a Manager; provided, however, no such

indemnification shall apply unless (i) the Manager acted in good faith and in a manner it reasonably believed to be in, or not opposed to, the best interests of the Company, and, with respect to any criminal proceeding, had no reasonable cause to believe its conduct was unlawful; (ii) the Manager's conduct did not constitute fraud, gross negligence or willful or wanton misconduct; and (iii) the Manager's conduct was not intentionally and knowingly in violation of a material provision of this Agreement. For purposes of this Agreement, any act or omission, if done or omitted to be done in reliance, in whole or in part, upon the advice of independent legal counsel or public accountants selected with reasonable care, will be presumed to have been done or omitted to be done in good faith and not to constitute gross negligence or willful or wanton misconduct.

(b) To the fullest extent permitted by law, expenses (including legal fees and expenses) incurred by or on behalf of a Manager in defending any claim, demand or action shall be paid by the Company in advance of the final disposition of such proceeding upon the receipt of a written undertaking (which need not be secured) by or on behalf of the Manager to repay such amount if it shall ultimately be determined, by a final, nonappealable judgment by a court of competent jurisdiction, that the Manager is not entitled to be indemnified by the Company as authorized hereunder.

(c) The indemnification provided by this Section 5.6 shall be in addition to any other rights to which each Manager may be entitled under any agreement with the Company or vote of the Members, as a matter of law or otherwise, both as to action or inaction of the Manager in its capacity as a Manager, and to action or inaction in another capacity, and shall continue as to a Manager who has ceased to serve in such capacity and shall inure to the benefit of the heirs, successors, assigns, administrators and personal representatives of the Manager.

(d) Any indemnification hereunder shall be satisfied solely out of the assets of the Company, and no Member shall be subject to personal liability by reason of these indemnification provisions.

(e) A Manager shall not be denied indemnification in whole or in part hereunder because the Manager had an interest in the transaction with respect to which the indemnification applies if the transaction was not prohibited by the terms of this Agreement.

(f) The provisions of this Section 5.6 are for the benefit of each Manager and the heirs, successors, assigns, administrators and personal representatives of the Manager.

5.7 Other Business of Managers or Members. Any Member or Manager may engage independently or with others in other business ventures of every nature and description, including, without limitation, the rendering of advice or services of any kind to other investors and the making or management of other investments, including, without limitation, investments in real property. Neither the Company nor any Member or Manager shall have any right by virtue of this Agreement or the relationship created hereby in or to such other ventures or activities or to the income or proceeds derived therefrom.

ARTICLE 6 ACTIONS OF MEMBERS

6.1 Voting Rights. Except as otherwise provided in this Agreement or as required by law, the affirmative vote, consent or agreement of Members holding a majority of the Voting Units shall be the act of the Members. All Members shall be entitled to attend meetings of the Members. One Unit shall equal one vote on matters with respect to which the Members are entitled to vote under this Agreement. Except as otherwise provided in the Act, the Company's Articles or this Agreement, a majority of Units shall constitute a quorum and the voting of such majority shall constitute the act of those Members. Members may vote by written proxy. Members may also conduct business by unanimous written consent of all of the Members.

6.2 Quorum. As set forth above, if any business is to be transacted by the Members, the presence of such Members holding a majority of the Voting Units shall constitute a quorum for the transaction of business. If a quorum is not present at said meeting, a majority of the Voting Units represented may adjourn the meeting from time to time without further notice.

6.3 Action Without a Meeting. Any action required or permitted to be taken by the Members by vote may be taken without a meeting on written consent. The consent shall set forth the actions so taken and shall be signed by Members holding the requisite Voting Units.

6.4 Meetings of Members. Meetings of Members, for any purpose or purposes appropriate for action by Members, may be called by any Manager or by Members owning, in the aggregate, at least 10% of the Voting Units.

6.5 Place of Meeting. All meetings shall take place at the Company's principal place of business or at such other place as may be designated by the Manager calling the meeting.

6.6 Notice of Meetings. Written notice stating the date, time and place of the meeting and a description of the purpose or purposes for which the meeting is called, shall be mailed, unless oral notice is reasonable under the circumstances, not fewer than three (3) nor more than thirty (30) calendar days before the date of the meeting, by or at the direction of the Members or Manager who has called the meeting, to each Member. If mailed, such notice is effective when mailed addressed to the Member's address shown in the Company's current record of Members, with postage prepaid.

6.7 Telephonic Participation at a Meeting of the Members. Members may participate in a meeting of the Members by means of a conference telephone or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at the meeting.

6.8 Waiver of Notice. A Member may waive any notice required by this Agreement before or after any meeting by signing a written waiver of the Member's right to receive notice of such meeting. A Member's attendance at a meeting: (i) waives objection to lack of notice or defective notice of the meeting, unless the Member at the beginning of the meeting or promptly upon the Member's arrival objects to holding the meeting or transacting business at the meeting; (ii) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter when it is presented; and (iii) results in a presumption that the Member assented to the action taken at such meeting unless such Member's dissent shall be entered in the minutes of the meeting or unless such Member shall file his/her/its written dissent to such

action with the person acting as the secretary of the meeting before the adjournment thereof, or shall personally deliver or forward such written dissent by registered mail to the other Members immediately after the adjournment of the meeting; provided, however, such right to dissent shall not apply to a Member who voted in favor of any action at such meeting.

ARTICLE 7 TRANSFER OF MEMBERSHIP INTERESTS

7.1 Restriction on Transfer. No Member may sell, transfer, encumber, assign, gift or otherwise dispose of any part of his/her/its Units except in accordance with the terms of this Article 7. No transfer by a Member in violation of the provisions of this Agreement shall be valid.

7.2 Transfer Requirements. A Member owning Voting Units may transfer such Units to any other Member or to any lineal descendant or any trust for the benefit of his/her lineal descendants (collectively, "Permitted Transferees") at any time. As a condition to the transfer of any Units to any Permitted Transferee which is not a Member, the Permitted Transferee must accept and agree to be bound by the terms and provisions of this Agreement and must execute such other documents or instruments as the Manager may require to evidence such acceptance and agreement. Upon satisfaction of such condition, the Permitted Transferee shall become a substitute Member entitled to all the rights of the Member transferring such Unit(s).

A Member may transfer any Units to a person who is not a Permitted Transferee only if the requirements of items (a) through (d) below are first satisfied:

(a) Unless otherwise approved in writing by the Members holding 100% of the outstanding Voting Units, in the case of a proposed transfer of all or a portion of the Member's Units (whether by gift, sale or other disposition), the Member shall have first made the offer to sell said Units to the Company as hereinafter described in Section 7.3 below and such offer shall not have been accepted by Company.

(b) The transferee accepts and agrees to be bound by the terms and provisions of this Agreement;

(c) Such other documents or instruments as the Manager may require are executed by the transferee to evidence such acceptance and agreement; and

(d) The transferor or the transferee pays or reimburses the Company for all reasonable legal fees, filing and publication costs incurred by the Company in connection with the transfer of such Unit(s).

Upon satisfaction of items (a) through (d) above, the transferee shall become a substitute Member entitled to all the rights of the Member transferring such Unit(s).

7.3 Right of First Refusal. Except as otherwise provided for in this Article 7, no Member, whether directly or indirectly or by any successor in interest, shall sell, transfer, encumber, assign, gift or otherwise dispose of his/her/its Units unless said Member first offers to sell said Units to the Company in accordance with the following provisions of this Section (said Member is referred to in this Section 7.3 as "Selling Member"). Any transfer of said Units shall be invalid unless the terms of this Section are fully complied with or waived in writing by all parties in interest, as provided for above, and any such invalid transfer shall entitle such parties to legal and equitable relief.

(a) Restriction on Transfer. No Member may offer his/her/its Units to the Company under this Section until he or she has received a bona fide offer in writing to purchase his/ her/its Units. The offer by the Selling Member must include a true copy of the written offer of the bona fide bidder(s) setting forth all terms and conditions of the proposed purchase and the name(s) and address(es) of the bona fide bidder(s). The price and terms of the offer to the Company shall be the price and terms offered by the bona fide bidder(s) except as otherwise provided in this Section 7.3 ("Purchase Price"). A "bona fide offer" shall mean a written offer to purchase from a financially responsible person(s), identified therein by name and address, reasonably appearing able to comply with the terms of said offer. A "bona fide bidder" shall mean a person who presents a bona fide offer.

(b) Company Option to Purchase. The Company shall have the right to purchase all (but not less than all) of the offered Units by accepting the offer not later than thirty (30) days after receiving written notice of the bona fide offer. The offer shall be accepted by delivering to the Selling Member a written notice indicating such acceptance ("Notice of Acceptance"). Failure to execute and deliver the Notice of Acceptance within the thirty (30) day period shall constitute a rejection of the offer. However, if the offer is rejected by the Company and if the Selling Member shall fail to make such sale to said bona fide bidder(s) upon the terms set forth in the bona fide offer within thirty (30) days following the date of expiration of the offer to the Company, the restrictions set forth herein shall apply and the Selling Member must again comply with the provisions of this Section. The effective date of sale shall be the last day of the calendar month in which the Company's written Notice of Acceptance is delivered to the Selling Member ("Effective Date of Sale").

(c) Closing. The Closing of such purchase and sale shall take place at the offices of the Company or at an alternative location mutually agreed upon by the parties. The date of Closing shall not be more than sixty (60) days following the Effective Date of Sale (the "Closing"). During the interim period from the Effective Date of Sale of Selling Member's Units until Closing, Selling Member shall be deemed to have given irrevocable proxies to the other Members, pro rata based on their respective ownership of Voting Units, to vote all Units owned by Selling Member, to the extent the holder of such Units would be entitled to vote on any matters. Selling Member shall not be entitled to notice of Company meetings and the sole right of said Member with respect to the Units to be purchased and sold hereunder shall be the entitlement to receive payment of the Purchase Price as hereinafter provided. At Closing, Company shall pay the Purchase Price due to Selling Member as specified in Subsection (d) below and said Selling Member shall sign any reasonable documentation required by Company evidencing the conveyance of said Selling Member's Units.

(d) Payment of Purchase Price. Company shall pay to said Selling Member in cash at Closing ten percent (10%) of the Purchase Price or an amount equal to the net cash surrender value (*i.e.*, reduced by any loans or other obligations secured by such policy(ies)) of any life insurance policy(ies) owned by the Company on the life of said Selling Member, whichever is higher, but in no event more than the Purchase Price. Concurrently with said payment at Closing, Company shall execute and deliver to said Selling Member a promissory note for the balance of the Purchase Price. The note shall provide for payment of said unpaid balance in equal consecutive monthly installments of principal and interest over that number of months, not exceeding sixty (60) as elected by Company. The first monthly installment will be due one (1) month after Closing. Interest

shall accrue from the Effective Date of Sale, on the unpaid principal at the fixed rate equal to the appropriate Applicable Federal Rate as published by the Internal Revenue Service for the month in which Closing occurs. The promissory note shall be subject to prepayment, without penalty and with savings of interest not yet accrued, in whole or in part, at any time. The due date of the promissory note shall be subject to acceleration at the option of the holder upon default in the payment of any monthly installment which is not cured by payment of amounts due within five (5) business days following written notice of default, under the promissory note, sale of the Company or all or substantially all of its assets. The promissory note shall be secured by a perfected security interest in all Company assets subordinate only to any perfected liens or encumbrances existing as of the date of receipt by the Company of the bona fide offer.

(e) Profits and Losses. From and after the Effective Date of Sale, Taxable Income and Taxable Losses of the Company for the period commencing on such date and continuing thereafter shall be allocated pro rata to the remaining Members of Company exclusive of said Selling Member.

7.4 Release, Indemnification and Hold Harmless of Selling Member. In the event a Selling Member has personally guaranteed or otherwise assumed personal liability for the payment of any debts or liabilities owed from Company to any non Member ("Third Party Claim"), Company shall use its reasonable best efforts to obtain the release of Selling Member from any liability on said Third Party Claim. In the event Company is unable to obtain the full release of Selling Member from any Third Party Claim, Company shall indemnify and hold harmless Selling Member from and against any and all losses, claims, demands, costs, damages, liabilities, expenses (including reasonable attorney fees and disbursements), judgments, fines, settlements and other amounts arising from any and all Third Party Claims.

7.5 New Members. A new Member of the Company may be admitted upon the unanimous written consent of the then existing Members holding Voting Units, the payment of a Capital Contribution to the Company by the new Member, and the new Member's signing an Addendum to this Agreement agreeing to be bound to its terms; provided however, such new Member shall only be entitled to the receipt of Nonvoting Units in exchange for such Capital Contribution. Upon admission of a new Member, Appendix "A" will be amended to reflect the additional Member.

ARTICLE 8 LIMITED LIABILITY OF MEMBERS LIABILITY OF MEMBERS TO COMPANY

8.1 Generally. The Members are not liable under judgment, decree or order of a court, or in any other manner for a debt, obligation or liability of the Company.

8.2 Liability to Company. A Member is liable to the Company:

(a) For the difference between the Capital Contribution of the Member as actually made and the Capital Contribution stated in this Agreement as having been made; and

(b) For any unpaid Capital Contribution which a Member agreed, pursuant to Section 3.1 and/or 3.2 of this Agreement, to make in the future.

8.3 Property in Trust. A Member holds as trustee for the Company:

(a) Specific property stated in the Articles or in this Agreement as contributed by such Member, but which was not contributed or which has been wrongly or erroneously returned; and

(b) Money or other property wrongfully paid or conveyed to such Member on account of the Capital Contribution of the Member.

8.4 Waiver of Liability to Company. The liabilities of the Member set forth in Section 8.2 above can be waived or compromised only by the consent of all Members; but such waiver or compromise shall not affect the right of a creditor of the Company who extended credit or whose claim arose after the filing and before a cancellation or amendment of the Articles to enforce the liabilities of such Member to the Company.

8.5 Liability Upon Return of Capital Contribution. When a Member has rightfully received the return in whole or in part of a Capital Contribution, the Member is nevertheless liable to the Company for any sum, not in excess of the returned capital with interest, necessary to discharge the liability to all creditors of the Company who extended credit or whose claims arose before such return of capital.

ARTICLE 9 RECORDS, FINANCIAL AND TAX REPORTING

9.1 Records and Accounting. The books of account of the Company shall be maintained at the Company's principal place of business. Each Member or his/her/its duly authorized representative shall have access to such books. The Company shall prepare its financial statements using generally accepted accounting principles, consistently applied.

9.2 Tax Information. The Tax Matters Member (as defined below) will use his/her/its best efforts to cause to be delivered, as soon as practical after the end of each fiscal year of the Company, to the Members and Persons who were Members during such fiscal year, all information concerning the Company necessary to enable such Member or Person to prepare such Member's (or Person's) federal and state income tax returns for such fiscal year, including a statement indicating such Member's (or Person's) share of Taxable Income, Tax Losses, deductions and credits for such fiscal year for Federal and state income tax purposes, and the amount of any Distribution made to or for the account of such Member or Person during such fiscal year pursuant to this Agreement.

9.3 Tax Returns. The Tax Matters Member shall cause income tax returns for the Company to be prepared and timely filed in accordance with applicable law.

9.4 Tax Elections. The Tax Matters Member at any time and from time to time, may make such tax elections as it deems necessary or desirable, in his/her/its discretion.

9.5 Tax Matters Member. James N. Posey is hereby appointed and authorized to perform all duties imposed by Sections 6221 and 6232 of the Code as "Tax Matters Member" of the Company. The Company shall indemnify, to the fullest extent permitted by law, the Tax Matters Member from and against any damages and losses (including attorneys' fees) arising out of or incurred in connection with any action taken or omitted to be taken by the Tax Matters

Member, provided such action taken or omitted to be taken does not constitute fraud, gross negligence or willful misconduct.

9.6 Accounting. The books of the Company shall be kept on a cash basis for all purposes, including tax purposes.

9.7 Bank Accounts. The bank accounts of the Company shall be maintained in such institutions as the Manager shall determine. All deposits and other funds not needed in the operation of the business may be invested in the discretion of the Manager. The funds of the Company shall not be commingled with the funds of any other Person.

ARTICLE 10 TERMINATION AND DISSOLUTION

10.1 Events Requiring Dissolution. The Company shall be dissolved upon the happening of any of the following events:

- (a) The occurrence of any event which would make unlawful the continuing existence of the Company; or
- (b) The vote of Members holding not less than one hundred percent (100%) of the Voting Units to dissolve.

As soon as possible following the occurrence of any of the events provided in subparagraphs (a) and (b) above, pursuant to which the Company will not be continued, the Company shall prepare and execute a statement of intent to dissolve in such form as shall be prescribed by the Secretary of State of the State of Nebraska and the same shall be delivered to that office, or as otherwise required by law.

10.2 Liquidation.

(a) Upon dissolution of the Company, the Manager shall liquidate the assets of the Company, apply and distribute the proceeds thereof as contemplated by this Section 10.2 and cause Articles of Dissolution to be filed with the State of Nebraska.

(b) After payment of liabilities owing to creditors of the Company, the Manager shall set aside as a reserve such amount as it deems reasonably necessary for any contingent or unforeseen liabilities or obligations of the Company. Said reserve may be paid over by the Manager to a bank, trust company or other financial institution to be held in escrow for the purpose of paying any such contingent or unforeseen liabilities or obligations and, at the expiration of such period as the Manager may deem advisable, the amount in such reserve shall be distributed to the Members in the manner set forth in Section 10.2(c) below.

(c) After paying such liabilities and providing for such reserves, the Manager shall cause the remaining net assets of the Company to be distributed to the Members in accordance with the Code and the Regulations promulgated thereunder, but generally in accordance with their positive Capital Account Balances, on the dates of distribution.

(d) No Member shall have the right to demand or receive property other than cash upon the dissolution and termination of the Company. The foregoing

notwithstanding, if the Manager shall determine that an immediate sale of part or all of the Company's assets would cause undue loss to the Members, the Manager may, after having given Notification to all the Members, to the extent not then prohibited by any applicable law of any jurisdiction in which the Company is then formed or qualified, either (i) defer liquidation of and withhold from distribution for a reasonable time any assets of the Company except those necessary to satisfy the Company's debts and obligations or (ii) distribute any assets to the Members in kind. If any assets of the Company are to be distributed in kind, such assets shall be distributed on the basis of the fair market value thereof, and any Member entitled to any interest in such assets shall receive such interest therein as a tenant-in-common with all recipient Members so entitled. The fair market value of such assets shall be determined by an independent appraiser selected by the Manager.

(e) Each Member shall look solely to the assets of the Company for all distributions to be made by the Company pursuant to this Agreement, including distributions with respect to his, her or its Capital Contribution thereto and his, her or its share of Distributable Cash, and shall have no recourse therefor, upon dissolution or otherwise, against the Manager or any recipient Member.

10.3 Articles of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provision had been made therefore and all of the remaining property and assets of the Company have been distributed to the Members, articles of dissolution shall be prepared, executed and verified by the person signing the articles of dissolution, and delivered to the Secretary of State of the State of Nebraska, or as otherwise required by law.

10.4 Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

(a) Those to creditors in the order of priority as provided by law, except those to Members of the Company on account of their Capital Contributions;

(b) Those to Members of the Company in respect of their share of the profits and other compensation by way of income on their Capital Contributions; and

(c) Those to Members of the Company in respect of their Capital Contributions to the Company.

Members shall share in the Company assets in respect to their claims for capital and in respect to their claims for profits or for compensation by way of income on their Capital Contributions, in proportion to the respective amounts of the claims.

ARTICLE 11 MISCELLANEOUS

11.1 Authority to Act. Notwithstanding anything to the contrary contained herein, any act of all the Members, made in accordance with this Agreement in carrying out the business of the Company, shall bind the Company.

11.2 Entire Agreement. This Agreement is the sole operating agreement of the Company and constitutes the entire agreement among the Members and supersedes any prior

agreements or understandings among the Members, oral or written, all of which are hereby canceled. This Agreement may be amended only upon the affirmative vote of the holders of one hundred percent (100%) of the Voting Units.

11.3 No Waiver. No failure or delay on the part of any Member in exercising any rights under this Agreement, or in insisting on strict performance of any covenant or condition contained in this Agreement, shall operate as a waiver of any of such Member's rights hereunder.

11.4 Creditors. The provisions of this Agreement shall be deemed to be for the exclusive benefit of the undersigned Members. None of the provisions of this Agreement shall be for the benefit of or enforceable by any third party, including without limitation, any creditor of the Company.

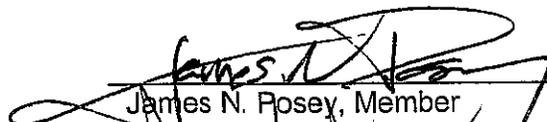
11.5 Equitable Relief, Attorneys' Fees. The Members agree that the remedy of damages at law for a violation by a Member of any of the terms or conditions of this Agreement is an inadequate remedy. In recognition of the irreparable harm that such a violation would cause the Company and its Members, the Members agree that in addition to any other remedies or relief afforded by law, the Company and/or one or more of its Members may obtain an injunction against an actual or threatened violation of this Agreement or may obtain an order compelling the Member to specifically perform any provisions of this Agreement, it being the understanding of the Members that both damages and an injunction or order of specific performance shall be proper modes of relief and are not to be considered alternative or mutually exclusive remedies. In the event of any such actual or threatened violation, the violating Member agrees to pay the costs, expenses, and reasonable attorneys' fees incurred by the Company and its Members in pursuing any of its/their rights with respect to such actual or threatened violation, in addition to the actual damages sustained by the Company and/or its Members as a result thereof.

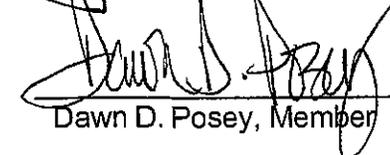
11.6 Rights and Remedies Cumulative. The rights and remedies provided in this Agreement are cumulative, and the use of any one right or remedy by the Company or any Member shall not preclude or waive the right to use any or all other remedies. Such rights and remedies are given in addition to any other rights and remedies the Company or Members may have under the Act, applicable statutes, ordinances, common law or otherwise.

11.7 Counterparts. This Agreement may be executed in one or more counterparts, and by facsimile transmission, each which shall be deemed an original, but together shall constitute one and the same instrument.

IN WITNESS WHEREOF, all of the Members have executed this Agreement effective

January 31, ~~2004~~
2005


James N. Posey, Member


Dawn D. Posey, Member

APPENDIX "A"

MEMBER NAME	CAPITAL CONTRIBUTION	VOTING UNITS	PERCENTAGE INTEREST
James N. Posey	\$500	5	50%
Dawn D. Posey	\$500	5	50%

**CONSENT TO ACTION IN LIEU OF
FIRST MEETING OF THE MEMBERS OF
JDP PROPERTY MANAGEMENT, LLC**

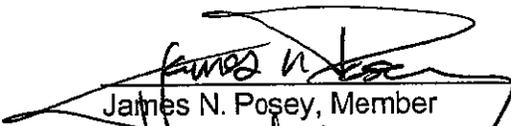
The undersigned, constituting all the Members of JDP Property Management, LLC, a Nebraska limited liability company (the "Company"), hereby consent, pursuant to the Limited Liability Company Act of the State of Nebraska, to the adoption hereof and do hereby adopt the following resolutions and declare them to be in full force and effect as if adopted at the first meeting of the Members of the Company:

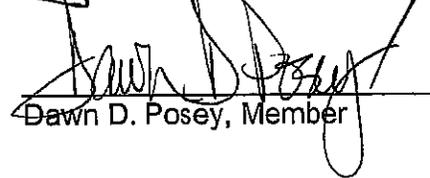
RESOLVED, that all actions taken by David M. Dvorak to organize the Company be, and hereby are, ratified, adopted and approved.

RESOLVED FURTHER, that the Operating Agreement, as signed by James N. Posey and Dawn D. Posey, is hereby adopted by the Company, and the original shall be made a part of the minute book.

RESOLVED FURTHER, that David M. Dvorak is hereby removed as Manager and James N. Posey and Dawn D. Posey are hereby elected as the Managers of the Company, to serve until the next meeting of the Members or until their successor or successors are elected and qualified.

Dated effective this 31 day of ~~December~~, ^{January 2005} 2004.


James N. Posey, Member


Dawn D. Posey, Member

STATE OF

NEBRASKA

United States of America,
State of Nebraska } ss.



Department of State
Lincoln, Nebraska

I, John A. Gale, Secretary of State of Nebraska do hereby certify;

**the attached is a true and correct copy of the Articles of Organization
of**

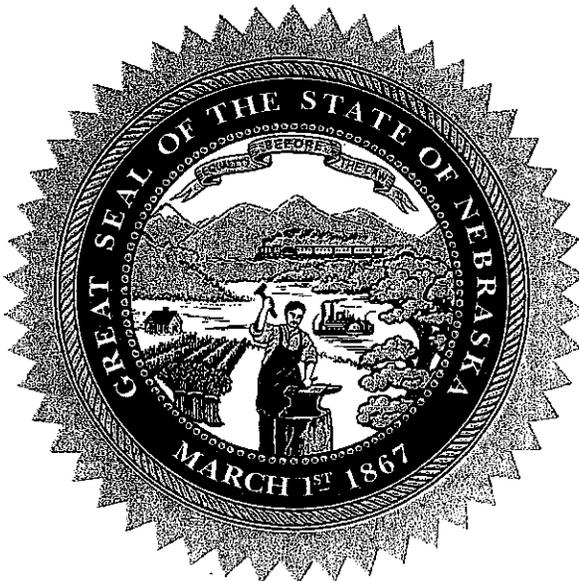
JDP HOLDINGS, LLC

**with its registered office located in OMAHA, Nebraska, as filed in this
office on October 19, 2004.**

**I further certify that said limited liability company is in existence as of
this date.**

In Testimony Whereof,

**I have hereunto set my hand and
affixed the Great Seal of the State
of Nebraska on October 19, 2004.**



John A. Gale
SECRETARY OF STATE

**ARTICLES OF ORGANIZATION
OF
JDP HOLDINGS, LLC**

**ARTICLE 1
NAME**

The name of this limited liability company is JDP Holdings, LLC (the "Company").

**ARTICLE 2
PURPOSES AND POWERS**

2.1 Purposes. The purposes for which the Company is organized are to engage in any and all lawful businesses for which a limited liability company may be organized under the laws of the State of Nebraska.

2.2 Powers. The Company shall have and exercise all powers and rights conferred upon a limited liability company by the Limited Liability Company Act of the State of Nebraska, NEB. REV. STAT. §§ 21-2601 et seq. (the "Act"), and any enlargement of such powers conferred by subsequent legislative acts; and, in addition thereto, the Company shall have and exercise all powers and rights as are necessary, suitable, proper, convenient or expedient for the attainment of the purposes set forth in Section 2.1 above.

**ARTICLE 3
PRINCIPAL PLACE OF BUSINESS**

The Company's principal place of business in Nebraska is 101 North 38 Avenue, Omaha, Nebraska, 68131.

**ARTICLE 4
REGISTERED OFFICE AND REGISTERED AGENT**

4.1 Office. The registered office of the Company is 1125 South 103 Street, Suite 800, Omaha, Nebraska, 68124.

4.2 Agent. The name of the registered agent of the Company at such address is David M. Dvorak.

**ARTICLE 5
STATED CAPITAL**

The total amount of cash contributed to stated capital is \$1,000. No property, other than cash, has been contributed.

**ARTICLE 6
ADDITIONAL CAPITAL CONTRIBUTIONS**

Any additional capital contributions to be made by the Members and the times at which or events upon the happening of which such additional capital contributions shall be made shall be as provided in the Operating Agreement of the Company.

**ARTICLE 7
ADMISSION OF ADDITIONAL MEMBERS**

Additional Members shall be admitted to the Company, from time to time, upon such terms and conditions of admission as may be determined by the Members at the time of admission. Except as provided in the Operating Agreement, the interests of Members may not be transferred or assigned.

**ARTICLE 8
MANAGEMENT OF THE COMPANY**

The overall management of the Company shall be vested in a Manager, as provided in the Operating Agreement. The name and address of the initial Manager is: David M. Dvorak, 1125 South 103 Street, Suite 800, Omaha, Nebraska, 68124.

**ARTICLE 9
INTERNAL AFFAIRS**

The regulation of the internal affairs of the Company shall be set forth in the Operating Agreement of the Company, which shall govern the operation of the business and the Members accordingly.

IN WITNESS WHEREOF, these Articles of Organization have been executed by the undersigned Organizer, in duplicate, this 12th day of October, 2004.



David M. Dvorak, Organizer

**OPERATING AGREEMENT
OF
JDP HOLDINGS, LLC**

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**OPERATING AGREEMENT
OF
JDP HOLDINGS, LLC**

The undersigned Members agree to conduct a limited liability company at its principal place of business in Nebraska, pursuant to the provisions of this Agreement and according to the Company's Articles of Organization and the laws of the State of Nebraska.

**ARTICLE 1
DEFINITIONS**

1.1 Rules of Construction.

(a) Defined Terms. Whenever the words and phrases defined in Section 1.2 or elsewhere in this Agreement are intended to have their defined meanings, the first letter of the word or the first letters of all substantive words in the phrase shall be capitalized. Otherwise, any word or phrase that appears in this Agreement shall have the meaning denoted by its context.

(b) Case and Gender. A word or phrase used in the singular includes the plural; a word or phrase used in the plural includes the singular; and when used in any gender, a word or phrase also includes all genders. Specifically, but not by way of limitation, any reference to "Members" shall include "Member," if only one.

(c) Captions. Captions of sections are inserted as a matter of convenience only, and do not define, limit, or extend the scope of interest of this Agreement or any provision hereof.

(d) Applicable Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Nebraska.

(e) Separability of Provisions. Each provision of this Agreement shall be considered separable and if for any reason any provision or provisions hereof are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

1.2 Defined Terms. As used in this Agreement, the following terms shall have the following meanings:

(a) "Act" shall mean the Nebraska Limited Liability Company Act, as amended from time to time.

(b) "Accountant" means the certified public accounting firm engaged by the Manager on behalf of the Company from time to time.

(c) "Affiliate" or "Affiliated Person" means, when used with reference to a specified Person, (i) any Person that directly or indirectly through one or more intermediaries controls or is controlled by or is under common control with the specified Person, (ii) any Person who is an officer of, partner in or trustee of or serves in a similar capacity with respect to, the specified Person or of which the specified Person is an officer, partner or trustee, or serves in a similar capacity, (iii) any Person who, directly or

indirectly, is the beneficial owner of 10% or more of any class of equity securities or otherwise has a substantial beneficial interest in, the specified Person or has equity securities, 10% or more of any class of which are owned by the specified Person, or of which the specified Person otherwise has a substantial beneficial interest, and (iv) any relative or spouse of the specified Person. Affiliate or Affiliated Person of the Company does not include a Person who is a partner in a partnership or joint venture with the Company or any other Affiliated Person if such Person is not otherwise an Affiliate or Affiliated Person of the Company or the Manager.

(d) "Agreement" shall mean this Operating Agreement, as originally executed or as amended, modified, supplemented or restated from time to time, including Appendix "A" attached hereto. Words such as "herein," "hereinafter," "hereof," "hereto," "hereby" and "hereunder" when used with reference to this Agreement refer to this Agreement as a whole, unless the context otherwise requires.

(e) "Articles" shall mean the Articles of Organization of the Company, as properly adopted and amended from time to time by the Members and filed with the Secretary of State of the State of Nebraska.

(f) "Capital Account" means with respect to each Member, the account established for each Member pursuant to Section 3.4 which will equal the Capital Contribution of such Member and throughout the existence of the Company will be (i) increased by the amount of Taxable Income allocated to such Member, and (ii) reduced by the amount of Tax Losses allocated to such Member and the amount of Distributable Cash and other property, if any, distributed to such Member. Generally speaking, it is intended that each Member's Capital Account be equivalent to his/her basis in any Units owned for federal income tax purposes.

(g) "Capital Account Balance" shall have the meaning set forth in Section 3.4.

(h) "Capital Contribution" shall mean, in the case of any Member as of any date of determination, the aggregate amount of cash, property, or services rendered, or a promissory note or other binding obligation to contribute cash or property or perform services that such Member shall have contributed to the Company on or prior to such date and a Member's share of any of the Company's liabilities as determined in accordance with the Code and Regulations (or, if such Member is not the original holder of the Units owned by such Member, the Capital Contribution with respect to the Units). In the event that any capital is returned to a Member, such Member's Capital Contribution shall be adjusted to reflect such return.

(i) "Closing" shall have the meaning set forth in Section 7.3(c).

(j) "Code" shall mean the Internal Revenue Code of 1986, as amended from time to time and any successor statute or subsequent codification or recodification of the federal income tax laws of the United States.

(k) "Company" shall mean JDP Holdings, LLC, a Nebraska limited liability company, as such limited liability company may from time to time be constituted.

(l) "Distributable Cash" means for each fiscal year of the Company all cash revenue from operation of the Company (without deduction for depreciation and amortization of intangibles) less the sum of (i) current charges and expenses, including payments to the Manager or any of its Affiliates for contracted services or goods furnished or to be furnished, (ii) debt service payments of the Company, (iii) expenditures for acquisition of Company property and for capital improvement or replacements, and (iv) payments to reserves for working capital, contingencies, capital improvements and replacements made or to be made by the Company in any current or future year.

(m) "Distribution" shall mean any distribution pursuant to Section 4.2 by the Company of cash or property to a Member.

(n) "Effective Date of Sale" shall have the meaning set forth in Section 7.3(b).

(o) "Interest" means the entire ownership interest of a Member in the Company at any particular time, including the right of such Member to any and all benefits to which a Member may be entitled as provided in this Agreement, together with the obligations of such Member to comply with all the terms and provisions of this Agreement.

(p) "Manager" shall mean an individual (which may be but does not have to be a Member) appointed to manage the Company as provided in Section 5.1. If there is more than one Manager, each reference herein to the "Manager" shall mean and refer to each Manager each of whom shall be entitled to take any action herein of a Manager individually or in concert with any other Manager.

(q) "Member" shall mean any Person who, at the time referenced, is a party to this Agreement or who shall, subsequent to the execution of this Agreement, acquire an ownership interest in the Company by virtue of transfer of Units to such Person by an existing Member, or who shall acquire an ownership interest in the Company pursuant to Section 7.5.

(r) "Notice of Acceptance" shall have the meaning set forth in Section 7.3(b).

(s) "Notification" means a writing, containing the information required by this Agreement to be communicated to any Person, delivered by hand to such Person or sent by a nationally recognized overnight courier service, by facsimile transmission or by registered, certified or regular mail to such Person at the last known address of such Person; provided, however, that any communication containing such information sent to such Person and actually received by such Person shall constitute Notification for all purposes of this Agreement.

(t) "Offered Units" shall have the meaning set forth in Section 3.2.

(u) "Optional Additional Capital Contribution" shall have the meaning set forth in Section 3.2.

(v) "Optional Offering Commitment" shall have the meaning set forth in Section 3.2.

(w) "Percentage Interest" means the percentage figure calculated by dividing the Units owned by a Member at any given time by the total Units owned by all Members.

(x) "Person" shall mean an individual, a partnership, a joint venture, a corporation, a limited liability company, a trust, an estate, an unincorporated organization or association, or any other entity or a government or any department or agency thereof.

(y) "Purchase Price" shall have the meaning set forth in Section 7.3(a).

(z) "Regulations" shall mean the regulations of the United States Department of the Treasury pertaining to the federal income tax, as from time to time in force.

(aa) "Selling Member" shall have the meaning set forth in Section 7.3.

(bb) "Taxable Income" or "Tax Losses" respectively, means the ordinary income or losses of the Company for each fiscal year or portion thereof as determined for federal income tax purposes, as well as, where the context requires, related federal tax items such as capital gain or loss, tax preferences, credits and depreciation recapture, it being understood that losses for federal income tax purposes include all amounts treated as a return of capital for federal income tax purposes by reason of tax basis adjustments.

(cc) "Tax Matters Member" shall have the meaning set forth in Section 9.5.

(dd) "Third Party Claim" shall have the meaning set forth in Section 7.4.

(ee) "Units" shall mean the units of measurement used to reflect each Member's Percentage Interest in the Company, as determined pursuant to Section 3.3. Each Person who becomes a Member shall own Voting Units as reflected on Appendix "A."

ARTICLE 2 FORMATION

2.1 Formation. The Company has been organized as a limited liability company under the provisions of the Act by delivering the Articles to the Secretary of State of the State of Nebraska for filing. The Manager may take such further actions as it deems necessary or advisable to permit the Company to conduct business as a limited liability company in any jurisdiction. The rights and liabilities of the Members under this Agreement shall be as provided by the Act, except as otherwise expressly stated in this Agreement.

2.2 Name. The name of the Company shall be JDP Holdings, LLC or any other name permitted by the Act as the Members shall afterwards designate by appropriate amendment to the Company's Articles. All business of the Company shall be conducted under the Company's name.

2.3 Purposes. The purposes for which the Company is organized are to engage in any and all lawful businesses for which a limited liability company may be organized under the laws of the State of Nebraska.

2.4 Principal Office. The principal office of the Company shall be at 101 North 38th Avenue, Omaha, Nebraska 68131, or such place as the Members may, from time to time, designate by appropriate amendment to the Company's Articles.

2.5 Names of Members. The names of the Members are set forth on Appendix "A" to this Agreement.

2.6 Fiscal Year. The fiscal year of the Company shall begin on January 1 and end on December 31 of each year.

ARTICLE 3 CAPITAL CONTRIBUTIONS

3.1 Initial Capital Contributions. Each Member's contribution to capital, either initially or thereafter, may consist of cash, property or services as agreed by the Manager.

3.2 Optional Additional Capital Contributions. The Members may, as provided below, determine from time to time that additional Capital Contributions are reasonably necessary to enable the Company to operate its business.

Members holding not less than 100% of the outstanding Voting Units, as defined below, may unanimously determine from time to time that all Members may make optional additional Capital Contributions in exchange for additional Voting Units, as defined below. Any such determination shall set forth the number of additional Voting Units that shall be issued by the Company in return for the additional Capital Contributions ("Optional Additional Capital Contributions"). Upon receipt of such a notice, the Manager shall notify the Members, in writing, of such optional offering ("Optional Offering"). Such notice shall set forth the amount of additional Capital Contribution needed, the Units to be issued ("Offered Units") and the date by which the Members should contribute ("Optional Offering Commitment"). The amount of Offered Units which a Member may purchase shall be an amount determined by multiplying i) the total amount of Offered Units by ii) such Member's Percentage Interest. Each Member shall notify the Manager of his/her/its decision to purchase the Offered Units within fifteen (15) days of receipt of the Optional Offering. If all of the Offered Units are not purchased, the Manager will offer the Units not purchased to those Members purchasing Units pro rata based upon their ownership of outstanding Units.

3.3 Units. Each Unit shall be a Voting Unit. If additional Capital Contributions are made to the Company in accordance with Section 3.2, new Units shall be assigned to the Members in exchange for such additional capital as determined by the vote of Members initiating the capital call. If a new Member of the Company is admitted in accordance with Section 7.5, he/she/it shall receive Voting Units having a value as shall be determined by a vote of Members holding at least a majority of the Voting Units.

3.4 Capital Account. A Capital Account shall be established for each Member on the books of the Company and maintained in accordance with Section 1.704-1(b)(2) of the Regulations. The balance at any given time of a Member's Capital Account shall be referred to in this Agreement as the Member's "Capital Account Balance."

3.5 Withdrawal of Capital. A Member shall not receive from the Company property constituting any part of the Member's Capital Contributions unless and until:

(a) All liabilities of the Company, except liabilities to Members on account of their Capital Contributions have been paid or there remains property in the Company sufficient to pay them; and

(b) Members holding a majority of the Voting Units consent in writing to the withdrawal, which consent may be unreasonably withheld, unless the return of the Capital Contributions may be rightfully demanded under this Agreement or the Act.

3.6 Return of Capital. If and when a Member is authorized to receive a return of the Member's Capital Contributions pursuant to this Agreement, he/she/it shall have only the right to demand and receive cash in return for the Member's Capital Contributions, unless the Members holding at least a majority of the Voting Units agree to a distribution to the Member in some other form. If a distribution is to be made in the form of property other than cash, such property shall be valued at its fair market value as of the date or dates of distribution, and if such fair market value is not equal to the book value of such property as reflected on the books of the Company and any Member's Capital Account, then an appropriate adjustment shall first be made to the Member's Capital Account to account for such difference.

ARTICLE 4 ALLOCATIONS AND DISTRIBUTIONS

4.1 Allocation of Taxable Income and Tax Losses.

(a) The Taxable Income and Tax Losses of the Company shall be determined for each fiscal year in accordance with the accounting method followed by the Company for federal income tax purposes and otherwise in accordance with generally accepted accounting principles applied in a consistent manner. Taxable Income and Tax Losses of the Company shall be determined and allocated with respect to each fiscal year of the Company as of, and within seventy-five (75) days after, the end of such year. Taxable Income and Tax Losses shall be allocated for each fiscal year to the Members in accordance with their Percentage Interests.

(b) It is the intent of the Members that each Member's share of Taxable Income or Tax Losses shall be determined and allocated in accordance with this Section 4.1 to the fullest extent permitted by Section 704(b) of the Code. In order to preserve and protect the determination and allocations provided for in this Section 4.1, the Manager is authorized and directed to allocate Taxable Income or Tax Losses arising in any year differently than otherwise provided for in this Section 4.1 if, and to the extent that, allocating Taxable Income or Tax Losses in the manner provided for in this Section 4.1 would cause the determinations and allocations of each Member's share of Taxable Income or Tax Losses not to be permitted by Section 704(b) of the Code and Regulations thereunder. Any allocations made pursuant to this Section 4.1(b) shall be deemed to be a complete substitute for any allocation otherwise provided for in this Agreement, and no amendment of this Agreement or approval of any Member shall be required.

4.2 Distributions of Distributable Cash. All Distributable Cash shall be distributed at such times and in such amounts as the holders of a majority of the Voting Units shall determine; provided, however, upon written demand by any Member, the Company shall, no later than April 1 of each year, make a distribution out of Distributable Cash to each Member in an amount equal to the product of: (a) the Company's taxable net income for the preceding fiscal year

which is allocable to such Member by reason of the Company's status as a limited liability company, and (b) fifty percent (50%). Any other distributions of Distributable Cash shall be made pro rata to the Members based on their Percentage Interests.

4.3 Internal Revenue Code Modifications. If the Manager receives the written opinion of tax counsel that the allocations of income, gain, loss or deduction do not fully conform to the Code or applicable Regulations, or that permissible methods of allocating such items to new Members have been affected by Regulations promulgations, judicial decisions or legislation, the Manager is authorized and directed to make such allocations, including allocations of gross income, as advised by tax counsel.

ARTICLE 5 MANAGEMENT OF THE COMPANY

5.1 Management. The Company shall be managed by one or more Managers, which shall have sole power and authority to conduct the affairs of the Company except to the extent management powers are expressly reserved to the Members by this Agreement, the Articles or the Act. The initial Manager shall be David M. Dvorak. The number of Managers may be amended from time to time by the holders of at least a majority of the Voting Units. A Manager will serve until his/her/its death, dissolution or resignation or his/her/its removal, with or without cause, by a vote of Members holding at least a majority of the total number of Voting Units. Upon the removal, death, dissolution or resignation of any Manager, a successor Manager shall be appointed by a vote of the Members holding at least a majority of the Voting Units.

5.2 Specific Authority of the Manager. In addition to and not in limitation of any rights and powers conferred by law or other provisions of this Agreement, and except as limited, restricted or prohibited by the express provisions of this Agreement, each Manager, whether acting alone or in concert with any other Manager (if there is more than one Manager), is hereby authorized, for and on behalf of the Company to:

(a) Execute any and all agreements, contracts, documents, certifications and instruments necessary or convenient in connection with the ordinary course of business of the Company;

(b) Acquire by purchase, lease, exchange or otherwise any personal property which may be necessary, convenient or incidental to the accomplishment of the purposes of the Company, subject to such restrictions as may be provided herein;

(c) In connection with loans approved as required under Section 5.3 below or as authorized by (k) below, execute and deliver promissory notes, contracts, agreements, assignments, leases, security agreements, mortgages, deeds of trusts and other security instruments and agreements all on such terms and conditions as the Manager deems proper;

(d) Subject to receiving approval if required under Section 5.3 below, execute on behalf of the Company all agreements, instruments and documents in connection with the disposition of the Company's real, personal, and/or intangible property including, without limitation, deeds, assignments, bills of sale and any other instruments or documents necessary, in the opinion of the Manager, to complete such dispositions;

(e) Employ agents, employees, managers, accountants, attorneys, consultants and other Persons necessary or appropriate to carry out the business and operations of the Company, and to pay fees, expenses, salaries, wages and other compensation out of Company funds to such Persons;

(f) Purchase liability and other insurance to protect the Company's property and business;

(g) Pay, extend, renew, modify, adjust, submit to arbitration, prosecute, defend or compromise, upon such terms as it may determine and upon such evidence as it may deem sufficient, any obligation, suit, liability, cause of action or claim, including taxes, either in favor of or against the Company;

(h) Invest all funds of the Company not immediately needed in the operation of the business;

(i) Maintain all books and records of the Company;

(j) Execute documents and take other action necessary in order for the Company to take any other action contemplated under Section 5.3 below, provided that the Manager has first received approval required in said Section 5.3;

(k) Cause one or more Affiliates or wholly owned subsidiaries of Company to acquire, borrow against, or divest itself of any real property; and

(l) Cause one or more Affiliates or wholly owned subsidiaries of Company to borrow or otherwise finance amounts necessary to acquire real property as contemplated in (k) above.

Unless authorized to do so by this Agreement or by the holders of a majority of the Voting Units, no attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose. Except for the Manager(s), no Member shall have any power or authority to bind the Company unless the Member has been authorized by this Agreement to act as an agent of the Company in accordance with the previous sentence.

5.3 Limitations on Manager's Authority. No Manager shall have authority to take any of the following actions for and on behalf of the Company without the prior written approval of the holders of majority of the Voting Units:

(a) Borrow money other than as contemplated in Section 5.2(l) above;

(b) Lend money to the Company on terms which are less favorable to the Company than those available to the Company from unaffiliated lenders;

(c) Cause the Company to lend any funds to any Member or any Affiliate of any Member;

(d) Cause the Company to acquire any real property;

(e) Sell, transfer or otherwise dispose of the business of the Company or all or substantially all the assets of the Company in a single transaction or series of related transactions; and

(f) Merge or consolidate the Company into one or more other entities.

(g) Change the Company's purposes from those set forth in Section 2.3;

(h) Purchase from, or sell or lease any property of the Company to any Manager or any of his/her/its Affiliates, except as permitted by this Agreement; or

(i) Settle or confess judgment in any legal matter against the Company.

5.4 Duties and Obligations of the Manager(s). The Manager(s) shall:

(a) Maintain accounting records in accordance with consistently applied generally accepted accounting principles, as modified by reasonable and customary accounting practices and policies followed by the Company on a reasonably consistent basis, from which a Capital Account Balance, and allocations pursuant to Section 4.1, can be determined for each Member;

(b) Execute, file, record or publish all certificates, statements, and other documents and do all things appropriate for the formation, qualification and operation of the Company and for the conduct of its business in all appropriate jurisdictions;

(c) Retain accountants and/or attorneys to represent the Company when necessary or appropriate in the Manager's discretion; and

(d) Use best efforts to maintain the status of the Company as a "limited liability company" under the Act, and as a partnership for federal income tax purposes.

5.5 Liability for Certain Acts. Each Manager shall perform his/her/its duties in good faith, in a manner he/she/it reasonably believes to be in the best interests of the Company, and with such care as an ordinarily prudent person in a like position would use under similar circumstances. No Manager shall have any liability by reason of being or having been the Manager of the Company. No Manager in any way guarantees the return of the Members' Capital Contributions or a profit for the Members from the operations of the Company. No Manager shall be liable to the Company or to any Member for any loss or damage sustained by the Company or any Member, unless the loss or damage shall have been the result of fraud, deceit, gross negligence, willful misconduct, breach of this Agreement or a wrongful taking by the Manager.

5.6 Indemnification.

(a) To the fullest extent permitted by law, the Company shall indemnify and hold harmless each Manager from and against any and all losses, claims, demands, costs, damages, liabilities, joint and several, expenses (including attorneys' fees and disbursements), judgments, fines, settlements and other amounts arising from any and all claims, demands, actions, suits or proceedings, civil, criminal, administrative or investigative, in which an indemnitee may be involved, or threatened to be involved, as a party or otherwise, by reason of its status a Manager; provided, however, no such

indemnification shall apply unless (i) the Manager acted in good faith and in a manner it reasonably believed to be in, or not opposed to, the best interests of the Company, and, with respect to any criminal proceeding, had no reasonable cause to believe its conduct was unlawful; (ii) the Manager's conduct did not constitute fraud, gross negligence or willful or wanton misconduct; and (iii) the Manager's conduct was not intentionally and knowingly in violation of a material provision of this Agreement. For purposes of this Agreement, any act or omission, if done or omitted to be done in reliance, in whole or in part, upon the advice of independent legal counsel or public accountants selected with reasonable care, will be presumed to have been done or omitted to be done in good faith and not to constitute gross negligence or willful or wanton misconduct.

(b) To the fullest extent permitted by law, expenses (including legal fees and expenses) incurred by or on behalf of a Manager in defending any claim, demand or action shall be paid by the Company in advance of the final disposition of such proceeding upon the receipt of a written undertaking (which need not be secured) by or on behalf of the Manager to repay such amount if it shall ultimately be determined, by a final, nonappealable judgment by a court of competent jurisdiction, that the Manager is not entitled to be indemnified by the Company as authorized hereunder.

(c) The indemnification provided by this Section 5.6 shall be in addition to any other rights to which each Manager may be entitled under any agreement with the Company or vote of the Members, as a matter of law or otherwise, both as to action or inaction of the Manager in its capacity as a Manager, and to action or inaction in another capacity, and shall continue as to a Manager who has ceased to serve in such capacity and shall inure to the benefit of the heirs, successors, assigns, administrators and personal representatives of the Manager.

(d) Any indemnification hereunder shall be satisfied solely out of the assets of the Company, and no Member shall be subject to personal liability by reason of these indemnification provisions.

(e) A Manager shall not be denied indemnification in whole or in part hereunder because the Manager had an interest in the transaction with respect to which the indemnification applies if the transaction was not prohibited by the terms of this Agreement.

(f) The provisions of this Section 5.6 are for the benefit of each Manager and the heirs, successors, assigns, administrators and personal representatives of the Manager.

5.7 Other Business of Managers or Members. Any Member or Manager may engage independently or with others in other business ventures of every nature and description, including, without limitation, the rendering of advice or services of any kind to other investors and the making or management of other investments, including, without limitation, investments in real property. Neither the Company nor any Member or Manager shall have any right by virtue of this Agreement or the relationship created hereby in or to such other ventures or activities or to the income or proceeds derived therefrom.

ARTICLE 6 ACTIONS OF MEMBERS

6.1 Voting Rights. Except as otherwise provided in this Agreement or as required by law, the affirmative vote, consent or agreement of Members holding a majority of the Voting Units shall be the act of the Members. All Members shall be entitled to attend meetings of the Members. One Unit shall equal one vote on matters with respect to which the Members are entitled to vote under this Agreement. Except as otherwise provided in the Act, the Company's Articles or this Agreement, a majority of Units shall constitute a quorum and the voting of such majority shall constitute the act of those Members. Members may vote by written proxy. Members may also conduct business by unanimous written consent of all of the Members.

6.2 Quorum. As set forth above, if any business is to be transacted by the Members, the presence of such Members holding a majority of the Voting Units shall constitute a quorum for the transaction of business. If a quorum is not present at said meeting, a majority of the Voting Units represented may adjourn the meeting from time to time without further notice.

6.3 Action Without a Meeting. Any action required or permitted to be taken by the Members by vote may be taken without a meeting on written consent. The consent shall set forth the actions so taken and shall be signed by Members holding the requisite Voting Units.

6.4 Meetings of Members. Meetings of Members, for any purpose or purposes appropriate for action by Members, may be called by any Manager or by Members owning, in the aggregate, at least 10% of the Voting Units.

6.5 Place of Meeting. All meetings shall take place at the Company's principal place of business or at such other place as may be designated by the Manager calling the meeting.

6.6 Notice of Meetings. Written notice stating the date, time and place of the meeting and a description of the purpose or purposes for which the meeting is called, shall be mailed, unless oral notice is reasonable under the circumstances, not fewer than three (3) nor more than thirty (30) calendar days before the date of the meeting, by or at the direction of the Members or Manager who has called the meeting, to each Member. If mailed, such notice is effective when mailed addressed to the Member's address shown in the Company's current record of Members, with postage prepaid.

6.7 Telephonic Participation at a Meeting of the Members. Members may participate in a meeting of the Members by means of a conference telephone or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at the meeting.

6.8 Waiver of Notice. A Member may waive any notice required by this Agreement before or after any meeting by signing a written waiver of the Member's right to receive notice of such meeting. A Member's attendance at a meeting: (i) waives objection to lack of notice or defective notice of the meeting, unless the Member at the beginning of the meeting or promptly upon the Member's arrival objects to holding the meeting or transacting business at the meeting; (ii) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter when it is presented; and (iii) results in a presumption that the Member assented to the action taken at such meeting unless such Member's dissent shall be entered in the minutes of the meeting or unless such Member shall file his/her/its written dissent to such

action with the person acting as the secretary of the meeting before the adjournment thereof, or shall personally deliver or forward such written dissent by registered mail to the other Members immediately after the adjournment of the meeting; provided, however, such right to dissent shall not apply to a Member who voted in favor of any action at such meeting.

ARTICLE 7 TRANSFER OF MEMBERSHIP INTERESTS

7.1 Restriction on Transfer. No Member may sell, transfer, encumber, assign, gift or otherwise dispose of any part of his/her/its Units except in accordance with the terms of this Article 7. No transfer by a Member in violation of the provisions of this Agreement shall be valid.

7.2 Transfer Requirements. A Member owning Voting Units may transfer such Units to any other Member or to any lineal descendant or any trust for the benefit of his/her lineal descendants (collectively, "Permitted Transferees") at any time. As a condition to the transfer of any Units to any Permitted Transferee which is not a Member, the Permitted Transferee must accept and agree to be bound by the terms and provisions of this Agreement and must execute such other documents or instruments as the Manager may require to evidence such acceptance and agreement. Upon satisfaction of such condition, the Permitted Transferee shall become a substitute Member entitled to all the rights of the Member transferring such Unit(s).

A Member may transfer any Units to a person who is not a Permitted Transferee only if the requirements of items (a) through (d) below are first satisfied:

(a) Unless otherwise approved in writing by the Members holding 100% of the outstanding Voting Units, in the case of a proposed transfer of all or a portion of the Member's Units (whether by gift, sale or other disposition), the Member shall have first made the offer to sell said Units to the Company as hereinafter described in Section 7.3 below and such offer shall not have been accepted by Company.

(b) The transferee accepts and agrees to be bound by the terms and provisions of this Agreement;

(c) Such other documents or instruments as the Manager may require are executed by the transferee to evidence such acceptance and agreement; and

(d) The transferor or the transferee pays or reimburses the Company for all reasonable legal fees, filing and publication costs incurred by the Company in connection with the transfer of such Unit(s).

Upon satisfaction of items (a) through (d) above, the transferee shall become a substitute Member entitled to all the rights of the Member transferring such Unit(s).

7.3 Right of First Refusal. Except as otherwise provided for in this Article 7, no Member, whether directly or indirectly or by any successor in interest, shall sell, transfer, encumber, assign, gift or otherwise dispose of his/her/its Units unless said Member first offers to sell said Units to the Company in accordance with the following provisions of this Section (said Member is referred to in this Section 7.3 as "Selling Member"). Any transfer of said Units shall be invalid unless the terms of this Section are fully complied with or waived in writing by all parties in interest, as provided for above, and any such invalid transfer shall entitle such parties to legal and equitable relief.

(a) Restriction on Transfer. No Member may offer his/her/its Units to the Company under this Section until he or she has received a bona fide offer in writing to purchase his/ her/its Units. The offer by the Selling Member must include a true copy of the written offer of the bona fide bidder(s) setting forth all terms and conditions of the proposed purchase and the name(s) and address(es) of the bona fide bidder(s). The price and terms of the offer to the Company shall be the price and terms offered by the bona fide bidder(s) except as otherwise provided in this Section 7.3 ("Purchase Price"). A "bona fide offer" shall mean a written offer to purchase from a financially responsible person(s), identified therein by name and address, reasonably appearing able to comply with the terms of said offer. A "bona fide bidder" shall mean a person who presents a bona fide offer.

(b) Company Option to Purchase. The Company shall have the right to purchase all (but not less than all) of the offered Units by accepting the offer not later than thirty (30) days after receiving written notice of the bona fide offer. The offer shall be accepted by delivering to the Selling Member a written notice indicating such acceptance ("Notice of Acceptance"). Failure to execute and deliver the Notice of Acceptance within the thirty (30) day period shall constitute a rejection of the offer. However, if the offer is rejected by the Company and if the Selling Member shall fail to make such sale to said bona fide bidder(s) upon the terms set forth in the bona fide offer within thirty (30) days following the date of expiration of the offer to the Company, the restrictions set forth herein shall apply and the Selling Member must again comply with the provisions of this Section. The effective date of sale shall be the last day of the calendar month in which the Company's written Notice of Acceptance is delivered to the Selling Member ("Effective Date of Sale").

(c) Closing. The Closing of such purchase and sale shall take place at the offices of the Company or at an alternative location mutually agreed upon by the parties. The date of Closing shall not be more than sixty (60) days following the Effective Date of Sale (the "Closing"). During the interim period from the Effective Date of Sale of Selling Member's Units until Closing, Selling Member shall be deemed to have given irrevocable proxies to the other Members, pro rata based on their respective ownership of Voting Units, to vote all Units owned by Selling Member, to the extent the holder of such Units would be entitled to vote on any matters. Selling Member shall not be entitled to notice of Company meetings and the sole right of said Member with respect to the Units to be purchased and sold hereunder shall be the entitlement to receive payment of the Purchase Price as hereinafter provided. At Closing, Company shall pay the Purchase Price due to Selling Member as specified in Subsection (d) below and said Selling Member shall sign any reasonable documentation required by Company evidencing the conveyance of said Selling Member's Units.

(d) Payment of Purchase Price. Company shall pay to said Selling Member in cash at Closing ten percent (10%) of the Purchase Price or an amount equal to the net cash surrender value (*i.e.*, reduced by any loans or other obligations secured by such policy(ies)) of any life insurance policy(ies) owned by the Company on the life of said Selling Member, whichever is higher, but in no event more than the Purchase Price. Concurrently with said payment at Closing, Company shall execute and deliver to said Selling Member a promissory note for the balance of the Purchase Price. The note shall provide for payment of said unpaid balance in equal consecutive monthly installments of principal and interest over that number of months, not exceeding sixty (60) as elected by Company. The first monthly installment will be due one (1) month after Closing. Interest

shall accrue from the Effective Date of Sale, on the unpaid principal at the fixed rate equal to the appropriate Applicable Federal Rate as published by the Internal Revenue Service for the month in which Closing occurs. The promissory note shall be subject to prepayment, without penalty and with savings of interest not yet accrued, in whole or in part, at any time. The due date of the promissory note shall be subject to acceleration at the option of the holder upon default in the payment of any monthly installment which is not cured by payment of amounts due within five (5) business days following written notice of default, under the promissory note, sale of the Company or all or substantially all of its assets. The promissory note shall be secured by a perfected security interest in all Company assets subordinate only to any perfected liens or encumbrances existing as of the date of receipt by the Company of the bona fide offer.

(e) Profits and Losses. From and after the Effective Date of Sale, Taxable Income and Taxable Losses of the Company for the period commencing on such date and continuing thereafter shall be allocated pro rata to the remaining Members of Company exclusive of said Selling Member.

7.4 Release, Indemnification and Hold Harmless of Selling Member. In the event a Selling Member has personally guaranteed or otherwise assumed personal liability for the payment of any debts or liabilities owed from Company to any non Member ("Third Party Claim"), Company shall use its reasonable best efforts to obtain the release of Selling Member from any liability on said Third Party Claim. In the event Company is unable to obtain the full release of Selling Member from any Third Party Claim, Company shall indemnify and hold harmless Selling Member from and against any and all losses, claims, demands, costs, damages, liabilities, expenses (including reasonable attorney fees and disbursements), judgments, fines, settlements and other amounts arising from any and all Third Party Claims.

7.5 New Members. A new Member of the Company may be admitted upon the unanimous written consent of the then existing Members holding Voting Units, the payment of a Capital Contribution to the Company by the new Member, and the new Member's signing an Addendum to this Agreement agreeing to be bound to its terms; provided however, such new Member shall only be entitled to the receipt of Nonvoting Units in exchange for such Capital Contribution. Upon admission of a new Member, Appendix "A" will be amended to reflect the additional Member.

ARTICLE 8 LIMITED LIABILITY OF MEMBERS LIABILITY OF MEMBERS TO COMPANY

8.1 Generally. The Members are not liable under judgment, decree or order of a court, or in any other manner for a debt, obligation or liability of the Company.

8.2 Liability to Company. A Member is liable to the Company:

(a) For the difference between the Capital Contribution of the Member as actually made and the Capital Contribution stated in this Agreement as having been made; and

(b) For any unpaid Capital Contribution which a Member agreed, pursuant to Section 3.1 and/or 3.2 of this Agreement, to make in the future.

8.3 Property in Trust. A Member holds as trustee for the Company:

(a) Specific property stated in the Articles or in this Agreement as contributed by such Member, but which was not contributed or which has been wrongly or erroneously returned; and

(b) Money or other property wrongfully paid or conveyed to such Member on account of the Capital Contribution of the Member.

8.4 Waiver of Liability to Company. The liabilities of the Member set forth in Section 8.2 above can be waived or compromised only by the consent of all Members; but such waiver or compromise shall not affect the right of a creditor of the Company who extended credit or whose claim arose after the filing and before a cancellation or amendment of the Articles to enforce the liabilities of such Member to the Company.

8.5 Liability Upon Return of Capital Contribution. When a Member has rightfully received the return in whole or in part of a Capital Contribution, the Member is nevertheless liable to the Company for any sum, not in excess of the returned capital with interest, necessary to discharge the liability to all creditors of the Company who extended credit or whose claims arose before such return of capital.

ARTICLE 9 RECORDS, FINANCIAL AND TAX REPORTING

9.1 Records and Accounting. The books of account of the Company shall be maintained at the Company's principal place of business. Each Member or his/her/its duly authorized representative shall have access to such books. The Company shall prepare its financial statements using generally accepted accounting principles, consistently applied.

9.2 Tax Information. The Tax Matters Member (as defined below) will use his/her/its best efforts to cause to be delivered, as soon as practical after the end of each fiscal year of the Company, to the Members and Persons who were Members during such fiscal year, all information concerning the Company necessary to enable such Member or Person to prepare such Member's (or Person's) federal and state income tax returns for such fiscal year, including a statement indicating such Member's (or Person's) share of Taxable Income, Tax Losses, deductions and credits for such fiscal year for Federal and state income tax purposes, and the amount of any Distribution made to or for the account of such Member or Person during such fiscal year pursuant to this Agreement.

9.3 Tax Returns. The Tax Matters Member shall cause income tax returns for the Company to be prepared and timely filed in accordance with applicable law.

9.4 Tax Elections. The Tax Matters Member at any time and from time to time, may make such tax elections as it deems necessary or desirable, in his/her/its discretion.

9.5 Tax Matters Member. James N. Posey is hereby appointed and authorized to perform all duties imposed by Sections 6221 and 6232 of the Code as "Tax Matters Member" of the Company. The Company shall indemnify, to the fullest extent permitted by law, the Tax Matters Member from and against any damages and losses (including attorneys' fees) arising out of or incurred in connection with any action taken or omitted to be taken by the Tax Matters

Member, provided such action taken or omitted to be taken does not constitute fraud, gross negligence or willful misconduct.

9.6 Accounting. The books of the Company shall be kept on a cash basis for all purposes, including tax purposes.

9.7 Bank Accounts. The bank accounts of the Company shall be maintained in such institutions as the Manager shall determine. All deposits and other funds not needed in the operation of the business may be invested in the discretion of the Manager. The funds of the Company shall not be commingled with the funds of any other Person.

ARTICLE 10 TERMINATION AND DISSOLUTION

10.1 Events Requiring Dissolution. The Company shall be dissolved upon the happening of any of the following events:

- (a) The occurrence of any event which would make unlawful the continuing existence of the Company; or
- (b) The vote of Members holding not less than one hundred percent (100%) of the Voting Units to dissolve.

As soon as possible following the occurrence of any of the events provided in subparagraphs (a) and (b) above, pursuant to which the Company will not be continued, the Company shall prepare and execute a statement of intent to dissolve in such form as shall be prescribed by the Secretary of State of the State of Nebraska and the same shall be delivered to that office, or as otherwise required by law.

10.2 Liquidation.

(a) Upon dissolution of the Company, the Manager shall liquidate the assets of the Company, apply and distribute the proceeds thereof as contemplated by this Section 10.2 and cause Articles of Dissolution to be filed with the State of Nebraska.

(b) After payment of liabilities owing to creditors of the Company, the Manager shall set aside as a reserve such amount as it deems reasonably necessary for any contingent or unforeseen liabilities or obligations of the Company. Said reserve may be paid over by the Manager to a bank, trust company or other financial institution to be held in escrow for the purpose of paying any such contingent or unforeseen liabilities or obligations and, at the expiration of such period as the Manager may deem advisable, the amount in such reserve shall be distributed to the Members in the manner set forth in Section 10.2(c) below.

(c) After paying such liabilities and providing for such reserves, the Manager shall cause the remaining net assets of the Company to be distributed to the Members in accordance with the Code and the Regulations promulgated thereunder, but generally in accordance with their positive Capital Account Balances, on the dates of distribution.

(d) No Member shall have the right to demand or receive property other than cash upon the dissolution and termination of the Company. The foregoing

notwithstanding, if the Manager shall determine that an immediate sale of part or all of the Company's assets would cause undue loss to the Members, the Manager may, after having given Notification to all the Members, to the extent not then prohibited by any applicable law of any jurisdiction in which the Company is then formed or qualified, either (i) defer liquidation of and withhold from distribution for a reasonable time any assets of the Company except those necessary to satisfy the Company's debts and obligations or (ii) distribute any assets to the Members in kind. If any assets of the Company are to be distributed in kind, such assets shall be distributed on the basis of the fair market value thereof, and any Member entitled to any interest in such assets shall receive such interest therein as a tenant-in-common with all recipient Members so entitled. The fair market value of such assets shall be determined by an independent appraiser selected by the Manager.

(e) Each Member shall look solely to the assets of the Company for all distributions to be made by the Company pursuant to this Agreement, including distributions with respect to his, her or its Capital Contribution thereto and his, her or its share of Distributable Cash, and shall have no recourse therefor, upon dissolution or otherwise, against the Manager or any recipient Member.

10.3 Articles of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provision had been made therefore and all of the remaining property and assets of the Company have been distributed to the Members, articles of dissolution shall be prepared, executed and verified by the person signing the articles of dissolution, and delivered to the Secretary of State of the State of Nebraska, or as otherwise required by law.

10.4 Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) Those to creditors in the order of priority as provided by law, except those to Members of the Company on account of their Capital Contributions;
- (b) Those to Members of the Company in respect of their share of the profits and other compensation by way of income on their Capital Contributions; and
- (c) Those to Members of the Company in respect of their Capital Contributions to the Company.

Members shall share in the Company assets in respect to their claims for capital and in respect to their claims for profits or for compensation by way of income on their Capital Contributions, in proportion to the respective amounts of the claims.

ARTICLE 11 MISCELLANEOUS

11.1 Authority to Act. Notwithstanding anything to the contrary contained herein, any act of all the Members, made in accordance with this Agreement in carrying out the business of the Company, shall bind the Company.

11.2 Entire Agreement. This Agreement is the sole operating agreement of the Company and constitutes the entire agreement among the Members and supersedes any prior

agreements or understandings among the Members, oral or written, all of which are hereby canceled. This Agreement may be amended only upon the affirmative vote of the holders of one hundred percent (100%) of the Voting Units.

11.3 No Waiver. No failure or delay on the part of any Member in exercising any rights under this Agreement, or in insisting on strict performance of any covenant or condition contained in this Agreement, shall operate as a waiver of any of such Member's rights hereunder.

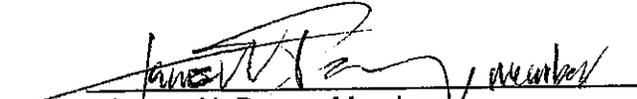
11.4 Creditors. The provisions of this Agreement shall be deemed to be for the exclusive benefit of the undersigned Members. None of the provisions of this Agreement shall be for the benefit of or enforceable by any third party, including without limitation, any creditor of the Company.

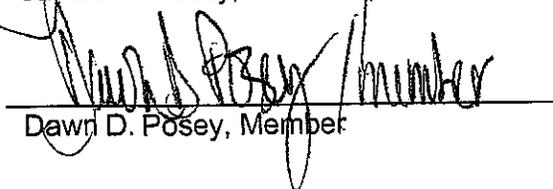
11.5 Equitable Relief, Attorneys' Fees. The Members agree that the remedy of damages at law for a violation by a Member of any of the terms or conditions of this Agreement is an inadequate remedy. In recognition of the irreparable harm that such a violation would cause the Company and its Members, the Members agree that in addition to any other remedies or relief afforded by law, the Company and/or one or more of its Members may obtain an injunction against an actual or threatened violation of this Agreement or may obtain an order compelling the Member to specifically perform any provisions of this Agreement, it being the understanding of the Members that both damages and an injunction or order of specific performance shall be proper modes of relief and are not to be considered alternative or mutually exclusive remedies. In the event of any such actual or threatened violation, the violating Member agrees to pay the costs, expenses, and reasonable attorneys' fees incurred by the Company and its Members in pursuing any of its/their rights with respect to such actual or threatened violation, in addition to the actual damages sustained by the Company and/or its Members as a result thereof.

11.6 Rights and Remedies Cumulative. The rights and remedies provided in this Agreement are cumulative, and the use of any one right or remedy by the Company or any Member shall not preclude or waive the right to use any or all other remedies. Such rights and remedies are given in addition to any other rights and remedies the Company or Members may have under the Act, applicable statutes, ordinances, common law or otherwise.

11.7 Counterparts. This Agreement may be executed in one or more counterparts, and by facsimile transmission, each which shall be deemed an original, but together shall constitute one and the same instrument.

IN WITNESS WHEREOF, all of the Members have executed this Agreement effective 11/3, 2004.


James N. Posey, Member


Dawn D. Posey, Member

APPENDIX "A"

MEMBER NAME	CAPITAL CONTRIBUTION	VOTING UNITS	PERCENTAGE INTEREST
James N. Posey	\$500	5	50%
Dawn D. Posey	\$500	5	50%

**CONSENT TO ACTION IN LIEU OF
FIRST MEETING OF THE MEMBERS OF
JDP HOLDINGS, LLC**

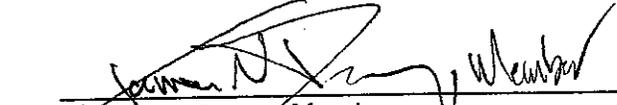
The undersigned, constituting all the Members of JDP Holdings, LLC, a Nebraska limited liability company (the "Company"), hereby consent, pursuant to the Limited Liability Company Act of the State of Nebraska, to the adoption hereof and do hereby adopt the following resolutions and declare them to be in full force and effect as if adopted at the first meeting of the Members of the Company:

RESOLVED, that all actions taken by David M. Dvorak to organize the Company be, and hereby are, ratified, adopted and approved.

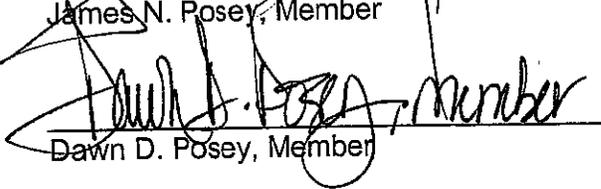
RESOLVED FURTHER, that David M. Dvorak is hereby removed as Manager and James N. Posey is hereby elected as the Manager of the Company, to serve until the next meeting of the Members or until his successor or successors are elected and qualified.

RESOLVED FURTHER, that the Operating Agreement, as signed by James N. Posey and Dawn D. Posey, is hereby adopted by the Company, and the original shall be made a part of the minute book.

Dated effective this 20th day of October, 2004.



James N. Posey, Member



Dawn D. Posey, Member

A copy of this notice has been filed with the Secretary of State

LAUGHLIN, PETERSON & LANG
Attorneys
11718 Nicholas Street
Suite 101
Omaha, Nebraska 68154

NOTICE OF INCORPORATION
NOTICE IS HEREBY GIVEN that SAGE
CASA, INC. has formed a corporation under
the Nebraska Business Corporation Act as
follows:

The name of the corporation is SAGE
CASA, INC. The address and name of the
initial registered agent is Robert F. Peterson,
11718 Nicholas Street, Suite 101, Omaha, NE
68154. The purposes for which the
corporation is organized are:

(a) To engage in the business of
acquiring, owning, developing, managing,
operating, leasing, improving and selling real
estate; and

(b) To do everything necessary, proper,
advisable or convenient for the
accomplishment of the purposes hereinabove
set forth; and to do all things incidental
thereto or connected therewith which are not
forbidden by the laws of the state of
Nebraska or by these Articles of
Incorporation.

The authorized capital is \$10,000.00
consisting of 10,000 shares having a per
value of \$1.00 each. The corporation
commenced existence on the filing and
recording of its Articles of Incorporation with
the Secretary of State and it shall have
perpetual existence. The affairs of the
corporation shall be conducted by a
President, Vice President, Secretary and
Treasurer and such subordinate officers and
agents as may be prescribed by the Bylaws
or appointed by the Board of Directors.

Robert F. Peterson,
Incorporator

5-1,88,15-15

**THE DAILY RECORD
OF OMAHA**
LYNDA K. HENNINGSEN, Publisher
PROOF OF PUBLICATION

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha, } ss.

J. BOYD, being duly sworn, deposes and says that she is LEGAL
EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper,
printed and published daily in the English language, having a bona
fide paid circulation in Douglas County in excess of 300 copies, print-
ed in Omaha, in said County of Douglas, for more than fifty-two
weeks last past; that the printed notice hereto attached was pub-
lished in THE DAILY RECORD, of Omaha, for 3 consecutive
weeks on:

May 1, 8 & 15, 2015

That said Newspaper during that time was regularly published and
in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska
ELLEN FREEMAN
My Comm. Exp. Dec. 11, 2017

Publisher's Fee \$ 114.33
Additional Copies \$ _____
Filing Fee \$ _____
Total \$ 114.33

Subscribed in my presence and sworn to before
me this 15th day of May 20 15
Notary Public in and for Douglas County,
State of Nebraska

**ARTICLES OF INCORPORATION
OF
SAGE CASA, INC.**

The undersigned natural person of the age of twenty-one (21) years or more, acting as Incorporator of a corporation under the Nebraska Business Corporation Act, hereby adopts the following Articles of Incorporation for such corporation:

**ARTICLE I
NAME**

The name of the corporation shall be SAGE CASA, INC.

**ARTICLE II
DURATION**

The period of the corporation's duration shall be perpetual.

**ARTICLE III
PURPOSES**

The purposes for which the corporation is organized are the following:

(a) To engage in the business of acquiring, owning, developing, managing, operating, leasing, improving and selling real estate; and

(b) To do everything necessary, proper, advisable or convenient for the accomplishment of the purposes hereinabove set forth, and to do all things incidental thereto or connected therewith which are not forbidden by the laws of the state of Nebraska or by these Articles of Incorporation.

**ARTICLE IV
POWERS**

The corporation shall have and exercise all powers and rights conferred upon corporations by the Nebraska Business Corporation Act and any enlargement of such powers conferred by subsequent legislative acts; and, in addition thereto, the corporation shall have and exercise all powers and rights not otherwise denied corporations by the laws of the State of Nebraska as are necessary, suitable, proper, convenient or expedient to the attainment of the purposes set forth in Article III above.

**ARTICLE V
AUTHORIZED SHARES**

The capital stock of the corporation shall be Ten Thousand Dollars (\$10,000) which shall be divided into ten thousand (10,000) shares of common stock with a par value of One Dollar (\$1.00) per share.

ARTICLE VI
INTEREST OF DIRECTORS
IN TRANSACTIONS

In the absence of fraud, no contract or other transaction between the corporation and any other person, corporation, firm, syndicate, association, partnership, or joint venture shall be wholly or partially invalidated or otherwise affected by reason of the fact that one or more of the Directors of the corporation is or is to become a director or officer of such other corporation, firm, syndicate or association, or a member of such partnership or joint venture, or is pecuniarily or otherwise interested in such contractual transaction; provided, however, that the fact that such Director or Directors of the corporation are so situated or so interested or both shall be disclosed or shall have been known to the Board of Directors of the corporation. Any Director or Directors of the corporation who is or is to become a Director or officer of such other corporation, firm syndicate or association or a member of such partnership or joint venture, or pecuniarily or otherwise interested in such contract or transaction, may be counted for the purpose of determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transaction, and in the absence of fraud and for so long as he acts in good faith, any such Director may vote thereat to authorize any such contract or transaction with like force and effect as if he were not a Director or officer of such other corporation, firm, syndicate or association or a member of such partnership or joint venture, or pecuniarily or otherwise interested in such contract or transaction.

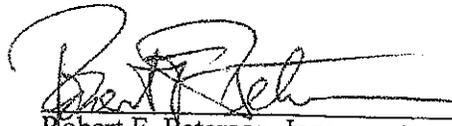
ARTICLE VII
INITIAL REGISTERED OFFICE AND
INITIAL REGISTERED AGENT

The street address of the initial registered office of the corporation is 11718 Nicholas Street, Suite 101, Omaha, Nebraska 68154-2630, and the initial registered agent at such address is Robert F. Peterson.

ARTICLE VIII
NAME AND ADDRESS
OF INCORPORATOR

The name and address of the Incorporator is Robert F. Peterson, 11718 Nicholas Street, Suite 101, Omaha, Nebraska 68154-2630.

DATED this 19th day of April, 2015.


Robert F. Peterson, Incorporator

**BYLAWS
OF
SAGE CASA, INC.**

**ARTICLE I
OFFICE**

The principal office of the corporation in the State of Nebraska shall be located in the City of Omaha, County of Douglas. The corporation may have such other offices, either within or without the State of Nebraska, as the Board of Directors may designate or as the business of the corporation may require from time to time.

The registered office of the corporation required by the Nebraska Business Corporation Act to be maintained in the State of Nebraska may be, but need not be, identical to the principal office in the State of Nebraska. The address of the registered office may be changed from time to time by the Board of Directors.

**ARTICLE II
SHAREHOLDERS**

Section 1. Annual Meeting. The annual meeting of the shareholders shall be held on the May 1st in each year, beginning with the year 2016, at the hour of 10:00 o'clock A.M., for the purpose of electing Directors and for the transaction of such other business as may properly come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Nebraska or a Sunday, such meeting shall be held on the next succeeding business day. If the election of Directors shall not be held on the day designated herein for any annual meeting of the shareholders or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of shareholders as soon thereafter as conveniently possible.

Section 2. Special Meetings. Special meetings of the shareholders, for any purpose or purposes, unless otherwise prescribed by statute, may be called by the President or the Board of Directors, and shall be called by the President at the request of holders of not less than one-tenth (1/10) of all outstanding shares of the corporation entitled to vote at such meeting.

Section 3. Place of Meetings. The Board of Directors may designate any place, either within or without the State of Nebraska, as the place of meeting for any annual meeting or any special meeting called by the Board of Directors. A Waiver of Notice signed by all shareholders entitled to vote at such meeting may designate any place, either within or without the State of Nebraska, as the place for the holding of such meeting. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the corporation.

Section 4. Notice of Meeting. Written or printed notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which such meeting

is called, shall be delivered not less than ten (10) nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the President, Secretary, or officer or person calling the meeting, to each shareholder of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the shareholder at his address as it appears on the stock transfer books of the corporation, with postage thereon prepaid.

Section 5. Quorum. A majority of outstanding shares of the corporation entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders. If less than a majority of outstanding shares are represented at a meeting, a majority of the shares so represented may adjourn the meeting from time to time without further notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified. The shareholders present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough shareholders to leave less than a quorum.

Section 6. Proxies. At all meetings of shareholders, a shareholder may vote by proxy executed in writing by the shareholder or by his duly authorized attorney in fact. Such proxy shall be filed with the Secretary of the corporation before or at the time of the meeting. No proxy shall be valid eleven (11) months after the date of its execution, unless otherwise provided in the proxy.

Section 7. Voting of Shares. Subject to the provisions of Section 9 of this Article II, each outstanding share entitled to vote shall be entitled to one vote upon each matter submitted to a vote at a meeting of shareholders.

Section 8. Voting of Shares by Certain Holders. Shares standing in the name of another corporation may be voted by such officer, agent or proxy as the Bylaws of such corporation may prescribe or, in the absence of such provision, as the Board of Directors of such corporation may determine.

Shares held by an administrator, executor, guardian or conservator may be voted by him either in person or by proxy, without a transfer of such shares into his name. Shares standing in the name of a trustee may be voted by him either in person or by proxy, but no trustee shall be entitled to vote shares held by him without a transfer of such shares into his name.

Shares standing in the name of a receiver may be voted by such receiver and shares held by or under the control of a receiver may be voted by such receiver without the transfer thereof into his name if authority to do so be contained in an appropriate order of the Court by which such receiver was appointed.

A shareholder whose shares are pledged shall be entitled to vote such shares until his shares have been transferred into the name of the pledgee, and thereafter the pledge shall be entitled to vote the shares so transferred.

Shares of its own stock belonging to the corporation or held by it in a fiduciary capacity shall not be voted, directly or indirectly, at any meeting and shall not be counted in determining the total number of outstanding shares at any given time.

Section 9. Cumulative Voting. At each election of Directors, every shareholder entitled to vote at such election shall have the right to vote, in person or by proxy, the number of shares owned by him for as many persons as there are Directors to be elected and for whose election he has a right to vote, or to cumulate his votes by giving one candidate as many votes as the number of such Directors multiplied by the number of his shares shall equal, or by distributing such votes on the same principle among any number of candidates.

Section 10. Informal Action by Shareholders. Any action required to be taken at a meeting of shareholders, or any other action which may be taken at a meeting of the shareholders, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all shareholders entitled to vote with respect to the subject matter thereof.

Such consent shall have the same force and effect as a unanimous vote of shareholders, and may be stated as such in any articles or document filed with the Secretary of State under the Nebraska Business Corporation Act or any other state law.

ARTICLE III **BOARD OF DIRECTORS**

Section 1. Number and Election. The corporation shall have one (1) or more Directors. Directors shall be elected at the annual meeting of shareholders.

Section 2. Tenure. The Directors shall hold office for a term of one year and until their successors are elected and qualified, unless their service is sooner terminated because of death, resignation, removal or otherwise.

Section 3. Regular Meeting. A regular meeting of the Board of Directors shall be held without other notice than the Bylaw immediately after, and at the same place as the annual meeting of shareholders. The Board of Directors may provide by resolution the time and place, either within or without the State of Nebraska, for the holding of additional regular meetings without other notice than such resolution.

Section 4. Special Meeting. Special meetings of the board of Directors may be called by or at the request of the President or any one (1) Directors. The person or persons authorized to call special meetings of the Board of Directors may fix any place, either within or without the State of Nebraska, as the place for holding any special meeting of the Board of Directors called by them.

Section 5. Notice. Notice of any special meeting shall be given at least two (2) days prior thereto by written notice delivered personally or mailed to each Director at his business address, or by telegram. If mailed, such notice shall be deemed to be delivered when deposited in the United

States mail so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any Director may waive notice of any meeting. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Section 6. Quorum. A majority of the number of Directors fixed by Section 1 of this Article III shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such majority is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Section 7. Manner of Acting. The act of the majority of Directors present at a meeting at which a quorum is present shall constitute an act of the Board of Directors.

Section 8. Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of the majority of remaining Directors though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. Any Directorship to be filled by reason of an increase in the number of Directors shall be filled by election at an annual or special meeting of shareholders called for that purpose.

Section 9. Compensation. By resolution of the Board of Directors, the Directors may be paid their expenses, if any, of attendance of each meeting of the Board of Directors and may be paid a fixed sum for attendance at each meeting of the Board of Directors or a stated salary as Director. No such payment shall preclude any Director from serving the corporation in any other capacity and receiving compensation therefor.

Section 10. Presumption of Assent. A Director of the corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof or shall forward such dissent by certified mail to the Secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

ARTICLE IV **OFFICERS**

Section 1. Number. The officers of the corporation shall be a President, one or more Vice Presidents (the number thereof to be determined by the Board of Directors), a Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and

assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors.

Section 2. Election and Term of Office. The officers of the corporation to be elected by the Board of Directors shall be elected annually at the first meeting of the Board of Directors held after each annual meeting of shareholders. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently possible. Each officer shall hold office until his successor shall have been duly elected and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided.

Section 3. Removal. Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 4. Vacancies. A vacancy in an office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5. President. The President shall be the principal executive officer of the corporation and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of the corporation. He shall, when present, preside at all meetings of shareholders and of the Board of Directors. He may sign, with the Secretary or any other proper officer of the corporation thereunto authorized by the Board of Directors, certificates for shares of the corporation, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these Bylaws to some other officer or agent of the corporation, or shall be required by law to be otherwise signed or executed, and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section 6. The Vice Presidents. In the absence of the President or in the event of his death, inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in the order designated at the time of their election, or in the absence of any designation, then in the order of their election) shall perform the duties of President, and when so acting, shall have all the powers of and be subject to all restrictions upon the President. Any Vice President may sign, with the Secretary or an Assistant Secretary, certificates for shares of the corporation, and shall perform such other duties as from time to time may be assigned to him by the President or Board of Directors.

Section 7. The Secretary. The Secretary shall: (a) keep the minutes of the shareholders' and of the Board of Directors' meeting in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (c) be custodian of the corporate records of the corporation; (d) keep a register of the post office

address of each shareholder which shall be furnished to the Secretary by such shareholder; (e) sign with the President, or a Vice President, certificates for shares of the corporation, the issuance of which shall have been authorized by resolution of the Board of Directors; (f) have general charge of the stock transfer books of the corporation; and (g) in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or Board of Directors.

Section 8. The Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall: (a) have charge and custody of and be responsible for all funds and securities of the Corporation; (b) receive and give receipts as shall be selected in accordance with the provisions of Article V of these Bylaws; and (c) in general perform all duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or Board of Directors.

ARTICLE V **CONTRACTS, LOANS, CHECKS, DEPOSITS**

Section 1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. Loans. No loans shall be contracted on behalf of the corporation and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to specific instances.

Section 3. Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Section 4. Deposits. All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board of Directors may select.

ARTICLE VI **CERTIFICATES FOR SHARES AND THEIR TRANSFER**

Section 1. Certificates for Shares. Certificates representing shares of the corporation shall be in such form as shall be determined by the Board of Directors. Such certificates shall be signed by the President or a Vice President and by the Secretary or an Assistant Secretary. All certificates for shares shall be consecutively numbered or otherwise identified. The name and address of the person to whom the shares represented thereby are issued, with the number of shares and date of issue, shall be entered on the stock transfer books of the corporation. All certificates

surrendered to the corporation for transfer shall be canceled and no new certificates shall be issued until the former certificate for a like number of shares shall have been surrendered and cancelled, except that in case of a lost, destroyed or mutilated certificate, a new one may be issued therefor upon such terms and indemnity to the corporation as the Board of Directors may prescribe.

Section 2. Transfer of Shares. Transfer of shares of the corporation shall be made only on the stock transfer books of the corporation by the holder of record thereof or by his legal representative, who shall furnish proper evidence of authority to transfer, or by his attorney thereunto authorized by power of attorney duly executed and filed with the Secretary of the corporation, and on surrender for cancellation of the Certificate for such shares. The person in whose name shares stand on the books of the corporation shall be deemed by the corporation to be the owner thereof for all purposes.

ARTICLE VII **FISCAL YEAR**

The fiscal year of the corporation shall begin on the first day of January and end on the last day of December, in each year.

ARTICLE VIII **DIVIDENDS**

The Board of Directors may from time to time declare, and the corporation may pay, dividends on its outstanding shares in the manner and upon the terms and conditions provided by law and its Articles of Incorporation.

ARTICLE IX **WAIVER OF NOTICE**

Whenever any notice is required to be given to any shareholder or Director of the corporation under the provisions of these Bylaws, the Articles of Incorporation or the provisions of the Nebraska Business Corporation Act, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE X **AMENDMENTS**

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the Board of Directors at any regular or special meeting of the Board of Directors.

I, Melvin J. Sudbeck, the duly elected and acting Secretary of the corporation hereby certify that the foregoing Bylaws, consisting of Articles I through X, inclusive, are a true and correct copy of the Bylaws adopted by the shareholders of the corporation at their first meeting

held upon the 29th day of April, 2015, at 10:00 o'clock A.M., and as approved, ratified and adopted by the Board of Directors of the corporation upon the same date at 10:30 o'clock A.M.



Melvin J. Sudbeck, Secretary

APPROVED:



Melvin J. Sudbeck, Chairman



Meyer & Associates Architects
3000 West 10th Street
Omaha, NE 68104
402.491.1000

HAMILTON VILLAGE
41ST & HAMILTON STREETS
OMAHA, NEBRASKA

ORCHARD LANE

EARTH BERMS

GRASS (SEEDED)

24

41st AVENUE

PROPOSED BUILDING

GRASS (SEEDED)

RETAINING WALL

ROCK

ROCK

HAMILTON STREET

SITE PLAN

1" = 40'-0"



PROJECT STATISTICS

NUMBER OF UNITS = 54
AREA OF EACH UNIT = 811 SQUARE FEET
LOWER LEVEL / BASEMENT AREA (ENCLOSED) = 12,721 SQUARE FEET
AREA OF 1ST FLOOR THRU 4RD FLOOR = 12,721 SQUARE FEET (EACH)
TOTAL BUILDING SQUARE FEET = 63,605 SQUARE FEET

LANDSCAPE SCHEDULE:

1. AMERICAN HORNBEAM, 'CARPINUS BETULUS', 2" CAL., QTY: 2
2. THORNLESS COCKSPUR HAWTHORN, 'CRATEGUS INERMIS CV.', 2" CAL., QTY: 3
3. BARBERRY, 'ARCTOSTAPHYLOS UVA-URSI', 2 GAL., QTY: 14
4. WINTERCREEPER, 'EUONYMUS FORTUNEI', 2 GAL., QTY: 22
5. RED MAPLE, 'ACER RUBRUM', 2" CAL., QTY: 5

PRELIMINARY
NOT FOR CONSTRUCTION

Meyer & Associates Architects 2020

Project Name: Hamilton Village
Project No: HA-17777
Date: July 8, 2020
Scale: 1" = 40'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: **RSN**
ISSUED: **PRL/RSN**
DATE: **JULY 8, 2020**
PROJECT NO: **HA-17777**
SHEET NO:

A0.0



Meyer & Associates Architects
3000 North 16th Street
Omaha, Nebraska 68102
402.261.1000

HAMILTON VILLAGE
41ST & HAMILTON STREETS
OMAHA, NEBRASKA

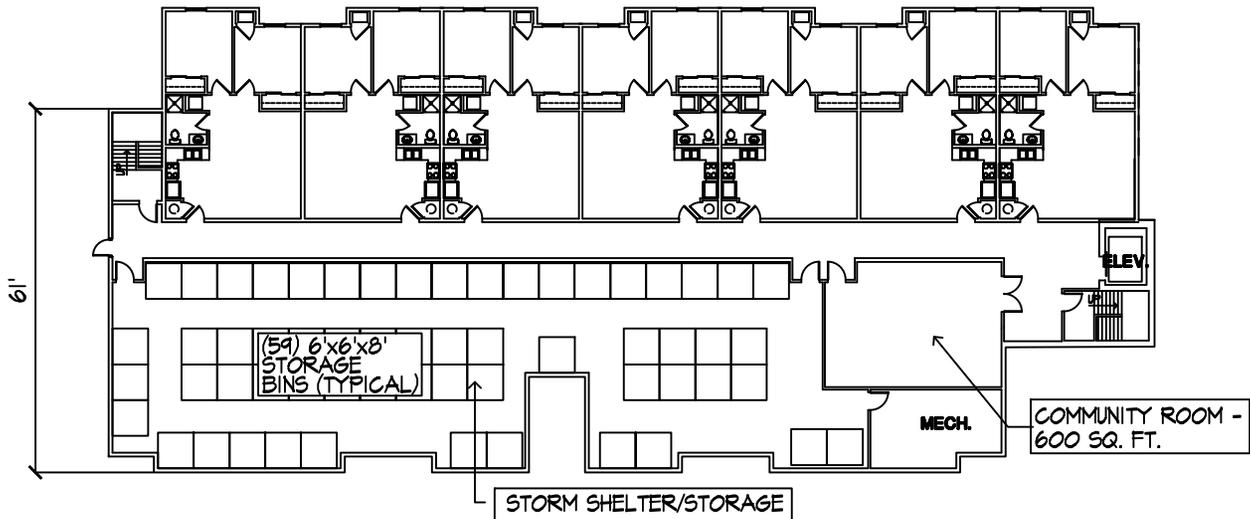
PRELIMINARY
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Meyer & Associates Architects 2009
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REVISIONS:

DRAWN BY: **MCB**
ISSUED: **PRELIMINARY**
DATE: **JULY 18, 2009**
PROJECT NO: **HA-07777**
SHEET NO:

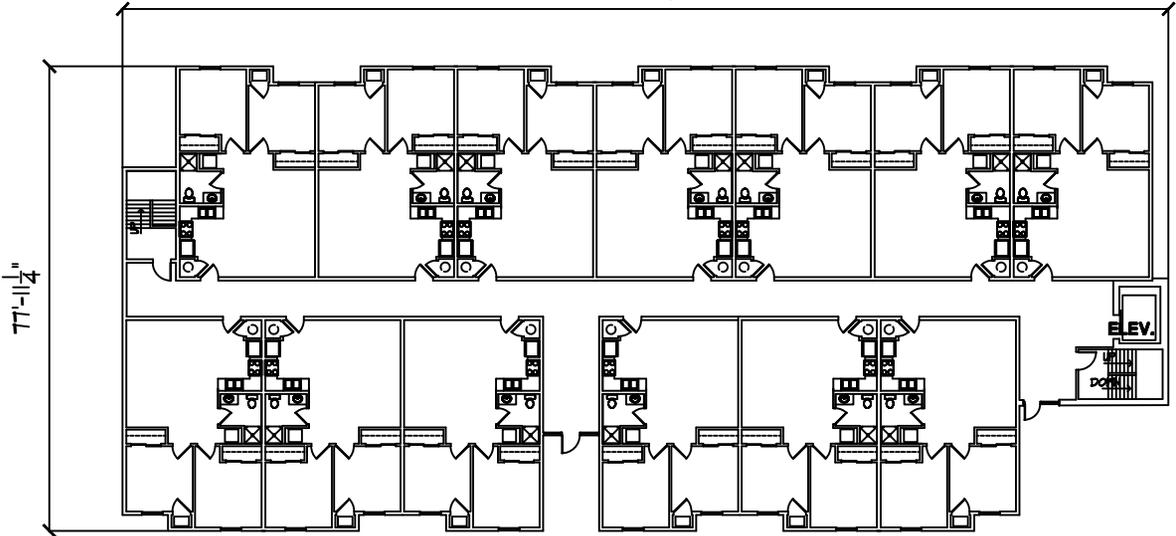
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BASEMENT FLOOR PLAN

1/32" = 1'-0"

175'-6³/₁₆"



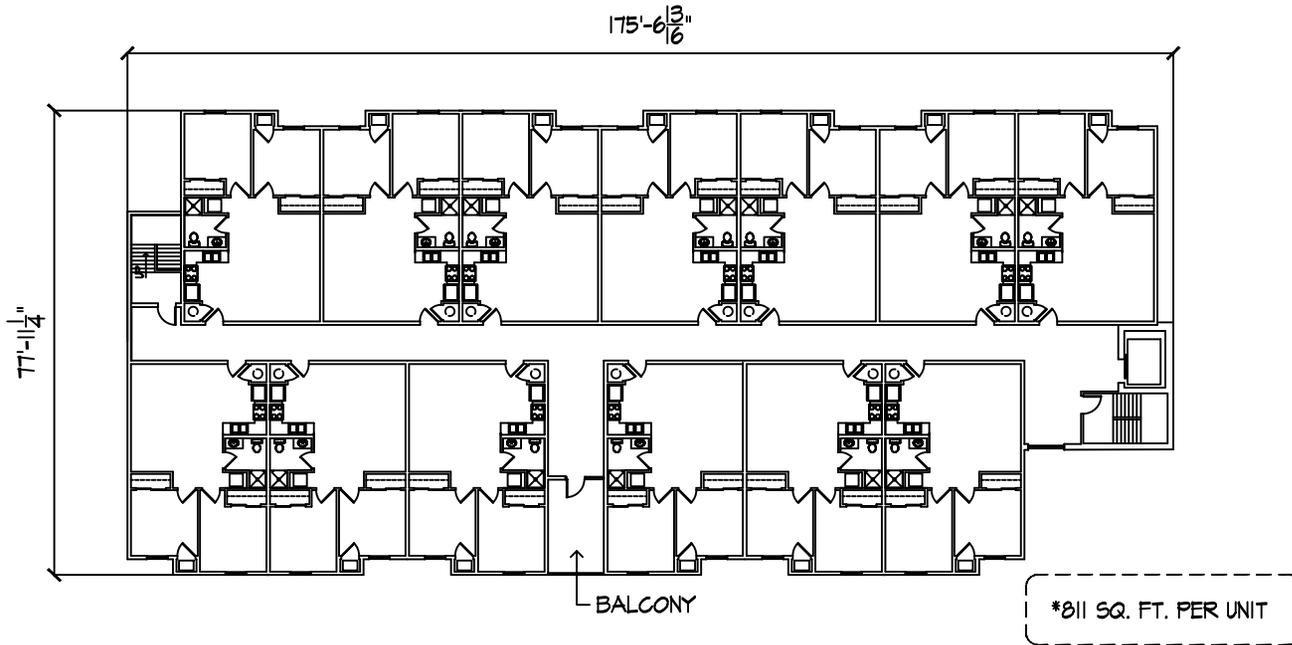
FIRST FLOOR PLAN

1/32" = 1'-0"

*811 SQ. FT. PER UNIT



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SECOND THRU FORTH FLOOR PLAN (TYPICAL)

1/32" = 1'-0"

HAMILTON VILLAGE
41ST & HAMILTON STREETS
OMAHA, NEBRASKA

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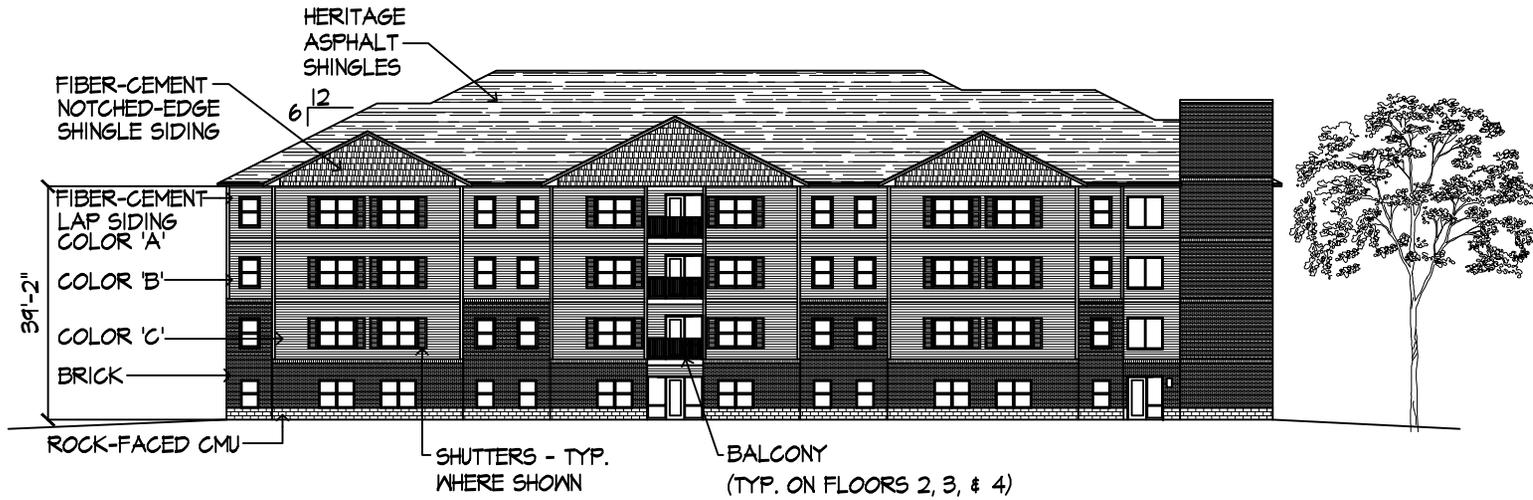
REVISIONS:

DRAWN BY: **BCN**
ISSUED: **PRELIMINARY**
DATE: **JULY 8, 2020**
PROJECT NO: **HA-17777**
SHEET NO:

A1.1

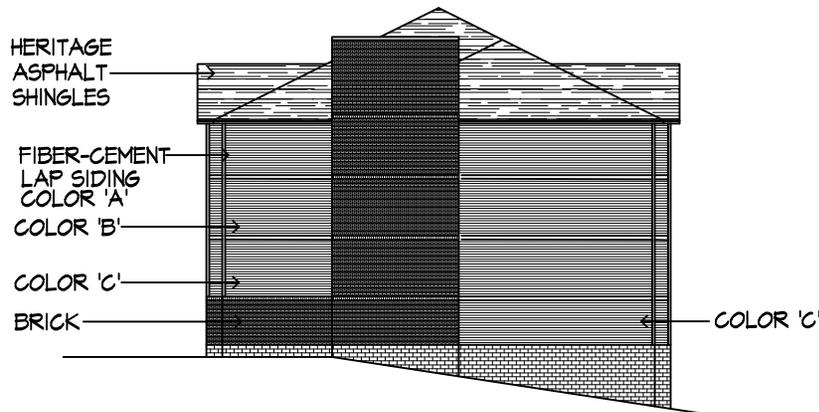


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3000 West 10th Street
Omaha, Nebraska 68104
402.461.1000



SOUTH ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

HAMILTON VILLAGE
41ST & HAMILTON STREETS
OMAHA, NEBRASKA

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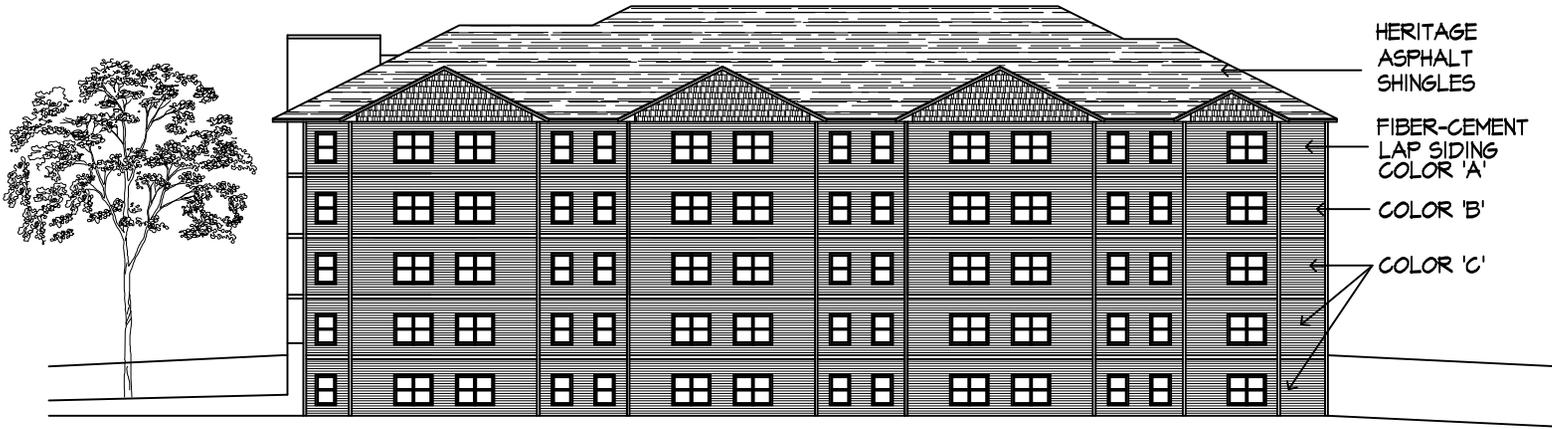
REVISIONS:

DRAWN BY: **BCN**
ISSUED: **PRELIMINARY**
DATE: **JULY 8, 2020**
PROJECT NO: **14-1777**
SHEET NO:

A2.0



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HERITAGE
ASPHALT
SHINGLES

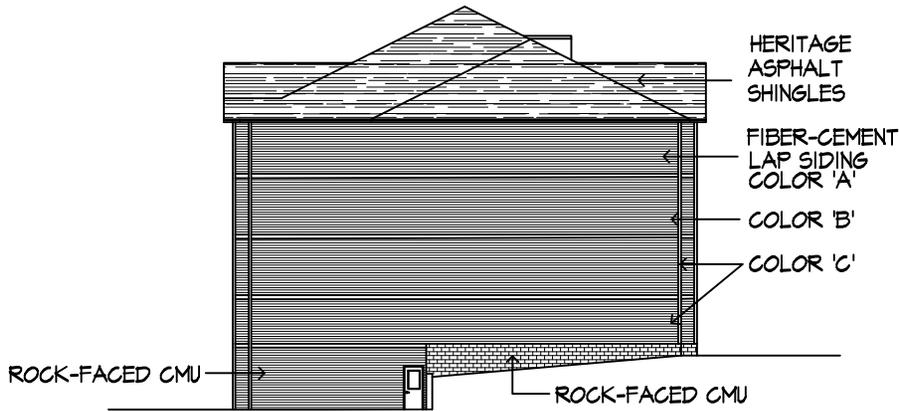
FIBER-CEMENT
LAP SIDING
COLOR 'A'

COLOR 'B'

COLOR 'C'

NORTH ELEVATION

1/32 = 1'-0"



HERITAGE
ASPHALT
SHINGLES

FIBER-CEMENT
LAP SIDING
COLOR 'A'

COLOR 'B'

COLOR 'C'

ROCK-FACED CMU

ROCK-FACED CMU

WEST ELEVATION

1/32 = 1'-0"

HAMILTON VILLAGE
41ST & HAMILTON STREETS
OMAHA, NEBRASKA

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REVISIONS:

DRAWN BY: **BCN**

ISSUED: **PRELIMINARY**

DATE: **JULY 8, 2020**

PROJECT NO: **16-0000**

SHEET NO:

A2.1



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

November 9, 2021

Straight Line Development
Attn: Jake Starnes
16255 Woodland Drive
Omaha, NE 68136

RE: Novella Site – 41st and Hamilton, Omaha, NE

Mr. Starnes,

In response to your request dated October 8, 2021, this letter confirms that your proposed senior housing redevelopment project at 41st and Hamilton is located in a Community Redevelopment Area and is eligible for Tax Increment Financing (TIF). TIF offers an economic development incentive to encourage private investment within Community Redevelopment Areas.

Sincerely,

Bridget A. Hadley
Economic Development Manager

Grant Application

Row 85

Organization Name (if applicable)	YMCA of Greater Omaha
Physical Address	430 S. 20th Street
Mailing Address	430 S. 20th Street
Website	www.metroymca.org
Social Media Accounts	https://www.facebook.com/metroymca
Name	Tera Thomas
Title	Vice President of Advancement
Email Address	tthomas@metroymca.org
Phone	+1 (402) 977-4301
Team	Yes

The team consists of: Rebecca Deterding, President & CEO: Formerly the YMCA of Greater Omaha's Chief Financial Officer, Rebecca brings extensive experience in finance, strategic planning, operations, and leadership development to her role as chief executive. She is leading the organization's first post-pandemic market assessment and strategic planning process, and she leads fundraising for major capital projects. Tera Thomas, Vice President of Advancement: Formerly the Executive Director of the YMCA's Healthy Living Center, Tera leads annual fundraising, major gift, marketing, and member development for the YMCA. She helps build the relationships and case statement for projects like the one described in this application. Lance Cohn, Executive Vice President & Chief Operating Officer: Lance was responsible for leading the Westview YMCA and Buena Vista YMCA Express projects, working with partners to establish operational plans and hiring branch leadership. He will play a key role in developing operational plans for the renovated and expanded Butler-Gast YMCA. Leo McIntosh, Vice President of Operations: Formerly the Executive Director of the Charles E. Lakin YMCA, Leo oversees capital renovation and construction projects, including concept development and working with vendors from design to construction. Lindy Pflugsten, Senior Executive Director of the Butler Gast YMCA: Lindy leads the Butler-Gast YMCA in North Omaha, which is the focus of this grant application. She coordinates meetings of the Butler-Gast YMCA Advisory Board and helps align Y programming with community needs. Todd Trimpe, Principal, Trimpe Real Estate Group, LLC: Todd is a consultant who manages the YMCA of Greater Omaha's ongoing facilities maintenance operations. His work is critical for planning the sustainable operation of renovated and new facilities post-construction. Gro-Dev: Formed in 2014, Gro provides professional services in real estate and facility development, architecture and design, facility management consulting, procurement, capital planning, and capital formation. The firm specializes in serving YMCAs across the country. Its goals are to make YMCA branches magnetic, sustainable, sound, highly performing, well-located, operationally efficient, and inclusive centers for youth development, health and well-being, and community engagement. Gro is contracting with the YMCA of Greater Omaha to conduct market analyses to inform capital plans and to project revenue and costs.

Organizational Chart	CEO Rebecca Deterding reports to the YMCA of Greater Omaha's 16-member all-volunteer governing board. The other leaders listed above report to her. The Butler-Gast YMCA, like all Y branches, has a volunteer advisory board whose members help tailor branch-level services to the specific needs of surrounding neighborhoods. The Butler-Gast YMCA Advisory Board and other branch-level leaders are listed here: https://metroymca.org/locations/butler-gast-ymca/staff Please see the attached organizational chart.
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Other Completed Projects and/or Accomplishments	<p>The YMCA of Greater Omaha has four recent, major capital projects. They each demonstrate the capacity to carry out a project on the scale of the Butler-Gast YMCA project proposed in this application. They also show how the YMCA's approach to capital development is meeting community needs: Westview YMCA: This new YMCA branch was designed, built, and operated in collaboration with Omaha Public Schools and the new Westview High School on 156th and Ida streets. The YMCA portion of this project totaled \$13.5 million and was funded by a combination of OPS bond revenue and fundraising among Omaha-area foundations. This full-service YMCA branch includes a fitness center, pool, and multi-purpose exercise rooms. The high school partnership creates opportunities for students and faculty to easily access the YMCA's health and wellness programming, and it creates learning and work opportunities for high school students. The facility opened in July 2022. Buena Vista YMCA Express: This new YMCA branch is also a collaboration with Omaha Public Schools, this time at the new Buena Vista High School at 60th and L streets in South Omaha. The YMCA Express features a high-tech fitness center and multi-purpose space, and it is integrated with a health center staffed by OneWorld Community Health Centers. This project opened in August 2022. Lakin YMCA Family Park: Also completed in the summer of 2022, this new outdoor park at the Charles E. Lakin YMCA in Council Bluffs serves both YMCA members and residents of surrounding communities. The park addresses a lack of green space in the local neighborhoods, and it enhances YMCA programming by creating outdoor opportunities for youth development and fitness activities. This project demonstrates the YMCA's experience in developing outdoor space, which is an important component of the Butler-Gast project. Sarpy Community YMCA Renovation & Expansion: This \$500,000 project includes the renovation of existing fitness space, new high-tech fitness machines, and the expansion of the fitness center. This project is funded in part by the Shovel-Ready Capital Recovery and Investment Act (LB566), administered by the Nebraska Department of Economic Development. It demonstrates the YMCA of Greater Omaha's capacity for adhering to requirements similar to those of LB1024 funding.</p>
Proposal Title	Butler-Gast YMCA Renovation & Expansion: Supporting economic growth, youth development, and health in North Omaha
Total Budget (\$)	\$8,000,000.00
LB1024 Grant Funding Request (\$)	\$8,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>The project will renovate and expand the Butler-Gast YMCA in North Omaha, located in Census Tract 59.02, a Qualified Census Tract. The Butler-Gast YMCA serves as a hub of health, wellness, and youth development in North Omaha. This all-ages community fitness center includes a gymnasium, cardio and weights equipment, swimming pool, group exercise rooms, and the adjacent Teen Center (currently operated by YouTurn). The YMCA branch provides exercise classes, preventive health programming, special classes and social activities for active older adults, youth sports, and swimming lessons. The Butler-Gast YMCA is well-connected in the community. It neighbors Omaha North High School and Skinner Elementary School, making youth activities accessible to students. It partners with Abide Network, Northstar, and Seventy Five North to train teenage lifeguards and provide free swim lessons, addressing disparities in water safety among Black children. The branch also hosts free public events such as a Black History Luncheon, Omaha Days carnival, and Halloween Trunk-or-Treat. Per the Visioning Workshop findings: "Public health in North Omaha is poor, with many households and individuals struggling with obesity, cancer, and other diseases." The Butler-Gast YMCA's continuum of health and wellness programming helps North Omaha residents develop healthy lifestyles and prevent chronic disease. The proposed project will renovate the 27-year-old, 29,000-square-foot main building, add a 15,000-square-foot second floor, and renovate the adjacent 5,000-square-foot Teen Center. It will add about 30 jobs, serve 3,500 North Omaha residents annually, and expand diverse, all-ages health programming: -- Gymnasium rehabilitation, including wood floor, hoops, mats, paint, and lighting. -- Exterior building refurbishment and parking lot</p>

repairs. -- Aquatics center upgrades, including mechanical room updates. -- Expanded wellness space, including additional high-tech equipment. -- Reconfigured locker rooms to increase accessibility for all genders and all families. -- Creation of the YMCA E-Sports Innovation Hub, providing engaging after-school activities for youth. -- New urban soccer fields, making soccer possible within limited space. -- New outdoor pickleball and basketball courts. -- New intergenerational multi-purpose rooms to serve children, parents, and seniors. -- New community kitchen. -- Upgraded steam room and sauna, replacing outdated plumbing. -- Upgraded electrical systems.

Timeline	Concept development is now underway, schematic design will begin in August 2023, and construction will be completed in June 2025. Please see the attached timeline.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	Public health outcomes: Address poor public health outcomes in North Omaha by making high-quality wellness and preventive health services accessible to local residents.
Proposal Description and Needs Alignment	Sustainable Community: The project will enhance the Butler-Gast YMCA's ability to deliver health and wellness services to a community with longstanding public-health challenges, including elevated rates of obesity, cancer, and other chronic diseases. It will provide new recreational opportunities, including urban soccer, innovative e-sports programs, and high-tech fitness equipment and classes. Through a sliding-fee scale, the Butler-Gast Y makes these high-quality services affordable for low-income families in North Omaha. In fact, last year 44% of members qualified for reduced price memberships and program fees. Quality of Life: The Centers for Disease Control and Prevention have found that Black children ages 5 to 19 drown in swimming pools at a rate 5.5 times higher than that of white children. Among children 11 to 12 years old, the rate is 10 times higher. The Butler-Gast YMCA provides accessible swim lessons for all ages and ability levels to help reduce this disparity in North Omaha. Swim lessons are available at the Y on a sliding fee scale for low-income families, and free swim lessons are provided through partnerships with Northstar and Seventy Five North. Public health outcomes: As detailed in the Visioning Workshop findings, North Omaha experiences poor public health outcomes. For example, the prevalence of inactivity among adults in North Omaha is 36% higher than the rest of the city, 71% of North Omaha residents are overweight or obese, and 40% are obese. North Omaha residents also experience high rates of diabetes (24%) and pre-diabetes (20%) (Appendix B: North Omaha Inventory and Opportunities Memorandum, page B18). The Butler-Gast YMCA delivers youth sports and exercise programs for all ages, helping residents cultivate healthy lifestyles and prevent the onset of chronic disease.
Visioning Workshop Findings Alignment	The project takes advantage of strengths and opportunities in North Omaha, and helps to mitigate weaknesses and threats, including those highlighted in the Visioning Workshop: Strengths: The Butler-Gast YMCA is conveniently located on the Ames Avenue corridor, taking advantage of existing public transportation and proximity to nearby neighborhoods. It is safely accessible by walking and biking and adjacent to Omaha North High School and Skinner Elementary School. This location makes it safe and convenient for students and busy families to make the YMCA's health and wellness opportunities and youth programs part of their daily routines. Opportunities:

North Omaha has a relatively young demographic with a lively immigrant community. The Butler-Gast YMCA delivers youth sports, e-sports, and swimming lessons for children and families with young children in North Omaha. The Y is involved in community events, such as Omaha Days, to reach diverse community members. Weaknesses: Local investment in North Omaha is not sufficient. The YMCA of Greater Omaha, its annual campaign donors, and partnering foundations make significant annual investments in the Butler-Gast YMCA. About 44% of members at this branch get reduced price memberships and program fees due to family income. This is made possible by grants, charitable contributions, and the YMCA's intentional efforts to allocate resources justly across the Omaha metro area. This project is a major addition to this existing, ongoing investment in the Butler-Gast YMCA, and it represents the YMCA of Greater Omaha's commitment to strong health and wellness programming in North Omaha. Another North Omaha weakness is that planning and capital processes do not take culture and people into account. To address this weakness, the Butler-Gast YMCA – like all Y branches – has a branch advisory board that meets with the branch's executive director. The following volunteers help both the Butler-Gast YMCA and the Maple Street YMCA tailor programming to meet North Omaha's needs: Bob Edick, Kiewit Construction Dr. Melissa Stephens, The Cordial Cherry Jason Thompson, Region 6 Jeff Schmaderer, Lozier Corporation Mike Sharp, First Data Mike Stice, Chick-Fil-A Nichole Eggers, CHI Health Immanuel Pamela Alston, Omaha Public Schools Rachel Fox, You Go Girl Tarina Cox-Jones, Skinner Magnet Center Elementary Tumi Oluyole, Jan-Pro of Omaha & Ocean's Drive Transportation

The YMCA also uses the Listen360 customer feedback platform and the Net Promoter Score framework to measure member enthusiasm and collect feedback about the facility and its programs. These scores and feedback are used to build on high-demand programs and address areas that need improvement. Threats: As the Visioning Workshop noted, "Unemployment rates in North Omaha are relatively high and persistent poverty exists in the area, threatening quality of life among North Omaha residents." The Butler-Gast YMCA addresses this threat by making youth development and health and wellness programming accessible for low-income families through a sliding fee scale. All community members deserve opportunities to strengthen their own health. Lastly, the Visioning Workshop also noted the poor state of public health in North Omaha. Again, the Butler-Gast YMCA is mitigating this threat by providing a safe, affordable, and accessible place for people of all ages to establish and maintain healthy lifestyles.

Priorities Alignment This project aligns with the priorities of LB1024: Transformational: The Butler-Gast YMCA advances public health in North Omaha by creating accessible, affordable health, wellness, and youth development opportunities. It transforms lives by empowering people to take charge of their physical well-being. Fundamental Change: Located in a highly visible place along the Ames Avenue corridor, the Butler-Gast YMCA project will revitalize the physical infrastructure of the area. Combined with Omaha North High School and Skinner Elementary School, the YMCA branch creates a hub of daily life around education, health, and wellness. Long-Lasting Economic Growth: The expanded Butler-Gast YMCA branch will add a projected 25 to 35 jobs once it is completed. These jobs include entry-level professions like lifeguarding, which provide rewarding pay and help young people learn responsibility and important professional skills for their future careers. These jobs also include at least two full-time professional jobs with average salaries of \$40,000.

Economic Impact With the completion of this renovation and expansion project and the increase in utilization of the facility and additional programs, we anticipate adding two full-time positions with an average annual salary of \$40,000. We also anticipate adding about 30 part-time positions with an average hourly wage of \$14.

Projected 25 to 35 jobs, including two full-time jobs

50 (estimated)

\$40,000 average salary for full-time jobs; \$14 hourly for part-time jobs.

The YMCA of Greater Omaha is committed to broadly disseminating vendor opportunities and reaching small, minority-owned, and women-owned businesses in the bidding

process. For the Butler-Gast YMCA project, we will use lists from the City of Omaha Planning Department and Human Rights & Relations Department to ensure that we're reaching businesses and contractors in qualified Census tracts.

Community Benefit The Butler-Gast YMCA project will increase livability in North Omaha by providing high-quality, accessible, and affordable health and wellness services to thousands of North Omaha residents every year. Last year's Butler-Gast membership count was more than 2,000 community members. After the renovation and expansion project, we anticipate that more than 3,500 members will benefit every year. We base this projection on recent experience and analyses of other YMCA projects across the country conducted by Gro-Dev, our development partner. More than 40% of these members will come from low-income families and lack resources for accessing other health and wellness options. The project will improve the local neighborhood by enhancing the appearance, increasing the capacity, and extending the life of the Butler-Gast YMCA. With these renovations, the facility will continue to be a hub of health and wellness for community members of all ages for decades to come. The project diversifies the local economy by providing 25 to 35 jobs at various levels and in multiple professions. Especially important, entry-level professions like lifeguarding teach young people responsibility and prepare them for a wide range of careers.

The Butler-Gast YMCA contributes to economic sustainability by providing diverse jobs: everything from managers to fitness instructors to maintenance professionals to lifeguards. This diverse workforce helps provide a continuum for workers young and old and community members who seek full- or part-time employment. The YMCA purchases 90% of its goods and services locally, expanding economic impact by supporting other local businesses. The project also contributes to economic sustainability by making YMCA programs and services affordable and accessible for all community members, regardless of income. The project contributes to the sustainability of the built environment by extending the life of the building, ensuring that YMCA programs and services continue to thrive for decades to come. Perhaps most importantly, the Butler-Gast YMCA addresses serious quality of life challenges in North Omaha, where public health is generally poor and chronic diseases – obesity, cancer, and others – are more prevalent. Wellness programs at the YMCA can prevent many of these illnesses, and by engaging children in exercise and healthy routines at an early age, we can help them develop healthy habits and achieve lifelong wellness.

Best Practices/Innovation E-Sports: A key feature of the project is the transformation of the existing Teen Center building into the YMCA E-Sports Innovation Hub. E-Sports is a cutting-edge way for young people to learn some of the same values learned through physical youth sports. The field saw extraordinary growth during the pandemic and has become a fixture in after-school programs, high schools, colleges, and some YMCAs. Through the E-Sports Innovation Hub, young people in North Omaha – and especially students from neighboring Omaha North High School – will learn sportsmanship, leadership, communication, and teamwork in all weather and all seasons. Urban Soccer Fields: Currently, the Butler-Gast YMCA offers an array of outdoor youth sports opportunities in partnership with the Maple Street YMCA, where there is ample space for youth sports fields. Through this project, the Butler-Gast YMCA will gain new Urban Soccer Fields. These small-scale fields are surrounded by walls, similar to a hockey rink, enabling real soccer competitions and skill-building in a fraction of the space required by full-size soccer fields. This new innovation is making soccer more accessible to inner-city youth. High-tech exercise equipment: The Butler-Gast YMCA will gain innovative exercise equipment that connects with members' phones and provides new ways for setting, tracking, and achieving health and wellness goals. This high-quality experience is normally exclusive to expensive fitness clubs, but the YMCA is making the technology more widely available to all community members.

Outcome Measurement The renovated and expanded Butler-Gast YMCA will serve a projected 3,500 members annually, an increase of 75% over 2021. A key outcome is enthusiasm among the community members we serve: The YMCA uses Net Promoter Score surveys to measure how many members will enthusiastically recommend the Y to friends and colleagues. The Butler-Gast YMCA's current score is 54%, slightly below the YMCA of Greater Omaha's citywide average. Through this project, we

aim to increase the Butler-Gast score and exceed the citywide average of 59%, showing that we are meeting the community's and members' needs.

The Net Promoter Score is measured through standardized surveys, made available at in-person kiosks and via e-mail. The YMCA partners with Listen360 Customer Engagement Software to independently collect, analyze, and report results by location and program.

While this request would fully fund the proposed renovation and expansion project, it will draw additional investment in three ways: -- The YMCA of Greater Omaha, its annual campaign donors, and local foundations will continue to contribute to supporting programming at the Butler-Gast YMCA. Because 44% of Butler-Gast members rely on reduced price members and fees, the Y and its donors bring additional investment to the community to guarantee equitable health and wellness opportunities. As shown in the attached proforma, the YMCA anticipates providing \$450,000 in financial assistance over three years at the Butler-Gast Y. -- YMCA capital projects are known to draw economic development in the immediate vicinity. For example, the Westview YMCA and Westview High School in northwest Omaha have become a catalyst for retail development on the east side of 156th Street and new apartment complexes at 156th and Ida streets. -- If this project is not fully funded by this grant, the YMCA of Greater Omaha would seek to raise funding from some of its longtime supporters, including local foundations that have supported Butler-Gast programming in recent years. The YMCA has capital campaign fundraising experience and capabilities from the Westview YMCA construction project and other recent projects.

Partnerships	Yes
	To help plan this project and to assess and plan for other capital needs, we have a contract with Gro-Dev. Formed in 2014, Gro-Dev provides professional services in real estate and facility development, architecture and design, facility management consulting, procurement, capital planning, and capital formation. The firm specializes in serving YMCAs across the country. Its goals are to make YMCA branch locations magnetic, sustainable, sound, highly performing, well-located, operationally efficient, and inclusive centers for youth development, health and well-being, and community engagement. Gro is contracting with the YMCA of Greater Omaha to conduct market analyses to inform capital plans and to project revenue and costs. For ensuring the ongoing maintenance and operation of the renovated Butler-Gast YMCA, we will partner with Trimpe Real Estate Group, LLC, which contracts with the YMCA on the maintenance of current branch locations. With the transformation of the current Butler-Gast Teen Center into the E-Sports Innovation Hub, we envision exciting potential partnerships with Omaha North High School and other youth-serving organizations in North Omaha. The project will also allow the Butler-Gast YMCA to build on recent and existing partnerships: -- Abide Network: Lifeguard training for teens. -- Seventy Five North: Free community-based swim lessons. -- Northstar: Free swim lessons at the Y. -- Nobility Point: Exercise classes for active older adults.
	We have an existing contract with Trimpe Real Estate Group, LLC, for the maintenance of YMCA branch locations. We also have a contract with Gro-Dev for assessing and planning capital needs.
Displacement	No
Displacement explanation	
Physical Location	The Butler-Gast YMCA is located at 3501 Ames Avenue, Omaha, NE 68111. The adjacent Teen Center building is located at 4344 N. 34th Avenue. These properties are in Census Tract 59.02, a Qualified Census Tract.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	We have uploaded: a slide deck with renderings of the site and the planned improvements, data table of space usage, and documentation of site ownership from Douglas County,

Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Costs were budgeted based on renovation and new construction costs from recent projects on a per square foot basis. These costs were further informed by analyses of YMCA projects across the country conducted by Gro-Dev. Recent projects here in the Omaha area include the Westview YMCA completed in July of this year, the Buena Vista YMCA completed in August of this year, the Lakin Family Park completed this summer, and the renovation of the Sarpy Community YMCA, which is ongoing.
General Contractor	No
Request Rationale	The requested amount is equal to the total project budget, which is based on recent construction and renovation costs, measured on a square-foot basis, experienced by the YMCA of Greater Omaha at other projects, including the Westview YMCA, the Buena Vista YMCA Express, and the Sarpy Community YMCA. In the attached Butler-Gast YMCA capital development presentation, we include additional cost analyses and recommendations from Gro-Dev.
Grant Funds Usage	As shown in the attached budget, LB1024 grant funds will be used to cover all project costs from design to construction.
Proposal Financial Sustainability	Yes
	The project will result in a Butler-Gast YMCA that is larger than the current footprint and serves more people, thus increasing operating costs (as detailed in the attached operating proforma). However, exterior, electrical, HVAC, and other mechanical upgrades will increase cost-efficiency and partially offset the increased costs of a larger facility. YMCA projections show that the post-project operating budget will be sustainable based on revenue from a growing membership base and continued investment by YMCA donors and local foundations.
Funding Sources	The YMCA of Greater Omaha has not yet secured additional funding for this project. If this grant request is partially awarded, we will likely seek gap funding from longtime supporters of the Butler-Gast YMCA and supporters of other YMCA capital projects.
	We would approach additional funding sources, if necessary, rapidly after the announcement of this grant award. We anticipate a three- to six-month decision-making process, with additional funds being secured late in 2023.
	LB1024 funds would activate this project. Without LB1024 funding, this project would be delayed until another significant source of funds can be identified, or it would be completed more slowly in a piecemeal fashion.
Scalability	Yes.
	Renovations to the existing structure would be prioritized over the construction of additional space and amenities. If a smaller grant amount is awarded, the project leadership team would meet to prioritize features, consulting with the Butler-Gast Advisory Board and community members in order to meet the highest priority needs.

Financial Commitment At this time, the YMCA of Greater Omaha has not designated reserve funds for this project. If this grant application is partially funded, YMCA leadership and the board of directors may consider contributing reserve funds while also seeking support from local foundations. As shown in the attached operating proforma, the YMCA of Greater Omaha is committed to investing unrestricted funds in the ongoing operation of the renovated and expanded facility.

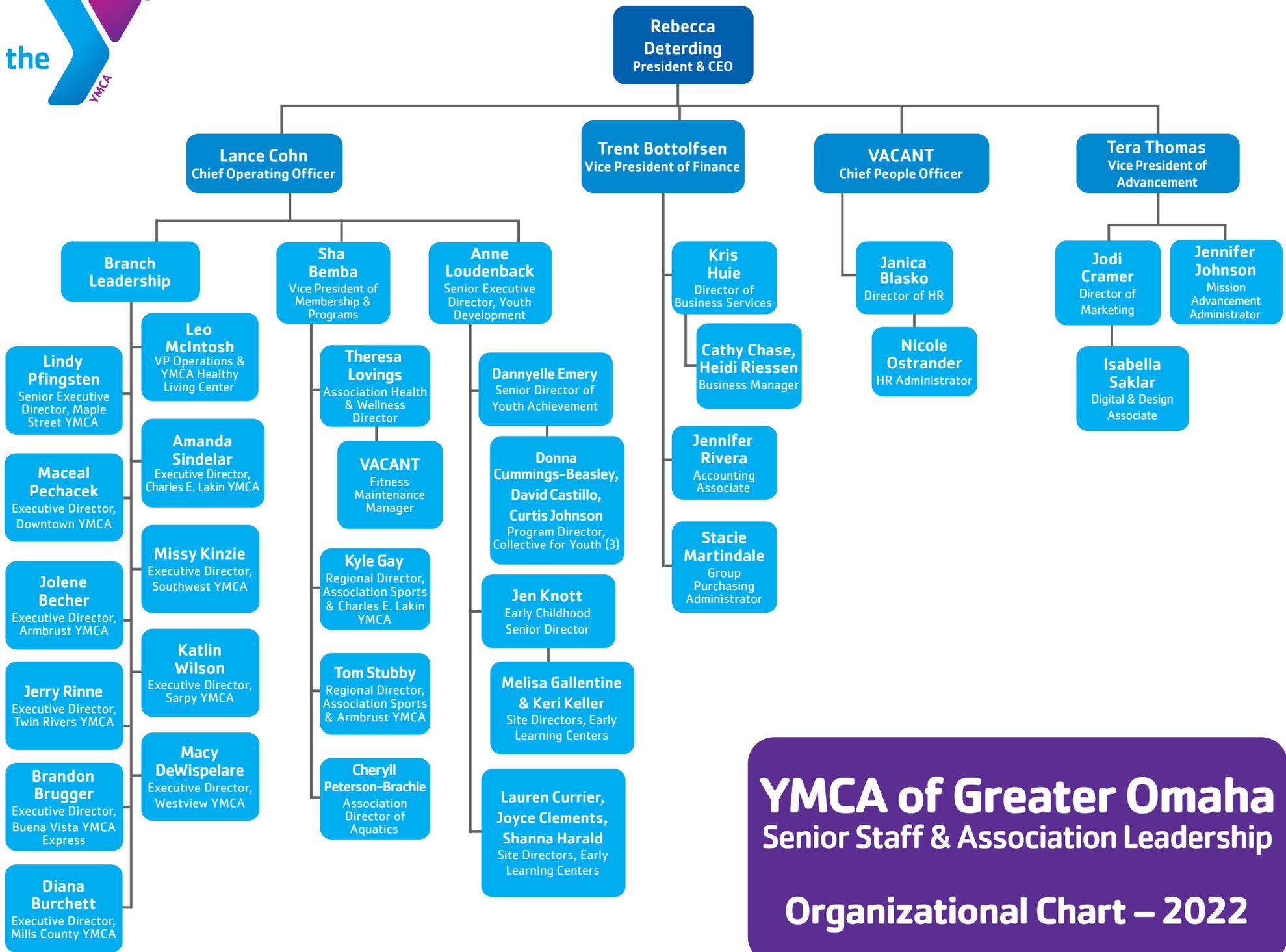
ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

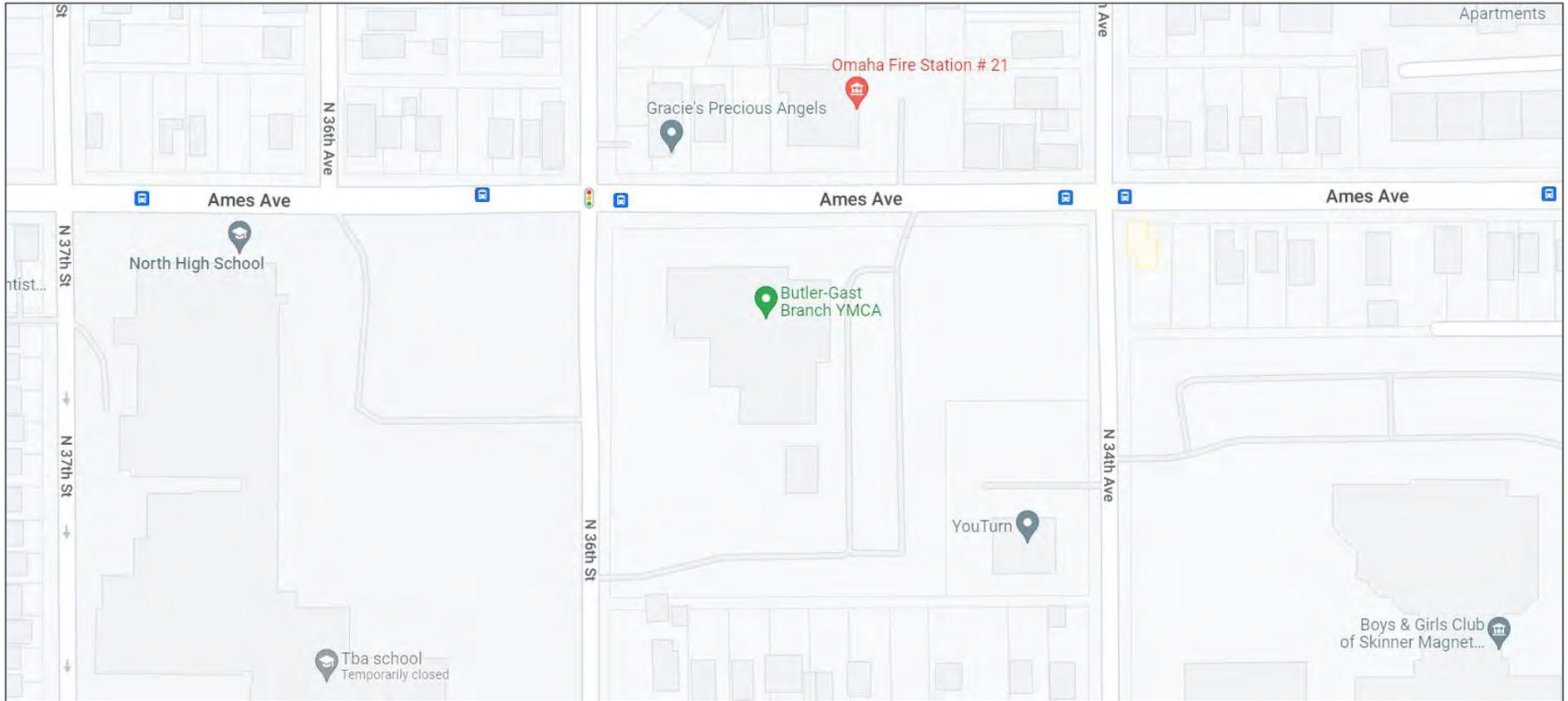


YMCA of Greater Omaha
Senior Staff & Association Leadership
Organizational Chart – 2022



Butler-Gast YMCA Renovation & Expansion

Supporting economic growth, youth development, and health in North Omaha



Douglas County, Nebraska Property Record - R0922280025

Information is valid as of 2022-09-30

[Print Report](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Taxpayer

YMCA OF GREATER OMAHA

430 S 20 ST
 OMAHA NE 68102-0000

Property Information

Key Number:	2228 0025 09
Account Type:	Ex Charitable
Parcel Number:	0922280025
Parcel Address:	3501 AMES AV OMAHA NE 68111-0000
Abbreviated Legal Description:	DENMAN PLACE REPLAT LOT 1 BLOCK 0 IRREG

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

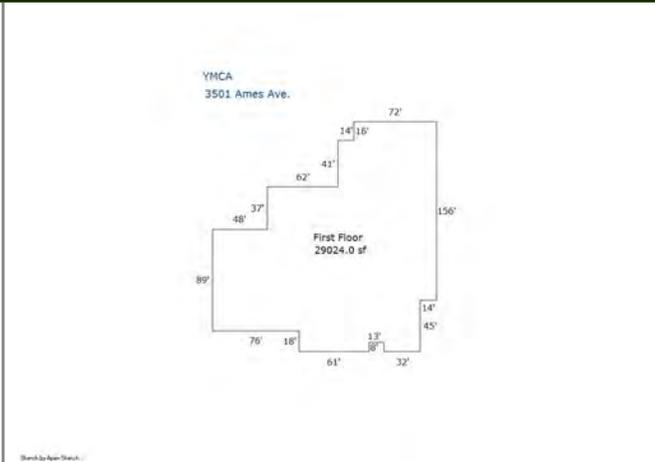
<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.0	0.0	0.0	0.0	0.0	

Improvement Information

Building 1



[CLICK TO ENLARGE IMAGE](#)



[CLICK TO ENLARGE IMAGE](#)

Square Footage:	29024.0	Percent Complete:	100.0%
------------------------	---------	--------------------------	--------

Perimeter	810.0	Quality:	Average
Unit Type:		Condition:	Average
Built As:	Community Recreation Center	Condo Square Footage:	0.0
HVAC:	Complete HVAC	Rooms:	0.0
Exterior:		Units:	0.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	1.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1995	0	0%	1995	0

Detail Type	Detail Description	Units
Add On	Canopy	530.0
Add On	Paving Concrete Average	33000.0

Douglas County, Nebraska Property Record - R0922280027

Information is valid as of 2022-10-07

[Print Report](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Taxpayer

YMCA OF GREATER OMAHA

430 S 20 ST
 OMAHA NE 68102-0000

Property Information

Key Number:	2228 0027 09
Account Type:	Ex Charitable
Parcel Number:	0922280027
Parcel Address:	4344 N 34 AV OMAHA NE 68111-0000
Abbreviated Legal Description:	DENMAN PLACE REPLAT LOT 2 BLOCK 0 IRREG

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

[Show All Transactions](#)

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.0	0.0	0.0	0.0	0.0	

Improvement Information

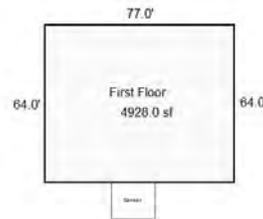
Building 1



JANUARY 2016 DOUGLAS COUNTY ASSESSOR

[CLICK TO ENLARGE IMAGE](#)

OFFICE BUILDING
 4344 N 34th Avenue



TEEN CENTER / OFFICE

Digitized by Apex Media™

[CLICK TO ENLARGE IMAGE](#)

Square Footage:	4928.0	Percent Complete:	100.0%
Perimeter	282.0	Quality:	Average
Unit Type:		Condition:	Average
Built As:	Office Building	Condo Square Footage:	0.0
HVAC:	Complete HVAC	Rooms:	6.0
Exterior:		Units:	1.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Hip	Stories:	1.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1980	0	0%	1980	0

Detail Type	Detail Description	Units
Add On	Asphalt	3000.0
Add On	Canopy Roof/slab	270.0

YMCA of Greater Omaha
Butler-Gast YMCA
3-Year Operating Proforma

REVENUE	Year 1	Year 2	Year 3
Annual Campaign & Contributions	5,000.00	5,500.00	6,000.00
Grant Revenue	75,000.00	75,000.00	75,000.00
Membership income	450,000.00	500,000.00	550,000.00
YMCA Financial Assistance	125,000.00	150,000.00	175,000.00
Program Revenue	85,000.00	95,000.00	100,000.00
Other Income	7,500.00	8,500.00	9,000.00
Total Revenue	747,500.00	834,000.00	915,000.00
EXPENSES	Year 1	Year 2	Year 3
Wages & Benefits	350,000.00	385,000.00	423,500.00
Professional fees	20,000.00	20,600.00	21,218.00
Supplies	40,000.00	41,200.00	42,436.00
Communications Expense	12,000.00	12,360.00	12,730.80
Occupancy Expenses	245,000.00	252,350.00	259,920.50
Equipment	8,000.00	8,240.00	8,487.20
Advertising/Marketing	25,000.00	25,750.00	26,522.50
Travel & Transportation	5,000.00	5,150.00	5,304.50
Meetings & Conferences	5,000.00	5,150.00	5,304.50
Insurance	6,000.00	6,180.00	6,365.40
Other Expense	18,000.00	18,540.00	19,096.20
Total Expense	734,000.00	780,520.00	830,885.60
Change in Net Assets	13,500.00	53,480.00	84,114.40

Butler-Gast YMCA: Space Allocation

Primary Venues		Existing YMCA	Proposed	NOTES
TOTAL BUILDING AREA		28,500 SF	35,000 SF	
1	Lobby / Commons	910	1,000	
2	Child Watch / Kids' Adv.	450	800	
3	Community / MP Rooms	2,000	800	
4	Community Kitchen	140	350	
5	Y-Work (co-working)	-	yes	
6	Maker Space / STEM Lab	-	-	
7	Teen / Intergen	-	800	
8	Gymnasium	7,020	7,020	
9	Indoor Track	-	-	
10	Sport Courts	-	-	
11	MP Group Ex Studio	-	2,000	
12	Mind/Body Studio	-	800	
13	Cycling Studio	-	-	
14	HIIT Studio	-	-	
15	Fitness Area	1,620 + 680	6,000	
16	Adult Lockers	1,765 + 1,810	1,200 + 1,200	
17	Universal Lockers	-	800	
18	Youth Lockers	-	-	
19	Aquatics	5,000	5,000	
20	Branch Admin	1,060	1,000	
21	ELC Classrooms	-	-	

YMCA of Greater Omaha
Butler-Gast YMCA Renovation & Expansion
Project Budget

REVENUE

Economic Recovery Act (LB1024)	8,000,000.00
Total Revenue	8,000,000.00

EXPENSES

Expansion/New Construction	4,800,000.00
Demo & Renovation	1,350,000.00
Sports Fields - Urban Soccer Park	550,000.00
Exterior & Parking	700,000.00
Innovation Hub, Furnishings & Member Enhancements	450,000.00
Deferred Maintenance	150,000.00
Total Expense	8,000,000.00



Butler-Gast Renovation & Expansion

PROJECT TIMELINE

Timeframe	Activities
August 2023 to January 2024	Schematic design, design development, construction documents, permitting
January 2024 to February 2024	Bidding and procurement
February 2024 to June 2025	Renovation and construction
June 2025	Furnishings and closeout



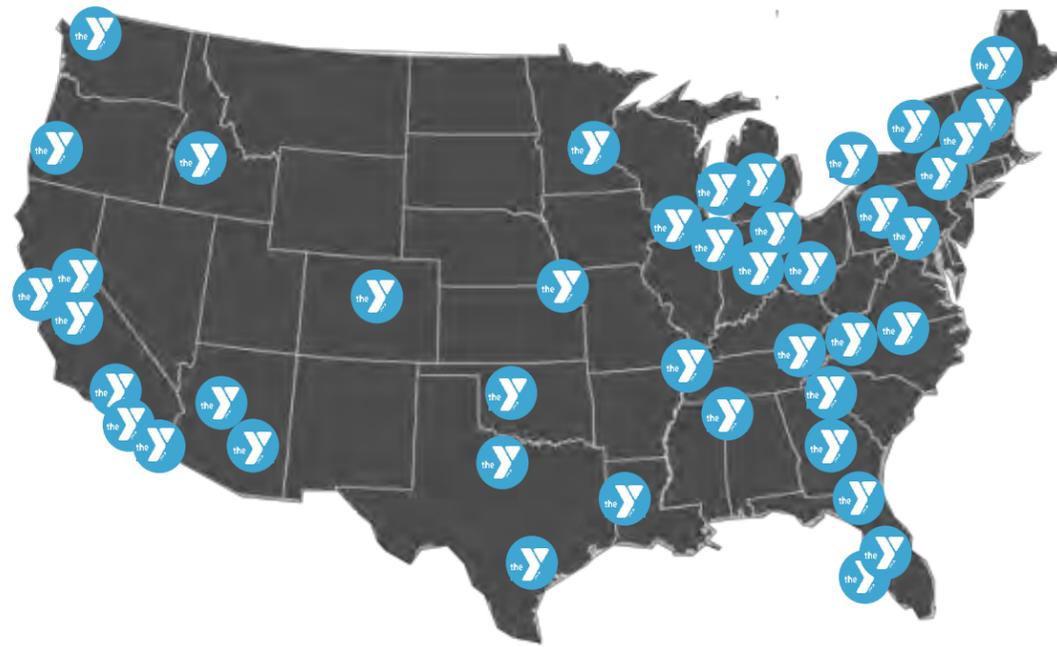
Butler-Gast YMCA

RECOMMENDED CAPITAL DEVELOPMENT PROGRAM

YMCA of GREATER OMAHA
October 2022



YMCA Real Estate Context



810+

Similar Branch Assets Studied

\$7.5M

Average value of recommended investment per asset to achieve optimization

86

Associations with completed development programs

46%

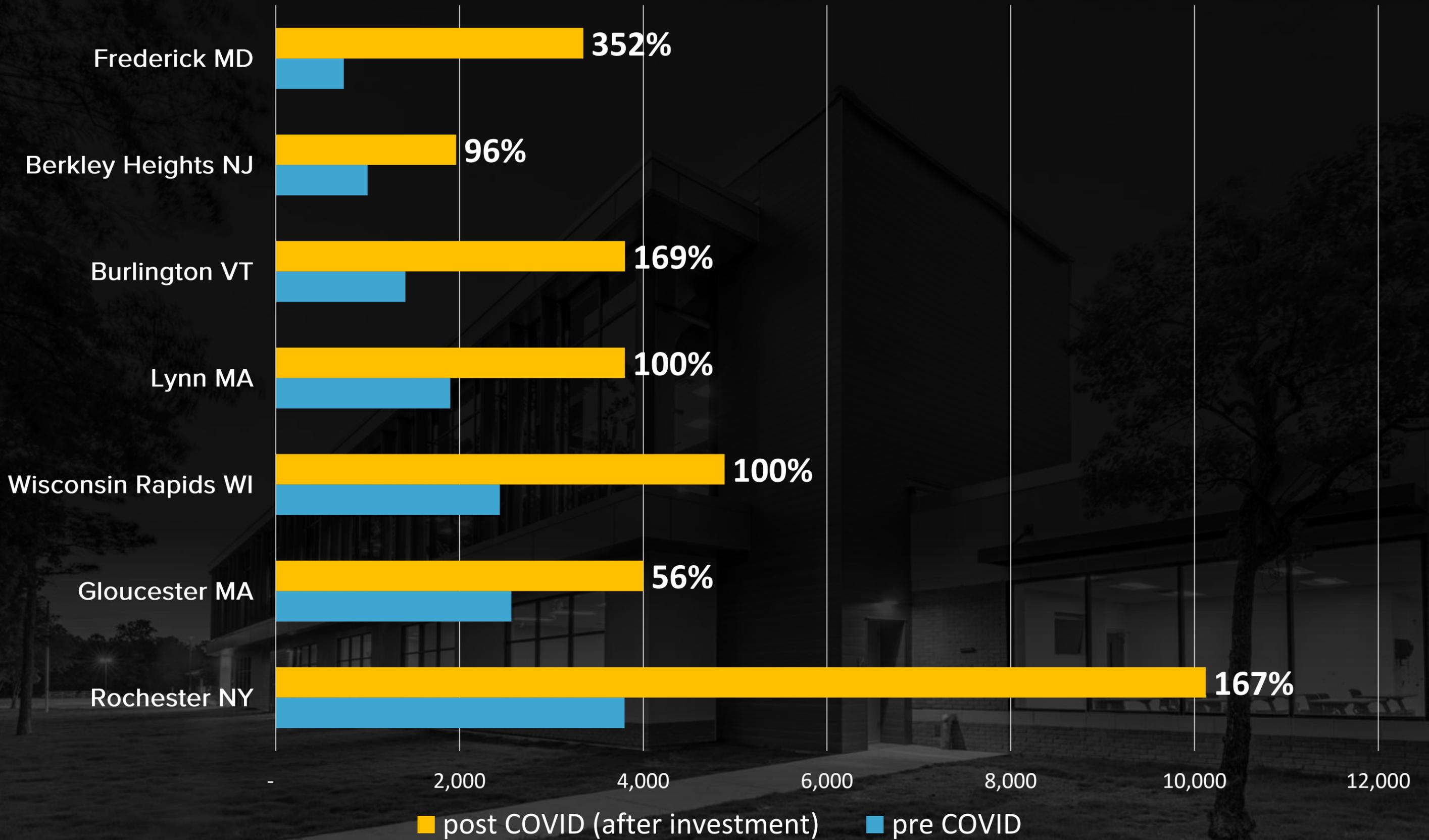
Average increase in membership resulting from recommended capital investments

Real Estate Studies and Findings

YMCA of the Capital District (Albany NY)
 YMCA of Western North Carolina (Asheville, NC)
 YMCA of the Capital Area (Baton Rouge, LA)
 Treasure Valley YMCA (Boise, ID)
 YMCA Buffalo Niagara
 YMCA of Greater Charlotte
 YMCA of Greater Cincinnati
 YMCA of Greater Cleveland
 YMCA of Central Ohio (Columbus)
 YMCA of Metropolitan Dallas
 YMCA of Metropolitan Denver
 YMCA of Metropolitan Detroit
 Greater Philadelphia YMCA

Valley of the Sun YMCA (Phoenix, AZ)
 YMCA of San Diego County
 YMCA of San Francisco
 YMCA of Coastal Georgia (Savannah, GA)
 YMCA of Silicon Valley (Santa Clara, CA)
 YMCA of Southern Arizona (Tucson, AZ)
 YMCA of the Greater Twin Cities
 YMCA of Metropolitan Washington (DC)
 Whatcom Family YMCA (Bellingham, WA)
 YMCA of Greater Brandywine (West Chester, PA)
 YMCA of Greater Hartford
 YMCA of Honolulu (Honolulu, HI)

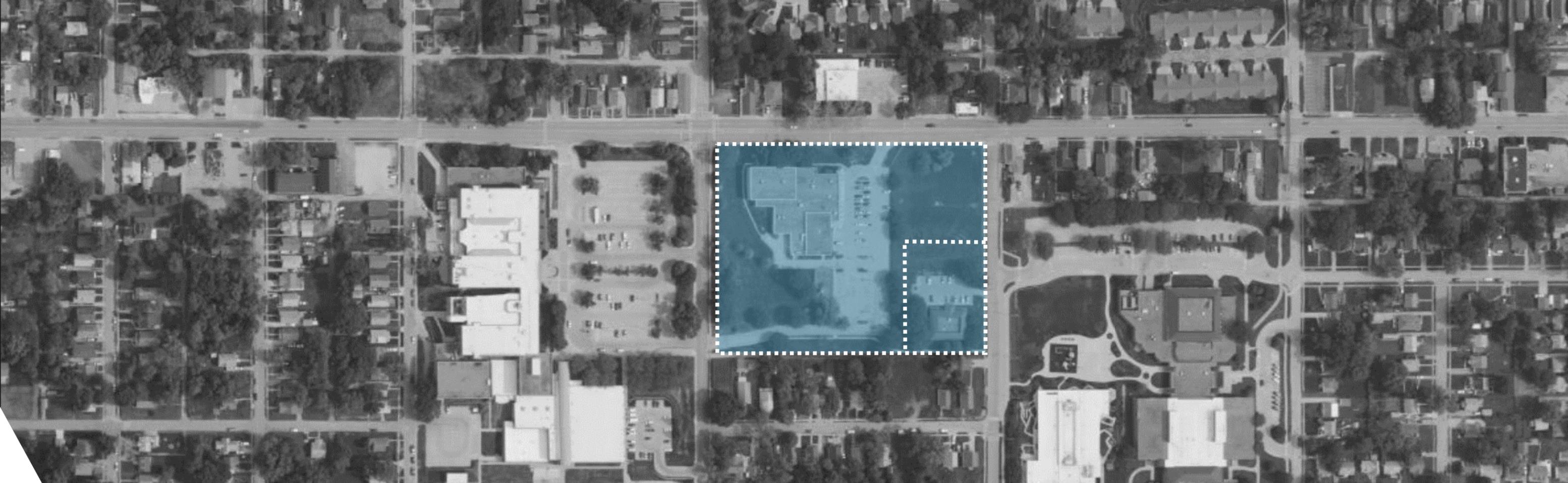
YMCA of Greater Houston
 YMCA of the Greater Kansas City
 YMCA of Greater Long Beach (CA)
 YMCA of Long Island
 YMCA of Memphis & the Mid-South
 Central Connecticut Coast YMCA
 YMCA of Greater Oklahoma City
 YMCA of Orange County



PANDEMIC ERA YMCA OPENINGS

Butler-Gast YMCA

- Asset Overview
- Zoning Analysis
- Existing Conditions
- Asset Assessment
- Space Allocation
- Existing Massing
- Development Proof of Concept
- Capital Investment Summary



BUTLER-GAST YMCA

Asset Overview

Site Attributes

1	ADDRESS	3501 Ames Ave, Omaha, NE 68111
2	OWNERSHIP	YMCA of Greater Omaha
3	LEASE TERMS	n/a
4	PARCEL/LOT SIZE	6.28 AC 273,493 SF
5	ZONING	LO (Limited Office)
6	TRAFFIC VOLUME (AADT)	
7	LOCATION SCORES	65 / - / 56 (walk/transit/bike)
8	SUPP. FUND. SRCS.	NMTC, OZ, QCT, DDA

Facility Attributes

SIZE	29,025 + 4,928 SF
BY-RIGHT FAR	68,370 SF (before parking requirements, based on 0.25 FAR)
PARKING STALLS	130 + 33 stalls
GEOGRAPHY	Suburban
VINTAGE	Dated
TYPE	Membership: Full Facility
FACILITY AGE	1980, 1995

Zoning Analysis

LO

Limited Office District

ZONING DATA

Permitted Uses	<u>Permitted:</u> offices, commercial, civic, park & recreation religious, schools, social clubs, daycare <u>Conditional:</u> residential, recreation clubs
Max. Building Height	40'
Min. Setbacks	25' (front), 15' (side), 15' (rear)
Max. Lot Coverage	50% building, 65% impervious
F.A.R	0.50 (residential) 0.25 (commercial)
Parking Requirements (by use)	daycare: 1:4 licensed capacity pools: 1:100SF water surface recreation: determined by director review

Overlay Districts

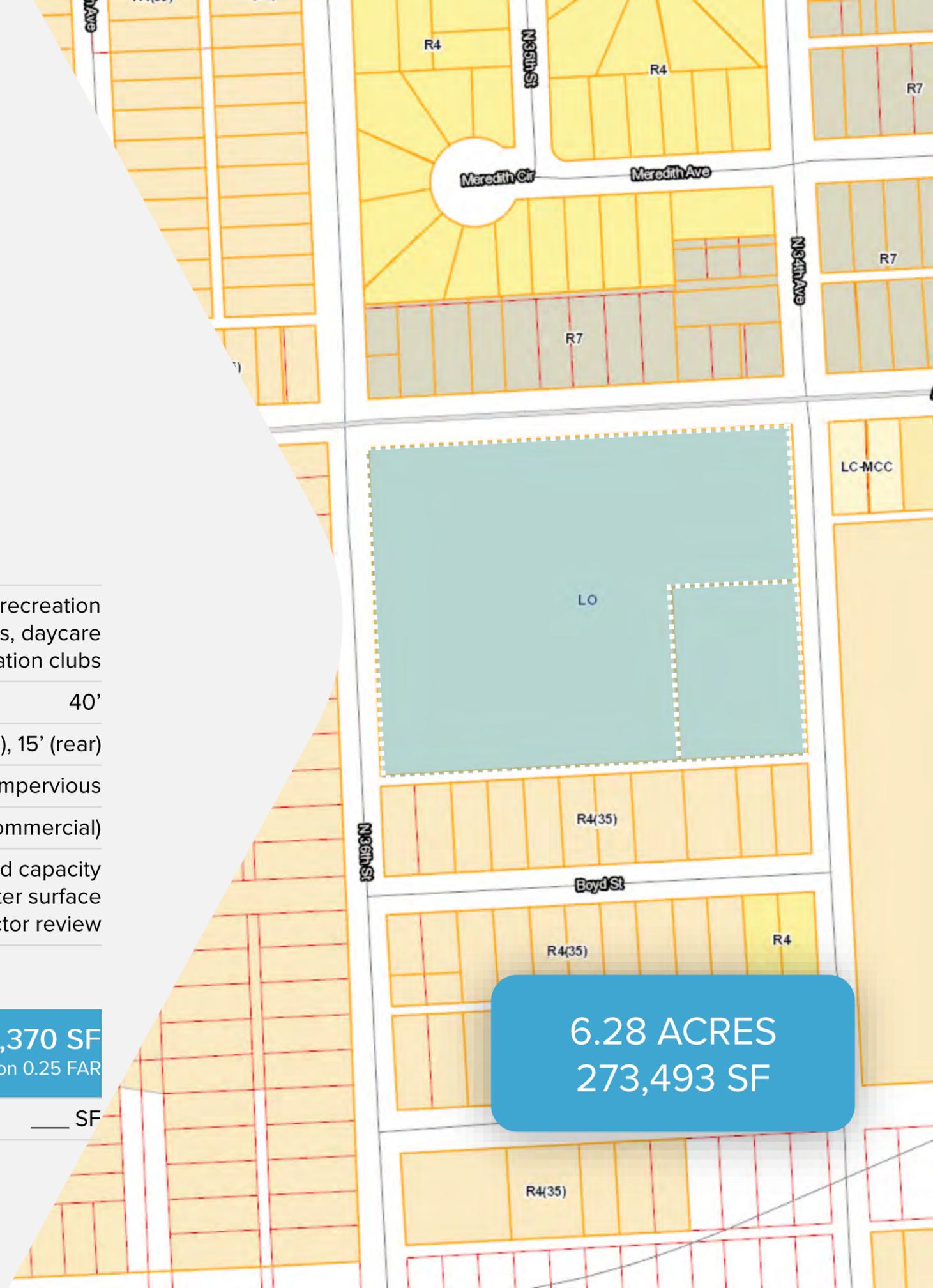
By-right Development Potential
(before parking requirements)

68,370 SF
based on 0.25 FAR

Development Potential w/Bonuses

___ SF

Notes:

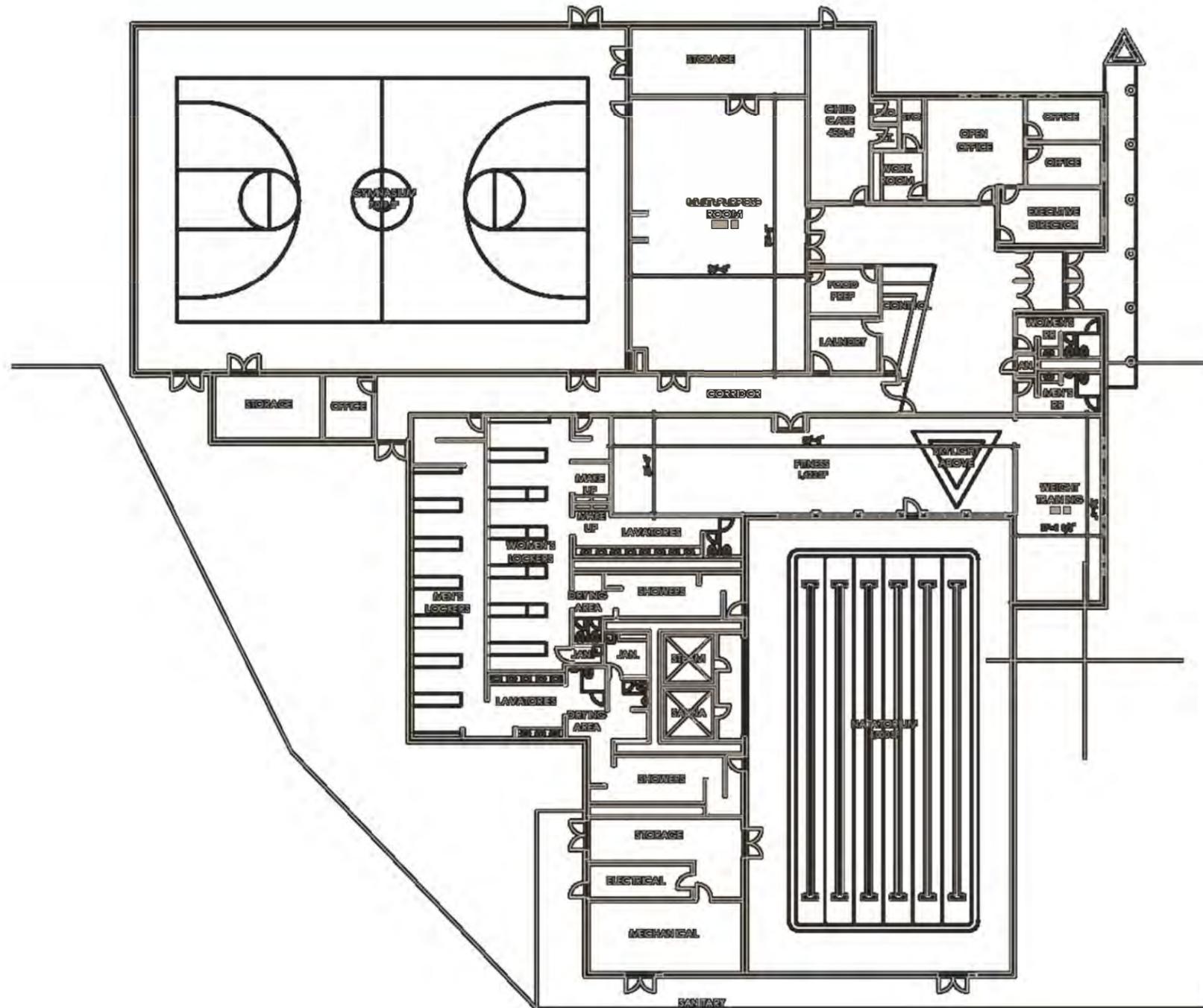


6.28 ACRES
273,493 SF

EXISTING CONDITIONS

First Floor

Butler-Gast YMCA



Butler-Gast YMCA: Space Allocation

Primary Venues		Existing YMCA	Proposed	NOTES
TOTAL BUILDING AREA		28,500 SF	35,000 SF	
1	Lobby / Commons	910	1,000	
2	Child Watch / Kids' Adv.	450	800	
3	Community / MP Rooms	2,000	800	
4	Community Kitchen	140	350	
5	Y-Work (co-working)	-	yes	
6	Maker Space / STEM Lab	-	-	
7	Teen / Intergen	-	800	
8	Gymnasium	7,020	7,020	
9	Indoor Track	-	-	
10	Sport Courts	-	-	
11	MP Group Ex Studio	-	2,000	
12	Mind/Body Studio	-	800	
13	Cycling Studio	-	-	
14	HIIT Studio	-	-	
15	Fitness Area	1,620 + 680	6,000	
16	Adult Lockers	1,765 + 1,810	1,200 + 1,200	
17	Universal Lockers	-	800	
18	Youth Lockers	-	-	
19	Aquatics	5,000	5,000	
20	Branch Admin	1,060	1,000	
21	ELC Classrooms	-	-	

BUTLER-GAST YMCA

Existing Massing



Opt 1



esports innovation hub

upgrades to indoor aquatics

modernize lockers, introduce universal lockers

new entry & circulation spine

new 2-story addition

refresh existing gymnasium

new community spaces for youth, teens, & family

sport field upgrades

Capital Investment Summary

DESCRIPTION	PROPOSED:			
	<ul style="list-style-type: none">• 12K SF new constr.• 3K SF reno• 6K SF demo• upgrades to parking• upgrades to sport fields• \$400K mem-facing improv.• \$150K deferred maint.• \$100k façade enhancement			
PROJ. BUDGET	\$ 8.0M total			

Sample YMCA Imagery







AFTER



BEFORE

MYSTIC CT





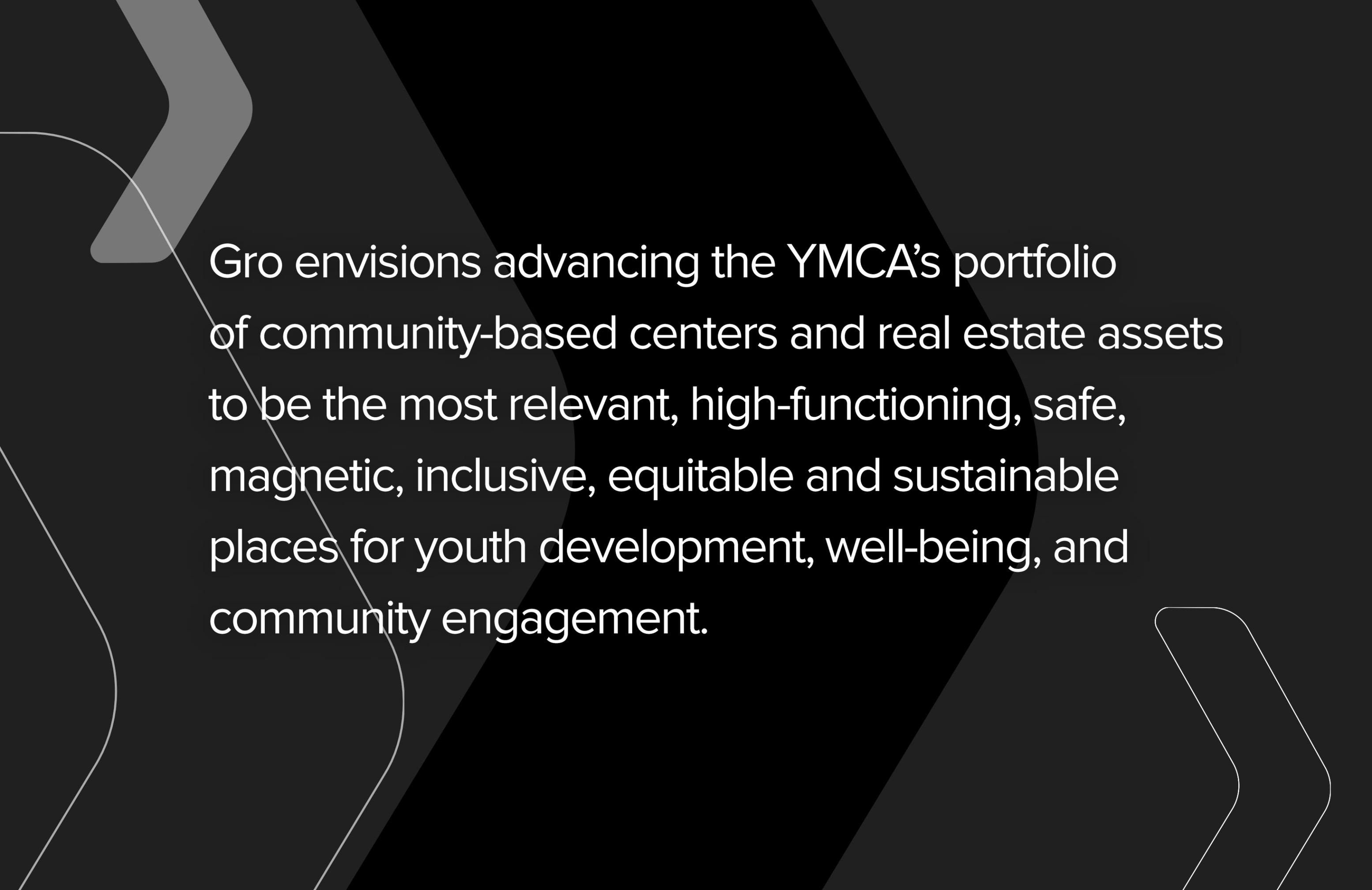
YOUTH INNOVATION MODULES



YOUTH INNOVATION MODULES



YOUTH INNOVATION MODULES



Gro envisions advancing the YMCA's portfolio of community-based centers and real estate assets to be the most relevant, high-functioning, safe, magnetic, inclusive, equitable and sustainable places for youth development, well-being, and community engagement.

gro>



Grant Application

Row 86

Organization Name (if applicable)	Seventy-five North Revitalization Corporation ("75 North")
Physical Address	2112 North 30th Street, Omaha, NE 68111
Mailing Address	
Website	www.seventyfivenorth.org
Social Media Accounts	Facebook https://www.facebook.com/seventy5north/ , LinkedIn https://www.linkedin.com/company/seventy-five-north-revitalization-corporation/ , Instagram https://www.instagram.com/seventy5north/
Name	Cydney Franklin
Title	President and Chief Executive Office
Email Address	cydney@seventyfivenorth.org
Phone	+1 (402) 502-2770
Team	Yes

The team consists of Seventy Five North Revitalization Corp., Brinshore Development, the City of Omaha, and the Omaha Housing Authority. Seventy Five North Redevelopment Corp., ("75 North") is a nonprofit community development organization focused on the revitalization of North Omaha's Highlander neighborhood and the North 30th Street corridor. Its mission is to break the cycle of intergenerational poverty and community deterioration by facilitating the creation of a healthy, sustainable, mixed-income community complete with healthy homes, thriving schools, recreational facilities and technology access. The City of Omaha ("City") is a strong partner in this effort. Specifically, the Planning Department's Community Development team is heavily involved in the planning and implementation of Choice Neighborhood grant funds, but also other funds such as CDBG, HOME, and TIF to support the revitalization effort in the Highlander Neighborhood and the North 30th Street corridor. Planning for this effort dates back to 2014 when the City worked with the Prospect Village Neighborhood on a Holistic Neighborhood Revitalization program. The City has invested millions of dollars into the revitalization effort so far. The City and the Omaha Housing Authority (see below) are the lead applicants on a \$25 million Choice Neighborhood Implementation grant that supports projects in this applicaiton. Formed in 1935, the Omaha Housing Authority ("OHA") contracts with the U.S. Department of Housing and Urban Development ("HUD") to provide low and moderate-income individuals with safe and stable housing through rent subsidies. OHA administers over 2,700 public housing units and up to 4,300 housing choice (Section 8) vouchers. The members of the Board are appointed by the mayor and confirmed by the City Council. The City and OHA are the lead applicants on a \$25 million Choice Neighborhood Implementation grant that supports projects in this applicaiton. Brinshore Development ("Brinshore") has nearly 30 years of experience in affordable housing development across the country. Brinshore has been active in Omaha for the past decade, primarily in partnership with the Omaha Housing Authority and 75 North. Since 2019, Brinshore has worked closely with the City of Omaha on the Choice Neighborhood programs. Our current portfolio includes 11,000 residential units valued at more than \$1.3 billion in 100 communities, located in regions around the country. As a developer, owner or partner, we excel at creating diverse teams to transform the most complex development challenges into well-planned, vibrant communities. The first phase of every project is building trust through conversation and collaboration. The attached organizational chart provided shows the team relationship on the Choice Neighborhood Implementation grant awarded to the City of Omaha and the Omaha Housing Authority from the United States Department of Housing and Urban Development. Although this chart is specific to the Choice Neighborhood grant, overall it represents the relationship between the four partner organizations (i.e., 75 North, Brinshore, the City, and OHA). It falls to these organizations to lead efforts in their respective fields but they are not exclusive roles, especially outside of Choice Neighborhood Specific projects. Other organizations and non-lead organizations also play a role in these fields as well. For example, the Seventy-Five North Revitalization Corp, the City of Omaha, and the Omaha Municipal Land Bank may team up to construct affordable housing in the target area.

Organizational Chart	An organizational chart is uploaded at the end of the application.
Other Completed Projects and/or Accomplishments	Over the past decade, 75 North and long-standing co-developer, Brinshore Development, have executed a multi-phased, mixed-use development resulting in the construction of more than 160 units of mixed-income housing in various styles, with nearly 350 additional units of mixed-income housing, both rental and for-sale, planned for development by the end of 2025. In early 2018, Highlander's first rental housing development completed: 101 units of mixed-income apartments, townhomes and rowhouses. 40% of the units are market-rate, the remaining 60% are reserved for individuals earning household incomes at or below 50% to

60% of the area median income (AMI). The following year, Nobility Point, a 60-unit senior housing facility for individuals 62+ broke ground and was completed in early 2021. Today, 100% of the 161 rental units are leased and occupied housing more than 400 individuals. Also in early 2018, construction on the Highlander Accelerator (“Accelerator”) was completed adjacent to the new housing developments. The 65,000 square foot, mixed-use facility has become the neighborhood hub for enrichment services focused on health, wellness and community-building. The Accelerator is home to a satellite campus for Metropolitan Community College which offers classes for GED preparation, English as a second language learning, adult basic education, and other workforce development courses. Creighton University also operates a satellite campus in the building offering services focused on financial literacy, legal aid and other health and wellness initiatives. The Accelerator is home to the neighborhoods’ first coffee shop, a food hall, an urban farm, an events center, a technology lab and the office of 75 North. Additionally, 75 North has secured a 10-year, one-of-a-kind Community Partnership Agreement with Omaha Public Schools (“OPS”), approved in 2015, to reconstitute Highlander’s historically disinvested and struggling neighborhood school, Howard Kennedy Elementary. Today, Howard Kennedy has a longer school day and school year than other OPS schools, a project-based, STEM curriculum, intervention labs in math, science and reading for students falling behind, and a dedicated, instructional leader and principal trained to lead the reconstituted school. The partnership with OPS has also resulted in the development of an early learning center which serves 168 young learners from birth to pre-kindergarten. The Highlander Neighborhood Revitalization Project has two additional multi-family residential phases under construction. The Overlook and Burdette & Wade (“OBW”) is a 108-unit mixed-income development that’s currently under construction at 30th & Burdette streets, just steps from the Highlander Accelerator. The multi-family development incorporates a mix of townhomes, duplexes and a mixed-use apartment building with a ground floor commercial component. A bank branch, real estate office and a University of Nebraska Medical Center (UNMC) maternal resource facility will occupy the first floor office spaces. The project is slated for a Spring 2023 completion. The first phase of homeownership activity commenced in 2021 with the design and construction of 4 new homes located at 29th & Parker streets, and 3 fully renovated existing homes located at 30th & Corby streets. Construction/renovation on each of these 7 homes will complete by year-end 2022. We believe most of these homes will be pre-sold ahead of construction completion. In 2022, 75 North was awarded a \$500,000 award from the State of Nebraska’s Affordable Housing Trust Fund to construct 2 additional single-family homes at roughly 28th & Blondo Streets, just one block north of the 6 Parker Street homes. This phase is currently in design development and will break ground in 2023.

Proposal Title	North 30th Street Transformation Plan
Total Budget (\$)	\$249,323,064.00
LB1024 Grant Funding Request (\$)	\$28,585,000.00
Proposal Type	Capital project
Brief Proposal Summary	Since 2011, 75 North and Brinshore Development have teamed up to bring meaningful, impactful change to North 30th Street. In 2019 this partnership expanded to include the Omaha Housing Authority and the City of Omaha. The partnership was able to secure a \$25 million Choice Neighborhood Implementation grant and another approximately \$135 million of matching funds to further expand and accelerate activities designed to improve living conditions, quality of life, and educational opportunities for neighborhood residents. This proposal further expands and accelerates activities addressed in the North 30th Street Transformation Plan. The array of projects presented here fall into five broad categories, which includes Mixed-Income Residential Gap Financing, Community Impact, Local Tenant and Non-Profit Retail Tenant Build Out Fund, Single Family Homeownership Gap Financing, and Targeted Demolition and Site Preparation for Redevelopment. Mixed-Income Residential Gap Financing includes critical gap funding due to rising construction costs for Kennedy Square East, Kennedy Square West, and Davis Ridge. Community Impact includes the construction of a Multi-purpose Recreational Facility near Kennedy Square East, gap funding for the Highlander greenhouse, and other neighborhood improvements. Local Tenant and Non-Profit Retail Tenant Build Out Fund provides financing for improvements by tenants occupying commercial space at Highlander IV, Kennedy Square East, and Kennedy Square West. Single Family Homeownership Gap Financing provides gap funding due to rising construction costs for affordable and workforce housing at three locations in the target area. Housing locations include along North 28th Avenue between Blondo and Burdette Streets, near North 32nd and Corby Street, and near North 28th and Charles Streets. Targeted Demolition and Site Preparation for Development provides funding for three sites, Spencer Homes East, the former Stage II lounge, and the former Freedom Worship Center. These projects, and the North 30th Street Transformation Plan in general, make a transformative and sustainable impact in the target area. They provide hundreds of housing units, economic and recreational opportunities, and will provide dozens of temporary and permanent jobs.
Timeline	All of the projects listed in this application can be completed prior to July 2026. A schedule showing start and completion dates is included in the Uploads section. Many of the funding sources supporting projects in this application are subject to internal timelines that will terminate prior to July 2026. It is with a certain amount of confidence that we can say these projects will be completed on schedule.
Percentage completed by July 2025	100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment The projects presented in this application address the Sustainable Community, Multi-modal Transportation, Other Infrastructure, and Quality of Life needs. Perhaps the biggest impact these projects have is on Sustainable Communities. Affordable, workforce, and market rate housing will be created to provide housing choices for a wide range of household incomes. Both rental and homeownership opportunities will be made available. Already in place at Highlander are services and educational facilities that are vital for a healthy community. These existing efforts will be further supported by professional and retail spaces provided as part of the mixed use developments at Kennedy Square East, Kennedy Square West, and Highlander IV. The Multi-purpose Recreational Facility located east of Kennedy Square East will provide a number of recreational opportunities that address health and well-being. Finally, redevelopment of the former Faith Deliverance Church will lead to a more robust learning environment for students at Howard Kennedy Elementary School. Multi-modal transportation is perhaps not as strongly addressed as the other categories, but touch on it. The improved lighting along North 30th Street will address safety concerns for pedestrians walking along that street. The Multi-purpose Recreation Facility will include trails that can be used for transportation as well as recreation. The trail is just blocks away from the North Omaha Trail. The North Omaha trail provides trail access to the 24th and Lake district and from there downtown Omaha. Discussions have been held about including an electric bicycle rental facility at Kennedy Square East. Other Infrastructure includes sidewalk improvements along North 30th Street and new street lights along North 30th Street will address safety concerns for pedestrians. A new road, North 29th Street, will be constructed between Spencer and Bristol Street to improve neighborhood connectivity. The trails at the proposed Multi-Use Recreational Facility east of Kennedy Square East will be mere blocks away from the North Omaha Trail. Quality of Life improvements include several amenities previously mentioned including a Multi-purpose Recreational Facility to be located east of the Kennedy Square East. This facility will provide recreational opportunities such as a soccer field, raised bed gardens, a walking trail, green space for art or mediation, or other similar functions to be determined based on community engagement. New lights along North 30th Street will help address safety concerns for pedestrians. Redevelopment of the former Faith Deliverance Church will lead to a more robust learning environment for students at Howard Kennedy Elementary School. Redevelopment of the former Freedom Worship Center into a mixed-use building could provide space for a grocery store, the presence of which in the neighborhood would lessen the transportation burden for neighborhood residents.

Visioning Workshop Findings Alignment The projects presented in this application address many of the community needs presented in the Visioning Workshop Summary. Mixed-Income Residential Gap Financings spurs construction of a significant amount of rental housing units which will be available to a wide range of income levels. Housing was strongly represented in the Vision Statement for North Omaha. These multi-family housing units will also provide free broadband internet access in common areas which addresses the need for improved internet access for neighborhood residents.. Commercial space in Kennedy Square East, Kennedy Square West, and Highlander IV provide much needed space for professional or retail opportunities that will enhance the commercial presence in the neighborhood. Construction jobs will be generated by these projects. Community Impact projects directly address concerns the community had about safer places to walk and recreate. Land east of Kennedy Square East is an ideal location for needed amenities such as a soccer field, walking trails, greenspace for art and recreational uses. Lighting along North 30th Street will address safety concerns along that route. Improvements to the greenhouse at Highlander, community gardens, and a possible grocery store at the former Freedom Worship Center site address the need for a stronger, healthier food network. The former Faith Deliverance Church Site can be redeveloped into a programmable space that supports project-based learning (PBL) activities for Howard Kennedy students during the school day and after school. Omaha nonprofit Prairie Stem, a STEM-based enrichment program for school-aged students, has been engaged to operate the new facility following an extensive renovation. Many of the Community Impact projects are in the conceptual stage and future community engagement will shape the final plans for these sites. Local Tenant and Non-Profit Retail Tenant Build Out Fund will provide funds to build out rental spaces provided in Kennedy Square East, Kennedy Square West, and Highlander IV. Decent, modern retail space is needed on North 30th Street, and these locations can provide a great location for services which are needed in the community such as banks, doctor's offices or other professional services which are sparsely located in North Omaha. Single Family Homeownership Gap Financing will enable 75 North to continue its mission of providing affordable and workforce housing homeownership opportunities in the neighborhood. A housing market study conducted in 2019 indicated there were approximately 100 vacant lots suitable for housing construction in the target area. 75 and North and the City have partnered to begin development on approximately 30 of those lots. It will also encourage additional development on privately owned land. Final plans have not been developed for sites considered in the Targeted Demolition and Site Preparation for Development section, and therefore these sites have the most flexibility. A leading idea for

the former Freedom Worship Center site is a mixed-use building with a grocery store on the bottom floor and workforce housing on top. A number of ideas have been discussed for the Spencer Homes East site, ranging from a pump track to housing developed in partnership with graduates from the Spark! Developer's Academy. In 2019, when the longtime owners of the Stage II Lounge announced plans to retire and sell their business and property, they contacted 75 North who subsequently purchased the building with plans to incorporate the land into North 30th Street revitalization activity. Stage II neighbors the Early Learning Center at Kennedy to the North and currently sits in disrepair. The structure needs to be demolished to support the growing activity at the ELC as well as housing/commercial development plans connected to the redevelopment of Spencer Homes public housing.

Priorities Alignment LB 1024 states that funds should have an emphasis on housing needs, assistance for small businesses, job training, and business development within such communities and neighborhoods. The projects in this application strongly support housing development, which is by far the largest part of this grant application which focuses on both mixed-income multi-family rental housing and single-family homes for home-ownership in the North 30th Street corridor. It provides much needed space for professional and retail businesses. Educational facilities are located at Highlander to help build a stronger workforce.

Economic Impact The execution of the Highlander Neighborhood Revitalization project and the adjacent North 30th Street Choice Neighborhoods Implementation grant program has already resulted in a North Omaha investment of more than \$115M, with an estimated \$50M of future investment planned through 2025. This development activity has produced a number of targeted programs that support critical improvements to public safety, the built environment, and broad economic development, which has and will continue to position the North 30th Street corridor for future growth and revitalization. These improvements not only expand mixed-income housing access and commercial development opportunities, they also improve pedestrian, bike and public transportation accessibility, connectivity infrastructure, green space and recreational amenities, and homeownership access and reinvestment. The economic impact of this initiative has been far-reaching and maximizes the growth potential of a once disinvested community. Fundamentally, the renovation/expansion of a formerly blighted site improves the property value for the subject property and like kind properties in the surrounding area. Increased property values generate equity for property owners and remove the barriers to accessing capital or improving their property. Additionally, grocery stores generate substantial state, and local tax revenue. According to the Tax Foundation (<https://taxfoundation.org/state-local-tax-collections/>), general sales accounted for nearly 25% of tax revenue across all states in 2020. Tax revenue is essential for disinvested neighborhoods that also have higher concentrations of non profit organizations. Grocery stores create direct and indirect job opportunities. The average grocery store directly employs approximately 32 people. A grocery also facilitates entrepreneurial opportunities by making self space available for micro enterprises.

At this time we cannot estimate the number of jobs that will be created through the project. Tenants have not been selected for retail spaces. However, grocery stores create direct and indirect job opportunities. According to IBIS World, the average grocery store employs 32 people. It may also facilitate entrepreneurial opportunities by making self space available for micro enterprises.
(<https://www.ibisworld.com/industry-statistics/employment/supermarkets-grocery-stores-united>).

The Associated Builders and Contractors website (<https://www.abc.org/News-Media/Newsline/entryid/16185/the-construction-industry-needs-to->) cites a report that 6,300 jobs are created for each \$1 billion spent on construction. That means one job is created for approximately every \$160,000 spent on construction. Through this request and using that ratio, LB 1024 funds alone will create approximately 150 construction jobs. The total budget for the projects in this application is approximately \$132 million, which means approximately 830 construction jobs will be created.

Construction jobs will meet or exceed Davis-Bacon prevailing wage requirements.

75 North, the City, OHA, and Brinshore Development have held five contractor events for projects since 2020. Each event focused on the CNI construction schedule and available bids, reviewed federal contracting requirements, and allowed time for contractors to meet with local contracting resource providers. Past events have included participation from the Greater Omaha Chamber's REACH Program, the Nebraska Enterprise Fund, the Nebraska Business Development Center, Heartland Workforce Solutions, and Catholic Charities.

Community Benefit Overall, the projects in this application provide a holistic solution to neighborhood revitalization, an effort that provides housing for new residents while supporting and improving the quality of life for existing residents. This application benefits the community by providing safe, decent mixed income housing opportunities for both renters and households pursuing home ownership. It will create a denser population that, in turn, will create more demand for local goods and services. It creates professional and retail space to create economic opportunities and support economic growth in the neighborhood. These opportunities will create and support jobs within the neighborhood. It will provide greenspace for recreational activities to support the health and welfare of neighborhood residents.

The projects in this application introduce hundreds of high quality rental and owner-occupied housing units into the neighborhood, which greatly increases density. Population density provides greater opportunities for local and neighborhood businesses to start up and grow. The projects also support professional and retail space development to encourage those local businesses. Although density will increase, it balances density with the natural environment. Projects in this application also provide much needed, and requested, amenities for green space and recreational space including trails.

Best Practices/Innovation	<p>Highlander and Kennedy Square follow the Purpose Built Communities model which has a proven record in communities across the nation. (https://purposebuiltcommunities.org/) The approach of Purpose Built Communities, Mixed-Income Housing, Cradle-to College Education Pipeline, and Community Wellness, address many Needs presented by the community in the Visioning Statement Summary. This model is being replicated in South Omaha at Southside Terrace and could be replicated in other locations. 75 North, the City, OHA, and Brinshore have done a tremendous job engaging the community and contractors to provide information on the project schedule and opportunities for contracting. There are plans to increase engagement based on feedback received from the community and contractors. As we increase engagement, we hope lessons learned and successful practices can be reviewed and used by other developers working in eastern Omaha. Certainly, much of what the team has learned will be transferred to other projects within the City.</p>
Outcome Measurement	<p>Outcomes can be measured in many ways. For housing, we can track the number of replacement, affordable, and market rate units produced. These outcomes are ultimately tracked by the City, OHA, 75 North, and Brinshore Development. One goal of this effort is to catalyze additional housing construction in the neighborhood through private development. As previously stated, there are many vacant lots suitable for housing development in this neighborhood. Since 2019, the City has seen an uptick in the number of people wanting to acquire City-owned vacant lots for housing construction. The number of temporary jobs created during construction with an emphasis on the number of hours performed by Section 3 businesses and individuals. Section 3 is a Federal program that encourages contracting participation by people living in the neighborhood in which the project takes place. Davis Bacon compliance ensures workers are paid an appropriate wage for the work they perform. Permanent jobs are subject to the businesses that will locate to the area once construction of professional and retail space is complete. Other measurables may be evaluated over time such as crime reduction, the percentage of owner-occupied housing units, poverty rates and income levels, student performance, etc.</p> <p>Projects involving public funds will be tracked by the team as these outcomes are also required for other funding sources. Information regarding safety is tracked by the Omaha POlice Department while other outcomes, such as household income, are tracked by the United States Census Bureau.</p>
	<p>We believe this project will act as a catalyst for co-investment and secondary investment. In fact, the entire purpose of the Highlander and the North 30th Street Revitalization Plan was to act as that reinvestment spark. Reinvestment on a large scale, such as in this case, attracts people. Reinvestment in housing, education, and amenities brings people to the neighborhood who previously had no reason to be there. Creating an environment people want to experience drives a need for housing units, jobs, and recreational opportunities. We believe the projects in this application will increase the rate and degree of reinvestment in this community.</p>
Partnerships	<p>Yes</p> <p>Seventy-Five North Revitalization Corporation is a community-based organization. Our mission is to "To facilitate the revitalization of a healthy, sustainable, mixed-income community in the Highlander neighborhood. We work to break the cycle of poverty and community deterioration by partnering to create high-quality housing, thriving schools, recreational facilities and other neighborhood enrichment amenities." Our partnerships with other community organizations include Howard Kennedy Elementary School, No More Empty Pots, Metropolitan Community College and Creighton University, the City of Omaha, the Omaha Housing Authority, and other organizations Additional information on the nature of these relationships and arrangements can be provided upon request..</p> <p>Nearly all of the partnerships mentioned above are memorialized in an MOU, lease, or other formal agreement. Additional information can be provided upon request.</p>
Displacement	<p>Yes</p>
Displacement explanation	<p>Residents of Spencer Homes East and Spencer Homes West were temporarily relocated prior to the demolition of those housing facilities. They have first right of refusal to return to the newly constructed Kennedy Square East and Kennedy Square West. They may also elect to find other housing solutions. No other residents or businesses are being displaced by these projects. All the buildings targeted for demolition are vacant as are all the vacant lots slated for housing construction.</p>
Physical Location	<p>The redevelopment plan target area is located along North 30th Street, bounded by Bristol Street on the north side, and Hamilton Street on the south side. The North Freeway is the eastern boundary and North 33rd Street is the western boundary. The projects submitted for consideration are scattered throughout the target area. A map of the projects in the target area and maps of the individual project locations are included in the attachments. Multi-Family Residential Rental Projects Kennedy Square East is located on the north side of Spencer Street between North 28th and North 30th Streets. Kennedy Square West is located at 3005 North 30th Street. Davis Ridge is located at 2198 North 31st Street. Community Impact Projects The Multi-Use Recreational Facility will be located near North 28th and Spencer Streets. The Greenhouse at Highlander is located at 2120 North 30th Street. The former Faith Deliverance Church site is located at 2901 North 30th Street. The lights along North 30th Street will be installed between Burdette and Spencer Streets. The Curb Appeal Program will benefit neighbors living along key streets in the area. Sidewalks will be improved along North 30th Street. The former Faith Deliverance Church is located at 2901 North 30th Street. Economic Impact Projects Highlander IV is located at 2120 North 29th</p>

Street Kennedy Square East is located on the north side of Spencer Street between North 28th and North 30th Streets. Kennedy Square West is located at 3005 North 30th Street. Single-Family Residential Homeownership Projects North 32nd and Corby Streets North 28th and Charles Streets North 29th Avenue between Blondo and Burdette Streets Targeted Demolition Projects Spencer East is located near North 27th and Bristol Streets. Freedom Worship Center is located at 3025 Parker Street. Stage II is located at 3210 North 30th Street.

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Plans and renderings for Kennedy Square East, Kennedy Square West, and Davis Ridge are uploaded at the end of the application. Other plans and renderings can be created upon request. The sites are owned by a combination of the Seventy-Five North Revitalization Corp., the Omaha Housing Authority, and Brinshore Development. The ownership mix varies at each site. Proof of ownership can be provided upon request. Excluding the targeted demolition projects, all projects have been reviewed under 24 CFR Part 58 and are in compliance with NEPA regulations or a review under Part 58 is underway. These reviews include Phase I and Phase II Environmental Site Assessments, among other studies. NEPA compliant environmental reviews for the Targeted Demolition Projects can be completed if funds are awarded, including Phase I Environmental Site Assessments and subsequent studies, if necessary. Environmental documentation can be provided upon request.
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	Yes
Request Rationale	Brinshore has experienced cost increases of roughly 25% over the last two years for multi-family housing construction projects. As such, we have had to accelerate our use of gap financing to keep projects moving. The consequence of that is that we need additional funds to complete the projects in this application. For Kennedy Square East, we are requesting \$2.5 million to replace the Choice Neighborhoods funds that were reallocated to support this project. For Davis Ridge and Kennedy Square West, we are budgeting for a 10% increase in costs this summer alone and this funding will address that gap and rising inflation. Other proposed projects will use LB 1024 funds to spark new initiatives that will benefit the community, such as housing, safety improvements, etc.
Grant Funds Usage	There is already significant financial support for most of these projects, specifically the projects related to rental housing and housing for homeownership. LB 1024 funds will help close gaps created by unanticipated rising construction costs and inflation. LB 1024 will unlock the continued progress of these important mixed-income, mixed-use neighborhood transformation projects which will simultaneously benefit the neighborhood and residents.
Proposal Financial Sustainability	Yes
	The multi-family housing and mixed-use buildings will generate cash flow to sustain themselves and they will be managed by a property management company. The single-family homes will be sold to eligible homebuyers who will maintain them. Public improvements will be maintained by the City or 75 North.
Funding Sources	Several funding sources support the projects in this application. Kennedy Square East includes Choice Neighborhood, Tax Increment Financing ("TIF"), and HOME funds through the City. LIHTC offered by NIFA are also part of the financing structure for this project. Additional funds are provided by 75 North. Kennedy Square West and Davis Ridge will likely receive Choice Neighborhood funds, HOME, TIF, and possibly Section 108 funds offered by the City. LIHTC and funds provided by 75 North are possible. The team will explore the possibility of securing Nebraska Qualified Census Tract Affordable Housing funds for these projects. Choice Neighborhood funds will also support the retail build out components of these projects. The single-family housing projects will be supported by HOME and Community Development Block Grant funds provided by the City of Omaha. Some units in these projects will be supported by Workforce Housing funds provided by the State of Nebraska. The team will explore the possibility of securing Nebraska Qualified Census Tract

Affordable Housing funds for these projects, as well. The team will seek leveraging funds for other projects proposed in this application. The LB 1024 will ensure that the projects will not be slowed so that they cannot meet their current schedule goals. A detailed list of funding sources can be provided upon request.

Choice Neighborhood funds are already committed to the projects in this application. The City's HOME and CDBG funds are already committed with future awards anticipated in the coming years. LIHTC is awarded to Davis Ridge and will close in March. We anticipate an announcement on LIHTC for Kennedy Square East sometime soon. The timeliness of other funding sources cannot be accurately predicted at this time.

LIHTC funds are probably the most important source of funding for the multi-family housing projects and cannot proceed without an award. It is possible that several projects may not proceed without LB 1024 funds as these funds.

Scalability The application is entirely scalable. With a few exceptions, none of the proposed projects in this proposal are reliant on another being funded, although there are synergies between certain projects. Retail space in Kennedy Square East, Kennedy Square West, and Highlander IV are dependent on the completion of those projects.

The proposed budget and uses tables show the individual project components.

Financial Commitment For every dollar requested in this application, there is approximately \$8 of leveraged funds. 75 North, the City, and OHA acquired a \$25 million Choice Neighborhood Implementation grant from HUD. The City has also provided CDBG and HOME funds while NIFA has provided LIHTC funds. These two entities will continue to support projects presented in this application. A detailed list of committed funds can be provided upon request.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgment

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

SITE PLAN

1" = 100'-0"



SITE SUMMARY

STANDARD ROWHOME	26 UNITS
HYBRID TOWNHOME	16 UNITS
MULTI-GEN TOWNHOME	7 UNITS
SINGLE FAMILY HOME	3 UNITS
TOTAL	52 UNITS
OFF-STREET PARKING	71 STALLS

ACCESSIBLE UNITS - OPTIONS

5% OF 52 UNITS = 2.6, ASSUMING ALL UNITS ARE CALCULATED TOGETHER

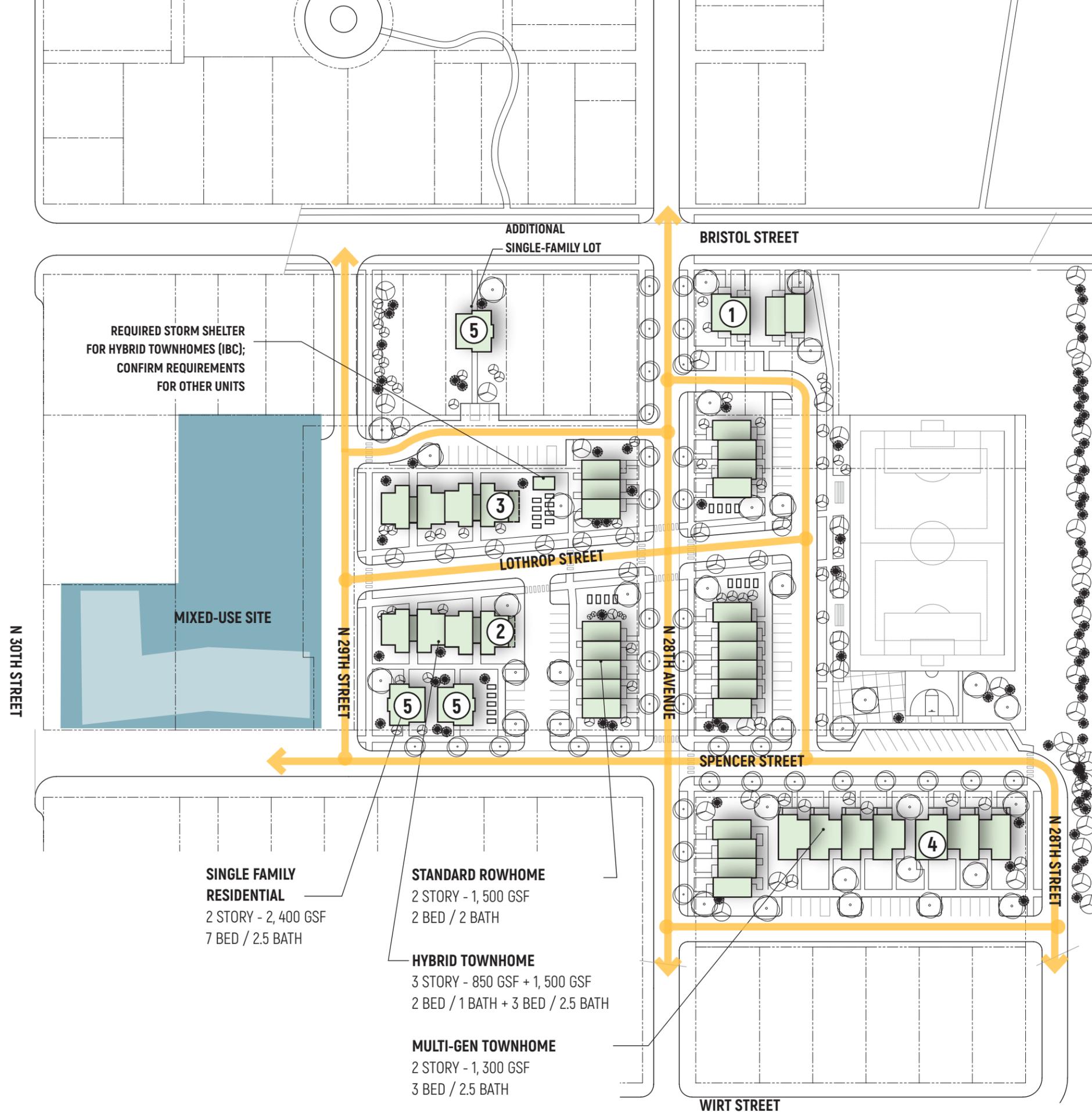
1 - STACKED DUPLEX W/ ACCESSIBLE TWO-BED ON GROUND FLOOR; REMAINS IN IRC

2 - HYBRID TOWNHOME W/ ACCESSIBLE TWO-BED ON GROUND FLOOR

3 - HYBRID TOWNHOME W/ ACCESSIBLE THREE-BED ON GROUND FLOOR

4 - MULTI-GEN ALTERNATE W/ TWO ACCESSIBLE BEDROOMS ON GROUND FLOOR

5 - ALL 7-BED HOMES HAVE TWO ACCESSIBLE BEDROOMS ON GROUND FLOOR



SINGLE FAMILY RESIDENTIAL
2 STORY - 2, 400 GSF
7 BED / 2.5 BATH

STANDARD ROWHOME
2 STORY - 1, 500 GSF
2 BED / 2 BATH

HYBRID TOWNHOME
3 STORY - 850 GSF + 1, 500 GSF
2 BED / 1 BATH + 3 BED / 2.5 BATH

MULTI-GEN TOWNHOME
2 STORY - 1, 300 GSF
3 BED / 2.5 BATH

TOWNHOMES

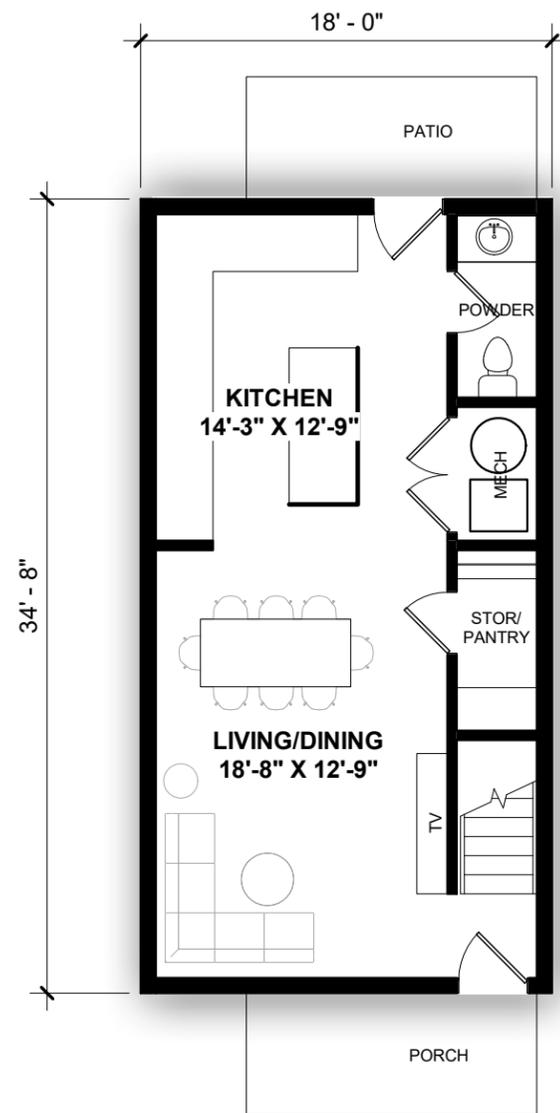
2 BED, 2.5 BATH

1/8" = 1'-0"

1,248 GSF TOTAL UNIT/BUILDING

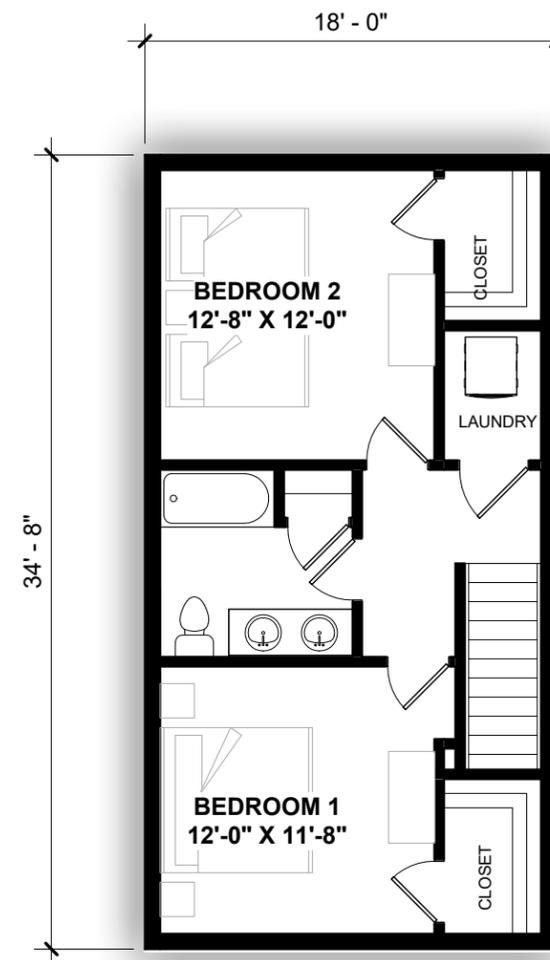
NOTES

- Overall width reduced from 20' to 18'
- Kitchen modified to L-shape to accommodate plumbing outside of the island
- Two sinks provided in upper-level full bath



FIRST LEVEL

624 GSF



624 SF

SECOND LEVEL

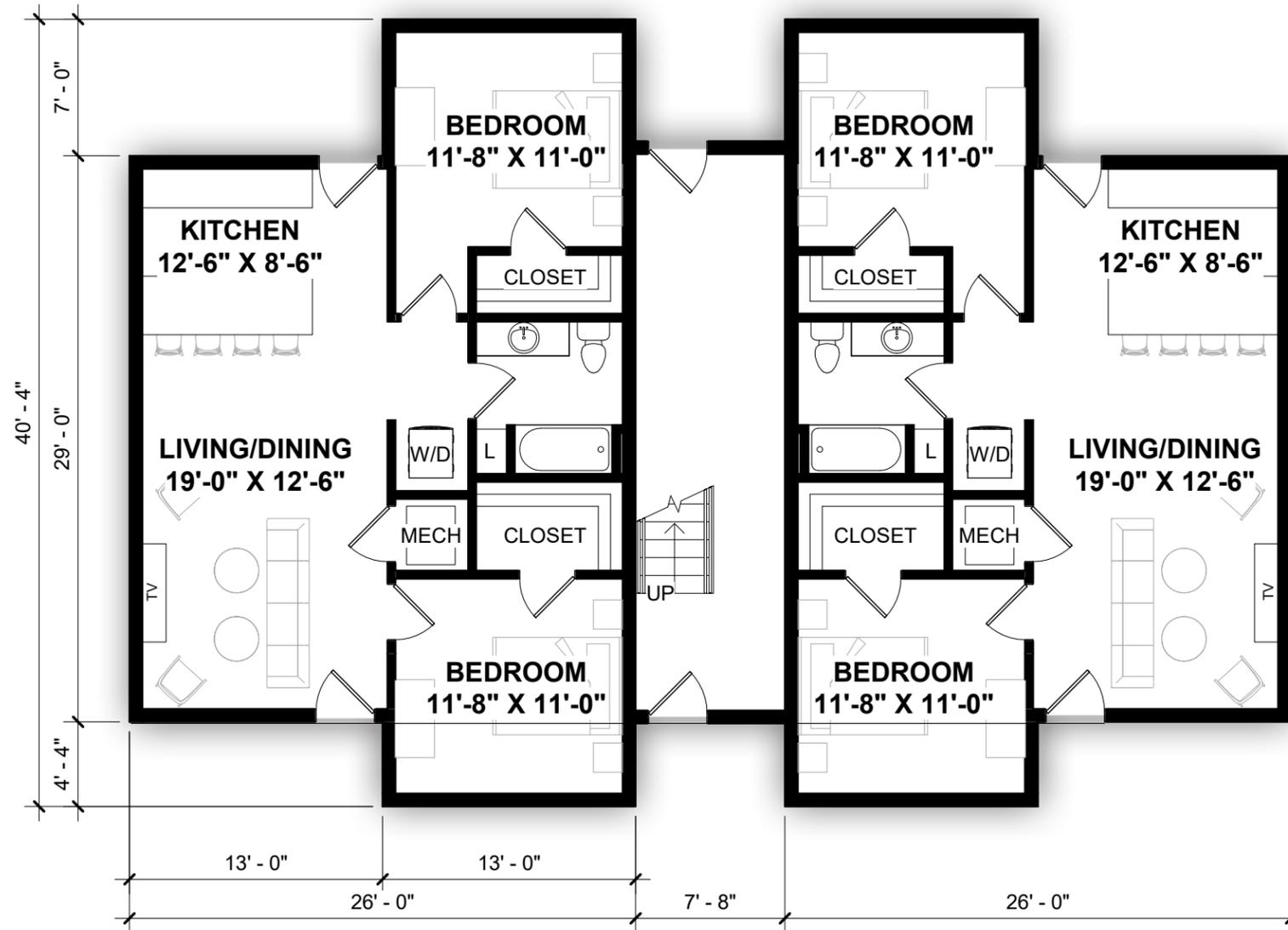
624 GSF

HYBRID TOWNHOMES - FIRST FLOOR

2 BED, 1 BATH | 3 BED, 2.5 BATH

1/8" = 1'-0"

5,504 GSF TOTAL BUILDING



2 BEDROOM UNITS

2,031 GSF TOTAL THIS FLOOR

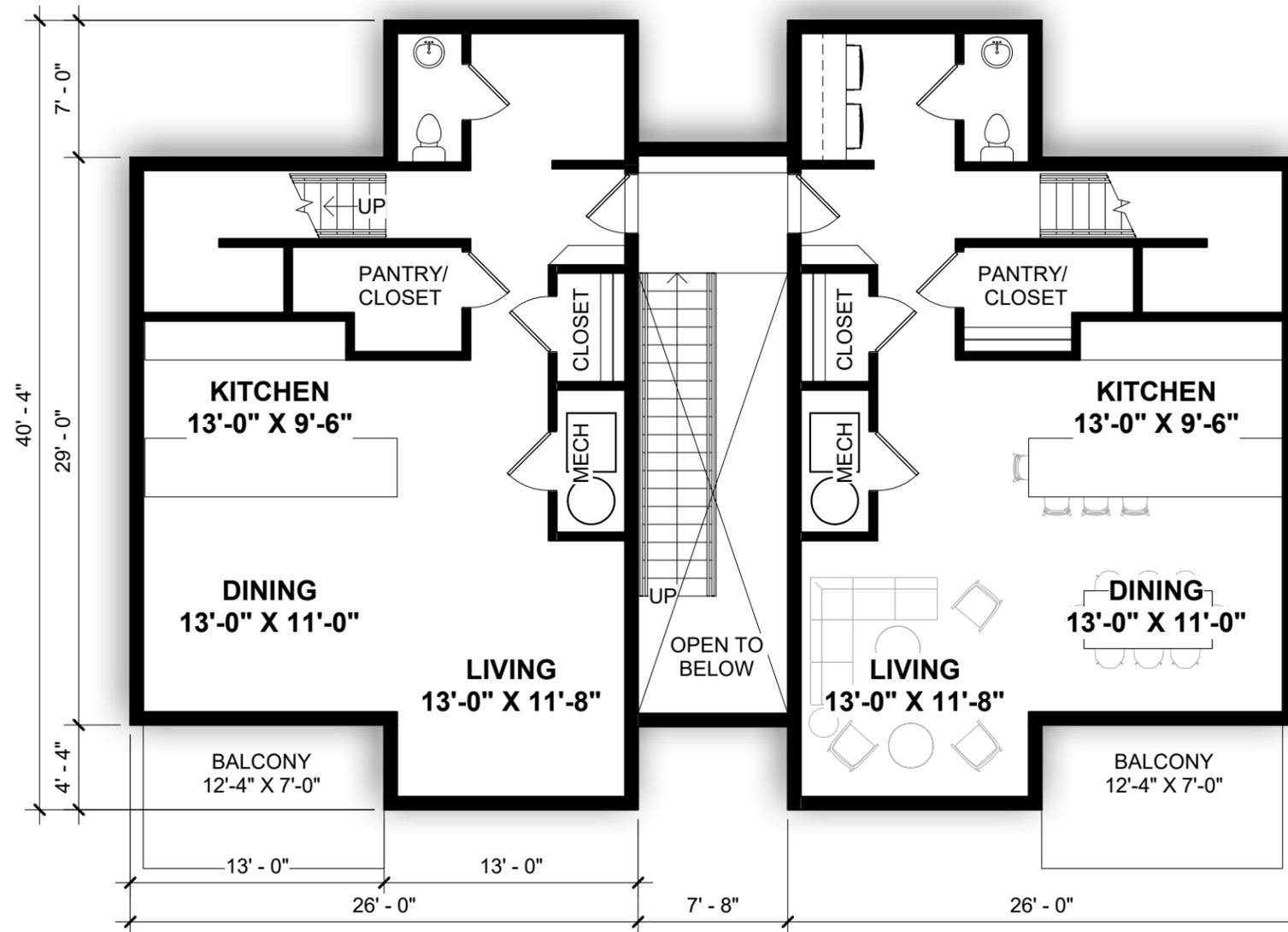
901 GSF PER 2-BED UNIT

HYBRID TOWNHOMES - SECOND FLOOR

2 BED, 1 BATH | 3 BED, 2.5 BATH

1/8" = 1'-0"

5,504 GSF TOTAL BUILDING



3 BEDROOM UNITS - LOWER LEVEL

1,853 GSF TOTAL THIS FLOOR

1,711 GSF PER 3-BED UNIT

HYBRID TOWNHOMES - THIRD FLOOR

2 BED, 1 BATH | 3 BED, 2.5 BATH

1/8" = 1'-0"

5,504 GSF TOTAL BUILDING

NOTES

- Bedroom 3 increased to 11' x 10'



3 BEDROOM UNITS - UPPER LEVEL

1,620 GSF TOTAL THIS FLOOR

1,711 GSF PER 3-BED UNIT

MULTI-GENERATIONAL TOWNHOMES

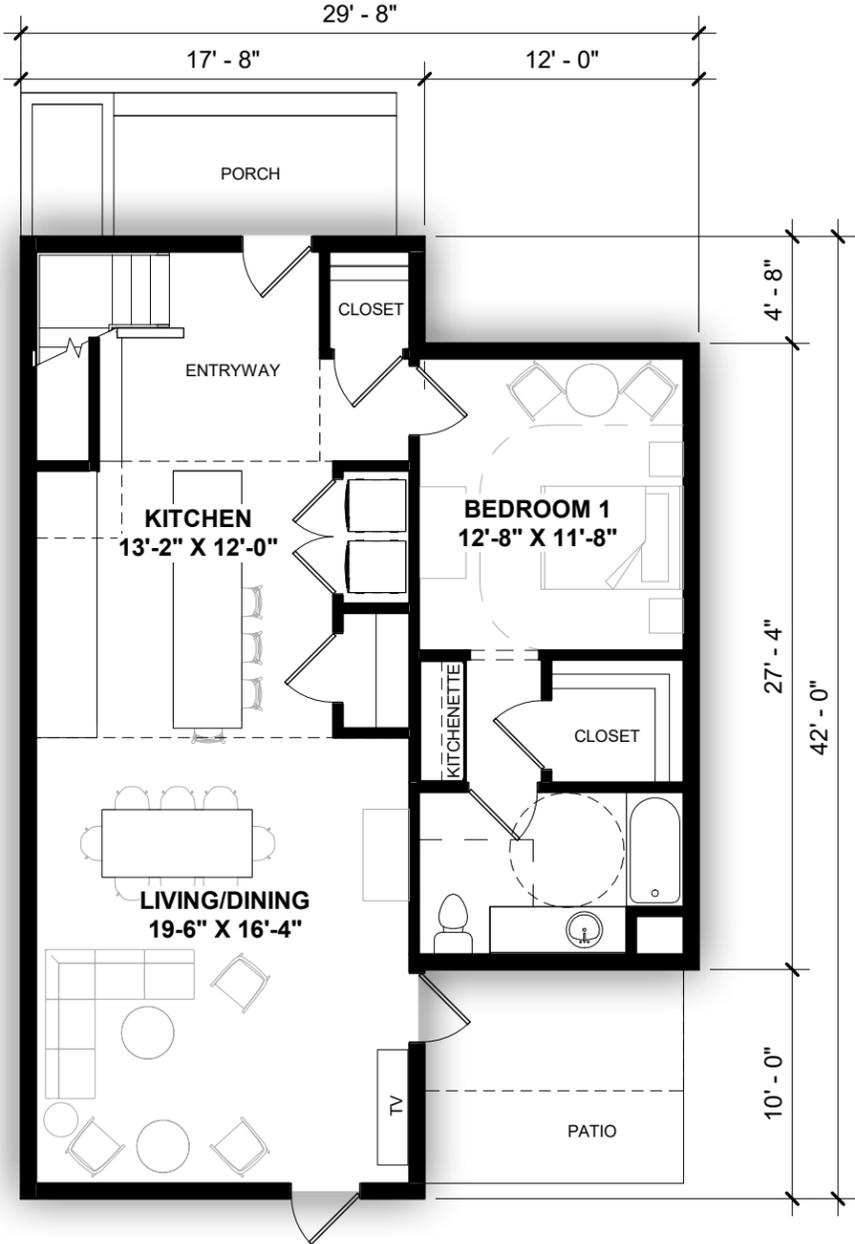
4 BED, 3 BATH

1/8" = 1'-0"

1,990 GSF TOTAL BUILDING

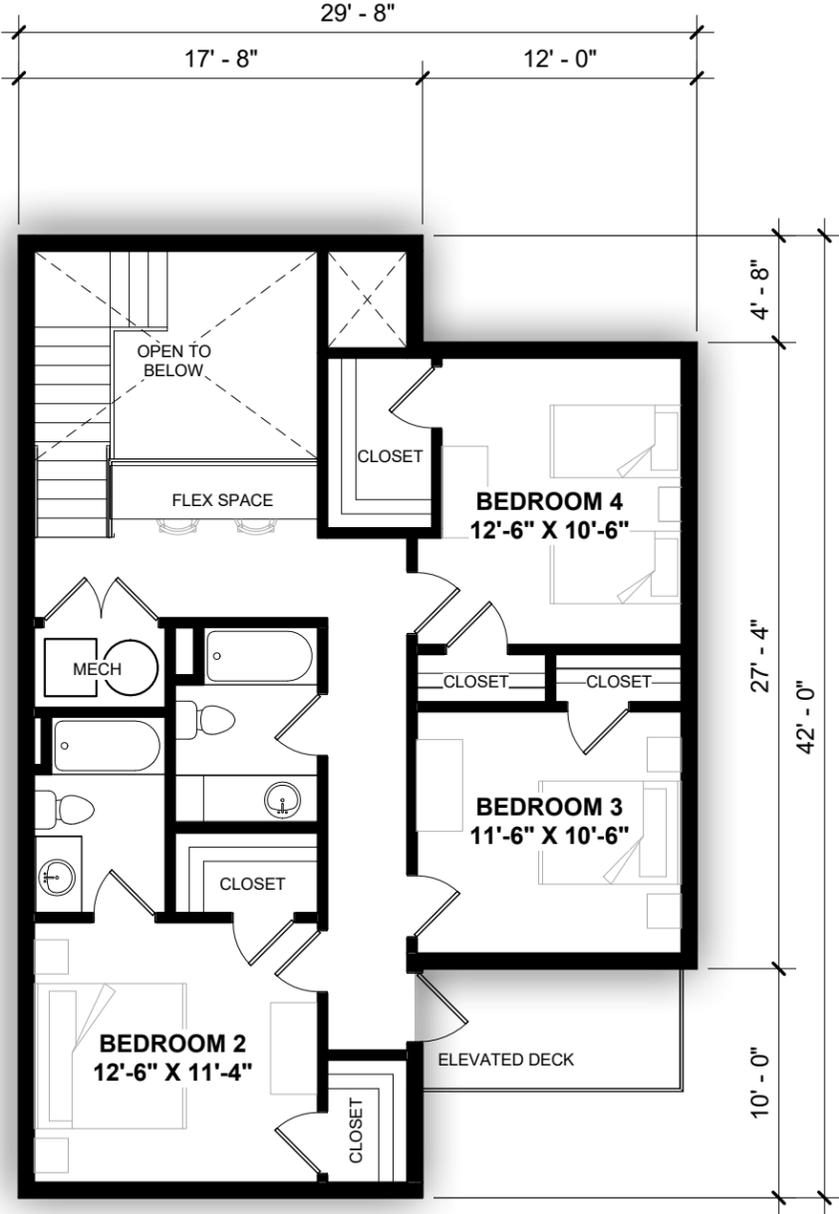
NOTES

- Accessible studio unit provided on ground floor
- Living spaces shifted to ground floor
- Bedroom count increased to 4 total
- Additional bathroom provided on upper level
- Powder room can be provided on main level if needed



FIRST LEVEL

1,070 GSF



SECOND LEVEL

920 GSF

7-BED SINGLE FAMILY

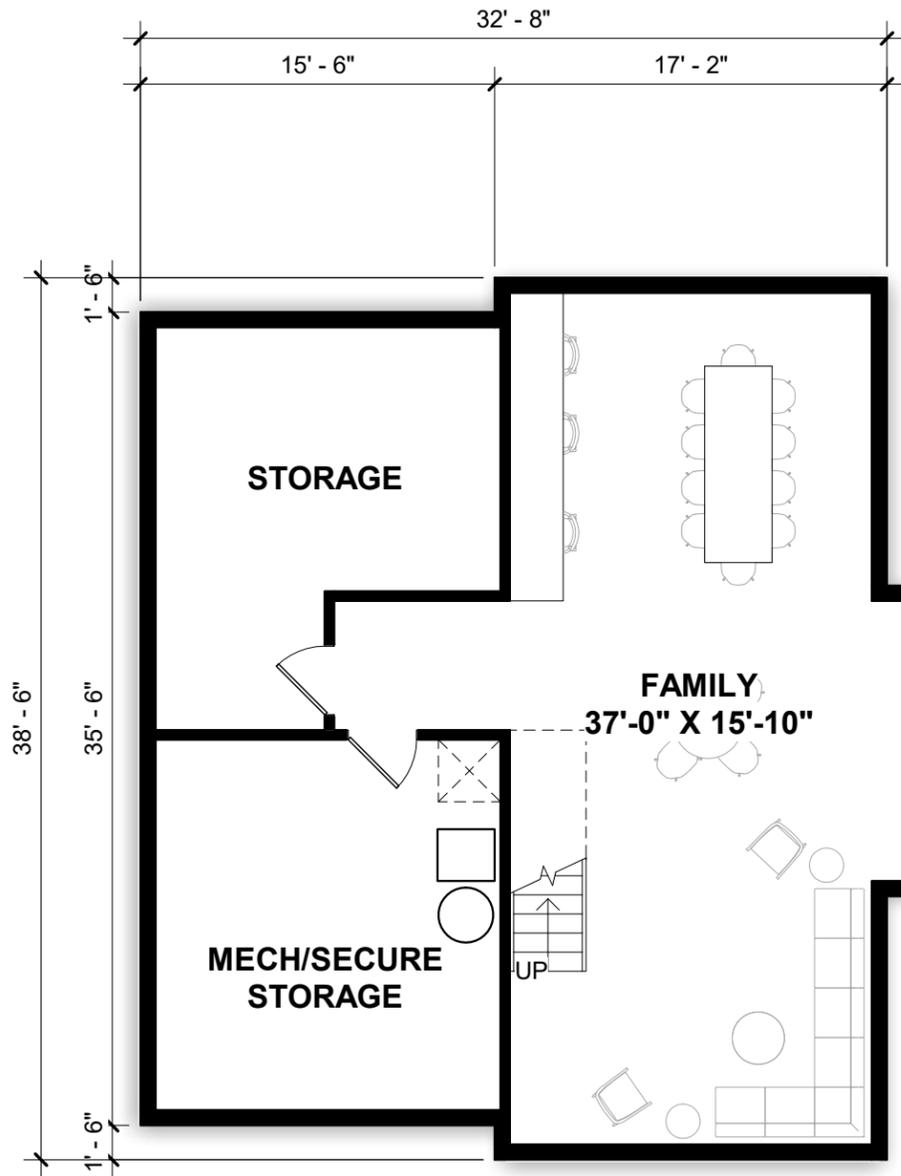
7 BED, 3.5 BATH

1/8" = 1'-0"

3,693 GSF TOTAL BUILDING, INCLUDING BASEMENT

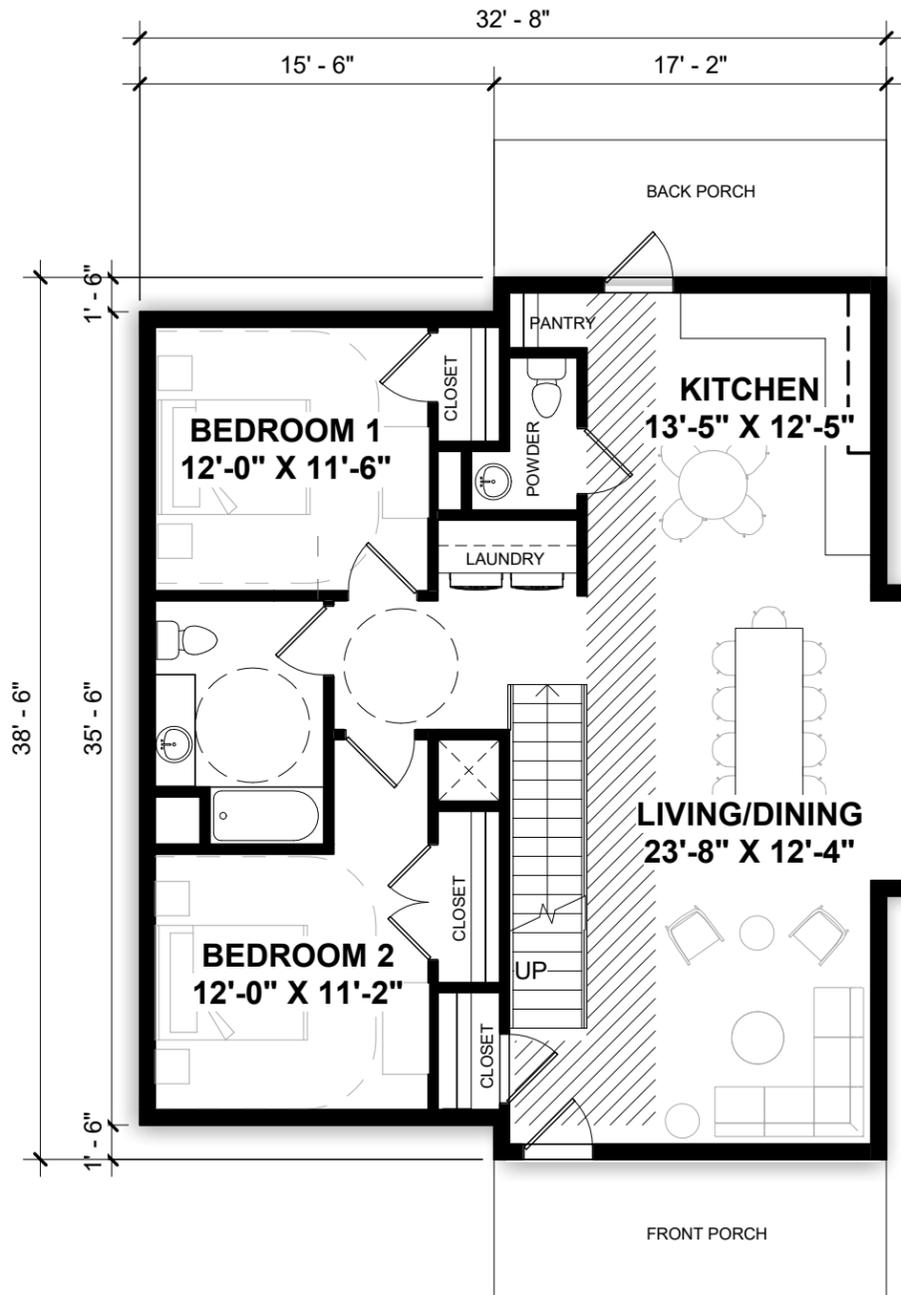
NOTES

- Basement with additional living space, storage, and secure storage/mechanical provided
- Additional bathroom provided on upper level
- Laundry remains on main level



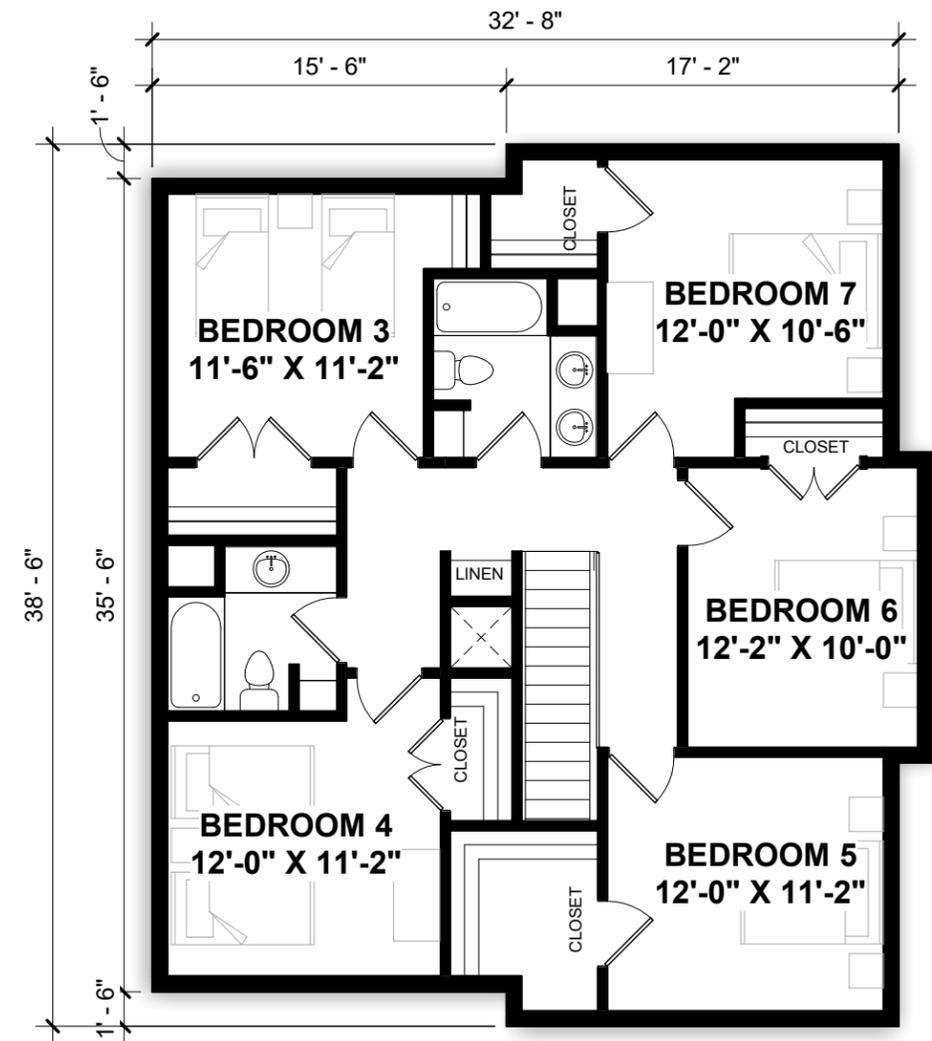
BASEMENT

1,231 GSF



FIRST FLOOR

1,231 GSF



SECOND FLOOR

1,231 GSF

ATTACHMENT 44:

Organizational Chart

Applicant:

City of Omaha, Nebraska

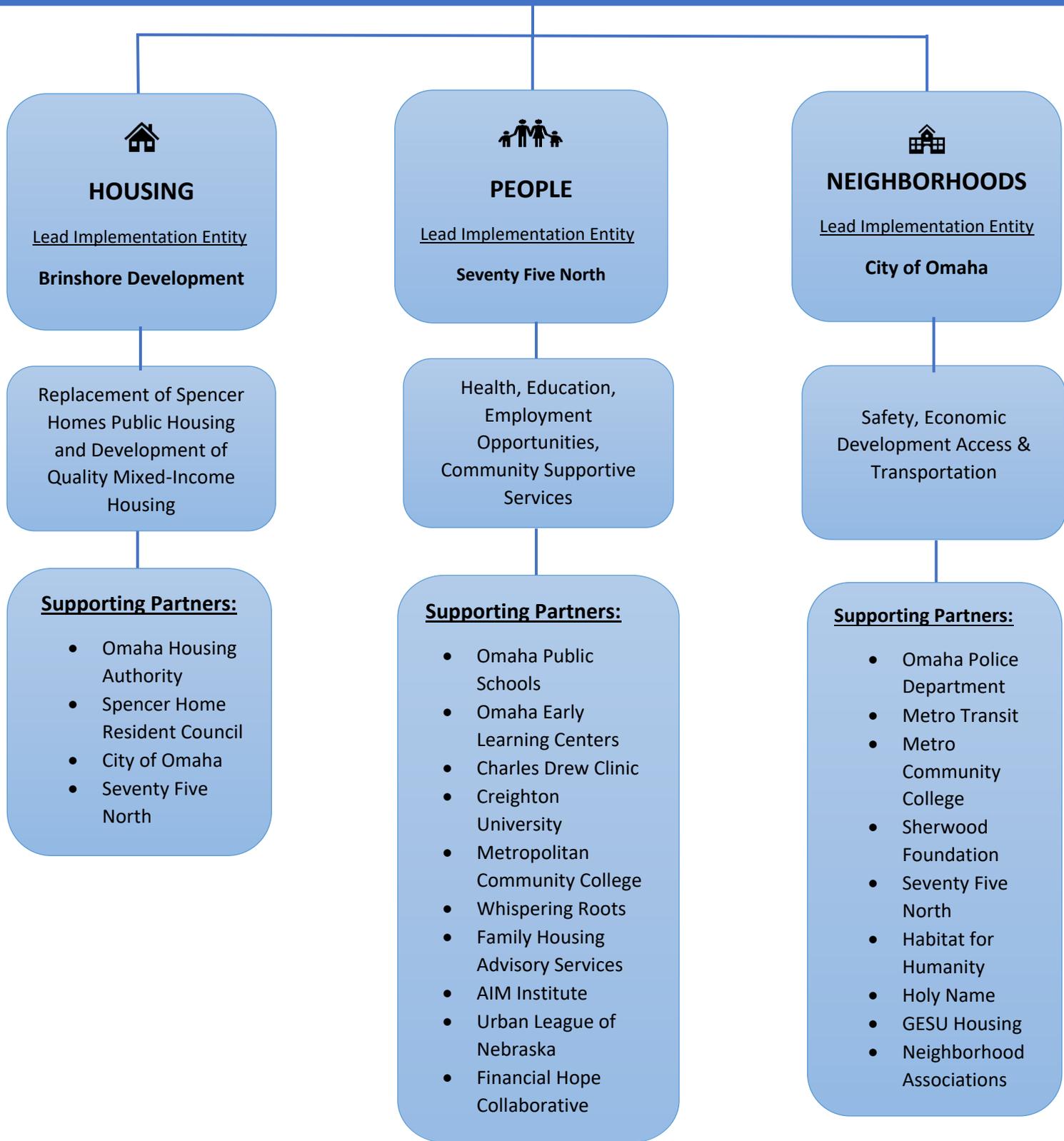
File Name:

Att44OrganizationalChart.pdf

APPLICANTS

City of Omaha, NE - Lead Applicant

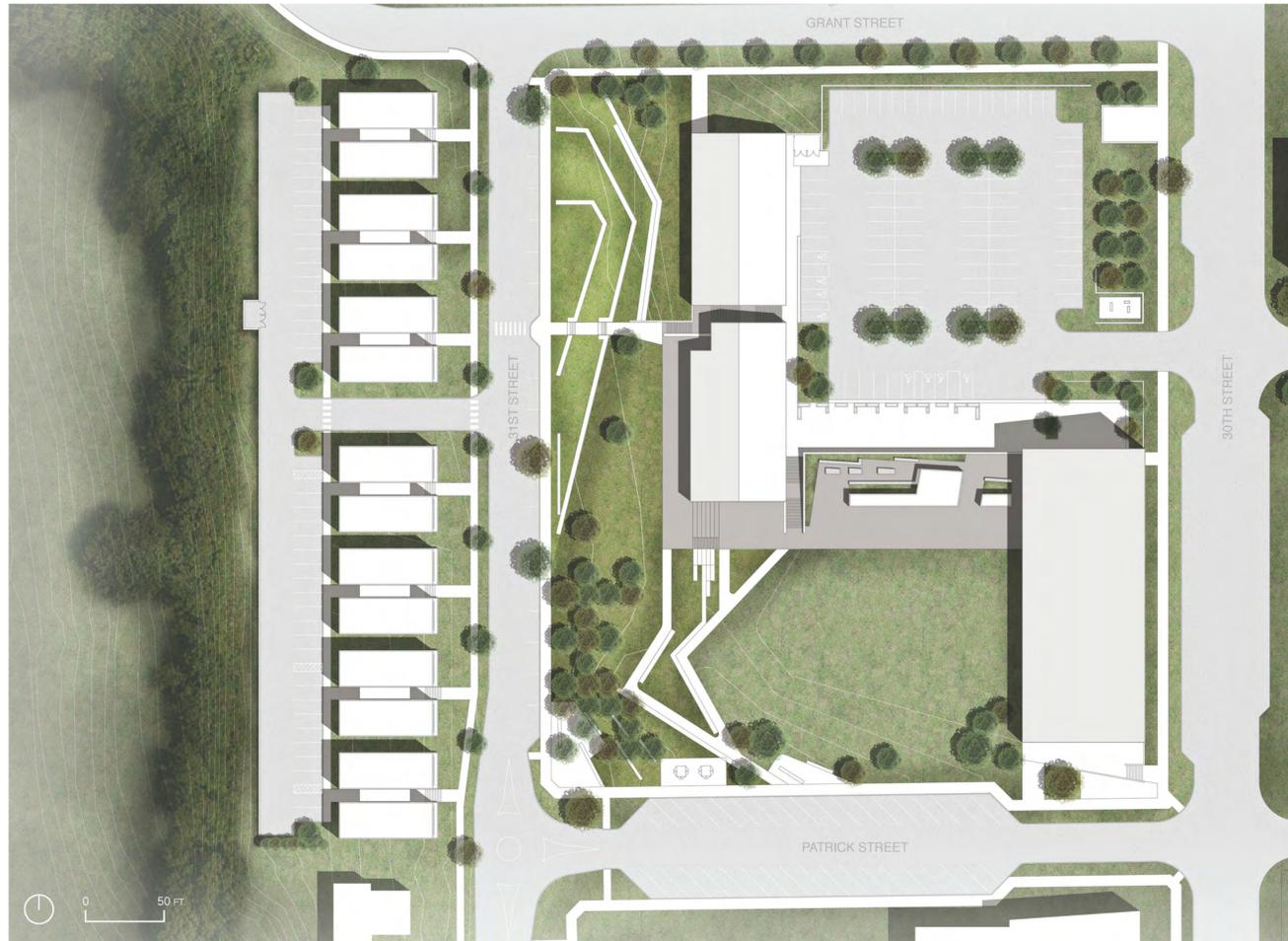
Omaha Housing Authority, NE - Co-Applicant



Budget			
Project Name	LB 1024 Request	Other Funds*	Total
Completed Phases			
Highlander Phase I	\$0	\$30,024,041	\$30,024,041
Highlander Phase II	\$0	\$26,458,688	\$26,458,688
Highlander Phase III	\$0	\$13,173,921	\$13,173,921
Highlander Phase IV	\$0	\$41,705,218	\$41,705,218
Budget			
Mixed-Income Residential Gap Financing			
Kennedy Square East	\$2,500,000	\$43,624,766	\$46,124,766
Davis Ridge	\$2,000,000	\$16,094,559	\$18,094,559
Kennedy Square West	\$3,000,000	\$39,541,871	\$42,541,871
Community Impact			
Multi-purpose Recreational Facility	\$3,000,000	\$0	\$3,000,000
Highlander Greenhouse	\$1,500,000	\$3,500,000	\$5,000,000
Faith Deliverance Church Redevelopment	\$2,500,000	\$0	\$2,500,000
North 30th Street Lights	\$2,000,000	\$0	\$2,000,000
Curb Appeal Program	\$250,000	\$0	\$250,000
Sidewalks	\$250,000	\$0	\$250,000
Professional and Retail Tenant Build Out Fund			
Highlander IV	\$400,000	\$0	\$400,000
Kennedy Square East	\$250,000	\$0	\$250,000
Kennedy Square West	\$750,000	\$0	\$750,000
Single-Family Homeownership			
N 30th Corridor	\$9,135,000	\$6,615,000	\$15,750,000
Targeted Demolition and Site Preparation			
Spencer Homes East	\$500,000	\$0	\$500,000
Stage II	\$50,000	\$0	\$50,000
Freedom Worship Center	\$500,000	\$0	\$500,000
Totals	\$28,585,000	\$220,738,064	\$249,323,064
* Other funds supporting this effort includes private loans, philanthropic funds, CDBG, HOME, Choice Neighborhoods and LIHTC.			

DAVIS RIDGE TOWNHOMES

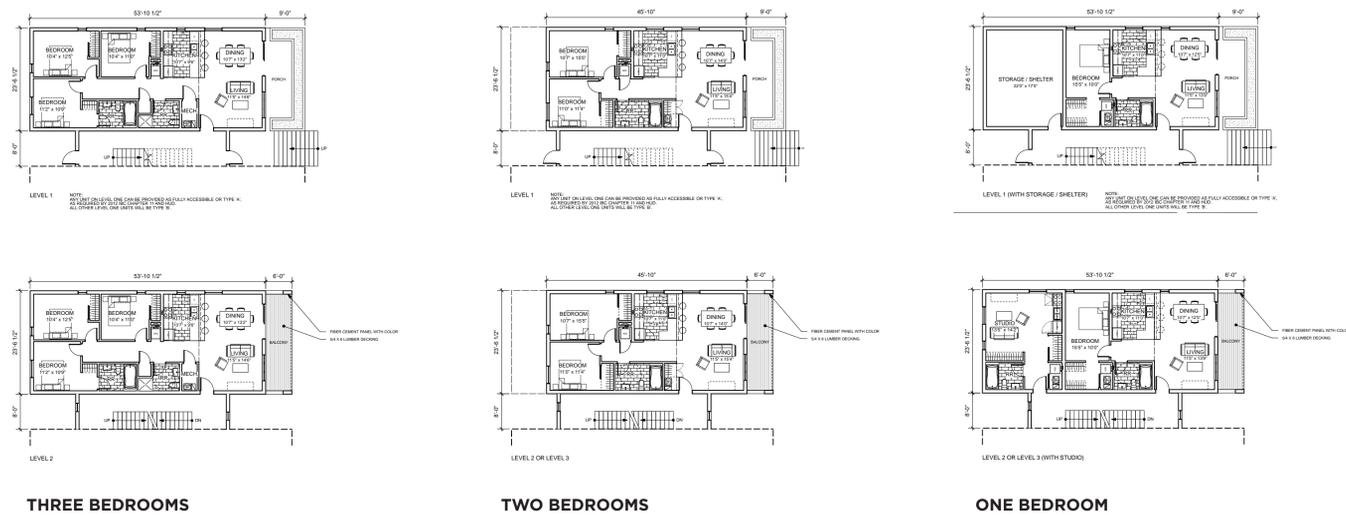
ELDORADO



SITE PLAN



VIEW FROM TOP FLOOR BALCONY



UNIT FLOOR PLANS



VIEW FROM 31ST STREET



VIEW FROM GRANT STREET

Note: Zoning and Code Information provided is based on conceptual design of project, and is subject to change as design progresses.

Local Adopted Codes:

The proposed buildings are to be located within the city limits of Omaha, Nebraska, which has adopted the following codes:

- 2012 International Building Code with Amendments
- 2017 National Electrical Code
- 2009 International Energy Conservation Code
- 2012 International Mechanical Code with Amendments; Chapter 40 Omaha Municipal Code
- 2015 Omaha Plumbing Code with Amendments; Chapter 49 Omaha Municipal Code
- 2012 International Fire Code
- ANSI A117.1-2009
- Chapter 55 Omaha Municipal Code with Amendments

Zoning Information (Per Chapter 55 Omaha Municipal Code):

Parcel is zoned R7-PUR

Purpose (Section 55-242): The R7 medium-density multiple-family residential district is intended to provide locations for medium-density multiple-family housing, in the approximate range of 40 dwelling units per acre. It provides for the integration of multiple-family housing with lower density housing types. In addition, the R7 district provides for the inclusion of limited office and commercial uses by special permit within principally residential developments, subject to specific standards governing land use intensity and compatibility. This allows for a mixture of compatible uses within appropriate neighborhoods. The R7 district applies to established neighborhoods where moderately high densities are appropriate, transitional areas between lower intensity and higher intensity uses, mixed use neighborhoods, and developing multiple-family areas.

Site Development Regulations (Section 55-246):

- FAR
 - Maximum: 1.0
 - Proposed: 0.74 (+/- 21,000 SF available for Shelter / Community programming per FAR requirements).
- Front Yard Setback
 - Minimum: to be coordinated with PUR requirements / exemptions.
- Street Side Yard:
 - Minimum: 15 feet (2 additional feet for each 10 feet over 45 feet in height).
 - Proposed: 15 feet.
- Interior Side Yard:
 - Minimum: 10 feet (2 additional feet for each 10 feet over 45 feet in height).
 - Proposed: 10 feet.
- Rear Yard:
 - Minimum: 25 feet
 - Proposed: varies from 25 feet and 30 feet.
- Height:
 - Maximum: 75 feet
 - Proposed: 43'-7"
- Building Coverage:
 - Maximum: 60 percent
 - Proposed: +/- 20 percent
- Impervious Coverage:
 - Maximum: 70 percent
 - Proposed: +/- 50 percent

Landscape and Screening:
 Street Landscaping is to be 50% of street yard for a minimum depth of 10 feet (Table 55-715).
 Off-Street Parking Landscape is to be per Section 55-740(f)

Off-Street Parking Design Standards:
 Parking Layout Dimensions are to be per Section 55-740(b) and Table 55-740(1)
 Number of Parking Spaces Provided: 34

Building Life Safety Features:

- Egress system complying with 2012 International Building Code.
- Emergency exit lighting and exit signs.
- Exterior emergency egress lighting at the exit discharge.
- Penetrations and joints at rated building elements to be protected with UL-listed assemblies.
- Portable fire extinguishers per 2012 International Fire Code.
- Smoke detection as required by 2012 International Mechanical Code and 2012 International Fire Code.
- Egress from bedrooms meeting 2012 IBC Emergency Escape and Rescue.
- Automatic Sprinkler System per NFPA 13R.

Occupancy Classification: R-2 per 2012 IBC Section 310.4.

Construction Type: V-A

Height:
 Maximum: 3 stories
 Proposed: 3 stories.

Building Area:
 Maximum: 12,000 SF
 Proposed: 7,887 SF - 8,266 SF

01 CODE INFORMATION

KEYNOTES



CONSULTANTS:

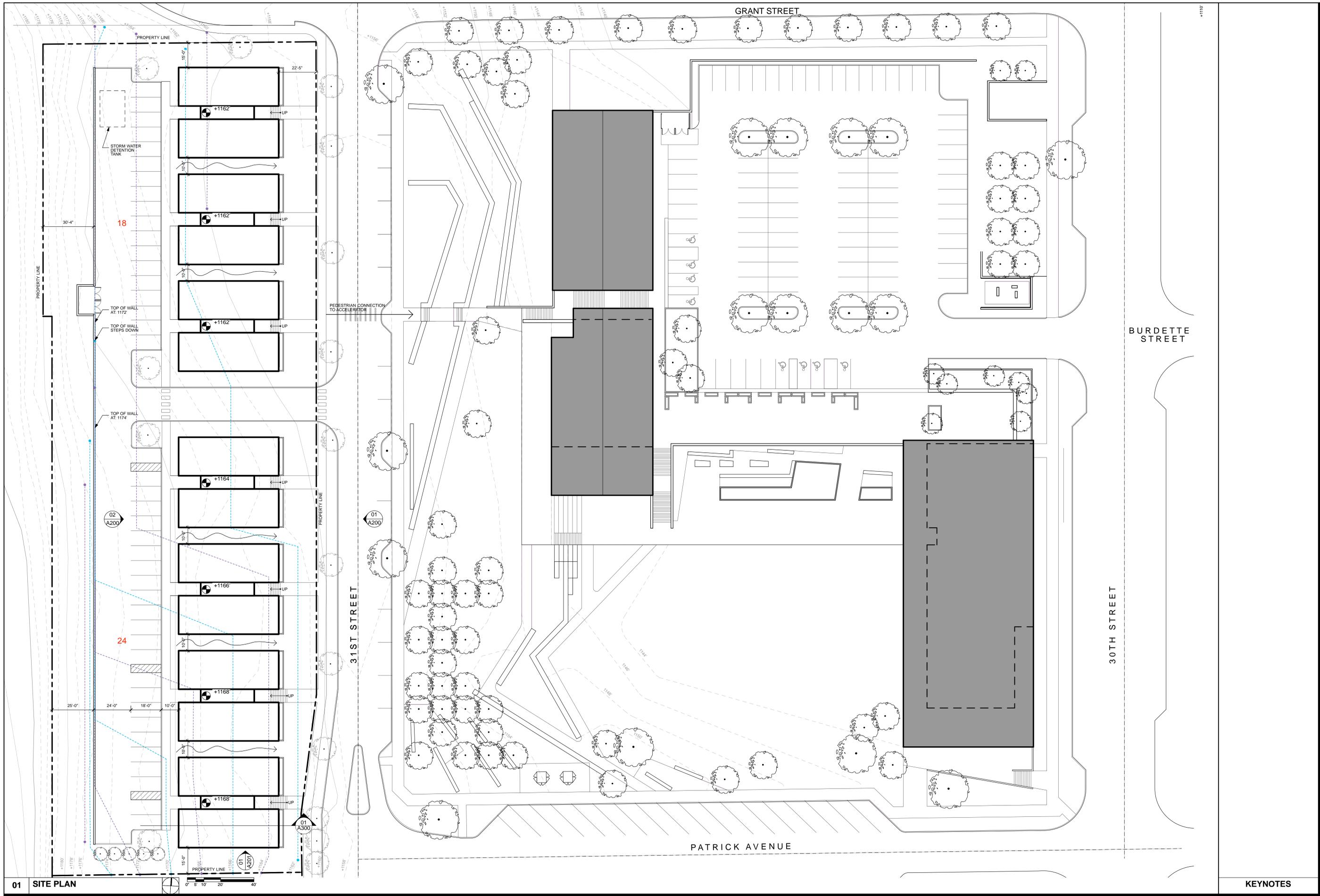
ISSUE PACKAGE: DATE:
 CONCEPT DESIGN 04.17.20

CODE & ZONING ANALYSIS

HIGHLANDER PHASE IV (TENDERLOIN)
 NORTH 30TH STREET & PARKER, OMAHA, NE 68111



PROJECT #1914
 DRAWN BY: IS
 CHECKED BY: SSL
A000
 PRELIMINARY: NOT FOR CONSTRUCTION



01 SITE PLAN

KEYNOTES



CONSULTANTS:

ISSUE PACKAGE:
CONCEPT DESIGN

DATE:
04.17.20

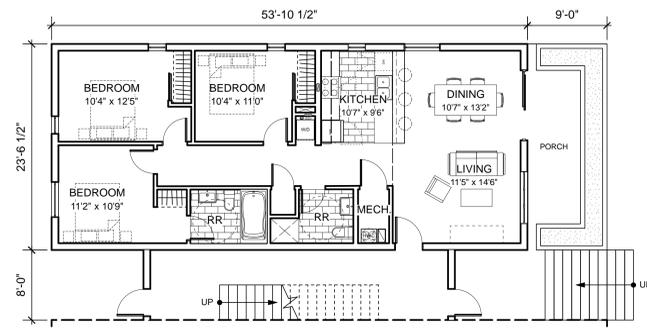
SITE PLAN
HIGHLANDER PHASE IV (TENDERLOIN)
 NORTH 30TH STREET & PARKER, OMAHA, NE 68111

PROJECT #1914
 DRAWN BY: IS
 CHECKED BY: SSL

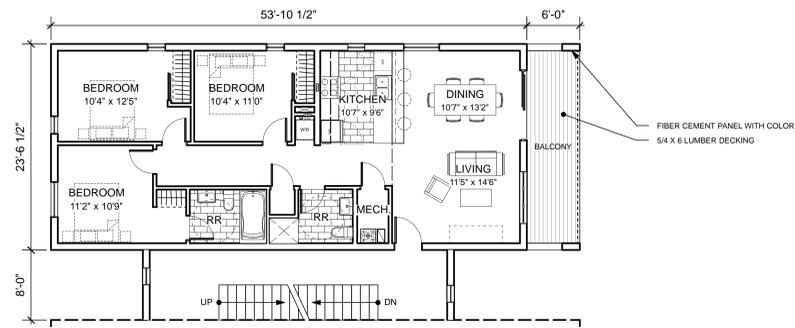
el dorado
 510 avenida cesar e chavez, kansas city missouri 64108 p 816 474 3838 f 816 474 0836 www.eldoradoarchitects.com

A050
 PRELIMINARY: NOT FOR CONSTRUCTION

04 NOT USED

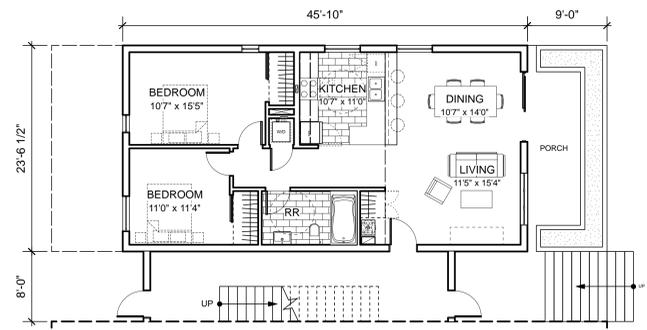


LEVEL 1
 NOTE:
 ANY UNIT ON LEVEL ONE CAN BE PROVIDED AS FULLY ACCESSIBLE OR TYPE 'A',
 AS REQUIRED BY 2012 IBC CHAPTER 11 AND HUD.
 ALL OTHER LEVEL ONE UNITS WILL BE TYPE 'B'.

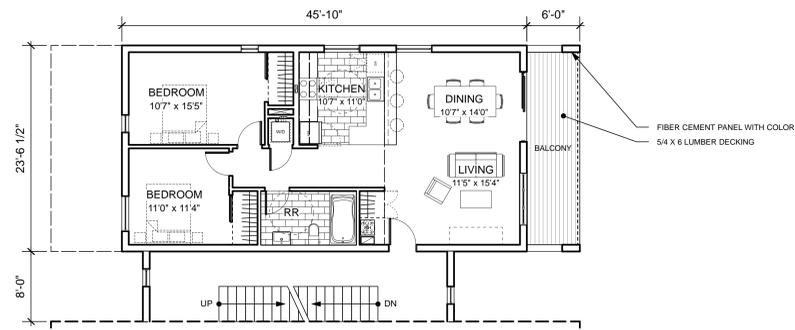


LEVEL 2

03 THREE BEDROOM

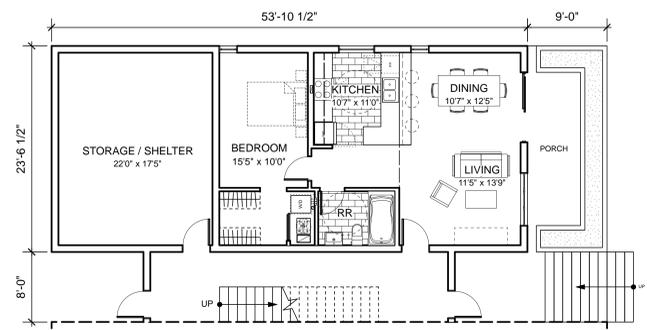


LEVEL 1
 NOTE:
 ANY UNIT ON LEVEL ONE CAN BE PROVIDED AS FULLY ACCESSIBLE OR TYPE 'A',
 AS REQUIRED BY 2012 IBC CHAPTER 11 AND HUD.
 ALL OTHER LEVEL ONE UNITS WILL BE TYPE 'B'.

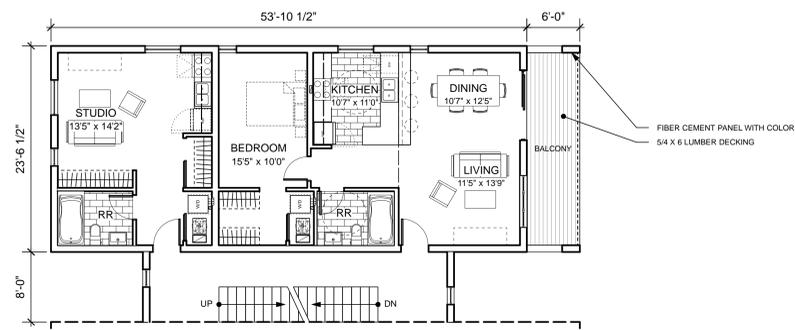


LEVEL 2 OR LEVEL 3

02 TWO BEDROOM



LEVEL 1 (WITH STORAGE / SHELTER)
 NOTE:
 ANY UNIT ON LEVEL ONE CAN BE PROVIDED AS FULLY ACCESSIBLE OR TYPE 'A',
 AS REQUIRED BY 2012 IBC CHAPTER 11 AND HUD.
 ALL OTHER LEVEL ONE UNITS WILL BE TYPE 'B'.



LEVEL 2 OR LEVEL 3 (WITH STUDIO)

01 ONE BEDROOM

KEYNOTES



CONSULTANTS:

ISSUE PACKAGE:
 CONCEPT DESIGN

DATE:
 04.17.20

FLOOR PLAN OPTIONS

HIGHLANDER PHASE IV (TENDERLOIN)
 NORTH 30TH STREET & PARKER, OMAHA, NE 68111

PROJECT #1914
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A100

PRELIMINARY: NOT FOR CONSTRUCTION



02 WEST ELEVATION
RE: 01/A050



UNIT MIX:

3BR	20	@ 1268 GROSS SF EACH
2BR	14	@ 1079 GROSS SF EACH
1BR	8	@ 840 GROSS SF EACH
STUDIO	6	@ 448 GROSS SF EACH
TOTAL	48	

SIDING: BASIS OF DESIGN
 TYPE 'A' - AFC CEMBRIT SOLID, PLUTO, 48" WIDTHS
 TYPE 'B' - AFC CEMBRIT SOLID, MERCURY, 24" WIDTHS
 TYPE 'C' - AFC CEMBRIT SOLID, LUNA



01 EAST ELEVATION
RE: 01/A050



KEYNOTES



CONSULTANTS:

ISSUE PACKAGE:
CONCEPT DESIGN

DATE:
04.17.20

EXTERIOR ELEVATION STUDIES

HIGHLANDER PHASE IV (TENDERLOIN)
NORTH 30TH STREET & PARKER, OMAHA, NE 68111

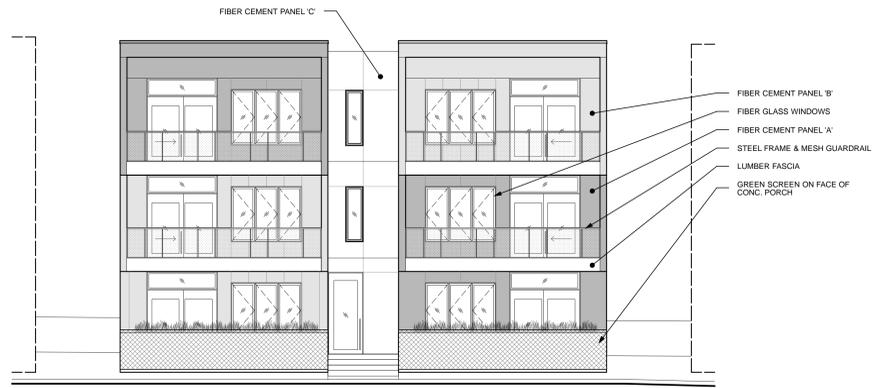


PROJECT #1914
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 510 avenida cesar e chavez, kansas city, missouri 64108 p 816 474 3838 f 816 474 0836 www.eldoradoarchitects.com

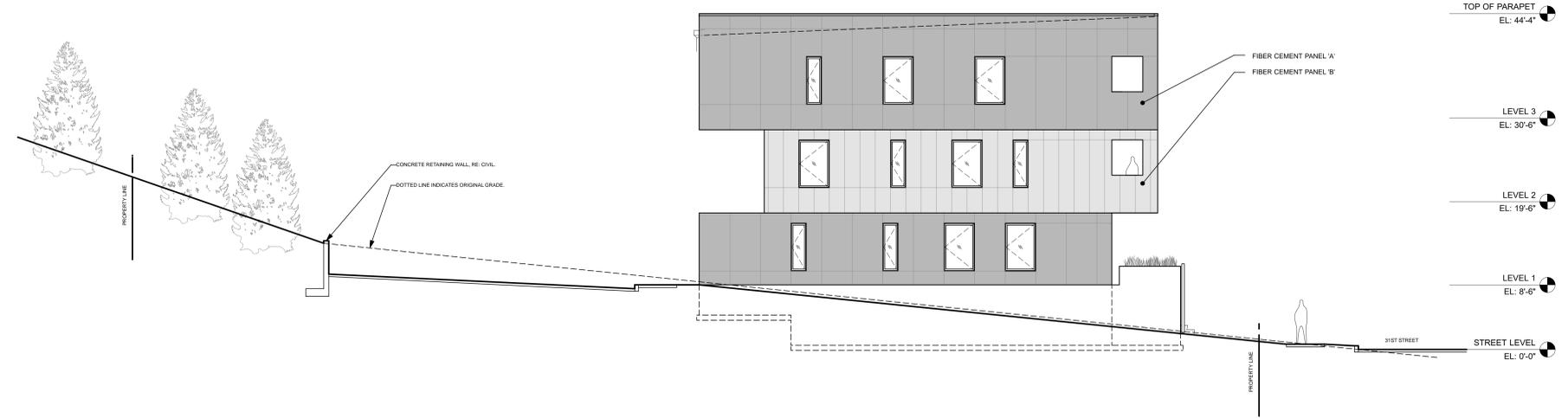
A200

PRELIMINARY: NOT FOR CONSTRUCTION

SIDING: BASIS OF DESIGN
 TYPE 'A' - AFC CEMBRIT SOLID, PLUTO, 48" WIDTHS
 TYPE 'B' - AFC CEMBRIT SOLID, MERCURY, 24" WIDTHS
 TYPE 'C' - AFC CEMBRIT SOLID, LUNA



02 EAST ELEVATION
 RE: 01/A200



01 SOUTH ELEVATION
 RE: 01/A050



KEYNOTES



CONSULTANTS:

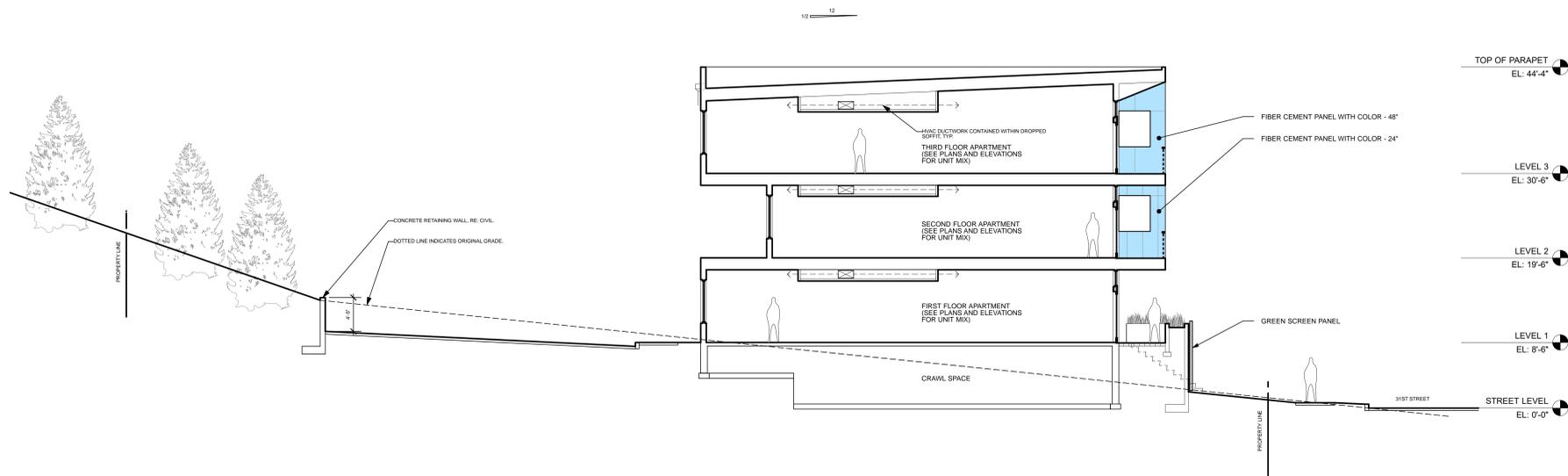
ISSUE PACKAGE:	DATE:
CONCEPT DESIGN	04.17.20

EXTERIOR ELEVATION STUDIES
HIGHLANDER PHASE IV (TENDERLOIN)
 NORTH 30TH STREET & PARKER, OMAHA, NE 68111

PROJECT #1914
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 CHECKED BY: SSL

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A201
 PRELIMINARY: NOT FOR CONSTRUCTION



01 SECTION
RE: 01/A050



KEYNOTES



CONSULTANTS:

ISSUE PACKAGE: CONCEPT DESIGN DATE: 04.17.20

BUILDING SECTIONS

HIGHLANDER PHASE IV (TENDERLOIN)
NORTH 30TH STREET & PARKER, OMAHA, NE 68111



A300

PRELIMINARY: NOT FOR CONSTRUCTION

SITE PLAN & PROJECT INFORMATION



ZONING INFORMATION

Existing Zoning: CC, R7
 Proposed Zoning: CC with ACI-1 and PUR
 Proposed Uses: Residential, Retail, Office, Community Recreation
 Site Area: tbd min. 53,000sf
 F.A.R.: 1.27 shown
 Site Area / Unit: 869sf shown
 Setbacks: 5' on 30th St. shown
 4' on Spencer St. shown
 10' on 29th St. shown
 10' on north side yard shown
 Parking: 1 space per res. unit
 No off-street parking for retail and community center
 51 total off-street spaces

BUILDING INFORMATION

Building Height: 4 Stories
 52' (to main roof coping), 55' (to penthouse coping)
 Building Area: Residential: 60,950sf
 Comm, Ctr.: 4,125sf
 Retail: 1,925sf
 Total: 67,000sf shown
 Unit Mix: 29 1 BR
 8 2 BR
 14 3 BR
 51 Total
 Construction Type: V-A
 Sprinklered: Yes (NFPA 13R)
 Storm Shelter: 690sf min

2/17/2022

LANDON BONE BAKER ARCHITECTS

Kennedy Square I
 Brinshore Development, LLC.

UNIT SUMMARY & NIFA REQUIREMENTS

NIFA AMENITIES

- On-site furnished community room with a minimum of 600 square feet available exclusively to building residents.
- Washer and dryer installed and maintained in each unit.
- Produce garden or individual garden plots, or a functional equivalent such as a vertical garden, with a dedicated water source that is paid for by the development owner, within the development footprint.
- Designated exterior playground area or exercise equipment with sufficient equipment for usage by tenants in all units.

NIFA DESIGN REQUIREMENTS

- Buildings will have solid brick, brick/stone siding, or natural stone or similar quality exterior finish material in excess of 25% of the front street visible exterior elevation.
- Development will have landscaping per City standards along all streets, at yards, and providing proper green and open spaces at the residence to parking adjacencies along the north and east sides of the building.
- 20% or more of the units will meet the “visitability” design standards as defined by the Nebraska Assistive Technology Partnership.
- The building will include the following exterior additions: Prefinished sunshades, built-in planters, entry canopies and yard fencing at the north and south duplex unit entries, along with murals at main residential entry and the Community Center entry.

KENNEDY SQUARE EAST - 4 STORY MID-RISE ELEVATOR UNIT MATRIX						
Unit	Bath	Count	TYP. GSF	Description	Accessibility	Stories
Attached 3 BR Townhouse - Unit A	2	3	1500	1 BR on lower level, 2 BR on upper level	-	2
Attached 3 BR Townhouse - Unit A	2.5	3	1440	3 BR on upper level	-	2.5
1 BR Flat	1	29	648	Typical in-line 1 BR unit	1x A/504, 28x type B	1
2 BR Flat - unit A	1	5	997	Corner 2 BR unit	all type B	1
2 BR Flat - unit B	1	3	1042	In-line 2 BR unit	1x 504, 2x type B	1
3 BR Flat - unit A	2	3	1422	Southwest corner 3 BR unit	all type B	2
3 BR Flat - unit B	2.5	2	1476	Northeast corner 3 BR unit	1x 504, 1x type B	2.5
3 BR Flat - unit C	2	3	1403	Northwest corner 3 BR unit	all type B	2
51 total units						

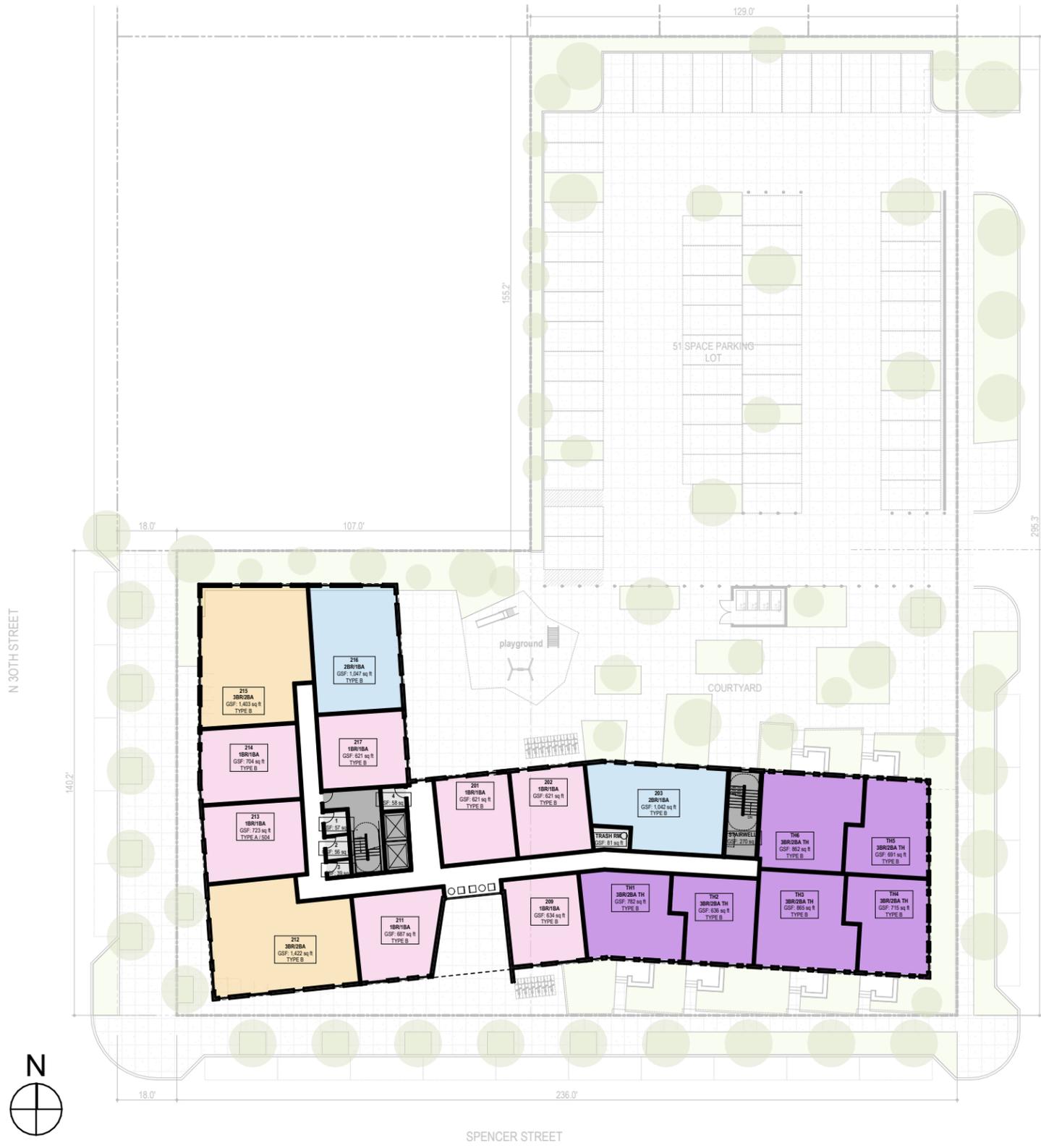
KENNEDY SQUARE EAST - LIHTC UNITS										
Unit Type	Bath	Count	SF	Unit Type	Accessibility	Unit #	Total Bedroom Count	Unit Designation (LIHTC/Market)	LIHTC Unit SF (NIFA)	Architect
1BR	1	1	621	FLAT	type B	201	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	217	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	302	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	306	1	LIHTC - PBV	621	LBBA
1BR	1	1	621	FLAT	type B	309	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	310	1	LIHTC - PBV	621	LBBA
1BR	1	1	621	FLAT	type B	317	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	401	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	406	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	407	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	410	1	LIHTC	621	LBBA
1BR	1	1	621	FLAT	type B	411	1	LIHTC	621	LBBA
1BR	1	1	625	FLAT	type B	408	1	LIHTC	625	LBBA
1BR	1	1	625	FLAT	type B	308	1	LIHTC - PBV	625	LBBA
1BR	1	1	687	FLAT	type B	211	1	LIHTC	687	LBBA
1BR	1	1	704	FLAT	type B	314	1	LIHTC	704	LBBA
1BR	1	1	723	FLAT	type A / 504	213	1	LIHTC - PBV	723	LBBA
1BR	1	1	723	FLAT	type B	313	1	LIHTC	723	LBBA
Total 1BR		18		621-723 SF				11,539		
2BR	1	1	1047	FLAT	type B	216	2	LIHTC - PBV	1047	LBBA
2BR	1	1	1047	FLAT	type B	416	2	LIHTC	1047	LBBA
2BR	1	1	1058	FLAT	type B	203	2	LIHTC - PBV	1058	LBBA
2BR	1	1	1058	FLAT	type B	303	2	LIHTC	1058	LBBA
2BR	1	1	1054	FLAT	type B	305	2	LIHTC	1054	LBBA
2BR	1	1	1058	FLAT	504	403	2	LIHTC - PBV	1058	LBBA
Total 2BR		6		901-1248 SF				6,322		
3BR	2	1	1403	FLAT	type B	315	3	LIHTC	1403	LBBA
3BR	2	1	1422	FLAT	type B	212	3	LIHTC	1422	LBBA
3BR	2	1	1422	FLAT	type B	312	3	LIHTC	1422	LBBA
3BR	2.5	1	1476	FLAT	504	304	3	LIHTC - PBV	1476	LBBA
3BR	2.5	1	1507	TH	-	TH2	3	LIHTC	1507	LBBA
3BR	2	1	1539	TH	-	TH5	3	LIHTC - PBV	1539	LBBA
3BR	2.5	1	1586	TH	-	TH4	3	LIHTC	1586	LBBA
Total 3BR		7		1403-2097 SF				10,355		

2/17/2022

SITE AND GROUND FLOOR PLAN



UPPER FLOOR PLANS

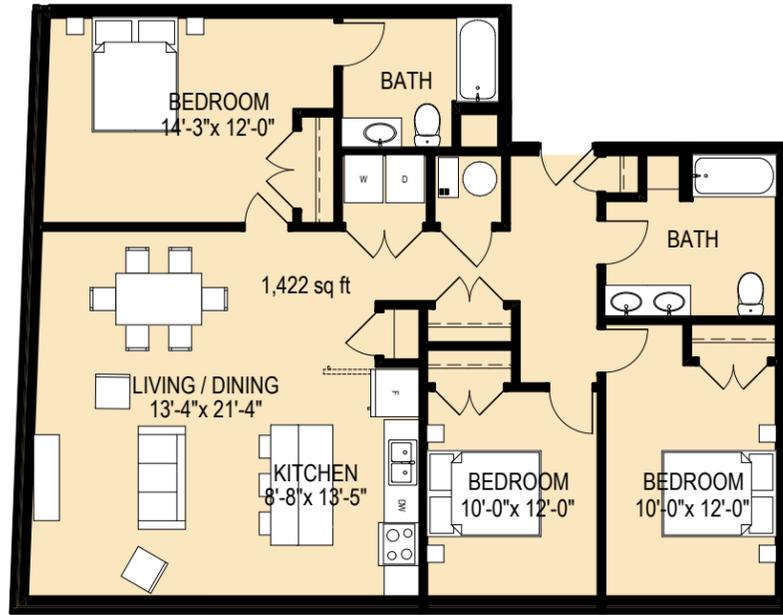


UNIT COUNT	UNIT TYPE
6	3 BR DUPLEX
29	1 BR
8	2 BR
8	3 BR
51	TOTAL UNITS

- Community Center
- Retail
- Vertical Circulation
- Resident Services and Amenities
- BOH / Support

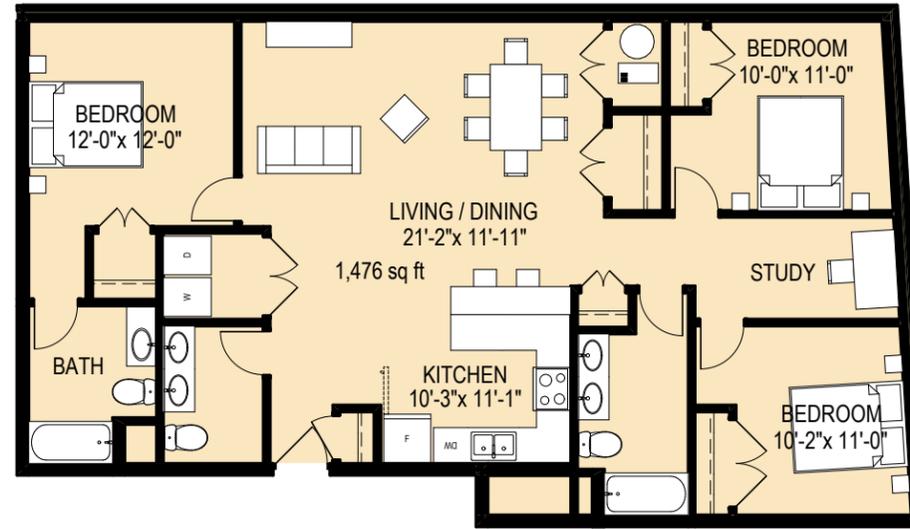


TYPICAL UNIT PLANS - FLATS



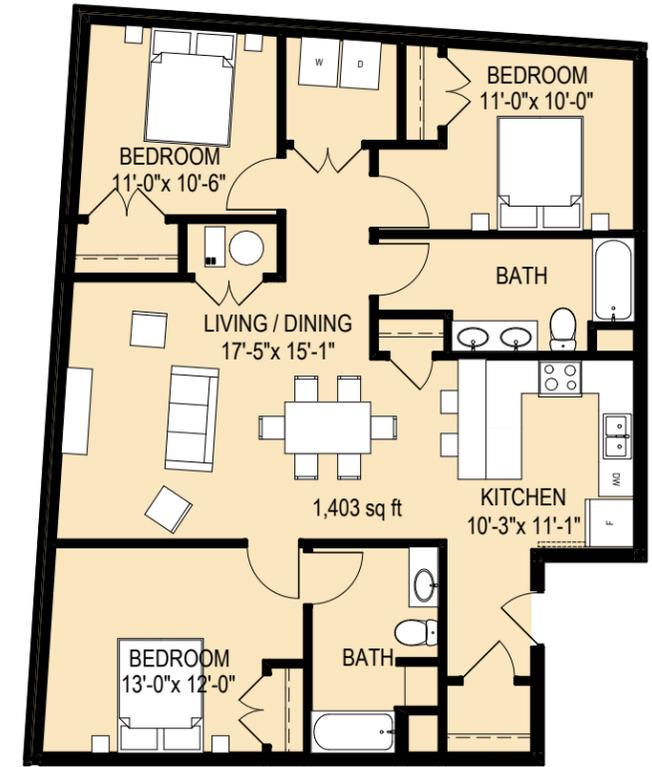
Typical 3 Bedroom Unit A

SCALE: 3/32" = 1'-0"



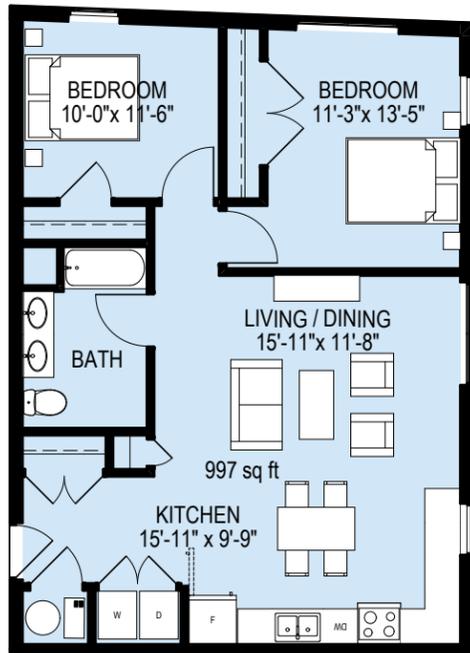
Typical 3 Bedroom Unit B

SCALE: 3/32" = 1'-0"



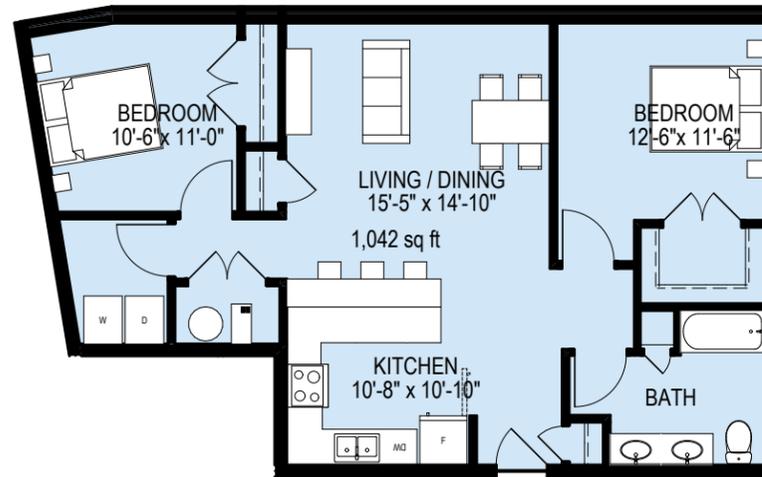
Typical 3 Bedroom Unit C

SCALE: 3/32" = 1'-0"



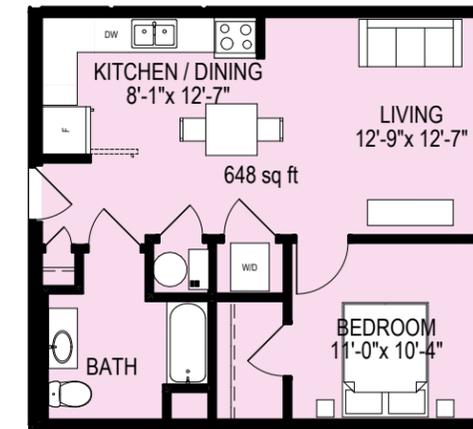
Typical 2 Bedroom Unit A

SCALE: 3/32" = 1'-0"



Typical 2 Bedroom Unit B

SCALE: 3/32" = 1'-0"



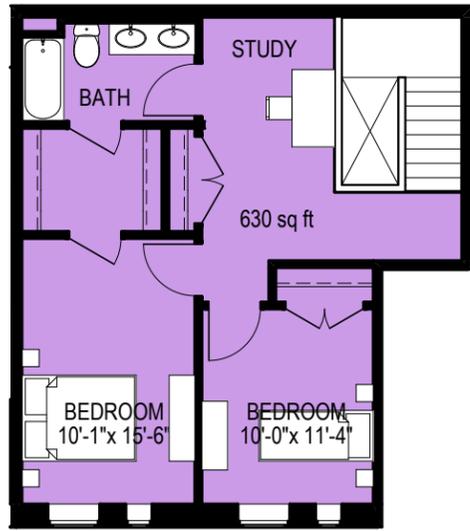
Typical 1 Bedroom Unit

SCALE: 3/32" = 1'-0"

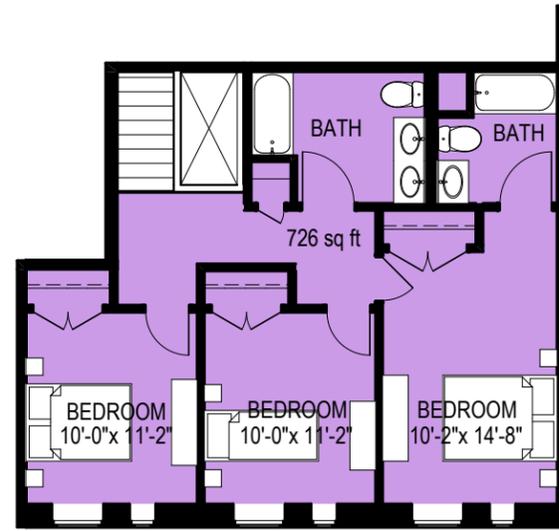


2/17/2022

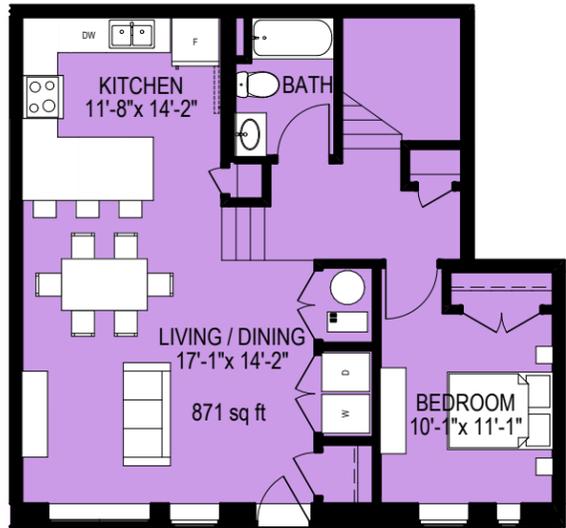
TYPICAL UNIT PLANS - DUPLEX



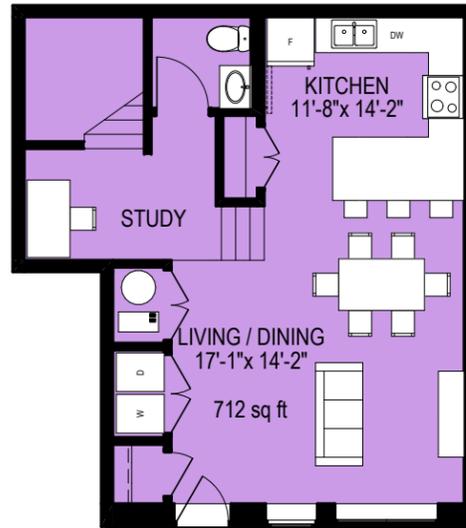
Typical 3BR Duplex Unit A - 2nd Floor
SCALE: 3/32" = 1'-0"



Typical 3BR Duplex Unit B - 2nd Floor
SCALE: 3/32" = 1'-0"



Typical 3BR Duplex Unit A - 1st Floor
SCALE: 3/32" = 1'-0"



Typical 3BR Duplex Unit B - 1st Floor
SCALE: 3/32" = 1'-0"

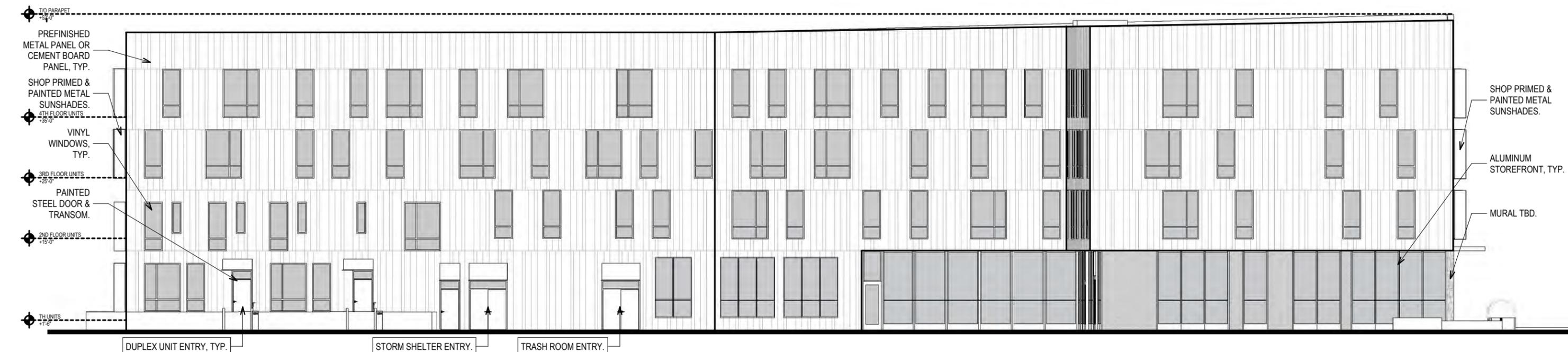


2/17/2022

EXTERIOR ELEVATIONS

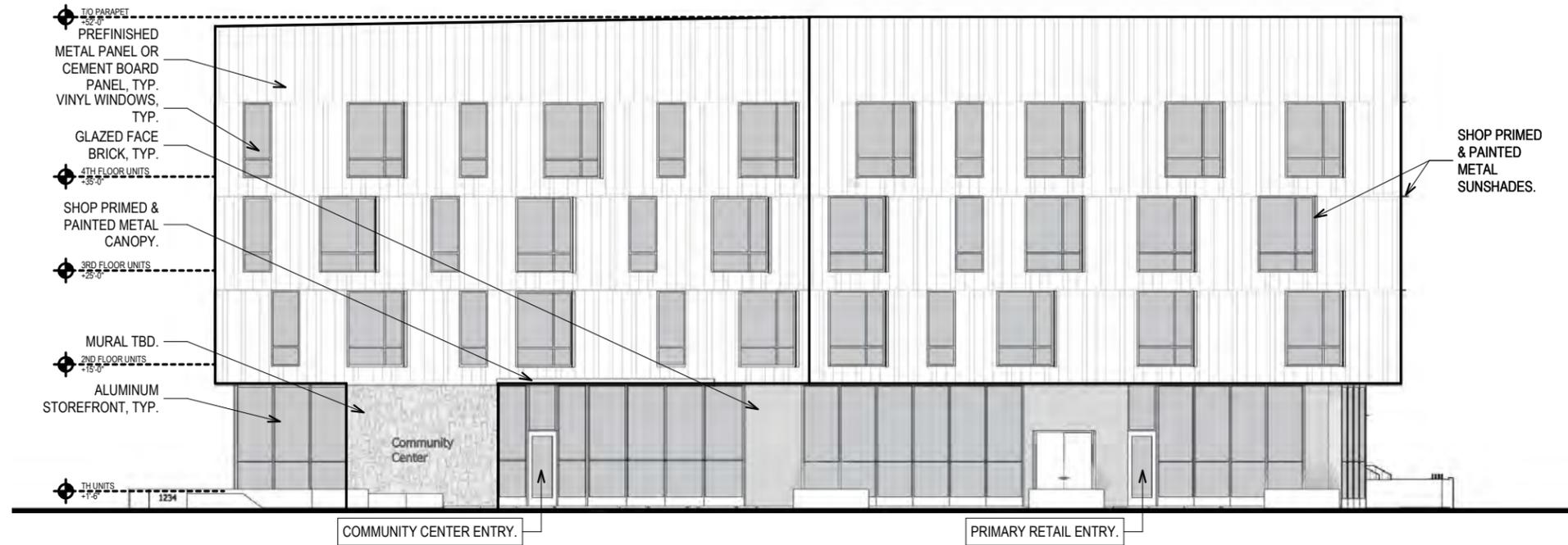


South Exterior Elevation
SCALE: 1/16" = 1'-0"



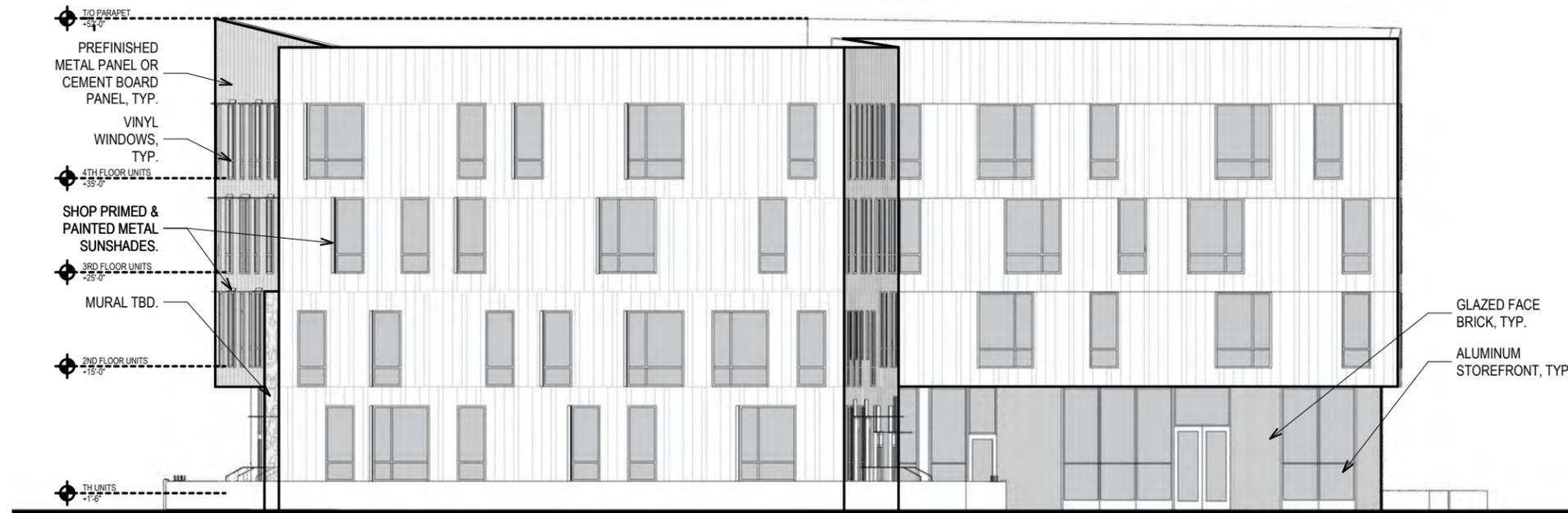
North Exterior Elevation
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS



West Exterior Elevation

SCALE: 1/16" = 1'-0"



East Exterior Elevation

SCALE: 1/16" = 1'-0"

2/17/2022

BUILDING VIEWS



Aerial view of project site

2/17/2022

LANDON BONE BAKER ARCHITECTS

Kennedy Square I
Brinshore Development, LLC.

BUILDING VIEWS



View from 30th and Spencer



Community / program space



Neighborhood retail space



Visual connection through lobby to courtyard



Individual townhome entries

2/17/2022

LANDON BONE BAKER ARCHITECTS

Kennedy Square I
Brinshore Development, LLC.

BUILDING VIEWS



Spencer Street elevation



View of main residential entry



View from corner at intersection of 30th & Spencer

EXTERIOR MATERIALS

- Masonry veneer and aluminum storefront at ground floor commercial and community areas
- Mural at main residential entry
- Metal or Cement Board Panel cladding and vinyl windows at residential areas
- Painted metal canopies at individual townhome entry doors
- Painted metal sun shades at large residential windows on south and west facades

2/17/2022

LANDON BONE BAKER ARCHITECTS

Kennedy Square I
Brinshore Development, LLC.

BUILDING VIEWS



View from 29th and Spencer



View of community center entry



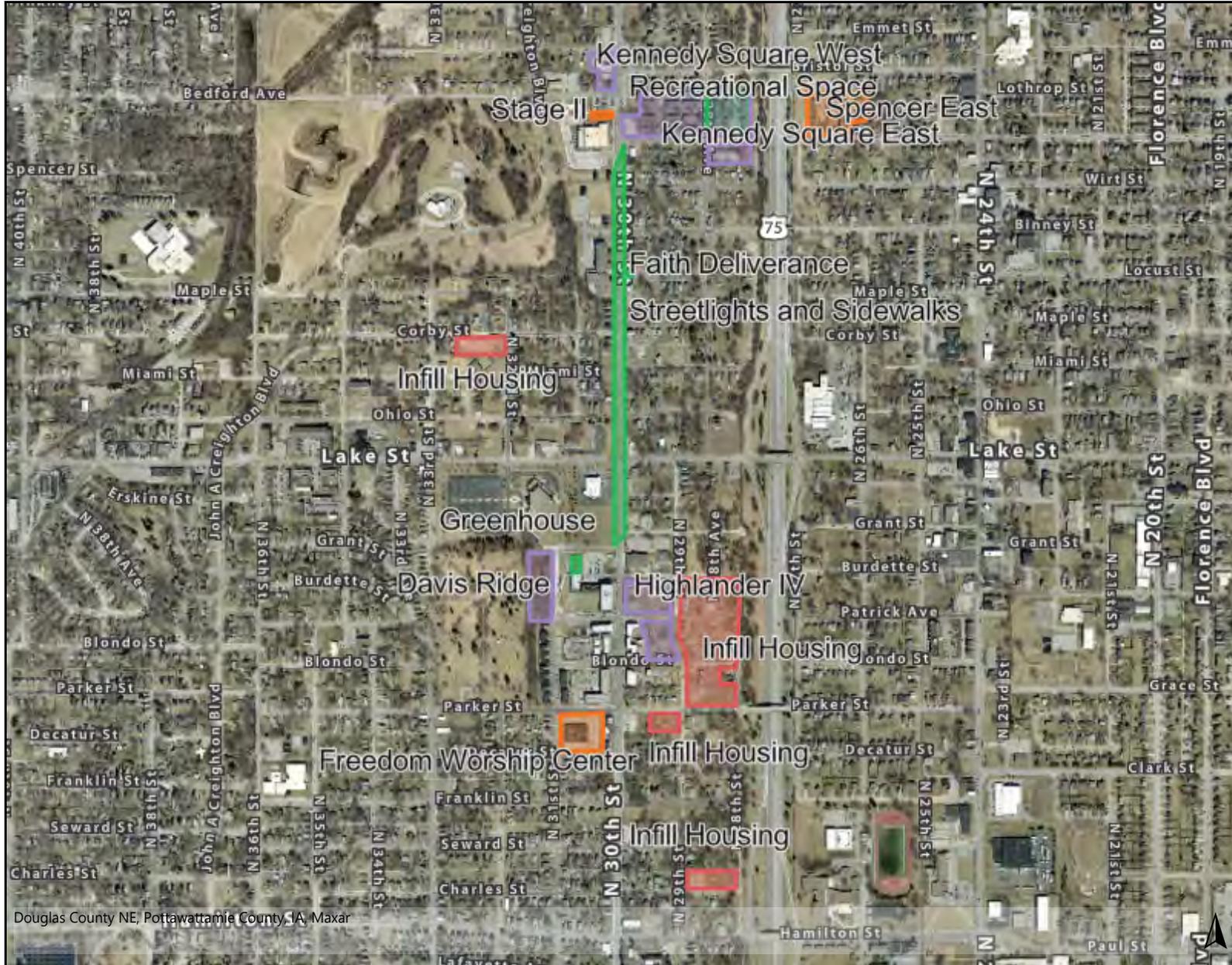
View from other side of Spencer



View of townhouse entrances



Legend



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

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This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

Project Schedule					
Project Name	2022	2023	2024	2025	2026
Multi-Family					
Kennedy Square East	Demolition	Construction			
Kennedy Square West		Demolition & Construction			
Davis Ridge		Demolition & Construction			
Community Impact					
Multi-purpose Recreational Facility			Planning & Construction		
Highlander Greenhouse			Construction		
Faith Deliverance Church Redevelopment			Planning & Construction		
Lights for N 30th St			Construction		
Curb Appeal Program			Construction		
Sidewalks			Construction		
Professional and Commercial Build Out					
Highlander IV	Construction				
Kennedy Square East		Construction			
Kennedy Square West		Construction			
Single Family					
N 30th Corridor		Construction			
Targeted Demolition					
Spencer East		Demolition	Planning & Construction		
Stage II		Demolition			
Freedom Worship		Demolition	Planning & Construction		

North 30th Street Choice Neighborhoods Implementation Grant Area



This map is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Project Name	Uses					Comments
	LB 1024 Request	Demolition/Site Work	Infrastructure	Residential Hard Costs	Other Hard Costs	
Mixed-Income Residential Gap Financing						
Kennedy Square East	\$2,500,000	\$0	\$0	\$2,500,000	\$0	Gap financing
Davis Ridge	\$2,000,000	\$0	\$0	\$2,000,000	\$0	Gap financing
Kennedy Square West	\$3,000,000	\$0	\$0	\$3,000,000	\$0	Gap financing
Community Impact						
Multi-purpose Recreational Facility	\$3,000,000	\$0	\$0	\$0	\$3,000,000	
Highlander Greenhouse	\$1,500,000	\$0	\$0	\$0	\$1,500,000	
Faith Deliverance Church Redevelopment	\$2,500,000	\$0	\$0	\$0	\$2,500,000	
North 30th Street Lights	\$2,000,000	\$0	\$2,000,000	\$0	\$0	
Curb Appeal Program	\$250,000	\$0	\$0	\$250,000	\$0	
Sidewalks	\$250,000	\$0	\$250,000	\$0	\$0	
Professional and Retail Tenant Build Out Fund						
Highlander IV	\$400,000	\$0	\$0	\$0	\$400,000	Tenant improvement costs
Kennedy Square East	\$250,000	\$0	\$0	\$0	\$250,000	Tenant improvement costs
Kennedy Square West	\$750,000	\$0	\$0	\$0	\$750,000	Tenant improvement costs
Single-Family Homeownership						
N 30th Corridor	\$9,135,000	\$0	\$0	\$9,135,000	\$0	
Targeted Demolition and Site Preparation						
Spencer Homes East	\$500,000	\$500,000	\$0	\$0	\$0	
Stage II	\$50,000	\$50,000	\$0	\$0	\$0	
Freedom Worship Center	\$500,000	\$500,000	\$0	\$0	\$0	
Totals	\$28,585,000	\$1,050,000	\$2,250,000	\$16,885,000	\$8,400,000	

Grant Application

Row 87

Organization Name (if applicable)	Coleman Construction Company
Physical Address	2310 N 24th Street, Suite 4 Omaha, NE 68110
Mailing Address	Same as above
Website	
Social Media Accounts	Facebook: Coleman Construction Company
Name	Freeman Coleman
Title	Owner, CEO
Email Address	freemanc2@msn.com
Phone	+1 (402) 763-0009
Team	Yes
	1. Freeman Coleman- General Contractor & Director of Coleman Construction Institute 2. Coleman Construction Company Office Staff & Lead Subcontractors
Organizational Chart	See attached document
Other Completed Projects and/or Accomplishments	Project List (see attached file): 1. O.H.A/Long School Project 2. City of Omaha/Robert Skate Park 3. City of Omaha/A.V. Sorensen Library Restoration 4. City of Omaha/Lead Based Paint Removal (MISC. Projects) 5. Housing Authority City of Omaha/South Side Terrace
Proposal Title	Coleman Construction Company
Total Budget (\$)	\$2,500,000.00
LB1024 Grant Funding Request (\$)	\$2,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The funds from this grant will be used by Coleman Construction Company building homes for low income families. This project will consist of six new, affordable homes, by 2026 and at least 3 homes finished by 2023. Coleman Construction Company will collaborate with the Omaha Municipal Land Bank to coordinate the location of the housing complex. This project will benefit families of those living in North Omaha, a much needed resource for families in this area. This will also provide additional economic opportunity for Omaha businesses in this area, which will help to boost the economy. You can see our organizational chart, budget, and strategic plan attached, which will provide additional information pertaining to this economically savvy business and professional idea. With the funds provided from this grant, Coleman Construction Company will provide housing opportunities for at least 3 families in need by 2023 and 6 families in need by 2026. This grant gives Coleman Construction Company the opportunity to give back to a community that supports small businesses, like itself.
Timeline	Refer to the timeline attachment
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception

within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Quality of Life-- providing construction jobs to small businesses, minority contractors, and providing housing to low income families

Visioning Workshop Findings Alignment The community is lacking basic affordable housing for people with low income. This project will provide housing for those in need of housing and provide jobs for the construction of these new homes.

Priorities Alignment 1. Sustainable community and quality- provides a safer environment for low income families, and the new home support families success and ability to one day give back to the community in the same way Coleman Construction Company will do for them.

Economic Impact To build these new homes, 50+ new jobs, and \$25-\$50/hour wages for construction workers via Coleman Construction Company

TBD

50+

\$25-\$150 per hour

Building homes will provide jobs for small businesses minority contractors

Community Benefit Coleman Construct Company will put use to empty lots in low income neighborhoods and provided brand new homes for those in need. That will improve the homeless and poverty rates and increase neighborhood value.

Coleman Construct Company will put use to empty lots in low income neighborhoods and provided brand new homes for those in need. That will improve the homeless and poverty rates and increase neighborhood value.

Best Practices/Innovation This will lower the rates of poverty and homelessness in North Omaha.

Outcome Measurement Improved economic growth for the family and the community. This will also provide opportunities for small businesses in the area to help with the planning, building, and implementation of this project.

The outcomes will be measured by how many houses are built, and the economic growth that comes from it.

Yes, this will provide opportunities for other small businesses, to help with the building, plumbing, electrical, and other needs during building. It will also serve as a way for other homes to be built and economic opportunities for the families that live there.

Partnerships No

Displacement No

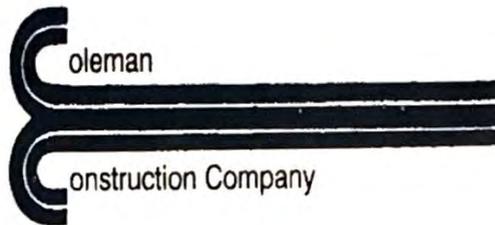
Displacement

explanation	
Physical Location	Three (3) Omaha Land Bank residential sites located between Decatur and Franklin Street in North Omaha, NE 68111 (See attached site plan)
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	See attached documents
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	No
	See attachment
General Contractor	Yes
	No
	Contractor is Owner/CEO of Coleman Construction Company
Request Rationale	See attached budget proposal
Grant Funds Usage	Building exterior and interior, fixtures, furnishings, equipment, paying employees, etc.
Proposal Financial Sustainability	Yes
	The income from this initial project will provide funding for purchasing new lots to build more homes for low income families.
Funding Sources	N/A
	N/A
	Yes (all)
Scalability	Smaller components
	Each house
Financial Commitment	This proposal provides opportunities for financial success in the future; however, at this time, there are no funds available.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be

used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Schedule

OUR PROJECT HISTORY

- CITY OF OMAHA – A.V. SORENSEN LIBRARY, RENOVATION OF LIBRARY
- CITY OF ROBERT SKATE PARK, BUILDING OF SKATE PARK
- OMAHA HOUSING AUTHORITY – LONG SCHOOL, NEW HOME CONSTRUCTION
- OMAHA HOUSING AUTHORITY – SOUTH SIDE TERRANCE, LEAD ABATEMENT PROJECT
- CITY OF OMAHA, LEAD BASED PAINT REMOVAL, THROUGHOUT CITY OF OMAHA



COLEMAN CONSTRUCTION COMPANY

Freeman Coleman, Sr.
President

In

Business Since
1980

2505 N. 24th Street – Suite 536
Omaha, NE. 68110

Phone: (402) 453-1431 Fax: (402) 453-5086



**COLEMAN CONSTRUCTION
COMPANY**

GENERAL CONTRACTORS

**PROFICIENT IN RESIDENTIAL,
COMMERCIAL AND INDUSTRIAL
NEW CONSTRUCTION AND
REHABILITATION**



CAPABILITIES STATEMENT

COLEMAN CONSTRUCTION COMPANY, ESTABLISHED AND IN BUSINESS SINCE 1980, IS A GENERAL CONTRACTING COMPANY OWNED BY FREEMAN COLEMAN SR. COLEMAN CONSTRUCTION COMPANY HAS BEEN AWARDED MANY FEDERAL, STATE AND LOCAL CONTRACTS AND SUCCESSFULLY COMPLETED THEM ALL.

COLEMAN CONSTRUCTION COMPANY IS LOCATED IN THE BUSINESS TECHNOLOGY CENTER, AND IS AN ESTABLISHED SMALL BUSINESS, MINORITY OWNED, HUBZONE PARTICIPATING COMPANY. COLEMAN CONSTRUCTION COMPANY HAS LICENSE TO DO BUSINESS IN THE STATE OF NEBRASKA, LOUISIANA. COLEMAN CONSTRUCTION COMPANY, HAS CONTINUED TO DEVELOP IT'S

COMMUNITY INVOLVEMENT BY PROVIDING EMPLOYMENT OPPORTUNITIES AND ESTABLISHING ADDITIONAL COMPANIES. CURRENTLY COLEMAN CONSTRUCTION COMPANY HAS THE FOLLOWING SUBSIDIARIES;

- COLEMAN CONSTRUCTION MECHANICAL/ HVAC
- COLEMAN CONSTRUCTION TRAINING INSTITUTE

THE INSTITUTE HAS BEEN LICENSED BY THE NEBRASKA DEPARTMENT OF EDUCATION AND APPROVED BY THE U.S. DEPARTMENT OF LABOR APRENTICSHIP PROGRAMS. IT IS ESTABLISHED BY COLEMAN TO PROVIDE EMPLOYER-LED TRAINING TO ADDRESS SKILL SHORTAGES IN THE CONSTRUCTION INDUSTRY LOCALLY, REGIONALLY AND NATIONALLY.

QUALITY WORKMANSHIP



A PORTION OF COLEMAN'S CONSTRUCTION MISSION REFERRING TO COMMITMENTS THE FIRM HAS MADE READS: "... NURTURE THE OMAHA COMMUNAL SPIRIT, THE ECONOMIC EMPOWERMENT OF THE OMAHA BASED COMMUNITY AS A WHOLE". THIS IS CONSISTENT WITH FREEMAN'S VALUES, INCLUDING: PRIDE OF WORKMANSHIP, AND COMMUNITY AND SELF-WORTH.

Timeline:

Foundation: Week 1 to 4

pour the footings and foundation.

Framing Floors, Walls & Roof: Week 5 to 7

Once the floors, walls and roof have been framed in, it is time to install the exterior finishes.

Major Components and Drywall: Week 8 to 12

electrician, plumber and HVAC companies install the critical components. Once the systems are compliant with all regulations, install the insulation. Then the drywall to complete finish this phase.

Interior Finishes: Week 13 to 17

Paint everything necessary. Finish the floors; whether carpet, tile, hardwood or acid staining. Install the doors, cabinets, trim, molding and any other interior finishes.

Fixtures, Appliances, Etc: Week 18 to 20

Install light fixtures, kitchen appliances, counter tops, plus all the outlets with their plate covers. Then complete the final electrical and plumbing work.

Driveways & Sidewalks: Week 20 to 22

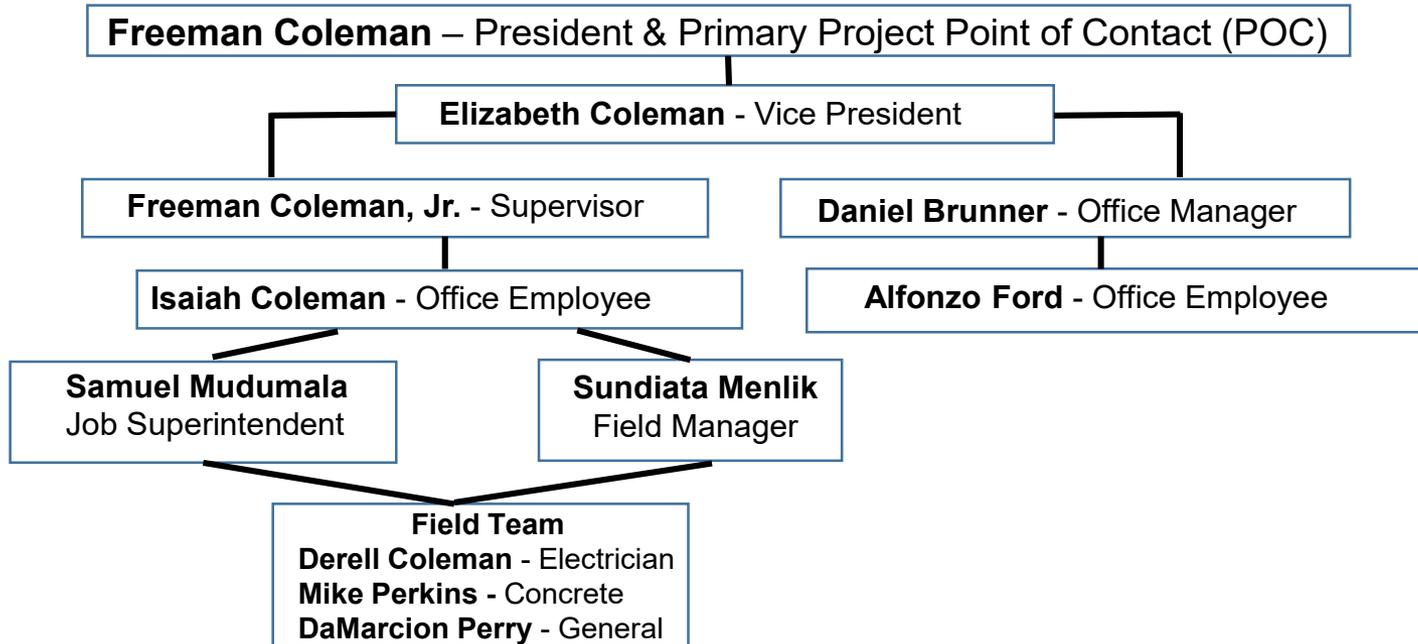
Grading, Irrigation and Drainage: Week 23-25

ORGANIZATION CHART

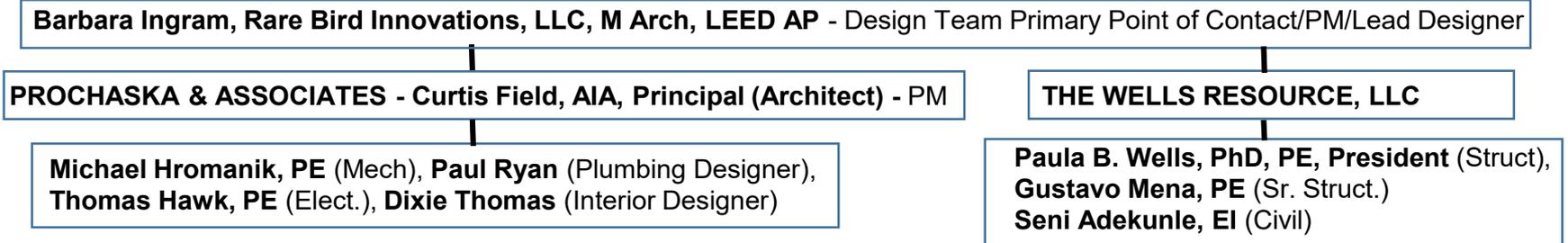
OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN – GRANT PROPOSAL

PROJECT: NEW SINGLE-FAMILY AFFORDABLE HOMES IN NORTH OMAHA

COLEMAN CONSRUCTION CO



ARCHITECTURAL & ENGINEERING DESIGN TEAM PARTNERS





AWARDS & MEMBERSHIPS

NEBRASKA CERTIFIED DISADVANTAGE BUSINESS

NEBRASKA REGISTERED CONTRACTOR

GREAT PLAINS MINORITY SUPPLIER DEVELOPMENT COUNCIL

BETTER BUSINESS BUREAU – HONOR ROLL MEMBER

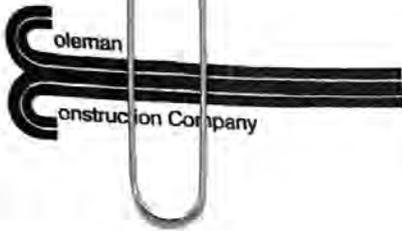
CHAMBER OF COMMERCE MEMBER

CERTIFIED LEAD BASE PAINT COMPANY

NEBRASKA UNIFIED CERTIFICATION PROGRAM – DEPARTMENT OF ROADS

IOWA DEPARTMENT OF TRANSPORTATION DBE CERTIFICATION

HOUSING AUTHORITY OF NEW ORLEANS – DBE CERTIFICATE OF CERTIFICATION



WORK HISTORY

The following is a list of jobs completed by Coleman Construction Company;

1. O.H.A./ Long School Project

Coleman Construction, General/Housing Authority of Omaha, Owner

Freeman Coleman, Contact (402) 453-1431

Building of New Homes

\$950,000 – Contract Amount

2. City of Omaha/Robert Skate Park

Coleman Construction, General/ City of Omaha, Owner

Freeman Coleman, Contact (402) 453-1431

Park & Recreation - Repairs of Skate Park

\$34,000 – Contract Amount

3. City of Omaha/A.V. Sorensen Library Restoration

Coleman Construction, General/ City of Omaha, Owner

Freeman Coleman, Contact (402) 453-1431

Renovation project

\$980,000 – Contract Amount

Coleman Construction Company Budget			
#	Description	Cost	Additional Information
1	Procurement of Sites for New Homes	Est. \$500,000	Working with Omaha Municipal Land Bank
2	A/E Design Team- Meeting and drawing preparation	\$72,000	\$24,000x 3 Homes
3	Arcitectural/interior design, civil, structure, mechanical, plumbing, and electrical	\$6,000	
4	RW Enginering-- Survey Tests/Analysis	Est. \$25,000	
5	Geotech Soil- Testing Service Fee	Est. \$25,000	
6	Construction Mobilization	\$5,000	
7	Salaries/Pay	Est. \$1,000,000	
8	Construction of homes	\$900,000	*Approximately \$300,000 per house-- Total: \$900,000
	Total Cost:	\$2.5 Million	

Coleman Construction Company (General Contractor - GC & Project Owner) 10/07/22
RE: LB1024 Omaha Economic Recovery Act Coordination Plan - Grant Proposal
 For the Design and Construction of New Affordable Single-Family Homes in North Omaha

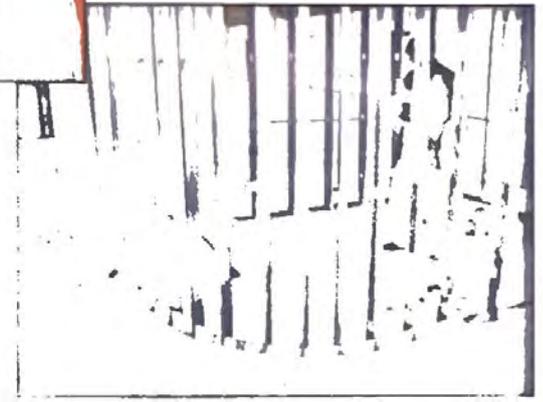
Project Timeline (Schedule)

Item No	Description	Approximate Date(s)
1.	Selection and Establish a Preliminary Purchase Agreement for available residential sites from the Omaha Municipal Land Bank (for three (3) to Six (6) New Single-Family Homes in this project). This Agreement will be pending award of this Grant.	
2.	Notification of Grant Awards	December 2022
3.	Coleman Construction to notify Rare Bird Innovations, Inc. (Design Team PM/POC/Lead Designer) to inform Architectural/Engineering (A/E) Design Team Members if this project was awarded this Grant.	Jan. 9, 2023 (Monday)
	If yes, the Coleman Construction Company intends to enter into a signed Agreement with each of the A/E Design Team member companies for this project (a.s.a.p.).	Jan. 9-16, 2023
	Coleman Construction to inform the Omaha Municipal Bank that the Grant was awarded for this project, and proceed with the purchase procedures for the properties selected.	Jan. 9-12, 2023
4.	<u>Survey Services</u> : Site Surveys & Survey Certificates to be completed by a reputable Surveying Company.	Jan. - Feb. 2023
5.	<u>Geotech Services</u> : Geotechnical soil borings, analysis, and a Geotechnical Report to be completed by a reputable geotechnical company	Jan. - Feb. 2023
A/E Design Phases (PD, SD, DD & CD) & City of Omaha Submittal		
6.	<u>Pre-Design (PD) & SD Phase</u> : The A/E Design Team will be directed to begin the Site Analysis, to develop a Space Program for the homes, and to design one (1) to two (2) Single-Family home Schematic Design (SD) Options, for review and refinement with the Coleman Construction Company	Jan. - Feb. 2023
7.	<u>DD Phase</u> : Once the final SD Design Options have been approved by Coleman Construction, the Design Team to prepare Design Development Documents (DD), for review with the Coleman Construction Company. This includes refining the design, developing site plans, floor plans, exterior elevations, interior elevations, reflected ceiling plan, finish schedules, heating/cooling system, plumbing components, electrical and lighting, etc.	Feb. - Mar. 2023
8.	<u>CD Phase</u> : The Design Team to prepare and complete the Contract Documents – CDs (incl., Construction Drawings and Specifications) for the homes for Submittal to the City of Omaha for review and permitting.	April - May 30, 2023
9.	City of Omaha review of the submitted documents for permitting the projects.	June 1 - July 31, 2023

Item No	Description	Approximate Date(s)
Construction Phase (<i>Schedule Target: To complete construction of Three (3) Homes in Six (6) months, and Six (6) Homes in One (1) Year</i>)		
	Note: A/E Team to provide Construction Administration (CA) during the construction phases (i.e., site meetings/observation, review submittals, respond to questions, etc.).	
10.	Coleman Construction to begin bidding with Subcontractors to confirm project material costs, budget, and timelines.	June 15 – July. 15, 2023
12.	Construction of Homes: No. 1, No. 2, and No. 3 (Six Month Target Schedule)	Aug. 2023 – Jan. 2024
13.	Construction of Homes: No. 4, No. 5, & No. 6 (Six Month Target Schedule)	Feb.– July 2024
	Breakdown of Construction Phases of Work <i>Note: Will include 2018 International Residential Code (IRC) required site material's testing (i.e., compaction of soil, concrete, etc.).</i>	
	A. Foundations: Pour the footings and foundation.	Weeks 1 to 4
	B. Framing Floors, Walls & Roof: Once the floors, walls and roof have been framed in, it is time to install the exterior finishes.	Weeks 5 to 7
	C. Major Components and Drywall: Electrician, Plumber, and HVAC companies to install the critical components. Once the systems are compliant with all regulations, install the insulation. Next, install the drywall to complete this phase	Weeks 8 to 12
	D. Interior Finishes: Paint everything necessary, Finish the floors; whether carpet, tile, hardwood or acid staining, install the doors, cabinets, trim, molding and any other interior finishes.	Weeks 13 to 17
	E. Fixtures, Appliances, etc.: Install light fixtures, kitchen appliances, countertops, plus all the outlets with their plate covers. Then complete the final electrical and plumbing work.	Weeks 18 to 20
	F. Driveways & Sidewalks	Weeks 20 to 22
	G. Grading, Irrigation and Drainage	Weeks 23-25
	H. GC to develop Punch List & set up Punch List walk-thru for design Team.	Week 26
	I. GC to pick up items identified in Punch List walk-thru with Design Team.	Week 26-27



**COLEMAN CONSTRUCTION TRAINING INSTITUTE, INC.
CATALOG FOR 2016 THROUGH 2017**



COLEMAN
CONSTRUCTION TRAINING INSTITUTE, INC.

Catalog 2016-2017

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N 33rd St

1725

3225

3221

3217

3207

3203

3201

3205

N 32nd St

1710

3220

3216

1708

3224

3212

1702

Franklin St

4633

Grant Application

Row 88

Organization Name (if applicable)	Native Omaha Days Organizing Committee
Physical Address	2221 North 24 Street
Mailing Address	
Website	www.nativeomahadays.org
Social Media Accounts	FaceBook, Instagram, Twitter,
Name	Ernest White
Title	Treasurer
Email Address	ernestw@anbank.com
Phone	+1 (402) 670-7735
Team	Yes
	Michael Green, President; EverGreen Capital Management; Vicki Quites-Ferris, Vice-President and Director of Operations/Empowerment Network, Ernest White, Treasurer and Treasurer for NODOCommittee; and Geneva Lopez, Administrative Assistant for OEDC and Native Omaha Days Organizing Committee
Organizational Chart	The Native Omaha Days Organizing Committee (Organizing Committee) is a volunteer service organization created, planned, coordinated, executed and hosted another successful week-long 23rd Native Omaha Days Celebration. The 23rd biennial Native Omaha Days Festival was held July 26-August 2, 2021 and drew well over \$27,000 people into the Greater Omaha area. Formed in 2017 and comprised of OEDC, Empowerment Network, Native Omaha Club, Omaha NAACP, Omaha Police Department, Great Plains Black History Museum and dozens of other community partners, the Organizing Committee continues to be a service organization promoting the cultural, social and recreational activities that make African-American Culture, History, People a catalyst for the ongoing revitalization of North Omaha. We believe the Committee provides both the opportunity and obligation to serve as a cultural incubator and hub for our region and state. The foundation for this achievement has been laid and with support and leadership the Native Omaha Days Organizing Committee will be able to significantly enrich and accelerate the culture and economic vitality of Omaha in ways that will impact generations to come. The mission of the Native Omaha Days Organizing Committee is: "Native Omaha Days Festival is a week-long, international and cultural celebration and reunion, bringing Native Omahans and friends together for fun, food, music and the revitalization of North Omaha". Celebrated by many, Native Omaha Days Festival shows the deep ties that bind the City of Omaha's African American community. The Organizing Committee provides events and promote business and entrepreneurship growth. Thousands of people return to the City; making a positive financial impact on businesses in the Greater Omaha area and State.
Other Completed Projects and/or Accomplishments	The Native Omaha Days Organizing Committee planned, coordinated and hosted outdoor concert bringing in Lyfe Jenninnings in 2018; also planned coordinated and hosted a Jazz Concert in 2021 bringing in national blues recording artist Pokey Bear and Bigg Robb and most recently an outdoor All White dinner/concert at the downtown Capitol District bringing in national recording artists: Kenny Lattimore, Michael Phillips and Willie Bradley along with local talents in 2022. Thereby creating events that bring in tourist from local, regional and national geographic location.
Proposal Title	Native Omaha Days Festival

Total Budget (\$)	\$350,000.00
LB1024 Grant Funding Request (\$)	\$100,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	The Native Omaha Days Festival is a week long, international and cultural celebration and reunion, bringing Native Omahans and friends together for fun, food, music and the revitalization of North Omaha. Celebrated by many, Native Omaha Days Festival shows the deep ties that bind the City of Omaha's African American community. The year's celebration is scheduled for July 24-31, 2023 and will include events for individuals of all ages, ethnic and socio economic backgrounds. The Organizing Committee provides events and promote business and entrepreneurship growth. Thousands of people return to the City; making a positive financial impact on businesses in the Greater Omaha area and State.
Timeline	July 24-31, 2023 Week long celebration of activities beginning on Monday and ending the following Monday. Registration; Meet n Greet; Social Hour, Gospel Fest, Stroll Down Memory Lane, Food and product market, Dance amongst other activities.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The Committee hosts a number of community, cultural and historical events and activities throughout the year to promote diversity in tourism, celebrate the North Omaha community and create economic and empowerment opportunities for individuals and local businesses.
Visioning Workshop Findings Alignment	To address educational, cultural, historical, artistic, recreational and entertainment needs of the community.
Priorities Alignment	Economic development, job creation/retention, to position North Omaha as a point of destination for visitor attraction to experience the rich culture, shopping; leading to sustainable jobs that pay a living wage.
Economic Impact	Scale and build on existing programs and services, Temporary and part-time with opportunity to secure full time employment.
	5
	Temporary (40)
	\$12-\$35
	Job Fair will provide opportunities for employment, for business and contractors in the Qualified Census Tract.
Community Benefit	We believe the Committee provides both the opportunity and obligation to serve as a cultural incubator and hub for our region and state. The foundation for this achievement has been laid and with support and leadership the Native Omaha Days Organizing Committee will be able to significantly enrich and

accelerate the culture and economic vitality of Omaha in ways that will impact generations to come.

To build on current successes, during the "off year" the Organizing Committee has goals to provide additional opportunities to address women's issues and provide no cost entertainment for families. Another goal is to provide a carnival and other activities to address and engage our youth with exposure to career and employment opportunities.

Best Practices/Innovation Bring new entertaining and cultural events to the Greater Omaha area, Programs that address entrepreneurship, economic growth and family fun activities.

Outcome Measurement

- Allow the Committee to move about more freely, taking care of day to day business operations and strategize on ways to improve and expand the Celebration.
- Data collection
- Expand pool of resources by hiring grant writer
- Create events with a wide range of appeal, including ethnicity, age, and geographic representation.
- Create critical mass of events that accelerate awareness of Nebraska as a cultural destination.
- Create cultural economic stimulus for the North Omaha and other entertainment districts.
- Add to and honor the diversity we seek in our community. Improved awareness of the rich and vibrant history North Omaha has to offer. Improved networking, exposure to various careers, historical, artistic and entertainment opportunities.

Outcomes and evaluation will be measured by: . Pre and post surveys
 Reduction in violence during the weeklong Festival
 Increased sales and new customers for new and existing small businesses. Will gather data to help improve planning strategies for future events. Visitor comments and feedback
 Comments and commentaries captured on the website, Facebook, Instagram, twitter, Economic impact on the Greater Omaha area, i.e., restaurants, hotels, airlines, tourist attractions, etc. In addition, the Organizing Committee will secure media coverage and press mentions to increase awareness of the Festival; thereby, attracting individuals from various parts of the US.

Economic impact spread to multiple businesses, i.e., airlines, hotels, restaurants, grocery stores from visitor coming into the Greater Omaha area.

Partnerships Yes

Formed in 2017 and comprised of OEDC, Empowerment Network, Native Omaha Club, White Rhino, Omaha NAACP, Omaha Police Department, Youturn (Youth Violence Reduction Program), Great Plains Black History Museum, JMitch Enterprises, and dozen of other community partners.

The Committee was formed through an MOU

Displacement No

Displacement explanation

Physical Location Native Omaha Days Organizing Committee 2221 North 24 Street Omaha, NE 68110

Qualified Census Tract Within one or more QCTs

Additional Location Documents Events and activities are held at various locations and venues throughout the Greater Omaha area.

Property Zoning Yes

Is the project connected to utilities?

No

No

**Design, Estimating,
and Bidding****General Contractor** No**Request Rationale** This grant request is composed of two areas: to enable The Committee to scale up on its existing program while expanding services to include a weeklong Festival for the Greater Omaha area and personnel to carry out the mission and tasks associated. S**Grant Funds Usage** This grant request is composed of two areas: to enable The Committee to scale up on its existing program while expanding services to include a weeklong Festival for the Greater Omaha area and personnel to carry out the mission and tasks associated.**Proposal Financial
Sustainability** Yes

The Treasurer of the Native Omaha Days Organizing Committee will be responsible accounting and all other aspect of accounting.

Funding Sources NE Historic Turnback Tax Douglas County Visitors Improvement Fund Local businesses and for-profit organization

No

No

Scalability Yes if absolutely necessary and we confine activities to the Greater Omaha area. But plans are to expand outside the area to Des Moines, Iowa, Kansas City, Lincoln, NE, Sioux City, Geogia, Texas and various other city from around the United States of America.

Security, clean up, tourism, etc.

**Financial
Commitment** The Native Omaha Days Organizing Committee is committed to securing the finances needed to honor our commitment and make plans. The Organizing Committee is seeking other avenues for funding and will create, coordinate and execute fundraising activities in support of ongoing activities. The hiring of the Grant Writer will provide other opportunities for funding and add to existing resources. With our estimated budget, we are anticipating funds from fundraising, revenue generated from Festival activities (Parade, Dance, and merchandise sales) will generate income to sustain the festival. In-kind contributions from partners and volunteers will support the organization, marketing and staffing of Native Omaha Days events. The Organizing Committee is a team with a high capability to provide events that put Nebraska on the map of regional cultural destinations. Committee members possess strong contacts with community leaders, elected officials, artist, and art organizations throughout the region. Have strong event producing, marketing and business partnership experience.**ARPA Compliance
Acknowledgment** **ARPA Reporting and
Monitoring Process
Acknowledgme** **LB1024 Funding
Sources
Acknowledgment** **Public Information** **File Uploads** Pro Forma

**NATIVE OMAHA DAYS ORGANIZING COMMITTEE
2023 FESTIVAL BUDGET**

DESCRIPTION	AMOUNT
Support Native Omaha Days 2023 and 2025	\$750,000
Operational Cost to hire Director, Assistant, Marketing Manager, Grant Writer and temporary staff	360,000
TOTAL:	\$1.5 Million

**NATIVE OMAHA DAYS ORGANIZING COMMITTEE
MEMBERSHIP ROSTER**

Last Name	First Name	Company	Address	Phone #	E-mail
Ballew-Holt	Lanesa	Hallins Corp.	5714 Fort Street	4029680984	info@hallinscorp.com
Barney	Willie	Empowerment Network	2401 Lake Street	4025075153	wbarney@empoweromaha.com
Cooper	Theola	Northeast Precinct	4316 North 30 th Street	4024443367	Theola.Cooper@cityofomaha.org
Ewing	Eric	GPBH Museum	2221 North 24 th Street	4029327077	ericewing.gpbhm@gmail.com
Green	Michael	EverGreen Capital Mgt.	909 North 96 th Street #101	4023921220	mlg@evrcapman.com
Hayden	Fabian	Native Omahan Club	2019 North 36 th Street	4025910616	fabian44599@cox.net
Hunter	James	YouTurn	434 North 34 th Avenue	4028857567	James@youturnomaha.org
Jackson	Sheila	Native Omahan Club	4114 North 26 th Street	4025154049	grandsj@msn.com
Lopez	Geneva	OEDC	2221 North 24 th Street	4023462300	glopez@oedc.info
Maroney	Michael	OEDC	2221 North 24 th Street	4023462300	mmaroney@oedc.info
Perkins	Shontell	Hallins Corp	5714 Fort Street	4029680984	info@hallinscorp.com
Quaites-Ferris	Vicki	Empowerment Network	2401 Lake Street	4025025153	VOferris@empoweromaha.com

Sims	Bonita	Native Omahan Club	3124 N 77 th Street	4029805742	bstennis50@gmail.com
Sims	Thelma	Native Omahan Club	3832 Maple Street	425168895	elementlearningcenter@gmail.com
Smith	Arthur	Native Omahan Club	1801 Binney Street	4026816275	artsmith5393@gmail.com
White	Ernest	American National	3147 Ames Avenue	4024571005	Ernestw@anbank.com
Williamson	Keith	OPD/Northeast Precinct	4316 North 30 th Street	4024443750	Keith.Williamson@cityofomaha.org
Young	Vickie	NAACP	2221 North 24 th Street	4023456227	vryblessed@hotmail.com

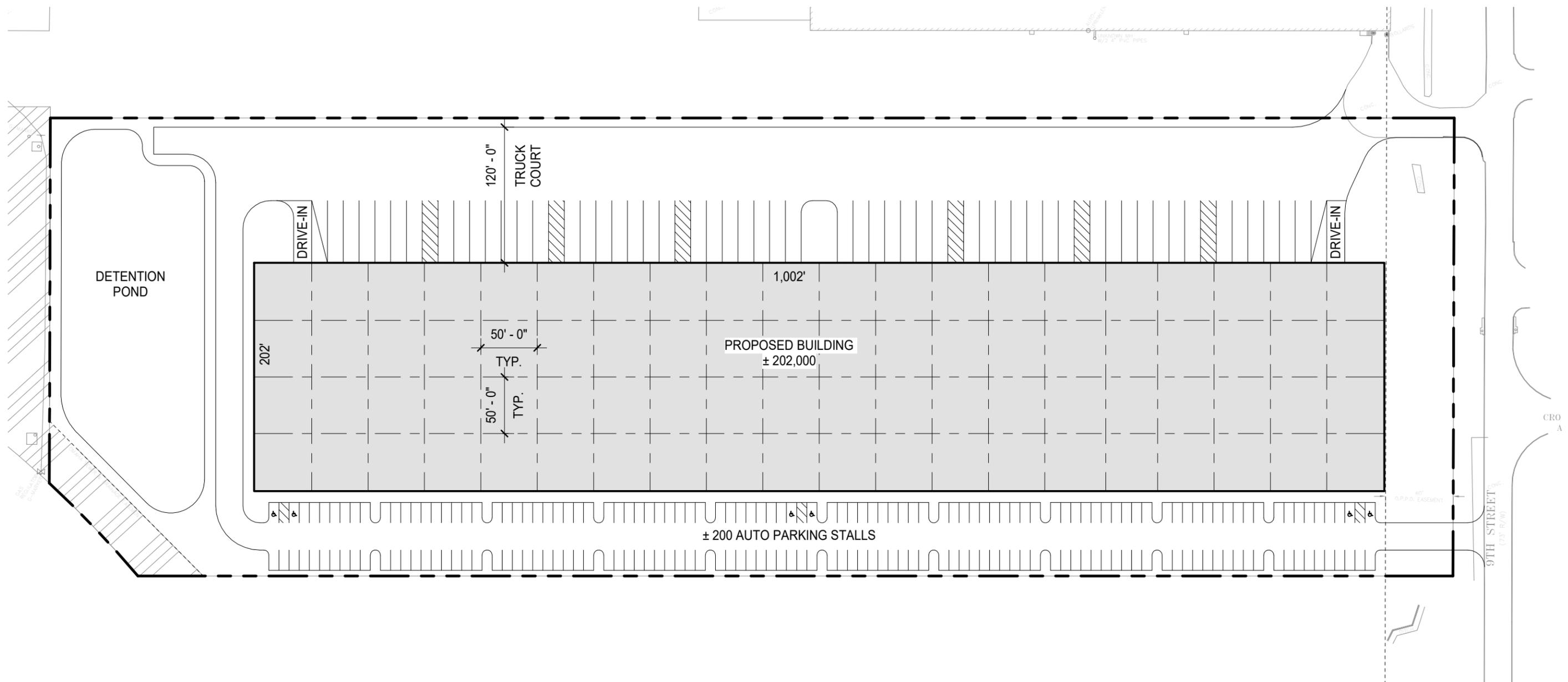
Grant Application

Row 89

Organization Name (if applicable)	Greenslate Development dba Greenslate 5902, LLC
Physical Address	3555 Farnam St Suite 904 Omaha, NE 68131
Mailing Address	
Website	www.greenslatedevelopment.com
Social Media Accounts	
Name	Matthew Dwyer
Title	Principal
Email Address	matt@greenslatedevelopment.com
Phone	+1 (402) 320-7793
Team	Yes
	Matt Dwyer Principal, Jay Lund Principal, Clay Vanderheiden Principal, Mike Anthony, Opus General Contractor, Dan Kerns Schemmer Engineer and Architecture
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	Greenslate Development has completed over 30 development projects in Omaha over the last decade focused primarily in the Blackstone District. The Principals of Greenslate also own a manufacturing business called Wild Pack that would be looking to locate operations in this new industrial development alongside other businesses.
Proposal Title	9th Street Industrial Park
Total Budget (\$)	\$22,750,000.00
LB1024 Grant Funding Request (\$)	\$1,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	Greenslate aims to build a 200K square foot industrial building at 5902 N 9th street. This project will bring hundreds of new jobs to this area. Greenslate is also looking to locate it's own subsidiary manufacturing business called Wild Pack to this location. We will be ready to break ground in the spring of 2023 and we expect the project to take 12 months to complete.
Timeline	We are in the design of the building currently. We expect to commence ground work on the project later this fall with permits and construction start projected for the spring of 2023.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

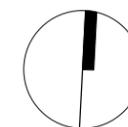
Community Needs	Other Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	Create job and tax base
Proposal Description and Needs Alignment	By constructing a new 200K square foot state of the art industrial facility in this location, we will be bringing new businesses to the building which we expect will bring with them over 200 good paying jobs. The creation of these job will bring opportunity to this section of Northeast Omaha.
Visioning Workshop Findings Alignment	Our proposal to build a 200K square foot industrial space on vacant land means there will be no displacement. We will both activate a long since vacant 11 acre parcel of ground, but we will create hundreds of workforce/industry jobs in the community, for the community and hopefully by the community which would give the economic investment a great chance for recycling through the broader northeast Omaha community as a whole.
Priorities Alignment	The project will bring job creation, utilization of vacant land, create tax base, and avoid displacement in the community.
Economic Impact	We expect there to be over 200 permanent jobs created with this project when completed. We expect these jobs will be 40K per year jobs and above.
	200+
	We expect a maximum of 50 people on site for the construction of the project
	We expect wages at 20.00 per hour and above
	First, the project work would be made available to northeast Omaha based subcontractors for bidding all any and all applicable and eligible trades. Our hope is that locally grown industry will have an opportunity to locate and grow jobs within this facility.
Community Benefit	This project would activate a long vacant 11 acre parcel of ground and bring good paying jobs with it, which will recycle through the community a number of ways including patronage of local businesses and services, housing and tax base.
	The project will have a very purposeful water detention program leaving a good amount of greenspace for nature and water permeation.
Best Practices/Innovation	The project itself will be a beacon of where innovation and new concept makers can find a respite to do their work.
Outcome Measurement	Our primary goal with the project is the creation of high wage job opportunities. This project will not be all things for the community, but bringing good wage paying jobs will create a very strong bedrock for economic recycling through the community and the organic growth that comes as a result.
	I think the outcomes of job creation and tax base are easily measured through property tax payments and simply visiting the finished project to see the parking lot full of cars and the building alive with activity.
	I think anytime you bring 200 jobs to an area you are a catalyst for further investment.
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	5902 North 9th Street. This is a long vacant parcel of 11 acres that has generated no jobs or tax base in decades.

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	Yes
Request Rationale	The request level is to help offset costs which in turn lowers the amount of equity required which lowers the amount of net income needed to satisfy a market return and thus provides for more affordable rent and the attraction of the space for enterprise.
Grant Funds Usage	The funds will be used directly for construction costs.
Proposal Financial Sustainability	Yes
	The project will sustain itself on future rents by the operating businesses occupying the building.
Funding Sources	Bank financing, ownership equity, tax increment financing.
	In the next 60 days
	No, we will figure out how to build the project with or without the ARPA funds but the ability to make the space more affordable is attractive to the overall objectives of the project.
Scalability	No it cannot be
Financial Commitment	We have one million dollars currently invested in the control of the land and design and approvals for the project
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses



PROJECT INFORMATION

SITE AREA	11.49 ACRES
BUILDING	± 202,000 GSF
AUTO PARKING	± 200 STALLS
DOCK POSITIONS	UP TO ± 50 DOORS
DRIVE-IN	2 DOORS



Greenslate Industrial
Omaha, NE

Concept Site Plan
07/15/22

<u>Uses</u>	<u>Amount</u>
Land	\$ 3,000,000.00
Construction Contract	\$ 14,504,598.75
Construction Contingency	\$ 1,450,459.88
Architect/Engineering Fees	\$ 347,553.00
Tenant Improvement Allowance	\$ 1,212,000.00
Permit & Fees	\$ 30,000.00
Acquisition Fee	\$ -
Tap Fees, Etc.	\$ 100,000.00
Soft Cost Contingency	\$ 25,000.00
GeoTech & Environmental	\$ 20,000.00
Legal Fees	\$ 15,000.00
3rd Party Reports	\$ 10,000.00
Title, Recording & Closing Costs	\$ 25,000.00
Appraisal	\$ 7,000.00
Property Survey	\$ 5,500.00
TIF Application Fee/Contribution	\$ 38,000.00
Real Estate Taxes	\$ 16,841.42
Builder's Risk Insurance	\$ 75,000.00
Building Signage	\$ 15,000.00
Lease Commission	\$ 384,894.66
Developer Fee	\$ 875,730.58
Financing Costs	\$ 51,981.25
Construction Interest Reserve	\$ 540,632.84
Total Uses	\$ 22,750,192.38
	\$ -

0

<u>Sources</u>	<u>Amount</u>
Construction Financing	\$ 16,312,500.00
TIF Financing	\$ 3,200,000.00
Equity	\$ 3,237,692.38
Total Sources	\$ 22,750,192.38

ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT

This Assignment of Real Estate Purchase Agreement (the "Agreement") is effective March 29th, 2022 between **GreenSlate Development 2, LLC** (the "Assignor"), a Nebraska Limited Liability Company and **GreenSlate 5902, LLC** (the "Assignee"), a Nebraska Limited Liability Company.

WHEREAS, Assignor has entered into a certain Real Estate Purchase Agreement with Lozier Corporation as "Seller" and Assignor as "Buyer" which Agreement was executed on December 9th, 2022, by said Assignor and by said Seller of certain real property being, lying and situate in Omaha, Nebraska and more particularly described in said Agreement by the following Legal Description:

LOT 6, LOZIER BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

WHEREAS, Assignor desired to assign, transfer, sell and convey to Assignee all of the Assignor's right, title and interest in, to and under said Real Estate Purchase Agreement; and,

WHEREAS, Assignee is desirous of receiving all of Assignor's right, title and interest in, to and under said Real Estate Purchase Agreement;

NOW THEREFORE, for and in consideration of the sum of TWO MILLION FOUR HUNDRED THOUSAND and 00/100 DOLLARS (\$2,400,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Assignor has assigned, transferred, sold and conveyed and by these presents does hereby assign, transfer, sell and convey unto Assignee all of Assignor's right, title and interest in, to and under said Real Estate Purchase Agreement. Assignee hereby assumes all of the Assignor's duties and obligations under said Real Estate Purchase Agreement. This assignment shall be binding upon Assignor and shall inure to the benefit of Assignee and its successors, heirs and assigns.

IN WITNESS WHEREOF this Assignment has been signed, sealed and delivered by Assignor and Assignee as of the day and year first above written.

ASSIGNOR
GreenSlate Development 2, LLC



Clayton Vanderhelden, Manager

ASSIGNEE
GreenSlate 5902, LLC



Matthew Dwyer, Authorized Signatory
GreenSlate Development 2, LLC, Manager

Phase I Environmental Site Assessment

11.49 Acres of Vacant Land

5902 North 9th Street

Omaha, Douglas County, Nebraska

January 21, 2022

Terracon Project No. 05217B86



Prepared for:

Greenslate Development 2, LLC
Omaha, Nebraska

Prepared by:

Terracon Consultants, Inc.
Omaha, Nebraska

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

January 21, 2022

Greenslate Development 2, LLC
3814 Farnam Street, Suite 203
Omaha, NE 68131-3114

Attn: Mr. Matt Dwyer
P: (402) 320-7293
E: matt@greenslatedevelopment.com

Re: Phase I Environmental Site Assessment
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, Douglas County, Nebraska 68110
Terracon Project No. 05217B86

Dear Mr. Dwyer:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P05217B86 dated December 8, 2021.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.


Michele L. O'Malley
Staff Scientist


Megan R. Hughes
Senior Associate

Andrew A. Herman
Project Scientist

Attachments

Terracon Consultants Inc. 15080 A Cir Omaha, NE 68144-5558

P 402-330-2202 F 402-330-7606 terracon.com

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APPENDICES

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P05217B86 dated December 8, 2021, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Andrew A. Herman, Environmental Professional. Michele L O'Malley performed the site reconnaissance on December 17, 2021.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 5902 North 9th Street in Omaha, Douglas County, Nebraska. The site consists of approximately 11.49-acres of grass covered vacant land. The northeastern portion of the site is developed with a high voltage transmission tower and a stormwater drainage system.

Historical Information

Based on a review of historical information, the site appears to have been vacant land, agricultural cropland, and/or wooded land from at least 1938 to present day. The northeast portion of the site is depicted with land disturbance in 2011. According to interview information, the disturbance appears to be associated with a project with the Lozier Corporation and the City of Omaha to provide a storm-water retention pond to the south of the site and in turn create a wetlands replacement area in another part of Omaha / Douglas County. Based on the interview information, the disturbance of the northeast portion of the site in 2011 does not represent a recognized environmental condition (REC). The historical use of the site does not represent REC.

Based on a review of historical information for the adjoining and nearby properties they have consisted of vacant land, agricultural cropland, and commercial businesses. There are several nearby/adjoining facilities of concern that were identified during the historical review. However, based on the regulatory status (discussed further in Section 4.1), distance, and/or the cross to down-gradient topographic location relative to the site, the facilities of concern do not represent RECs to the site at this time.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was not identified in the regulatory

databases. Based on distance, environmental setting and/or facility characteristics, the identified facilities do not constitute RECs in connection with the site at this time.

Site Reconnaissance

The site was observed to consist of a vacant lot. Observations made during the site reconnaissance include a high voltage transmission tower and a stormwater drainage system. Observations made during the site reconnaissance do not represent RECs to the site.

Adjoining Properties

The adjoining and nearby properties to the site are depicted by manufacturers, equipment supplier, railroad tracks, vacant land, and office space. The north adjoining Lozier manufacturing facilities are discussed further in Section 4.1. Based on the regulatory status (discussed in Section 4.1), file review, distance, and down-gradient topographic position relative to the site, the Lozier manufacturing facilities do not appear to represent a REC to the site. The filling stations are discussed further in Section 4.1. Also, two manufacturing facilities (Exact Manufacturing – 6005 North 9th Street and Fiserv Manufacturer – 805 Crown Point Avenue) were identified east of the site; however based on the distance, topographic location, and/or regulatory status, the manufacturing facilities do not represent a REC. Indications of RECs were not observed with the remaining adjoining properties.

Also, pipeline markers were observed on near the western property boundary / on the west adjoining property boundary. Associated labeling indicates the pipeline contains a petroleum product owned by Magellan Pipeline Company, LP. Terracon accessed the website (<https://pvnpm.phmsa.dot.gov/PublicViewer/>) for information on potential releases, incidents, or accidents from the pipelines. According to the website, there have not been any releases, incidents, or accidents on or near the site property. One release was reported approximately 2,100 feet northwest of the site, however based on the distance and cross to down-gradient location, this release does not represent a REC. Based on the website information, the pipeline does not appear to represent a REC to the site at this time.

Significant Data Gaps

Significant data gaps were not identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at the 11.49 acres of vacant land located at 5902 North 9th Street, Omaha, Douglas County, Nebraska, the site. RECs or Controlled RECs (CRECs) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.

1.0 INTRODUCTION

1.1 Site Description

Site Name	11.49 Acres of Vacant Land
Site Location/Address	5902 North 9th Street, Omaha, Douglas County, Nebraska
Land Area	Approximately 11.49 acres
Site Improvements	The site is grass covered vacant land. The northeastern portion of the site is developed with a high voltage transmission tower and a stormwater drainage system.
Anticipated Future Site Use	Redevelopment with a manufacturing facility.
Purpose of the ESA	New construction project on the site.

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P05217B86 dated December 8, 2021, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional

services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site’s current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Greenslate Development 2, LLC. Use or reliance by any other party is prohibited without the written authorization of Greenslate Development 2, LLC and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon’s Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon’s liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user’s responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Mr. Matt Dwyer, client’s representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client’s Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 980 feet above sea level	USGS Topographic Map, Omaha North Quadrangle, 2021 (Appendix A)
Topographic Gradient	Relatively flat area with general gradient toward the north.	
Closest Surface Water	Missouri River, approximately 2,500 feet northeast of the site.	
Soil Characteristics		
Soil Type	2106 – Carr-Ticonic-Scroll complex 7880 – Onawa silty clay 9713 – Urban land-Udorthents complex	Douglas County, Nebraska, USDA-NRCS Web Soil Survey accessed on December 14, 2021.
Description	0 to 10 percent slopes, occasionally flooded, deep, somewhat poorly to well-drained loam, silt loam, fine to very fine sandy loam, loamy fine sand, sand, silty clay loam, and silty clay soils formed in the flood plains.	
Geology/Hydrogeology		
Formation	Kansas City Formation	Geologic Bedrock Map of Nebraska, 1986
Description	The bedrock geology of the region is characterized by Pennsylvanian aged limestone and shale.	
Estimated Depth to First Occurrence of Groundwater	Approximately 5 to 10 feet below ground surface (bgs)	Terracon's working knowledge of the area.

Physical Setting Information	Source
Geology/Hydrogeology (cont.)	
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the north).

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps and selected historical aerial photographs (at approximately 10 to 15 year intervals) were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps and aerial photographs are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Topographic maps:
 - Omaha Vicinity, Nebraska and Iowa, published **1893** and **1898** (1:62,500)
 - Omaha North, Nebraska, published **1956** and photorevised **1969, 1975,** and **1984** (1:24,000)
 - Omaha North, Nebraska, published **1994** and **2014** (1:24,000)
- Aerial photographs:
 - USDA, **1938, 1949,** and **1950,** 1"=500'
 - USGS, **1952** and **1969,** 1"=500'
 - USDA, **1970, 1979,** and **1982,** 1"=500'
 - USGS/DOQQ, **1990** and **1999,** 1"=500'
 - USDA/NAIP, **2005, 2008, 2011, 2014,** and **2017,** 1"=500'

Historical Maps and Aerial Photographs

Direction	Description
Site	1938-2017: The site is depicted as vacant land, agricultural cropland, or wooded land. A drainage area is depicted from the northwest to the southeast portions of the site from 1982 to 2005, with a low spot on the western portion of the site from 2005 to 2008. The northeast portion of the site is depicted as disturbed land in 2011. Also, on the northeast portion of the site a high-power transmission pole is depicted from 1994 to 2017 and an access road from 1999 to 2017.
North	1938-1952: The adjoining property north of the site is depicted as vacant land or agricultural cropland. 1969-1990: The adjoining property north of the site is depicted as vacant land or agricultural cropland, followed by commercial buildings (uses unknown). 1999-2017: The adjoining property north of the site with commercial buildings (uses unknown) and storage of equipment / material.
East	1938-1982: The adjoining property east of the site is depicted with a roadway, followed by vacant land or agricultural cropland. 1990-2017: The adjoining property east of the site is depicted with a roadway, followed by commercial buildings (uses unknown).
South	1938-2017: The adjoining property south of the site is depicted as vacant land or agricultural cropland. Railroad track spurs are depicted west of the site from 1949 to 2017.
West	1938-2017: The adjoining property west of the site is depicted as vacant land or agricultural cropland. Railroad track spurs are depicted west of the site from 1949 to 2017.

The disturbance in the 2011 aerial photograph is discussed further below in Section 3.6.

3.2 Historical City Directories

The Omaha Directory Co., R.L. Polk Co., Polk City Directories, and Cole Information Services city directories used in this study were made available through EDR (selected years reviewed: 1915-2017) and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1990 for the surrounding properties. The current street address for the site was identified as 5902 North 9th Street.

Historical City Directories

Direction	Description
Site	5902 North 9th Street: No Listings
North	6316 John J. Pershing Drive: Lozier Corp north plant (1990, 2009) 6336 John J. Pershing Drive: Lozier Corp store fixtures (1990-2017)
Northeast	6260 John J. Pershing Drive: Nogg Bros Paper Co / Amsan Nogg Chemical & Paper Company (1990-2017)

Direction	Description
East	<p>706 Crown Point Avenue: First National Bank (2007)</p> <p>805 Crown Point Avenue: Offices (1999), First Data Resources (2001-2009)</p> <p>808 Crown Point Avenue: Printing Services (2001), Loomis Fargo & Co. armored car (2007-2008)</p> <p>828 Crown Point Avenue: Rain Matic Corp (1994), Nelson Corporation (1999-2001), Justman Brush Co (2007-2017), Evergreen Distributing (2009-2014)</p> <p>6005 North 9th Street: R&J Wholesale Florist (1995), Exact Manufacturing (2001-2014), Comet Equipment Co (2007-2017)</p>
South	<p>1150 Ellison Avenue: Penske Truck Leasing (2009-2014), Dean Foods (2017)</p>
West	<p>No Listings</p>

Facilities of concern that were identified during the city directory review including manufacturing facilities (north, northeast, and east). Based on distance, the cross to down-gradient topographic location relative to the site, and/or current regulatory status the facilities of concern do not represent RECs at this time.

3.3 Site Ownership

Based on a review of information obtained from the Douglas County assessor’s records, the current site owner is Lozier Corp. The assessor record card is included in Appendix C.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

Interviews

Interviewer	Name / Email	Title	Date/Time
Mr. Andrew Herman	Mr. Jeff Swanson / Jeff.Swanson@lozier.biz	Director of Manufacturing Engineering – Lozier Corporation	December 20, 2021 / 3:55 pm and 4:25 pm
Mr. Andrew Herman	Mr. Kerry Shaffar / Kerry.Shaffar@lozier.biz	Director of Environmental & Safety – Lozier Corporation	January 21, 2022 / 9:10 am

Mr. Jeff Swanson

Mr. Jeff Swanson is the Director of Manufacturing Engineering with the Lozier Corporation. Mr. Swanson was interviewed regarding historical and current uses of the site. His comments are summarized below:

- Mr. Swanson was not certain when the site was purchased or the use of the site at the time of the purchase. He was also not aware of the historical use of the site.
- Terracon indicated based on a review of the 2011 aerial photograph, the northeast portion of the site was depicted with land disturbance. Mr. Swanson was not sure what the disturbance was on the northeast portion of the site.
- He was not aware of any current or past wells, underground storage tanks, aboveground storage tanks, or septic systems on the site property.
- He was not aware of any prior reports conducted for the site.
- He was not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

Mr. Kerry Shaffar

Mr. Kerry Shaffar is the Director of Environmental Safety with the Lozier Corporation. Mr. Swanson was interviewed regarding historical and current uses of the site. His comments are summarized below:

- Terracon indicated based on a review of the 2011 aerial photograph, the northeast portion of the site was depicted with land disturbance or possibly placement of fill material. Mr. Shaffar stated he is currently the Director of Environmental Safety with the Lozier Corporation. He did not have these responsibilities in 2011, was not directly involved with the site at this time and did not have first-hand knowledge of any activity in this area. He indicated that based on his review of documents on file and some general discussions with the environmental manager at that time (2011), he indicated from what he

understands Lozier worked with the City of Omaha to provide a storm-water retention pond to the south of the site and in turn created a wetlands replacement area in another part of Omaha / Douglas County. He did not see any records of fill material as any component of creating the storm-water retention pond. He stated the former environmental manager was meticulous about regulatory compliance does not believe fill material would have been used, as she would have identified the use and documented in their records.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports, permits, registrations, and geotechnical reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	0
CERCLIS / NFRAP	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	0

Database	Description	Distance (miles)	Listings
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	1
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	1
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
Brownfields	Brownfields Inventory Listing	0.5	0
IC	Institutional Control Registry	Site	0
LUST	Leaking Underground Storage Tanks	0.5	12
SHWS	State Hazardous Waste Sites	1	0
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tank	Site and adjoining properties	0
VCP	Voluntary Cleanup Program	0.5	1

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities within approximately 1,200 feet of the site. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Omaha Lead Intersection I480 & Abbott Drive	Regional*	LEAD SMELTERS, NPL, PRP, ROD, SEMS, US ENG CONTROLS, US INST CONTROLS	No, based on distance.
Lozier Corporation North Plant / Lozier Corp 6316 and 6360 John J Pershing Dr	Approximately 150 to 1,200 feet north / down-gradient	ICIS, RCRA-SQG, SPILLS, AIRS, MANIFEST, UST, LUST	No, discussed below.
Crown Point Facility Fdr 805 Crown Point Avenue	Approximately 600 feet east / cross-gradient	RCRA-VSQQ	No, based on distance and gradient
Print A Shirt Inc 1322 Hartman Avenue East	Approximately 950 feet southwest / cross-gradient	RCRA NonGen / NLR	No, based on distance and gradient
Penske Truck Leasing 1150 Ellison Ave	Approximately 1,185 feet south / cross-gradient	UST, LUST, TIER 2, RCRA-VSQQ	No, based on distance.

* The Omaha Lead Registry (<http://www.omahalead.org>) indicates that the site is not located within the Omaha Lead Expanded Focus Area.

Lozier Corporation

The Lozier Corporation, which occupies several buildings located north of the site, was identified in multiple federal and state regulatory databases. The regulatory listings for the Lozier properties include leaking underground storage tank (LUST) and SPILLS/Remedial Action (RA) files. The LUST and RA files for the Lozier Corporation were requested from the Nebraska Department of Environment and Energy (NDEE), formerly referred as Nebraska Department of Environmental Quality (NDEQ). The LUST designation for Lozier Corporation is in regards to two heating oil underground storage tanks (USTs) removed in 1990. Based on the file review, the USTs were located near the building at 6336 Pershing Drive, approximately 1,300 feet northwest of the site.

The RA file and SPILLS database states there were several spills of paint thinner, hydraulic oil, wash water, and paints from 1989 to 2005 that have occurred inside the buildings or on the exterior near the 6316 and 6336 Pershing Drive facility. The spills have been addressed to the satisfaction of the NDEE and all are reported with a “No Further Action” status. Based on the distance, down-gradient topographic position, file information, and regulatory status (No Further Action), the LUST and RA incidents do not represent a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed six facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Douglas County Health Department / Email – phillip.rooney@douglascounty-ne.gov	According to Mr. Phil Rooney of the Douglas County Health Department, he was unaware of any environmental concerns associated with the site.
Omaha Fire Department / Email - Jessie.Bass@cityofomaha.org	A public records request was submitted to Jessie Bass of the Omaha Fire Department. According to Captain Craig Schneider of the Omaha Fire Department, he was unaware of any records or environmental concerns associated with the site. The response letter is included in Appendix C.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Michele L O'Malley
Reconnaissance Date	December 17, 2021
Weather Conditions	40s and cloudy
Site Contact/Title	None

5.2 Overview of Current Site Occupants

The site is located at 5902 North 9th Street in Omaha, Douglas County, Nebraska. The site consists of approximately 11.49-acres of grass covered vacant land. The northeastern portion of the site is developed with a high voltage transmission tower and a stormwater drainage system.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
Salvage operations		

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment (cont.)	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	X
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	
	Other	X

Electrical Transformers/PCBs

Other equipment

A high voltage transmission tower was observed near the northeast portion of the site. Transformers were not observed near the tower. The transmission tower does not represent a REC.

Other Notable Site Features

Other

A storm-water drainage system was observed near the northeast portion of the site. Staining or releases were not observed near the drainage system. The drainage system does not represent a REC.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	The adjoining property north of the site is developed with the Lozier Corporation manufacturer (6316 and 6336 John J Pershing Drive) and Lozier Store Fixtures manufacturer (6360 John J Pershing Drive).
East	The adjoining property south of the site is developed with railroad tracks and vacant land, followed by Arthur C Storz Expressway.
South	The adjoining property east of the site is developed with Exact Manufacturing & Machine shop facility (6005 North 9 th Street), Nebraska Scientific equipment supplier (828 Crown Point Avenue), and Fiserv manufacturer & First Data Resources office (805 Crown Point Avenue).
West	The adjoining property south of the site is developed with railroad tracks, a petroleum pipeline marker, and vacant land.

The adjoining and nearby properties to the site are depicted by manufacturers, equipment supplier, railroad tracks, vacant land, and office space. The north adjoining Lozier manufacturing facilities are discussed further in Section 4.1. Based on the regulatory status (discussed in Section 4.1), file review, distance, and down-gradient topographic position relative to the site, the Lozier manufacturing facilities do not appear to represent a REC to the site. The filling stations are discussed further in Section 4.1. Also, two manufacturing facilities (Exact Manufacturing – 6005 North 9th Street and Fiserv Manufacturer – 805 Crown Point Avenue) were identified east of the site, however based on the distance, topographic location, and/or regulatory status, the manufacturing facilities do not represent a REC. Indications of RECs were not observed with the remaining adjoining properties.

Also, pipeline markers were observed on near the western property boundary / on the west adjoining property boundary. Associated labeling indicates the pipeline contains a petroleum product owned by Magellan Pipeline Company, LP. Terracon accessed the website (<https://pvnpm.phmsa.dot.gov/PublicViewer/>) for information on potential releases, incidents, or accidents from the pipelines. According to the website, there have not been any releases, incidents, or accidents on or near the site property. One release was reported approximately 2,100 feet northwest of the site, however based on the distance and cross to down-gradient location, this release does not represent a REC. Based on the website information, the pipeline does not appear to represent a REC to the site at this time.

7.0 ADDITIONAL SERVICES

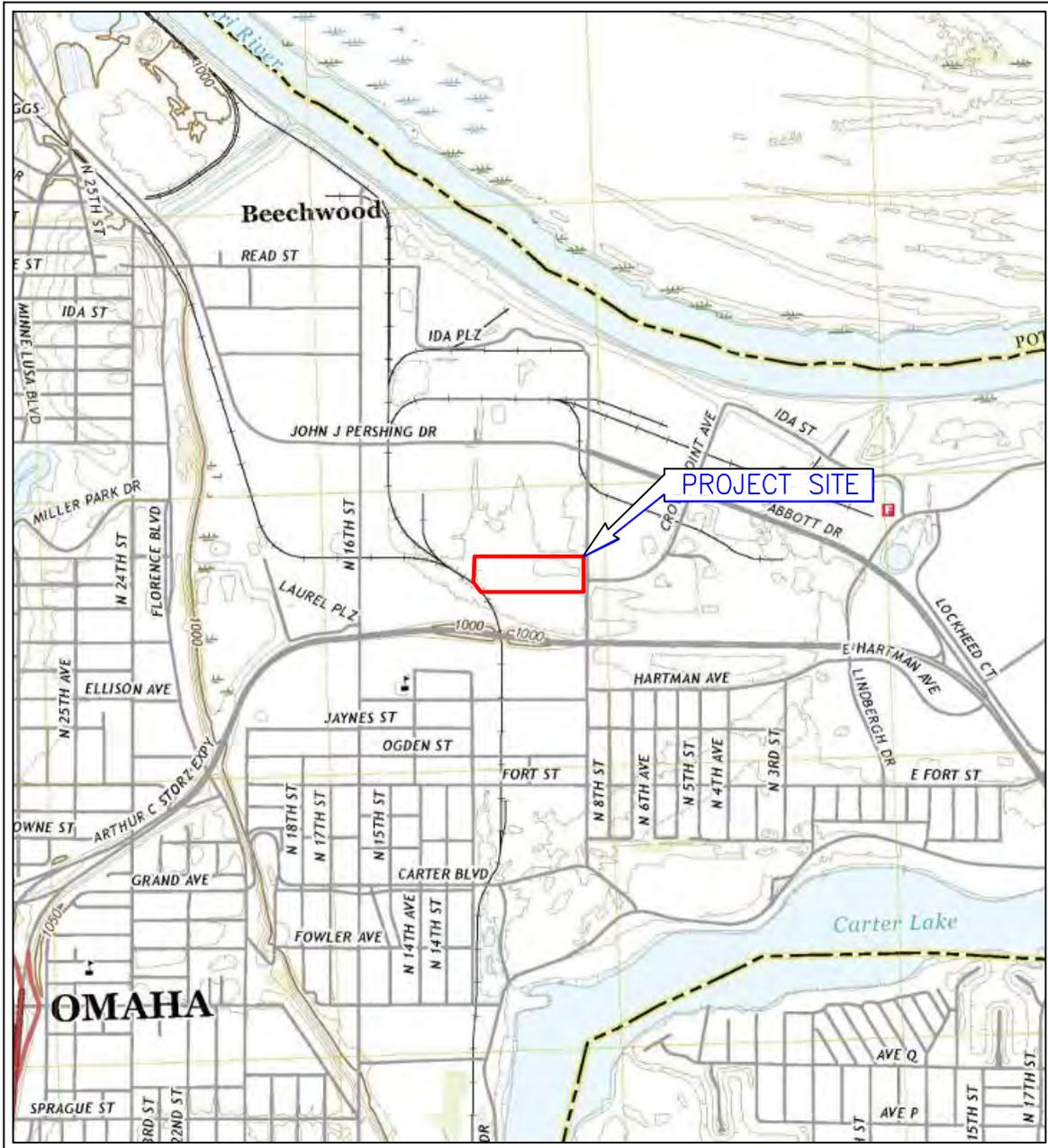
Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

8.0 DECLARATION

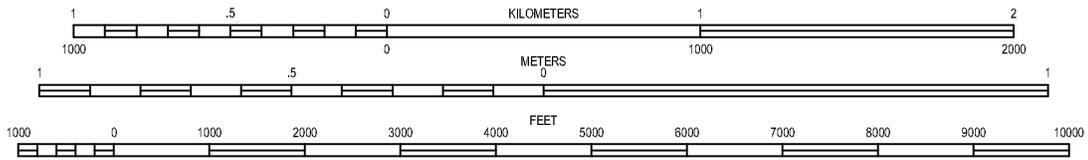
I, Andrew A. Herman, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Andrew A. Herman
Project Scientist

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2 – SITE DIAGRAM



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

OMAHA NORTH, NEBRASKA
QUADRANGLE
2021
7.5 MINUTE SERIES (TOPOGRAPHIC)



Project Mngr:	AAH
Drawn By:	PAI
Checked By:	AAH
Approved By:	~
Project No.:	05217B86
Scale:	AS SHOWN
File No.:	05217B86C01
Date:	12/27/21

Terracon
Consulting Engineers and Scientists
15080 A CIRCLE OMAHA, NE 68144
PH. (402) 330-2202 FAX. (402) 330-7606

TOPOGRAPHIC / LOCATION MAP
11.49 ACRES OF VACANT LAND
5902 NORTH 9th STREET
OMAHA NEBRASKA

EXHIBIT
1



IMAGE SOURCE: GOOGLE EARTH PRO, 2019

DESIGNED BY:	AHN
DRAWN BY:	PAI
APP'D BY:	AAH
SCALE:	AS SHOWN
DATE:	12/27/21
JOB NO.:	052178601
ACAD NO.:	052178601
EXHIBIT NO.:	2

SITE DIAGRAM

11.49 ACRES OF VACANT LAND

5902 NORTH 9th STREET

OMAHA NEBRASKA

Terracon
 Consulting Engineers and Scientists

15080 A CIRCLE
 PH. (402) 330-2202

OMAHA, NE 68144
 FAX. (402) 330-7606

REV.	DATE	BY	DESCRIPTION

**APPENDIX B
SITE PHOTOGRAPHS**

Project Name: 11.49 Acres of Vacant Land
Terracon Project No. 05217B86
Date Photos Taken: December 17, 2021



Photo #1 View of site property. View from the northwest toward the southeast.



Photo #2 View of site property. View from the west toward the east.



Photo #3 View of the site property. View from the south east toward the northwest.



Photo #4 View of the site property. View from the east toward the west.



Photo #5 View of high-power transmission lines and tower on eastern portion of site. View from the south toward the north.



Photo #6 View of storm drainage system on eastern portion of the site. View from the north toward the south.

Project Name: 11.49 Acres of Vacant Land
Terracon Project No. 05217B86
Date Photos Taken: December 17, 2021



Photo #7 View of adjoining property to the north, Lozier. View from the south toward the north.



Photo #8 View of adjoining properties to the east, Exact Manufacturing & Machine and Nebraska Scientific.



Photo #9 View of adjoining property to the south, vacant land. View from the northwest toward the southeast.



Photo #10 View of adjoining property to the west, vacant land. View from the east toward the west.



Photo #11 View of petroleum pipeline marker on west adjoining property. View from the east toward the west.



Photo #12 View of railroad tracks on west adjoining property. View from the east toward the west.

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

11.49 Acres of Vacant Land

5902 North 9th Street

Omaha, NE 68110

Inquiry Number: 6783749.4

December 10, 2021

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/10/21

Site Name:

11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110
EDR Inquiry # 6783749.4

Client Name:

Terracon
15080 A Circle
Omaha, NE 68144
Contact: Andrew Herman



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	41.313384 41° 18' 48" North
Project:	05217B86	Longitude:	-95.930058 -95° 55' 48" West
		UTM Zone:	Zone 15 North
		UTM X Meters:	254734.59
		UTM Y Meters:	4577688.73
		Elevation:	980.00' above sea level

Maps Provided:

2017	1893
2014	
1994	
1984	
1975	
1969	
1956	
1898	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2017 Source Sheets



Omaha North
2017
7.5-minute, 24000

2014 Source Sheets



Omaha North
2014
7.5-minute, 24000

1994 Source Sheets



Omaha North
1994
7.5-minute, 24000
Aerial Photo Revised 1990

1984 Source Sheets



Omaha North
1984
7.5-minute, 24000
Aerial Photo Revised 1982

Topo Sheet Key

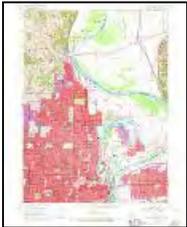
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1975 Source Sheets



Omaha North
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1969 Source Sheets



Omaha North
1969
7.5-minute, 24000
Aerial Photo Revised 1969

1956 Source Sheets



Omaha North
1956
7.5-minute, 24000
Aerial Photo Revised 1952

1898 Source Sheets



OMAHA VICINITY
1898
15-minute, 62500

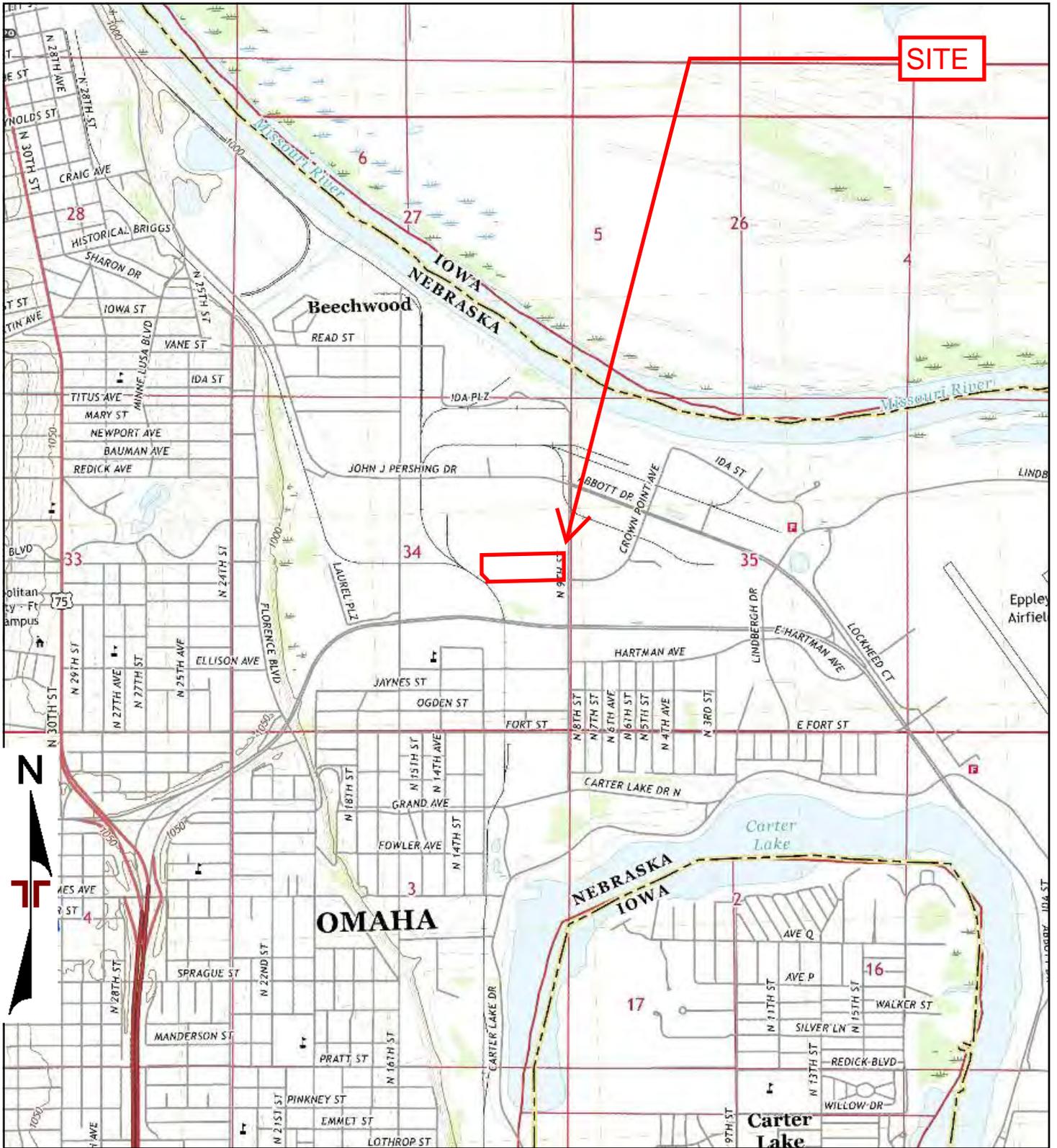
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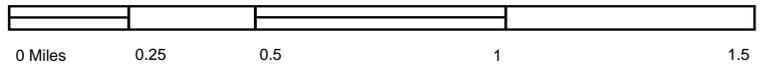
1893 Source Sheets



Omaha
1893
15-minute, 62500



TP, Omaha North, 2017, 7.5-minute

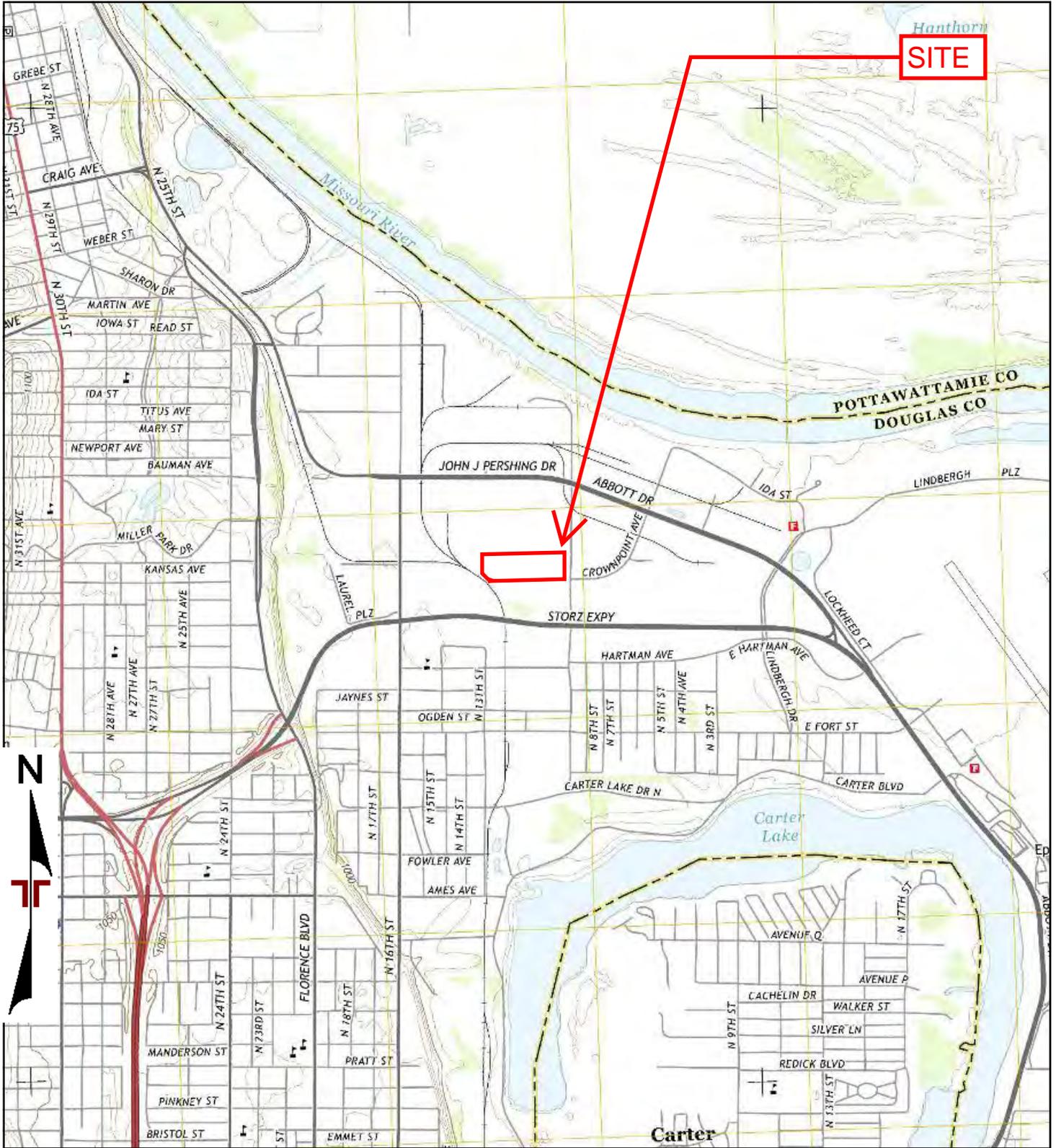


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Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2017

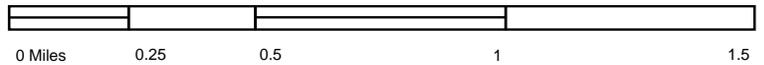
15080 A Circle
 Omaha, NE 68144

2017 TOPOGRAPHIC MAP
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix
C



TP, Omaha North, 2014, 7.5-minute

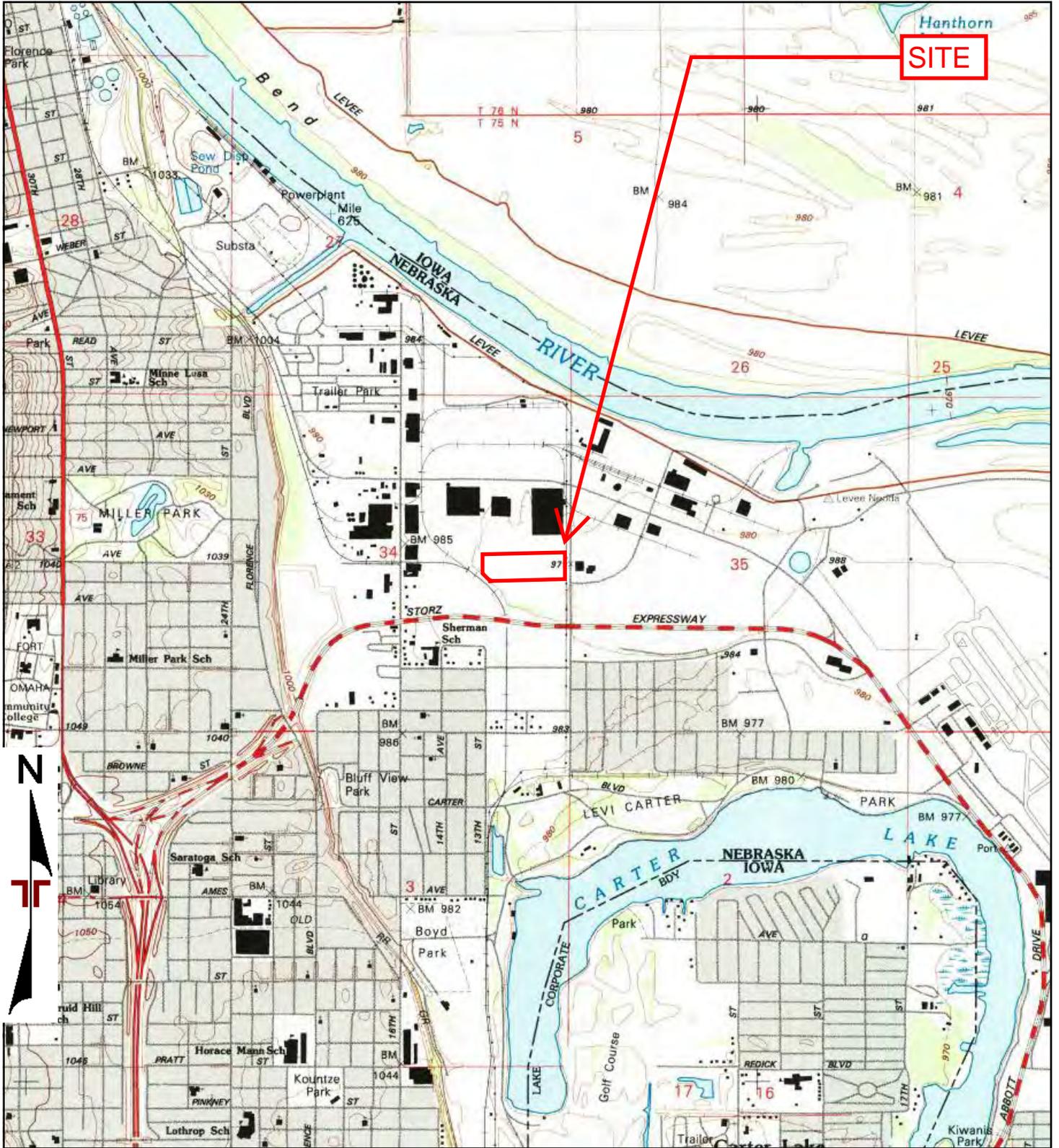


Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2014

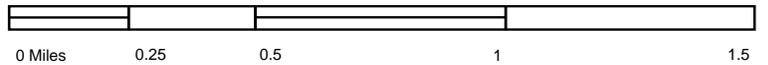
15080 A Circle
 Omaha, NE 68144

2014 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



TP, Omaha North, 1994, 7.5-minute



Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1994

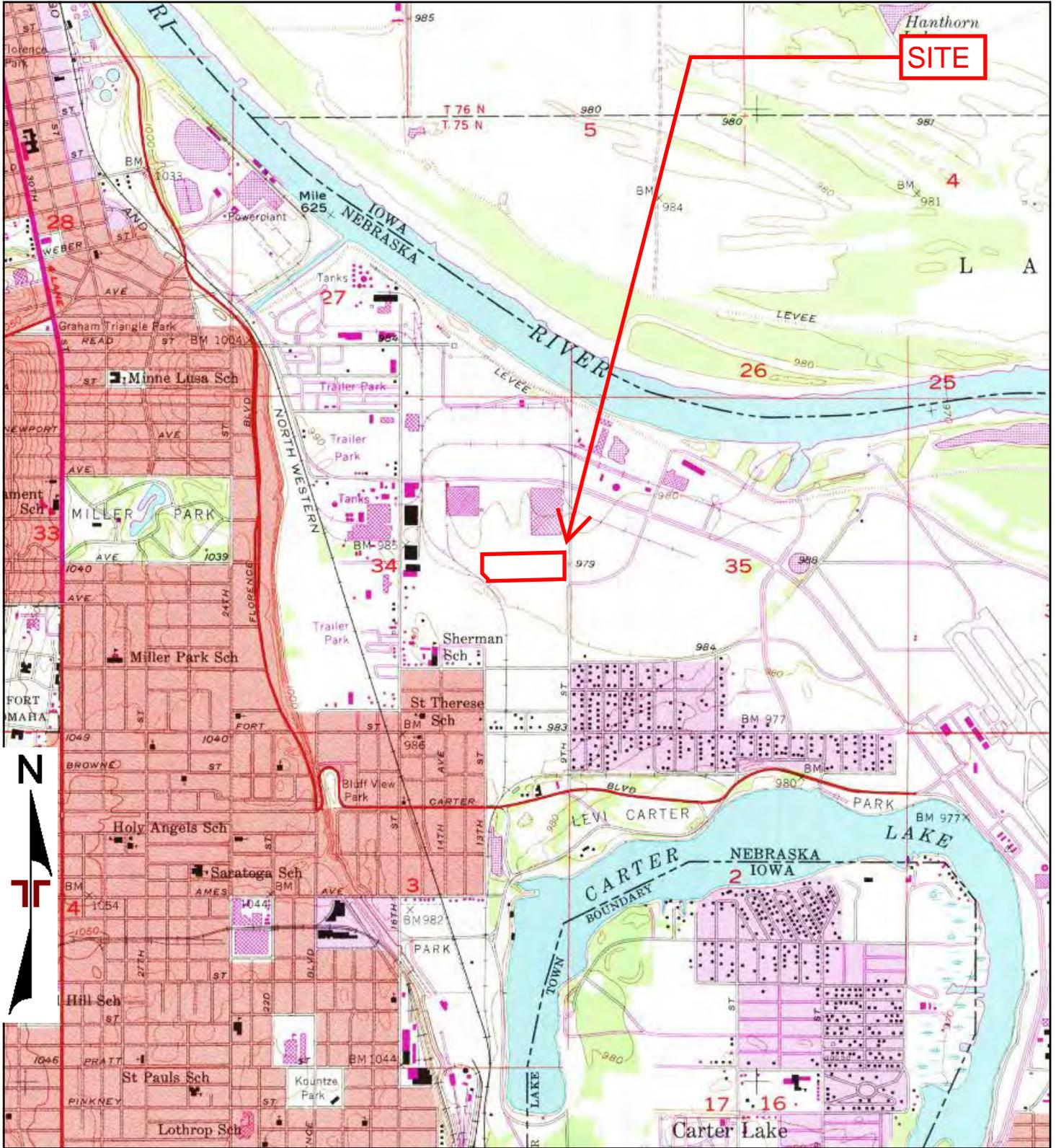


15080 A Circle
Omaha, NE 68144

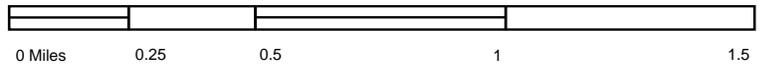
1994 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix

C



TP, Omaha North, 1984, 7.5-minute



Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1984

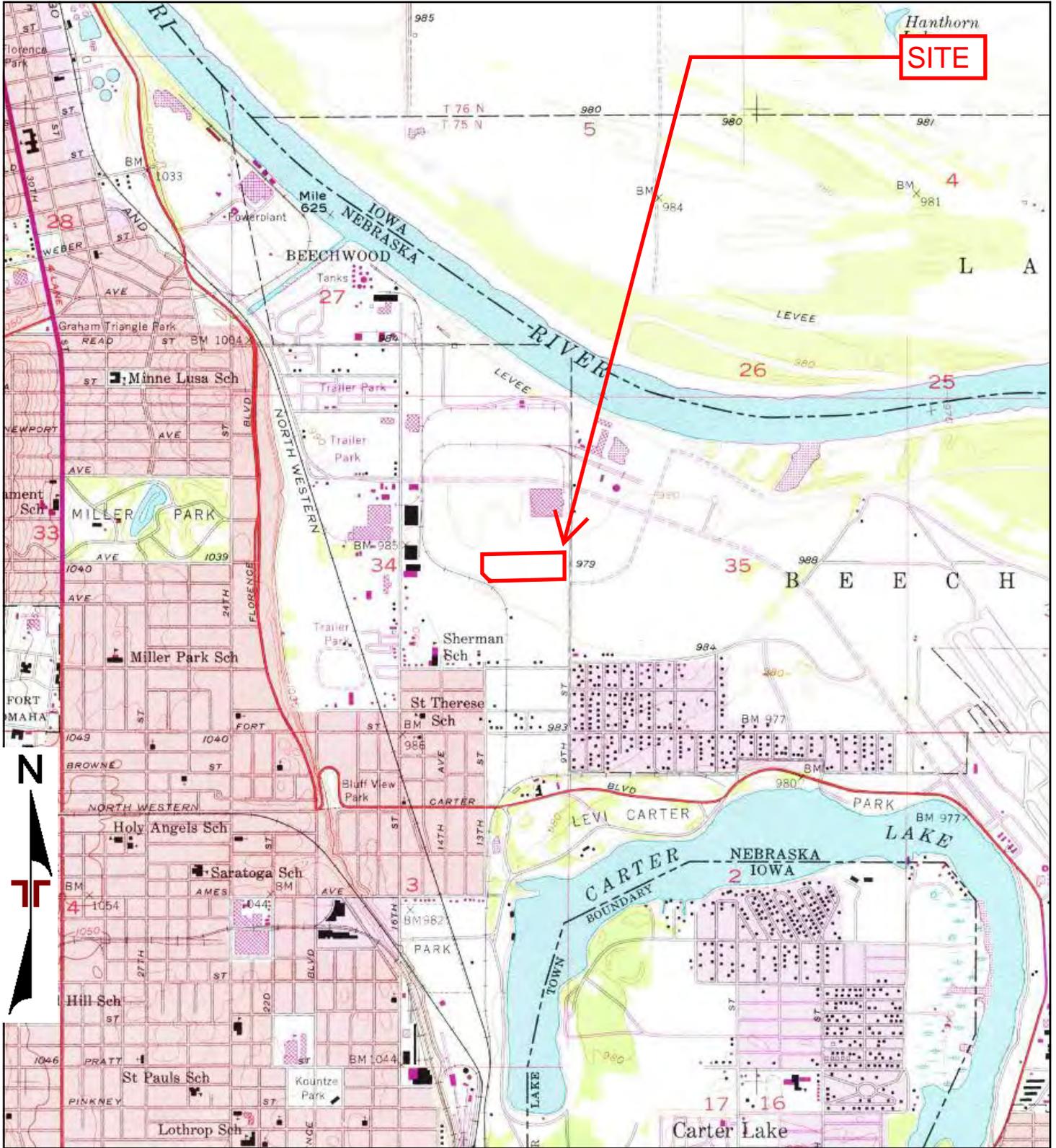
Terracon

15080 A Circle
Omaha, NE 68144

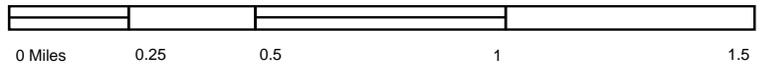
1984 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix

C



TP, Omaha North, 1975, 7.5-minute



Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1975

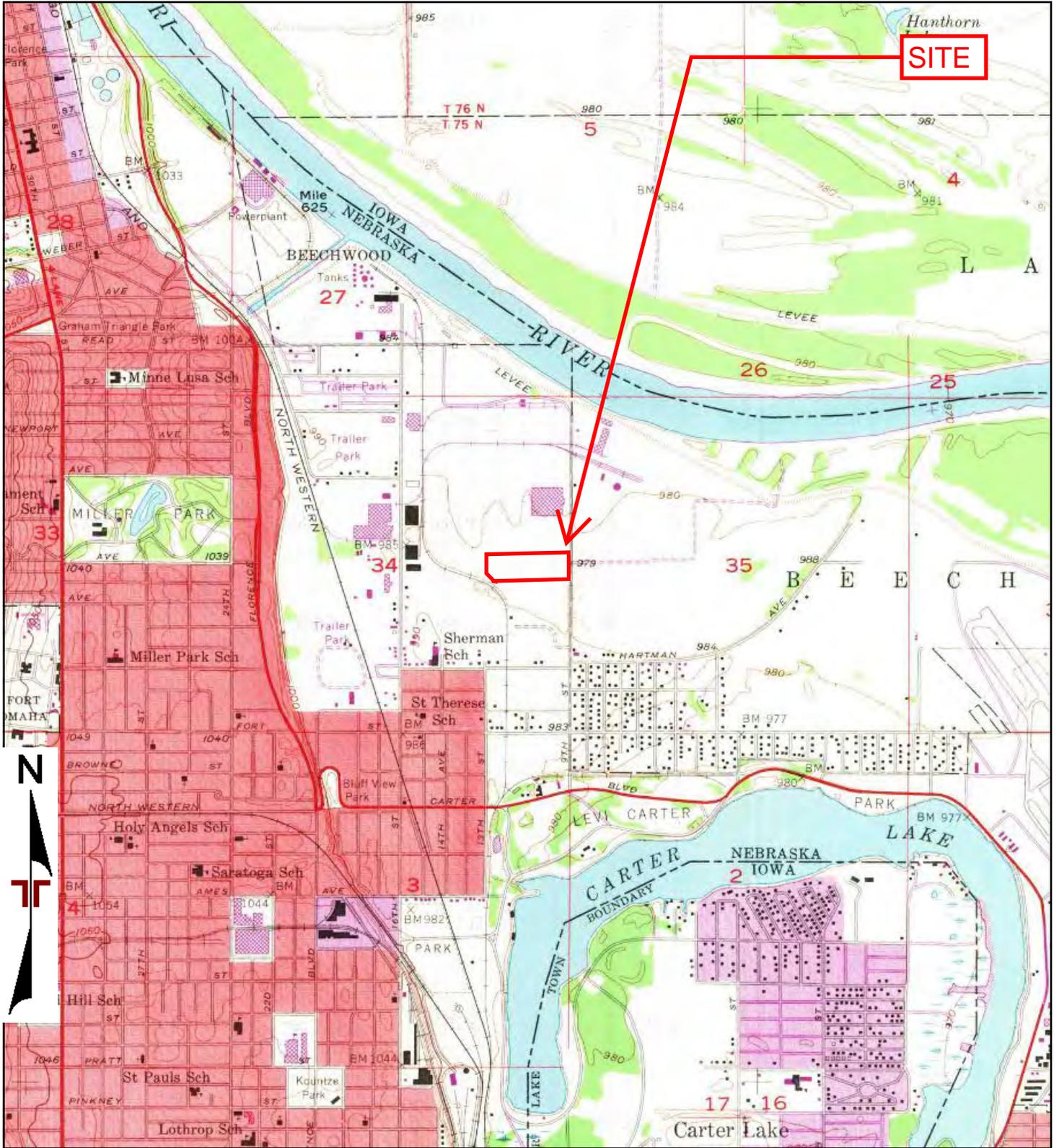


15080 A Circle
Omaha, NE 68144

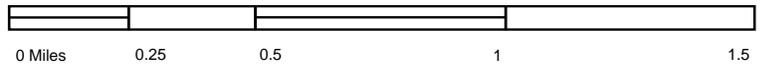
1975 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix

C



TP, Omaha North, 1969, 7.5-minute

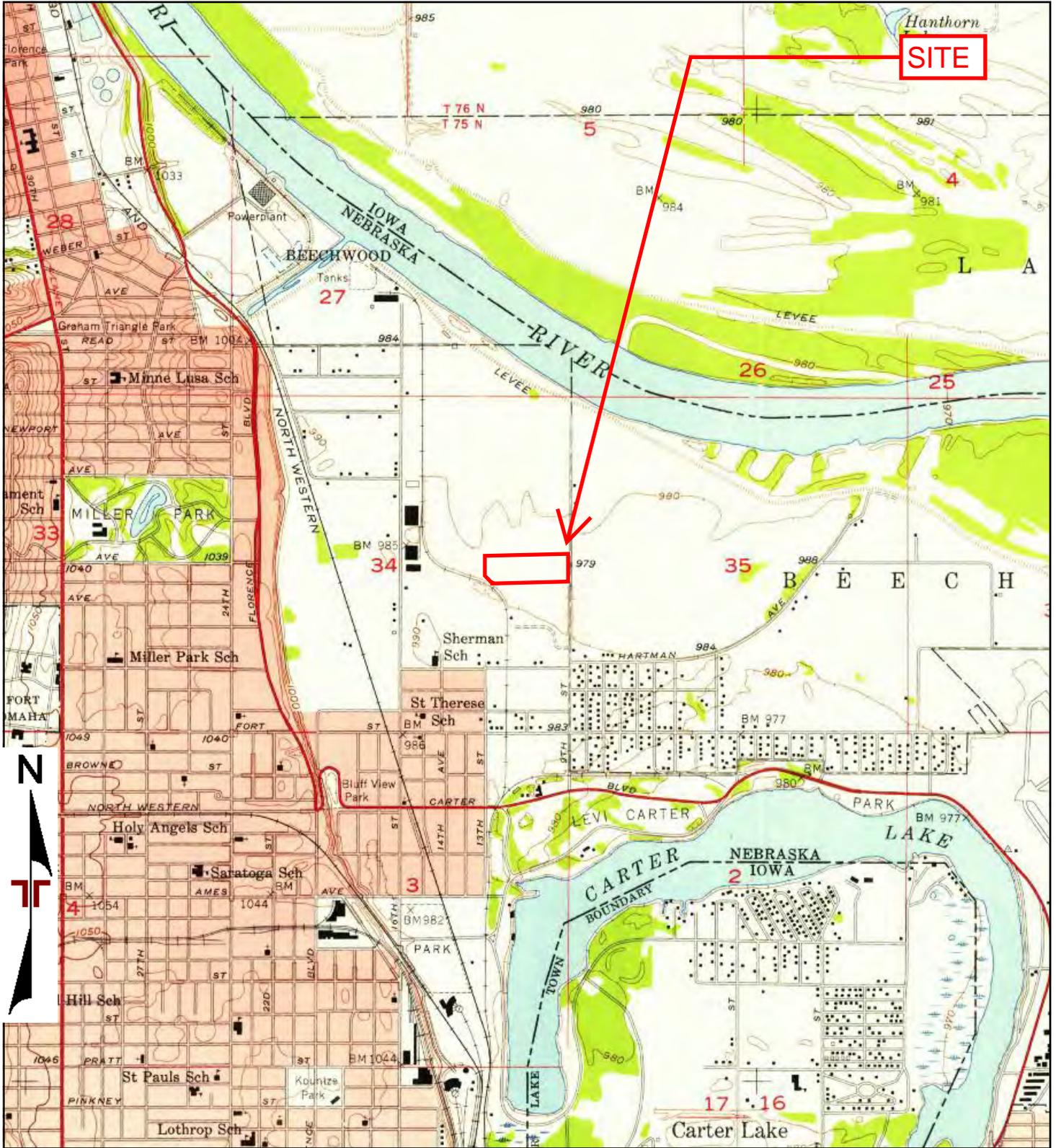


Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1969

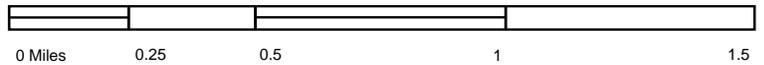

 15080 A Circle
 Omaha, NE 68144

1969 TOPOGRAPHIC MAP
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix
C



TP, Omaha North, 1956, 7.5-minute

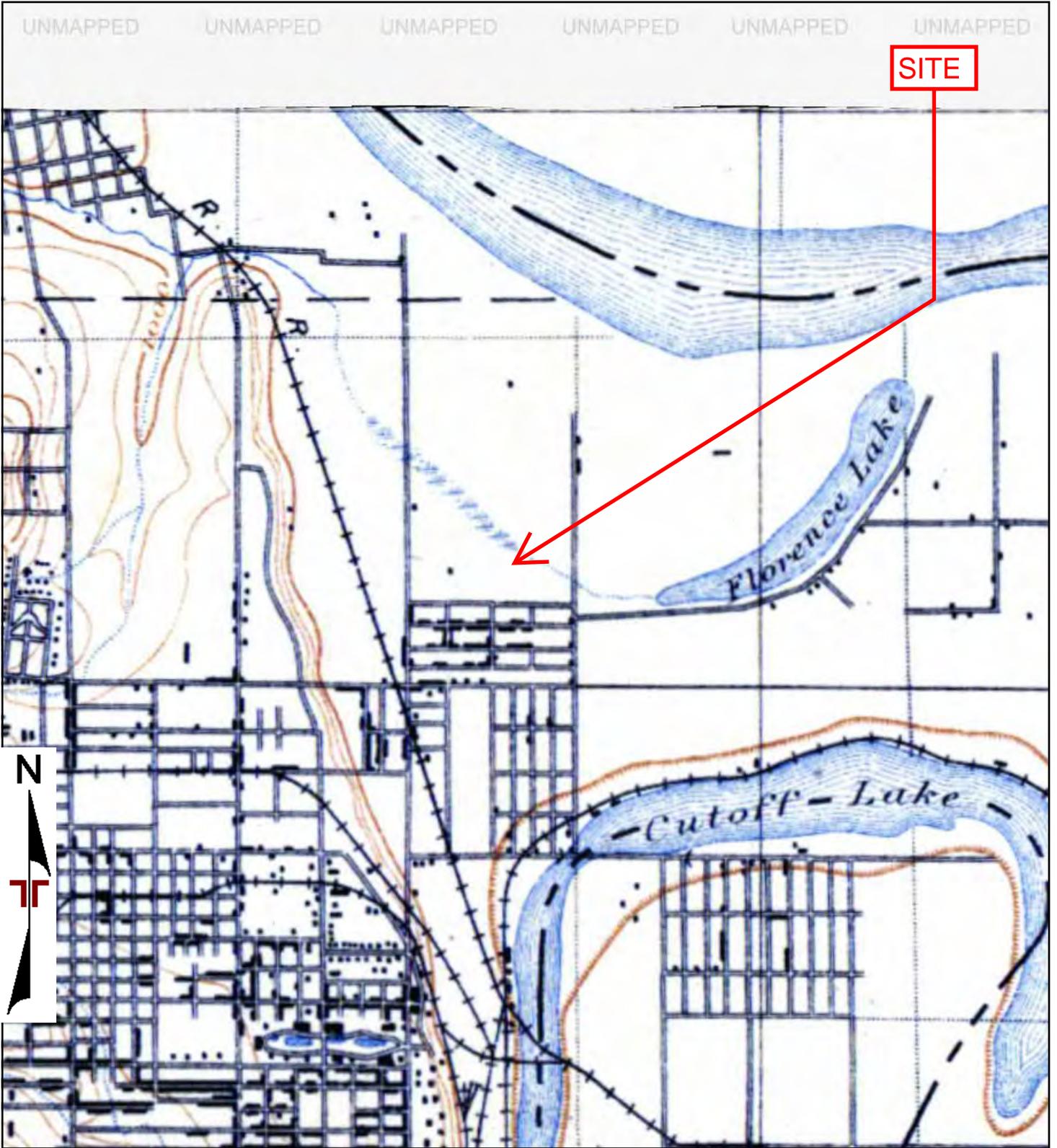


Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1956

Terracon
15080 A Circle
Omaha, NE 68144

1956 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C

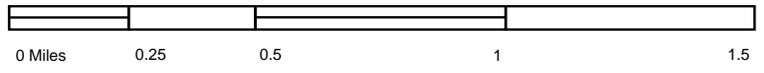


UNMAPPED UNMAPPED UNMAPPED UNMAPPED UNMAPPED UNMAPPED

SITE



TP, OMAHA VICINITY, 1898, 15-minute



Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1898

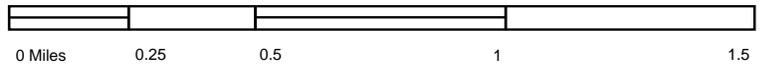
Terracon
15080 A Circle
Omaha, NE 68144

1898 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



TP, Omaha, 1893, 15-minute



Project Manager:	Project No. 05217B86
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1893

Terracon
15080 A Circle
Omaha, NE 68144

1893 TOPOGRAPHIC MAP
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



11.4 Acres of Vacant Land

5902 North 9th Street

Omaha, NE 68110

Inquiry Number: 6783749.3

December 10, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/10/21

Site Name:

11.4 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110
EDR Inquiry # 6783749.3

Client Name:

Terracon
15080 A Circle
Omaha, NE 68144
Contact: Andrew Herman



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 47B0-4B66-9DF0
PO # NA
Project 05217B86



Sanborn® Library search results

Certification #: 47B0-4B66-9DF0

UNMAPPED PROPERTY

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The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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11.49 Acres of Vacant Land

5902 North 9th Street

Omaha, NE 68110

Inquiry Number: 6783749.8

December 14, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/14/21

Site Name:

11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110
EDR Inquiry # 6783749.8

Client Name:

Terracon
15080 A Circle
Omaha, NE 68144
Contact: Andrew Herman



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1999	1"=500'	Acquisition Date: January 01, 1999	USGS/DOQQ
1990	1"=500'	Acquisition Date: January 01, 1990	USGS/DOQQ
1982	1"=500'	Flight Date: April 23, 1982	USDA
1979	1"=500'	Flight Date: September 10, 1979	USDA
1970	1"=500'	Flight Date: May 06, 1970	USDA
1969	1"=500'	Flight Date: September 09, 1969	USGS
1952	1"=500'	Flight Date: April 01, 1952	USGS
1950	1"=500'	Flight Date: September 03, 1950	USDA
1949	1"=500'	Flight Date: July 31, 1949	USDA
1938	1"=500'	Flight Date: July 03, 1938	USDA

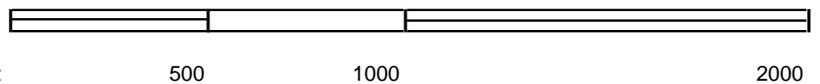
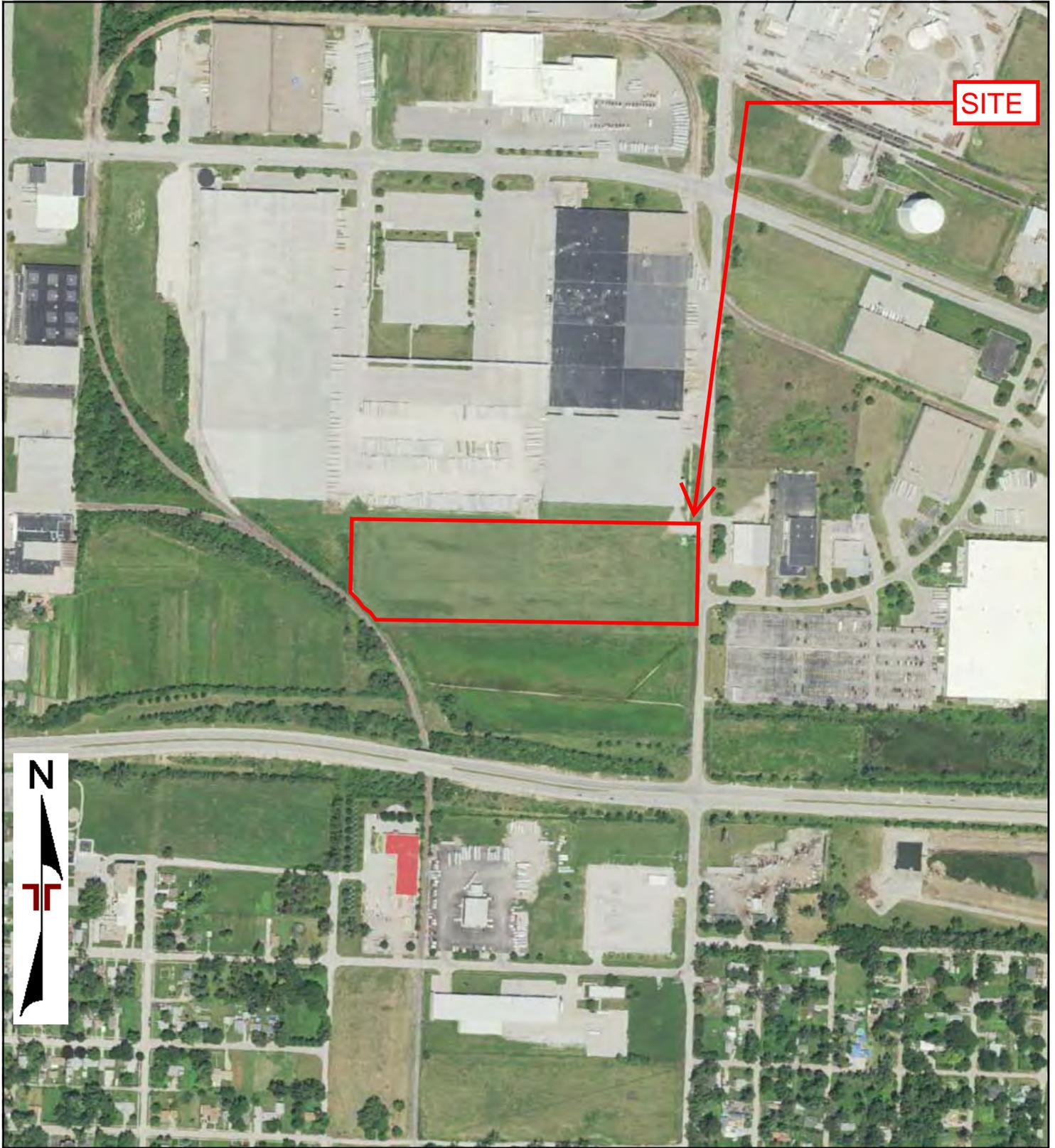
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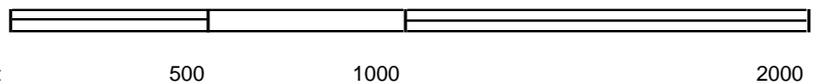
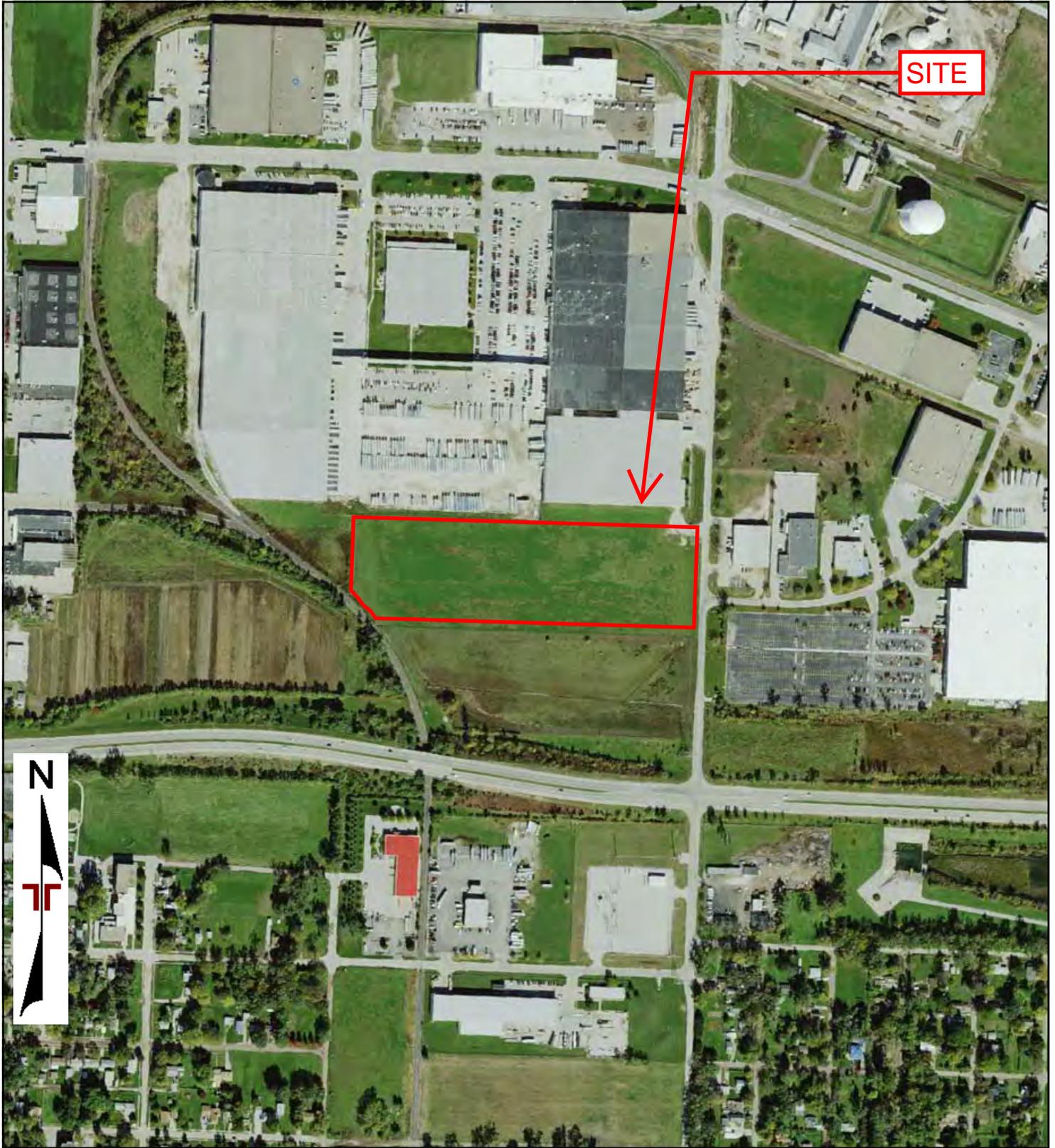


Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2017

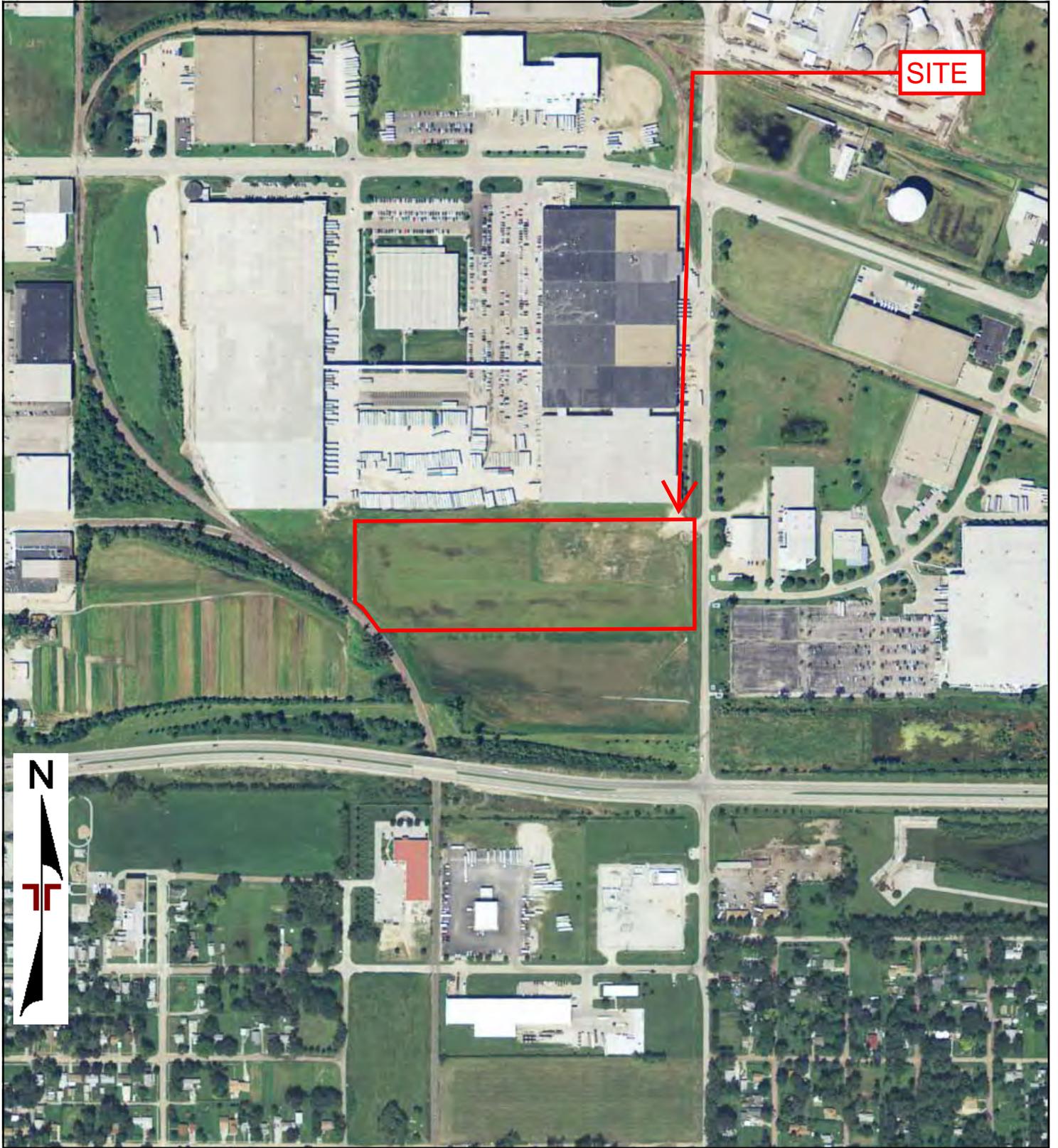
15080 A Circle
 Omaha, NE 68144

2017 AERIAL PHOTOGRAPH
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix
C



Project Manager:	Project No: 05217B86	 15080 A Circle Omaha, NE 68144	2014 AERIAL PHOTOGRAPH	Appendix
Drawn By:	Scale: As Shown		11.49 Acres of Vacant Land	C
Checked By:	File Name:		5902 North 9th Street	
Approved By:	Date: 2014		Omaha, NE 68110	



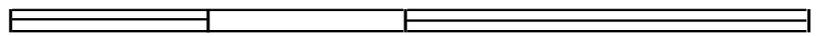
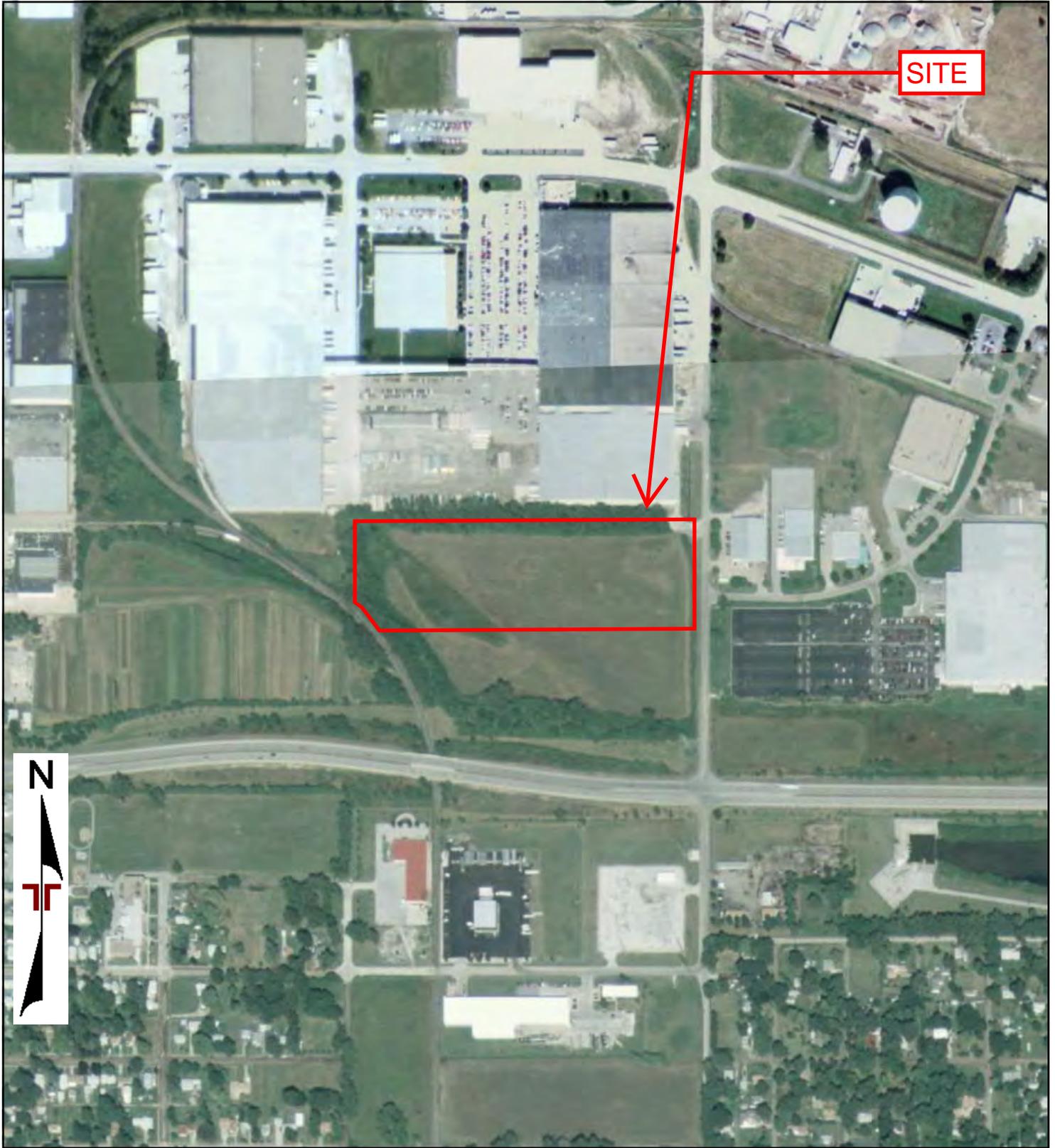
0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2011

Terracon
15080 A Circle
Omaha, NE 68144

2011 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2008

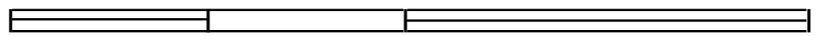
15080 A Circle
 Omaha, NE 68144

2008 AERIAL PHOTOGRAPH
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix
C



SITE



0 Feet

500

1000

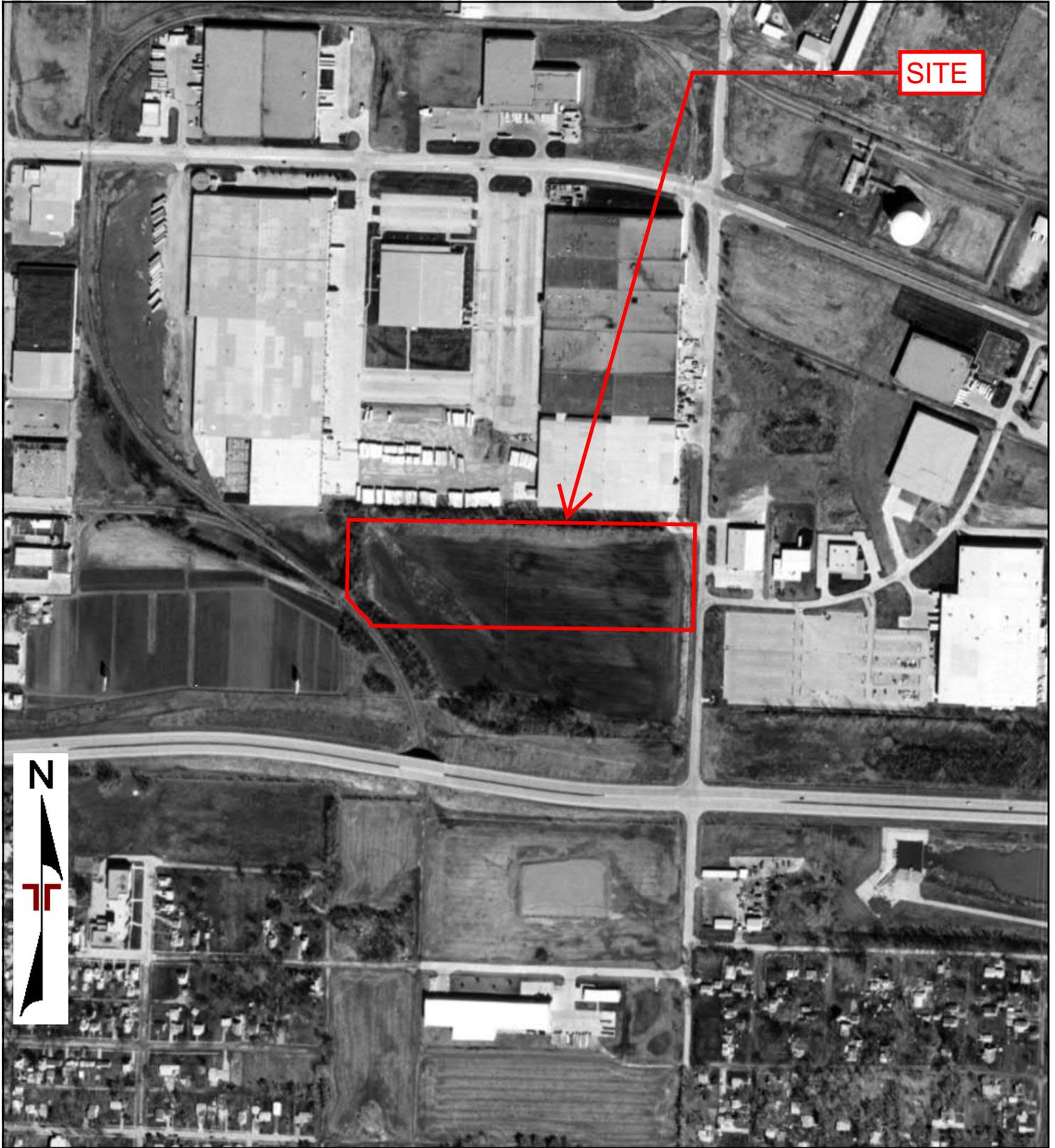
2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2005

15080 A Circle
 Omaha, NE 68144

2005 AERIAL PHOTOGRAPH
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix
C



SITE



0 Feet 500 1000 2000

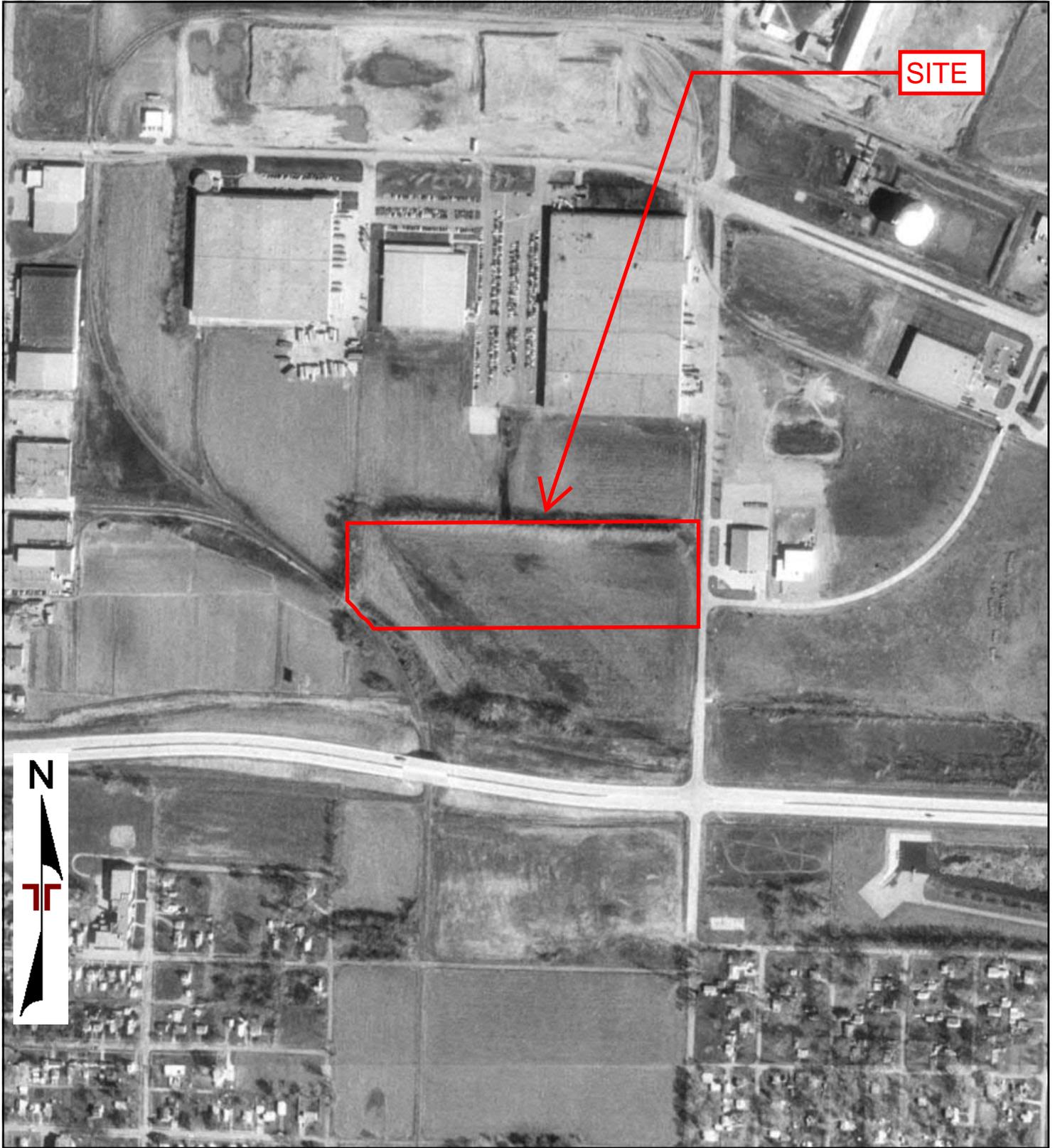
Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1999

15080 A Circle
 Omaha, NE 68144

1999 AERIAL PHOTOGRAPH
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix

C



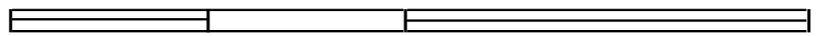
0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1990

Terracon
15080 A Circle
Omaha, NE 68144

1990 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



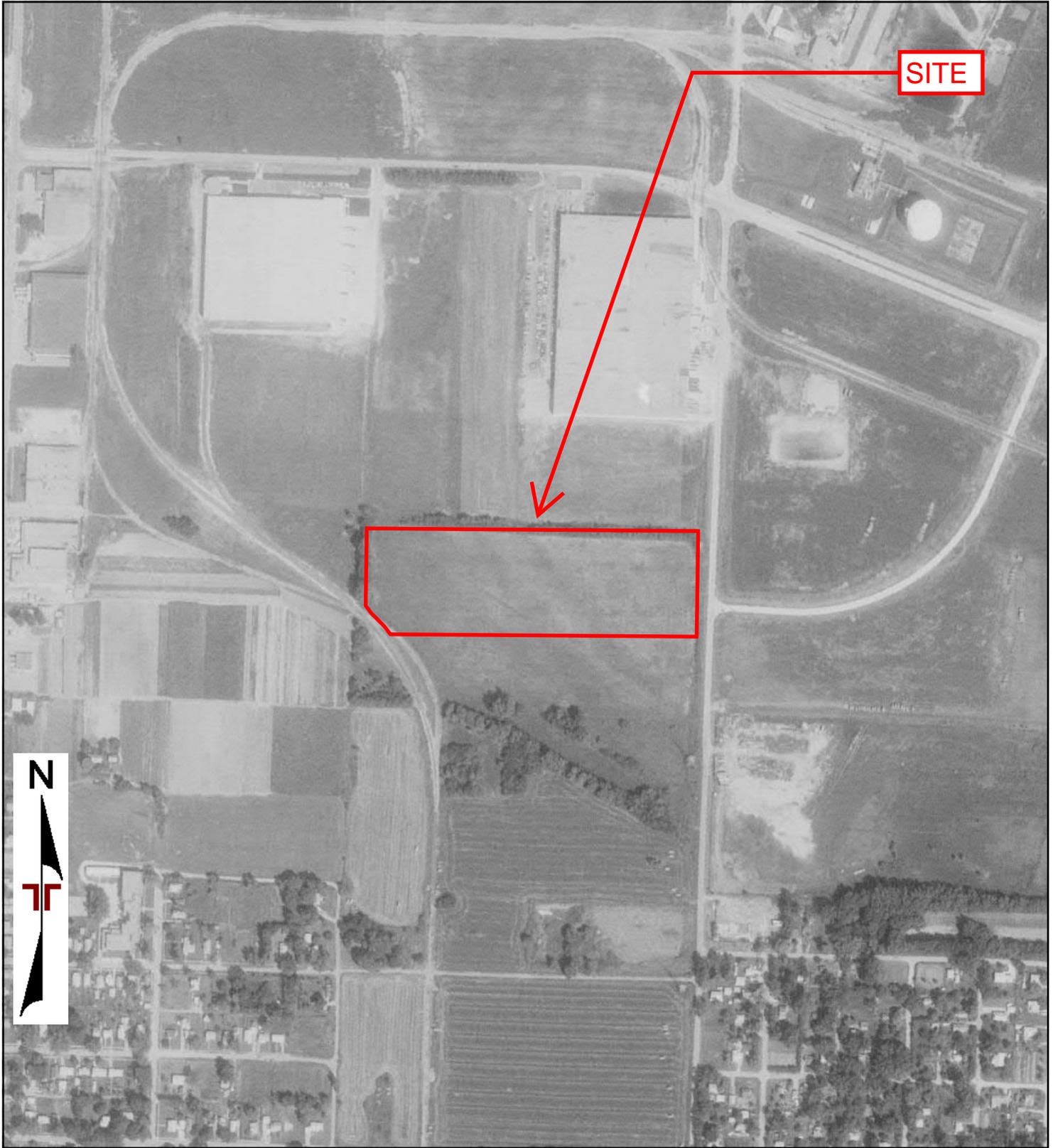
0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1982


 15080 A Circle
 Omaha, NE 68144

1982 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land 5902 North 9th Street Omaha, NE 68110

Appendix
C



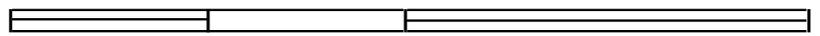
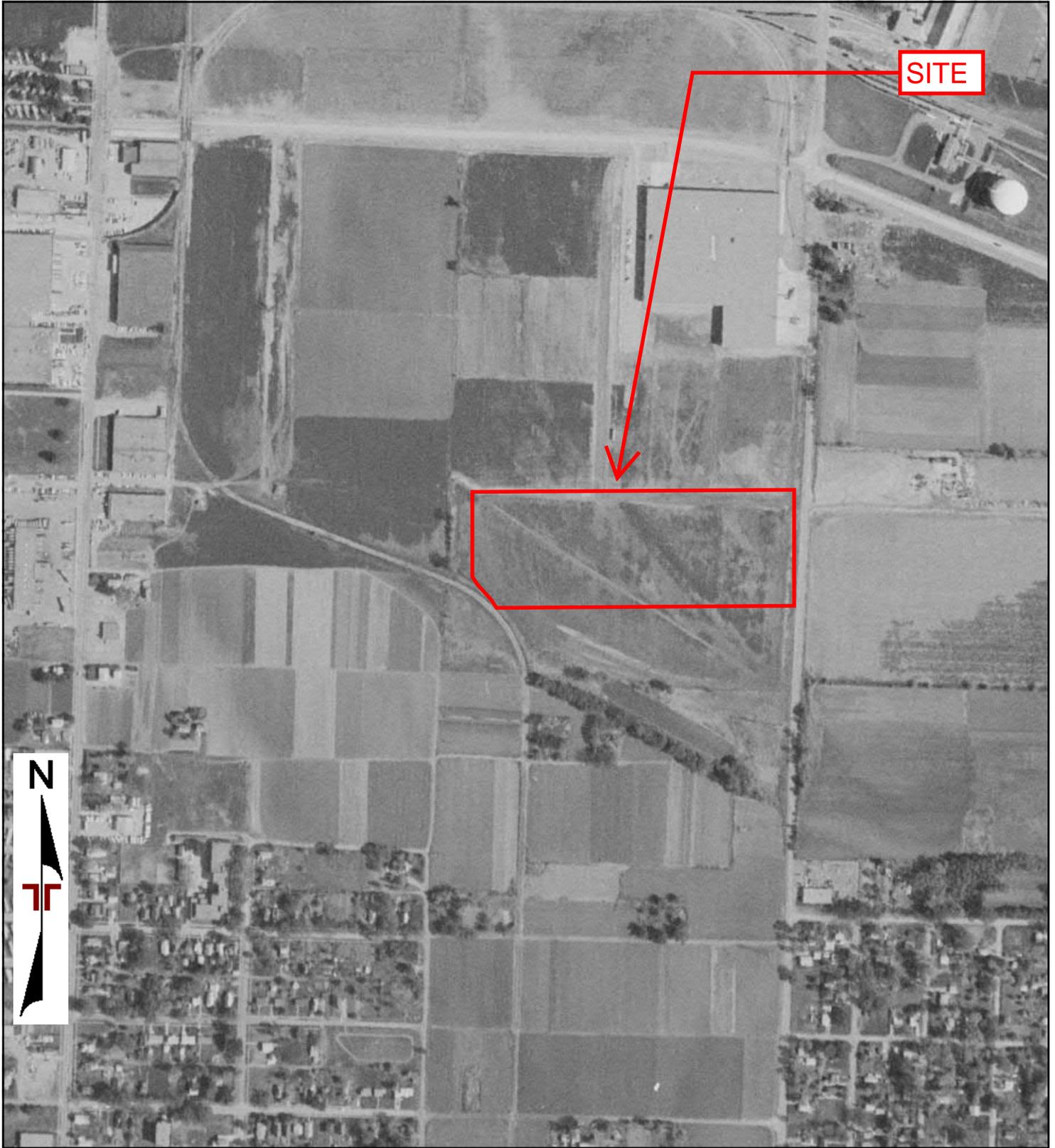
0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1979

Terracon
15080 A Circle
Omaha, NE 68144

1979 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



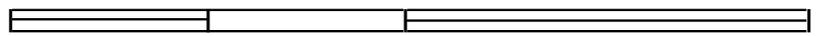
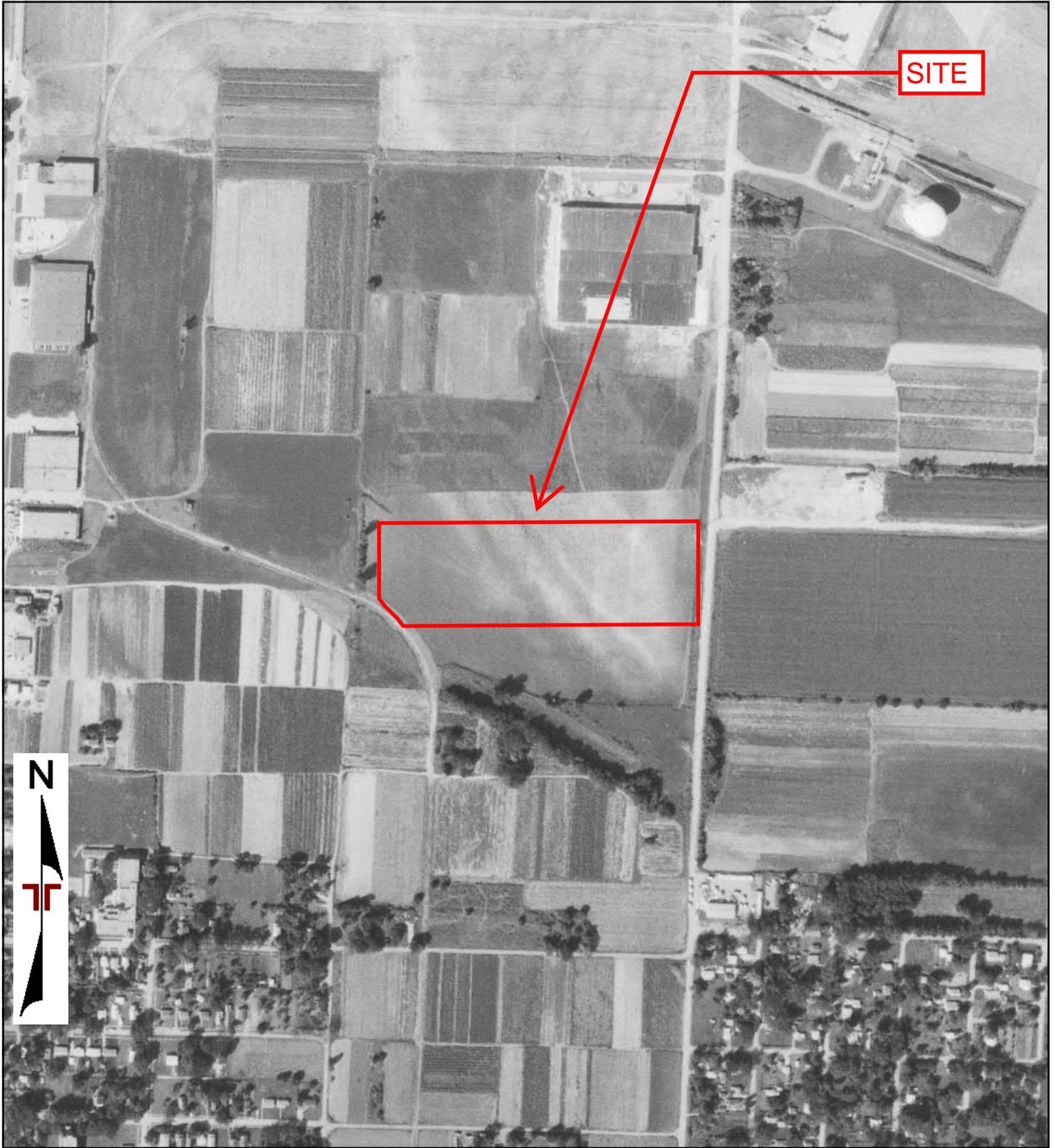
0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1970

15080 A Circle
 Omaha, NE 68144

1970 AERIAL PHOTOGRAPH
 11.49 Acres of Vacant Land
 5902 North 9th Street
 Omaha, NE 68110

Appendix
C



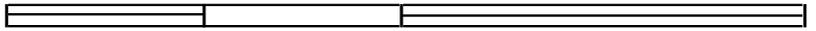
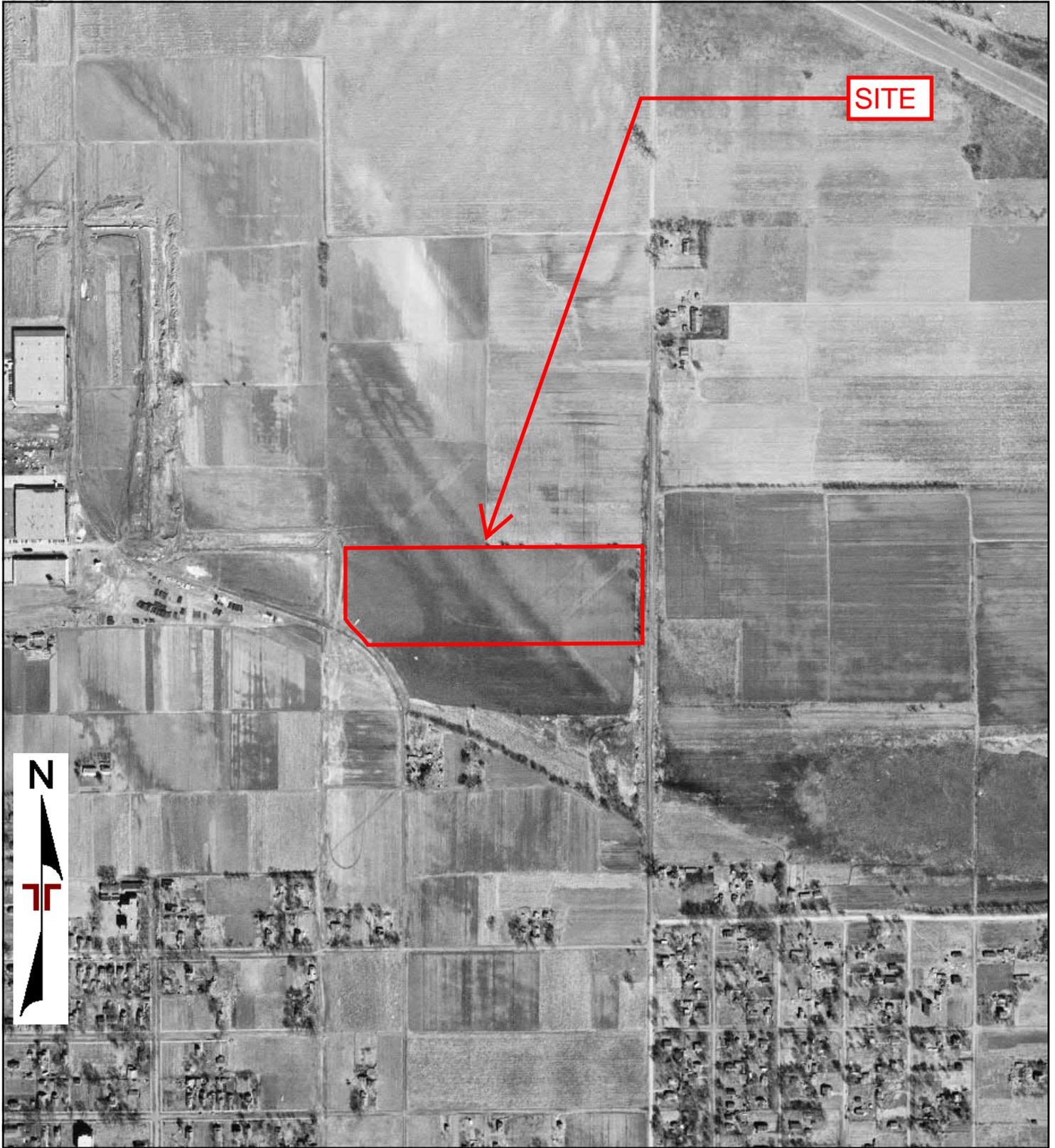
0 Feet 500 1000 2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1969

15080 A Circle
 Omaha, NE 68144

1969 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land 5902 North 9th Street Omaha, NE 68110

Appendix
C



0 Feet

500

1000

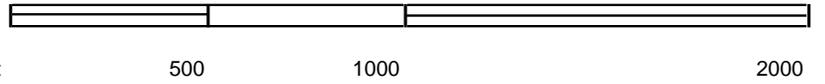
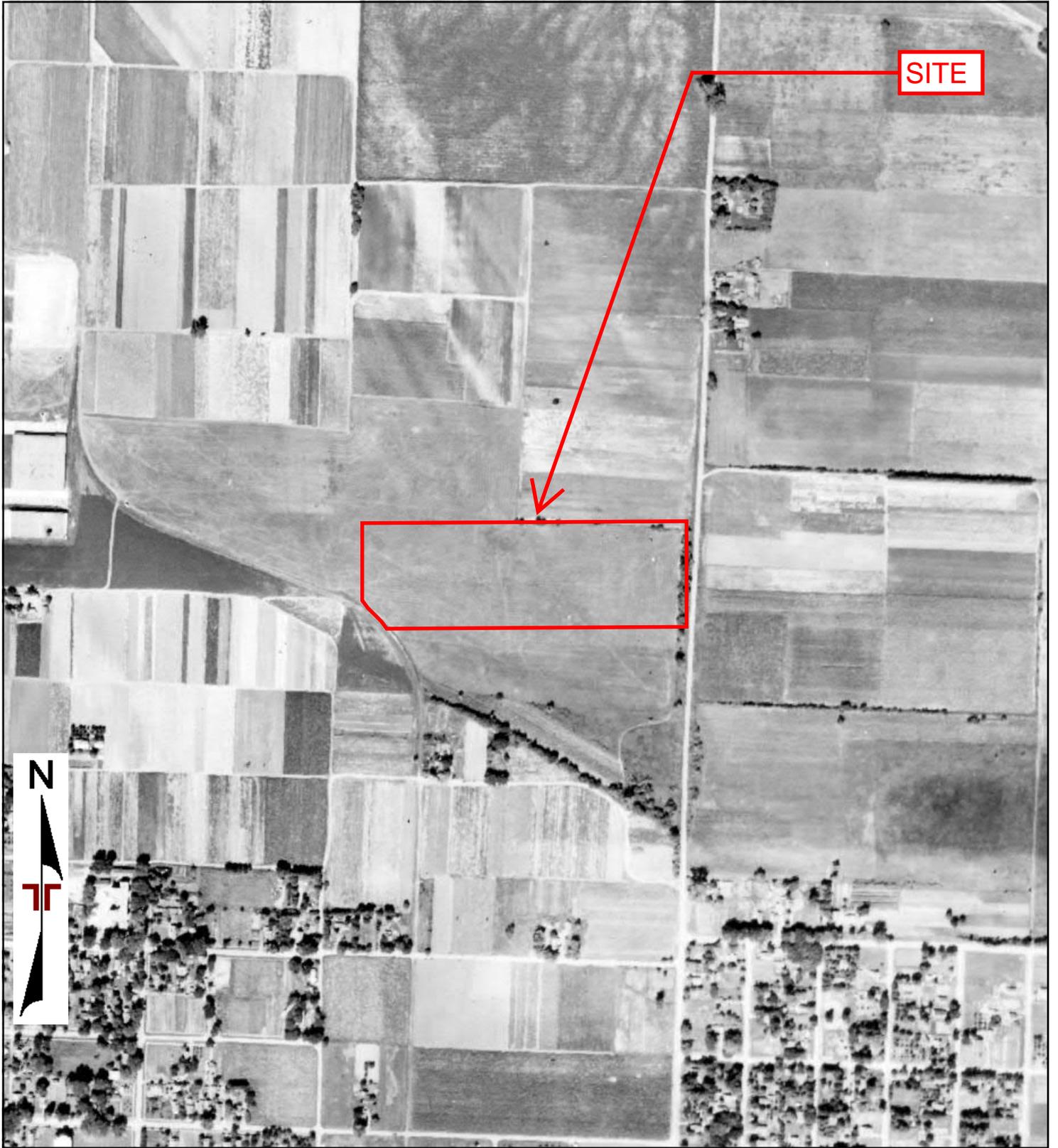
2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1952

Terracon
15080 A Circle
Omaha, NE 68144

1952 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C

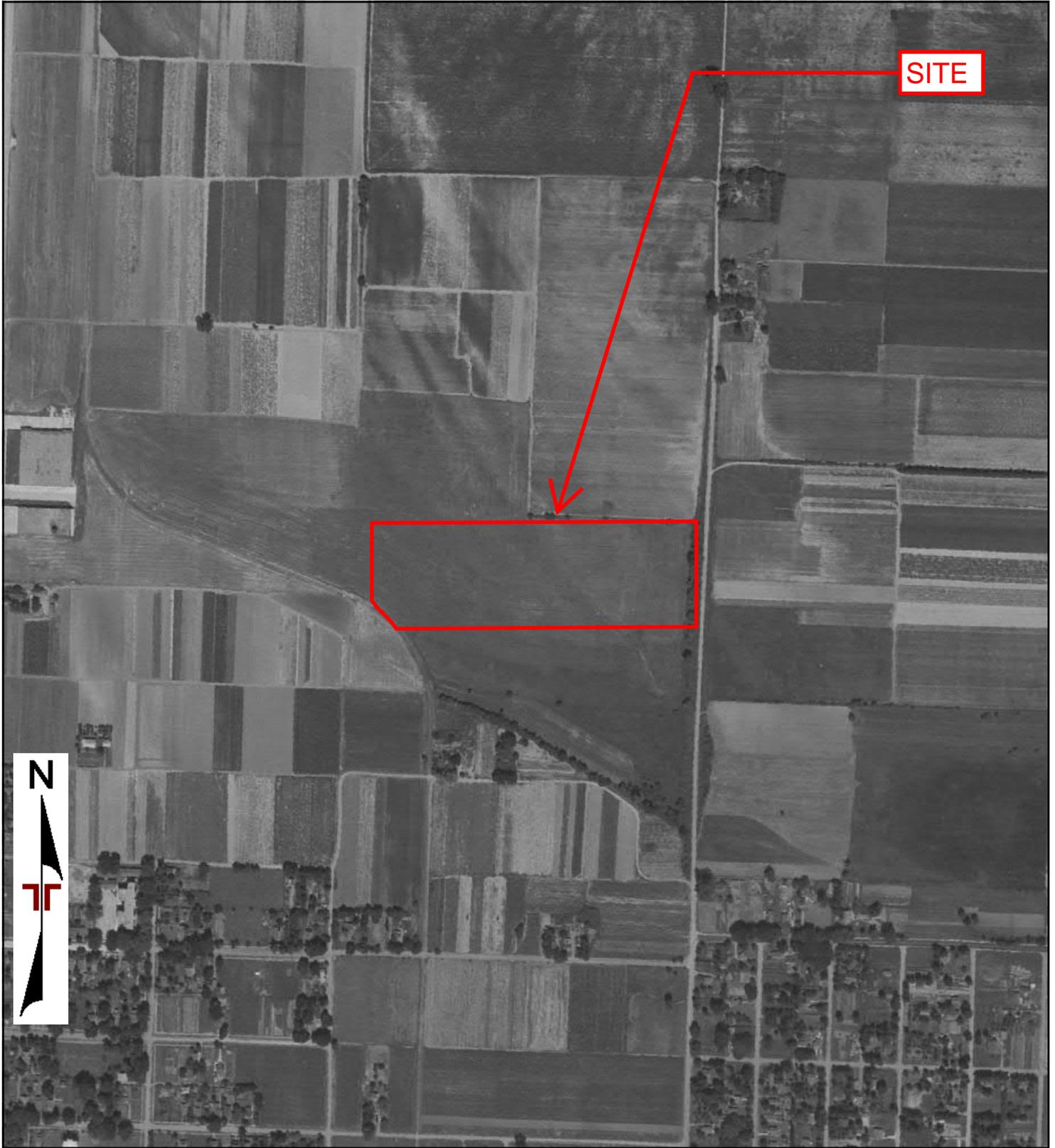


Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1950

Terracon
15080 A Circle
Omaha, NE 68144

1950 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



0 Feet

500

1000

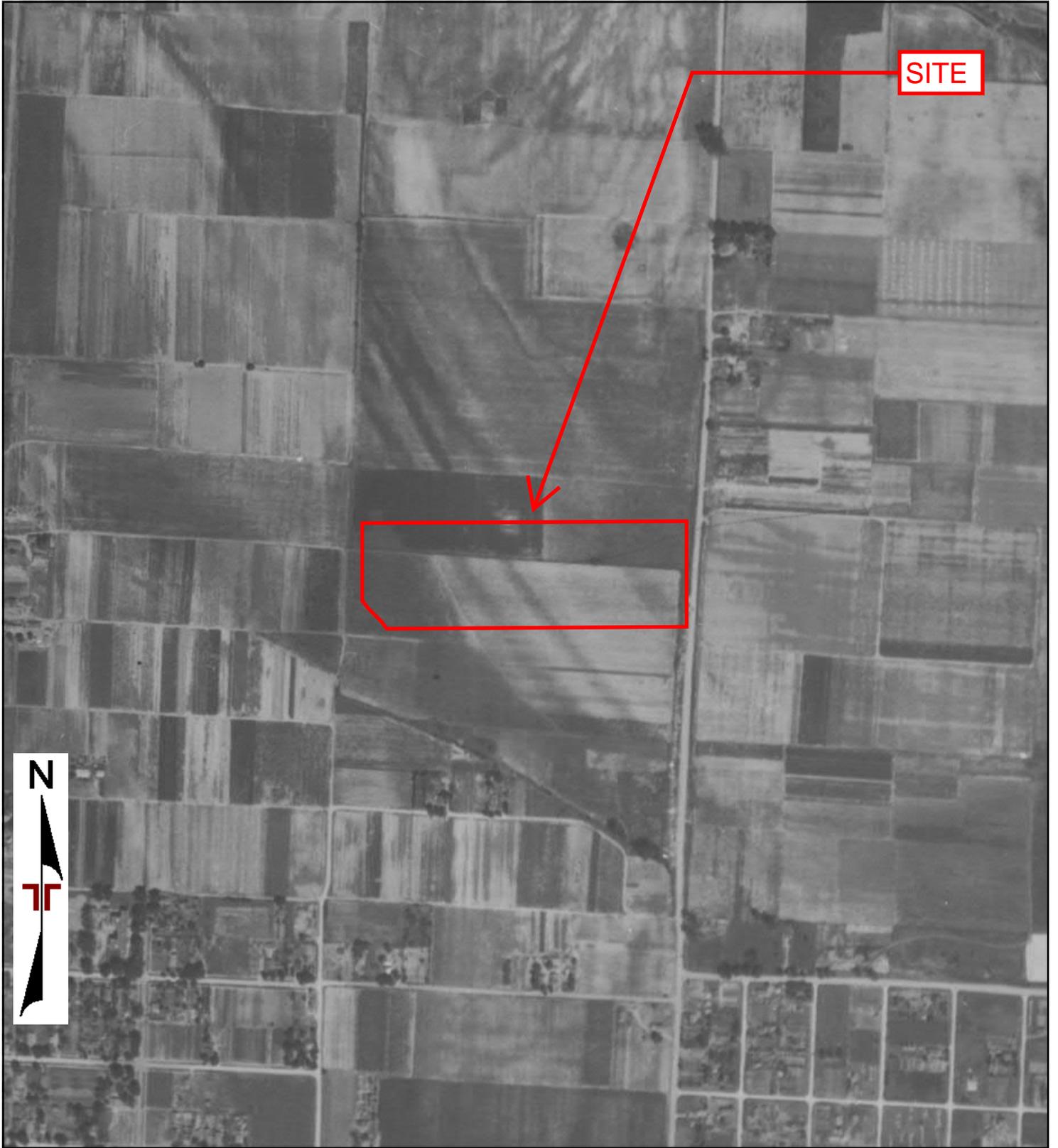
2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1949

Terracon
15080 A Circle
Omaha, NE 68144

1949 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C



0 Feet

500

1000

2000

Project Manager:	Project No: 05217B86
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1938

Terracon
15080 A Circle
Omaha, NE 68144

1938 AERIAL PHOTOGRAPH
11.49 Acres of Vacant Land
5902 North 9th Street
Omaha, NE 68110

Appendix
C

11.4 Acres of Vacant Land

5902 North 9th Street
Omaha, NE 68110

Inquiry Number: 6783749.5
December 14, 2021

The EDR-City Directory Abstract

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1915 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

As summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2017	Cole Information Services	-	X	X	-
2014	Cole Information Services	-	X	X	-
2009	Cole Information Services	-	X	X	-
2007	Polk City Directories	-	X	X	X
2004	Cole Information Services	-	X	X	-
2001	Equifax (Polk)	-	X	X	X
1999	Cole Information Services	-	X	X	-
1995	R. L. Polk Co.	-	X	X	X
1994	Cole Information Services	-	X	X	-
1990	R. L. Polk Co.	-	X	X	X

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1985	R. L. Polk Co.	-	-	-	-
1980	R. L. Polk Co.	-	-	-	-
1975	R. L. Polk Co.	-	-	-	-
1970	R. L. Polk Co.	-	-	-	-
1965	R. L. Polk Co.	-	-	-	-
1961	R. L. Polk Co.	-	-	-	-
1956	R. L. Polk Co.	-	-	-	-
1951	R. L. Polk Co.	-	-	-	-
1946	R. L. Polk Co.	-	-	-	-
1941	R. L. Polk Co.	-	-	-	-
1936	R. L. Polk Co.	-	-	-	-
1931	R. L. Polk Co.	-	-	-	-
1926	R. L. Polk Co.	-	-	-	-
1915	Omaha Directory Co.	-	-	-	-

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
6005 North 9th Street	Client Entered	X
828 Crown Point Avenue	Client Entered	X
808 Crown Point Avenue	Client Entered	X
805 Crown Point Avenue	Client Entered	X
6316 John J Pershing Drive	Client Entered	X
6336 John J Pershing Drive	Client Entered	
6360 John J Pershing Drive	Client Entered	
1150 Ellison Avenue	Client Entered	
6260 Abbott Drive	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

5902 North 9th Street
Omaha, NE 68110

FINDINGS DETAIL

Target Property research detail.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

9TH ST N

6005 9TH ST N

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1995	R & J WHOLESALE FLORIST	R. L. Polk Co.	Image pg. A7

ABBOTT DR

6260 ABBOTT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	AMSAN NOGG CHEMICAL & PAPER	Cole Information Services
2014	AMSAN	Cole Information Services
2009	AMSAN CO	Cole Information Services
	AMSAN NOGG CHEMICAL & PAPER	Cole Information Services
2004	NOGG CHEMICAL & PAPER CO	Cole Information Services
1999	NOGG CHEMICAL & PAPER COMPANY	Cole Information Services
1994	NOGG KELSO CO	Cole Information Services

Abbott Drive

6260 Abbott Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	AMSAN NOGG CHEMICAL	Polk City Directories	Image pg. A1
	PAPER paper products	Polk City Directories	Image pg. A1
	Clark Bruce	Polk City Directories	Image pg. A1
2001	AMSAN NEBRASKA	Equifax (Polk)	Image pg. A4
	indpersonal serv pap	Equifax (Polk)	Image pg. A4
	NOGG CHEMICAL & PAPER	Equifax (Polk)	Image pg. A4
1995	NOGG CHEMICAL & PAPER CO	R. L. Polk Co.	Image pg. A8
1990	Nogg Bros Paper Co	R. L. Polk Co.	Image pg. A11

FINDINGS

CROWN POINT AVE

805 CROWN POINT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2009	FDC	Cole Information Services	
	FIRST DATA RESOURCES INC	Cole Information Services	
	FDC	Cole Information Services	
	FIRST DATA RESOURCES INC	Cole Information Services	
2007	Cioffero Clare E	Polk City Directories	Image pg. A2
	Cioffero Vito G	Polk City Directories	Image pg. A2
	Biviano Anthony J	Polk City Directories	Image pg. A2
	0 Biviano Matthew T	Polk City Directories	Image pg. A2
	Page Ashton C & Patricia A	Polk City Directories	Image pg. A2
2004	CROWN POINT FACILITY FDR	Cole Information Services	
	RICHARD SHEA	Cole Information Services	
	BAUTISTA MARIO	Cole Information Services	
	HENRY TSUEI	Cole Information Services	
	DAVID CHOU	Cole Information Services	
	MARIO BAUTISTA	Cole Information Services	
	CROWN POINT FACILITY FDR	Cole Information Services	
	RICHARD SHEA	Cole Information Services	
	BAUTISTA MARIO	Cole Information Services	
	HENRY TSUEI	Cole Information Services	
	DAVID CHOU	Cole Information Services	
	MARIO BAUTISTA	Cole Information Services	
2001	INCORPORATED mailing	Equifax (Polk)	Image pg. A5
	FIRST DATA RESOURCES	Equifax (Polk)	Image pg. A5
	Chan Lilly S	Equifax (Polk)	Image pg. A5
1999	MARTIN SASS	Cole Information Services	
	SCOTT HANSEN	Cole Information Services	
	KENNETH HITES	Cole Information Services	
	C HILSABECK	Cole Information Services	
	THOMAS EMERY	Cole Information Services	
	PENNY GIFFORD	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	SETSUKO MEYERS	Cole Information Services
	MARTIN SASS	Cole Information Services
	SCOTT HANSEN	Cole Information Services
	KENNETH HITES	Cole Information Services
	C HILSABECK	Cole Information Services
	THOMAS EMERY	Cole Information Services
	PENNY GIFFORD	Cole Information Services
	SETSUKO MEYERS	Cole Information Services

808 CROWN POINT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	LOOMIS FARGO & CO armored car	Polk City Directories	Image pg. A2
2001	PRINTING SERVICES corn	Equifax (Polk)	Image pg. A5
1999	PRINTING SERVICES INCORPORATED	Cole Information Services	
	BODAMMER DENNIS J	Cole Information Services	
	PRINTING SERVICES INCORPORATED	Cole Information Services	
	BODAMMER DENNIS J	Cole Information Services	

828 CROWN POINT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2014	JUSTMAN BRUSH COMPANY	Cole Information Services	
	JUSTMAN BRUSH COMPANY	Cole Information Services	
2009	EVERGREEN DISTRIBUTING INC	Cole Information Services	
	JUSTMAN BRUSH CO	Cole Information Services	
	EVERGREEN DISTRIBUTING INC	Cole Information Services	
	JUSTMAN BRUSH CO	Cole Information Services	
2007	surgeons equip	Polk City Directories	Image pg. A2
	JUSTMAN BRUSH CO physicians	Polk City Directories	Image pg. A2
2004	OCCUPANT UNKNOWN	Cole Information Services	
	OCCUPANT UNKNOWN	Cole Information Services	
2001	OMAHA watches clocks mir	Equifax (Polk)	Image pg. A5
	NELSON L R CORPORATION	Equifax (Polk)	Image pg. A5
1999	NELSON L R CORPORATION OMAHA	Cole Information Services	
	NELSON L R CORPORATION OMAHA	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	RAIN MATIC CORP	Cole Information Services
	RAIN MATIC CORP	Cole Information Services

Crown Point Avenue

805 Crown Point Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	0 Biviano Matthew T	Polk City Directories	Image pg. A2
	Biviano Anthony J	Polk City Directories	Image pg. A2
	Cioffero Vito G	Polk City Directories	Image pg. A2
	Cioffero Clare E	Polk City Directories	Image pg. A2
	Page Ashton C & Patricia A	Polk City Directories	Image pg. A2
2001	Chan Lilly S	Equifax (Polk)	Image pg. A5
	FIRST DATA RESOURCES	Equifax (Polk)	Image pg. A5
	INCORPORATED mailing	Equifax (Polk)	Image pg. A5

808 Crown Point Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	LOOMIS FARGO & CO armored car	Polk City Directories	Image pg. A2
2001	PRINTING SERVICES com	Equifax (Polk)	Image pg. A5

828 Crown Point Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	JUSTMAN BRUSH CO physicians	Polk City Directories	Image pg. A2
	surgeons equip	Polk City Directories	Image pg. A2
2001	NELSON L R CORPORATION	Equifax (Polk)	Image pg. A5
	OMAHA watches clocks mir	Equifax (Polk)	Image pg. A5

ELLISON AVE

1150 ELLISON AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	DEAN FOODS	Cole Information Services
2014	PENSKE TRUCK RENTAL	Cole Information Services
	DEAN FOODS	Cole Information Services
2009	PENSKE TRUCK LEASING	Cole Information Services

FINDINGS

JOHN J PERSHING DR

6316 JOHN J PERSHING DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	LOZIER CORP NORTH PLT	Cole Information Services

6336 JOHN J PERSHING DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	LOZIER CORPORATION	Cole Information Services
	LOZIER CORPORATION	Cole Information Services
2014	LOZIER CORPORATION	Cole Information Services
2009	LOZIER CORP	Cole Information Services
	SGD OLD MILL NORTH LLC	Cole Information Services
2004	SGD INVESTMENTS INC	Cole Information Services
1999	LOZIER CORPORATION	Cole Information Services
	LOZIER CORPORATION PERSONNEL	Cole Information Services
1994	LOZIER CORP	Cole Information Services

6360 JOHN J PERSHING DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	LOZIER CORPORATION	Cole Information Services
2014	LOZIER CORPORATION	Cole Information Services
2009	LOZIER CORP	Cole Information Services

John J Pershing Drive

6316 John J Pershing Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1995	Not Verified	R. L. Polk Co.	Image pg. A9
1990	Lozier Corp north plant	R. L. Polk Co.	Image pg. A12

N 9TH ST

6005 N 9TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	COMET EQUIPMENT CO	Cole Information Services
	COMET EQUIPMENT CO	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2014	COMET EQUIPMENT CO	Cole Information Services	
	EXACT MANUFACTURING & MACHINE INC	Cole Information Services	
	COMET EQUIPMENT CO	Cole Information Services	
	EXACT MANUFACTURING & MACHINE INC	Cole Information Services	
2009	EXACT MANUFACTURING & MACHINE INC	Cole Information Services	
	COMET EQUIPMENT CO	Cole Information Services	
	EXACT MANUFACTURING & MACHINE INC	Cole Information Services	
	COMET EQUIPMENT CO	Cole Information Services	
2007	COMET EQUIPMENT CO railroad	Polk City Directories	Image pg. A3
	MACHINE mach shops	Polk City Directories	Image pg. A3
	equip/supl	Polk City Directories	Image pg. A3
	EXACT MANUFACTURING	Polk City Directories	Image pg. A3
2004	EXACT MFG & MACHINE	Cole Information Services	
	EXACT MFG & MACHINE	Cole Information Services	
2001	EXACT MANUFACTURING	Equifax (Polk)	Image pg. A6
	MACHINE bearingbearing	Equifax (Polk)	Image pg. A6
	race f	Equifax (Polk)	Image pg. A6
1994	R & J WHOLESALE FLORIST	Cole Information Services	
	R & J WHOLESALE FLORIST	Cole Information Services	

North 9th Street

6005 North 9th Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	COMET EQUIPMENT CO railroad	Polk City Directories	Image pg. A3
	equip/supl	Polk City Directories	Image pg. A3
	EXACT MANUFACTURING	Polk City Directories	Image pg. A3
	MACHINE mach shops	Polk City Directories	Image pg. A3
2001	EXACT MANUFACTURING	Equifax (Polk)	Image pg. A6
	MACHINE bearingbearing	Equifax (Polk)	Image pg. A6
	race f	Equifax (Polk)	Image pg. A6
1995	R & J WHOLESALE FLORIST	R. L. Polk Co.	Image pg. A10

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
1150 ELLISON AVE	2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
1150 Ellison Avenue	2017, 2014, 2009, 2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6005 9TH ST N	2017, 2014, 2009, 2007, 2004, 2001, 1999, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6005 N 9TH ST	2007, 2001, 1999, 1995, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6005 N 9TH ST	2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6005 N 9TH ST	2007, 2001, 1999, 1995, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6005 North 9th Street	2017, 2014, 2009, 2004, 1999, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6260 ABBOTT DR	2007, 2001, 1995, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6260 Abbott Drive	2017, 2014, 2009, 2004, 1999, 1994, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6316 JOHN J PERSHING DR	2017, 2014, 2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6316 John J Pershing Drive	2017, 2014, 2009, 2007, 2004, 2001, 1999, 1994, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6336 JOHN J PERSHING DR	2007, 2001, 1995, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6336 John J Pershing Drive	2017, 2014, 2009, 2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6360 JOHN J PERSHING DR	2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
6360 John J Pershing Drive	2017, 2014, 2009, 2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
805 CROWN POINT AVE	2017, 2014, 2007, 2001, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
805 CROWN POINT AVE	2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
805 CROWN POINT AVE	2017, 2014, 2007, 2001, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915
805 Crown Point Avenue	2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

FINDINGS

Address Researched

808 CROWN POINT AVE

808 CROWN POINT AVE

808 CROWN POINT AVE

808 Crown Point Avenue

828 CROWN POINT AVE

828 CROWN POINT AVE

828 CROWN POINT AVE

828 Crown Point Avenue

Address Not Identified in Research Source

2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2014, 2009, 2007, 2004, 2001, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2014, 2009, 2007, 2004, 2001, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2007, 2001, 1995, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2007, 2001, 1995, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

2017, 2014, 2009, 2004, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

5902 North 9th Street

Address Not Identified in Research Source

2017, 2014, 2009, 2007, 2004, 2001, 1999, 1995, 1994, 1990, 1985, 1980, 1975, 1970, 1965, 1961, 1956, 1951, 1946, 1941, 1936, 1931, 1926, 1915

Source Page Images Appendix

CROWN POINT AVE 2007

CROWN POINT AVE

CROWN POINT AVE Cont'd

Winer James P & Mary E [E]

704 Haugensmiller Richard B & Margaret [E]

707 North Larry B & Janice D [E]

716 W Reynold Robert J & Judy B [E]

719 Bacon Walter M Jr & Lynne L [E]

807 No Current Listing

818 GRESTHIDGE ELEMENTARY SCHOOL schools [E]

819 Lind Douglas A [E]

821 Wray Don R [E]

840 Salsbery Francis M [E]

804 Maggio Francis P & Sam A [E]

907 Fabel Ernie R & Gerie L [E]

915 Evans Dorcas M [E]

Evans Douglas C [E]

916 Peinemann Mark A & Dana A [E]

928 Scotas Gerald H [E]

934 Thomasson Mark K [E]

935 Thomasson Mark K [E]

951 Spenker Michael A [E]

956 White Darrell L & Cynthia R [E]

959 Purdy Pamela M [E]

968 Warkman Beverly L [E]

978 Harold Michael M [E]

985 Monica Leon W & Jean E [E]

988 Warkman Beverly L [E]

CROWN POINT AVE Cont'd

7541 SAN EXPRESS GLOBAL INC

7542 SAN EXPRESS GLOBAL INC

7543 SAN EXPRESS GLOBAL INC

7544 SAN EXPRESS GLOBAL INC

7545 SAN EXPRESS GLOBAL INC

7546 SAN EXPRESS GLOBAL INC

7547 SAN EXPRESS GLOBAL INC

7548 SAN EXPRESS GLOBAL INC

7549 SAN EXPRESS GLOBAL INC

7550 SAN EXPRESS GLOBAL INC

7551 SAN EXPRESS GLOBAL INC

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7641 SAN EXPRESS GLOBAL INC

7642 SAN EXPRESS GLOBAL INC

7643 SAN EXPRESS GLOBAL INC

7644 SAN EXPRESS GLOBAL INC

7645 SAN EXPRESS GLOBAL INC

7646 SAN EXPRESS GLOBAL INC

7647 SAN EXPRESS GLOBAL INC

7648 SAN EXPRESS GLOBAL INC

7649 SAN EXPRESS GLOBAL INC

CROWN POINT AVE Cont'd

2706 of Foster Washington

2707 Davis Mary [E]

2710 Davis Pamela L [E]

2710 Nelson George A [E]

2711 Trier Carl C [E]

2716 Burns Angalou D [E]

2717 Williams Duane [E]

2719 Dixon L [E]

2720 Dixon L [E]

2721 J 2722 No Current Listing (2 Hse)

2723 Singleton Geraldine L [E]

2726 Harada Benjamin A Sr [E]

2728 Harada Benjamin A Sr [E]

2731 O Spencer Vanuz

2732 O Spencer Vanuz

2733 O Spencer Vanuz

2734 Williams Loyal R Sr & Geraldine H [E]

2735 No Current Listing

2736 Evans Terry L & Beth A [E]

2737 Rodman Arlie [E]

2738 Rodman Arlie [E]

2739 O Fred Dixon T [E]

2740 O Fred Dixon T [E]

2741 No Current Listing

2742 No Current Listing

2743 No Current Listing

2744 No Current Listing

2745 No Current Listing

2746 No Current Listing

2747 No Current Listing

2748 No Current Listing

2749 No Current Listing

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2773 No Current Listing

2774 No Current Listing

2775 No Current Listing

2776 No Current Listing

2777 No Current Listing

2778 No Current Listing

2779 No Current Listing

9TH ST N 1995

CREIGHTON UNIVERSITY 2500 California Plaza Omaha, NE 68178 Tel. 280-2700

14 Omaha Metro Locations 536-2420 MAIN BANK

Table of street addresses and house numbers, organized by street name and block. Includes streets like 11th St, 12th St, 13th St, etc., with corresponding house numbers and some additional notes.

Abbott Drive 1995

Checking, Savings, Loans, and More! 6 Omaha Area Offices To Serve You! FIRST FEDERAL LINCOLN

A 97 to ADAMS PLAZA

186

© HOMEOWNERS

LICENSED

ACCOUNT RECOVERY, INC.

3933 N. 91st St. Omaha, NE 68134

Table of names and addresses, organized by street name (e.g., A 97 to ADAMS PLAZA, ADAMS PLAZA FROM WEST OF 57th ST, etc.).

North 9th Street

1995

14 Omaha Metro Locations 536-2420 MAIN BANK

CREIGHTON UNIVERSITY 2500 California Plaza Omaha, NE 68178 Tel. 280-2700

6TH ST SOUTH to 9TH ST NE 2

1116 HILGREN WAY & STORAGE... 1118 Oakley Blvd & S. Jackson St... 1119 BRYAN BRIDLE CO Industrial...

1215 Long Run F & Norman L... 1216 1/2 W. 24th St... 1217 1/2 W. 24th St... 1218 1/2 W. 24th St...

1224 Franklin Ave... 1225 Franklin Ave... 1226 Franklin Ave... 1227 Franklin Ave...

1228 Franklin Ave... 1229 Franklin Ave... 1230 Franklin Ave... 1231 Franklin Ave...

1232 Franklin Ave... 1233 Franklin Ave... 1234 Franklin Ave... 1235 Franklin Ave...

Douglas County, Nebraska Property Record - R1643780030

Information is valid as of 2021-12-10

Great Feature → → →[Print Report](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)**Taxpayer**

LOZIER CORP

6336 JOHN J PERSHING DR
OMAHA NE 68110-0000**Property Information****Key Number:** 4378 0030 16**Account Type:** Industrial**Parcel Number:** 1643780030**Parcel Address:** 5902 N 9 ST
OMAHA NE 68110-0000**Abbreviated
Legal
Description:** LOZIER BUSINESS PARK LOT 6 BLOCK 0 IRREG 11.49 AC**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2021	\$750,800	\$0	\$750,800
2020	\$750,800	\$0	\$750,800
2019	\$750,800	\$0	\$750,800
2018	\$750,800	\$0	\$750,800
2017	\$220,200	\$0	\$220,200
2016	\$220,200	\$0	\$220,200

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
11.49	500504.4	0.0	0.0	0.0	

Land Attributes

<i>Attribute</i>	<i>Attribute Description</i>
Location	Good 2

To interact more fully with Google Maps and Street View go to this link [Google](#).



City of Omaha
Jean Stothert, Mayor

Fire Department

1516 Jackson Street
Omaha, Nebraska 68102-3110
(402) 444-5700
FAX (402) 444-6378

Daniel C. Olsen
Fire Chief

December 20, 2021

TERRACON CONSULTANTS

Attn: Andrew Herman
15080 A Circle
Omaha, NE 68144

RE: Property Research on below addresses:

**11.4 ACRES OF VACANT LAND
5902 NORTH 9TH STREET
OMAHA, NE 68110**

Based on our records:

1. We show No Fire Emergency response to the above address.
2. We show No hazardous materials or petroleum product incidents.
3. We show No Aboveground Storage Tanks.
4. We show No Underground Storage Tanks.
5. We show No Environmental concerns for the above property.

If you have any questions, please feel free to call (402) 660-0846.

Respectfully,

Craig Schneider
Captain FF/Tank Inspector
Omaha Fire Department
1516 Jackson Street
Omaha, NE 68102



Omaha Fire Department
Office of the Assistant Fire Marshal

1516 Jackson St. Omaha, NE 68102
 Phone: (402) 444-5700 Fax# (402) 444-6378

PUBLIC RECORDS REQUEST

Date: 12/10/2021 This written Public Records request may be faxed to:
402.330.7606

In accordance with the Public Records Act, I Andrew Herman
 am requesting information about the following: _____ (Print Requestor's Name)
5902 North 9th Street (see attached for /11.4 acres of vacant land
 Street Address or Location Location) Property Name, if applicable

Provide all details about your request in the following text box:

We are performing a Phase I Environmental Site Assessment for the above property. We need to know if there are any environmental concerns or records associated with the property.

Note: In accordance with Nebraska Public Records Act 84-712, et seq. makes all records of a county, city, village, political subdivision, or tax supported district public except for those records which are specifically limited from distribution. The records which may be withheld appear in Neb. REV. Stat 84-712.05
 An entity making a Public Records request must be in writing and we should respond in writing.

Contact Information:

Fax #: 402.330.7606 Phone #: 402.330.2202
 Company Name: Terracon Attn: Andrew Herman - aaherman@terracon.com
 Mailing Address: 15080 A Circle
 City: Omaha State: NE Zip Code: 68144

STATEMENT OF AGREEMENT & UNDERSTANDING

By submitting this request, I accept these terms:

- **I agree** that I may have to pay a research fee at the rate of \$25.00 per hour, to cover the expense of research and retrieval of any pertinent records.
- If any additional fees may be incurred, such as the copying of large documents, etc., **I understand** that I will be notified for approval first.
- The completion of this request is expected to take approximately five working days from receipt of the request. If unforeseen problems arise, **I understand** that I will be contacted immediately of any delays in fulfilling this request.
- **I understand** the possible limited information/records currently available from our fire prevention files.
- **I understand** if the payment is due upon submittal of this application for request for information.

Requestor's Signature:  Date: 12/10/2021

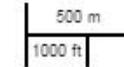


To interact more fully with Google Maps and Street View go to this link [Google](#).

NATIONAL PIPELINE MAPPING SYSTEM

Legend

- Accidents (Liquid)
- Incidents (Gas)
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

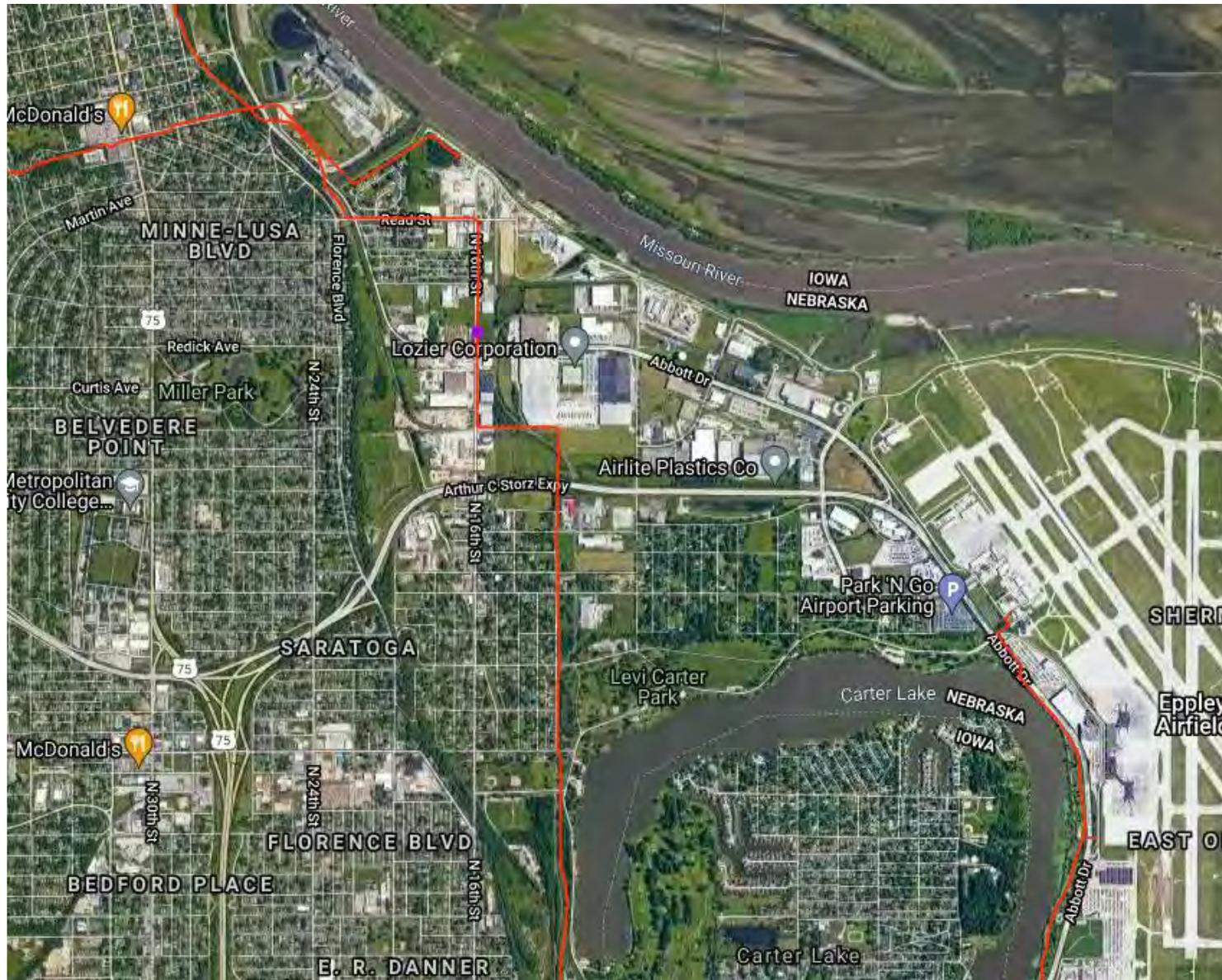
Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Date Printed: Dec 20, 2021



Client/User Required Questionnaire



Person Completing Questionnaire	Name: <i>Matt Dwyer</i> Company: <i>Greenstate Development</i>	Phone: <i>402-360-7293</i> Email: <i>matt@greenstatedevelopment.com</i>
Site Name	11.4 acres of Vacant Land	
Site Address	5902 N 9th St, Omaha, Douglas County, Nebraska 68110	
Point of Contact for Access	Name: Company: <i>Same as above</i>	Phone: Email:
Access Restrictions or Special Site Requirements?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, please explain) <i>Just phone me prior to arriving</i>	
Confidentiality Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
Current Site Owner	Name: <i>Lozier Corp</i> Company: <i>Lozier Corp</i>	Phone: Email:
Current Site Operator	Name: <i>Lozier Corp Brian Dieckhusen</i> Company: <i>Lozier Corp</i>	Phone: <i>402-688-2007</i> Email: <i>brian.dieckhusen@lozier.biz</i>
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	<i>New construction project</i>	
Anticipated Future Site Use	<i>Manufacturing facility</i>	
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	

ASTM User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

- 1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?
 No Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)
- 2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?
 No Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)
- 3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?
 No Yes (If yes, explain below)
- 4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?
 No Yes Not applicable (If yes or Not applicable, explain below)
- 5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?
 No Yes (If yes, explain below)
- 6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?
 No Yes (If yes, explain below)

Comments or explanations:

APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

11.49 Acres of Vacant Land

5902 North 9th Street

Omaha, NE 68110

Inquiry Number: 6783749.2s

December 10, 2021

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	111
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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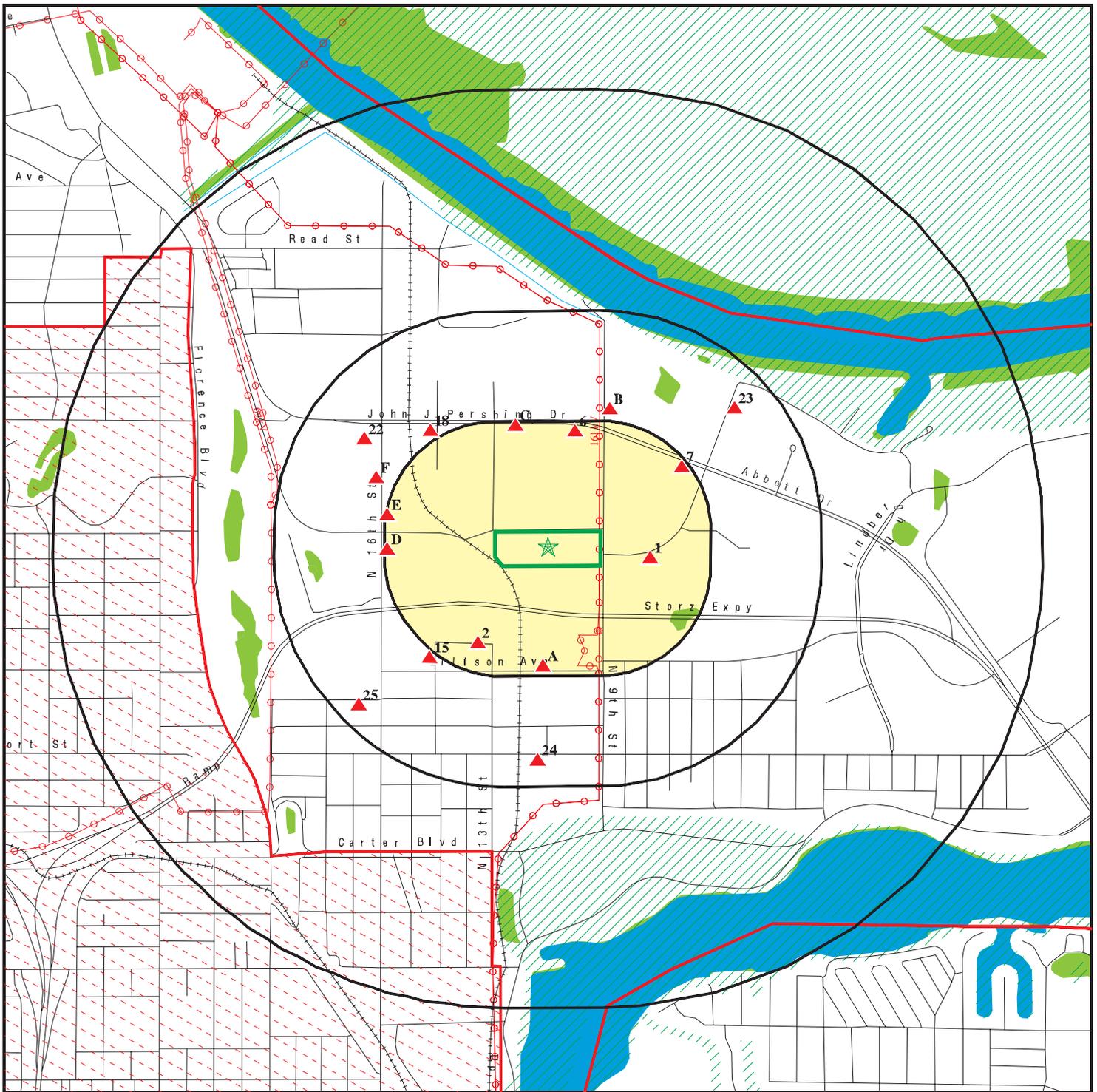
MAPPED SITES SUMMARY

Target Property Address:
5902 NORTH 9TH STREET
OMAHA, NE 68110

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	OMAHA LEAD	INTERSECTION I480 &	NPL, SEMS, US ENG CONTROLS, US INST CONTROLS, RODS	Same	3412, 0.646, South
1	CROWN POINT FACILITY	805 CROWN POINT AVEN	RCRA-VSQQ	Higher	592, 0.112, East
2	PRINT A SHIRT INC	1322 HARTMAN AVENUE	RCRA NonGen / NLR	Higher	951, 0.180, SW
A3	PENSKE TRUCK LEASING	1150 ELLISON AVENUE	RCRA-VSQQ	Higher	1188, 0.225, South
A4	PENSKE TRUCK LEASING	1150 ELLISON AVE	NE LUST, NE TIER 2	Higher	1188, 0.225, South
A5	PENSKE TRUCK LEASING	1150 ELLISON AVE	NE UST, NE HIST UST	Higher	1188, 0.225, South
6	LOZIER CORPORATION	6316 PERSHING DR	RCRA-SQG, NE SPILLS, ICIS, US AIRS, NE ASBESTOS	Higher	1208, 0.229, NNE
7	HD PRO LOCATION #345	6260 ABBOTT DRIVE	RCRA-LQG	Higher	1246, 0.236, ENE
B8	CONTINENTAL AIRLINES	ABBOTT DRIVE N END O	RCRA NonGen / NLR	Higher	1268, 0.240, NNE
C9	LOZIER CORP	6316 PERSHING DR	WI MANIFEST	Higher	1281, 0.243, NNW
C10	LOZIER CORP	6316 PERSHING DR	NE UST	Higher	1281, 0.243, NNW
D11	N SIDE PRODUCE CO IN	6029 N 16TH ST	NE UST	Higher	1286, 0.244, West
D12	NORTH SIDE PRODUCE C	6029 N 16 ST	NE LUST	Higher	1286, 0.244, West
E13	TAMKO ASPHALT PRODUC	6101 N 16TH ST	NE UST	Higher	1303, 0.247, WNW
E14	TAMKO ASPHALT	6101 NORTH 16TH STRE	NE LUST, NE ASBESTOS	Higher	1303, 0.247, WNW
15	SHERMAN ACADEMY	5618 N 14TH AVE	NE LUST, NE ASBESTOS	Higher	1390, 0.263, SW
D16	TRANSCON LINES	5900 N 16 ST	NE LUST	Higher	1403, 0.266, West
D17	TRANSCON FREIGHT LIN	5902 N 16 ST	NE LUST	Higher	1419, 0.269, West
18	LOZIER CORP	6360 PERSHING DR	NE LUST, NE UST, NE SPILLS	Higher	1441, 0.273, NW
B19	AGP STORAGE TANK	6501 NORTH 9TH STREE	NE LUST, NE SPILLS, NE ASBESTOS	Higher	1474, 0.279, NNE
F20	WITCO CORP	6200 N 16 ST	NE LAST	Higher	1561, 0.296, WNW
F21	COMPOSITE STRUCTURES	6200 N 16TH ST	NE LAST, NE VCP, NE SPILLS	Higher	1561, 0.296, WNW
22	NEWSON CONSTRUCTION	6424 N 16TH ST	NE LUST	Higher	1919, 0.363, WNW
23	LINDSAY TRNSPRTN SOL	505 CROWN POINT AVE	NE LUST, NE AIRS, NE ASBESTOS, NE NPDES, NE TIER 2	Higher	2181, 0.413, NE
24	OMAHA PAPER STOCK CO	1111 FORT ST	NE LUST, NE NPDES	Higher	2311, 0.438, South
25	J & S CONTRACTING	1625 JAYNES ST	NE LUST	Higher	2380, 0.451, SW

OVERVIEW MAP - 6783749.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

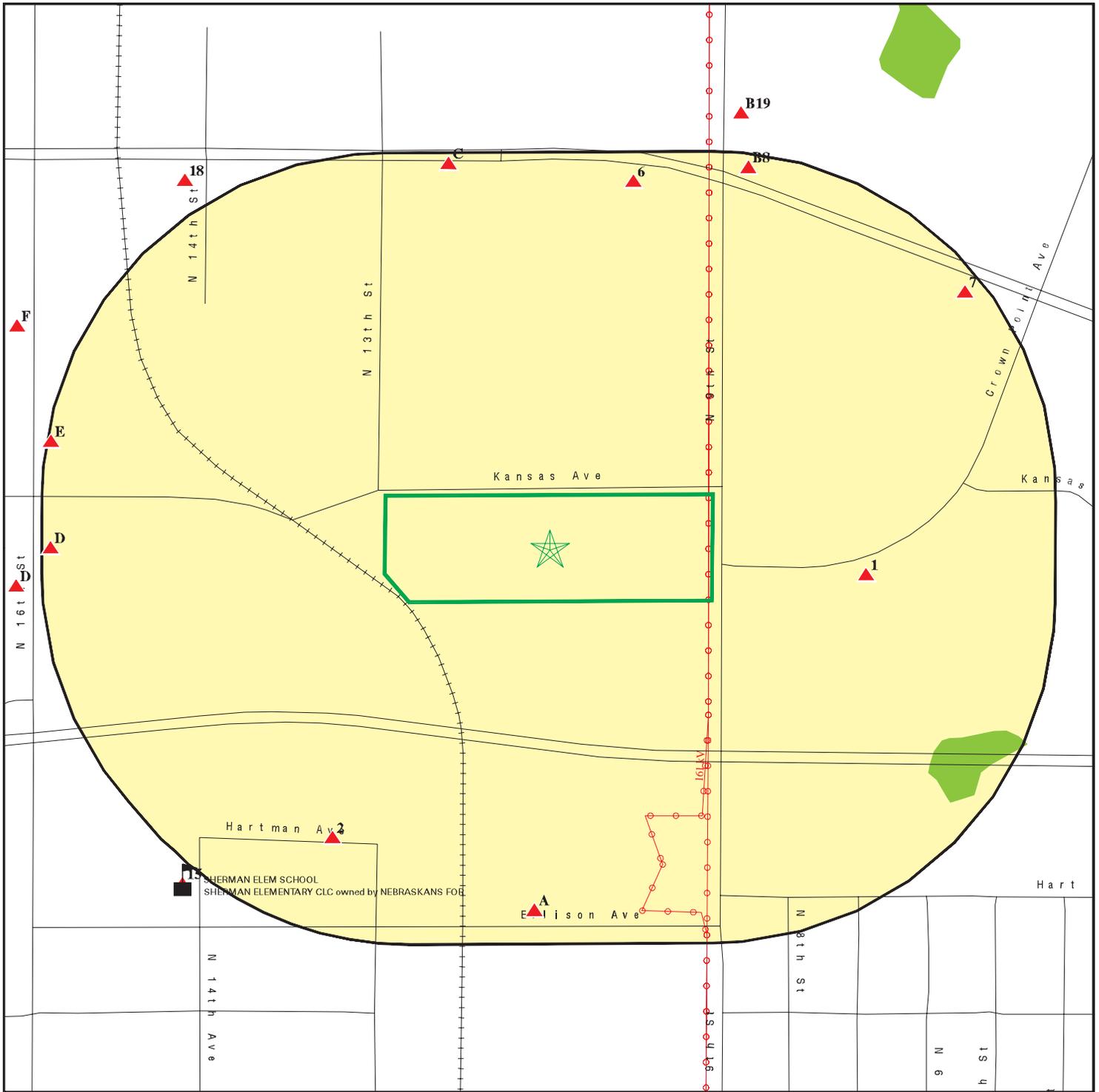
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 11.4 Acres of Vacant Land
 ADDRESS: 5902 North 9th Street
 Omaha NE 68110
 LAT/LONG: 41.313384 / 95.930058

CLIENT: Terracon
 CONTACT: Andrew Herman
 INQUIRY #: 6783749.2s
 DATE: December 10, 2021 11:17 am

DETAIL MAP - 6783749.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 11.4 Acres of Vacant Land
 ADDRESS: 5902 North 9th Street
 Omaha NE 68110
 LAT/LONG: 41.313384 / 95.930058

CLIENT: Terracon
 CONTACT: Andrew Herman
 INQUIRY #: 6783749.2s
 DATE: December 10, 2021 11:19 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-VSQG	0.250		1	1	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
NE SHWS	1.000		0	0	0	0	NR	0
IA SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
NE SWF/LF	0.500		0	0	0	NR	NR	0
IA SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
NE LAST	0.500		0	0	2	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NE LUST	0.500		0	3	9	NR	NR	12
IA LAST	0.500		0	0	0	NR	NR	0
IA LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
NE UST	0.250		0	4	NR	NR	NR	4
IA UST	0.250		0	0	NR	NR	NR	0
NE AST	0.250		0	0	NR	NR	NR	0
IA AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
NE INST CONTROL	0.500		0	0	0	NR	NR	0
IA INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
NE VCP	0.500		0	0	1	NR	NR	1
IA VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
NE BROWNFIELDS	0.500		0	0	0	NR	NR	0
IA BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
NE SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
NE HIST UST	0.250		0	1	NR	NR	NR	1
NE HIST AST	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NE SPILLS	TP		NR	NR	NR	NR	NR	0
IA SPILLS	TP		NR	NR	NR	NR	NR	0
NE SPILLS 90	TP		NR	NR	NR	NR	NR	0
IA SPILLS 90	TP		NR	NR	NR	NR	NR	0
NE SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	2	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
NE AIRS	TP		NR	NR	NR	NR	NR	0
IA AIRS	TP		NR	NR	NR	NR	NR	0
NE ASBESTOS	TP		NR	NR	NR	NR	NR	0
NE DRYCLEANERS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
IA DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NE Financial Assurance	TP		NR	NR	NR	NR	NR	0
IA Financial Assurance	TP		NR	NR	NR	NR	NR	0
WI MANIFEST	0.250		0	1	NR	NR	NR	1
NE NPDES	TP		NR	NR	NR	NR	NR	0
IA NPDES	TP		NR	NR	NR	NR	NR	0
NE TIER 2	TP		NR	NR	NR	NR	NR	0
IA TIER 2	TP		NR	NR	NR	NR	NR	0
NE UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
NE RGA HWS	TP		NR	NR	NR	NR	NR	0
IA RGA HWS	TP		NR	NR	NR	NR	NR	0
NE RGA LUST	TP		NR	NR	NR	NR	NR	0
IA RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	14	12	2	0	29

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

**NPL
 Region
 South
 1/2-1
 3412 ft.**

**OMAHA LEAD
 INTERSECTION I480 & ABBOTT DRIVE
 OMAHA, NE 68102**

**NPL 1001814550
 SEMS NESFN0703481
 US ENG CONTROLS
 US INST CONTROLS
 ROD
 PRP
 LEAD SMELTERS**

NPL:

EPA Region: 7
 EPA ID: NESFN0703481
 Site ID: 703481
 Name: OMAHA LEAD
 Address: INTERSECTION I480 & ABBOTT DRIVE
 City,State,Zip: OMAHA, NE 68102
 Federal: N
 Final Date: 2003-04-30 00:00:00
 Latitude: 41.267778
 Longitude: -95.929722
 Site Score: 50

NPL:

NPL Status: Currently on the Final NPL

 NPL Status: Currently on the Final NPL
 Substance ID: D008
 CAS Number: 7439-92-1
 Substance: LEAD (PB)
 Pathway: SOIL EXPOSURE PATHWAY
 Scoring: 4

Summary Details:

Conditions at Proposal February 26, 2002): The Omaha Lead site includes surface soils present at residential properties, child care facilities, schools, and other residential-type properties in the city of Omaha, Douglas County, Nebraska that have been contaminated as a result of air emissions from lead smelting operations. The total area of the Omaha Lead site is approximately 8,840 acres. The site is being proposed to the NPL because of the presence of lead contamination in soil at residential properties, child care facilities, schools, and other residential-type properties. The Asarco facility conducted lead refining operations from the early 1870s until 1996 . The Asarco facility is located on approximately 23 acres on the west bank of the Missouri River in downtown Omaha. During the operational period, lead and other heavy metals were emitted into the atmosphere through smoke stacks. The pollutants were transported downwind in various directions and deposited on the ground surface due to the combined process of turbulent diffusion and gravitational settling. In addition, Gould, Inc., operated as a lead battery recycling plant and was considered a secondary lead smelter in the area. The Gould, Inc., plant closed in 1982. Several other businesses in the Omaha area utilized lead in their manufacturing process. Subsequently in 1998, the Omaha City Council solicited assistance from the U.S. Environmental Protection Agency (EPA) in addressing problems with lead contamination in the Omaha area. The EPA initiated the process to investigate the lead contamination in the area under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act. An ongoing removal action included excavation of lead-contaminated soils from a number of properties. The criteria for removal included child care facilities and residences where blood lead concentrations in children were equal to or greater than 10 micrograms per deciliter (µg/dl) and where soil samples collected

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

outside the roof drip line) contained lead concentrations equal to or greater than 400 milligrams per kilogram mg/kg). Currently, removals have occurred at over 290 properties. No further remedial action at these 290 properties is anticipated based on information currently available. EPA prepared a Preliminary Assessment/Site Inspection Report in 2001. This report summarized numerous investigations that have been conducted at the OmahaLead site. Results of these investigations indicate that lead contamination is present at elevated concentrations up to 2.5 miles from the former Asarco facility. Approximately 65,615 residents are located within the identified area of soil contamination. There are twenty Omaha Public Schools within this area including fifteen elementary schools, one middle school, two high schools, and two special study centers. The total enrollment at the twenty schools is 11,725 students. There are approximately 240 child care facilities within a 3-mile radius of the center of the site. The total number of children attending these facilities is unknown. Several parks and golf courses are present within the identified area of soil contamination. These parks are accessible to the public and provide recreational opportunities to the public. In addition, approximately 135 acres of wetlands are located within the 4-mile radius of the site. Status April 2003): To date, removals have occurred at over 290 properties. These properties do not include the residents, schools, and daycare facilities described above. The description of the site release) is based on information available at the time the site was evaluated with the HRS. The description may change as additional information is gathered on the sources and extent of contamination. See 56 FR 5600, February 11, 1991, or subsequent FR notices. For more information about the hazardous substances identified in this narrative summary, including general information regarding the effects of exposure to these substances on human health, please see the Agency for Toxic Substances and Disease Registry ATSDR) ToxFAQs. ATSDR ToxFAQs can be found on the Internet at <http://www.atsdr.cdc.gov/toxfaq.html> or by telephone at 1-888-42-ATSDR or 1-888-422-8737.

NPL:
NPL Name: OMAHA LEAD

NPL:
EPA Region: 07
Site ID: 0703481
Site Status: F
Federal Site: N
Date Finalized: 04/30/03
Date Proposed: 02/26/02

NPL:
Proposed Date: 02/26/2002
Final Date: 04/30/2003
NPL Status: Final

SEMS:
Site ID: 0703481
EPA ID: NESFN0703481
Name: OMAHA LEAD
Address: INTERSECTION I480 & ABBOTT DRIVE
City,State,Zip: OMAHA, NE 68102-1895

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Cong District: 02
FIPS Code: 31055
Latitude: +41.267778
Longitude: -95.929722
FF: N
NPL: Currently on the Final NPL

SEMS Detail:

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: AR
Action Name: ADMIN REC
SEQ: 2
Start Date: 2004-07-16 04:00:00
Qual: E
Current Action Lead: EPA Perf In-Hse

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: RD
Action Name: RD
SEQ: 2
Start Date: 2009-05-13 04:00:00
Finish Date: 6/8/2009 5:00:00 AM
Current Action Lead: EPA Perf In-Hse

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: NX
Action Name: COMB PA/SI
SEQ: 1
Start Date: 1998-10-01 04:00:00
Finish Date: 8/31/2001 4:00:00 AM
Qual: H
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Action Code: GR
Action Name: PART DEL
SEQ: 1
Start Date: 2012-10-26 04:00:00
Finish Date: 12/6/2013 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: TA
Action Name: TECH ASSIST
SEQ: 2
Start Date: 2005-03-30 05:00:00
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: CO
Action Name: RI/FS
SEQ: 2
Start Date: 2007-06-18 04:00:00
Finish Date: 5/13/2009 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: CR
Action Name: CI
SEQ: 1
Start Date: 2003-03-01 05:00:00
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: RO
Action Name: ROD
SEQ: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Start Date: 2009-05-13 04:00:00
Finish Date: 5/13/2009 4:00:00 AM
Qual: R
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: TV
Action Name: Partial Del
SEQ: 1
Start Date: 2013-06-04 05:00:00
Finish Date: 6/4/2013 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: NP
Action Name: PROPOSED
SEQ: 1
Start Date: 2002-02-26 05:00:00
Finish Date: 2/26/2002 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: TA
Action Name: TECH ASSIST
SEQ: 1
Start Date: 2005-08-29 04:00:00
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: AR
Action Name: ADMIN REC
SEQ: 1
Start Date: 2000-03-15 05:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Qual:	V
Current Action Lead:	EPA Perf
Region:	07
Site ID:	0703481
EPA ID:	NESFN0703481
Site Name:	OMAHA LEAD
NPL:	F
FF:	N
OU:	00
Action Code:	FE
Action Name:	5 YEAR
SEQ:	1
Start Date:	2013-06-11 05:00:00
Finish Date:	9/4/2014 5:00:00 AM
Current Action Lead:	EPA Perf
Region:	07
Site ID:	0703481
EPA ID:	NESFN0703481
Site Name:	OMAHA LEAD
NPL:	F
FF:	N
OU:	01
Action Code:	RO
Action Name:	ROD
SEQ:	1
Start Date:	2004-12-15 05:00:00
Finish Date:	12/15/2004 5:00:00 AM
Current Action Lead:	EPA Perf
Region:	07
Site ID:	0703481
EPA ID:	NESFN0703481
Site Name:	OMAHA LEAD
NPL:	F
FF:	N
OU:	01
Action Code:	RA
Action Name:	RA
SEQ:	1
Start Date:	2005-07-28 04:00:00
Finish Date:	9/30/2009 4:00:00 AM
Qual:	FR
Current Action Lead:	EPA Perf
Region:	07
Site ID:	0703481
EPA ID:	NESFN0703481
Site Name:	OMAHA LEAD
NPL:	F
FF:	N
OU:	00
Action Code:	RV
Action Name:	RMVL
SEQ:	2
Start Date:	2002-08-22 04:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Finish Date: 3/17/2006 5:00:00 AM
Qual: C
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: EA
Action Name: INT ASSESS
SEQ: 1
Start Date: 1998-10-01 04:00:00
Finish Date: 8/31/2001 4:00:00 AM
Qual: H
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: RV
Action Name: RMVL
SEQ: 1
Start Date: 1999-10-22 04:00:00
Finish Date: 3/25/2004 5:00:00 AM
Qual: C
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 1998-10-01 04:00:00
Finish Date: 8/31/2001 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: RC
Action Name: RVL CRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

SEQ: 1
Start Date: 1998-01-01 05:00:00
Finish Date: 3/25/2004 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1998-09-24 04:00:00
Finish Date: 9/24/1998 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 01
Action Code: CO
Action Name: RI/FS
SEQ: 1
Start Date: 2002-09-30 04:00:00
Finish Date: 12/15/2004 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 01
Action Code: RD
Action Name: RD
SEQ: 1
Start Date: 2004-09-30 04:00:00
Finish Date: 3/31/2009 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: TG
Action Name: TA GRANT
SEQ: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Start Date: 2004-12-29 05:00:00
Finish Date: 10/23/2009 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: FE
Action Name: 5 YEAR
SEQ: 2
Start Date: 2018-08-27 05:00:00
Finish Date: 8/26/2019 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: RA
Action Name: RA
SEQ: 2
Start Date: 2009-06-08 05:00:00
Finish Date: 12/31/2015 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: TV
Action Name: Partial Del
SEQ: 2
Start Date: 2014-06-30 04:00:00
Finish Date: 9/22/2016 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: TV
Action Name: Partial Del
SEQ: 3
Start Date: 2014-12-01 05:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Finish Date: 6/26/2018 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: GR
Action Name: PART DEL
SEQ: 2
Start Date: 2016-09-22 05:00:00
Finish Date: 4/10/2017 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: GR
Action Name: PART DEL
SEQ: 3
Start Date: 2018-08-28 05:00:00
Finish Date: 8/28/2018 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: TV
Action Name: Partial Del
SEQ: 4
Start Date: 2019-05-24 04:00:00
Finish Date: 5/24/2019 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: GR
Action Name: PART DEL
SEQ: 4
Start Date: 2019-07-29 05:00:00
Finish Date: 7/29/2019 5:00:00 AM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: NF
Action Name: NPL FINL
SEQ: 1
Start Date: 2003-04-30 04:00:00
Finish Date: 4/30/2003 4:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: HR
Action Name: HAZRANK
SEQ: 1
Start Date: 2000-09-06 04:00:00
Finish Date: 2/26/2002 5:00:00 AM
Qual: O
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: GR
Action Name: PART DEL
SEQ: 5
Start Date: 2020-07-21 05:00:00
Finish Date: 7/21/2020 5:00:00 AM
Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 00
Action Code: GR
Action Name: PART DEL
SEQ: 6
Start Date: 2021-09-14 05:00:00
Finish Date: 9/14/2021 5:00:00 AM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Current Action Lead: EPA Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: MA
Action Name: ST COOP
SEQ: 2
Start Date: 2014-12-22 05:00:00
Current Action Lead: St Perf

Region: 07
Site ID: 0703481
EPA ID: NESFN0703481
Site Name: OMAHA LEAD
NPL: F
FF: N
OU: 02
Action Code: RA
Action Name: RA
SEQ: 3
Start Date: 2015-05-28 05:00:00
Current Action Lead: St Perf

Site:

Name: OMAHA LEAD
Address: INTERSECTION I480 & ABBOTT DRIVE
City,State,Zip: OMAHA, NE 68102-1895
Action Taken Date: 05/13/2009
EPA ID: NESFN0703481
Action Name: Record of Decision
Action ID: 2
Operable Unit: 02
Contaminated Media: Soil
Federal Facility: N
Fiscal Year: 2009
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +41.267778
Longitude: -95.929722

Media:

EPA ID: NESFN0703481
Contaminated Media: Soil
Action ID: 1
Operable Unit: 01
Action Name: Record of Decision
Action Taken Date: 12/15/2004
Federal Facility: N
Fiscal Year: 2005
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Latitude:	+41.267778
Longitude:	-95.929722
EPA ID:	NESFN0703481
Contaminated Media:	Soil
Action ID:	1
Operable Unit:	01
Action Name:	Record of Decision
Action Taken Date:	12/15/2004
Federal Facility:	N
Fiscal Year:	2005
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+41.267778
Longitude:	-95.929722
EPA ID:	NESFN0703481
Contaminated Media:	Soil
Action ID:	2
Operable Unit:	02
Action Name:	Record of Decision
Action Taken Date:	05/13/2009
Federal Facility:	N
Fiscal Year:	2009
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+41.267778
Longitude:	-95.929722
EPA ID:	NESFN0703481
Contaminated Media:	Buildings/Structures
Action ID:	2
Operable Unit:	02
Action Name:	Record of Decision
Action Taken Date:	05/13/2009
Federal Facility:	N
Fiscal Year:	2009
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+41.267778
Longitude:	-95.929722
EPA ID:	NESFN0703481
Contaminated Media:	Soil
Action ID:	2
Operable Unit:	02
Action Name:	Record of Decision
Action Taken Date:	05/13/2009
Federal Facility:	N
Fiscal Year:	2009
NPL Status:	Currently on the Final NPL
Superfund Alternative Agreement:	N
Latitude:	+41.267778
Longitude:	-95.929722
EPA ID:	NESFN0703481
Contaminated Media:	Soil

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

Action ID: 2
Operable Unit: 02
Action Name: Record of Decision
Action Taken Date: 05/13/2009
Federal Facility: N
Fiscal Year: 2009
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +41.267778
Longitude: -95.929722

US INST CONTROLS:

Name: OMAHA LEAD
Address: INTERSECTION I480 & ABBOTT DRIVE
City,State,Zip: OMAHA, NE 68102-1895
EPA ID: NESFN0703481
Action Name: Record of Decision
Action ID: 2
Operable Unit: 02
Actual Date: 05/13/2009
Contaminated Media: Buildings/Structures
Federal Facility: N
Fiscal Year: 2009
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +41.267778
Longitude: -95.929722

Name: OMAHA LEAD
Address: INTERSECTION I480 & ABBOTT DRIVE
City,State,Zip: OMAHA, NE 68102-1895
EPA ID: NESFN0703481
Action Name: Record of Decision
Action ID: 2
Operable Unit: 02
Actual Date: 05/13/2009
Contaminated Media: Soil
Federal Facility: N
Fiscal Year: 2009
NPL Status: Currently on the Final NPL
Superfund Alternative Agreement: N
Latitude: +41.267778
Longitude: -95.929722

ROD:

Name: OMAHA LEAD
Address: INTERSECTION I480 & ABBOTT DRIVE
City,State,Zip: OMAHA, NE 68102
EPA ID: NESFN0703481
RG: 7
Site ID: 703481
Action: GOVT Decision Document (ROD)
Operable Unit Number: CONTAMINATED SOILS
SEQ ID: 1
Action Completion: 2004-12-15 00:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA LEAD (Continued)

1001814550

NPL Status: Final

Name: OMAHA LEAD
Address: INTERSECTION I480 & ABBOTT DRIVE
City,State,Zip: OMAHA, NE 68102
EPA ID: NESFN0703481
RG: 7
Site ID: 703481
Action: GOVT Decision Document (ROD)
Operable Unit Number: FINAL REMEDIAL ACTION
SEQ ID: 2
Action Completion: 2009-05-13 00:00:00
NPL Status: Final

PRP:

PRP Name: AARON FERER & SONS, COMPANY
ASARCO, INC. -
GOULD ELECTRONICS, INC
NL INDUSTRIES
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD

Lead Smelter Sites:

Site ID: 703481
Facility Region Id: 7
Latitude: 41.267778
Longitude: -95.929722
CoC Ind: N
Contaminant Name: LEAD
FF Ind: N
NAI: N
NPL: Currently on the Final NPL
Primary Site-Sub Type: Primary metals/mineral processing
(Manufacturing/Processing/Maintenance)

Site ID: 703481
Facility Region Id: 7
Latitude: 41.267778
Longitude: -95.929722
CoC Ind: Y
Contaminant Name: LEAD
FF Ind: N
NAI: N
NPL: Currently on the Final NPL
Primary Site-Sub Type: Primary metals/mineral processing
(Manufacturing/Processing/Maintenance)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

1 **CROWN POINT FACILITY FDR** **RCRA-VSQG** **1001124446**
East **805 CROWN POINT AVENUE**
< 1/8 **OMAHA, NE 68110**
0.112 mi.
592 ft.

Relative:
Higher
Actual:
980 ft.

RCRA-VSQG:
 Date Form Received by Agency: 20071220
 Handler Name: CROWN POINT FACILITY FDR
 Handler Address: 805 CROWN POINT AVENUE
 Handler City,State,Zip: OMAHA, NE 68110
 EPA ID: NER000003137
 Contact Name: DENNIS ROURKE
 Contact Address: 805 CROWN POINT AVENUE
 Contact City,State,Zip: OMAHA, NE 68110
 Contact Telephone: 402-222-8320
 EPA Region: 07
 Land Type: Private
 Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
 Active Site Indicator: Handler Activities
 Mailing Address: CROWN POINT AVENUE
 Mailing City,State,Zip: OMAHA, NE 68110
 Owner Name: FIRST DATA RESOURCES
 Owner Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No
 Smelting Melting and Refining Furnace Exemption: No
 Underground Injection Control: No
 Off-Site Waste Receipt: No
 Universal Waste Indicator: No
 Universal Waste Destination Facility: No
 Federal Universal Waste: No
 Active Site State-Reg Handler: ---
 Hazardous Secondary Material Indicator: NN
 Commercial TSD Indicator: No
 2018 GPRA Permit Baseline: Not on the Baseline
 2018 GPRA Renewals Baseline: Not on the Baseline
 202 GPRA Corrective Action Baseline: No
 Corrective Action Workload Universe: No
 Subject to Corrective Action Universe: No
 Non-TSDs Where RCRA CA has Been Imposed Universe: No
 TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
 TSDs Only Subject to CA under Discretionary Auth Universe: No
 Corrective Action Priority Ranking: No NCAPS ranking
 Environmental Control Indicator: No
 Institutional Control Indicator: No
 Human Exposure Controls Indicator: N/A
 Groundwater Controls Indicator: N/A
 Significant Non-Complier Universe: No
 Unaddressed Significant Non-Complier Universe: No
 Addressed Significant Non-Complier Universe: No
 Significant Non-Complier With a Compliance Schedule Universe: No
 Handler Date of Last Change: 20080609
 Recognized Trader-Importer: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CROWN POINT FACILITY FDR (Continued)

1001124446

Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: FIRST DATA RESOURCES
Legal Status: Private
Owner/Operator Address: 11204 CHICAGO CIR
Owner/Operator City,State,Zip: OMAHA, NE 68154-2623

Owner/Operator Indicator: Owner
Owner/Operator Name: FIRST DATA RESOURCES
Legal Status: Private
Owner/Operator Address: 11204 CHICAGO CIR
Owner/Operator City,State,Zip: OMAHA, NE 68154-2623

Historic Generators:

Receive Date: 20071220
Handler Name: CROWN POINT FACILITY FDR
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19961105
Handler Name: CROWN POINT FACILITY FDR
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:

Found Violation: No

Evaluation Action Summary:

Evaluation Date: 20071220
Evaluation Responsible Agency: State
Found Violation: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CROWN POINT FACILITY FDR (Continued)

1001124446

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
 Evaluation Responsible Person Identifier: NEJLE

2
SW
1/8-1/4
0.180 mi.
951 ft.

PRINT A SHIRT INC
1322 HARTMAN AVENUE EAST
OMAHA, NE 68110

RCRA NonGen / NLR

1000692643
NED986383222

Relative:
Higher

Actual:
987 ft.

RCRA NonGen / NLR:		
Date Form Received by Agency:		20040817
Handler Name:	PRINT A SHIRT INC	
Handler Address:		1322 HARTMAN AVENUE EAST
Handler City,State,Zip:		OMAHA, NE 68110
EPA ID:		NED986383222
Contact Name:		JEFF HUFF
Contact Address:		1322 HARTMAN AVENUE EAST
Contact City,State,Zip:		OMAHA, NE 68110
Contact Telephone:		402-493-4864
EPA Region:		07
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Mailing Address:		HARTMAN AVENUE EAST
Mailing City,State,Zip:		OMAHA, NE 68110
Owner Name:		NATIONAL TRAVELERS LIFE CO
Owner Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Hazardous Secondary Material Indicator:		NN
Commercial TSD Indicator:		No
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDFs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PRINT A SHIRT INC (Continued)

1000692643

Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Handler Date of Last Change: 20040818
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D018
Waste Description: BENZENE

Waste Code: D039
Waste Description: TETRACHLOROETHYLENE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: NATIONAL TRAVELERS LIFE CO
Legal Status: Private
Owner/Operator Address: 924 44TH STREET - DEAN GREWELL
Owner/Operator City,State,Zip: DES MOINES, IA 50265
Owner/Operator Telephone: 515-222-0482

Owner/Operator Indicator: Owner
Owner/Operator Name: NATIONAL TRAVELERS LIFE CO
Legal Status: Private
Owner/Operator Address: 924 44TH STREET - DEAN GREWELL
Owner/Operator City,State,Zip: DES MOINES, IA 50265
Owner/Operator Telephone: 515-222-0482

Historic Generators:

Receive Date: 20040817
Handler Name: PRINT A SHIRT INC
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19950720
Handler Name: PRINT A SHIRT INC
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PRINT A SHIRT INC (Continued)

1000692643

List of NAICS Codes and Descriptions:
 NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
 Violations: No Violations Found

Evaluation Action Summary:
 Evaluations: No Evaluations Found

A3
South
1/8-1/4
0.225 mi.
1188 ft.

PENSKE TRUCK LEASING CO LP
1150 ELLISON AVENUE
OMAHA, NE 68110
Site 1 of 3 in cluster A

RCRA-VSQG 1006809391
NER000501809

Relative:
Higher
Actual:
983 ft.

RCRA-VSQG:
 Date Form Received by Agency: 20021031
 Handler Name: PENSKE TRUCK LEASING CO LP
 Handler Address: 1150 ELLISON AVENUE
 Handler City,State,Zip: OMAHA, NE 68110
 EPA ID: NER000501809
 Contact Name: DOUG BURGE
 Contact Address: RT 10 GREEN HILLS
 Contact City,State,Zip: READING, PA 19603-7635
 Contact Telephone: 402-334-3834
 EPA Region: 07
 Land Type: Private
 Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
 Active Site Indicator: Handler Activities
 Mailing Address: RT 10 GREEN HILLS
 Mailing City,State,Zip: READING, PA 19603-7635
 Owner Name: PENSKE TRUCK LEASING CO LP
 Owner Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No
 Smelting Melting and Refining Furnace Exemption: No
 Underground Injection Control: No
 Off-Site Waste Receipt: No
 Universal Waste Indicator: No
 Universal Waste Destination Facility: No
 Federal Universal Waste: No
 Active Site State-Reg Handler: ---
 Hazardous Secondary Material Indicator: NN
 Commercial TSD Indicator: No
 2018 GPRA Permit Baseline: Not on the Baseline
 2018 GPRA Renewals Baseline: Not on the Baseline
 202 GPRA Corrective Action Baseline: No
 Corrective Action Workload Universe: No
 Subject to Corrective Action Universe: No
 Non-TSDFs Where RCRA CA has Been Imposed Universe: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENSKE TRUCK LEASING CO LP (Continued)

1006809391

TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
TSDFs Only Subject to CA under Discretionary Auth Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Handler Date of Last Change: 20021031
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D008
Waste Description: LEAD

Waste Code: D018
Waste Description: BENZENE

Waste Code: D039
Waste Description: TETRACHLOROETHYLENE

Waste Code: D040
Waste Description: TRICHLOROETHYLENE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: PENSKE TRUCK LEASING CO LP
Legal Status: Private
Owner/Operator Address: RT 10 GREEN HILLS
Owner/Operator City,State,Zip: READING, PA 19603-7635
Owner/Operator Telephone: 610-775-6471

Historic Generators:

Receive Date: 20021031
Handler Name: PENSKE TRUCK LEASING CO LP
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENSKE TRUCK LEASING CO LP (Continued)

1006809391

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

A4
South
1/8-1/4
0.225 mi.
1188 ft.

PENSKE TRUCK LEASING CO LP

1150 ELLISON AVE
OMAHA, NE 68110

NE LUST S107690957
NE TIER 2 N/A

Site 2 of 3 in cluster A

Relative:
Higher
Actual:
983 ft.

LUST:

Name: PENSKE TRUCK LEASING
Address: 1150 ELLISON AVE
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 032219-JB-1015
Owner/RP: PENSKE TRUCK LEASING
Owner Mailing Address: 2675 MORGANTOWN RD
Owner Mailing City: READING
Owner Mailing State: PA
Owner Mailing Zip: 19607
Discovery Date: 03/22/2019
Material Released: GASOLINE

TIER 2:

Name: PENSKE TRUCK LEASING CO LP
Address: 1150 ELLISON AVE
City,State,Zip: OMAHA, NE 68110
Facility ID: 80277

Year: 2020
Mailing Name: Rita J Trupp
Mailing Address: PO Box 7635
Mailing Address 2: Route 10 Green Hills
Mailing City: Reading
Mailing State: PA
Mailing Zip: 19603-7635
Latitude: 41.309549
Longitude: 95.930235

Year: 2019

Year: 2018

Year: 2017

Year: 2016
SR No: 2141
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI

Year: 2015
SR No: 2080

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENSKE TRUCK LEASING CO LP (Continued)

S107690957

Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2014
SR No: 1026
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2013
SR No: 1893
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2012
SR No: 1860
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2011
SR No: 1774
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2010
SR No: 1851
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2009
SR No: 1903
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2008
SR No: 1825
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2007
SR No: 1885
Location: Storz,9-Jog S,Ellison-W Past OPPD,N Side,N of MBCI
Year: 2006

Chemical:
Facid: 80277
del: Y
Fire: Y
Year: 2020
Case Number: 68334-30-5
imm: Y
Liquid: Y
Storage Location: 20' North of fuel island
Mix: Y
Max. Amount: 75,000 - 99,999
Pressure: 1
Average Amount: 25,000 - 49,999
Chemical ID: 4527
Chemical Reporting Name(Active Ingredient): DIESEL FUEL #1 & #2
Storage Code: B
Chemical Reporting Name(Trade Name): Diesel
tempcd: 4
Facid: 80277
del: Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENSKE TRUCK LEASING CO LP (Continued)

S107690957

Fire: Y
Year: 2020
imm: Y
Liquid: Y
Storage Location: Northwest corner of shop
Mix: Y
Max. Amount: 10,000 - 24,999
Pressure: 1
Average Amount: 5,000 - 9,999
Chemical ID: 2031
Chemical Reporting Name(Active Ingredient): MOTOR FUEL, (CONSISTING OF ALCOHOL, CASTOR OIL AND NITROMETHANE)
Storage Code: C
Chemical Reporting Name(Trade Name): Motor Oil
tempcd: 4

Facid: 80277
Year: 2019
Case Number: 68334-30-5
Storage Location: 20' North of fuel island
Max. Amount: 75,000 - 99,999
Average Amount: 25,000 - 49,999
Chemical ID: 4527
Chemical Reporting Name(Active Ingredient): DIESEL FUEL #1 & #2
Chemical Reporting Name(Trade Name): Diesel

Facid: 80277
Year: 2019
Storage Location: Northwest corner of shop
Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 2031
Chemical Reporting Name(Active Ingredient): MOTOR FUEL, (CONSISTING OF ALCOHOL, CASTOR OIL AND NITROMETHANE)
Chemical Reporting Name(Trade Name): Motor Oil

Facid: 80277
Year: 2018
Case Number: 68334-30-5
Storage Location: 20' North of fuel island
Max. Amount: 75,000 - 99,999
Average Amount: 25,000 - 49,999
Chemical ID: 4527
Chemical Reporting Name(Active Ingredient): DIESEL FUEL #1 & #2
Chemical Reporting Name(Trade Name): Diesel

Facid: 80277
Year: 2018
Storage Location: Northwest corner of shop
Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 2031
Chemical Reporting Name(Active Ingredient): MOTOR FUEL, (CONSISTING OF ALCOHOL, CASTOR OIL AND NITROMETHANE)
Chemical Reporting Name(Trade Name): Motor Oil

Facid: 80277
Year: 2017
Case Number: 0
Storage Location: Northwest corner of shop

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENSKE TRUCK LEASING CO LP (Continued)

S107690957

Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 2031
Chemical Reporting Name(Active Ingredient): MOTOR FUEL, (CONSISTING OF ALCOHOL, CASTOR OIL AND NITROMETHANE)
Chemical Reporting Name(Trade Name): Motor Oil

Facid: 80277
Year: 2017
Case Number: 68334305
Storage Location: 20' North of fuel island
Max. Amount: 75,000 - 99,999
Average Amount: 25,000 - 49,999
Chemical ID: 4527
Chemical Reporting Name(Active Ingredient): DIESEL FUEL #1 & #2
Chemical Reporting Name(Trade Name): Diesel

Facid: 80277
Year: 2016
Case Number: 68334305
Storage Location: 20 North of fuel island
Chemical ID: 4527
Chemical Reporting Name(Trade Name): Diesel

Facid: 80277
Year: 2016
Case Number: 0
Storage Location: Northwest corner of shop
Chemical ID: 2031
Chemical Reporting Name(Trade Name): Motor Oil

Facid: 80277
Year: 2015
Case Number: 68334305
Storage Location: 20 North of fuel island
Chemical ID: 4527
Chemical Reporting Name(Trade Name): Diesel

Facid: 80277
Year: 2015
Case Number: 0
Storage Location: Northwest corner of shop
Chemical ID: 2031
Chemical Reporting Name(Trade Name): Motor Oil

Facid: 80277
Year: 2006
Case Number: 68334305
Max. Amount: 4
Average Amount: 4
Chemical ID: 4527
Chemical Reporting Name(Active Ingredient): DIESEL FUEL #1 & #2
Chemical Reporting Name(Trade Name): Diesel

Facid: 80277
Year: 2006
Case Number: 0
Max. Amount: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENSKE TRUCK LEASING CO LP (Continued)

S107690957

Average Amount: 4
Chemical ID: 4550
Chemical Reporting Name(Active Ingredient): OIL, (LUBRICATING)
Chemical Reporting Name(Trade Name): Motor Oil

Contact:

Facility ID: 80277
Facility Name: Penske Truck Leasing Co LP
302 Contact: Craig Carroll
302 Phone: 515-265-6016
Primary Contact: Brian Yazemboski
Primary Contact Phone: 610-775-6409
Primary Contact 24 HR: 800-526-0798
Secondary Contact: Penske 24/7 Roadside
Secondary Contact 24 HR: 800-526-0798

A5
South
1/8-1/4
0.225 mi.
1188 ft.

PENSKE TRUCK LEASING
1150 ELLISON AVE
OMAHA, NE 68100

NE UST **U003881309**
NE HIST UST **N/A**

Site 3 of 3 in cluster A

Relative:
Higher
Actual:
983 ft.

UST:
Name: PENSKE TRUCK LEASING
Address: 1150 ELLISON AVE
City: OMAHA
Zip: 68100

Facility:

Facility ID: 12175
Owner Name: PENSKE TRUCK LEASING CO LP
Owner Address: PO BOX 7635
Owner City,St,Zip: READING, PA
Tanks Currently In Use: 1
Tanks Temp Out Of Use: 0
Tanks Perm Out Of Use: 0
Tanks Closed In Place: 0
Tanks Removed: 0

Owner: PENSKE TRUCK LEASING CO LP
Owner Address: PO BOX 7635
Owner City,St,Zip: READING, PA
Tank Id/Tank Status: 1 / Currently in Use
Tank Contents: #1 Diesel
Tank Size: 12000
Tank Date Installed: 2002
Tank Type: Federally Regulated
Tank Construction: Composite
Tank Internal Protection: None
Tank External Protection: Fiberglass Reinforced Plastic Coated
Piping Construction Material: OPW Pices, Plastic, Plastic

HIST UST:

Facility ID: 12175
Owner: Goldstein Investment Associates
Owner Address: 1211 N 97th Plaza
Owner City,St,Zip: Omaha, NE 68114

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PENSKE TRUCK LEASING (Continued)

U003881309

Tank Number: 1
Tank Usage Status: Currently in Use
 Tank Size (Gal): 12000
 Tank Construction Material: Steel
 Tank Content(s): #1 Diesel
 Tank Installed: 2002
 Piping Construction Material(s): OPW Pices, Plastic, Plastic

6
NNE
1/8-1/4
0.229 mi.
1208 ft.

LOZIER CORPORATION
6316 PERSHING DR
OMAHA, NE 68110

RCRA-SQG 1000249347
NE SPILLS NED000610691
ICIS
US AIRS
NE ASBESTOS

Relative:
Higher
Actual:
982 ft.

RCRA-SQG:
 Date Form Received by Agency: 20070706
 Handler Name: LOZIER CORPORATION
 Handler Address: 6316 PERSHING DR
 Handler City,State,Zip: OMAHA, NE 68110
 EPA ID: NED000610691
 Contact Name: DAVID R HERMANCE
 Contact Address: PERSHING DR
 Contact City,State,Zip: OMAHA, NE 68110
 Contact Telephone: 402-457-8433
 Contact Email: DAVID.HERMANCE@LOZIER.BIZ
 EPA Region: 07
 Land Type: Private
 Federal Waste Generator Description: Small Quantity Generator
 Active Site Indicator: Handler Activities
 Mailing Address: PERSHING DR
 Mailing City,State,Zip: OMAHA, NE 68110
 Owner Name: LOZIER CORPORATION
 Owner Type: Private
 Operator Name: LOZIER CORPORATION
 Operator Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No
 Smelting Melting and Refining Furnace Exemption: No
 Underground Injection Control: No
 Off-Site Waste Receipt: No
 Universal Waste Indicator: No
 Universal Waste Destination Facility: No
 Federal Universal Waste: No
 Active Site State-Reg Handler: ---
 Hazardous Secondary Material Indicator: NN
 Commercial TSD Indicator: No
 2018 GPRA Permit Baseline: Not on the Baseline
 2018 GPRA Renewals Baseline: Not on the Baseline
 202 GPRA Corrective Action Baseline: No
 Corrective Action Workload Universe: No
 Subject to Corrective Action Universe: No
 Non-TSDFs Where RCRA CA has Been Imposed Universe: No
 TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20070718
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2005

[Click Here for Biennial Reporting System Data:](#)

Year: 2003

[Click Here for Biennial Reporting System Data:](#)

Year: 2001

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D002
Waste Description: CORROSIVE WASTE

Waste Code: D003
Waste Description: REACTIVE WASTE

Waste Code: D008
Waste Description: LEAD

Waste Code: D035
Waste Description: METHYL ETHYL KETONE

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6336 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Operator
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6316 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Owner
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6336 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Operator
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101

Owner/Operator Indicator: Owner
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6336 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Owner
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6336 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Operator
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6316 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Owner
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Owner/Operator Address: 6316 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110
Owner/Operator Telephone: 402-457-8000

Owner/Operator Indicator: Owner
Owner/Operator Name: LOZIER CORPORATION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Legal Status: Private
Date Became Current: 19690101
Owner/Operator Address: 6336 PERSHING DR
Owner/Operator City,State,Zip: OMAHA, NE 68110

Owner/Operator Indicator: Operator
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101

Owner/Operator Indicator: Operator
Owner/Operator Name: LOZIER CORPORATION
Legal Status: Private
Date Became Current: 19690101

Historic Generators:

Receive Date: 19991012
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20020916
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20050609
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20061013
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20070706

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19900222
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19920218
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19940207
Handler Name: LOZIER CORPORATION - NORTH
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19960205
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 19980127
Handler Name: LOZIER CORP NORTH PLANT
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Current Record: No
Receive Date: 20000229
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20020301
Handler Name: LOZIER CORP NORTH PLANT
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20040301
Handler Name: LOZIER CORPORATION
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20060301
Handler Name: LOZIER CORP
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Code: 337127
NAICS Description: INSTITUTIONAL FURNITURE MANUFACTURING

NAICS Code: 337215
NAICS Description: SHOWCASE, PARTITION, SHELVING, AND LOCKER MANUFACTURING

Facility Has Received Notices of Violation:

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19980512
Actual Return to Compliance Date: 19980616
Return to Compliance Qualifier: Observed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Violation Responsible Agency:	State
Scheduled Compliance Date:	19980614
Enforcement Identifier:	000
Date of Enforcement Action:	19980512
Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NE
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20020123
Actual Return to Compliance Date:	20020226
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	20020222
Enforcement Identifier:	001
Date of Enforcement Action:	20020123
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NEWCG
Found Violation:	No
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	LDR - General
Date Violation was Determined:	19871029
Actual Return to Compliance Date:	19880614
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20020123
Actual Return to Compliance Date:	20020226
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	20020222
Enforcement Identifier:	001
Date of Enforcement Action:	20020123
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NEWCG
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150304
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Enforcement Identifier: 001
Date of Enforcement Action: 20150219
Enforcement Responsible Agency: EPA
Corrective Action Component: No
Disposition Status Date: 20160413
Disposition Status: AS
Disposition Status Description: ACTION SATISFIED (CASE CLOSED)
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R7GRW
Enforcement Responsible Sub-Organization: ENST

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19840313
Actual Return to Compliance Date: 19840416
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 19840413
Enforcement Identifier: 001
Date of Enforcement Action: 19840313
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Generators - General
Date Violation was Determined: 19851016
Actual Return to Compliance Date: 19851023
Return to Compliance Qualifier: Observed
Violation Responsible Agency: EPA
Scheduled Compliance Date: 19851026
Enforcement Identifier: 004
Date of Enforcement Action: 19851016
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20150219
Actual Return to Compliance Date: 20150223
Return to Compliance Qualifier: Documented
Violation Responsible Agency: EPA
Enforcement Identifier: 001
Date of Enforcement Action: 20150219
Enforcement Responsible Agency: EPA
Corrective Action Component: No
Disposition Status Date: 20160413
Disposition Status: AS
Disposition Status Description: ACTION SATISFIED (CASE CLOSED)
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R7GRW
Enforcement Responsible Sub-Organization: ENST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	19980512
Actual Return to Compliance Date:	19980619
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19980614
Enforcement Identifier:	000
Date of Enforcement Action:	19980512
Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NE
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Used Oil - Generators
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150226
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001
Date of Enforcement Action:	20150219
Enforcement Responsible Agency:	EPA
Corrective Action Component:	No
Disposition Status Date:	20160413
Disposition Status:	AS
Disposition Status Description:	ACTION SATISFIED (CASE CLOSED)
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R7GRW
Enforcement Responsible Sub-Organization:	ENST
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150223
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001
Date of Enforcement Action:	20150219
Enforcement Responsible Agency:	EPA
Corrective Action Component:	No
Disposition Status Date:	20160413
Disposition Status:	AS
Disposition Status Description:	ACTION SATISFIED (CASE CLOSED)
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R7GRW
Enforcement Responsible Sub-Organization:	ENST
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	LDR - General
Date Violation was Determined:	19980512
Actual Return to Compliance Date:	19980619

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EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19980614
Enforcement Identifier:	000
Date of Enforcement Action:	19980512
Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NE
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	LDR - General
Date Violation was Determined:	19880115
Actual Return to Compliance Date:	19880614
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19880613
Enforcement Identifier:	005
Date of Enforcement Action:	19880512
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19840313
Actual Return to Compliance Date:	19840425
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19840413
Enforcement Identifier:	001
Date of Enforcement Action:	19840313
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19880115
Actual Return to Compliance Date:	19880614
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19880613
Enforcement Identifier:	005
Date of Enforcement Action:	19880512
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	LDR - General
Date Violation was Determined:	19980512

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EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Actual Return to Compliance Date: 19980619
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 19980614
Enforcement Identifier: 000
Date of Enforcement Action: 19980512
Enforcement Responsible Agency: State
Enforcement Attorney: NE
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: NE

Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Universal Waste - Small Quantity Handlers
Date Violation was Determined: 20150219
Actual Return to Compliance Date: 20150219
Return to Compliance Qualifier: Documented
Violation Responsible Agency: EPA
Enforcement Identifier: 001
Date of Enforcement Action: 20150219
Enforcement Responsible Agency: EPA
Corrective Action Component: No
Disposition Status Date: 20160413
Disposition Status: AS
Disposition Status Description: ACTION SATISFIED (CASE CLOSED)
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R7GRW
Enforcement Responsible Sub-Organization: ENST

Found Violation: No

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 20020123
Actual Return to Compliance Date: 20020226
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: 20020222
Enforcement Identifier: 001
Date of Enforcement Action: 20020123
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: NEWCG

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - Records/Reporting
Date Violation was Determined: 19980512
Actual Return to Compliance Date: 19980619
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 19980614
Enforcement Identifier: 000
Date of Enforcement Action: 19980512

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LOZIER CORPORATION (Continued)

1000249347

Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NE
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Records/Reporting
Date Violation was Determined:	19980512
Actual Return to Compliance Date:	19980619
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19980614
Enforcement Identifier:	000
Date of Enforcement Action:	19980512
Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NE
Found Violation:	No
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150226
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001
Date of Enforcement Action:	20150219
Enforcement Responsible Agency:	EPA
Corrective Action Component:	No
Disposition Status Date:	20160413
Disposition Status:	AS
Disposition Status Description:	ACTION SATISFIED (CASE CLOSED)
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R7GRW
Enforcement Responsible Sub-Organization:	ENST
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19940314
Actual Return to Compliance Date:	19940418
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19940516
Enforcement Identifier:	000
Date of Enforcement Action:	19940415
Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NEBFS

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Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19880115
Actual Return to Compliance Date:	19880614
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19880613
Enforcement Identifier:	005
Date of Enforcement Action:	19880512
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150223
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001
Date of Enforcement Action:	20150219
Enforcement Responsible Agency:	EPA
Corrective Action Component:	No
Disposition Status Date:	20160413
Disposition Status:	AS
Disposition Status Description:	ACTION SATISFIED (CASE CLOSED)
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R7GRW
Enforcement Responsible Sub-Organization:	ENST
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150219
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001
Date of Enforcement Action:	20150219
Enforcement Responsible Agency:	EPA
Corrective Action Component:	No
Disposition Status Date:	20160413
Disposition Status:	AS
Disposition Status Description:	ACTION SATISFIED (CASE CLOSED)
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R7GRW
Enforcement Responsible Sub-Organization:	ENST
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Generators - General
Date Violation was Determined:	19851016
Actual Return to Compliance Date:	19860205
Return to Compliance Qualifier:	Observed

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EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Violation Responsible Agency:	State
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20020123
Actual Return to Compliance Date:	20020226
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	20020222
Enforcement Identifier:	001
Date of Enforcement Action:	20020123
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NEWCG
Found Violation:	No
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19880115
Actual Return to Compliance Date:	19880614
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19880613
Enforcement Identifier:	005
Date of Enforcement Action:	19880512
Enforcement Responsible Agency:	State
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Records/Reporting
Date Violation was Determined:	19980512
Actual Return to Compliance Date:	19980619
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19980614
Enforcement Identifier:	000
Date of Enforcement Action:	19980512
Enforcement Responsible Agency:	State
Enforcement Attorney:	NE
Corrective Action Component:	No
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NE
Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20150219
Actual Return to Compliance Date:	20150302
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001

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EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Date of Enforcement Action: 20150219
Enforcement Responsible Agency: EPA
Corrective Action Component: No
Disposition Status Date: 20160413
Disposition Status: AS
Disposition Status Description: ACTION SATISFIED (CASE CLOSED)
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R7GRW
Enforcement Responsible Sub-Organization: ENST

Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Generators - General
Date Violation was Determined: 19851016
Actual Return to Compliance Date: 19851023
Return to Compliance Qualifier: Observed
Violation Responsible Agency: EPA
Scheduled Compliance Date: 19851026
Enforcement Identifier: 004
Date of Enforcement Action: 19851016
Enforcement Responsible Agency: State
Corrective Action Component: No
Enforcement Type: WRITTEN INFORMAL

Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Generators - General
Date Violation was Determined: 19851016
Actual Return to Compliance Date: 19860205
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State

Evaluation Action Summary:

Evaluation Date: 19980417
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: NEJHH
Actual Return to Compliance Date: 19980616
Scheduled Compliance Date: 19980614

Evaluation Date: 20011212
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: NEMBP
Actual Return to Compliance Date: 20020226
Scheduled Compliance Date: 20020222

Evaluation Date: 20011212
Evaluation Responsible Agency: EPA-Initiated Oversight/Observation/Training Actions
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: R7JWB

Evaluation Date: 19871029
Evaluation Responsible Agency: EPA

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EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Found Violation:	Yes
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Actual Return to Compliance Date:	19880614
Evaluation Date:	20011212
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEMBP
Actual Return to Compliance Date:	20020226
Scheduled Compliance Date:	20020222
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150304
Evaluation Date:	19840313
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	19840416
Scheduled Compliance Date:	19840413
Evaluation Date:	19851016
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7RN
Actual Return to Compliance Date:	19851023
Scheduled Compliance Date:	19851026
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150223
Evaluation Date:	19980417
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJJH
Actual Return to Compliance Date:	19980619
Scheduled Compliance Date:	19980614
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST

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EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Actual Return to Compliance Date:	20150226
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150223
Evaluation Date:	19980417
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJHH
Actual Return to Compliance Date:	19980619
Scheduled Compliance Date:	19980614
Evaluation Date:	19880115
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJLE
Actual Return to Compliance Date:	19880614
Scheduled Compliance Date:	19880613
Evaluation Date:	19840313
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Actual Return to Compliance Date:	19840425
Scheduled Compliance Date:	19840413
Evaluation Date:	19880115
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJLE
Actual Return to Compliance Date:	19880614
Scheduled Compliance Date:	19880613
Evaluation Date:	19980417
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJHH
Actual Return to Compliance Date:	19980619
Scheduled Compliance Date:	19980614
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150219

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LOZIER CORPORATION (Continued)

1000249347

Evaluation Date:	19940314
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	SIGNIFICANT NON-COMPLIER
Evaluation Date:	20011212
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEMBP
Actual Return to Compliance Date:	20020226
Scheduled Compliance Date:	20020222
Evaluation Date:	19980417
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJJH
Actual Return to Compliance Date:	19980619
Scheduled Compliance Date:	19980614
Evaluation Date:	19980417
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJJH
Actual Return to Compliance Date:	19980619
Scheduled Compliance Date:	19980614
Evaluation Date:	19940418
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	NOT A SIGNIFICANT NON-COMPLIER
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150226
Evaluation Date:	19940314
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEBFS
Actual Return to Compliance Date:	19940418
Scheduled Compliance Date:	19940516
Evaluation Date:	19880115
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJLE
Actual Return to Compliance Date:	19880614
Scheduled Compliance Date:	19880613

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LOZIER CORPORATION (Continued)

1000249347

Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150223
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150219
Evaluation Date:	19851016
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7RN
Actual Return to Compliance Date:	19860205
Evaluation Date:	20011212
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEMBP
Actual Return to Compliance Date:	20020226
Scheduled Compliance Date:	20020222
Evaluation Date:	20041116
Evaluation Responsible Agency:	EPA
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7JL
Evaluation Date:	19880115
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJLE
Actual Return to Compliance Date:	19880614
Scheduled Compliance Date:	19880613
Evaluation Date:	19980417
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NEJJH
Actual Return to Compliance Date:	19980619
Scheduled Compliance Date:	19980614
Evaluation Date:	20150218
Evaluation Responsible Agency:	EPA
Found Violation:	Yes

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LOZIER CORPORATION (Continued)

1000249347

Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7GRW
Evaluation Responsible Sub-Organization:	ENST
Actual Return to Compliance Date:	20150302
Evaluation Date:	19851016
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7RN
Actual Return to Compliance Date:	19851023
Scheduled Compliance Date:	19851026
Evaluation Date:	19851016
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R7RN
Actual Return to Compliance Date:	19860205

NE SPILL:

Address:	6316 PERSHING DRIVE
City,State,Zip:	OMAHA, NE
File Number:	08309-DWT-0135
Owner Name:	PARTONS SALVENT CO
Facility Status:	NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type:	MOTOR VEHICLE
SFM Num:	4792
Owner Mailing Address:	P O BOX 456
Owner Mailing City:	COUNCIL BLUFFS
Owner Mailing State:	IA
Owner Mailing Zip:	51502
Discovery Date:	08/30/1989
Material Released:	PAINT THINNER

Name:	LOZIER-NORTH PLANT
Address:	6316 PERSHING DR
City,State,Zip:	OMAHA, NE
File Number:	061500-GW-1700
Owner Name:	LOZIER CORP
Facility Status:	NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type:	FIXED FACILITY
SFM Num:	4792
Owner Mailing Address:	6336 PERSHING DR
Owner Mailing City:	OMAHA
Owner Mailing State:	NE
Owner Mailing Zip:	68110
Discovery Date:	06/12/2000
Material Released:	PAINT-POLYESTER BASED

Address:	6316 PERSHING DRIVE
City,State,Zip:	OMAHA, NE
File Number:	081895-NH-0730
Owner Name:	LOZIER CORPORATION
Facility Status:	NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type:	FIXED FACILITY

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LOZIER CORPORATION (Continued)

1000249347

SFM Num: 4792
Owner Mailing Address: 6336 PERSHING DRIVE
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 08/18/1995
Material Released: POLYESTER PAINT

Address: 6316 PERSHING DRV
City,State,Zip: OMAHA, NE
File Number: 070795-KM-1722
Owner Name: LOZIER CORPORATION
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: FIXED FACILITY
SFM Num: 4792
Owner Mailing Address: 6316 PERSHING DRV
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 07/07/1995
Material Released: PAINT

Name: LOZIER CORPORATION
Address: 6316 PERSHING DRIVE
City,State,Zip: OMAHA, NE
File Number: 100394-JS-0920
Owner Name: LOZIER CORP.
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: FIXED FACILITY
SFM Num: 4792
Owner Mailing Address: 6316 PERSHING DRIVE
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 10/03/1994
Material Released: PAINT

Address: 6316 PERSHING DRIVE
City,State,Zip: OMAHA, NE
File Number: 052394-SM-1025
Owner Name: LOZIER CORPORATION
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: FIXED FACILITY
SFM Num: 4792
Owner Mailing Address: 6316 PERSHING DRIVE
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 05/23/1994
Material Released: 20 GALLONS PAINT

Address: 6316 PERSHING DRIVE
City,State,Zip: OMAHA, NE
File Number: 030894-JF-1000
Owner Name: LOZIER CORP.
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: OTHER

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EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Enforcement Action ID: NECOOA0000310550020900103
FRS ID: 110000447525
Action Name: LOZIER CORPORATION NORTH PLANT 310550020900103
Facility Name: LOZIER CORPORATION NORTH PLANT
Facility Address: 6316 JOHN J PERSHING DR
OMAHA, NE 68110-1100
Enforcement Action Type: Civil Judicial Action
Facility County: DOUGLAS
Program System Acronym: AIR
Enforcement Action Forum Desc: Judicial
EA Type Code: CIV
Facility SIC Code: 2542
Latitude in Decimal Degrees: 41.317408
Longitude in Decimal Degrees: -95.9339
Program System Acronym: NECOO0003105500209
Facility NAICS Code: 337215

Enforcement Action ID: 07-2004-A001
FRS ID: 110000447525
Action Name: LOZIER CORPORATION NORTH PLANT 310550020990011
Facility Name: LOZIER CORPORATION NORTH PLANT
Facility Address: 6316 JOHN J PERSHING DR
OMAHA, NE 68110-1100
Enforcement Action Type: CAA 113D1 Action For Penalty
Facility County: DOUGLAS
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: 113D1
Facility SIC Code: 2542
Latitude in Decimal Degrees: 41.317408
Longitude in Decimal Degrees: -95.9339
Program System Acronym: NECOO0003105500209
Facility NAICS Code: 337215

Enforcement Action ID: 07-2004-0092
FRS ID: 110000447525
Action Name: LOZIER CORPORATION
Facility Name: LOZIER CORP
Facility Address: 6316 JOHN J PERSHING DR
OMAHA, NE 68110
Enforcement Action Type: CAA 113D1 Action For Penalty
Facility County: DOUGLAS
Program System Acronym: ICIS
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: 113D1
Latitude in Decimal Degrees: 41.316911
Longitude in Decimal Degrees: -95.931324
Program System Acronym: 25582

Enforcement Action ID: 07-000F000310550020990001
FRS ID: 110000447525
Action Name: LOZIER CORPORATION NORTH PLANT 310550020990001
Facility Name: LOZIER CORPORATION NORTH PLANT
Facility Address: 6316 JOHN J PERSHING DR
OMAHA, NE 68110-1100
Enforcement Action Type: Notice of Violation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Facility County: DOUGLAS
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 2542
Latitude in Decimal Degrees: 41.317408
Longitude in Decimal Degrees: -95.9339
Program System Acronym: NECOO0003105500209
Facility NAICS Code: 337215

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Facility Name: LOZIER CORPORATION NORTH PLANT
Address: 6316 PERSHING DR.
Tribal Indicator: N
Fed Facility: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

US AIRS (AFS):

Envid: 1000249347
Region Code: 07
County Code: NE055
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Facility Site Name: LOZIER CORPORATION NORTH PLANT
Primary SIC Code: 2542
NAICS Code: 337215
Default Air Classification Code: MAJ
Facility Type of Ownership Code: POF
Air CMS Category Code: SMI

US AIRS (AFS):

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Status Date: 2004-02-09 00:00:00
Activity Group: Case File
Activity Type: Case File
Activity Status: Resolved

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2001-02-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Information Request

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2005-09-30 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2008-11-18 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2010-04-22 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2011-11-14 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2012-06-27 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2013-07-31 00:00:00
Activity Status Date: 2016-08-12 09:31:53
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 1997-07-30 00:00:00

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 1998-09-15 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 1999-06-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2000-07-13 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2000-08-02 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2001-03-20 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2001-07-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2005-09-30 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2008-11-18 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2010-04-22 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2011-11-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2012-06-27 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2013-07-31 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2004-02-09 00:00:00
Activity Status Date: 2004-02-09 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Formal
Activity Status: Final Order Issued

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 1993-09-01 00:00:00
Activity Status Date: 1993-09-01 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Informal
Activity Status: Achieved

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2005-09-30 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2008-11-18 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2010-04-22 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2011-11-14 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2012-06-27 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2013-07-31 00:00:00
Activity Status Date: 2016-08-12 09:31:53
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1983-01-03 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1983-06-21 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1984-04-04 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1984-06-26 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1984-09-27 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1984-10-01 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Date: 1985-06-26 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1986-01-21 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1986-06-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1988-02-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1988-03-23 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1989-02-22 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1990-07-17 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1991-05-23 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1992-05-22 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1992-07-28 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1993-06-16 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1994-06-09 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1994-07-08 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1995-05-31 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1995-06-12 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1996-07-15 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1997-07-30 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1998-09-15 00:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1999-06-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2000-07-13 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2000-08-02 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2001-03-20 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2001-07-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2005-09-30 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2008-11-18 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2010-04-22 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2011-11-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2012-06-27 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 2013-07-31 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07

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EDR ID Number
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LOZIER CORPORATION (Continued)

1000249347

Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1993-09-01 00:00:00
Activity Status Date: 1993-09-01 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Informal
Activity Status: Achieved

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: New Source Performance Standards
Activity Date: 1993-02-25 00:00:00
Activity Status Date: 1993-02-25 00:00:00
Activity Group: Enforcement Action
Activity Type: Judicial
Activity Status: Closed

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2001-10-11 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2003-09-26 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2005-09-30 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

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Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2008-11-18 00:00:00
Activity Status Date: 2009-01-07 13:54:19
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2008-11-18 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2010-04-22 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2011-11-14 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2012-06-27 00:00:00

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Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2013-07-31 00:00:00
Activity Status Date: 2016-08-12 09:31:53
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1983-01-03 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1983-06-21 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1984-04-04 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1984-06-26 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

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EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1984-09-27 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1984-10-01 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1985-06-26 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1986-01-21 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1986-06-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1988-02-19 00:00:00

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EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Region Code:	07
Programmatic ID:	AIR NECOO0003105500209
Facility Registry ID:	110000447525
Air Operating Status Code:	OPR
Default Air Classification Code:	MAJ
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	1988-03-23 00:00:00
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Region Code:	07
Programmatic ID:	AIR NECOO0003105500209
Facility Registry ID:	110000447525
Air Operating Status Code:	OPR
Default Air Classification Code:	MAJ
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	1989-02-22 00:00:00
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Region Code:	07
Programmatic ID:	AIR NECOO0003105500209
Facility Registry ID:	110000447525
Air Operating Status Code:	OPR
Default Air Classification Code:	MAJ
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	1990-07-17 00:00:00
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Region Code:	07
Programmatic ID:	AIR NECOO0003105500209
Facility Registry ID:	110000447525
Air Operating Status Code:	OPR
Default Air Classification Code:	MAJ
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	1991-05-23 00:00:00
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Region Code:	07
Programmatic ID:	AIR NECOO0003105500209
Facility Registry ID:	110000447525
Air Operating Status Code:	OPR
Default Air Classification Code:	MAJ
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	1992-05-22 00:00:00
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Region Code:	07
Programmatic ID:	AIR NECOO0003105500209
Facility Registry ID:	110000447525
Air Operating Status Code:	OPR

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LOZIER CORPORATION (Continued)

1000249347

Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1992-07-28 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1993-06-16 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1994-06-09 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1994-07-08 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1995-05-31 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1995-06-12 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07

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EDR ID Number
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LOZIER CORPORATION (Continued)

1000249347

Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1996-07-15 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1997-07-30 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1998-09-15 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1999-06-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2000-07-13 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2000-08-02 00:00:00
Activity Group: Compliance Monitoring

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LOZIER CORPORATION (Continued)

1000249347

Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2001-03-20 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2001-07-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2001-10-11 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2002-04-09 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2003-04-01 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ

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LOZIER CORPORATION (Continued)

1000249347

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2003-09-26 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2004-04-04 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2005-09-30 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2008-11-18 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2010-04-22 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2011-11-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209

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EDR ID Number
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LOZIER CORPORATION (Continued)

1000249347

Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2012-06-27 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2013-07-31 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1991-12-17 00:00:00
Activity Status Date: 1991-12-17 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Informal
Activity Status: Achieved

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1993-09-01 00:00:00
Activity Status Date: 1993-09-01 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Informal
Activity Status: Achieved

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1993-02-25 00:00:00
Activity Status Date: 1993-02-25 00:00:00
Activity Group: Enforcement Action
Activity Type: Judicial
Activity Status: Closed

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525

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EDR ID Number
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LOZIER CORPORATION (Continued)

1000249347

Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2001-03-21 00:00:00
Activity Status Date: 2016-08-12 09:32:05
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2002-04-10 00:00:00
Activity Status Date: 2016-08-12 09:32:05
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2003-04-02 00:00:00
Activity Status Date: 2016-08-12 09:32:05
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2004-04-05 00:00:00
Activity Status Date: 2016-08-12 09:32:05
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2005-09-30 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

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EDR ID Number
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LOZIER CORPORATION (Continued)

1000249347

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2008-11-18 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2010-04-22 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2011-11-14 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2012-06-27 00:00:00
Activity Status Date: 2016-08-12 09:31:52
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2013-07-31 00:00:00
Activity Status Date: 2016-08-12 09:31:53
Activity Group: Compliance Monitoring

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LOZIER CORPORATION (Continued)

1000249347

Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2016-02-22 00:00:00
Activity Status Date: 2016-08-12 09:32:05
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2000-07-13 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2000-08-02 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2001-03-20 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2001-07-19 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2005-09-30 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2008-11-18 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2010-04-22 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2011-11-14 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2012-06-27 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Region Code: 07
Programmatic ID: AIR NECOO0003105500209
Facility Registry ID: 110000447525
Air Operating Status Code: OPR
Default Air Classification Code: MAJ
Air Program: Title V Permits
Activity Date: 2013-07-31 00:00:00
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LOZIER CORPORATION (Continued)

1000249347

ASBESTOS:

Name:	LOZIER
Address:	6316 PERSHING DRIVE
City,State,Zip:	OMAHA, NE 68110
Project Notification Date:	12/21/2012
State Project Number:	2012-O426
Business Entity Initials:	MAA
Owner Name:	Lozier
Start Date:	12/21/2012
Finish Date:	12/30/2012
Region:	Omaha
Year:	2012
Schedule Type:	On Site
Project Description:	Removal of approximately 140 sq. ft. of non-friable floor tile and mastic from the Janitor's Closet in building.
Project Notification Date:	12/21/2012
Business Entity:	McGill Asbestos Abatement Co., Inc.
Square Feet:	140
Start Time:	1600
Stop Time:	1930
Fee Paid:	False
FA Report:	False
10 Day Waiver:	False
Emergency:	False
Canceled:	False
Completed:	False
Non-Friable:	False
Landfill Receipts:	False
Work/Worker Practices:	False
Enforcement:	False
Additional Information:	False
Final Rpt Status:	8

7
ENE
1/8-1/4
0.236 mi.
1246 ft.

HD PRO LOCATION #3450
6260 ABBOTT DRIVE
OMAHA, NE 68110

RCRA-LQG 1014956375
NER000509521

Relative:
Higher
Actual:
980 ft.

RCRA-LQG:	
Date Form Received by Agency:	20210831
Handler Name:	HD PRO LOCATION #3450
Handler Address:	6260 ABBOTT DRIVE
Handler City,State,Zip:	OMAHA, NE 68110
EPA ID:	NER000509521
Contact Name:	ASHLEY CAMPBELL
Contact Address:	CHEMICAL ROAD
Contact City,State,Zip:	HOUSTON, TX 77057
Contact Telephone:	713-985-5472
Contact Email:	ACAMPBELL@HARSCO.COM
Contact Title:	COMPLIANCE & REG AFFAIR SPEC
EPA Region:	07
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Active Site Indicator:	Handler Activities, State-specific Activities

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HD PRO LOCATION #3450 (Continued)

1014956375

Mailing Address:	CHEMICAL ROAD
Mailing City,State,Zip:	PASADENA, TX 77507
Owner Name:	BS HOLDINGS
Owner Type:	Private
Operator Name:	THE HOME DEPOT
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	Y--
Hazardous Secondary Material Indicator:	N
Commercial TSD Indicator:	No
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Handler Date of Last Change:	20210901
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2019

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HD PRO LOCATION #3450 (Continued)

1014956375

Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D003
Waste Description:	REACTIVE WASTE
Waste Code:	D005
Waste Description:	BARIUM
Waste Code:	D006
Waste Description:	CADMIUM
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D016
Waste Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Waste Code:	D035
Waste Description:	METHYL ETHYL KETONE
Waste Code:	U002
Waste Description:	2-PROPANONE (I) (OR) ACETONE (I)
Waste Code:	U072
Waste Description:	BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE
Waste Code:	U279
Waste Description:	U279

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BS HOLDINGS
Legal Status:	Private
Date Became Current:	19920101
Owner/Operator Address:	3236 SOUTH 118TH PLACE
Owner/Operator City,State,Zip:	OMAHA, NE 68137
Owner/Operator Telephone:	402-210-6644

Owner/Operator Indicator:	Operator
Owner/Operator Name:	THE HOME DEPOT
Legal Status:	Private
Date Became Current:	20160110
Owner/Operator Address:	2455 PACES FERRY RD SE
Owner/Operator City,State,Zip:	ATLANTA, GA 30339
Owner/Operator Telephone:	770-384-2181
Owner/Operator Email:	ROBERT_HAMPTON1@HOMEDEPOT.COM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HD PRO LOCATION #3450 (Continued)

1014956375

Owner/Operator Indicator:	Operator
Owner/Operator Name:	THE HOME DEPOT
Legal Status:	Private
Date Became Current:	20160110
Owner/Operator Address:	2455 PACES FERRY RD SE
Owner/Operator City,State,Zip:	ATLANTA, GA 30339
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BS HOLDINGS
Legal Status:	Private
Date Became Current:	20160101
Owner/Operator Address:	9251 WEST ORAIBI DRIVE
Owner/Operator City,State,Zip:	PEORIA, AZ 85382
Owner/Operator Telephone:	402-210-6644
Owner/Operator Email:	SHELLEYRIHA@COX.NET
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BS HOLDINGS
Legal Status:	Private
Date Became Current:	20160101
Owner/Operator Address:	9251 WEST ORAIBI DRIVE
Owner/Operator City,State,Zip:	PEORIA, AZ 85382
Owner/Operator Telephone:	402-210-6644
Owner/Operator Email:	SHELLEYRIHA@COX.NET
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BS HOLDINGS
Legal Status:	Private
Date Became Current:	20160101
Owner/Operator Address:	9251 WEST ORAIBI DRIVE
Owner/Operator City,State,Zip:	PEORIA, AZ 85382
Owner/Operator Telephone:	402-210-6644
Owner/Operator Email:	SHELLEYRIHA@COX.NET
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BS HOLDINGS
Legal Status:	Private
Date Became Current:	20160101
Owner/Operator Address:	9251 WEST ORAIBI DRIVE
Owner/Operator City,State,Zip:	PEORIA, AZ 85382
Owner/Operator Telephone:	402-210-6644
Owner/Operator Email:	SHELLEYRIHA@COX.NET
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THE HOME DEPOT
Legal Status:	Private
Date Became Current:	20160110
Owner/Operator Address:	2455 PACES FERRY RD SE
Owner/Operator City,State,Zip:	ATLANTA, GA 30339
Owner/Operator Telephone:	770-384-2181
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BS HOLDINGS
Legal Status:	Private
Date Became Current:	20160101
Owner/Operator Address:	136 GOLDEN GATE POINT, SUITE 401
Owner/Operator City,State,Zip:	SARASOTA, FL 34236

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HD PRO LOCATION #3450 (Continued)

1014956375

Owner/Operator Telephone: 402-210-6644

Owner/Operator Indicator: Operator
Owner/Operator Name: THE HOME DEPOT
Legal Status: Private
Date Became Current: 20160110
Owner/Operator Address: 2455 PACES FERRY RD SE
Owner/Operator City,State,Zip: ATLANTA, GA 30339
Owner/Operator Telephone: 770-384-2181

Owner/Operator Indicator: Operator
Owner/Operator Name: THE HOME DEPOT
Legal Status: Private
Date Became Current: 20160110
Owner/Operator Address: 2455 PACES FERRY RD SE
Owner/Operator City,State,Zip: ATLANTA, GA 30339
Owner/Operator Telephone: 770-384-2181
Owner/Operator Email: ROBERT_HAMPTON1@HOMEDEPOT.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: STANLEY BECKNER
Legal Status: Private
Date Became Current: 19880401

Owner/Operator Indicator: Operator
Owner/Operator Name: THE HOME DEPOT
Legal Status: Private
Date Became Current: 20160110
Owner/Operator Address: 2455 PACES FERRY RD SE
Owner/Operator City,State,Zip: ATLANTA, GA 30339
Owner/Operator Telephone: 770-384-2181

Owner/Operator Indicator: Owner
Owner/Operator Name: BS HOLDINGS
Legal Status: Private
Date Became Current: 20160101
Owner/Operator Address: 9251 WEST ORAIBI DRIVE
Owner/Operator City,State,Zip: PEORIA, AZ 85382
Owner/Operator Telephone: 402-210-6644
Owner/Operator Email: SHELLEYRIHA@COX.NET

Historic Generators:

Receive Date: 20200325
Handler Name: HD PRO LOCATION #3450
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20190618
Handler Name: HD PRO LOCATION #3450
Federal Waste Generator Description: Large Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HD PRO LOCATION #3450 (Continued)

1014956375

Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20120409
Handler Name: AMSAN LLC
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

Receive Date: 20180814
Handler Name: INTERLINE BRANDS DC OMAHA #4850
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20190617
Handler Name: HD PRO LOCATION #3450
Federal Waste Generator Description: Large Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20191120
Handler Name: HD PRO LOCATION #3450
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20210831
Handler Name: HD PRO LOCATION #3450

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HD PRO LOCATION #3450 (Continued)

1014956375

Federal Waste Generator Description:	Large Quantity Generator
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	48411
NAICS Description:	GENERAL FREIGHT TRUCKING, LOCAL
NAICS Code:	493110
NAICS Description:	GENERAL WAREHOUSING AND STORAGE

Facility Has Received Notices of Violation:

Found Violation:	Yes
Agency Which Determined Violation:	EPA
Violation Short Description:	TSD IS-Contingency Plan and Emergency Procedures
Date Violation was Determined:	20201214
Actual Return to Compliance Date:	20210423
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	EPA
Enforcement Identifier:	001
Date of Enforcement Action:	20210503
Enforcement Responsible Agency:	EPA
Corrective Action Component:	No
Disposition Status Date:	20210503
Disposition Status:	AS
Disposition Status Description:	ACTION SATISFIED (CASE CLOSED)
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R7EGB
Enforcement Responsible Sub-Organization:	ECAD-RCRA

Evaluation Action Summary:

Evaluation Date:	20201214
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier:	R7EGB
Evaluation Responsible Sub-Organization:	ECAD-RCRA
Actual Return to Compliance Date:	20210423
Date of Request:	20201214
Date Response Received:	20210208

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONTINENTAL AIRLINES OMA (Continued)

1000832478

Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D002
Waste Description: CORROSIVE WASTE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: OMAHA AIRPORT AUTHORITY
Legal Status: Municipal
Owner/Operator Address: PO BOX 19103
Owner/Operator City,State,Zip: OMAHA, NE 68119
Owner/Operator Telephone: 402-422-6800

Owner/Operator Indicator: Owner
Owner/Operator Name: OMAHA AIRPORT AUTHORITY
Legal Status: Municipal
Owner/Operator Address: PO BOX 19103
Owner/Operator City,State,Zip: OMAHA, NE 68119
Owner/Operator Telephone: 402-422-6800

Historic Generators:

Receive Date: 19990413
Handler Name: CONTINENTAL AIRLINES OMA
Federal Waste Generator Description: Not a generator, verified
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes

Receive Date: 19950725
Handler Name: CONTINENTAL AIRLINES OMA
Federal Waste Generator Description: Small Quantity Generator
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations: No Violations Found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONTINENTAL AIRLINES OMA (Continued)

1000832478

Evaluation Action Summary:
Evaluations:

No Evaluations Found

**C9
NNW
1/8-1/4
0.243 mi.
1281 ft.**

**LOZIER CORP
6316 PERSHING DR
OMAHA, NE 68112**

**WI MANIFEST S109616082
N/A**

Site 1 of 2 in cluster C

**Relative:
Higher
Actual:
983 ft.**

WI MANIFEST:
Name: LOZIER CORP
Address: 6316 PERSHING DR
City,State,Zip: OMAHA, NE 68112
Year: 2008
EPA ID: NED000610691
FID: 999048600
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Name: JAMES SMIDDY
Contact Address: 6316 PERSHING DR
Contact City/State/Zip: OMAHA, NE 68112
Contact Telephone: 4025415423

**C10
NNW
1/8-1/4
0.243 mi.
1281 ft.**

**LOZIER CORP
6316 PERSHING DR
OMAHA, NE 68110**

**NE UST U004057362
N/A**

Site 2 of 2 in cluster C

**Relative:
Higher
Actual:
983 ft.**

UST:
Name: LOZIER CORP
Address: 6316 PERSHING DR
City: OMAHA
Zip: 68110

Facility:
Facility ID: 4792
Owner Name: LOZIER CORP
Owner Address: 6336 PERSHING DR
Owner City,St,Zip: OMAHA, NE 68110
Tanks Currently In Use: 0
Tanks Temp Out Of Use: 0
Tanks Perm Out Of Use: 0
Tanks Closed In Place: 0
Tanks Removed: 0

Owner:
Owner Address: 6336 PERSHING DR
Owner City,St,Zip: OMAHA, NE 68110
Tank Id/Tank Status: 1 / Not Reported

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

D11 West 1/8-1/4 0.244 mi. 1286 ft.	N SIDE PRODUCE CO INC 6029 N 16TH ST OMAHA, NE 68110 Site 1 of 4 in cluster D	NE UST	U004057748 N/A
--	---	---------------	--------------------------

Relative: Higher Actual: 988 ft.	UST: Name: N SIDE PRODUCE CO INC Address: 6029 N 16TH ST City: OMAHA Zip: 68110 Facility: Facility ID: 2424 Owner Name: N SIDE PRODUCE CO INC Owner Address: PO BOX 1226 Owner City,St,Zip: OMAHA, NE 68110 Tanks Currently In Use: 0 Tanks Temp Out Of Use: 0 Tanks Perm Out Of Use: 0 Tanks Closed In Place: 0 Tanks Removed: 2 Owner: N SIDE PRODUCE CO INC Owner Address: PO BOX 1226 Owner City,St,Zip: OMAHA, NE 68110 Tank Id/Tank Status: 1 / Not Reported	
---	--	--

D12 West 1/8-1/4 0.244 mi. 1286 ft.	NORTH SIDE PRODUCE CO 6029 N 16 ST OMAHA, NE Site 2 of 4 in cluster D	NE LUST	S100065635 N/A
--	---	----------------	--------------------------

Relative: Higher Actual: 988 ft.	LUST: Name: NORTH SIDE PRODUCE CO Address: 6029 N 16 ST City,State,Zip: OMAHA, NE Facility Status: NO FURTHER ACTION (INCIDENT CLOSED) Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES File Number: 11140-STM-1430 Owner/RP: NORTH SIDE PRODUCE CO SFM Num: 2424 Owner Mailing Address: 6029 N 16 ST Owner Mailing City: OMAHA Owner Mailing State: NE Owner Mailing Zip: 68110 Discovery Date: 10/03/1990 Material Released: GASOLINE AND DIESEL FUEL	
---	---	--

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

E13 **TAMKO ASPHALT PRODUCTS INC**
WNW **6101 N 16TH ST**
1/8-1/4 **OMAHA, NE 68110**
0.247 mi.
1303 ft. **Site 1 of 2 in cluster E**

NE UST **U004059284**
N/A

Relative: UST:
Higher Name: TAMKO ASPHALT PRODUCTS INC
 Address: 6101 N 16TH ST
Actual: City: OMAHA
985 ft. Zip: 68110

Facility:
Facility ID: 2453
Owner Name: TAMKO ASPHALT PRDTS INC
Owner Address: 6101 N 16TH ST
Owner City,St,Zip: OMAHA, NE 68110
Tanks Currently In Use: 0
Tanks Temp Out Of Use: 0
Tanks Perm Out Of Use: 0
Tanks Closed In Place: 0
Tanks Removed: 3

Owner: TAMKO ASPHALT PRDTS INC
Owner Address: 6101 N 16TH ST
Owner City,St,Zip: OMAHA, NE 68110
Tank Id/Tank Status: 1 / Not Reported

E14 **TAMKO ASPHALT**
WNW **6101 NORTH 16TH STREET**
1/8-1/4 **OMAHA, NE**
0.247 mi.
1303 ft. **Site 2 of 2 in cluster E**

NE LUST **1004424053**
NE ASBESTOS **N/A**

Relative: LUST:
Higher Name: TAMKO ASPHALT
Actual: Address: 6101 NORTH 16TH STREET
985 ft. City,State,Zip: OMAHA, NE
 Facility Status: **NO FURTHER ACTION (INCIDENT CLOSED)**
 Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
 File Number: AP2453
 Owner/RP: TAMKO ASPHALT
 SFM Num: 2453
 Owner Mailing Address: 6101 NORTH 16TH ST.
 Owner Mailing City: OMAHA
 Owner Mailing State: NE
 Owner Mailing Zip: 68110
 Discovery Date: 03/01/1990
 Material Released: GASOLINE

Name: TAMCO
Address: 6101 N 16TH ST
City,State,Zip: OMAHA, NE
Facility Status: **LUST TRUST FUND PRIORITY LIST - PENDING WORK**
Incident Type: UNDERGROUND STORAGE TANK - NOT REGULATED UNDER FEDERAL RULES
File Number: 092817-JK-1625
SFM Num: NONE
Discovery Date: 09/28/2017
Material Released: HEATING OIL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TAMKO ASPHALT (Continued)

1004424053

Name: TAMKO ASPHALT
Address: 6101 NORTH 16TH STREET
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: AP2453
Owner/RP: TAMKO ASPHALT
SFM Num: 2453
Owner Mailing Address: 6101 NORTH 16TH ST.
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 03/01/1990
Material Released: GASOLINE

Name: TAMCO
Address: 6101 N 16TH ST
City,State,Zip: OMAHA, NE
Facility Status: LUST TRUST FUND PRIORITY LIST - PENDING WORK
Incident Type: UNDERGROUND STORAGE TANK - NOT REGULATED UNDER FEDERAL RULES
File Number: 092817-JK-1625
SFM Num: NONE
Discovery Date: 09/28/2017
Material Released: HEATING OIL

ASBESTOS:

Name: TAMKO PRODUCTS
Address: 6101 NORTH 16TH STREET
City,State,Zip: OMAHA, NE
Project Notification Date: 07/17/2006
State Project Number: 2006-O228
Business Entity Initials: MAA
Owner Name: Tamko Products
Start Date: 07/31/2006
Finish Date: 08/07/2006
Region: Omaha
Year: 2006
Project Notification Date: 07/17/2006
Business Entity: McGill Asbestos Abatement Company, Inc.
Square Feet: 3950
Linear Feet: 0
Start Time: 07:30
Stop Time: 17:00
Fee Paid: True
Acknowledgement Sent: No
Follow-up Comments: See Log
FA Report: False
Final Report: ATC
10 Day Waiver: False
Emergency: False
Canceled: False
Completed: False
Non-Friable: False
Landfill Receipts: False
Work/Worker Practices: False
Enforcement: False
Additional Information: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TAMKO ASPHALT (Continued)

1004424053

Name: TAMKO ROOFING
Address: 6101 N. 16TH STREET
City,State,Zip: OMAHA, NE
Project Notification Date: 11/22/2002
State Project Number: 2002-O335
Business Entity Initials: GPA
Owner Name: Tamko Roofing
Start Date: 12/10/2002
Finish Date: 12/13/2002
Region: Omaha
Year: 2002
Project Notification Date: 11/22/2002
Business Entity: Great Plains Asbestos Control, Inc.
Square Feet: 263
Linear Feet: 196
Start Time: 08:00
Stop Time: 17:00
Fee Paid: True
Acknowledgement Sent: No
FA Report: False
10 Day Waiver: False
Emergency: False
Canceled: False
Completed: False
Non-Friable: False
Landfill Receipts: False
Work/Worker Practices: False
Enforcement: False
Additional Information: False

15
SW
1/4-1/2
0.263 mi.
1390 ft.

SHERMAN ACADEMY
5618 N 14TH AVE
OMAHA, NE

NE LUST **S105620542**
NE ASBESTOS **N/A**

Relative:
Higher
Actual:
990 ft.

LUST:
Name: SHERMAN ACADEMY
Address: 5618 N 14TH AVE
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - NOT REGULATED UNDER FEDERAL RULES
File Number: 090602-GW-0837
Owner/RP: OMAHA PUBLIC SCHOOLS
SFM Num: 12066
Owner Mailing Address: 4041 N 72ND ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68134
Discovery Date: 06/17/2002
Material Released: HEATING OIL

ASBESTOS:
Name: SHERMAN ELEMENTARY
Address: 5618 N. 14TH AVENUE
City,State,Zip: OMAHA, NE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHERMAN ACADEMY (Continued)

S105620542

Project Notification Date: 09/06/2002
State Project Number: 2002-O259
Business Entity Initials: MAA
Owner Name: Omaha Public Schools
Start Date: 09/09/2002
Finish Date: 09/13/2002
Region: Omaha
Year: 2002
Project Notification Date: 09/06/2002
Business Entity: McGill Asbestos Abatement Company, Inc.
Square Feet: 1018
Linear Feet: 1200
Start Time: 07:30
Stop Time: 16:00
Fee Paid: False
Acknowledgement Sent: No
FA Report: False
10 Day Waiver: False
Emergency: False
Canceled: False
Completed: False
Non-Friable: True
Landfill Receipts: False
Work/Worker Practices: False
Enforcement: False
Additional Information: False

Name: SHERMAN ELEMENTARY
Address: 5618 N. 14TH AVENUE
City,State,Zip: OMAHA, NE
Project Notification Date: 04/28/2003
State Project Number: 2003-O152
Business Entity Initials: MAA
Owner Name: Omaha Public Schools
Start Date: 06/17/2003
Region: Omaha
Year: 2003
Project Notification Date: 04/28/2003
Business Entity: McGill Asbestos Abatement Company, Inc.
Square Feet: 1725
Linear Feet: 0
Start Time: 07:30
Stop Time: 16:30
Fee Paid: False
Acknowledgement Sent: No
FA Report: False
10 Day Waiver: False
Emergency: False
Canceled: False
Completed: False
Non-Friable: True
Landfill Receipts: False
Work/Worker Practices: False
Inspection Date: 6/19;
Enforcement: False
Additional Information: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHERMAN ACADEMY (Continued)

S105620542

Name: SHERMAN ELEMENTARY
Address: 5618 NORTH 14TH AVENUE
City,State,Zip: OMAHA, NE
Project Notification Date: 06/16/2003
State Project Number: 2003-O218
Business Entity Initials: MAA
Owner Name: Omaha Public Schools
Start Date: 06/17/2003
Finish Date: 06/24/2003
Region: Omaha
Year: 2003
Project Notification Date: 06/16/2003
Business Entity: McGill Asbestos Abatement Company, Inc.
Square Feet: 0
Linear Feet: 165
Start Time: 07:30
Stop Time: 17:00
Fee Paid: False
Acknowledgement Sent: No
FA Report: False
Final Report: AQS
10 Day Waiver: True
Emergency: False
Canceled: False
Completed: False
Non-Friable: False
Landfill Receipts: False
Work/Worker Practices: False
Enforcement: False
Additional Information: False

Name: SHERMAN ELEMENTARY
Address: 5618 N. 14TH AVENUE
City,State,Zip: OMAHA, NE
Project Notification Date: 07/31/2003
State Project Number: 2003-O270
Business Entity Initials: MAA
Owner Name: Omaha Public Schools
Start Date: 07/31/2003
Finish Date: 07/31/2003
Region: Omaha
Year: 2003
Project Notification Date: 07/31/2003
Business Entity: McGill Asbestos Abatement Company, Inc.
Square Feet: 0
Linear Feet: 20
Start Time: 07:30
Stop Time: 16:30
Fee Paid: False
Acknowledgement Sent: No
FA Report: False
10 Day Waiver: True
Emergency: False
Canceled: False
Completed: False
Non-Friable: False
Landfill Receipts: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHERMAN ACADEMY (Continued)

S105620542

Work/Worker Practices: False
Enforcement: False
Additional Information: False

D16
West
1/4-1/2
0.266 mi.
1403 ft.

TRANSCON LINES
5900 N 16 ST
OMAHA, NE
Site 3 of 4 in cluster D

NE LUST **S101292725**
N/A

Relative:
Higher

LUST:

Actual:
986 ft.

Name: TRANSCON LINES
Address: 5900 N 16 ST
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 10078-DBH-0830
Owner/RP: TRANSCON LINES
SFM Num: 5
Owner Mailing Address: 5900 N 16 ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 10/06/1988
Material Released: #2 DIESEL

D17
West
1/4-1/2
0.269 mi.
1419 ft.

TRANSCON FREIGHT LINES
5902 N 16 ST
OMAHA, NE
Site 4 of 4 in cluster D

NE LUST **S102777532**
N/A

Relative:
Higher

LUST:

Actual:
986 ft.

Name: TRANSCON FREIGHT LINES
Address: 5902 N 16 ST
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 06084-TRM-1000
Owner/RP: TRANS CON
SFM Num: 5
Owner Mailing Address: 5700 S. EASTERN AVE.
Owner Mailing City: LOS ANGELES
Owner Mailing State: CA
Owner Mailing Zip: 90040
Discovery Date: 05/01/1984
Material Released: DIESEL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

18
NW
1/4-1/2
0.273 mi.
1441 ft.

LOZIER CORP
6360 PERSHING DR
OMAHA, NE 68110

NE LUST U003945769
NE UST N/A
NE SPILLS

Relative:
Higher
Actual:
986 ft.
Client Plot

LUST:
Name: LOZIER CORP NORTH PLANT
Address: 6360 PERSHING DR
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - NOT REGULATED UNDER FEDERAL RULES
File Number: 121790-NM-1330
Owner/RP: LOZIER CORP
SFM Num: 8520
Owner Mailing Address: 6360 PERSHING DR
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 09/27/1990
Material Released: HEATING OIL

UST:
Name: LOZIER CORP
Address: 6360 PERSHING DR
City: OMAHA
Zip: 68110

Facility:
Facility ID: 8520
Owner Name: LOZIER CORP
Owner Address: 6336 PERSHING DR
Owner City,St,Zip: OMAHA, NE 68110
Tanks Currently In Use: 0
Tanks Temp Out Of Use: 0
Tanks Perm Out Of Use: 0
Tanks Closed In Place: 0
Tanks Removed: 0

Owner: LOZIER CORP
Owner Address: 6336 PERSHING DR
Owner City,St,Zip: OMAHA, NE 68110
Tank Id/Tank Status: 1 / Not Reported

NE SPILL:
Name: LOZIER CORP
Address: 6360 PERSHING DR
City,State,Zip: OMAHA, NE
File Number: 042804-JB-1140
Owner Name: LOZIER CORP
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: FIXED FACILITY
SFM Num: NONE
Owner Mailing Address: 6346 PERSHING DR
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 04/28/2004
Material Released: HYDRAULIC FLUID

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B19
NNE
1/4-1/2
0.279 mi.
1474 ft.

AGP STORAGE TANK
6501 NORTH 9TH STREET
OMAHA, NE 68154

NE LUST **S105239240**
NE SPILLS **N/A**
NE ASBESTOS

Site 2 of 2 in cluster B

Relative:
Higher
Actual:
983 ft.

LUST:

Name: A G PROCESSING INC
Address: 6501 N 9TH ST
City,State,Zip: OMAHA, NE
Facility Status: LUST TRUST FUND PRIORITY LIST - PENDING WORK
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 021993-TH-1531
Owner/RP: A G PROCESSING INC
SFM Num: 3515
Owner Mailing Address: 11717 BURT ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68154
Discovery Date: 11/19/1992
Material Released: DIESEL

Name: A G PROCESSING INC
Address: 6501 N 9TH ST
City,State,Zip: OMAHA, NE
Facility Status: LUST TRUST FUND PRIORITY LIST - PENDING WORK
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 021993-TH-1531
Owner/RP: A G PROCESSING INC
SFM Num: 3515
Owner Mailing Address: 11717 BURT ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68154
Discovery Date: 11/19/1992
Material Released: DIESEL

NE SPILL:

Address: 6501 N 9TH
City,State,Zip: OMAHA, NE
File Number: 072695-GB-1600
Owner Name: AG PROCESSING, INC.
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: FIXED FACILITY
Owner Mailing Address: 6501 NO. 9TH
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68112
Material Released: SEE REPORT

Name: A G PROCESSING
Address: 6501 N 9TH ST
City,State,Zip: OMAHA, NE
File Number: 073120-KM-1311
Owner Name: AG PROCESSING INC
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: FIXED FACILITY
SFM Num: NONE
Owner Mailing Address: 6501 N 9TH ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AGP STORAGE TANK (Continued)

S105239240

Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68112
Discovery Date: 07/31/2020
Material Released: VEGETABLE OIL

ASBESTOS:

Name: AGP STORAGE TANK
Address: 6501 NORTH 9TH STREET
City,State,Zip: OMAHA, NE 68154
Project Notification Date: 09/19/2012
State Project Number: 2012-O324
Business Entity Initials: ESA
Owner Name: AGP Grain Marketing, LLC
Start Date: 09/19/2012
Finish Date: 10/01/2012
Region: Omaha
Year: 2012
Project Description: Removal of 402 In. ft. of friable base gasket packing from storage tank.
Contractor Project Number: 12156
Project Notification Date: 09/19/2012
Business Entity: ESA, Inc.- Omaha Office
Linear Feet: 402
Start Time: 0800
Stop Time: 1530
Fee Paid: True
FA Report: False
10 Day Waiver: True
Emergency: False
Canceled: False
Completed: False
Non-Friable: False
Landfill Receipts: False
Work/Worker Practices: False
Enforcement: False
Additional Information: False
Final Rpt Status: 8

F20
WNW
1/4-1/2
0.296 mi.
1561 ft.

WITCO CORP
6200 N 16 ST
OMAHA, NE
Site 1 of 2 in cluster F

NE LAST **S105241974**
N/A

Relative:
Higher
Actual:
982 ft.

LAST:
Name: WITCO CORP
Address: 6200 N 16 ST
City,State,Zip: OMAHA, NE
File Number: 04088-SMS-0915
Owner/RP: WITCO
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: ABOVEGROUND STORAGE TANK
SFM Num: NONE
Owner Mailing Address: 6200 N. 16 ST.
Owner Mailing City: OMAHA
Owner Mailing State: NE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WITCO CORP (Continued)

S105241974

Owner Mailing Zip: 68110
Discovery Date: 04/08/1988
Material Released: BASE OIL (100 MSD)

F21
WNW
1/4-1/2
0.296 mi.
1561 ft.

COMPOSITE STRUCTURES, INC. (WITCO CORPORATION)

6200 N 16TH ST
OMAHA, NE 68110

NE LAST
NE VCP
NE SPILLS

S105239408
N/A

Site 2 of 2 in cluster F

Relative:
Higher

LAST:

Actual:
982 ft.

Address: 6200 N 16TH
City,State,Zip: OMAHA, NE
File Number: 11238-D---1600
Owner/RP: WITCO
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: ABOVEGROUND STORAGE TANK
Owner Mailing Address: 6200 N 16TH
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 11/23/1988
Material Released: ETHYLENE GLYCOL

NE VCP:

Name: COMPOSITE STRUCTURES, INC. (WITCO CORPORATION)
Address: 6200 N 16TH ST
City,State,Zip: OMAHA, NE 68110-1005
Owner Name: Composite Structures, Inc.
Brownfield Type: Former Lubricants Storage Warehouse
Acres: 17 acres
Lat/Long: +41.315 -95.93667
Contaminants: Groundwater and Soil: Beryllium (Be), Chromium (Cr), Lead (Pb), Nickel (Ni), and Total Petroleum Hydrocarbons (TPH)
Date Reponse Action Complete: NFA Letter Issued (6/29/1999)

NE SPILL:

Name: WITCO
Address: 6200 N 16TH
City,State,Zip: OMAHA, NE
File Number: 11238-BHI-1615
Owner Name: WITCO
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: DISCHARGE
SFM Num: NONE
Owner Mailing Address: 6200 N 16TH ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 11/23/1988
Material Released: ETHYLENE GLYCOL

Address: 6200 N 16TH STREET
City,State,Zip: OMAHA, NE
File Number: 12093-D-1240
Owner Name: MATLACK COMPANY
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COMPOSITE STRUCTURES, INC. (WITCO CORPORATION) (Continued)

S105239408

Incident Type: MOTOR VEHICLE
Owner Mailing City: DOUGLAS
Owner Mailing State: NE
Discovery Date: 09/12/1983
Material Released: PARANOX LUBE OIL ADDITIVE

22
WNW
1/4-1/2
0.363 mi.
1919 ft.

NEWSON CONSTRUCTION CO
6424 N 16TH ST
OMAHA, NE

NE LUST **S102420685**
N/A

Relative:
Higher

LUST:

Actual:
988 ft.

Name: NEWSON CONSTRUCTION CO
Address: 6424 N 16TH ST
City,State,Zip: OMAHA, NE
Facility Status: LUST TRUST FUND PRIORITY LIST - PENDING WORK
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 061897-NM-1345
Owner/RP: NEWSON CONSTRUCTION INC
SFM Num: 5911
Owner Mailing Address: 6424 N 16TH ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68111
Discovery Date: 01/18/1995
Material Released: GASOLINE AND DIESEL

Name: NEWSON CONSTRUCTION CO
Address: 6424 N 16TH ST
City,State,Zip: OMAHA, NE
Facility Status: LUST TRUST FUND PRIORITY LIST - PENDING WORK
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 061897-NM-1345
Owner/RP: NEWSON CONSTRUCTION INC
SFM Num: 5911
Owner Mailing Address: 6424 N 16TH ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68111
Discovery Date: 01/18/1995
Material Released: GASOLINE AND DIESEL

23
NE
1/4-1/2
0.413 mi.
2181 ft.

LINDSAY TRNSPRTN SOLUTIONS INC
505 CROWN POINT AVE
OMAHA, NE 68110

NE LUST **S106249653**
NE AIRS **N/A**
NE ASBESTOS
NE NPDES
NE TIER 2

Relative:
Higher

LUST:

Actual:
982 ft.

Name: GEORGIA PACIFIC
Address: 505 CROWN POINT
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 011289-TH-1030

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LINDSAY TRNSPRTN SOLUTIONS INC (Continued)

S106249653

Owner/RP: GEORGIA PACIFIC
SFM Num: 5651
Owner Mailing Address: 133 PEACHTREE ST
Owner Mailing City: ATLANTA
Owner Mailing State: GA
Owner Mailing Zip: 30348
Discovery Date: 01/12/1989
Material Released: DIESEL FUEL

Name: GEORGIA PACIFIC
Address: 505 CROWN POINT
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 011289-TH-1030
Owner/RP: GEORGIA PACIFIC
SFM Num: 5651
Owner Mailing Address: 133 PEACHTREE ST
Owner Mailing City: ATLANTA
Owner Mailing State: GA
Owner Mailing Zip: 30348
Discovery Date: 01/12/1989
Material Released: DIESEL FUEL

NE AIRS:

Name: LINDSAY TRNSPRTN SOLUTIONS INC
Address: 505 CROWN POINT AVE
City,State,Zip: OMAHA, NE 68110
Facility ID: 14511
Directions to Facility: SE Crown Point&Ida,N Side Abbott,E of 6St,W of 4St

ASBESTOS:

Name: OLD LOZIER STORAGE
Address: 505 CROWN POINT AVENUE
City,State,Zip: OMAHA, NE 68110
Project Notification Date: 08/14/2009
State Project Number: 2009-O281
Business Entity Initials: MAA
Owner Name: Lindsay Company
Start Date: 08/24/2009
Finish Date: 08/25/2009
Demo: 0
Region: Omaha
Year: 2009
Project Description: Removal of 1,100 sq. ft. of non-friable floor tile and mastic from building.
Project Notification Date: 08/14/2009
Business Entity: McGill Asbestos Abatement Co., Inc.
Square Feet: 1100
Linear Feet: 0
Cubic Feet: 0
Start Time: 7:30:00 AM
Stop Time: 5:00:00 PM
Fee Paid: False
FA Report: False
10 Day Waiver: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LINDSAY TRNSPRTN SOLUTIONS INC (Continued)

S106249653

Emergency: False
Canceled: False
Completed: True
Non-Friable: True
Landfill Receipts: False
Work/Worker Practices: False
Enforcement: False
Additional Information: False

NE NPDES:

Name: LINDSAY TRNSPRTN SOLUTIONS INC
Address: 505 CROWN POINT AVE
City,State,Zip: OMAHA, NE
Facility ID: 14511
Permit: NPDES Industrial Stormwater
Application Number: NER910579
Issued: 01/12/2017
Expires: 06/30/2021

Name: LINDSAY TRNSPRTN SOLUTIONS INC
Address: 505 CROWN POINT AVE
City,State,Zip: OMAHA, NE 68110
Facility ID: 14511
Directions to Facility: SE Crown Point&Ida,N Side Abbott,E of 6St,W of 4St
Program Acronym: PCS

TIER 2:

Name: LINDSAY TRNSPRTN SOLUTIONS INC
Address: 505 CROWN POINT AVE
City,State,Zip: OMAHA, NE 68110-1285
Facility ID: 14511

Year: 2018

Year: 2017

Year: 2016
SR No: 1622
Location: SE Crown Point&Ida,N Side Abbott,E of 6St,W of 4St

Year: 2015
SR No: 1580
Location: SE Crown Point&Ida,N Side Abbott,E of 6St,W of 4St

Year: 2014
SR No: 930
Location: SE Crown Point&Ida,N Side Abbott,E of 6St,W of 4St

Year: 2013
SR No: 1402
Location: SE Crown Point&Ida,N Side Abbott,E of 6St,W of 4St

Chemical:

Facid: 14511
Year: 2018
Case Number: 7440-37-1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LINDSAY TRNSPRTN SOLUTIONS INC (Continued)

S106249653

Storage Location: N of bldg
Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 189
Chemical Reporting Name(Active Ingredient): ARGON, (REFRIGERATED LIQUID)
Chemical Reporting Name(Trade Name): Argon

Facid: 14511
Year: 2018
Case Number: 7782-44-7
Storage Location: N of bldg.
Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 2242
Chemical Reporting Name(Active Ingredient): OXYGEN, (REFRIGERATED LIQUID)
Chemical Reporting Name(Trade Name): Liquid Oxygen

Facid: 14511
Year: 2018
Case Number: 7664-93-9
Storage Location: Batteries and drums
Max. Amount: 500 - 999
Average Amount: 500 - 999
Chemical ID: 4302
Chemical Reporting Name(Active Ingredient): SULFURIC ACID
Chemical Reporting Name(Trade Name): Sulfuric Acid

Facid: 14511
Year: 2017
Case Number: 7440371
Storage Location: N of bldg
Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 189
Chemical Reporting Name(Active Ingredient): ARGON, (REFRIGERATED LIQUID)
Chemical Reporting Name(Trade Name): Argon

Facid: 14511
Year: 2017
Case Number: 7782447
Storage Location: N of bldg.
Max. Amount: 10,000 - 24,999
Average Amount: 5,000 - 9,999
Chemical ID: 2242
Chemical Reporting Name(Active Ingredient): OXYGEN, (REFRIGERATED LIQUID)
Chemical Reporting Name(Trade Name): Liquid Oxygen

Facid: 14511
Year: 2017
Case Number: 7664939
Storage Location: Batteries and drums
Max. Amount: 500 - 999
Average Amount: 500 - 999
Chemical ID: 4302
Chemical Reporting Name(Active Ingredient): SULFURIC ACID
Chemical Reporting Name(Trade Name): Sulfuric Acid

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LINDSAY TRNSPRTN SOLUTIONS INC (Continued)

S106249653

Facid: 14511
 Year: 2016
 Case Number: 7664939
 EHS: Y
 Storage Location: Batteries and drums
 Chemical ID: 4302
 Chemical Reporting Name(Trade Name): Sulfuric Acid

Facid: 14511
 Year: 2016
 Case Number: 7440371
 Storage Location: N of bldg
 Chemical ID: 189
 Chemical Reporting Name(Trade Name): Argon

Facid: 14511
 Year: 2016
 Case Number: 7782447
 Storage Location: N of bldg.
 Chemical ID: 2242
 Chemical Reporting Name(Trade Name): Liquid Oxygen

Facid: 14511
 Year: 2015
 Case Number: 7664939
 EHS: Y
 Storage Location: Batteries and drums
 Chemical ID: 4302
 Chemical Reporting Name(Trade Name): Sulfuric Acid

Facid: 14511
 Year: 2015
 Case Number: 7440371
 Storage Location: N of bldg
 Chemical ID: 189
 Chemical Reporting Name(Trade Name): Argon

Facid: 14511
 Year: 2015
 Case Number: 7782447
 Storage Location: N of bldg.
 Chemical ID: 2242
 Chemical Reporting Name(Trade Name): Liquid Oxygen

24
South
1/4-1/2
0.438 mi.
2311 ft.

OMAHA PAPER STOCK CO
1111 FORT ST
OMAHA, NE 68110

NE LUST S107850384
NE NPDES N/A

Relative:
Higher
Actual:
983 ft.

LUST:
 Name: INTERNATIONAL PAPER CO
 Address: 1111 FORT ST
 City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
 Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
 File Number: 121514-QK-1415
 Owner/RP: INTERNATIONAL PAPER CO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OMAHA PAPER STOCK CO (Continued)

S107850384

Owner Mailing Address: 1111 FORT ST
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 12/12/2014
Material Released: DIESEL

NE NPDES:

Name: OMAHA PAPER STOCK CO
Address: 1111 FORT ST
City,State,Zip: OMAHA, NE 68110
Facility ID: 85263
Directions to Facility: S Sd,S End 11St(a one block street),E of 13,W of 9
Program Acronym: PCS

Name: OMAHA PAPER STOCK CO
Address: 1111 FORT ST
City,State,Zip: OMAHA, NE
Facility ID: 85263
Permit: NPDES Construction Stormwater
Application Number: NER102080
Issued: 11/03/2004
Expires: 07/31/2002
Extended: 07/31/2002

Name: OMAHA PAPER STOCK CO
Address: 1111 FORT ST
City,State,Zip: OMAHA, NE
Facility ID: 85263
Permit: NPDES Industrial Stormwater
Application Number: NER910432
Issued: 12/16/2016
Expires: 06/30/2021

25
SW
1/4-1/2
0.451 mi.
2380 ft.

J & S CONTRACTING
1625 JAYNES ST
OMAHA, NE

NE LUST S102420647
N/A

Relative:
Higher
Actual:
988 ft.

LUST:

Name: J & S CONTRACTING
Address: 1625 JAYNES ST
City,State,Zip: OMAHA, NE
Facility Status: NO FURTHER ACTION (INCIDENT CLOSED)
Incident Type: UNDERGROUND STORAGE TANK - REGULATED UNDER FEDERAL RULES
File Number: 072693-NM-0947
Owner/RP: J & S CONTRACTING
SFM Num: 5917
Owner Mailing Address: 1625 JAYNES
Owner Mailing City: OMAHA
Owner Mailing State: NE
Owner Mailing Zip: 68110
Discovery Date: 06/15/1993
Material Released: DIESEL

Count: 6 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
OMAHA	S117716420	BUTTERNUT BLDG TANK SITE	SW 1/4 9TH & JONES ST		NE LUST
OMAHA	1003876915	AIR PRODUCTS	9TH ST & GRACE ST	68110	SEMS-ARCHIVE
OMAHA	U000913057	621E/62FZ - OMAHA	3435 ABBOTT DR	68110	NE LUST, NE UST, NE HIST UST
OMAHA	S108479343	ALCOHOL PLANT	ALCOHOL PLANT, 4TH & JONES		NE LAST
OMAHA	S108785258	LOCUST STREET DRUM SITE	JCT N 13TH & LOCUST STS	68110	NE SHWS
OMAHA	S108785123	BINNEY STREET DRUM SITE	JCT N 13TH & BINNEY ST	68110	NE SHWS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NE	AIRS	Air State Program List	Department of Environmental Quality	09/09/2021	09/13/2021	12/02/2021
NE	ASBESTOS	Asbestos Notification Listing	Department of Health & Human Services	07/29/2021	07/29/2021	10/21/2021
NE	AST	AST Data	State Fire Marshal	03/22/2021	03/23/2021	06/15/2021
NE	BROWNFIELDS	Potential Brownfields Inventory Listing	Department of Environmental Quality	12/11/2020	12/11/2020	02/26/2021
NE	DRYCLEANERS	Drycleaner Facility Listing	Department of Environmental Quality	09/09/2021	09/13/2021	12/02/2021
NE	Financial Assurance	Financial Assurance Information Listing	Department of Environmental Quality	12/01/2020	12/14/2020	03/03/2021
NE	HIST AST	Aboveground Storage Tank Database Listing	State Fire Marshal	10/19/2004	09/01/2006	10/11/2006
NE	HIST UST	Underground Storage Tank Database Listing	State Fire Marshal	02/28/2005	09/01/2006	10/11/2006
NE	INST CONTROL	Nebraska's Institutional Control Registry	Department of Environmental Quality	03/15/2021	03/23/2021	06/14/2021
NE	LAST	Leaking Aboveground Storage Tank Sites	Department of Environmental Quality	07/06/2021	07/06/2021	09/27/2021
NE	LUST	Leaking Underground Storage Tank Sites	Department of Environmental Quality	07/06/2021	07/06/2021	09/27/2021
NE	NPDES	Wastewater Database Listing	Department of Environmental Quality	08/25/2021	08/25/2021	11/19/2021
NE	PFAS	PFAS Site Contamination Listing	Department of Environment & Energy	06/30/2017	02/07/2020	03/11/2020
NE	RG A HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Quality		07/01/2013	01/03/2014
NE	RG A LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	01/03/2014
NE	SHWS	Superfund State Program List	Dept. of Environmental Quality	09/09/2021	09/13/2021	12/02/2021
NE	SPILLS	Surface Spill List	Department of Environmental Quality	07/06/2021	07/06/2021	09/27/2021
NE	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	04/15/2003	01/03/2013	03/06/2013
NE	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/09/2012	01/03/2013	03/06/2013
NE	SWF/LF	Licensed Landfill List	Department of Environmental Quality	06/09/2021	06/09/2021	09/03/2021
NE	SWRCY	Recycling Resource Directory	Department of Environmental Quality	06/08/2021	06/09/2021	09/03/2021
NE	TIER 2	Tier 2 Facility Listing	Department of Environmental Quality	12/31/2020	06/01/2021	08/23/2021
NE	UIC	Underground Injection Control Database	Department of Environmental Quality	07/21/2021	07/22/2021	10/13/2021
NE	UST	Facility and Tank Data	Nebraska State Fire Marshal	06/22/2021	07/26/2021	10/15/2021
NE	VCP	RAPMA Sites	Department of Environmental Quality	03/15/2021	03/23/2021	06/14/2021
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/15/2021	06/16/2021	08/17/2021
IA	AIRS	Minor and Title V Sources Listing	Department of Natural Resources	06/21/2021	06/22/2021	06/24/2021
IA	AST	Aboveground Storage Tank Sites	Department of Public Safety	11/01/2021	11/02/2021	11/17/2021
IA	BROWNFIELDS	Brownfields Site Listing	Department of Natural Resources	07/09/2021	07/09/2021	09/30/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2019	12/01/2020	02/09/2021
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2021	07/14/2021	07/16/2021
US	CORRACTS	Corrective Action Report	EPA	09/13/2021	09/15/2021	10/12/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
IA	DRYCLEANERS	Iowa Drycleaner List	Department of Natural Resources	07/07/2020	07/10/2020	09/28/2020
US	Delisted NPL	National Priority List Deletions	EPA	10/20/2021	11/05/2021	11/29/2021
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/26/2021	07/01/2021	09/28/2021
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2021	06/17/2021	08/17/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/29/2021	02/17/2021	03/22/2021
US	FINDS	Facility Index System/Facility Registry System	EPA	05/05/2021	05/18/2021	08/17/2021
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/10/2021	08/17/2021	10/22/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/13/2021	08/13/2021	10/22/2021
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
IA	Financial Assurance 1	Financial Assurance Information Listing	Department of Natural Resources	08/26/2021	08/26/2021	11/17/2021
IA	Financial Assurance 2	Financial Assurance Information Listing	Department of Natural Resources	08/24/2021	08/25/2021	11/17/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/12/2021	09/13/2021	09/28/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	05/27/2021	06/11/2021	09/07/2021
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	05/27/2021	06/11/2021	09/07/2021
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisiting	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
IA	INST CONTROL	Sites with Institutional Controls	Department of Natural Resources	07/09/2021	07/09/2021	09/30/2021
IA	LAST	Leaking Aboveground Storage Tank Sites	Department of Natural Resources	07/09/2021	07/09/2021	09/30/2021
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/20/2021	11/05/2021	11/29/2021
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/20/2021	11/05/2021	11/29/2021
US	LUCIS	Land Use Control Information System	Department of the Navy	07/12/2021	08/06/2021	10/22/2021
IA	LUST	Leaking Underground Storage Tank Data	Department of Natural Resources	08/26/2021	08/26/2021	11/17/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	06/30/2021	07/01/2021	09/28/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/29/2021	08/24/2021	11/19/2021
IA	NPDES	List of NPDES Permittees	Department of Natural Resources	07/01/2021	08/10/2021	11/03/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	NPL	National Priority List	EPA	10/20/2021	11/05/2021	11/29/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	12/30/2020	01/14/2021	03/05/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/20/2021	11/05/2021	11/29/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
IA	RG A HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Natural Resources		07/01/2013	01/03/2014
IA	RG A LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Natural Resources		07/01/2013	12/26/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	10/20/2021	11/05/2021	11/12/2021
US	ROD	Records Of Decision	EPA	10/20/2021	11/05/2021	11/29/2021
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	10/20/2021	11/05/2021	11/29/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/20/2021	11/05/2021	11/29/2021
IA	SHWS	Registry of Hazardous Waste or Hazardous Substance Disposal	Department of Natural Resources	12/31/2020	01/20/2021	04/09/2021
IA	SPILLS	Spills Database	Department of Natural Resources	08/30/2021	08/31/2021	11/22/2021
IA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/17/2012	01/03/2013	03/05/2013
US	SSTS	Section 7 Tracking Systems	EPA	07/19/2021	07/19/2021	10/12/2021
IA	SWF/LF	Permitted Solid Waste Management Facilities	Department of Natural Resources	08/30/2021	08/31/2021	11/22/2021
IA	TIER 2	Tier 2 Information Listing	Department of Natural Resources	12/31/2020	07/23/2021	10/15/2021
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/10/2021	06/10/2021	08/17/2021
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	08/23/2021	08/23/2021	11/12/2021
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/13/2021	09/15/2021	09/28/2021
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	08/23/2021	08/23/2021	11/12/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/09/2021	08/24/2021	11/19/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
IA	UST	Underground Storage Tank Data	Department of Natural Resources	08/26/2021	08/26/2021	11/17/2021
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020
IA	VCP	Land Recycling Program Sites	Department of Natural Resources	07/09/2021	07/09/2021	09/30/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/23/2021	08/10/2021	11/08/2021
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NE	Daycare Centers	Sensitive Receptor: Child Care Listing	Department of Health & Human Srevices			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NE	State Wetlands	National Wetlands Inventory	Department of Natural Resources			
US	Topographic Map	Current USGS 7.5 Minute Topographic Map	U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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APHO-4446

NEBRASKA STATE FIRE MARSHAL
UNDERGROUND STORAGE TANK DIVISION

245 South 14th Street
Lincoln, NE 68508
(402) 441-2142

Application for Permit to Permanently Close Tank

TANK OWNERSHIP

TANK LOCATION

Lozier Corporation
6336 Pershing Drive
Omaha 68110 Douglas
402 457-8182

Lozier Corporation
6360 Pershing Drive
Omaha Ne 68110
402 457-8182

STATUS OF TANKS

All tanks registered with the State Fire Marshal's Office? Yes No
If yes, give Facility ID# 10-0006 Date of last use _____
If tanks are not registered, the registration fees are to be paid to the State Fire Marshal's Office.
Will all tanks be emptied and cleaned by removing all liquids and accumulated sludges? Yes No
If yes, will all liquids and sludges be recycled or disposed of in accordance with all state and local regulations? Yes No
If tank(s) are removed, indicate storage location or final destiny Texas
If tank(s) are closed in place, indicate type of inert material used _____

REGISTERED SERVICE CONTRACTOR

REGISTERED CLOSURE INDIVIDUAL

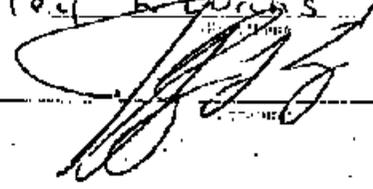
Evans Engineering
807 South 21st
Council Bluffs Ia 51501
712 328-1511 C.L 8912
Projected Tank Closure Date 9-25-90

Jeffrey L Evans
2022
4-1-92
712 328-1571
Number of Tanks Being Closed 2
1st Tank ID# _____

METHOD OF CLOSURE

Tank Removal Closure in Place
Date Removal Closure in Place
Will tanks be replaced with new US's? Yes No
Will tanks be emptied and cleaned by removing all liquids and accumulated sludges? Yes No
If yes, will all liquids and sludges be recycled or disposed of in accordance with all state and local regulations? Yes No
If tank(s) are removed, indicate storage location or final destiny cut for remelt - others
If tank(s) are closed in place, indicate type of inert material used _____

All tanks must be closed in accordance with Title 159, State Fire Marshal Underground Storage Tank Rules & Regulations.

Application Submitted by Jeffrey L Evans / EEC


9-21-90

Underground Storage Tank Removal Form

OWNER OF UNDERGROUND TANK(S)			LOCATION OF UNDERGROUND TANKS		
Name <i>LOZIER CORPORATION</i>			If same as owner's address, mark box here <input type="checkbox"/>		
Street Address/Legal Description <i>6336 PERSHING DRIVE</i>			Street Address/Legal Description <i>LOZIER CORPORATION 6360 PERSHING DRIVE</i>		
County <i>DOUGLAS</i>			County <i>DOUGLAS</i>		
City	State	Zip Code	City	State	Zip Code
<i>OMAHA</i>	<i>NE</i>	<i>68110</i>	<i>OMAHA</i>	<i>NE</i>	<i>68110</i>
Telephone			Telephone		

TANKS REMOVED					
State Tank #	Date Removed	Substance Last Stored in Tank	Tank Size (in gallons)	Approx: Tank Age When Taken Out of Service	Surface Over Tanks Concrete/Asphalt Plus Earth or Other (Specify)
<i>001</i>	<i>9-26-90</i>	<i>HEATING OIL</i>	<i>20,000</i>	<i>13 yrs</i>	<i>EARTH</i>
<i>002</i>	<i>9-27-90</i>	<i>HEATING OIL</i>	<i>20,000</i>	<i>13 yrs</i>	<i>EARTH</i>

	Yes	No	NW
Piping drained and remaining products flushed into tank.	<input checked="" type="checkbox"/>		
All liquid pumped out of tank.	<input checked="" type="checkbox"/>		
Fill tube removed, fill gauge and product lines disconnected.	<input checked="" type="checkbox"/>		
All piping removed (look for corrosion holes in piping).			<input checked="" type="checkbox"/>
Vent line cut off at ground level and capped.	<input checked="" type="checkbox"/>		
All remaining openings temporarily plugged, excavation completed, and de-gassing measures undertaken.	<input checked="" type="checkbox"/>		
Inspect tank sides, ends, seams and welds for corrosion, pitting or holes; (scrape dirt off tank in suspected areas)	<input checked="" type="checkbox"/>		
A. Is corrosion present? <i>Minor</i>	<input checked="" type="checkbox"/>		
B. Corrosion holes through tank.			
Type of backfill material used <i>Sand</i> / Gravel / Soil / Other _____ (Circle one)			
Does backfill have petroleum odor or appear grey/green in color?			
If backfill exhibits odor or tank has severe corrosion or holes, excavate below grade of pit to extent of equipment reach:	<input checked="" type="checkbox"/>		
A. Does soil extracted have a petroleum odor or appear grey/green in color?	<input checked="" type="checkbox"/>		

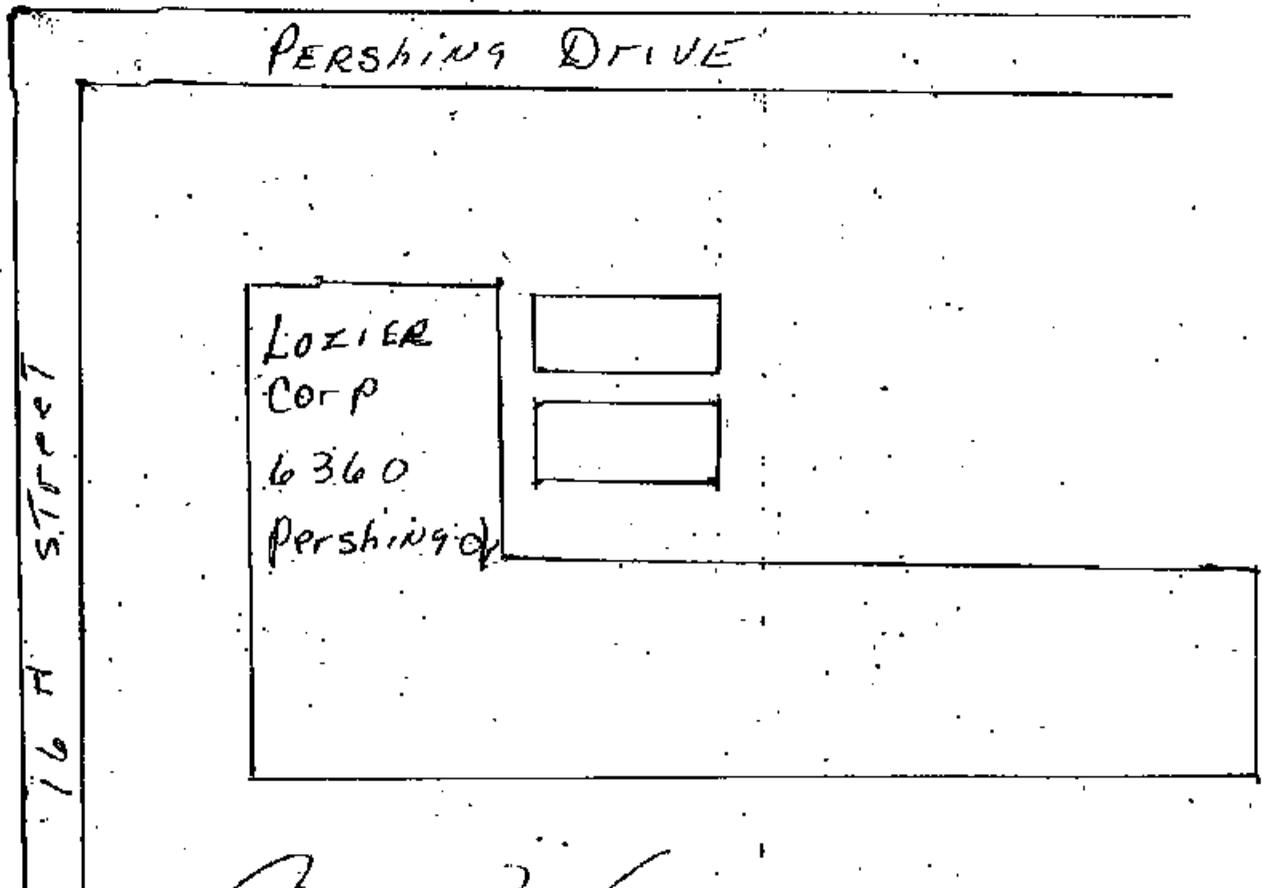
Comments:

001- STEEL TANK, 20,000 GAL FUEL OIL, NO HOLES SEEN, BUT EXCAVATION SHOWED SIGNS OF HEAVY POLLUTION POSSIBLY DUE TO OVER FILL OR A LEAK IN THE PIPING. POSSIBLE GROUND WATER AT BOTTOM OF EXCAVATION

002- STEEL TANK, 20,000 GAL FUEL OIL, NO HOLES SEEN, EXCAVATION ALSO SHOWED SIGNS OF HEAVY POLLUTION. BOTH TANKS WERE SIDE BY SIDE IN THE SAME EXCAVATION.

Remover - EVANS ENGINEERING
Soilwork - TERRACON

Tank Site Sketch



Inspector Signature & ID #:

Capt. [Signature] 0145

Date: 9-27-90

STAFF CODE _____
PROJECT CODE _____
REFERRAL-DATE _____
AS _____ NW _____ WR _____ SW _____

NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL

SPILL REPORT FORM

APR 27 1990
COMPUTER
PROG COORD
PROG SUPV

121790-NM-1330

SPILL NUMBER

DATE CLOSED

REPORTER CODE: 01 - ~~SPILLER~~ 08 - PRIV. CITIZEN 16 - EPA IF OTHER GIVE
02 - NRC 14 - OTHER FED. 17 - NE STATE AGENCY Name, address
03 - NDEC 15 - ANONYMOUS 18 - OTHER STATE AGENCY Telephone

OTHER:

RESPONSIBLE PARTY INFORMATION

COMPANY Lozier Corp NAME/POSITION Martin Ashmore
STREET ADDRESS 6336 Pershing Drive CITY Omaha
STATE NE ZIP 68110 TELEPHONE - Area Code (402) 8182

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 04-Pipeline ~~07-UG Tank~~ 10-Other 13-UG Pipe ^{NW}
02-Rail 05-Aircraft 08-Discharge 11-From Fire 14-LUST Exempt ^{8/18/00}
03-Marine 06-Tank 09-Fixed Fac. 12-Air Release 15-Land Release

SPILL DATE UNK TIME UNK DISCOVERY DATE 9-27-90 TIME UNK

SPILL LOCATION 6360 Pershing Dr LEGAL NW 1/4 NE 1/2 Sec 34 T6N R13E

SPILL CITY Omaha SPILL COUNTY Douglas
(nearest village, town or city) approximate

MATERIAL DESCRIPTION: Heating Oil

PRIMARY MATERIAL	01-PCB	08-Animal or Veg. Oil	15-Herbicides	22-Alcohol
02-Dioxin	09-Waste Oil	16-Insecticides	23-Amine	03-CO2
03-Crude Oil	10-Other Oil	17-Fertilizer	24-Aldehyde	
04-Gasoline	11-Petro. Solvents	18-Metals	25-Other	
05-Diesel Oil	12-Naptha	19-Acids	26-Unknown	
<u>06-Other Dist. Fuel</u>	13-Mineral Spirits	20-Org. Solvents	27-Radiological	
07-Asphalt/Other Recl.	14-Agril. Chem.	21-Caustics	28-Brine	
			29-Gas. & fuel oils	

AMOUNT SPILLED UNK 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Sheer 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? N U Was Material Hazardous? Y U Was Material EHST Y U
Waterway Discharge? N U (Code 08) Waterway Threatened? N U (Code 09)

INCIDENT DESCRIPTION: Two 200 gal heating oil tanks removed
No holes. Groundwater in excavation impacted



VALID WATER CODES: 01-River 04-Storm Sewer 07-Pond 10-Reservoir
02-Stream 05-Sanit. Sewer 08-Ditch 11-Canal
03-Creek 06-Lake 09-Ground Water

NOTIFICATIONS: (Name, Organization, Date, Time, Phone Number)

ADDITIONAL INFORMATION:

SFM ID:

4791

Reporting Date:

~~12-17-90~~ 12-17-90

Facility Name:

Lozier Corporation

Correspondence Contact:

Martin Ashmore

Street:

6336 Pershing Dr

City:

Oakdale

St:

NE

Zip:

68101

Latitude:

41° 18' 08"

Longitude:

96° 55' 53"

Method:

Accuracy:

Point Description:

4054



need owner signature
APHO 8/20/90
771
(step 2 or spill?)
6336 Pershing Drive • Omaha, NE 68110
Mailing Address: P.O. Box 188, Omaha, NE 68101
(402) 457-8000 • Telex No. 484443

December 14, 1990

RECEIVED

DEC 17 1990

DEPT. OF ENVIRONMENTAL CONTROL

VIA CERTIFIED MAIL

Ms. Rosemary Fenton
Ground Water Geologist
Ground Water Section
Water Quality Division
Nebr. Dept. of Environmental Control
P.O. Box 98922
Lincoln, NE 68509-8922

This report
SF... 04-27... did not
indicate... no permit in?

RE: Site Assessment - Underground Tank Removal

Dear Ms. Fenton:

Enclosed is a Site Assessment performed by Terracon Environmental Inc. on two 20,000 gallon heating oil tanks recently removed from Lozier's facility located at 6360 Pershing Drive, Omaha, NE. These tanks were removed in accordance with all applicable governing regulations.

We believe the impacted ground water is, at this time, a localized problem.

If the NDEC requires remedial action of any sort, an expedited response would certainly limit the migration process.

Regards,

LOZIER CORPORATION

Marlin E. Ashmore
Corporate Environmental Coordinator

kw

Enc.

00694004102
20140606

APHO-0446

Terracon

ENVIRONMENTAL, INC.
2211 South 156th Circle
P.O. Box 541150
Omaha, Nebraska 68154-1150
(402) 330-2202 Fax (402) 330-7603

October 19, 1990

Lozier Corporation
6316 Pershing Drive
Omaha, Nebraska 68110

James A. Cunningham, P.E.
John F. Hartwell, P.E.
David M. Svingen, P.E.
Rodney M. Baumann
Jean E. Carleton, P.E.
Ronald D. Hoagland, P.E.
Thomas E. Harvey

Attention: Mr. Marlin Ashmore

RE: Underground Storage Tank
Closure Monitoring Services
Lozier Corporation
Facility 004791

Dear Mr. Ashmore:

This letter is to report on underground storage tank closure monitoring services performed at the above-referenced facility. A Terracon representative was present at the above-referenced site on September 27, 1990. The services performed included collection of excavation water samples at various locations within the excavated area.

Two (2) 20,000-gallon tanks which had reportedly contained fuel oil were removed at this facility on September 27 1990. The tanks were installed approximately 13 years ago. The tank excavations were located as shown on the attached diagram, Figure 1.

Following removal of the tanks, groundwater was observed in the excavation at an approximate depth of 9 feet. Groundwater was observed across the excavation. Two groundwater samples were obtained from the excavation at the locations shown in Figure 1. The samples were tested for total recoverable petroleum hydrocarbons (TRPH). The reported TRPH concentrations are 124 mg/L for the sample from the northeast corner of the excavation and 251 mg/L for the sample from the west side of the excavation. The laboratory report form and chain-of-custody sheet is attached.

Offices of Terracon Companies:

Colorado: Denver, Ft. Collins ■ Iowa: Cedar Falls, Cedar Rapids, Davenport, Des Moines, Storm Lake
Illinois: Bloomington, Chicago, Naperville, Rock Island ■ Kansas: Lenexa, (Greater Kansas City), Topeka, Wichita
Minnesota: St. Paul ■ Missouri: Kansas City ■ Nebraska: Omaha ■ Oklahoma: Oklahoma City, Tulsa

Environmental Engineers and Scientists

QUALITY ENGINEERING SINCE 1965

Mr. Marlin Ashmore
October 19, 1990
Page 2

The native soils observed at the bottom of the excavation were described as predominately silt and clay. The backfill material was fine to medium sand. The underground storage tanks and product piping appeared to be in relatively good condition.

We recommend that a copy of this report be submitted to the Nebraska Department of Environmental Control (NDEC). The NDEC will determine if additional action is required.

The information presented in this report was based on the data obtained from the groundwater samples taken at the locations indicated at the above-referenced project. This report does not reflect any variations in subsurface conditions which may occur between sample locations. Actual subsurface conditions may vary and may not become evident without further assessment. This report is prepared for the exclusive use of our client for a specific application to the project discussed in this report and was prepared in accordance with generally accepted environmental engineering practices. No other warranty expressed or implied is made.

We appreciate the opportunity to be of service to you on this project. Please call me if you have any questions regarding this report.

Very truly yours,

TERRACON ENVIRONMENTAL, INC.



Thomas G. Correll
Project Geologist

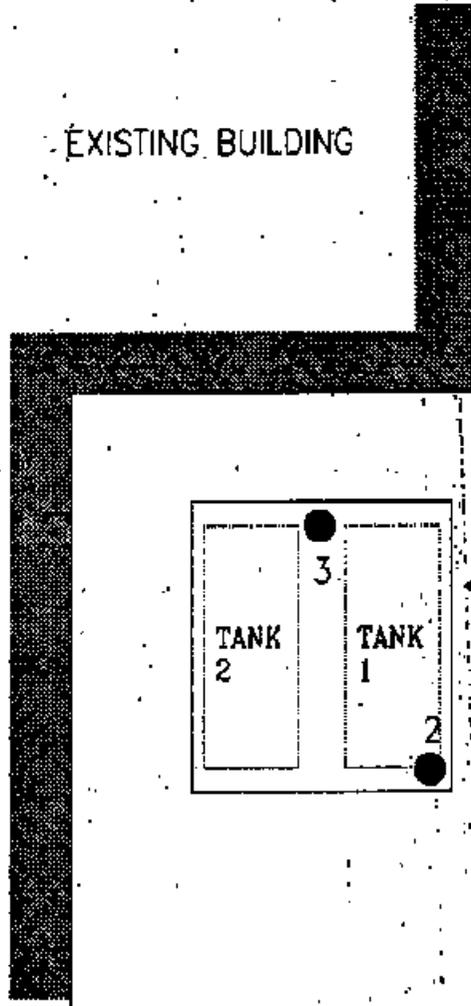
TGC:dc2

Attachments

N



EXISTING BUILDING



TANK EXCAVATION

2 TANK EXCAVATION
● WATER SAMPLE

LOZIER
JOB NO. 40905075

DO NOT SCALE

Terracon

SITE ASSESSMENT CHECKLIST

UST owner Lozier Corporation Facility ID# 004791
 Address 6316 Pershing Drive Date Removed 9/27/90
 City/State Omaha, Nebraska 68110 Phone 402-457-8182
 Location 6316 Pershing Drive, Omaha, Nebraska
 Address City

Type of Site Assessment Conducted

In-Place Tank System Removal

Sampling Method

Boring Sample - Soil to 50' or groundwater
 Excavation Sample
 Vapor Monitoring Well (constructed according to Title 159, Chapter 7, 004.05)
 Ground Water Monitoring Well (constructed according to Title 159, Chapter 7, 004.06)

Analysis Method

Operator

<input type="checkbox"/>	Photoionization Detector	_____
<input type="checkbox"/>	Organic Vapor Analyses	_____
<input type="checkbox"/>	Gas Chromatograph	_____
<input checked="" type="checkbox"/>	Lab Analysis	Lab Name <u>A & L Laboratories</u>
<input type="checkbox"/>	Other	Explain _____

Inspector Signature Thomas E. Howell

License # 2094

	<u>Contents</u>			<u>Capacity</u>	<u>#1</u> <u>Hole(s) in Tank</u>		<u>#2</u> <u>Other Signs of Leakage</u>		<u>#3</u> <u>Did Contractor try to over-excavate</u>	
	<u>Gas</u>	<u>Diesel</u>	<u>Other Specify Fuel Oil</u>		<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
Tank #1				20,000	Yes	<u>No</u>	<u>Yes</u>	No	Yes	<u>No</u>
Tank #2	G	D	0	20,000	Yes	<u>No</u>	<u>Yes</u>	No	Yes	<u>No</u>
Tank #3	G	D	0	_____	Yes	No	Yes	No	Yes	No
Tank #4	G	D	0	_____	Yes	No	Yes	No	Yes	No
Tank #5	G	D	0	_____	Yes	No	Yes	No	Yes	No
Tank #6	G	D	0	_____	Yes	No	Yes	No	Yes	No

1. If yes, explain in detail and include drawing locating hole(s).
2. If yes, explain in detail and include drawing locating points of leakage. Hydrocarbon odor and sheen on groundwater in excavation.
3. If yes, explain the results of over-excavating. Include the initial and final results.

APAO-6696C

Certification of Compliance.

A. Type of Site Assessment Conducted

Facility I.D.

004791

- In-place assessment
- Tank system removal

B. Type of Analysis Conducted

- Field
- Lab

C. Site Status

- No contamination detected
- Contamination detected, soils only
- Contamination detected, extend undefined
- Contamination detected, ground water impacted

D. Certification of Owner/Operator of Underground Storage Tank(s).
Check One:

- a. I certify that I am the owner and/or operator and last user of the underground storage tank system.
- b. I certify that I am the current owner but have never owned or operated the underground storage tank system while it was used for storage of a regulated substance.

Also, I certify that the site assessment was conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service and that all data presented is correct and accurate to the best of my knowledge and belief.

Name (type or print)	Company/Position
----------------------	------------------

Name (signature)	Phone Number
------------------	--------------

E. Certification of Closure Individual

I certify that the site assessment was conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service and that all data presented is correct and accurate to the best of my knowledge and belief.

<u>Tam Correll</u> Name (type or print)	<u>Tarraco / # 2094</u> Company/Certificati
--	--

<u>Tam Correll</u> Name (signature)	<u>330 - 2202</u> Phone Number
--	-----------------------------------

F. Submit this form, the site assessment report, the methods and results of analysis, and the site plan to the NDEC 90 days from the date of the permit.

A&L MID WEST LABORATORIES, INC.
13611 "B" STREET • OMAHA, NE 68144 • (402) 334-7770

RECEIVED
NOV 29 1990



REPORT NUMBER: 0-276-1563

DATE: 11/28/90 MS

SUBJECT: ENVIRONMENTAL ANALYSIS

Terracon Environmental #1291
2211 South 156th Circle
P. O. Box 541150
Omaha, NE 68154

Date Received: 9-28-90

Laboratory Number	Sample Identification	Analysis	Level Found	Detection Limit	Method
62466	S-2 9-27- 11:45 S-2	TRPH*	124 mg/L	4 mg/L	EPA 418.1
62467	S-3 9-27- 12:00 S-3	TRPH*	251 mg/L	8 mg/L	EPA 418.1

TRPH=Total Recoverable Petroleum Hydrocarbons

Note: < = Less than

Respectfully submitted,

Chris Birt/Denise Spelz
Client Services Representative

Dedicated Exclusively to Providing Quality Analytical Services

Our reports and letters are for the exclusive and confidential use of our clients and may not be reproduced in whole or in part, nor may any reference be made to the work, the results, or the company in any advertising, news release, or other public announcements without obtaining our prior written authorization.

APH-6696

RECEIVED

JAN 31 1991

DEPT. OF ENVIRONMENTAL CONTROL

January 25, 1991

Priority ~~2/27/91~~
AD HO-0006
Terracon Jan.

ENVIRONMENTAL, INC.
221st South 156th Circle
P.O. Box 541150
Omaha, Nebraska 68154-1150
(402) 330-2202 Fax (402) 330-7808

James A. Cunningham, P.E.
John F. Hartwell, P.E.
David M. Svingen, P.E.
Ronald D. Hoagland, P.E.
Rodney M. Baumann
Thomas G. Correll
Thomas E. Harvey

Nebraska Department of Environmental Control
P.O. Box 98922
Lincoln, Nebraska 68509-8922

Attention: Ms. Nancy Mann

RE: UST Closure
Lozier Corporation
6316 Pershing Drive
Omaha, Nebraska
Facility I.D. No. 004791

Dear Ms. Mann:

The purpose of this letter is to supply additional information regarding the above-referenced underground storage tank closure.

Product line was present and extended from the west side of the tanks to the building. However, these product lines were housed in concrete bunkers and above ground. Visual observation did not indicate signs of leakage.

The tanks were owned and operated by Lozier Corporation. The tanks were cylindrical in shape and fabricated of metal. The condition of the tanks was observed by scraping away adhering soil and visual observation. No holes or other leakage points were observed.

Groundwater was observed across the excavation. Native soils were not observed above the groundwater. Therefore, in accordance with "UST System Site Assessment Protocol for Permanent Closure and Change in Service", groundwater samples were obtained and analyzed. *Soil samples were not submitted for laboratory analysis because native soil was not observed above the groundwater.

Please contact me if you have any questions regarding this letter and report.

Very truly yours,

TERRACON ENVIRONMENTAL, INC.

Thomas G. Correll
Project Geologist

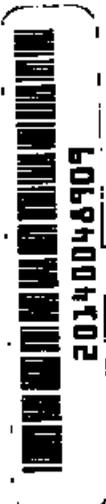
TGC:dc3

Offices of The Terracon Companies, Inc.:

Colorado: Denver, Ft. Collins ■ Iowa: Cedar Falls, Cedar Rapids, Des Moines, Storm Lake ■ Illinois: Bloomington, Naperville, Rock Island
Kansas: Lenexa (Greater Kansas City), Topeka, Wichita ■ Minnesota: St. Paul ■ Missouri: Kansas City ■ Nebraska: Omaha
Oklahoma: Oklaonoma City, Tulsa

Environmental Engineers and Scientists

QUALITY ENGINEERING SINCE 1966



Terracon
ENVIRONMENTAL, INC.2211 South 156th Circle
Omaha, Nebraska 68130-2506
(402) 330-2202Date:
Jan. 25, 1991

To: Lozier Corporation

6316 Pershing Drive

Omaha, NE 68110

Attention: Mr. Marlin Ashmore

Re: Underground Storage Tank System Closure, 6316 Pershing Drive

Job No: 40905075

We are transmitting herewith under separate cover

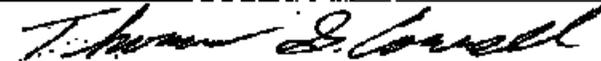
Item	Date	Description
1	1/24/91	Letter to NDEC with additional information regarding above-referenced project.
2	10/19/90	Closure assessment report for above-referenced project.

Remarks:

Prior to returning the report to NDEC, your signature on the Certification of Compliance is needed.

Yours truly,

TERRACON ENVIRONMENTAL, INC.

By: 
Thomas G. Correll, Project Geologist

cc:



APHO-6666

6336 Pershing Drive • Omaha, NE 68110
Mailing Address: P.O. Box 188, Omaha, NE 68101
(402) 457-8000 • Telex No. 484443

December 14, 1990

VIA CERTIFIED MAIL

Ms. Rosemary Fenton
Ground Water Geologist
Ground Water Section
Water Quality Division
Nebr. Dept. of Environmental Control
P.O. Box 98922
Lincoln, NE 68509-8922

RE: Site Assessment - Underground Tank Removal

Dear Ms. Fenton:

Enclosed is a Site Assessment performed by Terracon Environmental Inc. on two 20,000 gallon heating oil tanks recently removed from Lozier's facility located at 6360 Pershing Drive, Omaha, NE. These tanks were removed in accordance with all applicable governing regulations.

We believe the impacted ground water is, at this time, a localized problem.

If the NDEC requires remedial action of any sort, an expedited response would certainly limit the migration process.

Regards,

LOZIER CORPORATION

Marlin E. Ashmore
Corporate Environmental Coordinator

kw

Enc.

bc: Steve Bachellor
Stan Hawkins
Art Ray
Karen Sitzman

Terracon

ENVIRONMENTAL, INC.
2211 South 156th Circle
P.O. Box 541150
Omaha, Nebraska 68154-1150
(402) 330-2202 Fax (402) 330-7603

October 19, 1990

Lozier Corporation
6316 Pershing Drive
Omaha, Nebraska 68110

James A. Cunningham, P.E.
John F. Mattwell, P.E.
David M. Swingen, P.E.
Rodney M. Baumann
Jean E. Carleton, P.E.
Ronald D. Hoagland, P.E.
Thomas E. Harvey

Attention: Mr. Marlin Ashmore

RE: Underground Storage Tank
Closure Monitoring Services
Lozier Corporation
Facility 004791

Dear Mr. Ashmore:

This letter is to report on underground storage tank closure monitoring services performed at the above-referenced facility. A Terracon representative was present at the above-referenced site on September 27, 1990. The services performed included collection of excavation water samples at various locations within the excavated area.

Two (2) 20,000-gallon tanks which had reportedly contained fuel oil were removed at this facility on September 27, 1990. The tanks were installed approximately 13 years ago. The tank excavations were located as shown on the attached diagram, Figure 1.

Following removal of the tanks, groundwater was observed in the excavation at an approximate depth of 9 feet. Groundwater was observed across the excavation. Two groundwater samples were obtained from the excavation at the locations shown in Figure 1. The samples were tested for total recoverable petroleum hydrocarbons (TRPH). The reported TRPH concentrations are 124 mg/L for the sample from the northeast corner of the excavation and 251 mg/L for the sample from the west side of the excavation. The laboratory report form and chain-of-custody sheet is attached.

Offices of Terracon Companies:

Environmental Engineers and Scientists

- Colorado: Denver, Ft. Collins ■ Iowa: Cedar Falls, Cedar Rapids, Davenport, Des Moines, Storm Lake
- Illinois: Bloomington, Chicago, Naperville, Rock Island ■ Kansas: Lenexa, (Greater Kansas City), Topeka, Wichita
- Minnesota: St. Paul ■ Missouri: Kansas City ■ Nebraska: Omaha ■ Oklahoma: Oklahoma City, Tulsa

Terracon

Mr. Marlin Ashmore
October 19, 1990
Page 2

The native soils observed at the bottom of the excavation were described as predominately silt and clay. The backfill material was fine to medium sand. The underground storage tanks and product piping appeared to be in relatively good condition.

We recommend that a copy of this report be submitted to the Nebraska Department of Environmental Control (NDEC). The NDEC will determine if additional action is required.

The information presented in this report was based on the data obtained from the groundwater samples taken at the locations indicated at the above-referenced project. This report does not reflect any variations in subsurface conditions which may occur between sample locations. Actual subsurface conditions may vary and may not become evident without further assessment. This report is prepared for the exclusive use of our client for a specific application to the project discussed in this report and was prepared in accordance with generally accepted environmental engineering practices. No other warranty expressed or implied is made.

We appreciate the opportunity to be of service to you on this project. Please call me if you have any questions regarding this report.

Very truly yours,

TERRACON ENVIRONMENTAL, INC.



Thomas G. Correll
Project Geologist

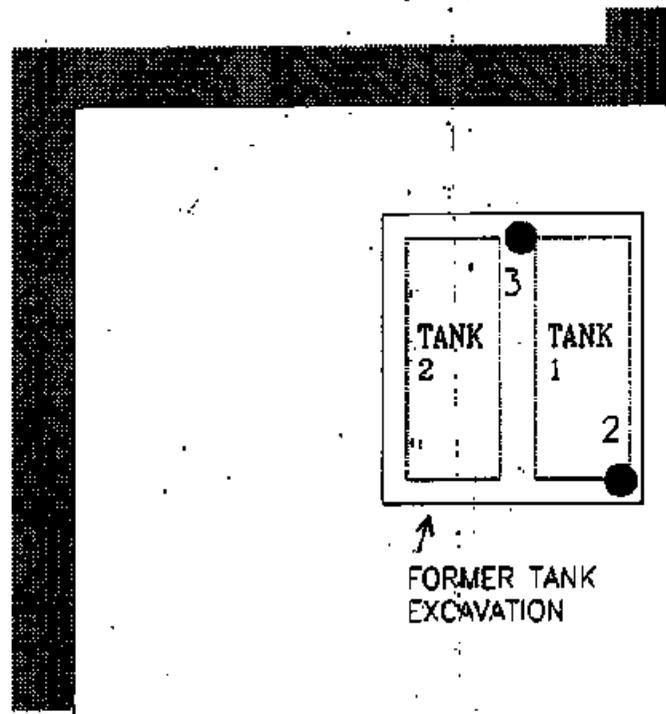
TGC:dc2

Attachments

N



EXISTING BUILDING



↑
FORMER TANK
EXCAVATION

● 2 TANK EXCAVATION
● WATER SAMPLE



Approximate Scale
(Feet)

LOZIER
JOB NO.40905075

Terracon

SITE ASSESSMENT CHECKLIST

APHD-6666

UST owner Lozier Corporation

Facility ID# ~~003791~~

Address 6316 Pershing Drive

Date Removed 9/27/90

City/State Omaha, Nebraska 68110

Phone 402-457-8182

Location 6316 Pershing Drive, Omaha, Nebraska
Address City

Type of Site Assessment Conducted

In-Place Tank System Removal

Sampling Method

- Boring Sample - Soil to 50' or groundwater
- Excavation Sample
- Vapor Monitoring Well (constructed according to Title 159, Chapter 7, 004.05)
- Ground Water Monitoring Well (constructed according to Title 159, Chapter 7, 004.06)

Analysis Method

Operator

<input type="checkbox"/>	Photoionization Detector	_____
<input type="checkbox"/>	Organic Vapor Analyses	_____
<input type="checkbox"/>	Gas Chromatograph	_____
<input checked="" type="checkbox"/>	Lab Analysis	Lab Name <u>A & I Laboratories</u>
<input type="checkbox"/>	Other	Explain _____

Inspector Signature *Thomas E. Howell*

License # 2094

	<u>Contents</u>			<u>Capacity</u>	<u>Hole(s) in Tank</u>		<u>#2 Other Signs of Leakage</u>		<u>#3 Did Contractor try to over-excavate</u>	
	Gas	Diesel	Other Specify Fuel Oil		Yes	No	Yes	No	Yes	No
Tank #1				20,000	Yes	<input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	No	Yes	<input checked="" type="radio"/> No
Tank #2	G	D	0	20,000	Yes	<input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	No	Yes	<input checked="" type="radio"/> No
Tank #3	G	D	0	_____	Yes	No	Yes	No	Yes	No
Tank #4	G	D	0	_____	Yes	No	Yes	No	Yes	No
Tank #5	G	D	0	_____	Yes	No	Yes	No	Yes	No
Tank #6	G	D	0	_____	Yes	No	Yes	No	Yes	No

1. If yes, explain in detail and include drawing locating hole(s).
2. If yes, explain in detail and include drawing locating points of leakage. Hydrocarbon odor and sheen on groundwater in excavation.
3. If yes, explain the results of over-excavating. Include the initial and final results.

Certification of Compliance

APHO-446

004791

A. Type of Site Assessment Conducted

Facility I.D.

- In-place assessment
- Tank system removal

B. Type of Analysis Conducted

- Field
- Lab

C. Site Status

- No contamination detected
- Contamination detected, soils only
- Contamination detected, extend undefined
- Contamination detected, ground water impacted

D. Certification of Owner/Operator of Underground Storage Tank(s).
Check One:

- a. I certify that I am the owner and/or operator and last user of the underground storage tank system.
- b. I certify that I am the current owner but have never owned or operated the underground storage tank system while it was used for storage of a regulated substance.

Also, I certify that the site assessment was conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service and that all data presented is correct and accurate to the best of my knowledge and belief.

MARLIN E ASHMORE
Name (type or print)

Corp. Environmental Coord.
Company/Position

Marlin Ashmore
Name (signature)

406-457-8182
Phone Number

E. Certification of Closure Individual

I certify that the site assessment was conducted in accordance with the Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service and that all data presented is correct and accurate to the best of my knowledge and belief.

Tom Carroll
Name (type or print)

Terracon / #2024
Company/Certification

Tom Carroll
Name (signature)

330-2702
Phone Number

F. Submit this form, the site assessment report, the methods and results analysis, and the site plan to the NDEC 90 days from the date of the permit.

A&L MID WEST LABORATORIES, INC.
13611 "B" STREET • OMAHA, NE 68144 • (402) 334-7770

RECEIVED
NOV 29 1990
MS



REPORT NUMBER: 0-276-1563

DATE: 11/28/90

SUBJECT: ENVIRONMENTAL ANALYSIS

Terracon Environmental #1291
2211 South 156th Circle
P. O. Box 541150
Omaha, NE 68154

Date Received: 9-28-90

Laboratory Number	Sample Identification	Analysis	Level Found	Detection Limit	Method
62466	S-2 9-27- 11:45 S-2	TRPH*	124 mg/L	4 mg/L	EPA 418.1
62467	S-3 9-27- 12:00 S-3	TRPH*	251 mg/L	8 mg/L	EPA 418.1

TRPH=Total Recoverable Petroleum Hydrocarbons

Note: < = Less than

Respectfully submitted,
Denise Spelie
Chris Birt/Denise Spelie
Client Services Representative

APHO-1996

Dedicated Exclusively to Providing Quality Analytical Services

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APHD-0006
in permit
find pile
- 22 -

August 13, 1992

LOZIER CORP
6360 PERSHING DR
OMAHA NE 68110

CERTIFIED

RE: Petroleum release
Facility ID Number: HD-0006
Facility location: 6360 PERSHING DR, OMAHA

Dear Sir/Madam:

The Department has received the site assessment report for the closure of all or part of the underground storage tank system at the above referenced facility. Information in the report indicates that a release of petroleum resulting from the operation of this system has occurred. The purpose of this letter is to inform you, as the owner of the tank system, of your responsibilities in accordance with Neb. Rev. Stat. 81-15, 124 (Supp. 1989) for securing the release, identifying the affected environment, and completion of any remedial action required by this Department.

The Department will require you to perform an investigation and, if necessary, remediation in accordance with Department of Environmental Control Title 118 - Ground Water Quality Standards and Use Classification Appendix A (enclosed). Costs related to the investigation/remediation of this spill may be eligible for reimbursement in accordance with Title 200 - Rules and Regulations for Petroleum Release Remedial Action Fund (enclosed). However, in order to be eligible for reimbursement, work must first receive prior approval by the Department.

Due to the volume of releases of this kind, the Department is currently prioritizing all new spills related to underground storage tank systems. When this site reaches the top of the priority list, a project manager will be assigned, and you or your company will be contacted with requirements to begin an investigation.

During the interim, you may begin an investigation/remediation. However, because it will not be under the direction of the Department, costs incurred will not be eligible for Title 200 reimbursement. You should also be aware that when this site reaches the top of the priority list and a project manager is assigned, the Department may require you to do work in addition to what you have already completed.

If at any time in the future, public safety is threatened by this spill, the State Fire Marshal (402/471-2027) and our office must be notified. Immediate action should be taken to eliminate the problem.

2034004002
21694004002

Please feel free to contact me at 402/471-4230 if you have any questions. Also, please contact me if your address or phone number changes. Thank you for your cooperation.

Sincerely,

Kirk Morrow, Geologist
Ground Water Section
Water Quality Division

Enclosures

cc: Clark Conklin
State Fire Marshal



STATE OF NEBRASKA

Dave Heineman
Governor

DEPARTMENT OF ENVIRONMENTAL QUALITY
Patrick W. Rice

Acting Director
Suite 400, The Atrium
1200 'N' Street
P.O. Box 98922

Lincoln, Nebraska 68509-8922
Phone (402) 471-2186
FAX (402) 471-2909
website: <http://deq.ne.gov>

MS TAMMY CARLSON
LOZIER CORP
6336 PERSHING DRIVE
OMAHA NE 68110

DEC 10 2014

RE: Lozier Corp, North Plant
NDEQ ID: 58148
Program ID: LST 121790-NM-1330
Notification to Proceed with the Tier 1 Site Investigation

Dear Ms. Carlson:

The Department has reviewed the *Tier 1 Site Investigation Work Plan* (dated December 2, 2014) submitted for the above referenced site. This work effort has been approved. This, however, does not guarantee that the total estimated cost would be found eligible for reimbursement under Title 200. The actual reimbursement will be determined only after documentation of the work effort has been received and a Title 200 application has been submitted and evaluated.

The approval given should not be considered a certification of the consultant or guarantee of the consultant's work product or of any claims made as to the results to be accomplished. The consultant is not relieved from fully complying with any other state or federal laws or regulations, nor does approval relieve the owner/operator from criminal or civil penalties for violations which may have occurred. The Department's review is limited to assuring that the minimum information requirements have been included.

If free product is detected at any time during the investigation process, the Department must be notified of the discovery by the next business day. The Tier 1 assessment will be suspended and will be replaced by a free product assessment as described in the Department's *Risk Based Corrective Action (RBCA) at Petroleum Release Sites: Tier1/Tier2 Assessments & Reports* (May 2009). Based on the location and quantity of free product detected, the Department may require immediate cleanup efforts. If other public safety threats are identified as a result of this spill, the State Fire Marshal (402/471-2027) and our office must be notified and immediate action taken to eliminate the problem.

Two copies of the Tier 1 Report must be submitted to the Department on or before February 20, 2015. If you are eligible for Title 200 reimbursement, please be advised that you must submit your Title 200 application, including all Tier 1 costs, on or before February 20, 2016. Failure to submit the receivable or the application by these dates, respectively, may result in a reimbursement reduction of up to 100 percent.

Thank you for your continuing cooperation in this matter. If you have any questions or require further assistance, contact me at (402) 471-3308. Please include the facility name, NDEQ ID and Program ID as referenced at the top of this letter in any correspondence to this office from yourself or your consultant.

Sincerely,

Nancy Mann, Geologist
Petroleum Remediation Section
Water Quality Division

cc: Shawn Zablocki, Olsson Associates

ESN2E004102
20141210

1K# 50148
LST

Mann, Nancy

From: Mann, Nancy
Sent: Monday, February 23, 2015 9:13 AM
To: Shawn Zablocki
Subject: RE: Lozier

Hello Shawn,

I reviewed the site with Dale and this is what we have decided.

MW-1 and MW-4 will need to be sampled. Since the sediments are fine grained material, it is not necessary to purge the wells prior to sampling. Hopefully there will be enough water in order to collect water samples. Please refer to Section 4.5.3.2 In the RBCA guidance document for additional information. Also, duplicate work effort is not considered eligible for Title 200 reimbursement.

Also, if monitoring well locations need to be changed due to on-site conditions, please contact the Project Manager, from the field, to discuss with them as to why the change is needed. Thank you for your assistance.

*Nancy Mann, Geologist
Nebraska Department of Environmental Quality
PO Box 98922
Lincoln NE 68509-8922
nancy.mann@nebraska.gov
http://deq.ne.gov
Phone: 402-471-3308*

From: Shawn Zablocki [mailto:szablocki@olssonassociates.com]
Sent: Thursday, February 05, 2015 3:48 PM
To: Mann, Nancy
Subject: FW: Lozier

Nancy,

See the E-mail below from our field tech regarding the activities at the Lozier site. If you need more information to be able to give us some guidance on how to best proceed, please let me know.

Thanks!

From: Ryan Doty
Sent: Thursday, February 05, 2015 3:40 PM
To: Shawn Zablocki
Subject: RE: Lozier

Olsson personnel installed four monitor wells on January 6, 2015. The depth to groundwater was believed to be ~10', so well would be set at a total depth of 15'. The wells were installed using hollow-stem augers and samples were collected using split spoons. The source area well (MW-1) was the first well completed. Groundwater was encountered at ~6-6.5', based on this, it was determined to set the well at a total depth of 12'. The drillers encountered refusal at ~9', they believed it to be concrete. Since we believed groundwater to be at ~6', we decided to just set the well at 9', which should be sufficient for collecting a groundwater sample. The three remaining wells



were installed, groundwater was encountered at 8-12' and the wells were set at a total depth of 15-16'. There were no issues with installing the final 3 wells. MW-2 and MW-3 are down-gradient and MW-4 is up-gradient.

A field tech returned on January 20, 2015 to collect groundwater samples. Water levels and depth to bottom of hole were measured from the top of the casing. MW-1 and MW-4 contained less than 1' of water in the well, MW-3 contained ~1.2' of water and there was no issue with MW-2. It was determined that there was an inadequate supply of water to collect samples from the 3 wells.

After conversations with the project manager, a field tech returned to the site, on January 26, 2015, to make another attempt at collecting groundwater samples. Water levels were re-measured in all wells. In the week that had passed, water levels had dropped ~0.3 feet. MW-1 was the first well to be sampled, it quickly purged dry. Samples were collected from MW-2 and MW-3 without any issues. MW-4 contained ~0.10' of water, an attempt was not made to sample this well. MW-1 had not recharged after 1 hour and the well was not sampled. The field tech returned to the site later that day, ~7 hours after MW-1 was purged dry, there was still no recharge in the well and a sample could not be collected.

The Site Map, Boring Logs, Water Levels, Soil and GW analytical data are attached.

Ryan Doty | Environmental Sciences | Olsson Associates
2111 S 67th Street, Suite 200 | Omaha, NE 68106
TEL 402.341.1116 | DIR 402.938.2403 | CELL 402.318.2548
rdoty@olssonassociates.com



 Please consider the environment before printing this email.

From: Shawn Zablocki
Sent: Thursday, February 05, 2015 11:10 AM
To: Ryan Doty
Subject: Lozier

Ryan,

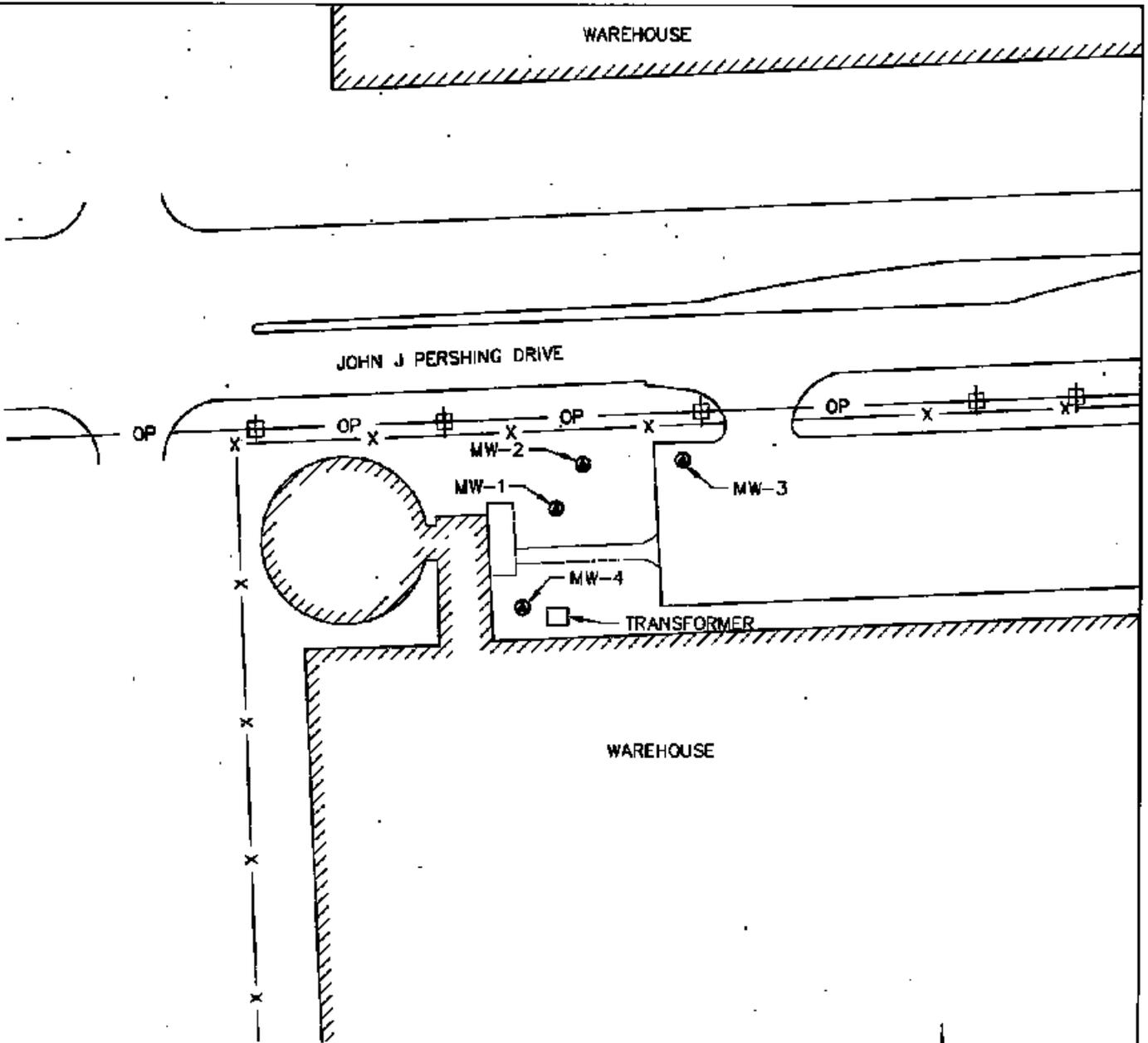
I spoke to Nancy Mann at NDEQ and let her know the general gist of what we have run into thus far with Lozier. She asked if we could compile an E-mail describing the efforts to date, the challenge with the source area well and the challenges with the ground water samples. She also asked for the boring logs, and sampling data that we have so far along with a map of the actual well and sample locations. Would you be able to put that together? I'd prefer you to draft that as you are more familiar with what you have done so far.

Thanks!

Shawn Zablocki, P.E. | Environmental Practice Group Leader | Olsson Associates
2111 South 67th Street, Suite 200 | Omaha, NE 68106 | szablocki@olssonassociates.com
TEL 402.341.1116 | DIR 402.938.2414 | CELL 402-350-7101 | FAX 402.341.5895

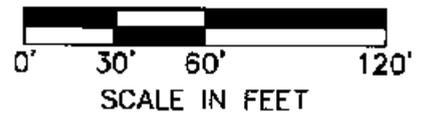


DWG: F:\Projects\010-0827\ENVA\DWG\Site Map.dwg USER: rdbly
 DATE: Feb 05, 2015 2:32pm XREFS:



LEGEND

- MW-1 MONITOR WELL
- UTILITY POLE
- FENCE
- OVERHEAD POWER



PROJECT NO: 010-0827

DRAWN BY: RD

DATE: 2/5/15

SITE MAP
LOZIER TIER I
 OMAHA, NEBRASKA
 LST# 121790-NM-1330 NDEQ ID# 58148

MOLSSON 2111 South 67th Street, Suite 200
 Omaha, NE 68108
 TEL 402.341.1316
 ASSOCIATES FAX 402.341.5895

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	PID Reading	Recovery (%)		
0		Ground Surface						0
0-1		Brown sand and clayey sand (fill).		1-3	8.7	80		1
1-3				3-5	NS	20		3
3-5				5-7	75.6	80		5
5-7								7
7-8		Saturated and gray in color, slight petroleum odor						8
8-9								9

Ground Elevation: ---

TOC Elevation: 98.60

Latitude: 41.317315

Longitude: -96.934250

Drilled By: Olsson

Drill Method: HSA

Sample Method: SS

Drill Date: 1/6/15

Water Level While Drilling:

Ft (bgl): 8.5'

Elev: ---

Water Level: 1/26/15

Feet (toc): 7.88

Feet (bgl): ---

Elevation: 90.72

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	PID Reading	Recovery (%)		
0		Ground Surface						0
1		Brown sandy clay, firm						1
2								2
3				1.5-3.5	0.6	50		3
4		Brown/gray sandy clay, firm, slight petroleum odor						4
5								5
6								6
7		Saturated		6-8	4.4	40		7
8								8
9								9
10								10
11								11
12								12
13								13
14								14
15								15
16							16	

Ground Elevation: ---
 TOC Elevation: 97.79
 Latitude: 41.317363
 Longitude: -95.934208

Drilled By: Olsson
 Drill Method: HSA
 Sample Method: SS
 Drill Date: 1/6/15

Water Level While Drilling: ---
 Ft (bgl): 10
 Elev: ---

Water Level: 1/26/15
 Feet (toc): 7.22
 Feet (bgl): ---
 Elevation: 90.57

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	
Depth	Symbol	Description	Elevation (ft)	Number	PID Reading	Recovery (%)		Depth
0		Ground Surface						0
0-8		Gray clay, dry, blocky, no petroleum odor					Flush Mount Cover	0-3
				3-5	0.7	20		3-4
								4-10
8-10		Gray/brown clayey sand, soft, saturated, no petroleum odor		8-10	0.1	60	Sand Pack	10-11
								11-15
								15

The diagram illustrates the well completion details. It shows a 2" PVC Casing extending from the ground surface down to a 2" PVC Screen at approximately 11 feet depth. A Sand Pack is located between the casing and the screen. A Flush Mount Cover is positioned at the top of the casing. Benonite Chips are placed around the casing above the sand pack. The well is completed with a 2" PVC Casing and a 2" PVC Screen.

Ground Elevation: ---
 TOC Elevation: 95.98
 Latitude: 41.317363
 Longitude: -95.934062

Drilled By: Olsson
 Drill Method: HSA
 Sample Method: SS
 Drill Date: 1/6/15

Water Level While Drilling:
 Ft (bgl): 8-10
 Elev: ---

Water Level: 1/26/15
 Feet (toc): 13.58
 Feet (bgl): ---
 Elevation: 82.40

Project No.: 010-0827

Project: Lozier Tier I

Client: Lozier Inc.

Location: Omaha, NE

LST# 121790-NM-1330

NDEQ ID# 58148

Project Manager: Shawn Zablocki

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	PID Reading	Recovery (%)		
0		Ground Surface						0
0-3		Brown sandy clay, dry, firm						0-3
3-4		Gray sandy clay, dry, firm, slight petroleum odor		3-5	0.3	40		3-4
4-8		Brown sandy clay, dry, firm, no petroleum odor.						4-8
8-10		Brown/gray sandy clay, soft, moist, no petroleum odor		8-10	0.2	40		8-10
10-16		Saturated						10-16
								11
								12
								13
								14
								15

Ground Elevation: ---
 TOC Elevation: 98.59
 Latitude: 41.317210
 Longitude: -95.934305

Drilled By: Olsson
 Drill Method: HSA
 Sample Method: SS
 Drill Date: 1/6/15

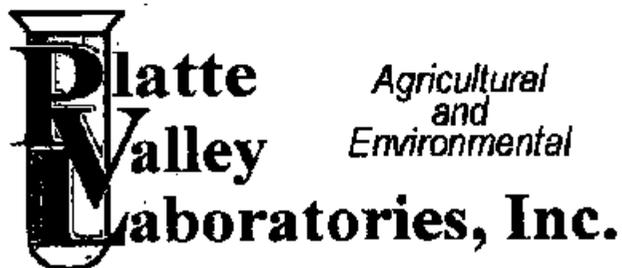
Water Level While Drilling:
 Ft (bgl): 10-12
 Elev: ---

Water Level: 1/26/15
 Feet (toc): 15.30
 Feet (bgl): ---
 Elevation: 83.29

Lozier Tier I - 6338 John Galt Boulevard

Well	Date	Top of Casing Elevation	Water Level (ft TOC)	Depth to BOH	Water Elevation (ft)	Water Column Thickness (ft)	Change in Elevation (ft)
MW-1		98.80					
	1/20/2015	98.80	7.80	8.40	91.00	0.80	
	1/26/2015	98.80	7.88	8.40	90.72	0.62	-0.28
MW-2		97.79					
	1/20/2015	97.79	6.93	15.40	90.66	8.47	
	1/26/2015	97.79	7.22	15.40	90.57	8.18	-0.29
MW-3		95.98					
	1/20/2015	95.98	13.57	14.75	82.41	1.18	
	1/26/2015	95.98	13.58	14.75	82.40	1.17	-0.01
MW-4		98.59					
	1/20/2015	98.59	14.99	15.40	83.60	0.41	
	1/26/2015	98.59	15.30	15.40	83.29	0.10	-0.31

NA - not applicable
 NM - not measured
 ND - not detected



OLSSON ASSOCIATES, O
2111 S 67th ST
OMAHA NE 68103

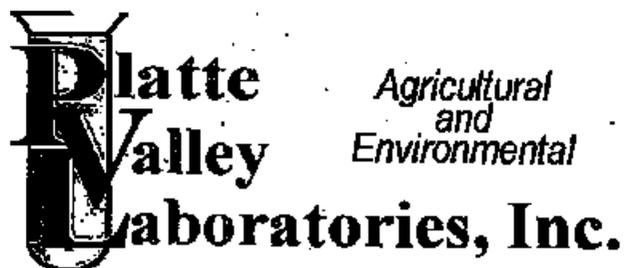
ATTN: RYAN DOTY

BATCH 15011301
page 1

PROJECT Lezier Tier 1
LOCATION Omaha, NE

DATE SAMPLED 1/6/2015
DATE RECEIVED 1/13/2015
DATE REPORTED 1/20/2015

SAMPLE ID	MW1 1-3	MW1 5-7
LAB NUMBER	61027	61028
SAMPLE TYPE	SOIL	SOIL
METHOD OA1 gc/ms		
	detection limit	
MTBE	0.005 mg/kg	*
n-Hexane	0.005 mg/kg	*
Benzene	0.002 mg/kg	0.006
Toluene	3.002 mg/kg	0.120
Ethylbenzene	0.002 mg/kg	0.017
Xylenes	0.002 mg/kg	0.084
Naphthalene	0.005 mg/kg	0.014
METHOD OA2 gc/lid		
TEH		
	detection limit	
Gasoline Range	10 mg/kg	*
Diesel Range	10 mg/kg	1705
Waste Oil Range	10 mg/kg	315
*Less than detection limit		
REVIEWED BY:		



OLSSON ASSOCIATES, D
2111 S 67th ST
OMAHA NE 68103

BATCH 15012701
page 1

PROJECT Lozier Tier 1
LOCATION Omaha, NE

DATE SAMPLED 1/26/2015
DATE RECEIVED 1/27/2015
DATE REPORTED 1/30/2015

ATTN: RYAN DOTY

SAMPLE ID		MW 2	MW 3	MW 99	Field Blank	Trip Blank
LAB NUMBER		61091	61092	61093	61094	61095
SAMPLE TYPE		WATER	WATER	WATER	WATER	WATER
METHOD OA1 gc/ms						
	detection limit					
MTBE	0.006 mg/l	*	*	*	*	*
n-Hexane	0.005 mg/l	*	*	*	*	*
Benzene	0.002 mg/l	*	*	*	*	*
Toluene	0.002 mg/l	*	*	*	*	*
Ethylbenzene	0.002 mg/l	*	*	*	*	*
Xylenes	0.002 mg/l	*	*	*	*	*
Naphthalene	0.005 mg/l	0.006	*	0.006	*	*
METHOD OA2 gc/fid						
TEH						
	detection limit					
Gasoline Range	1.0 mg/l	*	*	*	*	*
Diesel Range	1.0 mg/l	1.8	*	1.4	*	*
Waste Oil Range	1.0 mg/l	1.1	*	1.2	*	*
*Less than detection limit						
REVIEWED BY:						

**Risk-Based Corrective Action (RBCA)
Tier 1 Assessment Report**

RECEIVED

MAY 21 2015

Nebraska Dept of Environmental Quality
By: _____ DEQ#171 _____

**Lozier Corporation, Distribution Center
6360 Pershing Drive
Omaha, Nebraska**

**Program ID: 121790-NM-1330
NDEQ ID: 58148**

**Prepared by
Olsson Associates**

May 2015

Olsson Project No. 010-0827

**OLSSON®
ASSOCIATES**

20150521 10:05:10
E049E005102

EXECUTIVE SUMMARY

Olsson Associates (Olsson) has conducted a Risk-Based Corrective Action (RBCA) Tier 1 Assessment at the Lozier Corporation Distribution Center facility located at 6360 Pershing Drive, Omaha, Nebraska. The original NDEQ file named this facility the North Plant. The actual facility belonging to the 6360 Pershing Drive address is Lozier Distribution Center, and thus will be called the Distribution Center in this report. This investigation was conducted in accordance with the Nebraska Department of Environmental Quality's (NDEQ) Risk-Based Corrective Action (RBCA) at Petroleum Release Sites: Guidance Document for Tier 1 / Tier 2 Assessments and Reports dated May 2009 and Olsson's work plan dated August 29, 2014.

Drilling Activities

The source area (SB-1), down-gradient (SB-2 & SB-3), and upgradient (SB-4) soil borings were done and converted to monitor wells (MW-1, MW-2, MW-3, & MW-4 respectively) on January 6, 2015. MW-1 was set at 8.4 feet below ground level (bgl). Groundwater was encountered between 6-6.5 feet bgl while drilling and refusal was encountered at approximately 9 feet bgl. The well was installed at the point of refusal due to the fact that groundwater was believed to be at 6-6.5 feet bgl. MW-2 and MW-4 were set at 15.4 feet bgl, and MW-3 was set at 14.75 feet bgl. There were no issues installing the final three wells. The average depth to groundwater based on all measurements is 10.49 feet bgl.

Soil Sampling and Analysis

Soil samples were collected continuously at SB-1 and the two samples with the highest field headspace readings were sent to Platte Valley Laboratories, Inc. (PVL) in Gibbon, Nebraska for analysis using Method OA-1 (BTEX, MTBE, naphthalene and n-hexane) and Method OA-2 (total extractable hydrocarbons as gasoline, diesel and waste oil). The soil analytical results are summarized on Tier 1 Report Form 10 and the complete laboratory report is located as Attachment 4 to this report.

Ground Water Sampling and Analysis

A field technician made an attempt to collect groundwater samples on January 20, 2015. It was determined that there was not enough water in three of the four wells (>1' in MW-1 and MW-4, and 1.2' in MW-3) to collect samples, so no samples were taken. A field technician returned to the site on January 26, 2015 to make another attempt at collecting groundwater samples. On average, groundwater levels had dropped 0.3 feet since the previous attempt.

Groundwater samples were collected from MW-2 and MW-3 with no issues. MW-1 and MW-4 did not contain enough water to collect samples. It was decided that samples from MW-1 and MW-4 would be collected in the spring, in hopes that groundwater levels would rise. A field technician returned to the site on April 8, 2015, and collected samples from MW-1 and MW-4. The sample from MW-1 was not tested for TEH due to the low volume of groundwater produced by MW-1. QA/QC samples include one duplicate (collected at MW-2 on January 26, 2015 and labeled MW-90) and a trip blank and field blank for each sampling event. These samples were shipped to PVL for analysis using Methods OA-1 and OA-2. The analytical results are summarized on Tier 1 Report Form 11 and 11a, and the complete laboratory report is located as Attachment 4 to this report.



Nebraska Department of Environmental Quality

RBCA Tier 1 Site Investigation Report Forms for Petroleum Release Sites

(For Use by Consultants)

FACILITY NAME:	<i>Lozier Corporation, Dist. Center</i>
LOCATION:	<i>6360 Pershing Drive, Omaha, NE 68119</i>
NDEQ SPILL NO.:	<i>121790-NM-1330</i>
NDEQ IIS NO.:	<i>58148</i>
CONSULTANT PROJECT NO.:	<i>010-0827</i>
CONSULTANT:	<i>Olsson Associates</i>
COMPLETION DATE:	<i>May 11, 2013</i>
PREPARED BY:	<i>Nicolas Anderson</i>
REVIEWED BY:	<i>Shawn Zablocki</i>

NDEQ RBCA TIER I REPORT FORMS

TABLE OF CONTENTS

Form No.	Description	Check box if included
FORMS FOR USE BY RP/CONSULTANT		
1.	Executive Summary	<input checked="" type="checkbox"/>
2.	Basic Information:	
	2a. Facility/Pile	<input checked="" type="checkbox"/>
	2b. Consultant and Licensing	<input checked="" type="checkbox"/>
3.	Release:	
	3a. Characterization and History	<input checked="" type="checkbox"/>
	3b. Source Area GPS Coordinates	<input checked="" type="checkbox"/>
4.	Land Use	<input checked="" type="checkbox"/>
5.	Water Use:	
	5a. Ground Water and Surface Water Use	<input checked="" type="checkbox"/>
	5b. Water Supply Well Location Information	<input checked="" type="checkbox"/>
6.	Enclosed Spaces	<input checked="" type="checkbox"/>
7.	Instructions for Investigation Narrative	<input checked="" type="checkbox"/>
8.	Site Stratigraphy and Hydrogeology	<input checked="" type="checkbox"/>
9.	Analytical Data Summary for Surface Soil (0-3 ft bgl)	<input checked="" type="checkbox"/>
10.	Analytical Data Summary for Subsurface Soil (>3 ft bgl)	<input checked="" type="checkbox"/>
11.	Ground Water	
	11a. Analytic Data Summary	<input checked="" type="checkbox"/>
	11b. QA/QC Sample Data Summary	<input checked="" type="checkbox"/>
12.	Free Product	<input checked="" type="checkbox"/>
13.	References and Protocols	<input checked="" type="checkbox"/>
ATTACHMENTS		
<p><i>All maps submitted must include a bar scale, legend, north arrow, location of all known soil borings and monitoring wells, and date of map, where appropriate.</i></p>		
1.	Topographic Map	<input checked="" type="checkbox"/>
2.	Area Map	<input checked="" type="checkbox"/>
3.	Site Map	<input checked="" type="checkbox"/>
4.	Free Product Map	<input type="checkbox"/>
5.	Boring Logs	<input checked="" type="checkbox"/>
6.	Monitoring Well	<input checked="" type="checkbox"/>
7.	Laboratory Analysis	<input checked="" type="checkbox"/>
8.	Geologic Cross	<input type="checkbox"/>
9.	Well Survey	<input type="checkbox"/>
OTHER ATTACHMENTS:		

NDEQ RBCA TIER I REPORT

Tier I Investigation Form 1

FACILITY NAME: Lozier Corporation, Dist. Center	CONSULTANT: Olsson Associates
NDEQ SPILL NO.: 121790-NM-1330	NDEQ IIS NO.: 58148
COMPLETION DATE: 11-May-15	PREPARED BY: Nicolas Anderson

EXECUTIVE SUMMARY

Facility or file name:	<u>Lozier Inc., North Plant</u>	
Current facility name (if different from above):	<u>Lozier Corporation, Distribution Center</u>	
Facility address or site location:	<u>6360 Pershing Drive, Omaha, NE 68116</u>	
Status of fuel storage/distribution:	<input type="checkbox"/> Active	<input checked="" type="checkbox"/> Inactive <input type="checkbox"/> NA
Is surface soil contamination present?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are subsurface soils impacted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is ground water impacted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> NA
Has the source(s) of release been identified?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Was free product detected during the Tier I investigation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, was the free product plume fully delineated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Were vapors detected in any on-site subsurface structures?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <u>Not Investigated</u>
Has surface water been impacted by the release?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Were emergency actions initiated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Average depth of contamination in subsurface soils:	<u>6</u> ft	<u>182.88</u> cm
Shallowest depth to ground water:	<u>7.96</u> ft	<input type="checkbox"/> Not measured
Average depth to ground water:	<u>10.49</u> ft	<input type="checkbox"/> Not measured
Distance to nearest drinking water supply well:	<u>>1000</u> ft	<input type="checkbox"/> municipal <input type="checkbox"/> domestic
Distance to nearest non-potable water supply well:	<u>>1000</u> ft	type:
Distance to nearest downgradient water supply well:	<u>>1000</u> ft	<input type="checkbox"/> municipal <input type="checkbox"/> domestic
Is there evidence of vertical migration of the contaminant plume?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> NA

Statement of Completion & Responsible Party/Consultant Signature Block

The consultant representative acknowledges that this report meets the minimum requirements for a Tier 1 investigation at this petroleum release site, as specified in the Department's Risk-Based Corrective Action (RBCA) at Petroleum Release Sites: Tier 1/Tier 2 Assessments and Reports Guidance Document. Any procedures that differ from the guidance document specifications are noted in the report, were approved by the Department and are accompanied by appropriate documentation. The responsible party acknowledges that they have read (or discussed with their consultant), this site investigation report and are aware of their responsibility for the timely submission to the Department.

[Signature] 5/13/15
 Consultant Representative Signature Date

[Signature] 5/11/15
 Responsible Party Signature Date

ADDITIONAL NOTES

The original NDEQ file named this facility the North Plant. The actual facility belonging to the 6360 Pershing Drive address is Lozier Distribution Center, and thus will be called the Distribution Center in this report.

Recommended attachments: None.

NDEQ RBCA TIER 1 REPORT

Tier 1 Investigation Form - 2a

FACILITY NAME: Lozier Corporation, Dist. Center**CONSULTANT:** Olsson Associates**NDEQ SPILL NO.:** 121798-NM-1330**NDEQ IIS NO.:** 58148**COMPLETION DATE:** 11-May-15**PREPARED BY:** Nicolas Anderson**FACILITY/FILE INFORMATION**

Facility or file name:

Lozier Corporation, Distribution Center

Facility address or site location:

6360 Pershing Drive, Omaha, NE 68110

County:

Douglas

Legal Location (¼, ¼, ¼, Sec, T, R):

SW1/4, NE1/4, S34, T16N, R13E

Responsible Party:

Lozier Corporation

Responsible Party mailing address:

6336 Pershing Drive, Omaha, NE 68110

Responsible Party phone number:

(402) 457-8000

Property owner:

Lozier Corporation

Property owner mailing address:

6336 Pershing Drive, Omaha, NE 68110

Property owner phone number:

(402) 457-8000

Other contacts:

*Ms. Tammy Carlson***ADDITIONAL NOTES**

Recommended attachments: Topographic map

NDEQ RBCA TIER I REPORT

Tier I Investigation Form - 3a

FACILITY NAME: Lozier Corporation, Dist. Center

CONSULTANT: Olsson Associates

NDEQ SPILL NO.: 121798-NM-1330

NDEQ IIS NO.: 58148

COMPLETION DATE: 11-May-15

PREPARED BY: Nicolas Anderson

RELEASE CHARACTERIZATION

PETROLEUM RELEASE HISTORY

<u>NDEQ Spill Number</u>	<u>Location/Source</u>	<u>Product/Quantity</u>
58148	6360 Pershing Drive, Omaha, NE/ Two 20,000 Gallon USTs	Heating Oil/Unknown

SOURCE(S) OF RELEASE (Check all that apply)

- Surface Spill
- Load Out Racks (includes overfills)
- Piping
- Dispenser Islands (includes vessel overfills)
- USTs (includes UST overfills)
- ASTs (includes AST overfills)
- Transportation Vessels
- Interstate/Intrastate Pipelines
- Unknown
- Other (specify)

SUBSTANCE(S) RELEASED (Check all that apply)

- Gasoline
- Diesel/#2 Fuel Oil
- Used Oil
- AV Gas
- Jet Fuel: JP
- Kerosene
- Other Fuel Oil/Heavy Distillate (specify)
Heating Oil

Other product (specify)

SUMMARY OF RELEASE

(Provide explanatory notes below)

- Has the source(s) of release been identified? YES NO
- Has the release been abated? YES NO
- Were emergency actions initiated? YES NO
- Are surface soils impacted? YES NO
- Are subsurface soils impacted? YES NO
- Is ground water impacted? YES NO
- Were vapors detected in any utilities? YES NO
- Were vapors detected in any on-site subsurface structures? YES NO
- Is surface water impacted? YES NO
- Has a sensitive habitat/resource been impacted? YES NO

Not sampled, drilled out of contamination

Not Investigated

Not Investigated

ADDITIONAL NOTES

Recommended attachments: None

FACILITY NAME: Lozier Corporation, Dist. Center

CONSULTANT: Olsson Associates

NDEQ SPILL NO.: 121790-NM-1330

NDEQ IIS NO.: 58148

COMPLETION DATE: 11-May-15

PREPARED BY: Nicolas Anderson

GPS LOCATIONS

GPS Manufacturer & Model: GeoCoord

Reference Datum: WGS 84 NAD 83 Unknown or Other

WAAS Status: Enabled Disabled N/A or Unknown

Source Area Locations:

Take readings as near as possible to the point of highest contamination in each identified source area.

Latitude	Longitude	Accuracy	(ft)	(m)	Point Description
41.31731500	-95.93425000	10	x		MW-1

General Facility Locations:

Preferred locations are the intersection of the facility driveway and closest public street and/or the facility office entrance.

Latitude	Longitude	Accuracy	(ft)	(m)	Point Description
41.31740800	-95.93394500	10	x		Driveway off of Pershing Drive

Coordinate Converters

These are provided for your convenience. Enter only readings in decimal degrees in the tables above.

Degrees	Minutes	Seconds	Decimal Degrees

Degrees	Decimal Minutes	Decimal Degrees

ADDITIONAL NOTES

Recommended attachments: Show GPS reading locations on Site Map.

NDEQ RBCA TIER I REPORT

Tier I Investigation Form - 4

FACILITY NAME: Lozier Corporation, Dist. Center

CONSULTANT: Olsson Associates

NDEQ SPILL NO.: 121790-NM-1330

NDEQ IIS NO.: 58148

COMPLETION DATE: 11-May-15

PREPARED BY: Nicolas Anderson

LAND USE

Currently operating as a service station or petroleum bulk facility. If not, site currently used as: **Lozier Inc. Plant**
 Tanks temporarily out of service Tanks permanently out of service

Current On-site Land Use	
Residential	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>

Future On-site Land Use	
Residential	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>

Comments: Justify the choice for future land use.

Commercial use of the property is not likely to change due to the facility location and history.

Off-site Land Use (within 500 feet - at a minimum, state whether residential, agricultural, commercial, or sensitive population center)

North: Commercial
 Northeast: Commercial
 Northwest: Commercial
 South: Commercial
 Southeast: Commercial
 Southwest: Commercial
 West: Commercial
 East: Commercial

ADDITIONAL POINT OF EXPOSURE SURVEY

	Distance (feet)	Direction
Nearest residential site (≤500 ft):	>500	
Nearest commercial site (≤500 ft):	On-site	
Nearest habitable building (≤500 ft):	On-site	
Nearest ecologically sensitive area, e.g., wetland (≤1000 ft):	>1000	
Nearest school, hospital, day care, retirement home, etc. (≤500 ft):	>1000	

ADDITIONAL NOTES

Recommended attachment: Site map with detailed land use in the vicinity of the site, Area map.

NDEQ RECA TIER 1 REPORT

Tier 1 Investigation Form 5a

FACILITY NAME: Lozier Corporation, Dist. Center

NDEQ SPILL NO.: 121790-NM-1330

NDEQ IIS NO.: 58148

CONSULTANT: Olson Associates

COMPLETION DATE: 11-May-15

PREPARED BY: Nicolas Anderson

GROUND WATER AND SURFACE WATER USE

Ground Water - Current Use

Well Designation	Well Type/Use	Distance (ft)	Direction
G-071100	Industrial	3200	ESE

Surface Water - Current Use

Surface Water Type	Beneficial Use	Distance (ft)	Direction
River	Irrigation, Fishing, Rec.	2200	NE
	Industrial Use		

Ground Water & Surface Water - Future Use

Are the RP, current property owner (if different than RP), adjacent landowners, and/or local municipal authorities aware of potential future ground and/or surface water use development within the next five years?

Ground Water **Surface Water**
 Yes No Yes No

If yes, provide the following information. Include contact information in Notes below and/or Form 5b:

Location	Type of New Use

- NOTES:** 1) Justify choice of future ground water use, also indicate if water supply well may have some influence over vertical migration of plume.
 2) Justify choice for future surface water use and type of water body.

Groundwater and surface water use not likely to change due to the industrial nature of the facility location.

Recommended attachments: Area map with well and surface water locations.

NDEQ RBCA TIER 1 REPORT

Tier 1 Investigation Form - 7

FACILITY NAME: Lezler Corporation, Dist. Center **CONSULTANT:** Olsson Associates**NDEQ SPILL NO.:** 121790-NM-1330**NDEQ IIS NO.:** 58148**COMPLETION DATE:** 11-May-15**PREPARED BY:** Nicolas Anderson**INSTRUCTIONS FOR INVESTIGATION NARRATIVE**

Notes: The reporter may use a format of their choosing for the following narrative information, with the provision that all the minimum information requirements listed below are provided under the following headings and in the order outlined. Place the narrative behind a copy of this Investigation Form in the Tier 1 Report.

- I. Brief history of any abatement/remedial actions taken prior to initiating the Tier 1 investigation
- II. Summary of site characteristics
 - A. Site Location
 - B. General site topography, geology, and hydrogeology
- III. Summary of drilling activities
 - A. Date/method/equipment
 - B. Drilling order of boreholes
 - C. Drilling complications (e.g., auger failure or refusal, site recently modified), if any
 - D. Description of materials drilled through and evidence of contamination
 - E. Monitoring well installation
 - depth of wells
 - filter pack and grout materials
 - screened interval
 - type of well head protection
 - well development methodology, duration, estimated water removed
 - other information
 - F. Monitoring well location information
 - nature and location of permanent benchmark to which wells are referenced (designate on site map)
 - method (e.g., stadia, measuring wheel, tape) and measurements (in tabular format) used to reference wells to benchmark
 - G. Other information related to drilling activities (e.g., start/stop times for drilling & well installation)
- IV. Direct push technologies
 - A. Date/method/equipment
 - B. Order of probe locations
 - C. Description of materials drilled through and evidence of contamination
 - D. Other information related to direct push activities (e.g., start/stop times, media investigated)
- V. Summary of sampling activities
 - A. Soil sampling
 - method of sample collection
 - method/protocol used for head space analysis
 - method/protocol used for laboratory sample preparation
 - B. Ground water sampling
 - purging method/protocol/criteria (includes rationale for not purging, if applicable)
 - sample collection method/protocol
 - order of well sampling (Note: sample least contaminated to most contaminated)
 - C. Drinking water supply well/system sampling
 - location of sampling point (e.g., directly from well, outdoor tap, indoor tap)
 - purging method/protocol/criteria
 - sample collection method/protocol
 - D. QA/QC considerations
 - steps taken to limit cross-contamination between sampling locations
 - number/type/location of duplicates/blanks
 - decontamination protocol and other measures taken to minimize cross-contamination
- VI. Other information
 - A. Rationale for variances from approved work plan or RBCA guidance document
 - B. Contact information (i.e., names, phone numbers, affiliations) for people providing information gathered during investigation

Facility Name: Lozier Corporation, Distribution Center – 6360 Pershing Drive
Program ID: 121790-NM-1330, ID# 58148

INVESTIGATION NARRATIVE

I. Abatement/Remedial Actions Prior to Tier 1

On September 27, 1990, a tank closure was performed at the Lozier Corporation facility located at 6360 Pershing Drive, Omaha, NE 68110 (refer to Site Map and Topographic Map). Two 20,000 gallon heating oil tanks were removed. During the tank removal, an oil sheen was observed on the groundwater in the excavation pit. Two samples of the groundwater were taken and analyzed for Total Recoverable Petroleum Hydrocarbons (TRHC). The results of those samples were 124 mg/L and 251 mg/L. No soil samples were collected.

There are no water supply wells within 1,000 feet of the source area and there are no buildings with basements within 200 feet (refer to Topographic Map).

II. Summary of Site Characteristics

A. Site Location

The release site is located in the greenspace approximately 110 feet east and 50 feet north of the northwest corner of the Lozier Inc. facility located at 6360 Pershing Drive, Omaha, NE 68110 (refer to Site Map and Topographic Map).

B. Site Topography, Geology, and Hydrogeology

This area lies within the Valley topographic region of Nebraska, which is characterized by low relief along major streams and underlain by stream-deposited clays, silts sand and gravels (CSD, 1998). The source area lies 2,200 feet southwest of the Missouri River.

This area lies within the Missouri River Lowland groundwater region. Large yields of water can be obtained from Quaternary alluvial sand and gravel beneath the floodplain of the Missouri River. Depth to water is usually less than 50 feet (CSD, 1998).

The ground water elevations were measured in the monitor wells on April 8, 2015 and indicate an east-northeasterly groundwater flow direction.

III. Summary of Drilling Activities

A. Date/Method/Equipment

The soil borings and monitor wells were completed on January 6, 2015 using a CME 55 rotary drill rig equipped with 4.25-inch inside diameter hollow stem augers. Soil samples were collected by advancing a 2-foot long split spoon sampler ahead of augering.

B. Drilling Order of Borsholes

The order of drilling was MW-1, MW-2, MW-4 and MW-3.

C. Drilling Complications

Refusal was hit at approximately 9 feet bgl in MW-1 (refer to MW-1 Boring Log/Well Schematic).

Facility Name: Lozier Corporation, Distribution Center – 6390 Pershing Drive
 Program ID: 121790-NM-1330; ID# 58148

D. Description of Materials Drilled Through and Contamination

Geologic materials encountered are described in the Boring Logs/Monitoring Well Schematics in Attachment 3, but in general, consist of sandy clay and clayey sand. The soil at SB-1/MW-1 exhibited elevated PID headspace levels beginning at 5 feet below ground level (bgl). The soils at the remaining borings exhibited very low to non-detect headspace levels at all depths.

E. Monitor Well Installation

- Four monitoring wells were installed as part of this investigation.
- All monitor wells are completed with 10 feet of 0.010" slot screen (except where set above 10 feet bgl, see Attachment 3).
- Filter pack consists of 16 x 30 silica sand installed through the hollow stem auger.
- The wells were sealed from the top of the filter pack to 0.5 feet bgl with bentonite chips.

F. Monitor Well Location Information.

The benchmark for which the TOC elevations are set is the northwest corner of the concrete pad of the utility box near MW-4. The elevation of the benchmark was established as 100.00 feet. A level and rod were used to survey the monitor well elevation based on the benchmark elevation. TOC and groundwater level elevations (as measured on April 8, 2015) are summarized on the table below.

Well	TOC Elevation (feet)	Water Level (feet TOC)	Water Level Elevation (feet)
MW-1	98.60	7.98	90.64
MW-2	97.79	8.47	89.32
MW-3	95.98	12.27	83.71
MW-4	98.59	13.25	85.34

The distance to the monitoring wells was measured from where the northwest corner of sidewalk meets the building pad between MW-1 and MW-4 and was determined using a measuring wheel. The table below summarizes distances.

Well	Distance (feet)		Distance (feet)	
	North(N)	South (S)	East (E)	West (W)
MW-1	15 N		17.2 E	
MW-2	32.5 N		28.8 E	
MW-3	25.5 N		68.8 E	
MW-4		23.5 S		1.8 E

G. Other Information
None

Facility Name: Lozier Corporation, Distribution Center – 6380 Pershing Drive
Program ID: 121790-NM-1330, ID# 58148

IV. Direct Push Technologies

No Direct Push Technologies were used during this investigation.

V. Summary of Sampling Activities

A. Soil Sampling

Each soil sample was divided into two portions. One portion was placed into a jar and heated for headspace analysis. The remaining portion was placed on ice.

Heated-Headspace Procedure

- The soil is placed in a glass container with an aluminum foil cover. The sample is then placed in an environment above 60 degrees Fahrenheit for approximately 30 minutes. The petroleum concentration within the headspace of the container is then analyzed using a photoionization detector (PID). For this investigation, a PhoCheck Tiger model PID fitted with a 10.6 eV light source was used. The PID was calibrated using isobutylene calibration gas prior to use.
- Two soil samples were analyzed at an off-site laboratory in accordance with the procedures for OA-1 and OA-2. The laboratory follows sample preparation and analytical methods consistent with EPA protocols. All sample jars are supplied by the laboratory.

B. Ground Water Sampling

Groundwater samples were obtained using a disposable plastic bottom-loading bailer. The water was poured directly into the sample container and then placed on ice.

All of the wells are screened in fine-grained sediments; however, three well volumes were purged prior to sample collection.

Samples were collected on two separate dates due to the fact that there was insufficient water to collect a representative sample from MW-1 and MW-4 during the January 26, 2015 sampling event at which MW-2 and MW-3 were sampled. MW-1 and MW-4 were sampled on April 8, 2015.

C. Drinking Water Supply Wells

No drinking water supply wells were sampled as part of this Tier 1.

D. QA/QC Considerations

- The sampling equipment (bailer) is single use and a new bailer is used at each well.
- The laboratory provides the sample containers to assure adequate sample quantity and quality.
- One duplicate sample (field ID MW-90) was collected at MW-2. The duplicate sample concentrations are within the acceptable range of the parent sample. Indicating sampling variability is negligible.
- One field blank, to assess ambient concentrations of chemicals of concern (COC) during sample collection, was prepared at the site and left open for approximately five minutes during each sampling event. There were no

Facility Name: Lozier Corporation, Distribution Center - 6360 Pershing Drive
Program ID: 121790-NM-1330, ID# 58148

concentrations of chemicals of concern above laboratory detection levels reported in the field blank for the January 26, 2015 sampling event. Trace amounts of Toluene (0.003 mg/l) were detected in the field blank for the April 8, 2015 sampling event.

- One trip blank was prepared prior to each sampling event and submitted with the shipment cooler. There were no concentrations of chemicals of concern above laboratory detection levels reported in the trip blanks.

VI. Other Information

None

A. Variation from the Work Plan

None

B. Contact Information

Ms. Tammy Carlson
Corporate Headquarters
6336 Pershing Drive, Omaha, NE 68110
(402) 457-8000

NDEQ RBCA TIER 1 REPORT

Tier 1 Investigation Form - 8

FACILITY NAME: Lozier Corporation, Dist. Center

CONSULTANT: Olsson Associates

NDEQ SPILL NO.: 121790-NM-1330

NDEQ IIS NO.: 58148

COMPLETION DATE: 11-May-15

PREPARED BY: Nicolas Anderson

SITE STRATIGRAPHY AND HYDROGEOLOGY

STRATIGRAPHY OF THE SITE

Depth [feet]	Unified Soil Classification	Type of Soil
0-16	SC	Clayey Sand and Clay with Sand
Predominant soil type: _____		

Depth [feet]	Type of Bedrock & Geological Formation (where applicable) (discuss rock properties and features, e.g., fractures)

HYDROGEOLOGY OF THE SATURATED IMPACTED ZONE

Range of ground water fluctuation, (if known):	<u>Unk</u> ft	Source: _____
Average depth to water table/static water level:	<u>10.49</u> ft	
Flow direction:	<u>ENE</u>	
Hydraulic gradient (i):	<u>0.129</u> ft/ft	MWs used: <u>MW-1 & MW-3</u>
Hydraulic conductivity (K):	<u>10.7</u> ft/day	for: <u>Silt, Sandy</u>
Porosity (n) [0.30 for sands, 0.35 for silts/clays]	<u>0.35</u>	
Seepage velocity (K x i/n) [calculated]:	<u>3.94</u> ft/day	<u>43874.6</u> cm/year

ADDITIONAL NOTES

Recommended attachments: Relevant cross-sections and soil boring logs.

NDEQ RECA TIER I REPORT

Tier I Investigation Form - 2

FACILITY NAME: Lezier Corporation, Dist. Center	NDEQ SPILL NO.: 121790-NM-1330	NDEQ IIS NO.: 58148
CONSULTANT: Olsson Associates	COMPLETION DATE: 11-May-15	PREPARED BY: Nicolas Anderson

ANALYTICAL DATA SUMMARY FOR SURFACE SOIL (Soil sample depth between 0-3 feet bgl; All concentrations in mg/kg)

NOT APPLICABLE FOR THIS SITE

Sample No.	MW-1 1-3					Arithmetic Average	Maximum	Ratio (Max. / Avg) *
Sampling Date	1/6/2015							
Sample Depth (ft)	1 to 3							
VOLATILE ORGANIC CHEMICALS ANALYSES								
Benzene	ND							
Toluene	ND							
Ethylbenzene	ND							
Xylenes (total)	ND							
n-Hexane	ND							
Methyl-tert-butyl-ether (MTBE)	ND							
TOTAL EXTRACTABLE HYDROCARBONS ANALYSES								
TEH (as diesel)	ND							
TEH (as waste oil)	ND							
TEH (as kerosene)								
TEH as gasoline	ND							
TEH as								
TEH as								
OTHER ANALYTES								
Naphthalene	ND							

NOTE:

Provide any laboratory analytical data sheets not previously submitted to the Department.

Non-detects can be expressed as ND, BDL, etc.

* If the ratio is high (for example >10) there may be a "hot spot" and additional investigation/evaluation may be warranted. In such circumstances, contact the Department.

Recommended Attachment: Site map showing location(s) of surface soil sample(s), chemical concentration maps, laboratory analysis reports, and chain of custody.

NDEQ RBCA TIER 1 REPORT

Tier 1 Investigation Form - 10

FACILITY NAME: Lozier Corporation, Dist. Center

NDEQ SPILL NO.: 121790-NM-1330

NDEQ IIS NO.: 58148

CONSULTANT: Olsson Associates

COMPLETION DATE: 11-May-15

PREPARED BY: Nicolas Anderson

ANALYTICAL DATA SUMMARY FOR SUBSURFACE SOIL (Soil sample depth greater than 3 ft bgl; All concentrations in mg/kg.)

MW / SS No.	<i>MW-1</i>										Arithmetic Average	Maximum	Ratio (Max. / Avg) *	
Sampling Date	<i>1/6/15</i>													
Sample Depth (ft)	<i>3 to 7</i>													
VOLATILE ORGANIC CHEMICALS ANALYSES														
Benzene	<i>0.006</i>											<i>0.006</i>	<i>0.006</i>	<i>1.00</i>
Toluene	<i>0.12</i>											<i>0.12</i>	<i>0.12</i>	<i>1.00</i>
Ethylbenzene	<i>0.017</i>											<i>0.017</i>	<i>0.017</i>	<i>1.00</i>
Xylenes (total)	<i>0.004</i>											<i>0.004</i>	<i>0.004</i>	<i>1.00</i>
n-Hexane	<i>ND</i>													
Methyl-tert-butyl-ether (MTBE)	<i>ND</i>													
TOTAL EXTRACTABLE HYDROCARBONS ANALYSES														
TEH (as diesel)	<i>1705</i>											<i>1705</i>	<i>1705</i>	<i>1.00</i>
TEH (as waste oil)	<i>315</i>											<i>315</i>	<i>315</i>	<i>1.00</i>
TEH (as kerosene)														
TEH as gasoline	<i>ND</i>													
TEH as														
TEH as														
OTHER ANALYTES														
Naphthalene	<i>ND</i>													

NOTE:

Provide any laboratory analytical data sheets not previously submitted to the Department. Add additional sheets as needed.

Non-detects can be expressed as ND, BDL, etc.

* : If the ratio is high (for example >10) there may be a "hot spot" and additional investigation/evaluation may be warranted. In such circumstances, contact the Department.

Recommended Attachments: Site map showing location(s) of subsurface soil sample(s), chemical concentration maps, laboratory analysis report(s), chain of custody, and boring logs.

NDEQ RBCA TIER I REPORT

Tier I Investigation Form - 11

FACILITY NAME: Lozier Corporation, Dist. Center	NDEQ SPILL NO.: 121790-NM-1330	NDEQ IIS NO.: 58148
CONSULTANT: Olsson Associates	COMPLETION DATE: 11-May-15	PREPARED BY: Nicolas Anderson

ANALYTICAL DATA SUMMARY FOR GROUND WATER (All concentrations in mg/L)
 NOT APPLICABLE FOR THIS SITE

Monitoring Well Number	MW-1	MW-2	MW-3	MW-4				Arithmetic Average	Maximum	Ratio (Max. / Avg) *
Installation Date	1/6/15	1/6/15	1/6/15	1/6/15						
Screen Interval (feet below datum)										
Water Level (feet below datum)										
Last Sampling Event	4/8/2015	1/26/2015	1/26/2015	4/8/2015						

VOLATILE ORGANIC CHEMICALS ANALYSES

Benzene	ND	ND	ND	ND						
Toluene	ND	ND	ND	ND						
Ethylbenzene	ND	ND	ND	ND						
Xylenes (total)	ND	ND	ND	ND						
n-Hexane	ND	ND	ND	ND						
Methyl-tert-butyl-ether (MTBE)	ND	ND	ND	ND						

TOTAL EXTRACTABLE HYDROCARBON ANALYSES

TEH (as diesel)	Not Tested	1.8	ND	ND				1.8	1.8	1.00
TEH (as waste oil)	Not Tested	1.1	ND	ND				1.1	1.1	1.00
TEH (as kerosene)										
TEH as gasoline	Not Tested	ND	ND	ND						
TEH as										
TEH as										

OTHER ANALYTES

Naphthalene	ND	0.006	ND	ND				0.006	0.006	1.00

NOTE: Provide any laboratory analytical data sheets not previously submitted to the Department. Add additional sheets as needed.

* : If the ratio is high (for example >10) there may be a "hot spot" and additional investigation/evaluation may be warranted. In such circumstances, contact the Department.

Recommended Attachment: Site map showing location(s) of monitoring well(s), chemical concentration maps, laboratory analysis report(s), chain of custody, boring logs, and monitoring well schematics.

NDEQ RBCA TIER 1 REPORT

Tier 1 Investigation Form - 12

FACILITY NAME: Lozier Corporation, Dist. Center**CONSULTANT:** Olsson Associates**NDEQ SPILL NO.:** 121790-NM-1330**NDEQ IIS NO.:** 58148**COMPLETION DATE:** 11-May-15**PREPARED BY:** Nicolas Anderson**FREE PRODUCT**

Is free product present at the site?

 YES NO*(Note if NO, proceed to the next report form)*

Has free product been found in any utility?

 YES NO

Has the free product plume been delineated?

 YES NO

Shallowest depth to free product:

Type of free product released:

Number of monitoring wells currently at the site:

List the monitoring wells containing free product:

Specify the well ID and maximum free product thickness:

feet Date:

VAPOR ASSESSMENT*Place vapor assessment information in Tier 1 Investigation Form - 6.***REMEDIALTION**

Has free product removal been initiated?

 YES NO

If YES, specify method of removal (bailer, pump, etc.):

Frequency of removal (continuously, weekly, etc.):

Total number of recovery events to date:

Total amount of purge-water recovered:

Total amount of free product recovered:

Date of latest free product report submittal:

ADDITIONAL NOTES**Recommended attachments:** Free product thickness maps as appropriate. Place narrative detailing free product effort in Form - 7.

NDEQ RBCA TIER 1 REPORT		Tier 1 Investigation Form - 3	
FACILITY NAME: Lozier Corporation, Dist. Center		CONSULTANT: Olsson Associates	
NDEQ SPILL NO.: 121790-NM-1330		NDEQ IIS NO.: 58148	
COMPLETION DATE: 11-May-15		PREPARED BY: Nicolas Anderson	

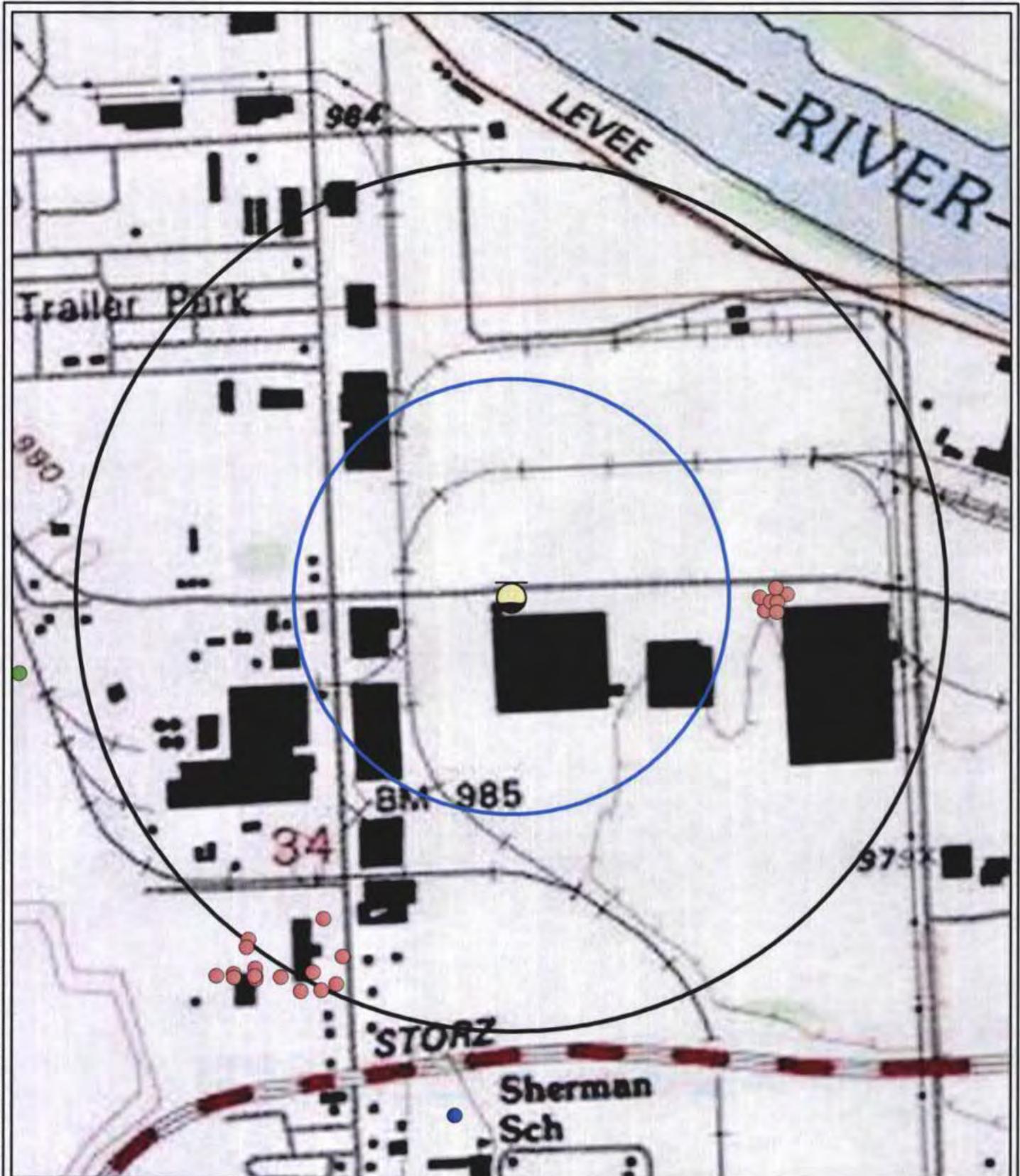
REFERENCES AND PROTOCOLS

	<i>Risk-Based Corrective Action at Petroleum Release Sites: Tier 1/Tier 2 Assessments and Reports May 2009</i>
	<i>CSD, 1998. The Groundwater Atlas of Nebraska, No. 4n/1998, Second Edition, Conservation and Survey Division, University of Nebraska</i>
	<i>Olsson Associates Tier 1 Site Investigation Work Plan (Dated August 29, 2014)</i>

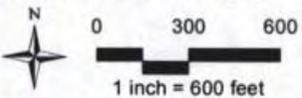


ATTACHMENT 1

Topography/Area Map



Data Source: ESRI Imagery



Legend

-  Source Location
-  1,000' Buffer
-  2,000' Buffer

- Registered Wells**
-  Ground Heat Exchanger
-  Observation
-  Monitoring

Lozier Tier I
Omaha, Nebraska
LST# 121790-NM-1330
NDEQ ID# 58148
Area Map

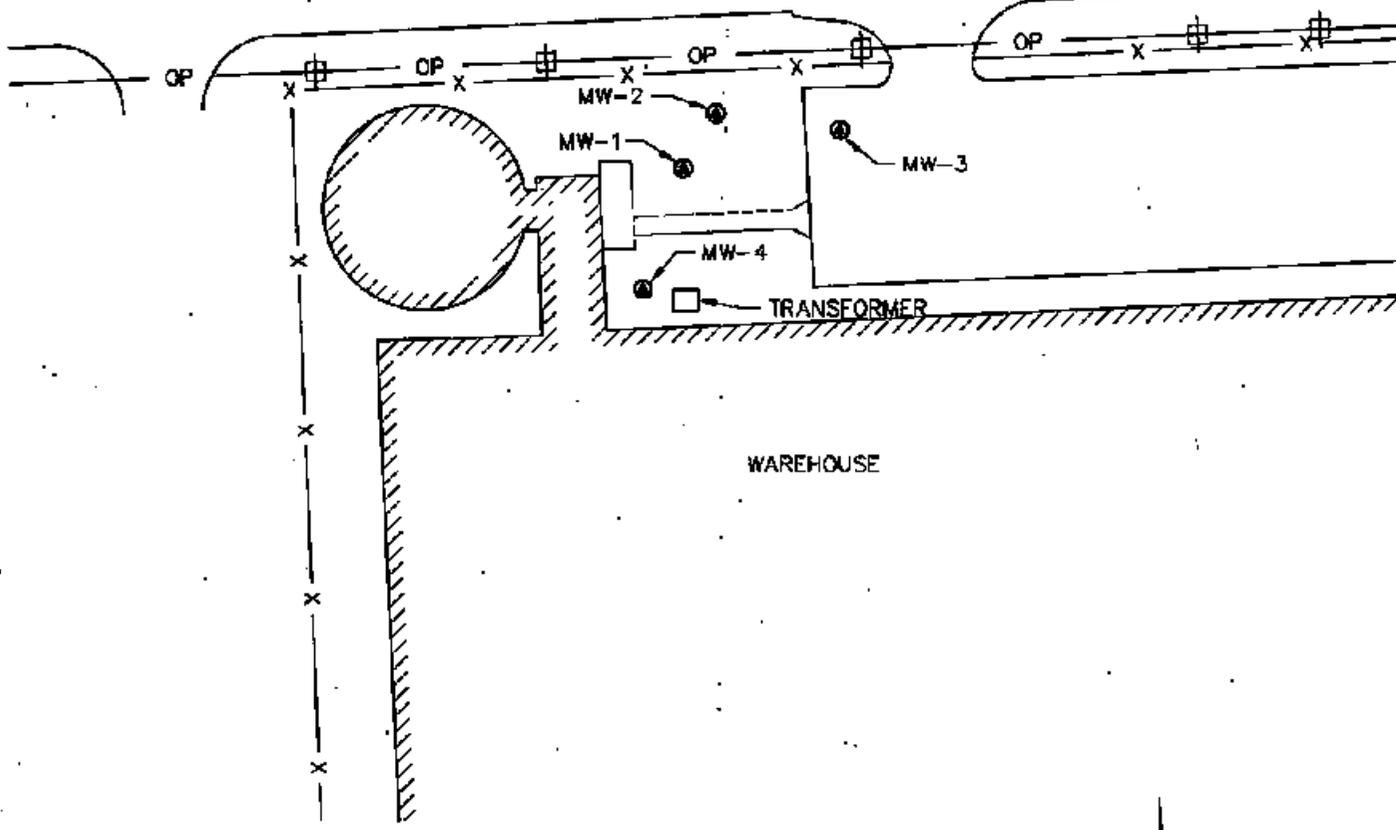


ATTACHMENT 2

Site Map

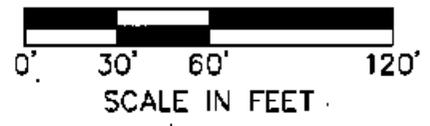
WAREHOUSE

JOHN J PERSHING DRIVE



LEGEND

- MW-1 ● MONITOR WELL
- UTILITY POLE
- X — FENCE
- OP — OVERHEAD POWER



DWG: F:\Projects\010-0827\ENVA\DWG\Site Map.dwg USER: rdoly
 DATE: Apr 30, 2015 4:11pm XREFS:

PROJECT NO:	010-0827
DRAWN BY:	RD
DATE:	4/30/15

SITE MAP
LOZIER TIER I
OMAHA, NEBRASKA
LST# 121790-NM-1330 NDEQ ID# 58148


 2111 South 87th Street, Suite 200
 Omaha, NE 68106
 TEL 402.341.1116
 FAX 402.341.5885

ATTACHMENT 3

Boring Logs / Monitoring Well Schematics

OLSSON ASSOCIATES

Well Number: MW-1

Project No.: 010-0827

Project: Lozier Tier I

Client: Lozier Inc.

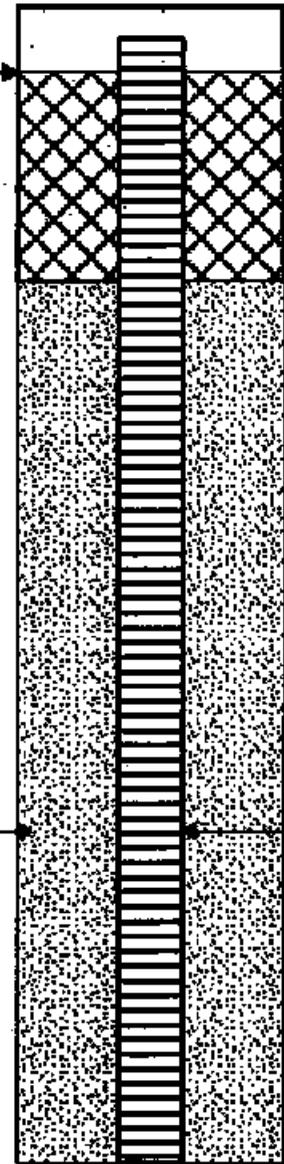
Location: Omaha, NE

LST# 121790-NM-1330

NDEQ ID# 58148

Project Manager: Shawn Zablocki

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	PID Reading	Recovery (%)		
0		Ground Surface						0
0		Brown sand and clayey sand (fill).						
1								1
2				1-3	8.7	80	Flush Mount Cover	2
3								3
4				3-5	NS	20		4
5								5
6				5-7	75.6	80	Sand Pack	6
7		Saturated and gray in color, slight petroleum odor						7
8								8
9								9



Ground Elevation: ---
 TOC Elevation: 98.60
 Latitude: 41.317315
 Longitude: -95.934250

Drilled By: Olsson
 Drill Method: HSA
 Sample Method: SS
 Drill Date: 1/6/15

Water Level While Drilling:
 Ft (bgl): 6.5'
 Elev: ---

Water Level: 1/26/15
 Feet (toc): 7.88
 Feet (bgl): ---
 Elevation: 90.72

OLSSON ASSOCIATES

Well Number: MW-2

Project No.: 010-0827

Project: Lozier Tier I

Client: Lozier Inc.

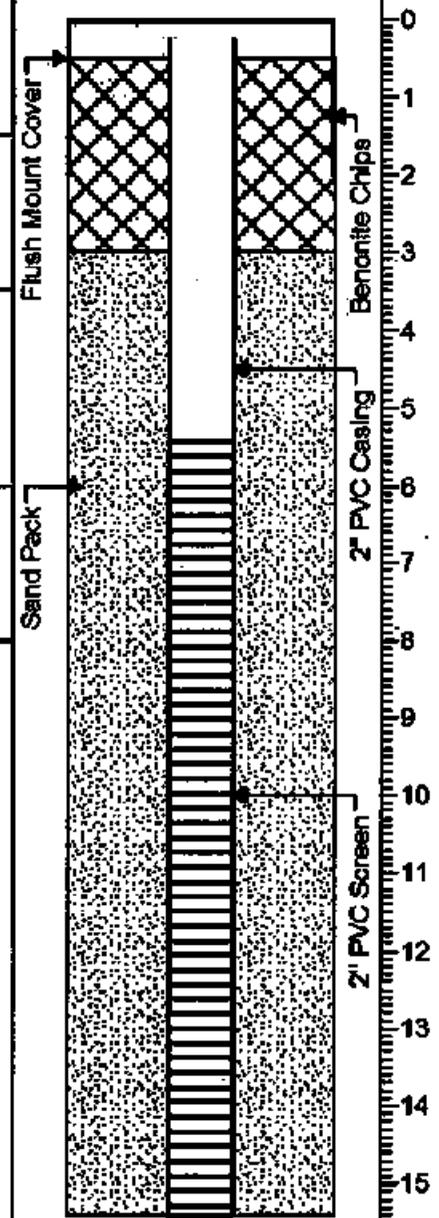
Location: Omaha, NE

LST# 121790-NM-1330

NDEQ ID# 58148

Project Manager: Shawn Zablocki

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	FID Reading	Recovery (%)		
0		Ground Surface						0
0		Brown sandy clay, firm						0
1								1
2				1.5-3.5	0.6	50	Flush Mount Cover	2
3								3
4								4
5								5
6								6
6		Brown/gray sandy clay, firm, slight petroleum odor		6-8	4.4	40	Sand Pack	6
7								7
8								8
9								9
10		Saturated						10
11								11
12								12
13								13
14								14
15								15
16								16



Ground Elevation: ---
 TOC Elevation: 97.79
 Latitude: 41.317363
 Longitude: -95.934208

Drilled By: Olsson
 Drill Method: HSA
 Sample Method: SS
 Drill Date: 1/6/15

Water Level While Drilling:
 Ft (bgl): 10
 Elev: ---

Water Level: 1/26/15
 Feet (toc): 7.22
 Feet (bgl): ---
 Elevation: 90.57

MOLSSON

ASSOCIATES

Well Number: MW-3

Project No.: 010-0827

Project: Lozier Tier I

Client: Lozier Inc.

Location: Omaha, NE

LST# 121790-NM-1330

NDEQ ID# 58148

Project Manager: Shawn Zablocki

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	PID Reading	Recovery (%)		
0		Ground Surface						0
0-8		Gray clay, dry, blocky, no petroleum odor		3-5	0.7	20		0-8
8-10		Gray/brown clayey sand, soft, saturated, no petroleum odor		8-10	0.1	60		8-10
10-15								10-15

Ground Elevation: ---
TOC Elevation: 95.98
Latitude: 41.317363
Longitude: -95.934062

Drilled By: Olsson
Drill Method: HSA
Sample Method: SS
Drill Date: 1/6/15

Water Level While Drilling:
Ft (bgl): 8-10
Ev: ---

Water Level: 1/26/15
Feet (toc): 13.58
Feet (bgl): ---
Elevation: 82.40

OLSSON ASSOCIATES

Well Number: MW-4

Project No.: 010-0827

Project: Lozier Tier I

Client: Lozier Inc.

Location: Omaha, NE

LST# 121790-NM-1330

NDEQ ID# 58148

Project Manager: Shawn Zablocki

SUBSURFACE PROFILE				SAMPLE			Well Completion Details	Depth
Depth	Symbol	Description	Elevation (ft)	Number	FID Reading	Recovery (%)		
0		Ground Surface						0
0-3		Brown sandy clay, dry, firm						1
3-4		Gray sandy clay, dry, firm, slight petroleum odor		3-5	0.3	40		2
4-5		Brown sandy clay, dry, firm, no petroleum odor						3
5-8		Brown/gray sandy clay, soft, moist; no petroleum odor		8-10	0.2	40		4
8-10		Saturated						5
10-12								6
12-13								7
13-14								8
14-15								9
15-16								10
								11
								12
								13
								14
								15
							16	

Ground Elevation: ---
 TOC Elevation: 98.59
 Latitude: 41.317210
 Longitude: -95.934305

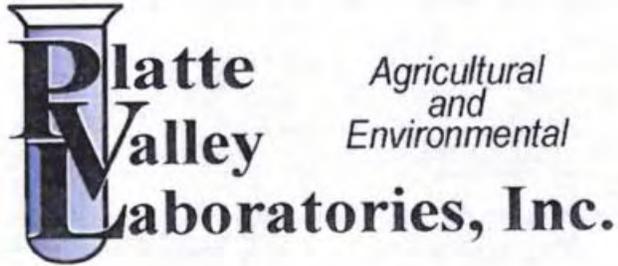
Drilled By: Olsson
 Drill Method: HSA
 Sample Method: SS
 Drill Date: 1/6/15

Water Level While Drilling:
 Ft (bgl): 10-12
 Elev: ---

Water Level: 1/26/15
 Feet (toc): 15.30
 Feet (bgl): ---
 Elevation: 83.29

ATTACHMENT 4

Laboratory Analysis



Agricultural
and
Environmental

OLSSON ASSOCIATES, O
2111 S 67th ST
OMAHA NE 68103

ATTN: RYAN DOTY

BATCH 15011301
page 1

PROJECT Lozler Tier 1
LOCATION Omaha, NE

DATE SAMPLED 1/6/2015
DATE RECEIVED 1/13/2015
DATE REPORTED 1/20/2015

SAMPLE ID	MW1 1-3	MW1 5-7
LAB NUMBER	61027	61028
SAMPLE TYPE	SOIL	SOIL

METHOD OA1 gc/ms

detection limit

Compound	0.005	mg/kg	*	*
MTBE	0.005	mg/kg	*	*
n-Hexane	0.005	mg/kg	*	*
Benzene	0.002	mg/kg	*	0.006
Toluene	0.002	mg/kg	*	0.120
Ethylbenzene	0.002	mg/kg	*	0.017
Xylenes	0.002	mg/kg	*	0.084
Naphthalene	0.005	mg/kg	*	0.014

METHOD OA2 gc/fid

TEH

detection limit

Compound	10	mg/kg	*	*
Gasoline Range	10	mg/kg	*	*
Diesel Range	10	mg/kg	*	1705
Waste Oil Range	10	mg/kg	*	315

*Less than detection limit

REVIEWED BY:



BATCH 15011301
page 1

OLSSON ASSOCIATES, O
2111 S 67th ST
OMAHA NE 68103

PROJECT Lozler Tier 1
LOCATION Omaha, NE

DATE SAMPLED 1/6/2015
DATE RECEIVED 1/13/2015
DATE REPORTED 1/20/2015

ATTN: RYAN DOTY

SAMPLE ID	MW1 1-3	MW1 5-7
LAB NUMBER	61027	61028
SAMPLE TYPE	SOIL	SOIL

METHOD OA1 gc/ms

	detection limit			
MTBE	0.005	mg/kg	*	*
n-Hexane	0.005	mg/kg	*	*
Benzene	0.002	mg/kg	*	0.006
Toluene	0.002	mg/kg	*	0.120
Ethylbenzene	0.002	mg/kg	*	0.017
Xylenes	0.002	mg/kg	*	0.084
Naphthalene	0.005	mg/kg	*	0.014

METHOD OA2 gc/fid

TEH

	detection limit			
Gasoline Range	10	mg/kg	*	*
Diesel Range	10	mg/kg	*	1705
Waste Oil Range	10	mg/kg	*	315

*Less than detection limit

REVIEWED BY:



STATE OF NEBRASKA

Pete Ricketts
Governor

DEPARTMENT OF ENVIRONMENTAL QUALITY
Jim Macy

Director

Suite 400, The Atrium
1200 'N' Street

P.O. Box 98922

Lincoln, Nebraska 68509-8922

Phone (402) 471-2186

FAX (402) 471-2909

website: <http://deq.ne.gov>

JAN - 5 2015

MS TAMMY CARLSON
LOZIER CORP
6336 PERSHING DR
OMAHA NE 68110

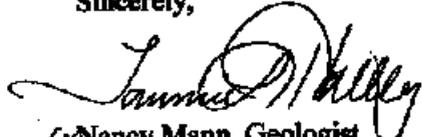
RE: Lozier Corporation, 6360 Pershing Drive, Omaha
NDEQ ID: 58148
Program ID: LST 121790-NM-1330
Site Closure

Dear Ms. Carlson:

The Department has received notification of recovery and/or monitor well abandonment at the above referenced site. No further remedial actions will be required at this time. As mentioned in previous correspondence, this determination is based on the information provided in the reports(s) and current site conditions and property use. If problems arise in the future as a result of this release, Lozier Corporation will remain responsible for further remedial actions.

Thank you for your cooperation in this matter. If you have any questions or comments, please contact me at (402) 471-3308. Please include the facility name, NDEQ ID and Program ID as referenced at the top of this letter in any correspondence to this office from yourself or your consultant.

Sincerely,


for Nancy Mann, Geologist
Petroleum Remediation Section
Water Quality Division

cc: Nicolas Anderson, Olsson Associates

20160002072

TIME 4:00

TECHNICAL SERVICES SECTION
SPILL REPORT FORM

115# 58148
COMPUTER RA

4/14/89
(month/day/year)

04149-BTS-0900
SPILL NUMBER

OB TSS COORD
JR TSS SLIP

INITIALS _____

4/14/89
DATE CLOSED

REPORTER CODE:

- 1-Operator
- 2-NIC
- 3-LECO

- 4-HEAR
- 5-IDEO
- 6-NDEC

- 7-IDE
- 8-Priv. Citizen
- 9-Other EPA

- 10-NO Other
- 11-IA Other
- 12-NE Other

- 13-NS Other
- 14-Other Fed.
- 15-Anonymous

16-EPA

IF OTHER GIVE:
(Name, Address, Telephone)

TYPE (X-code)

- Petroleum
- Misc. Chem. Spills
- PCB Spills
- Other Incidents

Trans. Fixed Fac. Other

1 2 3
4 5 4
7 8 6
10 11 12

OTHER: Marlin Ashmore
Lozier
OMAHA

RESPONSIBLE PARTY INFORMATION

COMPANY Lozier Corp NAME/POSITION Marlin Ashmore
 STREET ADDRESS 4401 No 21 St CITY/COUNTY OMAHA Douglas
 STATE NE ZIP 68110 TELEPHONE - Area Code (402) 541-5282

SPILL INFORMATION

INCIDENT TYPE:

- 1-Motor Veh.
- 2-Fall
- 3-Marine

- 4-Pipeline
- 5-Aircraft
- 6-Tank

- 7-Other
- 8-Discharge
- 9-Fixed Fac.

- 10-Other
- 11-Frog Fire
- 12-Air Release

13-UB Pipe

SPILL DATE 4/14/89 TIME 4:00 AM DISCOVERY DATE 4/14/89 TIME 9:00
 SPILL LOCATION 6316 Pashing Dr LEGAL DESCRIPTION SENECA 34-16W-13E
 SPILL CITY OMAHA SPILL COUNTY Douglas STATE 68110

PRIMARY MATERIAL SPILLED:

- 1-PCB
- 2-Dioxin
- 3-Crude Oil
- 4-Gasoline
- 5-Diesel Oil
- 6-Other Dist. Fuel
- 7-Fertilizer or Other Resid.

- 8-Animal or Veg. Oil
- 9-Waste Oil
- 10-Other Oil
- 11-Petro. Solvents
- 12-Plastics
- 13-Mineral Spirits
- 14-Agric. Chem.

- 15-Herbicides
- 16-Insecticides
- 17-Fertilizer
- 18-Metals
- 19-Acids
- 20-Org. Solvents
- 21-Caustics

- 22-Alcohol
- 23-Amine
- 24-Aldehyde
- 25-Other
- 26-Unknown
- 27-Radiological
- 28-Brine

MATERIAL DESCRIPTION: Xylene
 AMOUNT SPILLED 82 (Gal) 2-Lbs 3-Gals 4-Ton 5-Gallon 6-Unknown Qty. 7-PPH 8-Pint 9-Quart
 AMOUNT RECOVERED 570 HOURS EXPENDED _____ AMT. OF FINE _____
 OFFICIALS ON SCENE: Fire Police Sheriff Hwy. Patrol State EPA State Fire Marshal

INCIDENT DESCRIPTION:
Pump out of UGTANK into 55 gal drum.
THE pump was clamped open + employee
walked away. ABOUT 82 gallons escaped
ONTO A ASXFAW PAD. THIS WAS INSIDE
A PAINT ROOM. IT DID RUN OUTSIDE TO
PASHING LOT. ALL MATERIAL WAS PICKED UP
w/ oil DRUM AND PLACED IN DUMPS.



STATE OF NEBRASKA

DEPARTMENT OF ENVIRONMENTAL CONTROL

KAY A. ORR
GOVERNOR

DENNIS GRAMS
DIRECTOR



July 12, 1989

Marlin E. Ashmore
Environmental Coordinator
Lozier Corporation
6336 Pershing Drive
Omaha, Nebraska 68110

RE: Xylene spill onto the employee parking lot
at Lozier's Pershing Drive facility (NE0000610691)

Dear Mr. Ashmore:

Please refer to the site visit by Chuck Hayes of the Hazardous Waste Section, Land Quality Division, on July 11, 1989 and prior telephone conversations with Chuck Hayes and Kathy Kendall, of the Waste Recovery Section concerning the 82 gallon xylene spill onto the employee parking lot at Lozier's Pershing Drive facility, Omaha, Nebraska. Refer also to the spill report telephoned to Bart Brown of the Ground Water Section, Water Quality Division, on April 14, 1989.

We ask that you furnish this Department a dimensional drawing of the parking lot area exposed to spilled liquid xylene showing the location of asphalt/soil borings, and the depth of each boring, as well as the areal extent of contaminated asphalt and soil. Furnish also copies of analyses of contaminated asphalt and soil, an estimate of the volume of soil contaminated, and the depth to groundwater at the spill site.

You will find enclosed a copy of Hazardous Waste Treatment, Storage, and Disposal Facilities and Hazardous Waste Brokers for your use. Should you have any questions or comments, you may contact Dave Wisch or Chuck Hayes, Hazardous Waste Section, Land Quality Division, at (402) 471-4217.

Sincerely,

Ken Kolthoff, Supervisor
Hazardous Waste Section
Land Quality Division

KK/CHH/thh
Enclosure



11458148
RH

STAFF CODE _____ NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL
PROJECT CODE _____ SPILL REPORT FORM
REFERRED TO AG DATE _____

COMPUTER
 PROG COORD
 PROG SUPV

REFERRED
TO HAZ
WASTE

SPILL 08309-DWT-0135
SPILL NUMBER
09-1-89
DATE CLOSED

REPORTER CODE: 01-SPILLER 04-MDNR 07-KDHE 10-NO OTHER 13-KS OTHER 16-EPA
02-NRC 05-IDEO 08-PRIV. CITIZEN 11-IA OTHER 14-OTHER FED. IF OTHER GIVE:
03-USCG 06-NDEC 09-OTHER EPA 12-NE OTHER 15-ANONYMOUS Name, Address,
Telephone

TYPE (x-code)

	Trans.	Fixed Fac.	Other
Petroleum	01	02	03
Misc. Chem. Spills	<input checked="" type="checkbox"/> 04	05	06
PCB Spills	07	08	09
Other incidents	10	11	12

OTHER: RIGHT KLEMENT
BARTON'S

RESPONSIBLE PARTY INFORMATION

RIGHT KLEMENT

COMPANY BARTON'S SOLVENT Co. NAME/POSITION _____
STREET ADDRESS P.O. 456 CITY COUNCIL BLUFFS
STATE IA ZIP 51502 TELEPHONE Area Code (712) - 322-2509

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 04-Pipeline 07-UG Tank 10-Other 13-UG Pipe
02-Rail 05-Aircraft 08-Discharge 11-From Fire
03-Marine 06-Tank 09-Fixed Fac. 12-Air Release

SPILL DATE 8/30/89 TIME 9:45am DISCOVERY DATE 8/30/89 TIME 9:45am

SPILL LOCATION 6316 PERSHING DRIVE LEGAL LOZIER CORP. 75N-44W S 34 SE/NE/NW

SPILL CITY OMAHA SPILL COUNTY DOWNEY STATE NE

PRIMARY MATERIAL CODE	01-PCB	02-Dioxin	03-Grude Oil	04-Gasoline	05-Diesel Oil	06-Other Dist. Fuel	07-Asphalt/Other Resid.	08-Animal or Veg. Oil	09-Waste Oil	10-Other Oil	11-Petra. Solvents	12-Naptha	13-Mineral Spirits	14-Agri. Chem.	15-Herbicides	16-Insecticides	17-Fertilizer	18-Metals	19-Acids	20-Org. Solvents	21-Caustics	22-Alcohol	23-Amine	24-Aldehyde	25-Other	26-Unknown	27-Radiological	28-Brine
-----------------------	--------	-----------	--------------	-------------	---------------	---------------------	-------------------------	-----------------------	--------------	--------------	--------------------	-----------	--------------------	----------------	---------------	-----------------	---------------	-----------	----------	------------------	-------------	------------	----------	-------------	----------	------------	-----------------	----------

MATERIAL DESCRIPTION: #1301 XYLAD - PAINT THINNER. FLAMMABLE
AMOUNT SPILLED 240 GALS 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Gheah 06-Unk Qty 07-PPM 08-Pint 09-Quart

OFFICIALS ON SCENE: Fire Police Sheriff Hwy. Patrol State EPA SFM
NONE

INCIDENT DESCRIPTION: BARTON'S WAS TRANSPORTING PRODUCT, DRIVER OVERFILLED TRUCK AT LOZIER CORP (6316 PERSHING - OMAHA), SPILLED ONTO SIDE OF BUILDING AND ASPHALT, HAD IT CLEANED UP W/ ABSORBENT WITHIN 15 MINS OF SPILL - (LOZIER IS APPARENTLY SET UP FOR THIS TYPE OF INCIDENT)

20140052528

Answer the following questions with YES or NO or UNKNOWN and CIRCLE a response if necessary.

Was Oil Involved? N

Was Material Hazardous? Y

Was there a Waterway Discharge? N

If so - Insert Water Code _____

Was there a Waterway Threatened? N

If so - Insert Water Code _____

VALID WATER CODES: 01-River 04-Storm Sewer 07-Pond 10-Reservoir
02-Stream 05-Sanit. Sewer 08-Ditch 11-Canal
03-Creek 06-Lake 09-Ground Water

NOTIFICATIONS: (Name, Organization, Date, Time, Phone Number)

PLEASE NOTIFY RICH KLEMENT IF ANYTHING NEEDS TO BE DONE; RICH WOULD LIKE TO KNOW A "RULE OF THUMB" AS TO WHEN HE NEEDS TO REPORT SPILLS WITH REGARDS TO AMT. SPILLED, MATERIAL SPILLED, WATERWAY THREATENED OR NOT THREATENED. I WOULD LIKE TO KNOW ALSO - D. TEWES

ADDITIONAL INFORMATION: _____

DATE

APPROVED

BY

DATE

November 7, 1989

RETURN RECEIPT REQUESTED

Rich Klement
Barton Solvents Company
P. O. Box 456
Council Bluffs, Iowa 51502

RE: Barton Solvents Spill Release at the Lozier Corporation

Letter of Warning

Dear Mr. Klement:

The Department has reviewed the initial Report of Xylene Leak Assessment by Nebraska Testing Corporation, July 26, 1989 and the Limited Parking Lot Xylene Spill Assessment by Terracon Environmental, Inc. that Lozier submitted on October 9, 1989. The Department has also reviewed the NDEC spill report from the second xylene spill by Barton Solvents at Lozier on August 30, 1989. The Barton Solvents spill was reported to the Department by Barton Solvents on August 30, 1989.

It is evident from the reviews and from the data presented which indicates severely elevated levels of xylene were found, that the groundwater has been impacted.

Based on this information, and in accordance with Title 126 - Rules and Regulations Pertaining to the Management of Wastes, Chapter 18 (enclosed), Barton Solvents, as the responsible party must identify the affected environment, cleanup and dispose of the released material associated with the second xylene contamination.

To comply with these requirements, a site assessment must be completed and a written report submitted to the Department for review. This site assessment must be conducted pursuant with Title 118 - Ground Water Quality Standards and Use Classification (Appendix A, page 4, step 7 (enclosed)). The step 7 assessment is to determine the extent of the xylene contamination to the soil subgrade and groundwater since the initial and subsequent reports are inadequate to assess the entire impact to soil and groundwater resulting from the second spill contamination.

However, both Barton Solvents and the Lozier Corporation will be jointly responsible for any long-term remedial action the Department may require at this site from the two spills.

The following compliance dates are established for Barton Solvents for this spill incident:

1. On or before November 17, 1989, contract with hydrogeologic consulting firm to prepare a work plan for the step 7 assessment. A list of potential consultants is enclosed.

20140052527

2. On or before January 8, 1990 submit two (2) copies of the site assessment to the Department for review.

Meanwhile, if you would like to set a time for a meeting with the Department and the Lozier Corporation to discuss the xylene contamination situation, please contact Mary Collura of my staff or myself at (402) 471-4217.

Sincerely,

David Wisch
RCRA Unit Supervisor
Hazardous Waste Section
Land Quality Division

DW/MC/ths

cc: Marlin E. Ashmore
Environmental Coordinator
Lozier Corporation
P. O. Box 182
Omaha, NE 68101

TO: _____
FROM: _____

DATE: _____
TIME: _____

November 7, 1989

Merlin E. Ashmore
Environmental Coordinator
Lozier Corporation
P. O. Box 188
Omaha, Nebraska 68101

RE: Lozier Parking Lot Xylene Spill

Dear Mr. Ashmore:

The Department has reviewed the Initial Report of Xylene Leak Assessment by Nebraska Testing Corporation, July 26, 1989 and the Limited Parking Lot Xylene Spill Assessment by Terracon Environmental, Inc. that Lozier submitted on October 9, 1989. The Department has also reviewed the NDEC spill report from the second xylene spill by Barton Solvents at Lozier on August 30, 1989. The Barton Solvents spill was reported to the Department by Barton Solvents on August 30, 1989.

It is evident from the reviews and from the data presented which indicates severely elevated levels of xylene were found, that the groundwater has been impacted.

Based on this information, and in accordance with Title 126 - Rules and Regulations Pertaining to the Management of Wastes, Chapter 18 (enclosed), Barton Solvents, as the responsible party must identify the affected environment, cleanup and dispose of the released material associated with the second xylene contamination.

However, both Barton Solvents and the Lozier Corporation will be jointly responsible for any long-term remedial action the Department may require at this site from the two spills. Meanwhile, if you would like to set a time for a meeting between the Department and Barton Solvents to discuss the xylene contamination situation, please contact Mary Collins of my staff or myself at (402) 471-4217.

Sincerely,

David Wisch
RCRA Unit Supervisor
Hazardous Waste Section
Land Quality Division

DW/MC/thb

cc: Rich Klement
Barton Solvents Company
P. O. Box 456
Council Bluffs, Iowa 51502



92525004102

STATE OF NEBRASKA



E. Benjamin Nelson
Governor

DEPARTMENT OF ENVIRONMENTAL CONTROL
Randolph Wood
Director
301 Centennial Mall South
P.O. Box 98922
Lincoln, Nebraska 68509-8922
Phone (402) 471-2186

MAR 03 1992

CERTIFIED

Mr. Steve McNaughton
Union Pacific Railroad
1416 Dodge Street
Omaha, NE 68179

RE: SP #011092-DT-1100

Dear Mr. McNaughton:

On November 22, 1991, the Nebraska Department of Environmental Control was notified that on November 8, 1992, Union Pacific Railroad experienced a release of approximately 2000 gallons of diesel fuel at 9th & J.J. Pershing Blvd., Omaha, Nebraska.

According to Nebraska Administrative Code, Title 126, Chapter 18 (enclosed), no person shall release, cause to be released, or allow the release of an oil or hazardous substance or residuary products thereof, into, or upon waters or land of the state. Furthermore, Title 126, Chapter 18 sets forth requirements for notification, containment, remedial action, and disposal for known or suspected releases of an oil or hazardous substance.

In accordance with Title 126, Chapter 18, 002.03 and 002.04, you are hereby required to make written report of the following information regarding the aforementioned release.

General

1. Firm name, individual (e.g., owner, president, etc.) and address;
2. Area code and telephone number;
3. Contact person regarding this release and report;
4. Name and address of the owner and/or operator of the facility or entity that experienced the release;
5. General statement about the facility, business, or operation.



20140052545

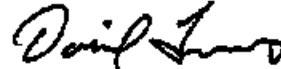
Specific

1. Date, time, and duration of the release.
2. Exact location of the release: Legal description (T, R, S, Section, Township, Range); City and County.
3. Date and time of discovery of the release, and the name and address of the person(s) discovering the release.
4. A description of the incident type (e.g., pipeline, tank, transportation-related).
5. Detailed description of how and why the release occurred including the amount and nature of the released material, person(s) causing and/or responsible for the release, environmental damage caused by the release, name and location of any waterway (river, stream, lake, pond, or wetlands) nearby, including tributaries, and if the material entered a waterway, a drainage ditch, or storm sewer which would lead to a waterway.
6. Actions taken to respond, contain, clean up, or assess the release (e.g., diking, pumping, excavating, or drilling). If no action was taken, state it as such including the justification for not taking any action. For releases to land that are not cleaned up for any reason, the affected environment must be fully defined both horizontally and vertically.
7. Proposed actions for final remedial action. If no further action is proposed, justification consistent with NDEC rules and regulations must be included.
8. If complete cleanup was achieved, please include the evidence or criteria used to reach such a conclusion (e.g., environmental sampling, visual conditions).
9. Any known or anticipated acute or chronic health risks associated with the release, and, where applicable, advice regarding medical attention for exposed individuals.
10. Other agencies that were notified of the release (e.g., the National Response Center, the Environmental Protection Agency, the Local Emergency Emergency Planning Committee or Coordinator, etc.), and the date and time of notification.
11. If notification of this release was not given immediately upon discovery to this agency or other agencies, or has not yet been given, please explain why.

Your report must be submitted to this office on or before March 27, 1992. Please include the spill number referenced on page one of this letter in your report. Failure to respond to this letter will result in referral of this matter to our legal section for enforcement and possible penalties. If you have any questions, please contact me at (402) 471-4230:

Please be informed that this report, when submitted, meets the written reporting requirements of the Emergency Planning and Community Right-to-Know Act of 1986, Section 304(c), Title III of SARA, where applicable. The NDEC is the State Agency receiving State Emergency Response Commission notifications and written follow-up emergency notices. A report must also be submitted to your Local Emergency Planning Committee if applicable.

Sincerely,



Dave Tenes, Coordinator
Emergency Response Program
Ground Water Section
Water Quality Division

DT/dph
Enclosure

SITE VIOL
UNION PACIFIC RAILROAD COMPANY

K. R. (KEN) WELCH
Assistant Vice President
Environmental Management



Mailing Address:
Room 930
1416 Dodge Street
Omaha, Nebraska 68179-0930
Fax No. (402) 271-4461

H. C. (BOB) KUHN
General Director
Environmental Operations
S. W. (STEVE) BERKI
Director Environmental Operations
Central
G. A. (AVERY) GRIMES
Director Environmental Operations
Western
L. A. (ANNY) SCHMID
Director Environmental Operations
Southern
R. L. (RICK) EADES
Director Environmental Site Remediation
N. D. (NORM) SHERR
Director Environmental Technology

March 21, 1992

Environmental Protection: NE, Omaha

Mr. David Tewes, Coordinator *DK*
Nebraska Dept. of Environmental Control
Emergency Response Program
Water Quality Division
301 Central Mall South
P.O. Box 98922
Lincoln, Nebraska 68509-8922

RECEIVED

MAR 30 1992

DEPT. OF ENVIRONMENTAL CONTROL

Dear Mr. Tewes:

Reference is made to spill report #011092-DT-1100. The Union Pacific Railroad makes this final written report of a spill of diesel fuel that occurred in Omaha, NE on November 8, 1991.

General

1. Firm name, individual and address:

Union Pacific Railroad Company
Mr. K.R. Welch, AVP Environmental Management
1416 Dodge Street, Room 930
Omaha, NE 68179

2. Telephone number:

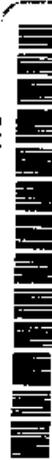
(402) 271-2219

3. Contact person:

Mr. Steven McNaughton
Manager Environmental Field Operations
1416 Dodge Street, Room 930
Omaha, NE 68179

4. Name and address of owner and/or operator of facility:

Mr. John Holm, Superintendent
Union Pacific Railroad
Nebraska Division Service Unit
1416 Dodge Street
Omaha, NE 68179



95525004702

5. General statement about facility:

This facility is an industrial lead which services industries in North Omaha.

Specific

1. Date, time, and duration of the release:

November 8, 1991 - 6:00 PM
Release was immediate, therefore duration was zero.

2. Exact location of the release:

NE 1/4 of NE 1/4 of Section 34, T 16 N, R 13 E
City of Omaha, NE
Douglas County, Nebraska

3. Date and time of discovery of the release, and name and address of the person discovering release:

November 8, 1991
9:00 PM

Mr. George Baker, Manager Yard Operations
Union Pacific Railroad
Nebraska Service Unit
1416 Dodge Street
Omaha, NE 68179

4. Description of the incident type:

Punctured locomotive fuel tank.

5. Detailed description of release occurrence:

Incident was the result of a Union Pacific locomotive derailing on the track turnout for Lozier Industries in North Omaha near the intersection of 9th Street and JJ Pershing Drive. The fuel tank of the locomotive was punctured when it hit the rail of the track. A total of 2000 gallons of #2 diesel fuel was spilled on the track. The spill created an area of contamination approximately 10' by 60' within the track and spread to the ditches on both sides of the track. Nearest waterway from the incident is the Missouri River which flows parallel to the Union Pacific track about one quarter mile due north. The released material was contained within the drainage ditch adjacent to the tracks and did not enter a waterway or storm sewer.

6. Actions taken to respond:

Upon discovery of the release notification was made to Mr. Ken Dechant, UPRR Special Agent Hazardous Material, who responded to the incident. A vacuum truck was dispatched to the site to collect free product from the surface of the track and ditches. It was decided at this point that the course of action would be to arrange for equipment to arrive 11-09-91 AM to facilitate cleanup of the remaining product. As a note, a few days prior to this incident there was an ice storm that deposited 1 1/2" of ice on the ground surface. In addition, the prior day a snow storm deposited approximately 6" of snow on top of the ice. The layer of ice caused a barrier for the diesel and very little fuel came in actual contact with the ground. The 6" blanket of snow absorbed and held the fuel from migrating down the ditches. On 11-09-91, RiefCo Corp., of Council Bluffs, IA was dispatched to the site to remove the contaminated snow and ice, placing it in the UPRR's oil/water separator and water treatment plant near 9th and Cass in Omaha, NE. Also, Sullivan Sewer was again dispatched to the site with vacuum services to pump up additional free product that had accumulated on the ice. Approximately 40 cubic yards of contaminated snow and ice were removed from the site. Sorbant pads were used to absorb the small amount of fuel that was remaining on the ground.

7. Proposal for final remedial action:

Contaminated snow was removed immediately until there was no further visual evidence of diesel product. Union Pacific proposes no further action be taken at this site.

8. If complete cleanup achieved, include evidence:

Contaminated snow was removed until there was no visual evidence of contamination. Inspections of the site since the incident have revealed standing water in the ditches with no indication of a petroleum sheen.

9. Known or anticipated acute or chronic health risks associated with the release:

None

10. Other agencies notified:

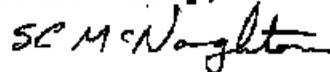
None

11. If notification was not given immediately, explain why:

A misunderstanding between the responding parties and our Dispatching office caused the incident to go unreported until the incident was reported by Mr. Steven McNaughton, Manager Environmental Field Operation, on 11-22-91. Each of the parties involved had mistakenly assumed that the other had reported the incident to NDEC. Required reporting procedures have been reviewed with the parties involved.

If you have any additional questions regarding this incident or the above information please contact me at (402) 271-2219.

Yours truly,



S. C. McNaughton
Manager Envi. Field Operations



6336 Pershing Drive • Omaha, NE 68110
Mailing Address: P.O. Box 188, Omaha, NE 68101
(402) 457-8000

March 10, 1994

Mr. Kirk Morrow
Nebraska Department of Environmental Quality
1200 N Street
P.O. Box 98922
Lincoln, Nebraska 68509

RECEIVED
MAR 11 1994
DEPARTMENT OF
ENVIRONMENTAL QUALITY

RE: Spill Notification - 030894 - JF - 1000

Dear Mr. Morrow:

On March 08, 1994, the North Plant of Lozier Corporation's Omaha facilities had a hazardous chemical release. At approximately 9:00 a.m. a fork lift driver punctured a 55 gallons drum of our high solids paint (MSDS enclosed).

The release occurred inside our building at our Shipping and Receiving dock area. The entire facility has a cement floor, including the dock area in question. At the call, our North Plant Emergency Spill Response Team responded to the incident. Containment was achieved by diking the spill using a granular absorbent material. The entire spill was contained and no release occurred outside the building environment. Approximately 17 gallons of paint was released. The remaining 38 gallons were pumped into a standby drum.

After containment was attained and clean up procedures initiated, a call was placed to the NDEQ's Hazardous Materials Spill Hotline. At roughly 10:00 a.m. I talked with Mr. John Fogerty and provided him with all the pertinent information requested.

The waste paint and absorbent material have been placed in approved containers and properly labeled. All waste will be disposed of in accordance with local, state and federal regulations.

If the Nebraska Department of Environmental Quality has any more questions or requires a written final report, please contact me at (402) 457-8497.

Regards,

LOZIER CORPORATION

Michael G. Jonas
Environmental Engineer

EE525004702

MATERIAL SAFETY DATA SHEET

RECEIVED

MAR 29 1994

DEPARTMENT OF ENVIRONMENTAL QUALITY

HMIS H2* F3 R0

Date Prepared:

PREPARED FOR:

PREPARED BY:

29778000 LOZIER CORPORATION
P.O. BOX 188

AKZO COATINGS INC. - CLINTON
1000 INDUSTRIAL PARK ROAD

OMAHA NE 68110

CLINTON MS 39056

Emergency Phone Number:
Information Number:

(800) 424-9300
(601) 924-7222

SECTION I - PRODUCT INFORMATION

Tradename:
NA

Product No.
895-60W029-190

Customer Part No.

Product - Class: EXEMPT SPECIAL WHITE MONO POLY

SECTION II - HAZARDOUS INGREDIENTS

Hazardous Ingredients

Ingredient Data

TITANIUM DIOXIDE

1% by Weight 37.0 %
ICas No. 013463-67-7
IVapor Pres. NA
ITLU-TWA 10.0 mg/m3
IPEL-TWA 10.0 mg/m3

MELAMINE-FORMALDEHYDE RESIN

1% by Weight 9.6 %
ICas No. - -
IVapor Pres. NA
ITLU-TWA NA
IPEL-TWA NA

ISOBUTYL ACETATE
(ACETIC ACID, ISOBUTYL ESTER)

1% by Weight 6.0 %
ICas No. 000110-19-0
IVapor Pres. 12.5@ 68F mm/Hg
ITLU-TWA 150.0 ppm
IPEL-TWA 150.0 ppm
IORAL-LD50 5200. mg/Kg RAT
IDERM-LC50 >17400. mg/Kg RABBIT
IINHAL-LC50 3500. ppm RAT-4 HOUR

AROMATIC SOLVENT

1% by Weight 5.3 %
ICas No. - -
IVapor Pres. NA
ITLU-TWA 100.0 ppm
IPEL-TWA NA

QUARTZ

1% by Weight 5.3 %
ICas No. 014808-60-7
IVapor Pres. NA
ITLU-TWA .1 mg/m3

ETHYL-3-ETHOXYPROPRIONATE

IPEL-TWA	1	mg/m ³	
I% by Weight	3.3 %		
ICas No.	000763-69-9		
I Vapor Pres.	1.1 @ 68F	mm/Hg	
ITLU-TWA	50.0	ppm	
IPEL-TWA	NA		
IORAL-LD50	5000.	mg/Kg	RAT
IDERM-LC50	>18880.	mg/Kg	GUINEA PIG
I INHAL-LC50	> 1000.	ppm	RAT-6 HOUR

ETHYL ALCOHOL

I% by Weight	2.0 %		
ICas No.	000064-17-5		
I Vapor Pres.	41.4 @ 68F	mm/Hg	
ITLU-TWA	1000.0	ppm	
IPEL-TWA	1000.0	ppm	
IORAL-LD50	7060.	mg/Kg	RAT
I INHAL-LC50	20000.	ppm	RAT-10 HOUR

ALUMINUM OXIDE

I% by Weight	1.7 %		
ICas No.	001344-28-1		
I Vapor Pres.	NA		
ITLU-TWA	10.0	mg/m ³	
IPEL-TWA	10.0	mg/m ³	

MODIFIED SILICON DIOXIDE

I% by Weight	1.1 %		
ICas No.	068611-44-9		
I Vapor Pres.	NA		
ITLU-TWA	10.0	mg/m ³	
IPEL-TWA	10.0	mg/m ³	
IORAL-LD50	>10000.	mg/Kg	RAT

All components in this coating have been verified as being on the TSCA Inventory

SECTION III - PHYSICAL DATA

Physical state: LIQUID
 Odor and appearance: NA
 Odor threshold (ppm): .6400
 pH: NA

Boiling Range: 172 - 424 F (77 - 217 C)

Vapor is heavier than Air.

Evaporation rate is slower than ether.

% Volatile (vot) 33.93

Lb/gal(U.S.)12.86

SpGr: 1.54

VOC Data Lb/Gal(U.S.):

Less Water (EPA)

2.50

Total Organic Solvents

2.50

Less Water & Exempt (EPA)

2.50

Total Non-Exempt Solvents

2.50

SECTION IV - FIRE AND EXPLOSION HAZARDS DATA

FP: (CLOSED) 56 F (- 13 C) LEL .80%
Flammability Class (OSHA): FLAMMABLE LIQUID - 1B

EXTINGUISHING MEDIA: Foam, Carbon Dioxide or Dry Chemical.

UNUSUAL FIRE AND EXPLOSION HAZARDS: During emergency conditions, overexposure to decomposition products (See Section VI - Reactivity Data) may cause a health hazard; symptoms may not be immediately apparent. Obtain medical attention.

SPECIAL FIREFIGHTING PROCEDURES: Water may be ineffective in fighting fire. If water is used to cool closed containers to prevent pressure build-up, fog nozzles are preferred. Full protective equipment, including self-contained breathing apparatus is needed to protect firefighters from exposure to coating's hazardous ingredients and hazardous decomposition products.

SECTION V - HEALTH HAZARD DATA AND FIRST AID PROCEDURES

EFFECTS OF OVEREXPOSURE: CAUSES EYE IRRITATION. HARMFUL IF SWALLOWED. MAY CAUSE NOSE AND THROAT IRRITATION. CAUSES SKIN IRRITATION. MAY CAUSE LUNG INJURY. MAY AFFECT THE BRAIN OR NERVOUS SYSTEM, CAUSING DIZZINESS, HEADACHE OR NAUSEA. HARMFUL IF INHALED.

Other effects of OVEREXPOSURE may include: vomiting, fatigue, weakness, loss of coordination, cough, difficulty with speech, shortness of breath, deposits in eyes, redness and swelling of eyes, euphoria, asphyxia, dermatitis, reduced visibility, pneumoconiosis, wheezing, dehydration to skin, narcosis, unconsciousness, sputum production, drying of nasal mucosa, drowsiness, inflammation of the mucous membranes of the nose and throat, gastritis.

PRIMARY ROUTE(S) OF ENTRY: skin contact, eyes, inhalation.

MEDICAL CONDITIONS THAT CAN BE AGGRAVATED: skin disorders, pulmonary conditions, respiratory allergies, eye disorders.

CHRONIC HEALTH HAZARDS:

Repeated OVEREXPOSURE to this product may cause: lung damage, cardiac abnormalities, central nervous system damage.

Caution: Contains quartz/crystalline silica which has been shown to cause cancer in laboratory animals by inhalation and is listed as a suspect carcinogen by IARC (Group-2A). Contains a melamine-formaldehyde resin which, under certain conditions, could release formaldehyde in quantities sufficient to require monitoring under OSHA regulations. Formaldehyde is a suspect carcinogen.

NOTICE: Reports have associated repeated and prolonged OVEREXPOSURE to solvents with permanent brain and nervous system damage. Intentional

misuse by deliberately concentrating and inhaling the contents of this package may be harmful or fatal.

*****EMERGENCY AND FIRST AID PROCEDURES*****.

SKIN CONTACT: Remove contaminated clothing and wash before reuse. Remove and destroy contaminated shoes. Flush with plenty of water.

EYE CONTACT: Flush with water for at least 15 minutes and get medical attention.

INHALATION: Remove to fresh air. If not breathing, give artificial respiration, preferably mouth-to-mouth. If breathing is difficult, give oxygen. Get medical attention.

INGESTION: Get medical attention: IMMEDIATELY.

SECTION VI - REACTIVITY DATA

Material is STABLE under non-emergency conditions.

Material WILL NOT undergo hazardous polymerization.

HAZARDOUS DECOMPOSITION PRODUCTS: aldehydes, fumes, various hydrocarbons, formaldehyde, oxides of carbon, oxides of nitrogen, methanol.

CONDITIONS TO AVOID: sparks, dusty conditions, open flame, temperatures above 100 degrees.

MATERIALS TO AVOID: chlorine trifluoride, manganese trioxide, ammonia, hydrogen fluoride, alkali, acids, oxidizers, fluorine.

SECTION VII - SPILL AND LEAK PROCEDURES

STEPS TO BE TAKEN IN CASE MATERIAL IS RELEASED OR SPILLED: Remove all sources of ignition. Wear appropriate safety equipment as listed in Section VIII. Absorb on inert material and dispose of as below.

WASTE DISPOSAL METHODS: Dispose of in accordance with FEDERAL, STATE and local regulations. Incineration is the preferred method of disposal.

SECTION VIII - SAFE HANDLING AND USE INFORMATION

RESPIRATORY PROTECTION: Wear an appropriate, properly fitted respirator (NIOSH/MSHA approved) during application and handling unless air monitoring demonstrates vapor/mist levels below applicable limits. Follow respirator manufacturer's recommendations for selection and use.

VENTILATION: Sufficient ventilation must be provided to maintain airborne concentrations below TLV, PEL and LEL limits as listed in Section II.

PROTECTIVE GLOVES: Chemical resistant protective gloves should be worn when handling this product. Check with glove manufacturer to determine

proper glove type.

EYE PROTECTION: Splash-proof chemical goggles should be worn.

OTHER PROTECTIVE EQUIPMENT: Rubber apron should be worn. Eye bath and safety shower should be provided.

HYGENIC PRACTICES: Good personal hygiene practices are required at all times when handling chemicals. These practices include, but are not limited to, washing when safety equipment is removed, at the end of each shift or when going on breaks and especially if contamination occurs.

SECTION IX - SPECIAL PRECAUTIONS

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORAGE: Keep containers closed when not in use. All equipment should be grounded. Store in a clean, dry area. Avoid dusty conditions, Store in well-ventilated area. Store away from ignition sources.

OTHER PRECAUTIONS: Empty container may retain product residues (vapor or liquid) All precautions must be observed.

This product contains the following California proposition 65 suspect carcinogens: crystalline silica (all forms).

SECTION X - OTHER INFORMATION

The absence of a positive finding indicates that we believe, to the best of our knowledge, that the negative is true.

Disclaimer: While Akzo Coatings Inc. believes that the data contained herein are accurate and derived from qualified sources, the data are not to be taken as a warranty or representation for which Akzo Coatings Inc. assumes legal responsibility. They are offered solely for your consideration, investigation and verification. Any use of these data and information must be determined by the user to be in accordance with applicable Federal, State and local laws and regulations.

ABBREVIATIONS USED IN PREPARING THIS MSDS :

WHMIS - Workplace Hazardous Materials Information System

TSCA - Toxic Substances Control Act

CFR - Code of Federal Regulations

mg/M³ - Milligrams per Meter Cubed

LEL - Lower Explosion Limit

FP - Flash Point

Lb/gal - Pounds Per Gallon

NA - Not Available or Nonapplicable

mg/L - Milligrams Per Liter

ppm - Parts Per Million

mm - Millimeters of Mercury

F - Fahrenheit

> - Greater Than

< - Less Than

% - Percent

- Pounds

CA - Chemical Abstract Number
HM - Hazardous Material Information System
ORAL-LD50 - Oral Lethal Dose (50% Death)
INHAL-LC50 - Inhalation Lethal Concentration (50% Death)
DERM-LD50 - Dermal Lethal Dose (50% Death)
PEL - Permissible Exposure Limit
TLV - Threshold Limit Value
STEL - Short Term Exposure Limit
CEIL - Ceiling Limit
@ - At
OSHA - Occupational Safety and Health Administration
IARC - International Agency for Research on Cancer
NTP - National Toxicology Program
SARA - Superfund Amendments & Reauthorization Act (1986)

STAFF CODE SS
PROJECT CODE _____
REFERRAL-DATE _____
AG HW WR SW

NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL

SPILL REPORT FORM
030894-JF-1000
SPILL NUMBER
4/14/94
DATE CLOSED

115# 50140
COMPUTER RT
PROG COORD
PROG SUPV
S

REPORTER CODE 01 - SPILLER 06 - PRIV. CITIZEN 16 - EPA IF OTHER GIVE
02 - NRC 14 - OTHER FED. 17 - NE STATE AGENCY Name, address
08 - NDEC 15 - ANONYMOUS 18 - OTHER STATE AGENCY Telephone

OTHER: 01 - Michael Jonas

RESPONSIBLE PARTY INFORMATION

Environmental Engineer

COMPANY Lozier Corp NAME/POSITION Michael Jonas
STREET ADDRESS 6316 Pershing Drive CITY Omaha
STATE NE ZIP 68110 TELEPHONE - Area Code 402 457-8497

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 04-Pipeline 07-UG Tank 10-Other 13-UG Pipe
02-Rail 05-Aircraft 08-Discharge 11-From Fire 14-LUST Exempt
03-Marine 06-Tank 09-Fixed Fac. 12-Air Release 15-Land Release

SPILL DATE 3-8-94 TIME 9:00 PM DISCOVERY DATE 3-8-94 TIME 0900

SPILL LOCATION 6316 Pershing Drive LEGAL NE SW SW Sec 27 R13E

SPILL CITY Omaha SPILL COUNTY Douglas T16N
(nearest village, town or city)

MATERIAL DESCRIPTION: 10 - solvent born paint

PRIMARY MATERIAL CODE	01-PCB	08-Animal or Veg. Oil	15-Herbicides	22-Alcohol
	02-Dioxin	09-Waste Oil	16-Insecticides	23-Amine
	03-Crude Oil	<u>10-Other Oil</u>	17-Fertilizer	24-Aldehyde
	04-Gasoline	11-Petro. Solvents	18-Metals	25-Other
	05-Diesel Oil	12-Naptha	19-Acids	26-Unknown
	06-Other Dist. Fuel	13-Mineral Spirits	20-Org. Solvents	27-Radiological
	07-Asphalt/Other Resid.	14-Agr. Chem.	21-Caustics	28-Brine
				29-Gas. & fuel oils

AMOUNT SPILLED 18 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Gheer 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? Y N U
Was Material Hazardous? Y N U
Was Material EHS? Y N U
Waterway Discharge? Y N U (Code _____) Waterway Threatened? Y N U (Code _____)

INCIDENT DESCRIPTION: A forklift punctured a 55 gallon drum of solvent born paint. The material has been contained and is being cleaned up using Hi-Dri. The Hi-Dri

20140052534

VALID WATER CODES: 01-River 04-Storm Sewer 07-Pond 10-Reservoir
02-Stream 05-Sanit. Sewer 08-Ditch 11-Canal
03-Creek 06-Lake 09-Ground Water

NOTIFICATIONS: (Name, Organization, Date, Time, Phone Number)

ADDITIONAL INFORMATION:

will be disposed of as a hazardous solid waste. Conas will provide a written report and send it to Kirk Morrow - ER Coordinator

BPM ID:

Reporting Date:

3-8-94

Facility Name:

Lozier Corp.

Correspondence Contact:

Michael Thomas

Street:

6316 Pershing Drive

City:

Omaha

St:

NE

Zip:

68110

Latitude:

41° 19' 25"

Longitude:

95° 56' 37"

Method:

Accuracy:

Point Description:

STAFF CODE 46
PROJECT CODE _____
REFERRAL-DATE _____
AG HW YR BY

NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL
SPILL REPORT FORM

115#58148
COMPUTER RA
PROG COORD
PROG SUPV

05239A-SM-1025
SPILL NUMBER
7/12/94
DATE CLOSED

REPORTER CODE: 01 - SPILLER 08 - PRIV. CITIZEN 16 - EPA IF OTHER GIVE
02 - NRC 14 - OTHER FED. 17 - NE. STATE AGENCY Name, address
09 - NDEC 15 - ANONYMOUS 18 - OTHER STATE AGENCY Telephone

OTHER: _____

RESPONSIBLE PARTY INFORMATION

COMPANY Lozier Corp. NAME/POSITION Michael Jones
STREET ADDRESS 6316 Pershing Dr. CITY Omaha
STATE NE ZIP 68110 TELEPHONE - Area Code (402) 457-8497

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 04-Pipeline 07-UG Tank 10-Other 13-UG Pipe
02-Rail 05-Aircraft 08-Discharge 11-Fron Fire 14-LUST Exempt
03-Marine 06-Tank 09-Fixed Eqs. 12-Air Release 15-Land Release

SPILL DATE 5/23/94 TIME 0800 DISCOVERY DATE 5/23/94 TIME _____

SPILL LOCATION 6316 Pershing Drive LEGAL SW SE NW S.35 T16N R13E

SPILL CITY Omaha SPILL COUNTY Douglas
(nearest village, town or city)

MATERIAL DESCRIPTION: 20 gallons paint (polyester)

PRIMARY MATERIAL CODE	01-PCB	08-Animal or Veg. Oil	15-Herbicides	22-Alcohol
	02-Dioxin	09-Waste Oil	16-Insecticides	23-Amine
	03-Crude Oil	10-Other Oil	17-Fertilizer	24-Aldehyde
	04-Gasoline	11-Petro. Solvents	18-Metals	<u>25-Other</u>
	05-Diesel Oil	12-Naptha	19-Acids	26-Unknown
	06-Other Dist. Fuel	13-Mineral Spirits	20-Org. Solvents	27-Radiological
	07-Asphalt/Other Resid.	14-Agri. Chem.	21-Caustics	28-Brine
				29-Gas. & fuel oils

AMOUNT SPILLED 20 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Heen 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? Y N U Was Material Hazardous? Y N U Was Material EHS? Y N U
Waterway Discharge? Y N U (Code _____) Waterway Threatened? Y N U (Code _____)

INCIDENT DESCRIPTION: Operator overfilled a drum of polyester paint while mixing colors. Spill contained on concrete, cleaned up. All spilled product + cleanup materials will be disposed of with the rest of the plant's hazardous materials.



STAFF CODE 65
PROJECT CODE _____
REFERRAL-DATE _____
AG HW VR EV

NEBRA DEPARTMENT OF ENVIRONMENT CONTROL

SPILL REPORT FORM

115# 58148
COMPUTER RA
PROG COORD
PROG SUPV

100394 JJS 0920

SPILL NUMBER

1/6/95

DATE CLOSED

REPORTER CODE: 01 - SPILLER 08 - PRIV. CITIZEN 16 - EPA IF OTHER GIVE
 02 - NRC 14 - OTHER FED. 17 - NE. STATE AGENCY Name, Address
 08 - NDEC 15 - ANONYMOUS 18 - OTHER STATE AGENCY Telephone

OTHER: _____

RESPONSIBLE PARTY INFORMATION

COMPANY Lozier Corp. - North Plant NAME/POSITION Mike Jones - Env. Eng.
STREET ADDRESS 6316 Pershing Dr. CITY Omaha
STATE NE ZIP 68110 TELEPHONE - Area Code (402) 457 - 8497

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 04-Pipeline 07-UG Tank 10-Other 13-UG Pipe
 02-Rail 08-Aircraft 08-Discharge 11-From Fire 14-LUST Exempt
 03-Marine 09-Truck 13-ixed Fac. 12-Air Release 15-Land Release

SPILL DATE Oct 3, 1994 TIME 0900 DISCOVERY DATE Same TIME Same

SPILL LOCATION Paint system Baffle collection system LEGAL SW, NE, NW Sec. 34, T16N, R44W

SPILL CITY Omaha SPILL COUNTY Douglas Co
(nearest village, town or city)

MATERIAL DESCRIPTION: PAINT ✓

PRIMARY MATERIAL	01-PCB	06-Animal or Veg. Oil	15-Herbicides	22-Alcohol
	02-Dioxin	09-Waste Oil	16-Insecticides	23-Amine
	03-Crude Oil	10-Other Oil	17-Fertilizer	24-Aldehyde
	04-Gasoline	11-Petro. Solvents	18-Metals	<input checked="" type="radio"/> 25-Other
	05-Diesel Oil	12-Naptha	19-Acids	26-Unknown
	06-Other Dist. Fuel	13-Mineral Spirits	20-Org. Solvents	27-Radiological
	07-Asphalt/Other Resid.	14-Agri. Chem.	21-Caustics	28-Brine
				29-Gas. & fuel oils

AMOUNT SPILLED Approx 10 01-Gal 02-Lbs 03-Bbl's 04-Ton 05-Short 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? Y N U Was Material Hazardous? Y N U Was Material EH&T Y N U

Waterway Discharge? Y N U (Code _____) Waterway Threatened? Y N U (Code _____)

INCIDENT DESCRIPTION: Seal on paint baffle system failed and paint ran down into baffle pit in paint bath - paint was contained in concrete pit.

20140052532

VALID WATER CODES: 01-River 04-Storm Sewer 07-Pond 10-Reservoir
02-Stream 05-Sanit. Sewer 08-Ditch 11-Canal
03-Creek 06-Lake 09-Ground Water

NOTIFICATIONS: (Name, Organization, Date, Time, Phone Number)

NDEQ - John Steinaver 0920 Oct 3 1994 471-4251

ADDITIONAL INFORMATION:

N/A

SFM ID:

4/A

Reporting Date:

10/3/94

Facility Name:

Lorier Corp.

Correspondence Contact:

Mike Jonas

Street:

6316 Pershing Drive

City:

Omaha

St:

NE

Zip:

68110

Latitude:

41° 19' 05"

Longitude:

95° 56' 30"

Method:

Accuracy:

Point Description:

STAFF CODE 99
PROJECT CODE _____
REFERRAL-DATE _____
AS HW YR SV

NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL
SPILL REPORT FORM

115#58148
COMPUTER TRF
X
PROG COORD
PROG SUPV

078795-KM-1722

SPILL NUMBER
7/7/95
DATE CLOSED

REPORTER CODE: 01 - SPILLER 02 - NRC 03 - NDEC
 08 - PRIV. CITIZEN 14 - OTHER FED. 15 - ANONYMOUS
 16 - EPA 17 - NE STATE AGENCY 18 - OTHER STATE AGENCY

IF OTHER GIVE Name, address Telephone

OTHER: via NSP Greg Olson - Lozier

RESPONSIBLE PARTY INFORMATION

COMPANY Lozier Corporation NAME/POSITION Greg Olson Michael Jones
STREET ADDRESS 6316 Pershing Dr. CITY Omaha
STATE NE ZIP 68110 TELEPHONE Area Code (402) 457-8433

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 02-Rail 03-Marine 04-Pipeline 05-Aircraft 06-Tank 07-UG Tank 08-Discharge 09-Fixed Pac. 10-Other 11-From Fire 12-Air Release 13-UG Pipe 14-LUST Exempt 15-Land Release

SPILL DATE 7/7/95 TIME 1650 DISCOVERY DATE 7/7/95 TIME 1650

SPILL LOCATION 6316 Pershing Dr. LEGAL NE, SW, SW, Sec 27, T13E-R16N

SPILL CITY Omaha (nearest village, town or city) SPILL COUNTY Douglas

MATERIAL DESCRIPTION: Paint

PRIMARY MATERIAL CODES:
01-PCB 02-Dioxin 03-Crude Oil 04-Gasoline 05-Diesel Oil 06-Other Dist. Fuel 07-Asphalt/Other Resid.
08-Animal or Veg. Oil 09-Waste Oil 10-Other Oil 11-Petro. Solvents 12-Naptha. 13-Mineral Spirits 14-Agrl. Chem.
15-Herbicides 16-Insecticides 17-Fertilizer 18-Metals 19-Acids 20-Org. Solvents 21-Caustics
22-Alcohol 23-Amine 24-Aldehyde 25-Other 26-Unknown 27-Radiological 28-Brine 29-Gas. & fuel oils

AMOUNT SPILLED 40 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Sheep 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? Y N U Was Material Hazardous? Y N U Was Material EHS? Y N U
Waterway Discharge? Y N U (Code _____) Waterway Threatened? Y N U (Code _____)

INCIDENT DESCRIPTION: Spill inside Flammable Storage Room (6" Bern), No Drains, Material Recovered. Will be dealt w/ as Hazardous Waste.

20140052531

VALID WATER CODES:

01-River
02-Stream
03-Creek

04-Storm Sewer
05-Sanit. Sewer
08-Lake

07-Pond
06-Ditch
09-Ground Water

10-Reservoir
11-Canal

NOTIFICATIONS: (Name, Organization, Date, Time, Phone Number)

NONE

ADDITIONAL INFORMATION:

Nothing further required by me.

SFM ID: _____

Reporting Date: _____

Facility Name: _____

Correspondence Contact: _____

Street: _____

City: _____

St: _____

Zip: _____

Latitude: 41° 19' 25" N

Longitude: 95° 56' 37" W

Method: _____

Accuracy: _____

Point Description: _____

188#58148

STAFF CODE 4
PROJECT CODE _____
REFERRAL-DATE _____
__ AG __ HW __ WR __ SW

NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL
SPILL REPORT FORM

COMPUTER
 PROG COORD
 PROG SUPV

081895-NH-0736
SPILL NUMBER
10-5-95
DATE CLOSED

REPORTER CODE: 01 - SPILLER 08 - PRIV. CITIZEN 16 - EPA IF OTHER GIVE
02 - NRC 14 - OTHER FED. 17 - NE. STATE AGENCY Name, address
06 - NDEC 15 - ANONYMOUS 18 - OTHER STATE AGENCY Telephone

OTHER: _____

RESPONSIBLE PARTY INFORMATION

COMPANY Lozier Corp NAME/POSITION Michael Jonas
STREET ADDRESS 6336 Pershing Drive CITY Omaha
STATE NE ZIP 68110 TELEPHONE - Area code 402 457-8497

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 04-Pipeline 07-UG Tank 10-Other 13-UG Pipe
02-Rail 05-Aircraft 08-Discharge 11-Fire 14-LUST Exempt
03-Marine 06-Tank 09-Fixed Fnc. 12-Air Release 15-Land Release

SPILL DATE 08/18/95 TIME 05:30 DISCOVERY DATE '' TIME ''

SPILL LOCATION North Facility 6336 Pershing LEGAL NE/SE/NE, Sec 31, T4N, R 13E

SPILL CITY Omaha SPILL COUNTY Douglas
(nearest village, town or city)

MATERIAL DESCRIPTION: Polyester Paint

PRIMARY MATERIAL CODE	01-PCB	08-Animal or Veg. Oil	15-Herbicides	22-Alcohol
	02-Dioxin	09-Waste Oil	16-Insecticides	23-Amine
	03-Crude Oil	10-Other Oil	17-Fertilizer	24-Aldehyde
	04-Gasoline	11-Petro. Solvents	18-Metals	<u>25-Other</u>
	05-Diesel Oil	12-Naptha	19-Acids	26-Unknown
	06-Other Dist. Fuel	13-Mineral Spirits	20-Org. Solvents	27-Radiological
	07-Asphalt/Other Resid.	14-Agrl. Chem.	21-Caustics	28-Brine
				29-Gas. & fuel oils

AMOUNT SPILLED 13 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Shaen 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? Y N U Was Material Hazardous? Y N U Was Material EHS? Y N U
Waterway Discharge? Y N U (Code ___) Waterway Threatened? Y N U (Code ___)

INCIDENT DESCRIPTION: A paint tech was transferring paint and overfilled container. Paint spilled onto concrete floor in container storage area. Product will be picked up and disposed of as hazardous waste.



NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY

SPILL REPORT FORM

8615915-GW-1700

SPILL NUMBER

7-11-00

DATE CLOSED

Handwritten signature/initials

STAFF CODE SS
PROJECT CODE _____
REFERRAL DATE _____

ON-SCENE RESPONSE _____

DATE / INITIALS _____
COMPUTER JR
PROG. COORD Z
PROG SUPV B

GW _____ RC _____ IW _____ SW _____ PC _____ SF _____ AG _____ AR _____ LU _____

REPORTER CODE: 01-SPILLER 08-PRIV. CITIZEN 16-EPA
02-NRC 14-OTHER FRD. 17-NE. STATE AGENCY
06-NDEQ 15-ANONYMOUS 18-OTHER STATE AGENCY

* IF OTHER GIVE
NAME, ADDRESS
AND TELEPHONE

* OTHER: Patty Howell / Lozier

RESPONSIBLE PARTY INFORMATION

COMPANY: Lozier Corp NAME/POSITION: Patty Howell
STREET ADDRESS 6336 Pershing Drive CITY: Omaha
STATE: Ne ZIP: 68118 TELEPHONE - AREA CODE (402) 458-8497

SPILL INFORMATION

INCIDENT TYPE: 01-MOR VEH 04-PIPELINE 07-UG TANK 10-OTHER: 13-UG PIPE (LUST) 16-ABANDONED DRUMS
02-RAIL 05-AIRCRAFT 08-DISCHARGE 11-FROM FIRE 14-LUST EXEMPT
03-MARINE 06-TANK 09-FIXED PAC 12-AIR RELEASE 15-LAND RELEASE

SPILL DATE unknown TIME _____ DISCOVERY DATE 6/12/2000 TIME _____
SPILL LOCATION 6316 Pershing Drive LEGAL L1: NE L2: SE L3: NE SEC: 34 TWN: 16N RNG: 13E
SPILL CITY Omaha SPILL COUNTY Douglas
(NEAREST VILLAGE, TOWN, OR CITY)

MATERIAL DESCRIPTION: Paint - Polyester based

- | | | | | |
|-----------------------|------------------------|----------------------|------------------|--------------------------|
| PRIMARY MATERIAL CODE | 01-PCB | 08-ANIMAL OR VEG OIL | 15-HERBICIDES | 22-ALCOHOL |
| | 02-DIOXIN | 09-WASTE OIL | 16-INSECTICIDES | 23-AMINE |
| | 03-CRUDE OIL | 10-OTHER OIL | 17-FERTILIZER | <u>24-ALDEHYDE</u> |
| | 04-GASOLINE | 11-PETRO. SOLVENTS | 18-METALS | <u>25-OTHER</u> |
| | 05-DIESEL OIL | 12-NAPHTHA | 19-ACIDS | 26-UNKNOWN |
| | 06-OTHER DST. FUEL | 13-MINERAL SPIRITS | 20-ORG. SOLVENTS | 27-RADIOLOGICAL |
| | 07-ASPHALT/OTHER RESID | 14-AGRI.CHEM. | 21-CAUSTICS | 28-BRINE |
| | | | | 29-GAS & OTHER FUEL OILS |
| | | | | 30. ANHYDROUS AMMONIA |

AMOUNT SPILLED 42 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Sheer 06-Unk Qty 07-PPM 08-Pint 09-Quart

WAS OIL INVOLVED? Y N U _____ WAS MATERIAL HAZARDOUS? Y N U _____ WAS MATERIAL EXTREMELY HAZARDOUS? Y N U _____
WATERWAY DISCHARGE? Y N U _____ (CODE) WATERWAY THREATENED? Y N U _____ (CODE)

INCIDENT DESCRIPTION:
Painting booth. Over unknown period of time, paint leaking onto concrete. Did not leave building. Cleanup complete.

20140052537

i:\seclust\forms\spilltrk.
VALID WATER CODES:

01-RIVER
02-STREAM
03-CREEK

04-STORM-SEWER
05-SANITATION SEWER
06-LAKE

07-POND
08-DITCH
09-GROUNDWATER

10-RESERVOIR
11-CANAL

NOTIFICATIONS: (NAME, ORGANIZATION, DATE, TIME, PHONE NUMBER)

ADDITIONAL INFORMATION

SFM ID: 4792
REPORTING DATE: 6/15/2006 INITIALS: CW TIME: 1706
FACILITY NAME: Omaha North Plant
CORRESPONDENCE CONTACT: Patty Howell
STREET: 6356 Parakey Drive
CITY: Omaha
STATE: Ne
ZIP: 68110
LATITUDE: 41° 18' 59" LONGITUDE: 95° 55' 43"
METHOD: _____ ACCURACY: _____
POINT DESCRIPTION: _____

VALID WATER CODES: 01-River 04-Storm Sewer 07-Pond 10-Reservoir
02-Stream 05-Sanit. Sewer 08-Ditch 11-Canal
03-Creek 06-Lake 09-Ground Water

NOTIFICATIONS: (Name, Organization, Date, Time, Phone Number)

INITIALLY NOTIFIED ME W/O DETAILS ON 11/22/91 *
- DITENES 11/01/92

ADDITIONAL INFORMATION:

INTO OIL/WATER SEPARATOR. SOME PRODUCT STILL
ON GROUND, ANOTHER VACUUM OF ~ 100 gallon

* DETRAILED LOCOMOTIVE SPLIT 3000 gallon TANK.
GOT ESTIMATE FROM OTHER TANK CONTENTS.

INDUSTRIAL SPUR TRACK.

SFM ID: _____

Reporting Date: _____

Facility Name: _____

Correspondence Contact: _____

Street: _____

City: _____

St: _____

Zip: _____

Latitude: 41° 19' 08"

Longitude: 95° 55' 42"

Method: _____

Accuracy: _____

Point Description: _____

NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY

SPILL REPORT FORM

042804-13-1140

SPILL NUMBER

05/05/84

DATE CLOSED

STAFF CODE SS
PROJECT CODE _____
REFERRAL DATE _____

ON-SCENE RESPONSE

DATE /INITIALS
COMPUTER JK
PROG. COORD _____
PROG SUPV S

GW _____ RC _____ IW _____ SW _____ PC _____ SF _____ AG _____ AR _____ LU _____

REPORTER CODE: 01 - SPILLER
02 - NEC
06 - NDEQ

08 - PRIV. CITIZEN
14 - OTHER FED.
15 - ANONYMOUS
16 - EPA
17 - NE. STATE AGENCY
18 - OTHER STATE AGENCY

* IF OTHER GIVE
NAME, ADDRESS
AND TELEPHONE

* OTHER: _____

RESPONSIBLE PARTY INFORMATION

COMPANY: Lozier Corp.
STREET ADDRESS 6346 Pershing Drive
STATE: NE ZIP: 68110

NAME/POSITION: Patty Greene
CITY: Omaha
TELEPHONE - AREA CODE (402) 457-8497

SPILL INFORMATION

INCIDENT TYPE: 01-MOR VEH 04-PIPELINE 07-UG TANK 10-OTHER 13-UG PIPE (LUST) 16-ABANDONED DRUMS
02-RAIL 05-AIRCRAFT 08-DISCHARGE 11-FROM FIRE 14-LUST EXEMPT
03-MARINE 06-TANK 09-FIXED FAC 12-AIR RELEASE 15-LAND RELEASE

SPILL DATE 04/28/04 TIME _____ DISCOVERY DATE 04/28/04 TIME 0800

SPILL LOCATION 6360 Pershing Drive LEGAL L1: NO L2: SE L3: NESEC 34 TWN 16N R13E

SPILL CITY Omaha SPILL COUNTY Douglas
(NEAREST VILLAGE, TOWN, OR CITY)

MATERIAL DESCRIPTION: Hydraulic fluid

- | | | | | |
|-----------------------|------------------------|----------------------|--------------------------|-----------------|
| PRIMARY MATERIAL CODE | 01-PCB | 08-ANIMAL OR VEG OIL | 15-HERBICIDES | 22-ALCOHOL |
| | 02-DIOXIN | 09-WASTE OIL | 16-INSECTICIDES | 23-AMINE |
| | 03-CRUDE OIL | <u>10-OTHER OIL</u> | 17-FERTILIZER | 24-ALDEHYDE |
| | 04-GASOLINE | 11-PETRO. SOLVENTS | 18-METALS | 25-OTHER |
| | 05-DIESEL OIL | 12-NAPHTHA | 19-ACIDS | 26-UNKNOWN |
| | 06-OTHER DIST. FUEL | 13-MINERAL SPIRITS | 20-ORG. SOLVENTS | 27-RADIOLOGICAL |
| | 07-ASPHALT/OTHER RESID | 14-AGRI/CHEM. | 21-CAUSTICS | 28-BRINE |
| | | | 29-GAS & OTHER FUEL OILS | |
| | | | 30. ANHYDROUS AMMONIA | |

AMOUNT SPILLED 60 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Short 06-Unk Qty 07-PPM 08-Pint 09-Quart

WAS OIL INVOLVED? N U WAS MATERIAL HAZARDOUS? Y U WAS MATERIAL EXTREMELY HAZARDOUS? Y U

WATERWAY DISCHARGE? Y U (CODE) WATERWAY THREATENED? Y U (CODE)

INCIDENT DESCRIPTION: Fitting broke on hydraulic line of track compactor

20140052536

VALID WATER CODES:

01-RIVER
02-STREAM
03-CREEK

04-STORM SEWER
05-SANITATION SEWER
06-LAKE

07-POND
08-DITCH
09-GROUNDWATER

10-RESERVOIR
11-CANAL

NOTIFICATIONS: (NAME, ORGANIZATION, DATE, TIME, PHONE NUMBER)

ADDITIONAL INFORMATION

Material spilled to concrete. Spill contained
and being recovered w/ oil dry. Material to be treated as a
special waste and sent to land fill. No written report required.
No storm drains impacted.

SFM ID: _____

REPORTING DATE: 04/20/04

INITIALS: JB

TIME: 140

FACILITY NAME: LOZIER CORP.

CORRESPONDENCE CONTACT: PATTY GREENE

STREET: 6346 PERKINS DR

CITY: AMANA

STATE: NE

ZIP: 68110

LATITUDE: 41°19'04"

LONGITUDE: 95°55'43"

METHOD: _____

ACCURACY: _____

POINT DESCRIPTION: _____

NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY

SPILL REPORT FORM

050605-JF-0915

SPILL NUMBER

2-20-2005

DATE CLOSED

STAFF CODE
PROJECT CODE
REFERRAL DATE

ON-SCENE RESPONSE

DATE/INITIALS
COMPUTER
PROG. COORD
PROG SUPV

GW RC IW SW PC SF AG AR LU

REPORTER CODE: 01-SPILLER, 02-NRC, 06-NDEQ, 08-PRIV. CITIZEN, 14-OTHER FED., 15-ANONYMOUS, 16-EPA, 17-NE. STATE AGENCY, 18-OTHER STATE AGENCY, * IF OTHER GIVE NAME, ADDRESS AND TELEPHONE

* OTHER:

RESPONSIBLE PARTY INFORMATION

COMPANY: Latimer Corporation, STREET ADDRESS: 6336 Pershing Drive, STATE: NE, ZIP: 68110, NAME/POSITION: Patty Greene, CITY: Omaha, TELEPHONE - AREA CODE (402) 457-8497

SPILL INFORMATION

INCIDENT TYPE: 01-MOR VEH, 02-RAIL, 03-MARINE, 04-PIPELINE, 05-AIRCRAFT, 06-TANK, 07-UG TANK, 08-DISCHARGE, 09-FIXED FAC, 10-OTHER, 11-FROM FIRE, 12-AIR RELEASE, 13-UG PIPE (LUST), 14-LUST EXEMPT, 15-LAND RELEASE, 16-ABANDONED DRUMS

SPILL DATE: 5-30-05, TIME: 1015, DISCOVERY DATE: 5-4-05, TIME: 1630, SPILL LOCATION: 6336 Pershing Dr, Hwy 75 west Pershing Drive, LEGAL LI: NE 12 SF 13 NE SEC: 34 TWN: 16 N RNG: 13 E, SPILL CITY: Omaha, SPILL COUNTY: Douglas

MATERIAL DESCRIPTION: Wash water - regulated discharge contains metals in ppm

PRIMARY MATERIAL CODE: 01-PCB, 02-DIOXIN, 03-CRUDE OIL, 04-GASOLINE, 05-DIESEL OIL, 06-OTHER DIST. FUEL, 07-ASPHALT/OTHER RESID, 08-ANIMAL OR VEG OIL, 09-WASTE OIL, 10-OTHER OIL, 11-PETRO. SOLVENTS, 12-NAPHTHA, 13-MINERAL SPIRITS, 14-AGRI.CHEM., 15-HERBICIDES, 16-INSECTICIDES, 17-FERTILIZER, 18-METALS, 19-ACIDS, 20-ORG. SOLVENTS, 21-CAUSTICS, 22-ALCOHOL, 23-AMINE, 24-ALDEHYDE, 25-OTHER, 26-UNKNOWN, 27-RADIOLOGICAL, 28-BRINE, 29-GAS & OTHER FUEL OILS, 30. ANHYDROUS AMMONIA

AMOUNT SPILLED: 15 01-Gal, 02-Lbs, 03-Bbla, 04-Ton, 05-Sheer, 06-Unk Qty, 07-PPM, 08-Pint, 09-Quart

WAS OIL INVOLVED? Y (N) U, WAS MATERIAL HAZARDOUS? Y N (U), WAS MATERIAL EXTREMELY HAZARDOUS? Y N (U), WATERWAY DISCHARGE? Y (N) U (CODE), WATERWAY THREATENED? Y N (U) (CODE)

INCIDENT DESCRIPTION: The facility has a VAC truck periodically remove the wash water from a tank. The wash water contains metals in the parts per million range.

20140052535

VALID WATER CODES:	01- RIVER	04-STORM SEWER	07-POND	10-RESERVOIR
	02-STREAM	05-SANITATION SEWER	08-DITCH	11-CANAL
	03-CREEK	06-LAKE	09-GROUNDWATER	

NOTIFICATIONS: (NAME, ORGANIZATION, DATE, TIME, PHONE NUMBER)

ADDITIONAL INFORMATION

After removing the wash water an employee noticed some liquid releasing from the VAC truck to the parking lot surface. This employee did not report their observation of the release to a supervisor until May 4, 2005. Contact with the VAC truck operator revealed that a gauge had broken off the truck and liquid from the truck released to the roadway surface over a two mile distance while the truck proceeded west to Highway 75. A motorist indicated the release of material which the driver then stopped. The roadway does not show staining and Greene indicated no liquid reached a storm water collection system.

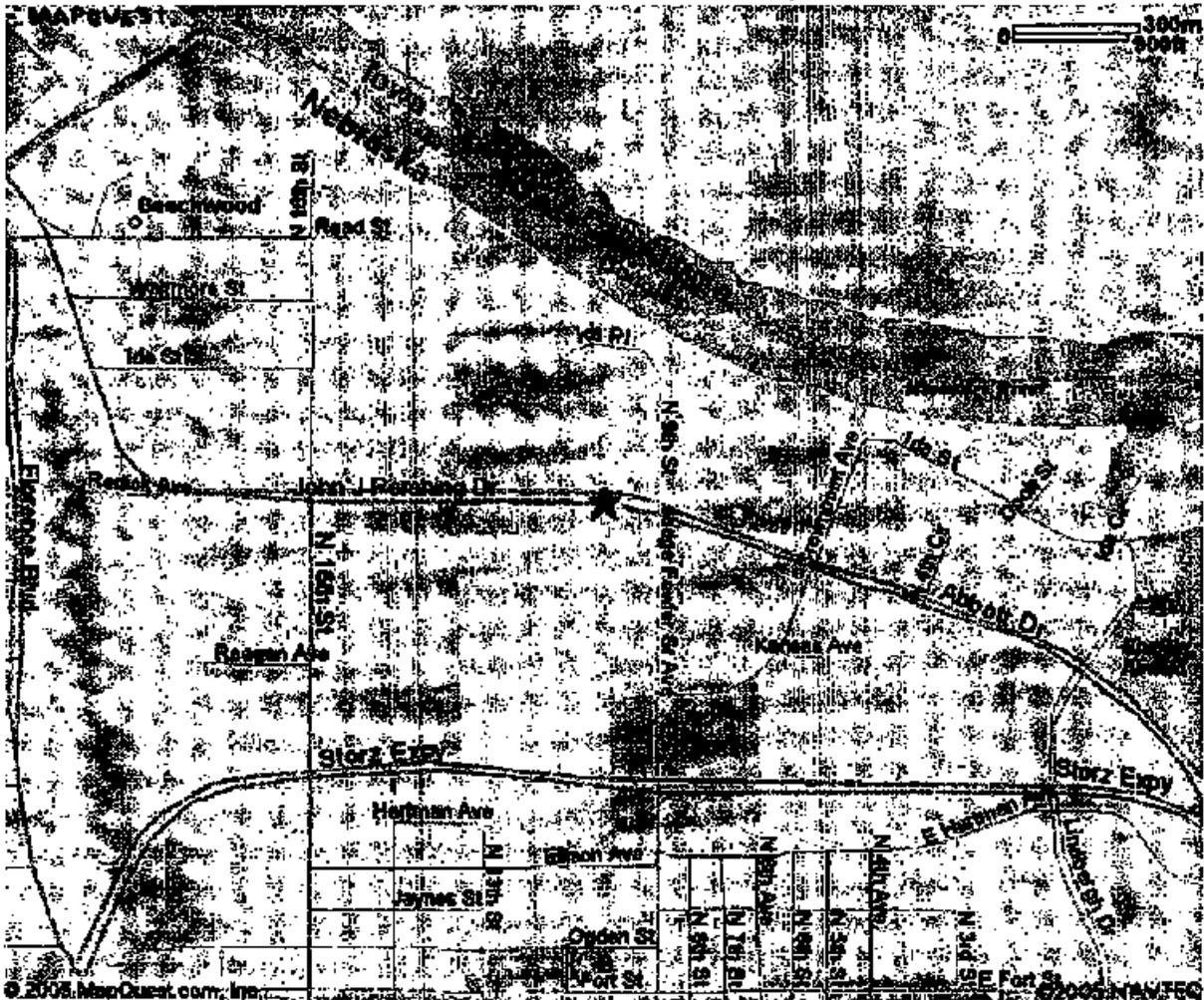
SFM ID: NA
 REPORTING DATE: 5-6-05 INITIALS: JF TIME: 0915
 FACILITY NAME: Lozier Corp
 CORRESPONDENCE CONTACT: Patty Greene
 STREET: 6336 Pershing Drive
 CITY: Omaha
 STATE: NE
 ZIP: 68110
 LATITUDE: 41° 19' 05" LONGITUDE: 95° 55' 40"
 METHOD: _____ ACCURACY: _____
 POINT DESCRIPTION: _____



Advertisement

6316 John J Pershing Dr
Omaha NE
68110-1100 US

Notes:



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**APPENDIX E
CREDENTIALS**

Company Profile

Highlighting Phase I/II ESA Services

Known in the Marketplace as

Reliable
Responsive
Innovative
Convenient

Terracon is a national, employee-owned consulting engineering firm with offices throughout the United States. Terracon's primary service areas are:

- Geotechnical
- Environmental
- Construction Materials
- Facilities

Our Vision

We continue to view our company as a vital and growing consulting firm of engineers and scientists, providing multiple related service lines to clients at local, regional, and national levels. All of our services are delivered on a timely basis with consistently high value and attention to client needs.

Environmental services include Phase I and II site assessments; Brownfields redevelopments; remedial design, implementation, and oversight; regulatory compliance; and industrial hygiene (including asbestos, lead, and Indoor Air Quality). Major markets served include retail/commercial development, telecommunications, industrial, government, agriculture, and financial.

Many of Terracon's professionals have achieved recognition for large, high profile projects that have contributed favorably to urban redevelopment and renewal. Some Terracon professionals were part of the ASTM committees that developed the ASTM standards for conducting Phase I Environmental Site Assessments.

Over the years, Terracon offices have conducted over 30,000 Phase I/II ESAs throughout the U.S., and have dealt with a wide range of environmental issues. Phase I and Phase II assessments are conducted by professionals that participate in company-provided training. Standardized Phase I reports are used company-wide for consistency and conformance to the ASTM standard. Scores of scientists and engineers employed by Terracon meet the criteria of Environmental Professional, as defined in EPA's All Appropriate Inquiry Rule. As a quality control measure, reports are reviewed by qualified reviewers identified within Terracon as Authorized Report Reviewers.

To support quality field efforts for Phase II (subsurface) ESA work, Terracon utilizes direct push Geoprobe equipment and conventional auger drilling equipment for collecting soil and groundwater samples. Phase II ESAs can range from simple, straight forward work scopes to comprehensive hydrogeologic assessments to assess the nature and extent of subsurface contaminants.



Terracon provides environmental due diligence services to hundreds of companies throughout the United States. In doing so, we currently perform more than 5,000 Phase I ESAs each year.



Megan R. Hughes

Senior Associate

PROFESSIONAL EXPERIENCE

Ms. Hughes is an environmental scientist in Terracon's Omaha, Nebraska, office. Her responsibilities include business development, project management, report preparation, and oversight of various environmental projects. Ms. Hughes has over 20 years of experience in environmental consulting including conducting Phase I Environmental Site Assessments (ESA) and Limited Site Investigations (Phase II ESAs), brownfields assessments, Tier I and Tier II RBCA Investigations, groundwater sampling, soil sampling, installing and developing monitoring wells, site mapping, surveying, workplan and report development. Ms. Hughes responsibilities also include being an authorized project reviewer (APR) and Environmental Professional (EP) for Phase I Environmental Site Assessments. Ms. Hughes is also a member of Terracon's Senior Environmental Site Assessment Practitioner Resource Group.

PROJECT EXPERIENCE

Phase I and Phase II Environmental Site Assessments - Iowa, Nebraska, South Dakota, and North Dakota

Directs and prepares numerous Phase I and Phase II ESA projects in support of real estate transactions for many commercial and industrial clients. Ms. Hughes is familiar with the ASTM guidance used to prepare a Phase I assessment. Ms. Hughes' experience includes management, business development, and project review.

Omaha Steel Castings – Omaha, Nebraska

Ms. Hughes' responsibilities has included the management of environmental services for the University of Nebraska Medical Center (UNMC) to acquire 100+ year old steel foundry on 11.2 acres of land and to prepare the site for redevelopment. The environmental services for this project included the preparation of Phase I and Phase II ESA reports, underground storage tank removal, Tier 1 services, polychlorinated biphenyl (PCB) sampling (concrete surface, soil, and groundwater), coordination and removal of drums/totes and various containers of unknown waste, foundry sand sampling and disposal, foundation removal oversight services, preparation of a Remedial Action Plan, and pre-demolition services including asbestos sampling and post abatement clearance sampling. Ms. Hughes has also been responsible for working with the client and the Nebraska Department of Environmental and Energy (NDEE) to achieve site closure through the Voluntary Cleanup Program (VCP).

B&T Metals – Gering, Nebraska

Ms. Hughes was the project manager of an EPA Brownfields Assessment Grant at a former metal recycling facility. Assessment activities included Phase I and Phase II ESA reporting, development of a Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP), Analysis of Brownfield Cleanup Alternatives (ABCA), and multiple workplans.

EDUCATION

Bachelor of Science, Environmental Science, 1998, Creighton University

CERTIFICATIONS

OSHA 29 cfr 1910.120

Red Cross Adult CPR – 2014

Red Cross Standard First Aid – 2014

ASTM Technical Training-Phase I and Phase II Environmental Site Assessments for Commercial Real Estate-2014

Fundamentals of Project Management -2013

Fundamentals of Supervision-2014

AFFILIATIONS

Commercial Real Estate for Women (CREW) Omaha Metro-Member

American Council of Engineering Companies (ACEC)

WORK HISTORY

Terracon Consultants, Inc., Project Manager, 2005-Present

BioScience Laboratories, Bozeman, Montana, Microbiologist, 2002-2004

LT Environmental, Denver, Colorado, Environmental Scientist, 2002

United States Geological Survey, Biologist, Denver, Colorado, 2001

Hazen Research, Chemist, Golden, Colorado, 2000

Megan R. Hughes (continued)

Otoe County Landfill – Nebraska

Ms. Hughes' responsibilities includes management of semi-annual groundwater sampling events performed in accordance with a site remedial action plan (RAP). Ms. Hughes is also responsible for the preparation of the Annual Groundwater Monitoring Report which is submitted to the Nebraska Department of Environment and Energy (NDEE) on behalf of the client.

Nebraska Department of Environmental Quality SPARC Contract – Nebraska

Multi-site environmental services contract with the State of Nebraska. Currently under this contract, Terracon maintains and operates about 20 remediation systems, with additional sites, under construction or design. Remediation technologies applied to project sites include in-situ air sparge, soil vapor extraction, high-vacuum extraction, vacuum-enhanced fluids removal, groundwater extraction, excavation, receptor mitigation, bio-stimulation/enhancement, and monitored natural attenuation. Assessment services provided have included Risk-Based Corrective Action (RBCA) Tier 1 and Tier 2, free product delineations, soil vapor assessments, and enclosed space assessments. Terracon also conducts on-call quick response activities such as emergency vapor assessment and mitigation, water line replacements, spill cleanup, and soil/groundwater remediation. Ms. Hughes has conducted Tier 1 site assessment fieldwork, report writing and project management at more than 100 active assessment and remediation sites in varied geologic regimes.

Agricultural Chemical Projects – Iowa and Nebraska

Assessment of subsurface impact from anhydrous ammonia, carbon tetrachloride, nitrogen fertilizers, and a wide variety of pesticides. Clients include Scoular Grain Company, Cenex/Land O'Lakes, Farmland Industries (regional firms) as well as local grain elevator and farm cooperative companies.

ANDREW A. HERMAN

PROJECT SCIENTIST

PROFESSIONAL EXPERIENCE

Mr. Herman is a project scientist in Terracon's Omaha, Nebraska office. His primary responsibilities include conducting Phase I and Phase II Environmental Site Assessments, Risk Search and Risk Assessments, brownfield assessments, industrial hygiene projects, lead-based paint assessments, air monitoring projects, noise surveys, asbestos surveys, mold and moisture surveys, soil and groundwater sampling, and assisting other projects as needed. Mr. Herman has been an Environmental Professional (EP) for Phase I Environmental Site Assessments since 2007 and has over 17 years of experience in environmental consulting.

PROJECT EXPERIENCE

Phase I and Phase II Environmental Site Assessments

Conducts Phase I and Phase II Environmental Site Assessments in support of real estate transactions for various commercial and industrial clients in Nebraska, Kansas, South Dakota, Iowa, Minnesota, and Illinois.

Asbestos, Mercury, and PCB Demolition and Renovation Surveys

Identified asbestos, polychlorinated biphenyls, and mercury containing materials by conducting visual assessments and bulk sampling methods.

Industrial Hygiene Projects

Conducts numerous air monitoring projects and noise surveys for various manufacturing, grain handling and processing facilities, and other commercial companies.

Moisture Surveys and Mold Investigations

Inspected buildings for moisture issues using moisture detection equipment to evaluate surface, sub-surface, and moisture in air values. Generated reports to assist property owners with solutions for moisture elimination. Assessed buildings for mold in hospitals, commercial and office buildings, universities, schools, and residential homes. The investigations included sample collection in the form of bulk, tape and swab samples for species identification. Provided evaluations and recommendations based on visual inspections and laboratory data.

Risk Management – CERCLA

Managed individuals performing soil sampling within the Omaha Lead Superfund Site. Completed soil preparation following EPA Method 6200. Negotiated access agreements with owners/residents. Performed exterior paint inspections of over 1,500 homes.

Education

Bachelor of Science, Natural Resources, 2002, University of Nebraska-Lincoln

Certifications

OSHA 40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training

Nebraska Asbestos Inspector - License No. 1034

Iowa Asbestos Inspector - License No. 19-2867

South Dakota Asbestos Inspector - License No. 7809

Radiation Safety Training

Rail Safe Training

Work History

*Terracon Consultants, Inc.
Project Scientist
2008-Present*

*Marc Enviro Services, Vice President,
2003-2008*

*Lower Platte South Natural Resources District, Soil Conservation Aid,
2002-2003*



Environmental



Michele L. O'Malley

STAFF ENVIRONMENTAL SCIENTIST

PROFESSIONAL EXPERIENCE

Mrs. O'Malley is a Staff Environmental Scientist in the Omaha, Nebraska office. Her duties include data collection and evaluation, site mapping and report development. She has experience in a variety of field activities including, construction observation, subsurface drilling, soil sampling, and Phase I Environmental Site Assessments.

Mrs. O'Malley's previous work experience and educational background gives her a strong foundation for work in the Environmental Science field with an educational background in geomorphology, environmental sciences, physics, and chemistry. Mrs. O'Malley performs her work in a safe, and efficient manner. Her work ethic puts emphasis on client service and satisfaction.

PROJECT EXPERIENCE

Phase I Environmental Site Assessments

Mrs. O'Malley is currently in training for conducting Phase I Environmental Site Assessments in support of real estate transactions and due diligence purposes to be performed for various commercial and industrial clients in the Midwest. Mrs. O'Malley's responsibilities include conducting site visits, obtaining and reviewing historical research, report preparation and final recommendations.

Children's Hospital– Nebraska

Mrs. O'Malley assisted on soil sampling, compaction testing, construction observation, and reporting.

60th & L High School– Nebraska

Mrs. O'Malley assisted on soil sampling, compaction testing, construction observation and monitoring, and reporting.

SRP1A– Nebraska

Mrs. O'Malley assisted on soil sampling, compaction testing, construction observation and monitoring, and reporting.

EDUCATION

Bachelor of Multidisciplinary Studies, Environmental Studies, University of Nebraska- Omaha

CERTIFICATIONS

OSHA 40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training

Portable Nuclear Density/Moisture Gauge Use & Safety Training

ACI Concrete Field Testing: Grade I. Expires: January 08, 2025

WORK HISTORY

Terracon Consultants, Inc.
Staff Environmental Scientist, 2021-Present

Terracon Consultants, Inc. CMT
Field Technician, 2019-2021

APPENDIX F
DESCRIPTION OF TERMS AND ACRONYMS

Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

Description of Selected General Terms and Acronyms

Term/Acronym	Description
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ('cradle to grave'). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. De minimis conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

Grant Application

Row 90

Organization Name (if applicable)	Pacific Engineering Inc.
Physical Address	1086 Saltillo Road Suite 2, Roca NE 68430
Mailing Address	
Website	www.pacificengineeringinc.com
Social Media Accounts	
Name	Dexter Myers
Title	Senior Vice President
Email Address	dexter.myers@pacificengineeringinc.com
Phone	+1 (626) 379-2282
Team	Yes

Organizational Chart

PEI's management team is lead by Rear Admiral Osie Combs USN (Ret.) who serves as president and Mr. Dexter Myers the Sr. Vice President. Rear Admiral Combs brings over 50 years of proven, highly skilled technical and management experience of complex systems both within the defense industry and the commercial sector. Mr. Myers has worked in the defense sector for 40 years and brings strong business acumen. Mr. Don Myers is a retired Army veteran and serves as the Chief Financial Officer. Rear Admiral Combs had numerous engineering and management assignments throughout his naval career which included at-sea assignments and industrial shore assignments. Adm Combs led the development of the worlds most advanced submarine the SEAWOLF class. Currently, the executive team leads a team of engineers and scientists in the development of a Corrosion Resistant Composite components for defense and commercial applications. Experienced, senior managers serve at the vice president level who are responsible for product design, development and production. Senior managers include a Mr. Dale Tiller, PE, vice president for engineering, Mr. Pete Perry, a vice president for business development and product transition, Mr. Dennis Simmons, vice president for manufacturing, Dr. Taylor Stockdale, a director for Material development, and Shawn Talley, a director for the computer aided design.

Other Completed Projects and/or Accomplishments

PEI successfully designed and manufactured Ready Stow Group (RSG) Torpedo Launchers designed and qualified for the U.S. Navy. PEI's Torpedo Launcher System featured: 1) High strength steel welded launcher frame, 2) Weight saving Composite materials, and 3) Armor Panels. PEI launchers met MIL-STD-901 Shock requirements. RSG launchers were installed on operational aircraft carriers USS Truman CVN-75 and USS Vinson CVN-77 which sailed around the world with the PEI launchers. PEI designed, manufactured, tested, and delivered completed Composite Launch Canisters for the Navy's Countermeasure Anti-Torpedo Torpedo (CAT). Over 60 composite launch canisters were delivered to the Navy in support of an urgent operational need to provide anti-torpedo protection for the nation's aircraft carriers. This special project for the Chief of Naval Operations lead to PEI's receipt of the Small Business Administration Roland Tibbets Award for Best in Small business in 2014. PEI is currently under contract for other defense products. Examples include: • US Navy MK41 Vertical Launch System composite cell hatch development • US Navy MK41 Vertical Launch System composite uptake hatch development • US Navy Vertical Launch System MK29 composite canister • USMC Ground Based Air Defense (GBAD) composite components • US Army Expandable Command Post using composites Rapid On Demand – Portable Medical Platform (ROD-PMP) is a composite mobile clinic that PEI designed and manufactured in the middle of 2020 in response

to COVID-19. The mobile clinics were innovated (designed) to create mobile testing and vaccine implementation centers in rural, tribal, and minority communities. PEI is specifically proud of Nebraska's first drive-through clinic being placed in the North Omaha community at Metro Community College Campuses. PODs also were installed at the Winnebago Tribe Sovereign Nation, the University of Nebraska-Lincoln, and to the Nebraska Department of Health and Human Services which supported over a dozen sites in total. Based on the success ROD-PMP had in Nebraska, PEI portable clinics were used in underserved communities in Washington DC, Maryland, and Virginia. Over 50,000 people were tested and or vaccinated for COVID-19. PEI has teamed up with United Help Ukraine, a non-profit organization and has sent 2 PODS to the recently liberated regions of war-torn Ukraine. The PODS were full of humanitarian aid supplies and were re-purposed as mobile medical clinics. The key success of ROD-PMP was accomplished by utilizing PEI's knowledge of composites and creating a lightweight yet sturdy structure that will last up to 40 years without corrosion or breakdown.

Proposal Title	PEI SMART Manufacturing Factory
Total Budget (\$)	\$1,603,000.00
LB1024 Grant Funding Request (\$)	\$1,603,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>Pacific Engineering plans to build a SMART Advanced Manufacturing Facility at the Enterprise Park site at 16th and Locust Ave. This site is within the QCT outlined in LB 1024. If selected, PEI plan is transformational and will provide long lasting economic growth. PEI's SMART Advanced Manufacturing facility, equipped with digital manufacturing and 3 D printing equipment. PEI has 7 products that we are developing under defense product research contracts in NE, so there is need to expanded PEI manufacturing equipment to fulfill the production quantities the military needs beginning in 2024. Since the Locust Street site is so close to Omaha airport it will allow key pentagon officials and other industry managers to easily visit PEI and inspect the work being performed. In August 2022, PEI leased and began renovating an existing two-story 3000 sq ft building at 2827 N. Locust Street to create office and training space so we can begin hiring our new staff. PEI also plans to develop mobile training PODs and use them across Nebraska to introduce junior college and high school students to 3D printing and introduce them to Advanced Manufacturing concepts. Over a 15-year period, \$875M in new revenue to Nebraska with an expected return on investment of \$58.33 for every \$1 in state funding will be generated. PEI is planning to use a portion of the funding for 3D printing and digital manufacturing technology. "Digital twins" are identical virtual computer-generated models of the manufacturing equipment PEI will receive. Digital twins allow the hiring and training of staff immediately, using virtual displays. PEI plans to hire 100 employees and provide technical and management training. PEI will also team up with companies located at the iHUB to assist us in vertical spaces we do not possess. Our 3D printing capabilities, we allow PEI to provide low-cost manufacturing for iHUB new starts as needed. PEI jobs will be at an average annual salary of \$70,000, thus creating a minimum annual direct economic impact of \$1,828,600, an indirect economic impact of \$592,400, and an induced economic impact of increased home ownership and revenue for school districts.</p>
Timeline	<p>PEI Proposed Schedule Timeline. July 2023 Grant Funding Received July 2023 Building Permits/Site Development December 2023 Groundbreaking for New Building July 2024 Interior Work on Building (Start) December 2024 Construction Complete January 2025 PEI Move in/outfitting May 2025 Grand Opening</p>
Percentage completed by July 2025	100%
Funding Goals	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting</p>

Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation SMART Manufacturing Factory will create 100 new skilled jobs

Proposal Description and Needs Alignment PEI SMART factory will provide long-lasting economic growth will lead to long-term vitality in North Omaha. As households increase their wealth the opportunity for household ownership increases, crime decreases, better income for schools and youth growth will continue to lead more successful and prosperous generations. Over future decades of PEI's growth will leave uncalculatable economic growth and impacts for North Omaha residents. At the average office salary of \$70,000 this will begin the process of injecting a higher household income into the neighborhood of North Omaha. With this average household income nearly doubling from the average in North Omaha this will directly and indirectly improve lives. PEI's manufacturing site will contribute to the transformational change to happen in North Omaha. PEI SMART manufacturing buildings will be a magnet that will draw other manufacturing companies to Nebraska. LB1024 is focused to improving the lives of residents and this begins with adding the proper jobs at scale. With the long-term focus of adding a minimum of 100 jobs we see LB 1024 and the IHUB leading the change from a transformational level.

Visioning Workshop Findings Alignment When reviewing the SWOT analysis summary there are significant areas PEI's facility in North Omaha can help improve weakness points discussed. Based upon failing infrastructure, lack of connected businesses, lack of resources and jobs, these are all areas PEI will be able to continue to in the community in transformational way. PEI's current renovations and new manufacturing plan will build upon the need for improved infrastructure. It is evident the neglect over decades that is sorely showing on overall infrastructure. With the ability to bring corporate revenue employing high paying jobs above the \$60k number (shown on page A60) North Omaha is a prime market due to the high walkability to employment, especially when reviewing 16th and Locust. Page B24 notes 37% of the working age in North Omaha, over 25,000 people, are the target age range for PEI's employment needs. Within Industry pay for production coming in below the \$41k annual average salary, PEI's salary will be 89% higher than the State of Nebraska's average for production individuals creating significantly more wealth and long-term ownership. This doesn't include paid internship opportunities with high schools within North Omaha and partnerships with the schools themselves to bring a new level of technology to the classrooms for manufacturing than otherwise may have access to. Additionally, planned partnerships with iHUB, Sankofa Innovation District and Metro Community College, PEI looks to create/expand apprenticeship programs to ready the workforce.

Priorities Alignment When PEI became familiar with LB1024, there was a distinct overlap in how PEI's desire aligns with the strategic priorities of the Bill. PEI's did an internal SWAT analysis in March 2022 which revealed the need to increase its workforce while realizing that it had to do so in the face of a tight job market. PEI's strategic development strategy included utilizing the talent within the underserved community like North Omaha. The location of our manufacturing facility within the North Omaha area represents a win-win. PEI believes North Omaha has been ignored for several decades with COVID-19 pushing livability to the threshold. PEI's desire is to create economic prosperity for the community. As an already established company, we believe grow best by employing residents in North Omaha and injecting as much payroll capital as possible. LB1024 has many other focuses such as affordable housing and non-profit development that PEI is not directly affecting. However, through our efforts, we believe we can indirectly and there being induced benefits that derive from PEI's efforts.

Economic Impact PEI SMART factory will provide long-lasting economic growth will lead to long-term vitality in North Omaha. As households increase their wealth the opportunity for household ownership increases, crime decreases, better income for schools and

youth growth will continue to lead more successful and prosperous generations. Over future decades of PEI's growth will leave uncalculatable economic growth and impacts for North Omaha residents. At the average office salary of \$70,000 this will begin the process of injecting a higher household income into the neighborhood of North Omaha. With this average household income nearly doubling from the average in North Omaha this will directly and indirectly improve lives. PEI's manufacturing site will contribute to the transformational change to happen in North Omaha. PEI SMART Manufacturing Factory will be a magnet that will draw other manufacturing companies to Nebraska. LB1024 is focused to improving the lives of residents and this begins with adding the proper jobs at scale. With the long-term focus of adding a minimum of 100 jobs we see LB 1024 and the IHUB leading the change from a transformational level.

100

60 temp jobs to build PEI SMART Factory

70,000.00 - 85,000.00

In August 2022, PEI leased and began renovating an existing two-story 3000 sq ft building at 2827 N. Locust Street to create office and training space so we can begin hiring our new staff. PEI also plans to develop mobile training PODs and use them across Nebraska to introduce junior college and high school students to 3D printing and introduce them to Advanced Manufacturing concepts. PEI is planning to use a portion of the funding for 3D printing and digital manufacturing technology. "Digital twins" are identical virtual computer-generated models of the manufacturing equipment PEI will receive. Digital twins allow the hiring and training of staff immediately, using virtual displays.

Community Benefit PEI's expansion would diversify the job availability and with the additional high paying jobs it will indirectly improve the local neighborhoods with more disposable income. We believe through the additional corporate revenue and employee wages the taxes and local spend will be reinvested in North Omaha for the improvement of everyone. PEI SMART manufacturing factory within the community will speak volumes toward community pride and the desire to develop more opportunities.

Further, PEI's expansion needs the vertical support the iHUB and SANKOFA vision can provide and community leaders to develop holistic community development of building a workforce and generating community wealth.

Best Practices/Innovation PEI's SMART Manufacturing Facility provides the current state of the art manufacturing. Digital manufacturing is world class state of the art. PEI factory, staff, and equipment will be on par with major companies such as; Lockheed Martin, Boeing, General Dynamics, Raytheon. As noted above, PEI will use the digital twins to mimic real-world use of manufacturing equipment that will be used in the facility; and, processes that will be used and followed during the manufacturing process. This will allow for training of the workforce.

Outcome Measurement PEI's approach to paying for our technicians Junior college degree and supporting those wishing to continue their education at a 4-year institution is testament to our commitment to improving education and our commitment to high paying jobs. We will develop modern, marketable, transferable skills. Tracking of the jobs, certificates and degrees obtained will be a key metric that can be tracked.

Employment and Unemployment stats are currently tracked by state and federal agencies. NDED performs numerous of economic studies and will be able to track improvements to the areas targeted by LB 1024.

PEI will work with other parts of the State of Nebraska and Federal government agencies to provide additional funds to support higher education. For example, the SBA has programs that will sponsor underserved participants through their post-doctoral degree programs. Further, PEI will leverage its relationships with Defense programs and large contractors and UNL to support the educational programs.

Partnerships Yes

	<p>PEI looks to partner with iHUBs and support the goals and vision of LB450. Collectively, PEI's efforts and drive to support sustainable economic growth and development is directly in line with LB450. For example, PEI looks to support the efforts of SANKOFA, a 501(c)(3), as an iHUB. As an iHUB comes online, companies who were part of the iHUB would be used by PEI. These innovation hubs could serve as a vital resource for stimulating verticals from small companies needed to support PEI's manufacturing and other companies. A clear example would be a company that was developed in the iHUB that focused on data analytics could be used to support our SMART manufacturing facility. We would welcome a small company that was grown from the IHUB to be a partner/subcontractor to our efforts. PEI is committed to supporting the growth of those companies, such as, use the small company as a subcontractor on defense bid opportunities. PEI will also partner with Metro Community College to develop and supplement their curriculum to support the educational classes needed for our technology. Other opportunities include supporting secondary schools and Boys and Girls clubs, Community-based programs, and Faith-based programs. Additionally, PEI will augment hands on training using our digital twin technology.</p>
	in progress
Displacement	No
Displacement explanation	
Physical Location	PEI needs 7-1/2 acres at the Enterprise Park site off of Locust Street. It is in the North Omaha QCT, Tract 8.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	No
	Yes
Design, Estimating, and Bidding	No
	No
	Initial estimates were derived from average construction costs and land costs based on meetings with Investors Realty.
General Contractor	No
Request Rationale	Pacific Engineering plans to build a SMART Advanced Manufacturing Facility equipped with digital manufacturing and 3 D printing equipment. PEI is planning to use a portion of the funding for purchasing 7-1/2 acres, designing and building a 45,000 sq ft SMART Factory with 3D printing, inspection and digital manufacturing technology. PEI has obtained equipment quotes from manufacturers and along with cost we have invested in the current ROCA NE facility we determined the budget for our request.
Grant Funds Usage	PEI will use the funds to purchase 7 1/2 acres, build 45,000 sq foot factory, train new staff and purchase digital manufacturing equipment. The major equipment is a 5 axis Overhead milling machine center, a 40 foot digital controlled filament winder and a 38 foot autoclave curing pressure vessel.
Proposal Financial	Yes

Sustainability

	<p>PEI is currently under contract for other defense products. Examples include: • US Navy MK41 Vertical Launch System composite cell hatch development • US Navy MK41 Vertical Launch System composite uptake hatch development • US Navy Vertical Launch System MK29 composite canister • USMC Ground Based Air Defense (GBAD) composite components • US Army Expandable Command Post using composite . These products will be manufactured at the North Omaha Smart Factory.</p>
Funding Sources	<p>PEI has several government contracts to develop composite products for the defense of our nation. The senior managers of these contracts are aware of PEI plan to expand to North Omaha and have committed to continue and expand the products they are buying from PEI. This will result in over 800M of revenue over a 15 year period once the SMART Factory is completed and operational.</p>
	<p>Non applicable</p>
	<p>NO</p>
Scalability	<p>This proposal cannot be completed in smaller components.</p>
	<p>Non applicable</p>
Financial Commitment	<p>PEI is fully committed to invest their profit from the current ROCA operation into the new SMART Manufacturing Factory.</p>
ARPA Compliance Acknowledgment	<p><input checked="" type="checkbox"/></p>
ARPA Reporting and Monitoring Process Acknowledgme	<p><input checked="" type="checkbox"/></p>
LB1024 Funding Sources Acknowledgment	<p><input checked="" type="checkbox"/></p>
Public Information	<p><input checked="" type="checkbox"/></p>
File Uploads	<p>Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule</p>

TECH FIRST MACHINERY, INC.

3141 Pendleton Avenue <> Charlotte, NC 28210 <> PH: (704) 552-0046 <> Email: fboling@techfirst.us

Date: 8/31/2022

Page 1 of 4

Mr. Dexter E. Myers
Senior Vice-President
Pacific Engineering Inc
1086 Saltillo Road, Suite 2
Roca, NE 68430

Cell Phone: 626-379-2282
Email: dexter.myers@pacificengineeringinc.com

Dear Dexter:

We appreciate the opportunity to provide you with an UPDATED formal quote for a completely new autoclave system based on your parameters, as follows:

DESCRIPTION

One (1) - **NEW Electric Autoclave - Overall Dimensions, 72" ID x 36' Lg., designed for 130 Psig@400°F**

Pacific Engineering Inc. - Working Parameters

- a.** Operating Pressure 105 Psig.
- b.** Operating Temperature 285° F
- c.** Heat 400 kW
- d.** Heating Rate 5°F/min
- e.** Cooling Rate 8-12°F/min (with optional cooling)
- f.** Product Load 10,700 lbs. of tool steel and product
- g.** Product Size 24" square x 29.50" long mandrel

Proposed System 66" Working ID x 32' Long Working Length

Autoclave Design

- **72" ID x 36' Chamber length**
- Design Temperature: **400 Deg F**
- Design Pressure: **130 PSIG**
- Carbon steel
- 1/32" Corrosion allowance
- Track Supports
- External motor mount
- Product and Mandrel/mold Load: 10,700 lbs.
- Approximate Shipping Dim. – **85" T x 85" W x 42' L**
- Approximate Shipping Wt. – **35,000 lbs.**

Continued >>

Autoclave Specifications:

INSULATION:

- THE EXTERIOR OF THE AUTOCLAVE WILL BE INSULATED WITH 3" OF FIBERGLASS INSULATION WHICH WILL THEN BE COVERED WITH WHITE ALUMINIZED SHEET METAL. (SEE DRAWING SENT WITH QUOTE TO SHOW WORKING DIAMETER USING INTERNAL INSULATION VERSES EXTERNAL INSULATION)
- ALL EXPOSED SURFACES WILL BE PAINTED WITH INDUSTRIAL BEIGE ENAMEL.

DOOR:

- HYDRAULIC QUICK OPENING DOOR LOCK RING WITH SAFETY INTERLOCK TO PREVENT OPENING OF THE DOOR ABOVE 1.5 PSIG.
- HYDRAULIC PUMP AND CONTROLS FOR DOOR.

CONTROLS:

- FREE STANDING CONTROL PANEL WITH ALLEN BRADLEY MICROLOGIX PLC.
- 10" TOUCHSCREEN HMI WITH ETHERNET AND USB PORTS.
- FULL PROGRAM EDITING AND STORAGE CAPABILITIES WITH MULTIPLE CURE RECIPES.
- FULL PROGRAM EDITING AND STORAGE CAPABILITIES WITH MULTIPLE CURE
- CONTROL PANEL BUILT TO UL508A STANDARDS AND INCLUDES UL STAMP.
- CONTROLLED HEATING AMBIENT-285°F AT 0-5°F/MIN.
- OPERATOR CONTROLS FOR LOCKING DOOR.
- PROCESS COMPLETE AND READY TO OPEN DOOR INDICATOR LIGHTS.
- TEMPERATURE AND PRESSURE SAFETY BACK UPS.
- COMPLETE CONTROL OF CURE CYCLE FROM START TO FINISH.

FAN:

- 30 HP FAN MOTOR LOCATED IN A PRESSURIZED SECTION OF AUTOCLAVE.
- WILL REQUIRE WATER FOR COOLING MOTOR.
- AN AIRFLOW DUCT WILL BE PROVIDED ALONG ANNULUS THAT WILL PROVIDE TEMPERATURE UNIFORMITY THROUGHOUT THE WORKING AREA.

HEAT:

- 400 KW 80/20 NI-CHROME WIRE OPEN COIL ELECTRIC HEATERS WITH SCR HEAT CONTROL LOCATED IN FRONT OF FAN.
- HIGH TEMPERATURE CONAX EG PRESSURE SEALING PASS-THRU CONNECTIONS FOR HEATER LEADS.
- CONTROLLED HEATING AMBIENT-285°F AT 0-5°F/MIN BASED ON A 700 LBS. PRODUCT AND 10,000 LB TOOL STEEL.
- COOLING: NOT INCLUDED HOWEVER IT IS PRICED AS OPTION - SEE BELOW

VACUUM: 32 – VACUUM LINES W/TWO MOTORIZED BALL VALVES-SOURCE LINE, TRANSDUCER WITH DATA COLLECTION – SENSING LINE, MANUAL BALL VALVE -SOURCE LINE, PRESSURE GAUGE – SOURCE LINE, THREE-WAY BALL VALVE FOR TRANSDUCER CALIBRATION – SENSING LINE.

- VACUUM MANIFOLD (47.0 CUBIC FEET CAPACITY) WITH PRESSURE TRANSDUCER AND VACUUM PRESSURE CONTROL FOR MANIFOLD INCLUDED.
- BUSCH 2 HP 40 CFM DRY, ROTARY CLAW, AIR COOLED VACUUM PUMP
VACUUM LINES QUOTED SEPARATELY.

CONTINUED >

THERMOCOUPLES: 32 J-TYPE THERMOCOUPLE JACKS W/DATA ACQUISITION

- ONE THERMOCOUPLE TYPE J FOR FAN MOTOR OVER TEMPERATURE PROTECTION.
- ONE THERMOCOUPLE TYPE J FOR HEATER OVER TEMPERATURE PROTECTION.
- ONE THERMOCOUPLE TYPE J FOR CHAMBER PROCESS TEMPERATURE CONTROL.
- ONE THERMOCOUPLE TYPE J IN VACUUM MANIFOLD FOR BAG LEAK DETECTION.
- TYPE J THERMOCOUPLE JACKS IN JACK PANELS INSIDE AUTOCLAVE WITH CONAX PASS-THRU PRICED SEPARATELY IF REQUESTED.

VALVES:

- PRESSURE SAFETY RELIEF.
- CHAMBER VENT VALVE
- AIR PRESSURE VALVE

CHAMBER PRESSURE:

- CHAMBER PRESSURE TRANSDUCER, ACTUATED CHAMBER PRESSURE CONTROL BALL VALVES, AND DATA COLLECTION INCLUDED. (COMPRESSED AIR OR NITROGEN PROVIDED BY CUSTOMER.)

TRACKS:

- TRACK SUPPORTS AND ANGLE IRON TRACKS PROVIDED. (DRAWING SENT WITH THIS QUOTE WILL ILLUSTRATE A CART TRACK SUPPORT USING 24" CENTERS – CAN BE DESIGNED TO SUITE YOUR EXISTING CART WHEEL CENTERS)

SAFETY:

- SAFETY RELIEF.
- DOOR SAFETY CONTROLS.

POWER REQUIREMENTS ESTIMATED:

- 480VAC/3PH/60HZ/437A.

PROGRAMMING:

- ALLEN BRADLEY MICROLOGIX 1400 PROGRAMMING AND SOFTWARE BY IMS.

DELIVERY /INSTALLATION /START-UP PRICE IS NOT INCLUDED NOT INCLUDED.

PRICE: \$440,686.00 – PLUS SALES TAX IF APPLICABLE.

AUTOCLAVE COST OPTIONS:

COOLING: CONSIST OF 2 ROW 36" X 36" 304 S/S COOLING COIL WITH PROPORTIONAL VALVE, EDUCTOR, REGULATOR, PRESSURE GAUGE, MOUNTING STRUCTURE AND FITTINGS TO BE INSTALLED AND PROGRAMMED DURING ASSEMBLY OF AUTOCLAVE. (FOR COOLING RATE - 8-12°F/MIN)

ADDITIONAL PRICE: \$17,387.00

CONTINUED >

TERMS: 40% DOWN WITH ORDER, 55% UPON NOTIFICATION OF READINESS TO SHIP, AND 5% NET 30. FREIGHT AND RIGGING NOT INCLUDED. QUOTE IS VALID FOR 30 DAYS.

DELIVERY: 4 WEEKS ARO PO, DOWN PAYMENT AND DRAWING SUBMITTALS. 32-36 WEEKS FABRICATION AFTER DRAWING APPROVAL.

THIS WILL DEPEND ON WHEN THE PURCHASE ORDER IS RECEIVED, THE DOWN PAYMENT IS RECEIVED, AND THE DRAWINGS ARE APPROVED BY CUSTOMER.

ALL RAW MATERIALS COST MORE AND ARE GETTING HARDER TO ACQUIRE AND THE LEAD TIMES ARE CONTINUING TO INCREASE.

Please contact me with any questions and thank you for this opportunity.

Best Regards,

Fred Boling
President



Rear Admiral OSIE V. COMBS, JR., US Navy (Retired)

Pacific Engineering, Inc.
 1086 Saltillo Rd., Suite 2, Roca, NE 68430-4078, USA
 703-627-2238
 ocombs@pacificengineeringinc.com

Professional Preparation

Institution	Location	Major	Degree	Year
Prairie View A&M University	Prairie View, TX	Electrical Engineering	B.S.	1971
Massachusetts Institute of Technology	Cambridge, MA	Mechanical Engineering	M.S.	1977
Massachusetts Institute of Technology	Cambridge, MA	O.E./Naval Architecture	Ocean Engineering	1977
Carnegie Mellon University	Pittsburgh, PA		Executive Management Program	1994

Appointments

Year(s)	Title
2018-Present	President, Pacific Engineering, Inc., Roca, NE
2014-2017	Executive VP, MILVETS, Inc., Lanham, MD
2011-2014	Executive VP-Defense, V-TECH Solutions, Inc., Silver Springs, MD
2009-2011	Advisor to Board of Directors, Integrated Systems Analysts, Inc., Alexander, VA
2002-2018	Chief Executive Officer, The VITEC Group, Inc., Stafford, VA
1999-2002	Chief Operating Officer, The Citadel Group, Inc., Gaithersburg, MD
1997-2002	Member of Board of Trustees, Massachusetts Institute of Technology, Cambridge, MA
1971-1999	US Naval Officer (Rose to rank of Rear Admiral), Chief Engineer of Space and Warfare Command, Vice Commander Space and Naval Warfare Command, Director of Submarines, Deputy Commander Naval Sea Systems Command (Industrial Operations and Logistics) Engineering Duty Officer Specialist

Experience

Rear Admiral Combs brings over 40 years of proven, highly skilled technical and management experience of complex systems both within the defense industry and the commercial sector. Rear Admiral Combs had numerous engineering assignments throughout his naval career which included at-sea assignments and industrial shore assignments. Currently, Rear Admiral Combs serves as President of Pacific Engineering,

Inc., a Defense Contractor. He leads a team of engineers and scientists in the development of a Corrosion Resistant Composite MK-41 Vertical Launching System (VLS) Missile Hatch for naval vessels; composite components for sonar array structures for submarines; composite launch and propulsion systems; composite structural components for ground-based air defense systems; and a composite Rapid on Demand Portable Medical Platform™ that is being used in the fight against COVID-19. Recent developments in improving high strength materials are cutting edge technologies which places PEI in the category of one of the leading companies in the field.

Rear Admiral Combs has extensive knowledge of shipbuilding and submarine construction. In his early professional development, Rear Admiral Combs was instrumental in the construction and repair of many of the Los Angeles Class submarines. One of his submarine projects, the USS Houston SSN 713, was used during the filming of the movie “Hunt for Red October”. Rear Admiral Combs designed the SEAWOLF Class submarine, served as its Major Program Manager and built and delivered the Large Scale Vehicle (LSV) – the Navy’s first autonomous/unmanned submarine. In his role as Chief Engineer and Vice Commander of the Navy’s Space and Naval Warfare Systems Command, he delivered numerous electronic products for the navy and multiple ships. Other key Flag level assignments included Director of Submarines (Naval Sea Systems Command/SEA 92). In his last military assignment prior to retirement, he had oversight responsibility for all ship construction and repair for the US Navy.

Synergistic Activities

- 1. Leadership in Naval Engineering:** Rear Admiral Combs is an engineering icon. Nationally recognized as Black Engineer of the Year by Career Communications in 1990. He rose to become a Flag Officer in the United States Navy as an Engineering Duty Officer having served this country for over 30 years of dedicated service. He is a service-disabled Vietnam veteran. During his distinguished military career, he achieved many notable firsts and was considered a technology leader to allow our military to maintain its status as the best in the world. In many circles, he is considered the “Father of Information Dominance” as he was the designer and chief architect for Information Technology for the 21st Century (IT-21). The system is known as Consolidated Afloat Network Enterprise (CANES) today, which connects computer networks and satellites in a networked environment. This program was cited as the most significant change to modern warfare. He solved many of the Navy’s toughest engineering challenges during his tenure on active duty. Many of the processes he put in place are being used today.
- 2. Leadership in Research:** Rear Admiral Combs led a research team in the development, design, and construction of the US Navy’s first autonomous submarine. He led the study of using photometric geometry to measure the fairness of the submarine hull to a .003 tolerance. Integrated seven computers to develop navigation and 6 degrees of freedom for maneuvering. He also led research development of the newest propulsor (1985). Entry was made in congressional records citing his contributions to science and that his work had changed the course of shipbuilding and naval warfare.
- 3. Leadership in Outside Research Activities:** Rear Admiral Combs has promoted STEM education during his entire professional career. Has lectured at numerous universities; sponsored, participated in, and judged many science fairs. As Vice Commander of SPAWAR, his command sponsored a city-wide STEM program for San Diego, CA. Most recently, Rear Admiral Combs is a founding member of Generation Redirect. This program was developed to attract STEM students to aggressively pursue scientific fields. The program consists of sponsoring middle and high school students to attend mentoring sessions, lectures, tutoring, and field trips to various universities. To date, over 50 students have been sponsored to MIT, Harvard, Carnegie Mellon, and Howard University. Each student who has graduated from the program has gone to college majoring in a STEM field. Rear Admiral Combs has a “sustained mentoring” program. In the program, the student is mentored from the 5th grade through the completion of college and some are being mentored through their doctorate. He has served (and currently on) several boards and plays an active role in society. He has numerous recognitions.

Budgetary System Proposal

Commercial Summary



4 COMMERCIAL SUMMARY

The following pricing is being supplied for budgetary purposes. Prior to ordering, KRC will need to revise our proposal based upon the final machine configuration selected. If there are any questions regarding this proposal or any of its contents, please contact us.

4.1 SYSTEM PRICING

Our system pricing is inclusive of all the items detailed in Section (2) of this volume titled Our system pricing is inclusive of all the items detailed in Section (2) of this volume titled "FUSION System Overview".

FUSION Waterjet Machining Center	\$3,381,289.00
Layout Drawing Package.....	Included
Installation and Commissioning	Included
Operator & Maintenance Training	Included

4.2 OPTION EQUIPMENT & FEATURES PRICING

The optional equipment & features pricing below is related to the items detailed in Section (3) of this volume.

3.1 Table - Option A (Heavy Duty)	\$853,325.00
3.2 Table – Option B (T-Slotted Floor Plate)	\$646,434.00
3.3 Pit Wash System	\$166,959.00
3.4 Operator Platform.....	\$16,256.00
3.5 Vacuum System (10 HP)	\$36,843.00
3.6 Dual Zone Upgrade w/Partition	\$75,404.00
3.7 Dust Collection System	\$186,059.00
3.8 Servo Controlled Dust Shroud.....	\$33,612.00
3.9 AAT Software Package with Support	\$70,500.00
3.10 Laser Scanner System.....	\$89,650.00
3.11 Foundation Design	\$25,000.00
3.12 Shipping & Delivery	\$63,875.00
3.13 Rigging & Equipment Rental	\$68,500.00

PEI Smart Manufacturing

North Omaha

Factory

PEI Smart Manufacturing Factory

- **SMART (Digital)Manufacturing will be World Class State of the ART**
- **Digital Manufacturing process will be implemented based on SIEMENS technology**
 - PEI factory staff and equipment will be on par with Major prime companies such as;
Lockheed Martin, Boeing, General Dynamics, Raytheon
- **Location of SMART Manufacturing Facility in underserved community will be**
 - Transformational
 - Supports North Omaha/Nebraska and Federal objectives
 - Digital twins to allow for development and training of workforce

PEI North Omaha



PEI North Omaha



PEI North Omaha



PEI North Omaha



PEI On-going Expansion



35 FT AUTOCLAVE, 7 FT DIA
Used to cure MK-29 Canisters



5 Axis Overhead Milling Machine w/Digital Twin Software

Smart Factory Production Equipment Additions

PEI Smart Manufacturing

North Omaha

Factory

PEI Smart Manufacturing Factory

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PEI North Omaha



PEI North Omaha



PEI North Omaha



PEI North Omaha



PEI On-going Expansion



35 FT AUTOCLAVE, 7 FT DIA
Used to cure MK-29 Canisters



5 Axis Overhead Milling Machine w/Digital Twin Software

Smart Factory Production Equipment Additions

		Item
LAND PURCHASE	\$	1,300,000.00
BUILDING	\$	6,000,000.00
KRC MACHINE 5 axis Milling Machine	\$	3,560,000.00
Safety Enclosures for KRC gantry milling machi	\$	75,000.00
3D printer Additive Machine	\$	55,000.00
Filamnet Winder Fiber Creel	\$	200,000.00
Filiment Winder 40Ft	\$	550,000.00
Extractor- Canisters	\$	450,000.00
Power Panel Installation(High Voltage)	\$	150,000.00
Composite Parts Curing Oven- Industrial Size	\$	500,000.00
Dust Collection System	\$	122,000.00
Equipment shipping from manufacturers	\$	80,000.00
Ultrasonic Inspection System	\$	130,000.00
Autoclave- TECHFIRST	\$	440,686.00
Nitrogren System for autoclave	\$	200,000.00
Walk-in freezer	\$	40,000.00
Automated Carbon Fiber Cloth Cutting Table	\$	90,000.00
Lathe	\$	80,000.00
Forklifts(2)	\$	80,000.00
Autoclave Cooling System	\$	17,387.00
Overhead Gantry Crane	\$	120,000.00
External Equipment Training	\$	100,000.00
Senior Plant Manager	\$	140,000.00
Professional Recruiter	\$	20,000.00
New Employee Relocation	\$	15,000.00
Workers Compensation	\$	25,000.00
Office Equipment	\$	55,000.00
Computers	\$	55,000.00
Fence and gate	\$	40,000.00
Signage and Lighting	\$	26,500.00
Accounting System Software and CPA FEES	\$	60,000.00
SUB TOTAL	\$	14,776,573.00
INFLATION CONTIGENCY 8.3%	\$	1,226,455.56
TOTAL BUDGET	\$	16,003,028.5590



Address: PO Box 83426
Gaithersburg, MD 20883

Phone: (703) 493-0005

Website: UnitedHelpUkraine.org

Facebook: [UnitedHelpUkraine.org](https://www.facebook.com/UnitedHelpUkraine.org)

Twitter & Instagram: [@UnitedHelpUA](https://www.instagram.com/UnitedHelpUA)

Email & PayPal: UnitedHelpUkraine@gmail.com

FOR IMMEDIATE RELEASE

Date and time: June 21, 2022 at 3 pm

Place: in front of the Holodomor Memorial, Washington, DC

Unique Mobile Medical Clinic to Aid Sick and Wounded Ukrainian Civilians

Washington – Hundreds of hospitals across Ukraine have been severely damaged or destroyed since the brutal Russian invasion began on February 24. Thousands of sick and wounded civilians and refugees urgently need medical care.

The dire need for medical care is felt especially in “de-occupied territories in the beleaguered Kharkiv region,” said Maryna Baydyuk, president of United Help Ukraine (UHU). Kharkiv, in northeastern Ukraine, is the second largest city in the war-torn country. The region has been under heavy Russian pressure since the invasion began.

On June 21, United Help Ukraine (UHU), Gaithersburg, MD, and Pacific Engineering Inc. (PEI) of Roca, NE, will join forces to take a small, but critical step to provide much-needed care to Kharkiv’s sick and wounded. PEI will donate a re-purposed truck-mounted mobile medical clinic, called the Rapid On Demand Portable Medical Platform (ROD-PMP), to UHU for rapid deployment to Ukraine.

The 3 p.m. ceremony, appropriately, will take place in front of the Holodomor Memorial to Victims of the Ukrainian Famine-Genocide. The memorial is located near the U.S. Capitol at the intersection of North Capitol St. and Massachusetts Ave.

“The ROD-PMP unit will then be promptly driven to Delaware and delivered to Ukraine by Ukraine Express,” UHU President Maryna Baydyuk explained.

The PEI truck mounted mobile clinic, manned by a two-person medical team, has two exam rooms and can treat up to 150 patients a day. “It is ideal for daily or multiple trips within a day with minimum set-up time,” said PEI President Osie V. Combs, Jr., RDML, USN (Ret.).

RDML Combs stressed the truck-mounted unit is part of a series of mobile units, including trailer-mounted and portable units that can be repurposed and provided to UHU for rapid deployment to Ukraine.

PEI first transformed the unique, lightweight, sandwich-composite technology, originally built for other purposes developed by using Small Business Innovative Research initiatives, into safe and transportable COVID-19 testing PODS in 2020. The mobile PODS were deployed and used in Washington DC, Baltimore, Virginia Beach and Omaha, Nebraska during the height of the pandemic.

“When the Russian invasion began, we were appalled by the deliberate devastation of Ukrainian medical facilities. We immediately began to consider how we could apply our experience from developing COVID-19 PODS, expertise, and technology to help Ukrainians treat their wounded and sick civilians,” Combs added.

The Holodomor Memorial honors the five million or more victims of Stalin’s deliberate famine-genocide during 1932-33. The memorial has become a rallying point for US-Ukrainian popular opposition to Putin’s genocidal invasion of Ukraine.

UHU provides medical aid and humanitarian relief to brave Ukrainians defending themselves. Its dozens of volunteers have prepared and shipped more than 7,000 medical kits for Ukrainian soldiers and collected thousands of pounds of food and medical supplies for civilians.

For all media inquiries and to arrange interviews, contact Tetyana Aldave, member of UHU, 703-493-0005, or email taldave@unitedhelpukraine.org.

PEI website: <https://www.pacificengineeringinc.com>

UHU website: www.unitedhelpukraine.org.

Grant Application

Row 91

Organization Name (if applicable)	Universal Soldiers (ARLAN BARBERSHOP)
Physical Address	1913 Farman Street Omaha, ne suite D 68131
Mailing Address	3157 FARNAM STREET 7107 B OMAHA, NE 68131
Website	
Social Media Accounts	
Name	ARLAN PEAK
Title	
Email Address	ARLAN.PEAK@YAHOO.COM
Phone	+1 (402) 208-6241
Team	Yes
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	PTSD (MENTAL ILLNESS)
Total Budget (\$)	\$1,025,000.00
LB1024 Grant Funding Request (\$)	\$2,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	Universal Soldiers goals is to empower North Omaha community dealing with PTSD associated with gang violence and violence in the home, Due to bipolar depression, anxieties. Assisting empowering youth to be dreamers, assisting with suicidal behaviors, educational programs to assist with all ages, Such as: individuals, couples and families. Along with spiritual acknowledgment, for self-love and others. While also becoming involved in politics in their community. To teach strategies, for problem solution solving, goal settings, healthy relationships and more.
Timeline	2023
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business

districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment UNDERSTANDING AND HONORING PERSONAL POTENTIAL WHILE INCREASE AWARENESS OF MENTAL ILLNESS AND ASSISTING THE INDIVIDUAL DEALING WITH MENTAL ILLNESS AND PTSD

Visioning Workshop Findings Alignment TEACHING AND PROVIDING COMMUNITY AWARENESS AND PROVIDING ACCURATE INFORMATION ABOUT MENTAL ILLNESS AND REMOVING THE STIGMA ASSOCIATED WITH RECEIVING BEHAVIORAL HEALTH SERVICES

Priorities Alignment

Economic Impact BOTH
4
4
18.00 HOURLY OR DEPENDING ON EXPERIENCE
PROVIDING SUPPORT FOR INDIVIDUALS

Community Benefit OUTREACH AND EDUCATE, TO REDUCE AND INCREASE UTILIZATION OF BEHAVIORAL HEALTH SERVICES WHILE ASSISTING INDIVIDUALS, IDENTIFYING POTENTIAL BEHAVIORAL HEALTH CONCERNS BEFORE THEY WORSEN IN THE COMMUNITY.
SUPPORTING MORE AWARENESS OF MENTAL ILLNESS AND SHOWING SUPPORT FOR LAW ENFORCEMENT AND HOSPITALS

Best Practices/Innovation MINIMIZE COMMUNITY AND FAMILY VIOLENCE ASSOCIATED WITH GANG VIOLENCE, SUICIDE PREVENTION, DETACHMENT FROM FAMILY/SOCIETY

Outcome Measurement IMPROVING EDUCATION/SELF HELP
ARLAN PEAK (UNIVERSAL SOLDIERS)

Partnerships Yes
URBAN LEAGUE, HOPE CENTER, 100 BLACK MEN, BOYS AND GIRLS CLUB, BOYS TOW, NORTH STAR
N/A

Displacement No

Displacement explanation

Physical Location N/A

Qualified Census Tract Neither within or adjacent to the QCTs

Additional Location Documents

Property Zoning No

Is the project connected to utilities?

Yes

Yes

**Design, Estimating,
and Bidding** No

No

OF WHAT IS NEEDED

General Contractor No

Request Rationale

Grant Funds Usage VERY MUCH USED TO SUPPORT THE ORGANIZATION AND PURCHASING/FINDING LOCATION

**Proposal Financial
Sustainability** Yes

Funding Sources

Scalability

**Financial
Commitment** ALL FUNDS WITH BE USED TOWARDS BUILDING BILLOUT

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses

Arlan Peak

Arlan.peak@yahoo.com

Business: 402-505-8767

Cell: 402-208-6241

President: Arlan Peak (CEO)

Vice President: Tyvell Peak (Youth Outreach)

Culinary (CEO): Braylin Peak (Youth Culinary Chef)

SR. Admin: Mercedes Brown (Youth care coordinator)

OVERVIEW

With 33 years of experiences in barbering, I am the proud owner/founder Arlan Peak of 2 successful Arlan's Barbershop's in midtown crossing for 11 years along with second location in Downtown, Omaha (first national bank location). First minority business owner, ran for city council (District 7). Former Mr. Teenage Nebraska Body Building, Have over 30 years of experience working with troubled youth, dealing with mental illness, PTSD and drug abuse, and with Foster care experience, plus volunteer work such as: Urban league, Boys towns, Boys and girls club of midlands, The Hope center for kids, NAACP (Nebraska/Iowa)is pleased to submit this proposal for services to support Behavioral health, family support, and educational programs for all children dealing with mental illness, youth dealing with identify (LGBT). Provide face to face/virtual coaching, teaching and role modeling assisting with family creativities. Also providing parents with cultural differences in the community, Single parent homes, youth self-help.

The Objective

i MAJOR ACCOMPLISHMENTS

- Need #1: Volunteered and assisting with cutting 30 heads a month in youth prisons throughout Nebraska
- Need #2: Entrepreneur, foster parent, youth assemblies for at risk kids (gang violence), Church community, assisted in behavioral health services, food drives for families dealing with PTSD.
- Need #3: Transform lives (Nova treatment facility)

i Fundamental changes

- Goal #1: Improve the lives in residence through North and South Omaha, through physical devolvement
- Goal #2: To continue to move Omaha presidents through improving lives that will foster gainful employment and opportunities.
- Goal #3: Along with voting right that will lead too widespread economic generational wealth in North and South Omaha.

i Community needs:

Enhancing housing services/Education/ Programs

Dealing with depression/anxiety/post dramatic stress disorders/alcohol abuse

Health training etc...

OUR PROPOSAL

Universal Soldiers goals is to empower North Omaha community dealing with PTSD associated with gang violence and violence in the home, Due to: bipolar depression, anxieties, Assisting empowering youth to be dreamers, assisting with suicidal behaviors, educational programs to assist with all ages, Such as: individuals, couples and families. Along with spiritual acknowledgment, for self-love and others. While also becoming involved in politics in their community. To teach strategies, for problem solution solving, goal settings, healthy relationships and more.

Materials to be supplied by Client's Company	Price:
Building: (OUTSIDE/INSIDE equipment)	\$150,000.00
Books, computers, pens, notebooks	\$25,000.00
Staffing/Payroll (MENTORING)	\$150,000.00
Food funding/utensils	\$50,000.00
Cleaning supplies:	\$10,000.00
Clothing/donation vouchers :	\$25,000.00
Transportation (9 seater van)	\$50,000.00
Website design:	\$1,500.00
Activities/trips	\$150,000.00
FAMILY FUNDS (HOUSING)	\$100,000.00
COMPENSATION/EARNING: (PAYING YOUTH)	\$100,000.00
BUILDING FUNDS: (HEAT, WATER, LIGHT)	\$100,000.00
Miscellaneous: (INSURANCE/FEES)	\$100,000.00

QUALIFICATIONS

With 33 years of experiences in barbering, I am the proud owner/founder Arlan Peak of 2 successful Arlan's Barbershop's in midtown crossing for 11 years along with second location in Downtown, Omaha (first national bank location). First minority business owner, ran for city council (District 7). Former Mr. Teenage Nebraska Body Building, Have over 30 years of experience working with troubled youth, dealing with mental illness, PTSD and drug abuse, and with Foster care experience, plus volunteer work such as: Urban league, Boys towns, Boys and girls club of midlands, The Hope center for kids, NAACP (Nebraska/Iowa)

CONCLUSION

Universal soldiers, look forward to creating dreams to make Omaha a beautiful and safe community for everyone to thrive with being different, just like I did, while training for Mr. Teenage Nebraska as someone as a kid, dealing with PTSD, and had no one to speak to. With your help, we can help change lives.

If you have questions on this proposal, feel free to contact Arlan Peak at your convenience by email at Email address or by phone at 402-505-8767. We will be in touch with you next week to arrange a follow-up conversation on the proposal.

Thank you for your consideration,

Name: Arlan Peak (Owner/founder)
Title: Universal Soldiers

Grant Application

Row 92

Organization Name (if applicable)	Ital Vital Living
Physical Address	2323 North 24th Street
Mailing Address	2323 North 24th Street
Website	www.italvitaliving.com
Social Media Accounts	Instagram, Twitter, Tik Tok, Youtube, LinkedIn: @italvitaliving
Name	Imani Murray, Latisha Taylor, Deborah Taylor
Title	CEO
Email Address	imanimr28@gmail.com
Phone	+1 (402) 681-6777
Team	Yes

Imani Murray, CEO (chief executive officer) Latisha Taylor, COO (chief operations officer) Deborah Taylor, Executive Art Director
 Imani N Murray Imani has more than 5 years experience in marketing/sales with special expertise in the retail sector. Her Jamaican roots are what inspired Ital Vital Living's brand. When diving deep into her culture and its history. 7 years of experience with plant based research. 3 years of of operation with Ital Vital Living Previous Nutrition Services, Food Handlers 7 years of Marketing experience & intense research Deborah Taylor BA Degree - Commercial Arts - 20 years in Marketing and Design. Meat and Meat Department Island Manger - 10 years of training staff, inventory control and ordering product and supplies. Graphic Designer - 30 years in mutli-media production, website design, illustrator, videographer , and photographer. Cultural Design - 8 year freelance entrepreneur Girls Inc. - Director - 1 year in management youth Boys and Girl Club - Computer Tech Specialist teaching youth entrepreneurship classes, coding, graphic design, Photography, Art, and STEP - UP Employment Skill Training Latisha Burrell Latisha has spent 13 years working with food and Nutrition and is knowledgeable on what healthy eating looks like. She also has years of experience in management and food production. Latisha is very familiar with food safety and working in fast pace operations. Latisha's experience with office skills include computer skills such as Microsoft office, excel, and word. As well as organizational filing. 10 years experience with management in Nutrition services 3 years of operations of Ital Vital Food production, food handlers and kitchen operations. 6 years of Managerial skills. 2 years of legal document filings and office skills Data entry

Organizational Chart	It's the chart hierarchy of Ital Ital Living from CEO down to the dishwashers. See attachment of full chart.
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Other Completed Projects and/or Accomplishments	Other Completed Projects and/or Major Accomplishments Organizing New Annual Events on the 24th Street corridor including Fall Festival, and Trick or Trunk. Collaboration with various shops located in Omaha, selling our cold pressed juices. Collaboration with nonprofits including the Omaha Performing Arts, The Union, and No More Empty Pots. Put together lesson plans and taught classes to the youth teaching entrepreneurship and healthy ways of eating at Kneko. Since Ital Vital Living opened we have had various media coverage. This includes but is not limited to: Omaha Magazine, KETV, KMTV, Business Journal and Various local food podcasts. In 2022 we became seasonal vendors at the Aksarben Farmers Market which allows us to return every year. Done collaborations with other organizations with special smoothies for cross promotion (CHI HEALTH, Broadways Musicals, Fusion Medical). Large Scale Catering Gigs providing products for staff at Google Headquarters in Omaha. Won investors choice at the Annual Pitch Black 2022 competition. Received start up funding
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from Nebraska Enterprise Fund. Received investment capital from No More Empty Pots for Mass Production Juicer. Retailers including: Carter & Rye, Dusk Goods & Gifts, Sonny's Bar Aksarben, Gravy Train in Inner rail, Best Burger, Shellytown Market, and Mullhalls. Grew social media following over 15,000 across all platforms. Created a strong Unique Brand since 2017. Created new patented recipes with our cold pressed juices and smoothie owned by Ital Vital Living. Various Video content with patented recipes

Proposal Title	Ital Vital Living Health Hub Expansion
Total Budget (\$)	\$1,821,687.00
LB1024 Grant Funding Request (\$)	\$1,851,687.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>In the sixties there were neighborhood riots, commercial real estate investments near and along the corridor have been scarce and infrequent. Though some investments have been made on North 24th Street (e.g. Union, Fair Deal, Lake Point etc.), a large portion of the corridor is still characterized by derelict buildings and empty lots. As a result, North 24th Street is home to some of Omaha's poorest residents. The loss of personal revenue through the loss of jobs has impacted small businesses directly in the community, steps away from our location that many black small businesses have closed due to the pandemic in a dire need to rebuild. COVID-19 has disproportionately impacted the black community of North Omaha causing death, job loss leaving the community stagnant and lack of economic growth, hindering the community's ability to grow. North Omaha is feeling the impacts of increased violence resulting from the pandemic, and access to food and mental health services for the most vulnerable residents of North Omaha. Ital will...Prioritize community needs of healthier choices of food and drink and snacks. Our goal is to hire people who experienced unemployment during the pandemic, and promote job growth to build resiliency. By...Providing services and collaborative partnership with other small businesses and organizations in the corridor of North Omaha to directly support the individuals, businesses, and communities most impacted by COVID-19. Then...North Omaha can be transformed, and it will become a more vibrant and resilient community. Our focus is on social economical impact and improving the lives of all North Omaha residents in the community as a whole. We are an all black women business that is looking to expand our business and create job opportunities for our community. Our focus is community well-being. Our vision is to close the gap of food deserts by providing healthier health food choices right in our own neighborhood. As a small business we would like to be part of the recovery plan to revitalize and build a stronger Community of resilience for North Omaha. (see attachment for more in depth)</p>
Timeline	(see attachment for full timeline dates)
Percentage completed by July 2025	100%
Funding Goals	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)</p>
Community Needs	<p>Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)</p>
"other" explanation	

Proposal Description and Needs Alignment Our Proposal ties into quality of life. Having a health Hub for the community is very important. Many gyms are very far away from the North 24th Street corridor as well as healthy options for food dining. We are creating a strong sense of community with our gym programs, members can sign up for memberships. This will grow a community of like minded people with the same goals. This health Hub we are creating is very unique because it combines all areas of healthy living in one spot improving one's quality of life. The more they come to the Ital Health Hub they will be improving their health with each visit. We are also creating a sense of community through our health hub as well. It will become a part of our members daily routine allowing them to form connections to peers and instructors. Transformational because rebuilding will help energize, recharge, or spur significant and favorable advancements in North Omaha's appearance bringing more business to 24th street corridor as a whole. Fundamental Change because providing healthy foods and juices reduces the food desserts which significantly improve the lives of area residents through physical healthier lifestyles. Long-Lasting Economic Growth because applying employment opportunities and financial investment at our business, leads to the creation of generational wealth and widespread economic vitality in North Omaha. We will be creating many jobs with a full service restaurant, rooftop health bar, service gym with fitness instructors.

Visioning Workshop Findings Alignment Ital Vital Living Health Hub ties into many aspects brought up in the Visioning Workshop Finding Alignment. Our location is in the 24th & Lake Street corridor which has so much new development happening in this community. The corridor is very walkable including many small businesses as well as local Non Profits. Truly building upon the work being done in the community can become a true destination spot in North Omaha. It's proven that when one business thrives we all thrive as a collective. Creating a high connectivity and maintaining strong cultural significance. North Omaha is a proven food dessert. We will be closing that gap by providing healthy affordable food right in our community with our cold pressed juices, smoothies and vegan/healthy meals. The statistics show in the North Omaha Map health factors that Obesity numbers are very high being 44.1 - 52.1 % and many households are struggling with diabetes, cancer & other diseases. The community also has a strong lack of activities for residents to keep active and have healthy movement. The Vital Gym will truly help the overall wellbeing and health of our North Omaha residents including the two gym rooms, outdoor and rooftop workout area. The biggest aspect of this funding is the economic growth in our community. Creating so many jobs from managers, personal trainers, chefs, line cooks, waiters. Our pay will be very high for our staff to be able to sustain economic wealth.

Priorities Alignment This proposal aligns deeply with the LB1024's Bill because we are touching on so many aspects with transformational change, Quality of Life, Collaboration and economic growth.

Economic Impact We will need a lot of temporary and ongoing jobs during the Ital Vital Health Hub. The construction of the two existing buildings will take over a year which will create multiple jobs working on site to get it finished. Once everything is up and going we will be hiring a full staff. Creating an assortment of jobs that include juicers, cooks, smoothie makers, yoga instructors, nutritionist, cashiers, laundry service, delivery service, custodian service. The wages associated with our company will be more competitive than others in our industry. Wages being at the highest \$16.55 also very competitive for even our waiters \$7.75 in addition to tips included on that hourly rate. We will be hiring the most trained fitness instructors in Omaha to elevate our space with wages being \$25 an hour. Creating the best experience for both staff and customers. Our plan for employee sustainability is to partner with Step Up Omaha for some of our staff and that will include some part time positions that have the potential to become full time. The Kids from this program range from 14-21. Their hours will range from 10-20 hrs based of age and training.

30-35

2 -3 construction companies over 20 temporary worker jobs throughout the entire project.

7.75 (waiter's + tip) to 17.50 per hour and up depending on job title and experience.

Ital Vital Living will be providing various jobs. First starting with the build out of the gym and rooftop health bar. This includes Blair Freeman & Deold Anderson Architecture. We will be hiring various roles for the gym including instructors to host classes on the hour. Over 25 positions including: Line cooks, waiters, cashiers, dishwashers, juicers, managers. Each of our workers will have very high competitive wages. Focusing on hiring people throughout the whole process located in the same Qualified Census Tracts as us.

Community Benefit

Ital would deeply impact the community of North Omaha because we are very focused on the health of our customers. Health and overall well-being is the most important aspect of our livelihood. Ital Vital understands this and we are creating a Health HUB. A powerhouse and an all in one step to become the best healthy version of yourself. North Omaha is a food desert. Not having access to many food options and none of them being healthy we want to be that change. Not only with food but also the gym promoting healthy exercise.

We also focus on the economic growth of our community and care about taking care of our staff and providing opportunities for our staff to grow into new roles that fit them best with very competitive wages. Overall improving the neighborhood of North 24th Street because we are creating something so positive that many people will gravitate towards. Creating a hub in this nature will create a large momentum towards the neighborhood. It will bring a new attitude towards a health forward generation. We will see an uprising of health issues go down and more productivity and vibrancy in the neighborhood due to the Ital Health Hub.

Best Practices/Innovation

Ital Vital Living will be the first Health Hub in north Omaha being a one stop shop that includes food, gym, market, roof top juice bar/ Rooftop Garden. Teaching the importance with workshops/classes of healthy eating, nutrition and healthy food preparation. So that not only can our customers practice these healthy steps in our establishment, but it will form healthy lifelong, creating real change within their lives. Ital Vital Health Hub will be on customers' personal health journeys that will be important throughout each phase of life. We will be bringing in many talents when it comes to physical fitness in our gym. Culinary Arts, Nutritionist for our workshops. Truly thinking of each and every way to improve, inspire, educate, nourish the collective of North Omaha. Our project is very niche and health focused. All moving parts will tie back to the health of our community in North Omaha.

Outcome Measurement

We will measure it by how many jobs we will create from this health Hub, our pay will be very competitive than others. Also the innovations we are doing in North Omaha that have yet not been explored before. Our location is very close to other small businesses that have been hit hard due to not having other large scale businesses nearby to explore the smaller shops. If Ital receives this funding it will directly impact our neighbors for the best just as much as it does with us.

This will be measured by community improvement in health, access to more knowledge on how to live a healthy life. Also improvement of our staffing with fair wages to improve quality of life. Truly all feedback from our community and how we impact daily lives. The economic growth to North 24th Street as a whole improving after this development will show true upward positive outcomes. Small businesses have been struggling since Covid-19 especially on North 24th. When one improves and brings more business/customers in we all improve for the better.

Yes it does. This project with the Ital Vital Health Hub is very unique and will attract tons of new prospects to learn about our new design layout. The health hub is all connected including gym, health workshops, healthy restaurant, rooftop juice bar. This layout can be easily grown into a secondary location. We hope that this first location will be an amazing start for the future and attract investors to expand into an even bigger health hub facility.

Partnerships

Yes

Yes, partnership is a big focus with Ital Vital. We are in the heart of North Omaha 24th & Lake and since being a part of this community we make it a mission to work together on projects & events to help 24th & Lake Street grow and spread the word

about all the current business on the corridor. These partnerships include 24TH & LAKE corridor business. With our expansion and use of the funds we will be partnering with OEDC, Blair Freeman Construction Company. We also partnered with other small businesses that are very health focused like ourselves in the past 3 years to work together with the similar mission to spread health in the community. We also have other partnerships in Omaha that carry our cold pressed juices products in Aksarben (inner rail food hall) Omaha Farmers Market in Aksarben. Retail shops like Dusk Goods and gifts in little bohemia, Small business Bakery Carter & Rye. We also partner with No More Empty Pots that provided us with an investment opportunity to be able to mass produce our cold pressed juices. Since being in business in 2019 we have always partnered with Local Farmers. This will continue in the future as we use organic produce with all our cold pressed juices and smoothies. This spreads economic growth using local farmers and produce grown here in Omaha. Itai Vital Living will be partnering with OEDC for the long term leasing of our expanded restaurant and gym studio. Blair Freeman will also be partnering as CONTRACTORS for the reconstruction of the studio. Itai Vital will also be creating new career opportunities for the youth through Step Up Omaha. Last but not least we will be looking into IHUB as an opportunity to provide seed funding for assistance in our new business. To secure stability for our staff we will also be applying for the small business economic assistance grant because this grant could possibly provide funding support for our staff for 3 years. We will also be working with No More Empty pots with funding opportunities.

	All of the above, See attachments for MOU's and letters
Displacement	No
Displacement explanation	
Physical Location	2118 North 24th Street
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	see attachments
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	Our general contractor is with Blair Freeman and we have started the process of planning our final space but its not completed all the way.
Request Rationale	The request rationale for the grant is needed because we are starting up a restaurant, hiring 30-35 employees, to run a health hub and a destination point of interest for all of Omaha. (see attachments for more details)
Grant Funds Usage	The initial cost of the buildout, contactors, equipment, training for all staff, cost of the designer, start up cost, the cost of the architect, interior designer, construction workers, and web development ect...: we wouldn't have to repeat the majority of this cost until an opportunity to scale up with a new location.

Once the flow of profit stabilizes for the business, we will not require ongoing funds for operation, or any other request for this location.

Proposal Financial Sustainability	Yes
	This funding will be a huge start up for our health hub. The funds that are being used on a build out that we could not accomplish on our own because we didn't have enough of the funding. With the help of this fund, if awarded, we will be able to create a facility that is centered around health and also build a large team creating long term jobs. This will be a strong start to the future of the Health Hub that will go on for years and years to come. It is proven that most start up business struggle with 1st year cost, and it's hard to recover from the start-up cost alone. This funding will be transformative to the sustainability of Ital Vital because the start-up cost will be covered and launch us to success for future years from 2026 and beyond.
Funding Sources	No
	None pending
	No
Scalability	Yes, we can take the same idea of a health hub and build out in a different location for scalability for health hubs.
	we describe this in budget see attachments
Financial Commitment	We acknowledge full compliance, reporting and transparency.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

Opportunity

Problem & Solution

Problem Worth Solving

Thanks primarily to a better understanding of our lifestyles, within the past 6 years vegan diets have become a familiar feature of American life. Every day, millions of Americans spend hundreds of dollars to eat healthy. People who would not have dreamed of spending more than 99 cents for a double fudge ice cream cone a few years ago now gladly pay \$5 to \$8 for their fresh fruit smoothies.

The health food industry is a trillion-dollar industry. Acai berry which is used by most smoothie bowl businesses is a \$500 million dollar industry and the fast casual health-focused industry is a \$384 million dollar industry.

Vitality Bowl, Rush Bowls and other major chains serve average quality acai bowls and smoothies in establishments that have the same appearance. Indeed, they are often referred to as "casual fast food" establishments due to their "cookie cutter" design. Now that Americans' healthy food preferences have broadened and matured, many are asking for more from these establishments.

Our Solution

Ital Vital Living launches with its first location located in North Omaha. Ital Vital Living will offer residents and visitors a totally new style of Jamaican vegan eating – one offering a uniquely flavorful smoothie drink and smoothie bowl in a comfortable, upscale environment at which to socialize, relax or work.

- **Variety:** No other healthy eating in the area will provide the same ingredient of smoothie juice and smoothie bowls that Ital Vital Living does.
- **Location:** Ital Vital Living is located in the prime section of business and residential redevelopment on 24th Street. This area is home to over 10,000 residents and blocks away from Creighton University and its properties. The area is also close to the Ameritrade Center, which is home to baseball's College World Series, drawing in visitors from around the world. Ital Vital Living location is designed for high volume year-round, with revenues and profits to match.
- **Expansion:** Ital Vital Living smoothie shop is looking to expand in the 24th and Lake area. This is located in markets that have similar demographic profiles, significant traffic by the store, year-round tourist activity and a sizable student and residential population.

Expansion Vision for Vital

COVID-19 has slowed down a great deal this year but it's not totally behind us, so the open door concept of the rooftop will comply with the CDC as a safe environment for future protection and reduction of the spread of the virus. Ital Vital will be a destination location where visitors will

experience a rooftop juice and mock-tail bar and lounge to come sit back and enjoy the atmosphere.

The new space will provide:

- Jamaican vegan style healthy menu.
- Space for an enclosed garden where the restaurant can grow fresh produce for the store and restaurant.
- A smaller size farmers market that carries local farmers produce, grab and go style prep foods like sandwiches, wraps, desserts and snacks.
- A salad bar and nutritious healthy products like OR water and healthy beauty supplies, similar to Noname Nutrition that is located on 72nd and Blondo.
- Merchandise and special handcrafted art and items by local artists in the gift shop.

Partnership

- With NMEP for top chiefs to put on the go meals products in our store.
- Hire employees from the program Step Up Omaha to get young people from the ages of 16 to 21 for employment with stability for 2 to 4 years.
- Hire local chefs and bakers to sell specialty items in the store and restaurant.
- OEDC with relocating to Fair Deal a facility that will be adding a studio room for yoga, Barre exercises, Dancefit, and rooftop juice bar and lounge, and enclosed garden area.
- Partnership with Blair Freeman as the hired designer and architect and construction company for the remodeling of the space.

Target Market

Market Size & Segments

Market Segmentation

Ital Vital Living's customer base in Omaha is comprised of five target groups.

1. Affluent local residents
2. Tourists
3. Local business people
4. Students
5. Travelers passing through

These groups are all potentially strong customer segments. The benefit of this mix of customers is that it helps maintain consistent business throughout the year. For example, while tourism is steady all year long in Omaha, it peaks during the summer months due to the College

World Series. The student population stays consistent in Omaha during the summer instead of declining due to this event. This creates an all-year-round steady student population.

The other customer segments (local residents, local business and pass-through traffic on US I-29 and I-80) provide a consistent foundation all year long. Omaha is home to Berkshire Hathaway Shareholders' Meeting annually and this brings in close to 5,000 business visitors from across the globe.

Also, by appealing to several market segments, Ital Vital Living does not become overly dependent on any single consumer group. For example, several local smoothie shops with primarily family customers do poorly during the non-school months since families are on more vacations. Ital Vital Living will avoid these peaks and valleys in business with a mix of customers.

2323 North 24th street Omaha, NE 68110

- **Affluent locals.** Within the 10-mile radius of Ital Vital Living are 8,557 residents. The area code 68102 is the 71st most populated zip code of the 580 zip codes of Nebraska. Omaha has over 850,000 residents and is expected to grow vastly due to the economy's historically ability to sustain through pandemics, including Covid.
- **Tourists.** More than 13.1 million people visit Omaha annually. Most will pass by the Ital Vital's location due to it being in the prime of the downtown area.
- **Local business people.** Ital Vital Living is located on the edge of the heart of the prime downtown business district. It's near the TD Ameritrade Center and near the airport which are the two most heavily traveled areas of downtown Omaha.
- **Students.** Omaha is home to the prestigious private school Creighton University which shares the same zip code at Ital Vital Living. Omaha is also home the University of Nebraska at Omaha which is a few miles away from Ital Vital Living.
- **Travelers on US I-80 and I-29.** The state's two major north/south routes pass through and along Omaha. According to Dept of Transportation, more than 35 million auto trips will pass through the city. Many of these travelers will stop for a meal, to refuel and have healthy snack before getting back on the road.

2118 North 24th street Omaha, NE 68110

- **Affluent locals.** Within the 10-mile radius of Ital Vital Living are 8,557 residents. The area code 68102 is the 71st most populated zip code of the 580 zip codes of Nebraska. Omaha has over 850,000 residents and is expected to grow vastly due to the economy's historically ability to sustain through pandemics, including Covid.
- **Tourists.** More than 13.1 million people visit Omaha annually. Most will pass by the Ital Vital's location due to it being in the prime of the downtown area.
- **Local business people.** Ital Vital Living is located on the edge of the heart of the prime downtown business district. It's near the TD Ameritrade Center and near the airport which are the two most heavily traveled areas of downtown Omaha.
- **Students.** Omaha is home to the prestigious private school Creighton University which shares the same zip code at Ital Vital Living. Omaha is also home the University of Nebraska at Omaha which is a few miles away from Ital Vital Living.

- **Travelers on US I-80 and I-29.** The state's two major north/south routes pass through and along Omaha. According to Dept of Transportation, more than 35 million auto trips will pass through the city. Many of these travelers will stop for a meal, to refuel and have healthy snack before getting back on the road.

Target Market Segment Strategy

Overall, our strategy is to maintain a consistently high customer count by leveraging our appeal to five groups of potential customers.

Local Residents. Approximately 12,000 people live within ten miles of our location. The most affluent of these live even closer, within six miles. It is a short 5-minute drive to Itai Vital Living for most of our potential local customers. Excellent public parking is available within 1 yard.

Local customers form the loyal core of our business. We will reach out to them through local marketing, involvement in the Chamber of Commerce, support of local charitable organizations and sponsorship of events.

Tourists. Omaha has excellent year-round tourist activity. About 13 million people will visit the area during the next year. While hotels and rental cars are virtually sold out during the summer months, tourism all year is exceptionally strong. This is due in large part to the temperate climate, weekend or day-trip visitors from the greater River Front area and a large number of special events scheduled throughout the year.

With a troubled economy and fears of COVID, more people are opting for the relatively inexpensive, easy and safe short trip to Omaha for recreation and to get away from overpopulated big cities. And, according to the Chamber of Commerce, 70% of all tourists visiting Omaha will pass by the Itai Vital Living's location.

We will target these potential customers with ads in local tourism guides.

Local businesses. Many local businesses, both private and government, are within two blocks of Itai Vital Living. The county courthouse is just blocks away. Shopping Centers and meeting areas are just two blocks away. We are located in the heart of the shopping and dining area in downtown Omaha.

Because much of the employee parking is out of the immediate area with shuttle service to downtown, most people stay near their place of employment during breakfast, lunch and for after-work relaxing. A significant number of these local business people find Ital Vital Living an inviting and convenient destination.

We also offer juice service to local restaurants, night spots and businesses. This service brings in additional revenue and promotes Ital Vital Living among employees at these businesses.

We will also reach business customers through Chamber of Commerce activities and by personally visiting the shops and businesses to distribute discount coupons and menus.

Students. The area has more than 30,000 students in several schools, including nearby City College and State University. Students, most of whom are under the drinking age, have few places they can go to meet their friends. Drink shops have proven to be very popular with students—even high school students—as an "in" place to go that's also affordable.

To reach students we offer special student discount cards, pass out free coupons at student events and offer entertainment on weekends.

Students represent an excellent customer segment for several reasons:

- Students bring an energy and youth to the shop
- By attracting students, we generate excellent word-of-mouth
- Students represent a large base of potential part-time employees
- Often under the drinking age, students need an affordable place to hang out with their friends

Travelers. The Dept of Transportation estimates that there will be 35 million auto trips through Omaha this year, a number that is increasing every year. US I-80 is one of two major freeways in the state and the one favored by travelers who want to take a bit more time and make a few stops during their trip. It's also a major commuter route to the cities to the west in Nebraska.

Our primary method of reaching this target customer group will be our participation as a AAA member, offering a 20% discount on all bowls and drinks when AAA members show their membership card.

We also conduct PR activities in media outside the local market to expose Ital Vital Living's name to a wider state and national audience.

Competition

Current Alternatives

4.3.1 Competitive Comparison

Leaders in the health specialty chain category in the United States include:

Vitality Bowl

Rush Bowl

Acai Bowl

Nekter Juice Bar

Smoothie King Franchise

Juice Stop

Although the casual fast-food industry is successful and expanding rapidly, there is still much room for growth—especially in health niche market segments. Market maturity is not expected to be reached until at least 2023.

Local Competition

Surprisingly, the leading acai chain, Vitality Bowls, has only two mediocre stores in the Omaha area, none being within 15 miles of Ital Vital Living's downtown location. Its highest volume store (1,150 customers daily) is at an excellent location on South 67th Street, the main thoroughfare in town, but the store is small and lacks outside seating.

The other Vitality Bowls location is on South 170th Street. This location has limited market of customers which gives Ital Vitality Living a prime advantage because our main target market hits multiple customers.

Smoothie King has 3 locations in the Omaha area. None of their locations are within 15 miles of the Ital Vital Living location. Their locations are in great locations that get tons of traffic daily. Their disadvantage is their locations are only catered to the West and Southwest sides of Omaha, limiting their customer markets to only residents or pass-through residents. These locations are not located near the highway, so they won't get too many travelers stops. Their locations are also far from college campuses so they will not be able to market to students or offer any student discounts. Students and travelers are less likely to go to these locations unless they happen to be in the area.

Other competitors include three independent two independent smoothie shops, but they do not offer acai bowls or smooth bowls. They are also mediocre in decoration and have no outside seating.

Our Advantages

Our competitive edge, compared to the other shops in the greater Omaha area includes the following:

- A significantly higher quality, better tasting product.
- Our current location can arguably be considered the best in the market—in the heart of the downtown shopping, dining, entertainment and cultural district in Omaha and adjacent to the historic TD Ameritrade Center.
- An ambiance superior to all other shops in the area with an upscale look. It features decorations, art, furnishings and outdoor dining.
- A wider variety of popular drinks than our competitors.
- Our Internet website will include sales of juice and smoothie bowls.

Keys to Success

The keys to our success will be:

- A superior-tasting product backed by a unique quality store
- A relaxing, upscale interior design
- Prime site selection with an upscale affluent population, year-round tourist activity, heavy pedestrian traffic by the site, a dynamic student population and a concentration of local businesses
- A market that exposes smoothie bowls to high-profile "trend-setters" and "key influencers"
- Ongoing, aggressive marketing
- Highly trained and friendly staff
- Multiple revenue streams including gift items, gift baskets and gift/frequency cards in drinks and bowls.
- A dynamic website with online sales capability

Execution

Marketing & Sales

Marketing Plan

Other casual fast-food shops rely almost entirely on word-of-mouth marketing to generate business. We will engage in an ongoing aggressive marketing program that will help us establish profitability quickly and set the stage for continual growth.

Our strategy will be to position Ital Vital Living as the "Lexus" of smoothie shops, offering a high-quality product and superb service in a superior environment.

Most smoothie chains do little or no marketing and advertising. For example, Vitality Bowls' philosophy is that their ubiquity in the marketplace is all they need to sustain and grow their customer base. They spend less than 1% of gross revenues on advertising, and when they do spend, it is usually to introduce a new product.

The restaurant industry is a sales-oriented business with historically very little experience in marketing and advertising. This is likely why little is done. As yet, the major players have not been taken over by sophisticated companies like Pepsico, where marketing is viewed as essential to gaining market share.

We will be using advertising and social media marketing to gain awareness, build customer traffic and establish a strong brand image. We intend to create immediate customer awareness and not wait for word-of-mouth. We are also building customer traffic immediately with an aggressive Facebook and Twitter marketing campaign.

Sales Plan

Our sales strategy includes:

Staff salaries that are 5% above the industry average in order to attract the best people in the area.

Hiring for attitude so that we always have a friendly, enthusiastic staff to make customers feel welcome and appreciated; constant staff training to assure the best quality possible.

State-of-the-art sales/inventory system to (A) reduce customer waiting time, and (B) create efficient product ordering.

Create a mobile kiosk to take Ital Vital Living into the community at special events, farmer's markets, art shows, etc.

Sell products and gift baskets on our website.

Establish our service at local businesses.

Sell gift cards, frequency cards, pre-paid cards, and offer discounts to key groups.

Create an ongoing sampling program.

Conduct a consistent, aggressive marketing program.

Be an active member of the community; be visible at charitable functions

Solicit customer feedback to constantly improve and streamline our operation

Key Strategy: an advanced and expandable point-of-sales system.

After carefully tracking the performance of the Omaha store through an expandable and highly detailed point-of-sale system, we will use this as a "blueprint" for expansion. For example, daily sales are tracked and analyzed by item, time period and cost of goods. Labor requirements are matched to projected in-store sales based upon past performance for maximum efficiency. Even after paying higher than average wages we expect to allocate no more than 25% to labor costs.

Sales are linked to inventory to both streamline the efficiency of ordering and reduce "shrinkage" by instantly alerting us to unusual shortages compared with revenues.

Scheduling can be done online and easily revised to accommodate changes—all while projecting weekly, monthly, quarterly or annual labor costs. Schedules can be sent via email to staff members.

Cost of goods can be monitored for increased efficiency too. As we continually research methods of delivering a high quality but cost-efficient product, and by making small incremental improvements in the costs of items we expect to increase overall COG by a minimum of 5% during the first year of operation.

As expansion occurs, the POS system can be adapted to each individual location and allow the central office to monitor the stores remotely as well as the overall combined operation. Close monitoring will allow us to achieve a high level of communication between stores as well as spot problems immediately and take corrective action.

Operations

Locations & Facilities

The location of the first Ital Vital Living in Omaha is a prototype of future sites.

We will build Ital Vital Living shops in the best locations possible, as this is the key element in a successful operation.

Hour of operations include the following:

Tuesday- Saturday 10 a.m to 7 p.m.

Sunday 10 a.m to 4 p.m.

Monday- Closed

Menu:

Juices, Teas & Smoothies

Breakfast (SUNDAY ONLY)

- Ackee and Saltfish and Johnny cakes
- Shrimp and Grits
- Eggs, bacon and Sausage (Vegan options too)
- French Toast
- Pancakes
- Fried platin

Lunch/Diner

- House Salad
- Jerk Chicken Wrap with Mango Salsa (Jackfruit Alternative)
- Curry chicken with Rice and Peas
- Jerk chicken
- Beyond burger and sweet Potato fries
- Oxtail
- Variety of cold press juices
- Smoothie Bowls
- Smoothies

Site selection criteria include:

- High traffic location
- Small or mid-size affluent market

- Year-round tourist activity
- Nearby (within 5 miles) student population
- Outside dining

Exceptions will be made for some sites if they are deemed to be potentially very profitable.

Outside Rooftop Dining

Americans have embraced rooftop dining, taken from European style dining. It is one of the fastest growing additions to the American dining scene.

Rooftop dining also provides an excellent way for prospective customers to see and "check out" the smoothie shop for the first time.

Gym and Bar Code and Multi-purpose room

Disproportionate mortalities from COVID-19 have heightened disparities between Black and other racial and ethnic populations in the U.S. The most recent estimates from the U.S. Census bureau projects life expectancy at 71.8 years for non-Hispanic Black Americans, the lowest since 2000 and below that estimated for other racial and ethnic groups. The White, non-Hispanic population experienced a smaller decline and, as a result, the gap between expected lifespans for Black and White Americans has widened in the past few years.

Experts have pointed to a number of contributing factors to disparities in health outcomes for Black Americans. Lack of exercise is one of those factors Ital Vital Living is planning to provide a gym where yoga classes , barre classes, and dance classes will be provided to empower the community to get the exercise they need to get healthier and feel great.

Sampling

We will engage in several sampling activities to introduce potential customers (and current customers) to Ital Vital Living's range of drink options.

- Samples will be distributed at the shop, following all COVID ml precautions.
- Discount coupons will be distributed on the street, via direct mail and at special events
- Complementary smoothies will be served at charitable and civic events
- Free service will be provided to the Chamber of Commerce, a radio station, the newspaper and at select government offices (e.g. the Planning and Zoning Department)

Portable Kiosk

Within 6 to 8 months, we will create a portable Ital Vital Living kiosk to sell and market our products at special events and community activities. Omaha has more than 30 such events every year, including Taste of Omaha. It will be an excellent way to publicize Ital Vital Living.

The kiosk will be highly visible and fun. It will also potentially be very profitable, although it's hard to determine how profitable with any accuracy until the local response is measured. We believe it could generate \$75,000 – \$100,000 annual revenue.

Pre-paid, re-loadable, frequency and discount cards

We will promote our program of gift cards and customer frequency cards to drive business and stimulate cash flow. Industry records indicate that 25% – 40% of all gift card amounts go unused. Also, gift cards have proven to be a popular holiday item accounting for more than 5% of total sales during December.

Pre-paid and re-loadable cards have also proven to be very popular with the major chain shops, again accounting for a significant percentage of sales. These cards promote customer loyalty as well.

Frequency cards rewarding the repeat customer with a free drink after a specified number of visits are popular and proven methods to forge customer loyalty.

Discount cards are used to build goodwill among specific groups such as the Chamber of Commerce members and college students.

By tying in with our computerized sales and inventory system we will be able to track usage and allocate the expense to marketing.

The Future

The number of Ital Vital Living locations could easily reach 2– 5 within five years. While the financials in this Business Plan only address the Omaha location, we can extrapolate from the store's performance (which will be carefully monitored and tracked) to get a general idea of the chain's projected profitability.

With five shops the gross revenues, when fully realized, would be more than \$250,000 using the third-year performance figures. Even factoring in the cost of additional staff and other resources, a 5-store chain would likely generate a minimum of \$250,000 in profits annually, while building significant valuation. A 10-store chain would easily top \$1.5 million in annual profits.

Ital Vital Living's start-up, implementation and operation in Omaha will be the "blueprint" for future efficient expansion.

Restaurant Staffing will include the following Job opportunities:

- **2 Fulltime Chefs**
- **2 Part Time line cooks**
- **1 Full Time Restaurant Manager**

- 2 Fulltime waiters
- 2 part time waiters
- 2 part time Juicers
- 1 custodian
- 1 part time dishwasher

Gym staffing will include the following:

- 1 yoga instructor
- 1 dance fit instructor
- 1 barre instructor
- 2 part time Grocery cashiers

Rooftop staffing will include:

- 1 Fulltime Juice bartender
- 1 part time juice bartender

All of the above job opportunities include 20 positions in total.

Milestones & Metrics

Milestones Table

Milestone	Due Date
Structure Company Type	May 23, 2022
Select and order furnishings	June 06, 2022
Health Dept	June 06, 2022
Site Plans	June 20, 2022

Join Spec juice/bowl specifics	June 27, 2022
Create employee manual	July 04, 2022
Select business insurance	July 11, 2022
Alliance with water company	July 18, 2022
Select cash register	Aug 08, 2021
Select pastry supplier	Sept 12, 2022
Select confection supplier	Oct 06, 2022
Create training program	Oct 17, 2022
Hire manager, baristas	Nov 07, 2022
Install wireless	Nov 14, 2022
Pre-Opening Parties	Dec 19, 2022
Grand opening	Jan 03, 2022

Key Metrics

Our Key metrics are:

- # of customers who purchase drinks in a day
- # of customers who purchase drinks in a month
- # of customers who tweet or retweet our tweets
- # of Facebook page views
- # of website shares
- # of customers purchasing pastries or nonalcoholic drinks
- product cogs vs price
- month to month inventory

Company

Overview

Ownership & Structure

Ital Vital Living is a privately held limited liability corporation. It is registered as a state LLC Corporation, with ownership held by Imani Murray, Latisha Taylor, and Deborah Taylor.

Team

Management Team

**Confidential and proprietary information omitted from this sample plan.*

The expansion of the Ital Vital Living concept will be managed by Imani Murray, Latisha Taylor, and Deborah Taylor, with assistance from her outside support team.

Imani N Murray

Imani has more than 5 years experience in marketing/sales with special expertise in the retail sector. Her Jamaican roots are what inspired Ital Vital Living's brand. When diving deep into her culture and its history.

- 7 years of experience with plant based research.
- 3 years of of operation with Ital Vital Living
- Previous Nutrition Services, Food Handlers
- 7 years of Marketing experience & intense research

Deborah Taylor

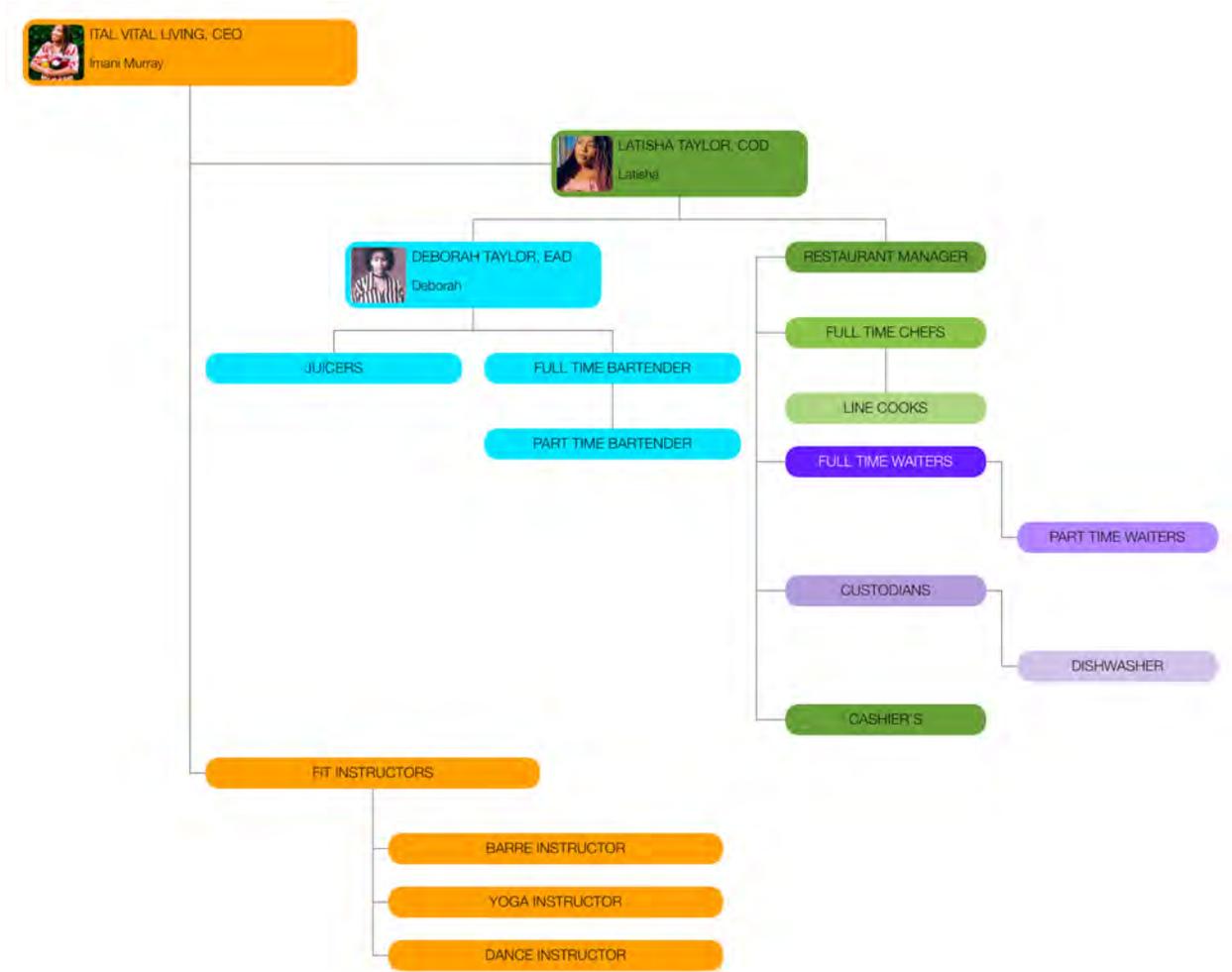
- **BA Degree - Commercial Arts - 20 years in Marketing and Design.**
- **Meat and Cheese Island Department Manger - 10 years of training staff, inventory control and ordering product and supplies.**
- **Cultural Design - 30 years as a Graphic Designer - skill set - multi-media production, website design, illustrator, videographer , and photographer.**
- **Girls Inc. - Director - 1 year in management youth**
- **Boys and Girl Club - Computer Tech Specialist teaching youth entrepreneurship classes, coding, graphic design, Photography, Art, and STEP - UP Employment Skill Training**

Latisha Burrell

Latisha has spent 13 years working with food and Nutrition and is knowledgeable on what healthy eating looks like. She has also has years of experience in management and food production. Latisha is very familiar with food safety and working in fast pace operations. Latisha's experience with office skills include computer skills such as Microsoft office, excel, and word. As well as organizational filing.

- 10 years experience with management in Nutrition services
- 3 years of operations of Ital Vital
- Food production, food handlers and kitchen operations.
- 6 years of Managerial skills.
- 2 years of legal document filings and office skills
- Data entry

Orangization Chart



Forecast

Key Assumptions

Our key assumptions are:

- The 20-year record of positive growth for specialty drinking will continue at a healthy rate. The Casual Fast-Food Association says that the market is far from saturation and will not reach maturity until at least 2023.
- The resilience of the industry to negative national and world events will continue. Despite recession and war, the industry has shown strong growth every year for the past two decades.
- The quality of national chains will remain the same or decline slightly rather than improve as they standardize their stores, increase automation of smoothie drinks and smoothie bowls.

- Smoothie Drinks will continue to be considered an "affordable luxury."
- 15% minimum sales growth rate over the next three years as Ital Vital Living will become well known.

Revenue by Month

Expenses by Month

Financing

Use of Funds

Start-up expenses are in line with those of other shop chains. For example, Vitality Bowls spends approximately \$380,000 on average to build-out a new store location. Our costs are an estimated \$500,000 and \$30,000 for opening inventory and operating capital. Future stores should cost no more than \$275,000 to build out since many of the costs incurred here will not have to be repeated later.

The Start-up requirements, below, include \$77,000 of short and long-term assets.

Long term assets

Juicer \$30,000

Short-term assets

City permits/licenses/fees \$1,500

Accounting \$200

Legal \$1,000

Insurance \$500

Opening marketing/advertising \$1,000

Graphic design for signage, menu boards \$200

Outside Signage \$500

Computer, scanner, printer \$200

Stationery etc.\$100

Blenders (3) \$3,000

Food display case \$500

Storage room shelving \$300

Bottles (4,000) \$5,000

Labels (4,000) \$5,000

TOTAL START-UP EXPENSES \$74,500

Start-up Inventory \$30,000

Other Current Assets \$15,000

Long-term Assets \$30,000

TOTAL ASSETS \$80,000

Sources of Funds

We will be getting investors to give us a total of **\$80,000**.

Statements

Projected Profit & Loss

	2020	2021	2022
Revenue	\$84,128	\$150,067	\$359,615
Direct Costs	\$29,497	\$37,410	\$59,440

Gross Margin	\$54,631	\$112,657	\$300,175
Gross Margin %	35%	75%	83%
Operating Expenses			
Salaries & Wages	\$17,200	\$35,888	\$55,983
Employee Related Expenses	\$1,160	\$3,574	\$6,046
Rent	\$0	\$45,600	\$63,600
Utilities	\$0	\$3,600	\$5,600
Insurance	\$400	\$2,400	\$3,400
Legal/Accounting	\$0	\$150	\$150
Marketing	\$100	\$800	\$2,100
Sales	\$2,800	\$4,800	\$6,800
Maintenance	\$0	\$4,600	\$6,900
Cleaning	\$0	\$2,800	\$3,800

Training	\$0	\$2,400	\$6,400
Amortization of Other Current Assets	\$0	\$0	\$0
Total Operating Expenses	\$21,660	\$103,372	\$160,779
Operating Income	\$32,971	\$46,695	\$139,396
Interest Incurred			
Depreciation and Amortization	\$0	\$0	\$6,200
Gain or Loss from Sale of Assets			
Income Taxes	\$0	\$459	\$29,347
Total Expenses	\$32,971	\$103,831	\$71,094
Net Profit	\$32,971	\$46,236	\$68,302
Net Profit/Sales	4%	6%	12%

Projected Balance Sheet

	Starting Balances	2020	2021	2022
Cash	\$3,343	\$3,343	\$21,175	\$70,022
Accounts Receivable		\$0	\$0	\$0
Inventory	\$2,500	\$2,500	\$37,453	\$67,453
Other Current Assets	\$1,000	\$1,000	\$15,000	\$45,000
Total Current Assets	\$6,843	\$6,843	\$73,628	\$182,475
Long-Term Assets	\$0	\$0	\$60,000	\$80,000
Accumulated Depreciation		(\$0)	(\$12,000)	(\$18,000)
Total Long-Term Assets	\$0	\$0	\$48,000	\$62,000
Total Assets	\$6,843	\$6,843	\$121,628	\$244,475
Accounts Payable	\$343	\$713	\$1,078	\$3,824

Income Taxes Payable		\$0	\$2,365	\$7,836
Sales Taxes Payable		\$0	\$0	\$0
Short-Term Debt				
Prepaid Revenue				
Total Current Liabilities	\$343	\$713	\$3,443	\$11,660
Long-Term Debt				
Long-Term Liabilities				
Total Liabilities	\$343	\$713	\$118,185	\$232,815
Paid-In Capital	\$0	\$0	\$50,500	\$250,500
Retained Earnings	\$0	\$0	(\$111,920)	(\$58,315)
Earnings		\$35,080	\$53,606	\$109,629
Total Owner's Equity	\$6,500	\$42,276	\$192,185	\$301,815

Total Liabilities & Equity	\$7,186	\$42,276	\$211,628	\$324,475
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Projected Cash Flow Statement

	2020	2021	2022
Net Cash Flow from Operations			
Net Profit	\$35,080	\$53,605	\$109,630
Depreciation & Amortization	\$6,000	\$6,000	\$8,000
Change in Accounts Receivable	\$0	\$0	\$0
Change in Inventory	(\$6,212)	(\$5,741)	\$0
Change in Accounts Payable	\$5,770	\$964	\$1,146
Change in Income Tax Payable	\$4,213	(\$1,848)	\$2,471
Change in Sales Tax Payable	\$0	\$0	\$0
Change in Prepaid Revenue			
Net Cash Flow from Operations	\$44,851	\$52,981	\$118,847

Investing & Financing

Assets Purchased or Sold

Net Cash from Investing

Investments Received

Dividends & Distributions

Change in Short-Term Debt

Change in Long-Term Debt

Net Cash from Financing

Cash at Beginning of Period	\$13,343	\$58,194	\$111,175
Net Change in Cash	\$44,851	\$52,981	\$118,847
Cash at End of Period	\$58,194	\$111,175	\$230,022

RECEIPT

DATE 10/3/2022

No. 598500

RECEIVED FROM

Imani Murray

\$ 25.00

DOLLARS

FOR RENT

Twenty Five Dollars

Apply a Tim - Restaurant

ACCOUNT	<u>25.00</u>
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____

BY Joni R

TO _____

TENANT APPLICATION FORM

1.	Applicant Details	
	Full Name	Imani Murray
	Home Address	1801 Spencer Street
	City, State, Zip	Omaha NE 68110
	Telephone	402 681-6977
	Email	imanimr28@gmail.com
2.	Current Business Address (if Applicable) Ital Vital Living / 2323 N 24th street	
	Business Name	Ital Vital Living
	Address	2323 North 24th street
	City, State, Zip	Omaha NE 68110
	Telephone	402 681-6977
3.	Business Activity Details	
	Year Started	2016
	Ownership/Management Structure	LLC
	Main Business Activities	Restaurant
	Description of Product Range	Healthy Food Options
	Market(s) Served	North Omaha, West & South
	Total Value of Assets	\$40,000
	Value of Capital	\$100,000
	Total Liabilities	\$2,000
	Full Time Employees	4
	Other Information	We would truly activate this space care deeply about our customers & their health/wellness
4.	Declaration by Applicant: the Imani Murray	
	<p>I, the undersigned, certify that:</p> <ul style="list-style-type: none"> • I am fully authorized to represent my business and/or business associates on its/their behalf • I am completely aware of the terms and conditions in applying to OEDC • I will pay the lease terms agreed upon • I have submitted the Narrative of the Concept for the Space, Business Plan, and a Feasibility Study • OEDC reserves the right to accept or reject any application, at any stage. OEDC's decision on this application will be final and incontestable and applicant cannot appeal the decision • The information provided in this application and all required documents is correct to the best of my knowledge. 	
	Name (printed):	Imani Murray
	Signature & Date	<i>Imani Murray</i> 9/4/2022

10/4/2022
Paid \$25/application fee

TENANT EMERGENCY CONTACT INFORMATION

BUSINESS NAME: Ital Vital Living

TENANT NAME: Imani Murray

ADDRESS: 1801 Spencer street

HOME #: 402 681-6777 CELL#: _____

EMAIL: Imani mrr 28 @ gmail.com

EMERGENCY CONTACT INFORMATION:

NAME: Latisha Taylor Sister
Relationship

HOME #: 402 637-6542 CELL#: _____

ADDRESS: _____

Medical Contact Information:

Do you have any existing medical conditions or allergies that you would like to make known to us:

NO

I have voluntarily provided the above contact information and authorize OEDC and its representatives to contact the above on my behalf in the event of an emergency.

I choose not to furnish any emergency contact information to OEDC at this time.

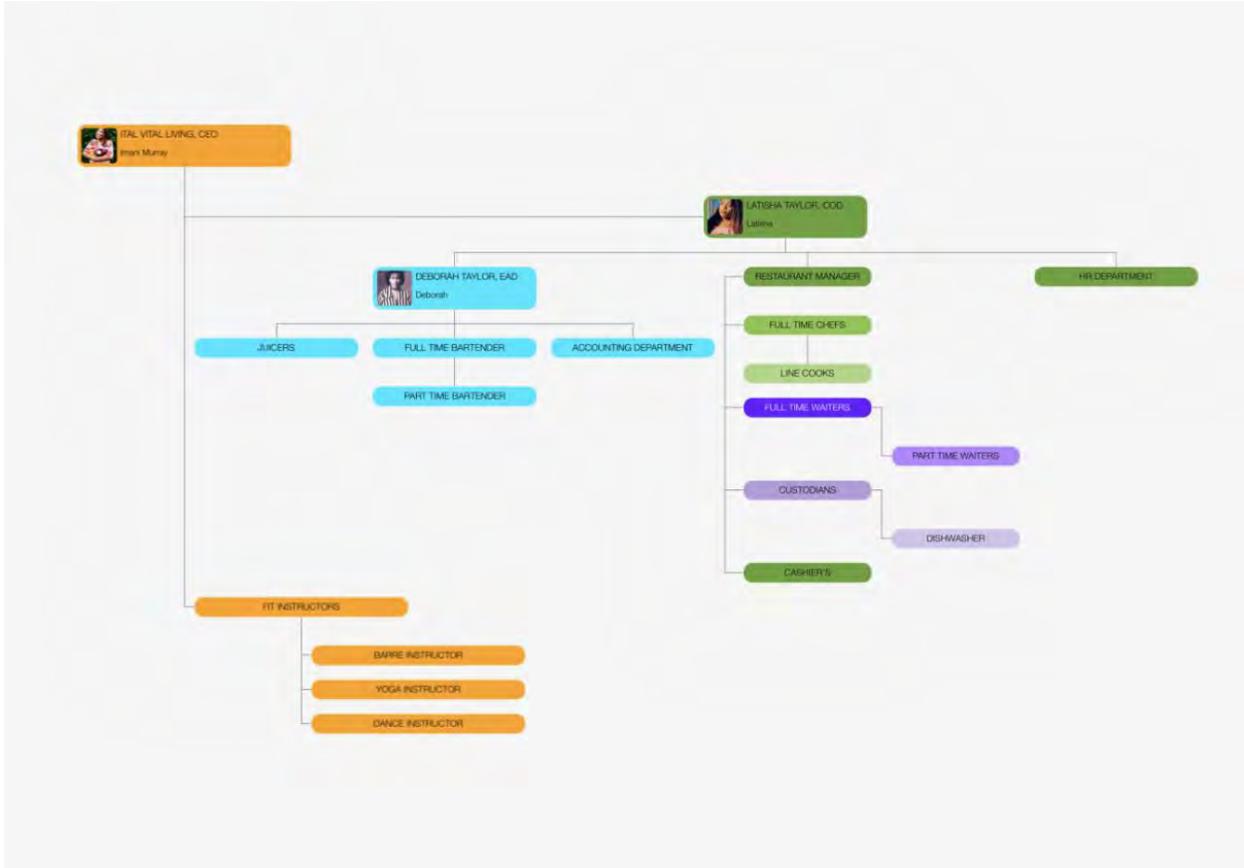
SIGNATURE: Imani Murray

DATE: October 4th 2022

OEDC
OMAHA ECONOMIC
DEVELOPMENT CORPORATION

2221 North 24th Street
Omaha, NE 68110

Organization Chart for Ital Vital Living





October 01,2022

Imani Murray
Ital Vital Living

2118 North 24th Street Opinion of Cost

Imani, Below is an opinion of the construction cost for a fit-out of the 2380 square foot property at 2118 North 24th Street. The below is a high-level opinion of cost based on our project understanding the fit-out scope of work. It does not include unforeseen conditions common while doing construction in a historic building, though a small contingency is included. The below also excludes work indicated as being by the landlord.

Item Description	Total Price	Notes
01 00 00 General Requirements	107,774	
02 00 00 Existing Conditions	\$64,654	
03 00 00 Concrete	\$18,592	
04 00 00 Masonry	\$10,615	
05 00 00 Metals	\$55,059	
06 00 00 Woods, Plastics, and Composites	\$21,396	
07 00 00 Thermal & Moisture Protection	\$19,250	
08 00 00 Openings	\$21,500	
09 00 00 Finishes	\$62,534	
11 00 00 Equipment		By Owner
12 00 00 Furnishings		By Owner
21 00 00 Fire Suppression	\$12,532	
22 00 00 Plumbing	\$34,515	
23 00 00 HVAC	\$44,341	
26 00 00 Electrical	\$94,367	
Total	\$567,129	
Contingency	\$19,228	To cover some unforeseen conditions during construction
GC Overhead and Profit 5%	\$29,317	
Opinion of Cost	\$615,674	

Sincerely,

Geoff DeOld, AIA
Principal

deold andersen architecture LLC

1717 VINTON STREET OMAHA, NE 68108 TEL (402) 345-7694 WWW.D-AARCH.COM

24th & Lake Historic District: Economic Impact Collaborative

OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN

October 4, 2022

LB1024 Economic Recovery Act Bill (*signed into law in April 2022*) Re: Economic Recovery for North and South Omaha (Omaha, NE) Attention: Grant Proposal Review Committee

Dear Committee Members:

Over the past two decades, there have been various plans developed for 24th and Lake. These plans include, but are not limited to efforts led by the City of Omaha, Chamber of Commerce, North Omaha Village Revitalization Plan, and most recently Forever North.

Each plan has produced some steps forward. Many of the businesses, arts and culture venues and organizations at 24th and Lake have worked together to host major events and supported recent grand openings and announcements of new businesses. Other new major developments are now underway. We are prepared to build on the progress together.

The participants see this as an unprecedented opportunity to accelerate the pace of redevelopment in this historically significant area. Having convened in small and large groups, businesses and organizations have met to share project proposals, planned updates, discussed opportunities to partner and support each other to once again make 24th and Lake and North 24th a thriving business, arts, culture, entertainment and food district.

It is with tremendous pride, and gratitude we join with 24th & Lake Street businesses, organizations, ministries, landowners and community partners in making this “Declaration of Support and Cooperation Statement.” These organizations include, but are not limited those located at or near 24th & Lake, also businesses extending from the north boundary of Ohio Street, to the south boundary of Patrick Street, and other Omaha citywide business leaders that provide professional services and products in a variety of disciplines and industries.

OUR DECLARATION OF SUPPORT AND COOPERATION

“We are committed to and make this declaration to cooperate and support each other’s businesses, organizations and projects purposefully and intentionally (i.e., in word, actions, financially, etc.).

We believe that our success and longevity as a people has been and continues to be intimately dependent and inter-connected to each other. We also believe that supporting other African-American and North Omaha residents, businesses, cultural venues and other organizations isn’t an option, but is vital to the sustainability of the North Omaha Community, to the City of Omaha, our region and to our nation.

24th and Lake will be an economic engine in North Omaha and for the region by focusing on business growth, increasing tourism through arts and culture, generating job creation, creating mixed-income housing and building on the strengths of the community through an asset based and holistic approach.

We celebrate and recognize the rich history of 24th & Lake and we are committed to working together to create a thriving future.”

24th and Lake Historic District: Economic Impact Collaborative



Carver Legacy Center

Empowerment Network

Fabric Lab

Great Plains Black History Museum

Ital Vital Living

North Omaha Legacy Tours

North Omaha Music and Arts

Omaha Economic Development Corporation

Rare Bird Innovations

Revive Center Omaha/SMB Enterprises

SPARK

Styles of Evolution

The Union for Contemporary Art

Vinson Ventures & The Honeycomb Foundation

We fully anticipate 90%+ of the other businesses, cultural venues, organizations, ministries, landowners and others will join in this commitment by the end of the year. With the short window available to reach out to everyone, the group was not able to meet with all those submitting projects for the State ARPA funds. Beyond the ARPA proposals, these groups are committed to working together to make 24th and Lake a thriving district once again.

ITAL VITAL LIVING Proposal Summary

At Ital Vital we are aware that creating economic development takes a mixture of community collaboration and clear strategic planning. Our plans at Ital Vital for the future will thrive our very best to ensure that the community receives both. We know that every opportunity is unique and we strive to create a long-lasting and positive transformation for our community. Our plan is to deliver an innovative and affordable proposal on time and to follow it through with an outstanding effort, and which is both on time and within budget.

Ital Vital Living started the company in 2018. It was born from the owners' need to live a healthier life doing years of research on plant based way of life and nutrition. Also family health issues that came up and seeking information on how to live a quality life. The name Ital is what Jamaicans call a plant based way of life. Incorporating our Jamaican roots in our company name. In 2019 is when we started developing recipes with cold pressed juices and smoothies. The need in the North Omaha community was present. Since this idea was so new in the North Omaha region it peaked lots of interest. Through our journey of Ital Vital Living we have educated so many customers in the process. Teaching them about nutrition, vitamins, and what works best with their individual body. Which has been the most rewarding part of the Ital journey because we are truly impacting our customers' lives.

Ital Vital Living opened the first brick and mortar location in 2021 in the heart of North Omaha 2323 North 24th and Lake. Starting with such a small shop, we made it a drive thru/ walk up only location to provide healthy vegan cold pressed juices and smoothies on the go! Our grand opening was a huge turn out with a line going down the whole block all day long. Proving that Ital was truly needed in the community and its been history since that day of us becoming a healthy staple in the community.

North Omaha has a sad history of being a food desert. Not having any access to healthy food/produce. This ties into our high obesity rate in North Omaha because we as the people reflect what in our community. When we don't have stores, healthy food options and only corner stores that have heavily processed junk food and liquor to buy only for our people. We deserve the option of fresh healthy food in our community. Having access will allow us to live longer, vibrant healthy lives for the elders down to our youth. Ital Vital Living prides ourselves in being that change in the community that we don't see.

In the sixties there were neighborhood riots, commercial real estate investments near and along the corridor have been scarce and infrequent. Though some investments have been made on North 24th Street (e.g. Union, Fair Deal, Lake Point etc.), a large portion of the corridor is still characterized by derelict buildings and empty lots. As a result, North 24th Street is home to some of Omaha's poorest residents. The loss of personal revenue through the loss of jobs has impacted small businesses directly in the community, steps away from our location that many black small businesses have closed due to the pandemic in a dire need to rebuild. COVID-19 has disproportionately impacted the black community of North Omaha causing death, job loss leaving the community stagnant and lack of economic growth, hindering the community's ability to grow. North Omaha is feeling the impacts of increased violence resulting from the pandemic, and access to food and mental health services for the most vulnerable residents of North Omaha.

Ital will...Prioritize community needs of healthier choices of food and drink and snacks. Our goal is to hire people who experienced unemployment during the pandemic, and promote job growth to build resiliency. By...Providing services and collaborative partnership with other small businesses and organizations in the corridor of North Omaha to directly support the individuals, businesses, and communities most impacted by COVID-19. Then...North Omaha can be transformed, and it will become a more vibrant and resilient community. Our focus is on social economical impact and improving the lives of all North Omaha residents in the community as a whole. We are an all black women business that is looking to expand our business and create job opportunities for our community. Our focus is community well-being. Our vision is to close the gap of food deserts by providing healthier health food choices right in our own neighborhood. As a small business we would like to be part of the recovery plan to revitalize and build a stronger Community of resilience for North Omaha.

Why invest in Ital Vital small business?

Commercial development provides the following: quality business space, accessible jobs for an underemployed populace, additional tax revenue, and a reduction in community determinants such as crime, empty lots, and low property values. The North 24th Street corridor has economic potential, as it is less than one mile from downtown Omaha, the core of the city. Investors would be wise to invest in the future of the corridor since several tax incentives and other tools exist to make projects more financially viable. Although the goal is to create a space that is friendly to all people, community members.

The best real estate investment properties are ones that are well located..."With the ARPA funding we will rebuild, reinvest and revitalize the community. Bridge the wealth gap for small black businesses.

The North 24th Street corridor's proximity to Omaha's hotspots (e.g. New North Makerhood, Midtown Crossing, The Old Market, & Blackstone), shown lifting a community from economic despair requires the collective strength of multiple parties (private investors, local governments, and community representatives); a single party can't do it alone. Successful businesses, quality buildings, decent housing, and community morale are essential building blocks that make up the health of a local economy. When one block falters the entire system crumbles. Real estate is the mortar that holds the blocks together.

Therefore, the North 24th Street corridor will never realize substantial economic growth without real property investment. How will this improve with our investment?

- 1) Commercial real estate development creates space for businesses, which brings accessible jobs to the community. Result: Higher employment and increases in median household incomes
- 2) Commercial real estate development eases the "broken windows" theory (i.e., reduces crime enhanced by empty buildings and vacant lots). Result: A safer community
- 3) Commercial real estate development (e.g., multi-family, mixed-use) helps alleviate the affordable housing shortage. Result: additional housing, increased density, and urban infill.
- 4) Commercial real estate development draws people from all over the city to the corridor. Result: Increase in economic activity.
- 5) Commercial real estate development increases property values. Result: An increase in wealth for property owners in the community, higher returns for investors, and additional tax revenue for the city and county.

An investment along the corridor is not an investment in a building, but an investment in the community. In the long-term, a single investment can result in an inconceivably high return buoyed by a strong local economy.

Our Training Budget Rationale

Well-trained employees are essential to the success of any company. Unfortunately, in a bad economy, a lot of businesses consider employee development to be an unnecessary expense. But while cutting your training budget can seem like the logical thing to do, stop and think about its long-term implications, as they can far outweigh the immediate costs saved.

The right training program will have a plethora of benefits for a company: it increases employee engagement, retention, and productivity; it decreases the need for supervision, reduces absenteeism, improves customer service, and boost sales.

Well-trained employees make fewer mistakes and, because they feel valued and appreciated, training increases their commitment and personal confidence. It's all about creating a positive and stimulating work environment. If you plan your training budget wisely, you can minimize staff turnover and maintain productivity.

As you attempt to make money-conscious choices on staff – always turn to your trustworthy HR department for suggestions on how to manage training and development budgets. Their guidance will help you handle motivation levels and business inefficiencies before they've gotten out of hand.

According to the Training Industry Report, an average training budget for a small company amounts to \$234,850 on an annual basis. The average training cost per employee in 2016 comes to \$2,541.

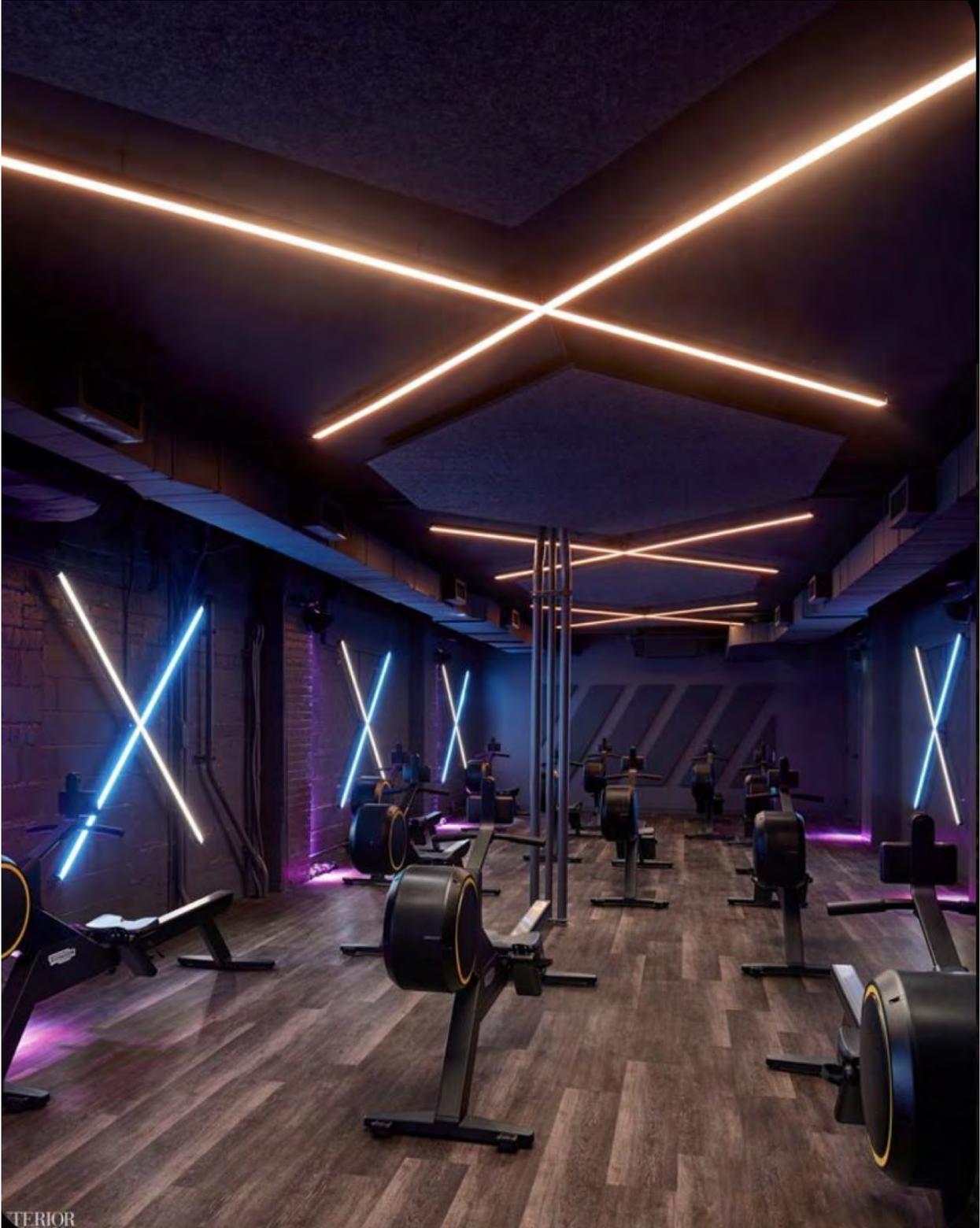
Proper training has a positive effect on employee and customer retention, sales, and overall profitability. Of course, your training budget will vary based on your specific business training needs, but typically 2 – 2.5% of the company's budget allocated to employee training is considered standard.

The Future of Ital Vital

If we would be able to receive these funds we will create a Health Hub. This will be a one stop shop to ensure the health of our community. This health hub will include a full service restaurant with a menu full of healthy items that also include many plant based options. Rooftop Juice Bar will give an upscale experience for people to enjoy. Next to our restaurant and rooftop juice bar that will also have a garden where the produce we grow will be used directly into our products for cold pressed juices and meals for the restaurant. Right next to the restaurant will be a two tier boutique fitness gym which include personal training and upstairs group gym classes like barre, yoga, and dance fit classes. This large project will bring so much life and health to the community of 24th & Lake. We are proud of our visions for the future and this funding will help make it a reality!

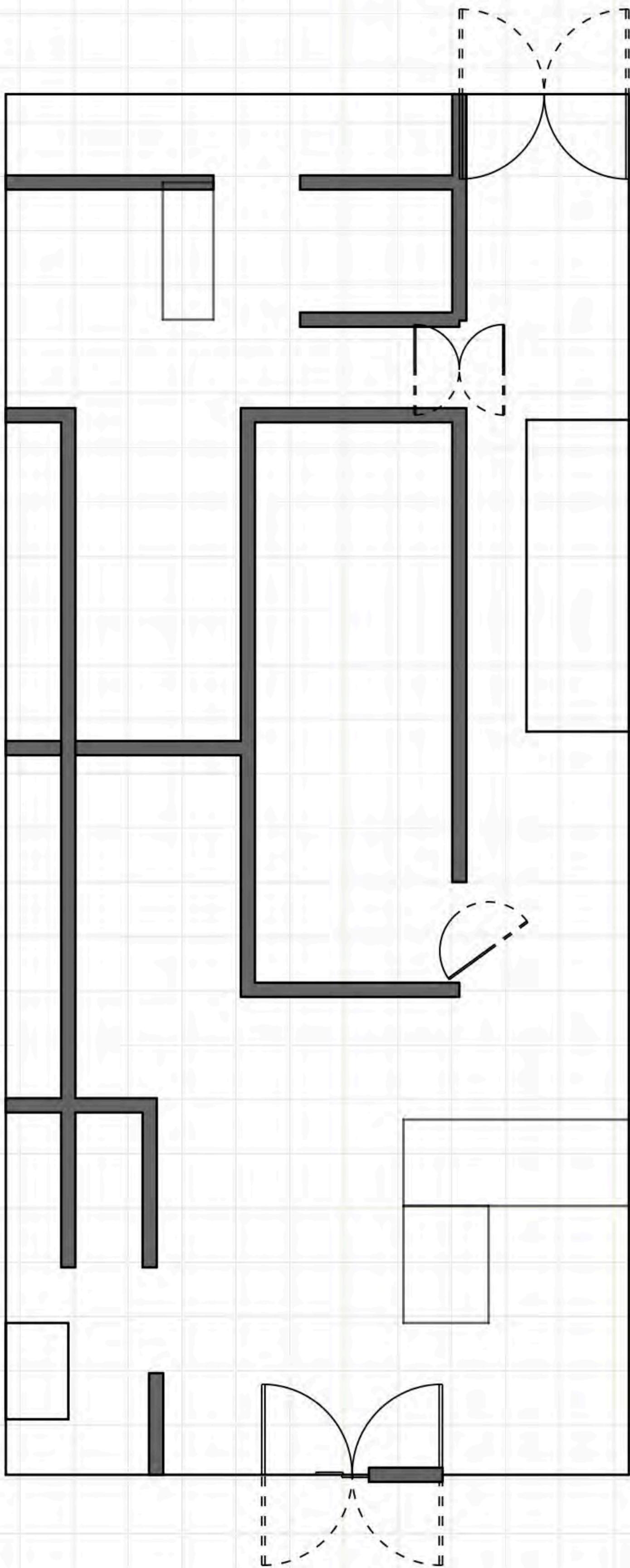
Inspirations Pictures of the Ital Health Hub











Ital Vital Living

2323 North 24th Street
Omaha, NE. 68110
402-681-6777

Project Budget- HEALTH HUB

Submitted on 10/01/2022

Architectural & Engineering	Qty	Unit price	Total price
Architectural & Engineering Fees	1	\$159,263.00	\$159,263.00
Interior Design Consultant	1	\$20,762.00	\$20,762.00
Rendering	1	\$5,500.00	\$5,500.00
Quality Control Concrete, Steel and Roof Inspection	1	\$15,398.00	\$15,398.00

Development

Legal, Accounting Fees			
Zoning, Local and State building	1	\$14,000.00	\$14,000.00
Project Insurance	1	\$3,747.00	\$3,747.00
Furniture/Fixtures/Equipment	1	\$158,578.00	\$158,578.00
Contingency	1	\$89,769.00	\$89,769.00

Construction

General Requirements	1	\$107,774.00	\$107,774.00
Existing Conditions	1	\$64,654.00	\$64,654.00
Concrete	1	\$18,592.00	\$18,592.00
Masonry	1	\$10,615.00	\$10,615.00
Metals	1	\$55,059.00	\$55,059.00
Woods, Plastics, and Composites	1	\$21,396.00	\$21,396.00
Thermal & Moisture Protection	1	\$19,250.00	\$19,250.00

Openings	1	\$21,500.00	\$21,500.00
Finishes	1	\$62,534.00	\$62,534.00
Fire Suppression	1	\$12,532.00	\$12,532.00
Plumbing	1	\$34,515.00	\$34,515.00
HVAC	1	\$44,341.00	\$44,341.00
Electrical	1	\$94,367.00	\$94,367.00
Contingency	1	\$19,228.00	\$19,228.00
GC Overhead and Profit 5%	1	\$29,317.00	\$29,317.00

Training Cost

Staff Training - \$2,550 per employee x 30	1	\$76,500.00	\$76,500.00
Management Training - \$3,850 per manager x 8	1	\$30,800.00	\$30,800.00
Leadership Training and Travel Fees	1	\$10,000.00	\$10,000.00

Opening Cost

Kitchen / Bar Equipment /Smallware	1	\$119,000.00	\$119,000.00
Tables and chairs		\$35,000.00	\$35,000.00
Signage		\$8,000.00	\$8,000.00
POS/Office Electronics/Security/Music		\$20,000.00	\$20,000.00
Administrative Expenses		\$430,296.00	\$430,296.00
Insurance		\$2,000.00	\$2,000.00
Opening Inventory		\$20,000.00	\$20,000.00
Web Development/Social Media		\$7,500.00	\$7,500.00
PR Promotion Cost		\$2,000.00	\$2,000.00
Multi-media Equipment		\$6,000.00	\$6,000.00

Tools and Supplies	\$1,000.00	\$1,000.00
PPE Supplies - CDC	\$1,000.00	\$1,000.00

Subtotal **\$1,851,787.00**
\$0.00

Adjustments **-\$100.00**

\$1,851,687.00

Timeline: – July 2023 to July 2025

Total estimation of days: 730

Milestone	Tasks	Days	Date
1 - Analysis			
1.1	Analysis and design stage, gather data and create system mockup	20	05/01/2023
1.2	Architecture design	15	05/14/2023
1.3	Design work plan (distribution of tasks to development teams)	15	05/21/22023
2 - Development			
2.1	Build out of the Fair Deal		ONGOING
2.2	Plumbing and Services	26	3/27/2023 4/28/2023
2.3	Electrical Services	18	4/1/2023
2.4	Interior Designs	30	4/5/2023 — 5/10/2023
2.5	Signage/Mural	14	3/25/2023 4/1/2023

2.6	Marketing Advertising			ONGOING
3 - Decor				
3.1	Painting Walls		25	3/3/2023
3.2	Art Decor		25	6/10/2023
3.3	Outside Decor		22	6/2/2023
3.4	Landscaping		20	5/01/2023
4 - Employment				
4.1	Hire new staff		5	5/15/12023
4.2	Orientation		10	6/05/2023
5 - Training				
5.1	Inhouse New hire training		16	ONGOING
5.2	Management training		4	5/01/2023
	GRAND OPENING 6/16/2023			

Grant Application

Row 93

Organization Name (if applicable)	Ferguson Cooper LLC
Physical Address	5221-5217 N. 24th Street, Omaha, NE.
Mailing Address	1941 S. 42 Street Suite 518, Omaha, NE. 68105
Website	fatbp.com
Social Media Accounts	
Name	Samuel Cooper
Title	n/a
Email Address	scooper@iepressurewash.com
Phone	+1 (402) 213-2101
Team	Yes
	Samuel Cooper, manager/owner, bachelor of arts business administration, St. Edwards University (Austin, TX), Calandra Cooper, associate applied science: Legal Studies, Accounting, Business Management (Omaha, NE.), artist, Therman Statom artist, Bachelor of Fine Arts, Sparks Real Estate Developer Academy
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	Ferguson Cooper LLC has acquired multiple pieces of land in the designated census tract areas in which it owns both commercial and residential zoned. Team members have a demonstrable professional backgrounds in areas of the proposes multi purpose building, including long-standing records of working and actually doing within the North Omaha community in which they plan to service through the proposal
Proposal Title	Fort Art & Technology Business Park
Total Budget (\$)	\$0.00
LB1024 Grant Funding Request (\$)	\$1,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	A building to serve as anchor for an art, technology and business service location houses within a single multi-purpose building on the corner of 24th & Fort business district. Address: 5221-5217 N. 24th Street, Omaha, NE. 68111 There is also city vacant lots and others, attached or in the same immediate area which would make this project scalable within the area for future growth and continued economic development. Timeline: 24-26 months.
Timeline	Much will be determined at a later date, but the project is believed to be able to complete in 24-36 months. Estimate.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area,

leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment The North Omaha community needs to update business and technology infrastructures to develop and maintain a healthy economic environment within the community, including keeping pace with the rest of the Omaha community. In realizing these needs the multi-purpose business park will create living wage jobs, provide a source or training, provided needed services that people need in the Fort area that are lacking at present. Also in changing the aesthetics of the community will have positive psychological impacts upon the community that will also be long lasting and transformational.

Visioning Workshop Findings Alignment The community will look better. The community will have the professional services it needs and wants in the community.

Priorities Alignment The center is in the census tract in North Omaha. The business park will provide jobs and income.

Economic Impact Estimate numbers are unknown at this time.

Unknown at this time.

Unknown.

Living wages.

Unknown.

Community Benefit The business park will be a beautiful addition to the community. The neighborhood will be more than a dead pass thru, but be transformed into a thriving local community business hub to includes business within the multi-purpose building such as a sit down eatery, mico clinic, art center, business shopping, trade union hub for sign up and information and technology center.

The community will be sustained byway of the services offered through the multi-purpose building and park.

Best Practices/Innovation It will transform the community into a walkable community, fundamentally change that part of North 24 which has been overlooked for decades, the community will be invigorated and more in tune and inline and representative of its nearest neigh- Metro Community College which is 3-6 blocks of this N. 24th Street corridor.

Outcome Measurement High wage jobs will be created through the technology learning offered through the hub. And because the hub aims to house union and trade satellite offices-jobs and trade opportunities will be created and/or accessed

To be determined.

No

Partnerships Yes

N/a

N/a

Displacement No

Displacement explanation	
Physical Location	See above
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	n/a
Property Zoning	Yes
Is the project connected to utilities?	Yes
	No
Design, Estimating, and Bidding	No
	No
	To be determined.
General Contractor	No
Request Rationale	To be determined.
Grant Funds Usage	Funds will be used 100 percent to develop the project to completion.
Proposal Financial Sustainability	Yes
Funding Sources	N/a
	N/a
	n/a
Scalability	Yes
	Outline above and to be determine.
Financial Commitment	The organization is fully committed to supporting the project to the best of its abilities.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 94

Organization Name (if applicable)	Kool Kidz Day Care LLC DBA Art therapy Center
Physical Address	8315 North 30th St. Suite 104 Omaha, NE 68112
Mailing Address	
Website	
Social Media Accounts	
Name	Girly Martin
Title	President
Email Address	koolkidzdaycare104@gmail.com
Phone	+1 (402) 208-0800
Team	Yes
	Chris Ansell manager
Organizational Chart	benefits for this program provides an opportunity to apply academic learning to real life events. builds rel Benefits for this programs provides an opportunity to apply academic learning to real life events. Builds relationships and social connectedness and exposes students to diversity and multiculturalism. Improves lifelong communication , interpersonal and critical thinking skills.
Other Completed Projects and/or Accomplishments	united we stand provides volunteer opportunities support community projects break the cycle of depression, anxiety and loneliness.
Proposal Title	Mental therapy treatment by Art
Total Budget (\$)	\$90,000.00
LB1024 Grant Funding Request (\$)	\$89,999.00
Proposal Type	Combination of capital project and service/program Service/program
Brief Proposal Summary	Benefits for this programs provides an opportunity to apply academic learning to real life events. Builds relationships and social connectedness and exposes students to diversity and multiculturalism. Improves lifelong communication , interpersonal and critical thinking skills.
Timeline	December 1st, 2022
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed

uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment to foster a sense of belonging and togetherness among individuals within the community who are in need to nurture and apply the knowledge ,skills and practice of values within each individuals.

Visioning Workshop Findings Alignment To provide the best value and quality in a fun atmosphere as will as educational and social skills development.

Priorities Alignment Provides volunteer opportunities support community projects break cycle of depression, anxiety and loneliness positively impacts the lives of younger people as will as seniors encourages creativity and cultures

Economic Impact To conduct activities for men, women, children, teens and seniors through age and gender. appropriate activities that address immediate effects of conflicts and build resiliency.

4

2

\$20 per hour

To build a place where people can be enlightenment and discover anything they might want to achieve and fulfilled.

Community Benefit are programs and activities that provide treatment and promote health and healing as response to community needs .

where members of a community tend to gather for groups activity social support public information and other purposes.

Best Practices/Innovation a business location that will assure high company visibility and a high flow of costumers to attract customer each day in the first year of operation

Outcome Measurement provide excellent performance teamwork integrity to be creative and provide excellent services.

teaching one on one and survey

possibly

Partnerships No

Displacement No

Displacement explanation

Physical Location 8315 North 30th St. Suite 104 Omaha, NE 68112

Qualified Census Tract Adjacent to one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	For music instruments needed, tools needed, art supplies and outreach programs to reach the community
Grant Funds Usage	To help the community in a whole and development long term skills
Proposal Financial Sustainability	Yes
Funding Sources	NA
	NA
	Yes
Scalability	she this is scalable into many phases
Financial Commitment	We will provide receipts, P & L statements and complete cost analysis along with detailed book keeping records.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

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EXECUTIVE SUMMARY

**Welcome to Our Art therapy Center where members of a Community
Tend to gather for a group Activities, social support, public information and
Other purposes.**

**To provide the Best value and quality in a fun atmosphere as well as
Educational and social skill development.**

Our Goals: to attract customers each day in the first year of operations.

**A business location that will assure high company visibility and a high flow of customers.
Proven management ability to run business successfully a solid most trusted management
Team.**

Our commitment to continuous improvement and total satisfaction

Quality services.

Providing excellent performance

Teamwork

Integrity

Mission:

Our mission is to be creative stay focused and provide excellent services.

Vision:

**To build a place where people can be enlightenment and discover anything
They might want to achieve and fulfilled.**

Reasons to support this community

United we stand

Provides volunteer opportunities

Support community projects

Break the cycle of depression, anxiety and loneliness

Positively impacts the lives of younger people as well as seniors.

Promotes healthy living

Encourages creativity and cultures

To conduct activities for men , women ,children , teens and seniors through age and

Gender. Appropriate activities that address immediate effects of conflict and build Resiliency.

Benefits for this programs provides an opportunity to apply academic learning to real life events. Builds relationships and social connectedness and exposes students to diversity and multiculturalism. Improves lifelong communication , interpersonal and critical thinking skills.

To foster a sense of belonging and togetherness among individuals within the community who are in the vicinity. To nurture and apply the knowledge , skills and practice of civic values within each individual.

To work with anyone and everyone to help them achieve the best version of themselves to meet everyone's individual needs. We understand that both the physical and mentally have to be healthy to work together.

List of activities:

Sewing

Balloon making

Fruit carving/ bouquet

Leaves artwork

Feathers artwork

Face painting

Make up art

Origami

Nail art design

Knitting

Crochet

Calligraphy

Wood working/carving

Singing/recording studio/dancing

Baking- cakes and cupcakes decorating

Cooking

Painting

Drawing

Pottery

Sculpting

Embroidery

Instruments- accordion ,violin, electric guitar

All languages if needed

Additional services if needed:

Life /Career coaching

Meditation /yoga class

Budgeting class

Zumba class

Decorating class – for birthdays , weddings , anniversaries

Spiritual / self healing – due to stress , depression and anxiety

And so much more to learn.

Expenses:

Tools and equipment needed :

Sewing and embroidery machine

Rolling storage cart and organization

Crafts supply set

Cookware pots and pans set

Food storage glass containers

Tables and chairs

Office supply

Printer

Fruit carving tool set

Face painting tool set

Origami tool kit

Assorted colored paper

White paper

Cupcake decorating kit

Food chopper

Food mixer

Nail art tool kit

Nail polish in different colors

Calligraphy pens and pencils kit

Knitting supply kit

Needles and hooks kit

Yarn set

Crochet supplies set

Make up supplies kit

Sewing tools set

Scissors set

Sewing machine

Thread set

Fabrics

Assorted balloons set

Balloon pump

Balloon accessories and supply kit

Wood carving tools kit

Cordless drill combo kit

Tool box set

Carpentry tools set

Recording studio equipment

Microphone

Audio box

All in one recording studio package

Accordion

Electric guitar

Violin

Measuring cups

Mixing bowls

Baking pans

Rolling pin

Pastry board

Pencils

Crayons

Bakeware set

Dish towel

Pot holder

Oven

Brushes set

Painting tools and supplies set

Digital camera video

Stencils for painting set

Water color

Electric burner double

Stove

Microwave

Marketing and sales plan :

Advertising and promotion is essential

Word of mouth

Referrals

Social media

Direct mail

Instagram

Pinterest

You tube videos

Print

Television

Financial Statement :

The following financial statements will demonstrate that our business will grow and be more profitable.

Grant Application

Row 95

Organization Name (if applicable)

Physical Address 2406 Ames Avenue & 4514 N. 24th Omaha, NE

Mailing Address 7417 S. 48th Street Lincoln, NE 68516

Website

Social Media Accounts

Name Elton Edmond

Title Owner

Email Address EdmondEC88@gmail.com

Phone +1 (402) 430-6045

Team No

Organizational Chart

Other Completed Projects and/or Accomplishments N/A

Proposal Title 24th & Ames Economic Development

Total Budget (\$) \$6,750,000.00

LB1024 Grant Funding Request (\$) \$6,750,000.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary We propose to develop the corner of 24th & ames with as follows: Build a building with retail shops on the main floor and apartments, offices on the upper floors.

Timeline We anticipate complete by December 2025 upon approval of grant funds.

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment	The proposal is in its initial stage; however with this property located on the corner of 24th & Ames, it can be utilize to address the community needs of sustaining the community with housing and retail businesses.
Visioning Workshop Findings Alignment	This proposal aligns with the visioning workshop as follows: Leverage existing land for construction to attract other investments in the community. Have thriving businesses in the community. Address affordable housing needs.
Priorities Alignment	This proposal aligns with LB1024 as it will address developing, attracting, and maintaining businesses in North Omaha and in QCT areas.
Economic Impact	This development will have the potential of creating 75 - 250 temporary and permanent jobs.
	Estimating 75 - 100
	Estimating 100 -250
	Hourly \$20 -\$50. Salaried \$55,000 - \$100,000
	We would be initially about hiring contractors and workers within the area. We would encourage contractors outside of the area to hire sub contractors within the QCT.
Community Benefit	Create a unique community identity Create community involvement of business owners Increase community Economic Health Increase local tax base Create local jobs
	This proposal contributes to community sustainability by: Creating local jobs which encourages people to stay and move to the area. Increase local tax base which will circulate back into the community. Provide affordable housing to allow people to work and live in the community.
Best Practices/Innovation	This would encourage others to utilize existing vacant lots for commercial and housing needs.
Outcome Measurement	Create new jobs, opportunities for employers to offer educational benefits.
	The would be measured by the number of new businesses in the QCT, the number of new jobs, and the number of housing units developed.
	Yes, as the plan for completing the project is still under development and we would be open to investors.
Partnerships	Yes
	We would be open to partnering with other organizations.
	N/A
Displacement	No
Displacement explanation	
Physical Location	2406 Ames Avenue & 4514 N. 24th Street are both empty lots which at one time had large buildings that housed long standing businesses that served the community.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	

	No
	Yes
Design, Estimating, and Bidding	No
	No
	Just ball parked
General Contractor	No
Request Rationale	The dollar amount is an ball park as we are just exploring the idea and will be working with contractors, designers, and architects once grant funds are approved. The proposal timeline did not allow for us to obtain any defined numbers.
Grant Funds Usage	It will be used for the architect, design, management, and construction of this project.
Proposal Financial Sustainability	Yes
	Following the initial investment the building would be sustainable with tenants and potentially outside investors.
Funding Sources	None at this time. Would appreciate any other recommendations for resources.
	Not anticipating other funding sources
	No
Scalability	Yes
	Anticipating that the design and architect personnel can address the components.
Financial Commitment	To maintain the lots and contribute to the initial cost for the design and architect.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 96

Organization Name (if applicable)	Sheltering Tree, INC.
Physical Address	7220 Ames Cir., Omaha NE 68134
Mailing Address	PO Box 4990, Omaha, NE 68104
Website	http://shelteringtreecommunity.org/
Social Media Accounts	o Facebook- https://www.facebook.com/sheltering_tree.1 o Instagram- https://www.instagram.com/sheltering_tree/ o LinkedIn- https://www.linkedin.com/in/sheltering-tree-inc-9a22b378/
Name	Denise Gehringer
Title	Executive Director
Email Address	denise@shelteringtreecommunity.org
Phone	+1 (402) 973-0229
Team	Yes
	The Sheltering Tree Building Team consists of: Denise Gehringer Executive Director Sheltering Tree, Anne Carter Corporate Treasurer Sheltering Tree, Jill Rotella Board President, Doug Alvine Alvine Engineering-Sheltering Tree Building Oversight Committee Chair, George Achola Burlington Capital-Consultant, John Taylor Project Advocates-Project Management, Rob Johnson Project Advocates-Project Management, Stan How-Stanley J How Architects, Kurt Dohn Architect -Stanley J How Architect, John Coolidge -Lamp Rynearson
Organizational Chart	Organizational Chart uploaded with application
Other Completed Projects and/or Accomplishments	Established in 2006, Sheltering Tree is a burgeoning 501(c)(3) organization tackling an urgent issue; the growing housing crisis for adults with developmental disabilities (DD). Sheltering Tree builds and operates affordable apartment communities for adults with DD, launching them toward maximum independence, productive and fulfilling lives, and the opportunity to belong and contribute to the greater community in which they live. Holding our organizational values of safety, affordability, community, and self-determination at the forefront of all we do, Sheltering Tree has been successfully planning, building, and operating affordable apartment communities for sixteen years. With locations in the Bellevue and Benson areas, thirty-two affordable apartment units are occupied by adults with DD. Currently, under construction, a \$13.2 million apartment community of two twenty-four-unit apartment buildings in Papillion will be ready for occupancy in June 2023. With future tenants already identified and ready to move into the Shadow Lake location, once occupied, Sheltering Tree will maintain seventy-six affordable apartments. A duplicate of the Papillion project, forty-eight units are slated to be built in Elkhorn in Q3 2023. Sheltering Tree maintains a list of over 200 individuals with DD waiting for an apartment. The McNally family of Omaha began the journey for Sheltering Tree for their son who has Down syndrome. The McNallys brought expertise in real estate law and background with the Department of Housing and Urban Development. This expertise has been critical to the development of affordable apartment living for adults with DD. The McNally Family remains active in the organization to this date. Additionally, Sheltering Tree Board Members come from a variety of backgrounds with several who have experience working with Affordable Housing Developments. Sheltering Tree's programming includes a robust Activity and Enrichment program that offers life-enhancing experiences for tenants. This program is designed to combat the isolation adults with DD face and enrich their lives through activities and experiences. Through the activity and enrichment programming, adults with DD are provided access to arts, culture, and humanities as well as entertainment and sporting events. Our consumer-controlled housing model allows for the tenants to be self-determined and follow their particular areas of

interest such as ballroom dancing, horticulture, literature, photography, music, ceramics, painting, and a variety of cultural activities. Area artists and volunteers provide instruction and exposure to a variety of enriching activities. Monthly calendars typically include eight physical fitness activities, four creative/art activities, one seasonal community event, one cooking activity, four social gatherings, occasional sporting or cultural events, and four book club meetings. Sheltering Tree also offers the GOALS-Greater Opportunity for Apartment Living Success program to both current and future tenants. GOALS offers classes to prepare future and current tenants to live safe, healthy, enriched lives and achieve long-term success living in their own apartments. Six key topics will be taught in fun, interactive classes. Topics include: 1) Nebraska Rent Wise-How to Be a Successful Tenant, 2) Money Management-Real World Budgeting, 3) Personal Health and Wellness, 4) First Aid/CPR, 5) Be Safe- Properly Interacting with First Responders, 6) People Skills-Social Success. GOALS offers Parent/Guardian workshops to equip parents/guardian them with the resources they may need to help their family members with DD in succeeding in independent apartment living. Sheltering Tree maintains a good working relationship with partners: Midwest Housing Equity Group, Nebraska Investment Finance Authority (NIFA), Project Advocates, Burlington Capitol, Seldin Company, Nebraska Housing Developers Ass., Dept. of Economic Development, FHLB Topeka, HUD.

Proposal Title	Sheltering Tree South Apartments
Total Budget (\$)	\$7,552,500.00
LB1024 Grant Funding Request (\$)	\$7,552,500.00
Proposal Type	Capital project
Brief Proposal Summary	<p>Sheltering Tree currently has a waiting list of 200+ prospective tenants and a population of more than 25,000 adults with DD living in Nebraska. Sheltering Tree provides consumer-controlled apartment living, which includes 24/7 Tenant Assistant monitored safety and security. Each tenant has their own rent-subsidized apartment that includes a living room, full kitchen, bedroom, bathroom, and storage closets. Apartments are built with durable materials, a sensory-friendly design, easy-to-clean features, equipped with bathroom safety bars, access to mobility support, and can be modified for those with low vision or for those with hearing loss. The property and apartments were universally designed with the intention of offering the tenant with DD the security of aging-in-place. Sheltering Tree Community Apartments offer amenities that are beneficial to adults with DD. Amenities such as; Controlled Access Entry, Live-Work-Play Community Rooms, On-Site Laundry, Activity Director/Community Life Activity Calendar, Meal Plan, Accessible Design, Pedestrian Oriented Locations, Security Cameras, Health and Wellness Space/Activities, Life Skills Training Program, Therapeutic Garden, and Tenant Assistants living on-site. Our proposed project in South Omaha would consist of one building containing a total of twenty-four units total; twenty-two one-bedroom units, approximately 665 square feet of affordable housing for adults with DD, and two manager units. The tenants will have access to a commons area consisting of an entrance lobby, gathering room, dining room, community kitchen, storm shelter, mechanical room, laundry room, and wellness center. There will also be a paved and lighted parking lot with a drive-up area located under an entrance canopy. It is highly important that the project is located near a "town center" where access to grocery stores, employment opportunities, and entertainment are within walking distance. This is a critical consideration as most of the adults we serve are not able to drive. Discussions are underway to identify land for the building. Once land is identified and funding becomes available, the project can be completed in eighteen months.</p>
Timeline	The project would begin immediately upon funding availability in July 2023 and be completed in March 2025 Timeline document uploaded with the application.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a

proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Sheltering Tree, Inc. is a 501(c)(3) organization tackling an urgent issue; the growing housing crisis for adults with developmental disabilities (DD). Sheltering Tree builds affordable apartment communities for persons with DD. The purpose of housing initiated by Sheltering Tree, Inc. is to create affordable, consumer-controlled, quality, apartment-style communities to help adults with DD achieve maximum independence, lead productive and fulfilling lives, build friendships, belong to, and contribute to the greater community in which they live. The need for consumer-controlled, community-centered apartment living for adults with DD is vast. The Residential Information Systems Project (2020) conducted by the University of Minnesota, RISP, Research and Training Center on Community Living, Institute on Community Integration tells us: There are 7.37 million People with I/DD in the United States. 6.14 million do not receive public funds for residential support- 83%. Of the 1.2 million that receive public funds for residential support totaling 17%, 715,000 or 10% receive support in the family home, 368,000 or 5% in a provider-controlled setting, and 147,000 or 2% in a consumer-controlled setting. The Nebraska DHHS Residential Services Waiting List now indexes over 2,500 individuals with DD. Most wait for an average of seven years before residential services are available. Sheltering Tree currently has a waiting list of 200+ prospective tenants. With a population of more than 25,000 adults with DD living in Nebraska, the waiting list for affordable, accessible, consumer-controlled apartments will only grow as hundreds exit the special education school system each year and begin seeking adult-related support and solutions for basic needs. The Sheltering Tree organization is rapidly growing as we work towards filling this need gap. Although some live with their parents, many adults with DD will outlive their caregivers leaving them with significant housing insecurities. The State of the States in Intellectual and Developmental Disabilities, 11th ed. Washington, D.C.: American Association on Intellectual and Developmental Disabilities, 2017 report states; 1.3 million people with I/DD lived with a caregiver over the age of sixty. Because we know that disability does not discriminate, it exists in all communities regardless of socio-economic status, race, or culture.

Visioning Workshop Findings Alignment Although many issues summarized following the Visioning Workshop do impact individuals with DD, there seems to be no acknowledgment or knowledge of the need for secure, safe, affordable housing or the related needs to support adults with DD. It is not uncommon for this population to be unnoticed by their wider community. Often most are not aware of the adult with DD's unique needs. This often results in their needs and supports being unlikely to be addressed, leaving them again as invisible people in society. Although an adult with DD has similar needs as the aging seniors in the community, they are not the same. Sheltering Tree provides a solution to many of the foundational needs an adult with DD needs within a community. Issues that are general to the wider community that also impact adults with DD are typically related to affordable housing, public transportation, belonging and connectivity to the community, walkability to basic needs like groceries, health care, and a safe environment for the vulnerable. Sheltering Tree will offer employment opportunities to the surrounding community. The Sheltering Tree South Apartments will employ two live-in Tenant Assistants that benefit from their compensation package including free rent and utilities as well as a salary. Additional part-time staff will be employed in various areas as well. Typically, 90% of tenants living at Sheltering Tree will use DHHS Waiver funding to hire support professionals to assist them with activities of daily living offering the prospect of approximately nineteen other employment opportunities.

Priorities Alignment Sheltering Tree South Apartments will not only put a dent in the safe, affordable, accessible housing crisis that is facing adults with DD, but it will also provide an aesthetically beautiful and well-maintained building to the area. It will offer various employment opportunities to the community. The development will allow for adults with DD to remain in the area where they are familiar,

alongside their churches, family members, and familiar services. People with disabilities add to a diverse community. They teach us compassion, acceptance, and humility. They often enjoy working entry-level hard-to-fill jobs that many in the community reject. They show us, in a profound way, what it means to be whole.

Economic Impact The Sheltering Tree South Apartments will employ two live-in Tenant Assistants that benefit from a compensation package that includes rent and utilities valued at \$12K annually as well as a salary of \$20K-\$25K equaling \$32-\$37K annually. Part-time employees are paid \$14-15 per hour.

The Sheltering Tree organization will employ two full-time live-in tenant assistants and two part-time tenant assistants. Typically, 90% of tenants living at Sheltering Tree will use DHHS Waiver funding to hire support professionals to assist them with activities of daily living offering the prospect for approximately nineteen other employment opportunities.

Unknown currently

Tenant Assistant positions at Sheltering Tree are entry-level with the possibility for advancement and opportunity for professional development.

Unknown currently

Community Benefit As a source of affordable housing for adults with DD, Sheltering Tree, Inc. follows all Fair Housing laws and will not refuse to rent a dwelling to any person because of race, color, disability, religion, sex, familial status, sexual orientation, or national origin. Our current tenants as well as our future tenants on our waiting list of over 200 individuals represent a variety of ethnic, racial, religious, age, and gender demographics. We know that people with DD live in all communities and cultures. After taking a hard look at our outreach efforts, with the intention of getting better at sharing our unique type of housing with underserved members of our community, we have included in our strategic planning to be more intentional about diversifying our outreach and this is now part of our practical vision. The Sheltering Tree organization strives to offer consumer-controlled, affordable, safe, community-centered apartment living in all areas of our city. Our work is laser-focused working to fill the gap in the urgent need for housing and community for adults with DD.

Sheltering Tree's Activity and Enrichment program greatly improve the quality of life of the tenants. Chronic loneliness is known to be as significant of a health issue as obesity, diabetes, and long-term smoking. For people with DD, loneliness and social isolation is a prevailing infliction. This program provides an enriching environment, full of ways to connect and stay active. Historically, results of the Activity and Enrichment program include successfully providing adults with DD access to the wider metro community, creating opportunities for meaningful, enriching, hands-on activities, and creating an opportunity to practice navigating the wider community with trusted support persons other than their parents/guardians. Looking to always facilitate long-term success for our tenants, the program offers activities for adults with DD to live dignified, meaningful lives, and acquire a sense of belonging. During monthly tenant meetings, feedback is provided about current activities, and input is given about future activities. We utilize a communication tool called Life Loop. This communication tool allows families to see what events the tenants participate in, it allows the tenants to give feedback on their satisfaction with the activities, and it allows for easy signing up for activities. Additionally, a tenant serves as a self-advocate on our Board of Directors to be sure that lived experience is considered in all decision-making.

Best Practices/Innovation Housing options for people with DD have changed dramatically over the past century. This change has been marked by a more individualized and integrated housing situations that offer choice and community inclusion. There are many types of living arrangements for people with DD, and the differing names and categories can seem a little confusing, especially if you are navigating the housing market for the first time. That's why we put together this quick list of the most forward-thinking housing options for people with disabilities. The Sheltering Tree model allows adults with DD to live as independently as possible by utilizing subsidized rents and providing amenities advantageous to their wellbeing. With this model it is up to the person to determine what ongoing support they need, making it a truly person-centered approach. Sheltering Tree is one a few organizations across the

country offering consumer-controlled, safe, affordable, community-centered living for adults with DD.

Outcome Measurement Quality of life is a social construct that is measured by what are its most appropriate indicators. Quality of life measurement in developmental disability reflects a variety of indicators, often grouped under life domains. In the past, Sheltering Tree has partnered with Dr. Michelle Messer and Creighton University students to conduct a qualitative survey to measure tenant quality of life. Extremely positive results were found in areas of social environment, emotional health, physical environment, and independence. We continue to seek partnerships such as this to measure the outcome results of consumer-controlled housing for adults with DD.

In the past, Sheltering Tree has partnered with Dr. Michelle Messer and Creighton University students to conduct a qualitative survey to measure tenant quality of life.

Partnerships Yes

Connections with Creighton University Medical Students, Creighton University Occupational Therapy Students, Clarkson Nursing Students, College of St. Mary Occupational Therapy Students, UNO Service-Learning Students, as well as retired Servants of Mary Sisters, have provided volunteer and peer support for on-site activities. Sheltering Tree has acted as a site mentor and provided practical and capstone experiences for graduate students pursuing doctoral degrees in Occupational Therapy at both Creighton University and the University of Nebraska Medical Center. Our partnership with Why Arts provides artists such as: Visual Artists, Florists, Musicians, Dance Instructors, and Ceramic Artists to mention a few. Various community volunteers share their particular talents with tenants as well, such as yoga instruction, fitness, handcrafts, and fine arts. Area garden clubs provide opportunities for tenants to garden alongside them on the Sheltering Tree property and enjoy various types of gardening. Continuing to foster community while social distancing during the pandemic added an extra layer of difficulty to our efforts. An unintended outcome of the need to social distance that we discovered was that there were tenants with DD that prefer to join from a distance and were more likely to participate with the Zoom option. We continue utilizing Zoom to differentiate ways for our tenants to connect and belong, for example during the weekly Graphic Novel club where tenants from a variety of locations gather in person and via Zoom to explore and engage in literature and the enjoyment of a good story.

Displacement No

Displacement explanation

Physical Location It is our intention to identify a location for the Sheltering Tree South Apartments in census Tract 29.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning No

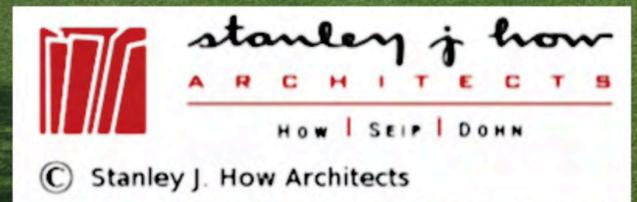
Is the project connected to utilities?

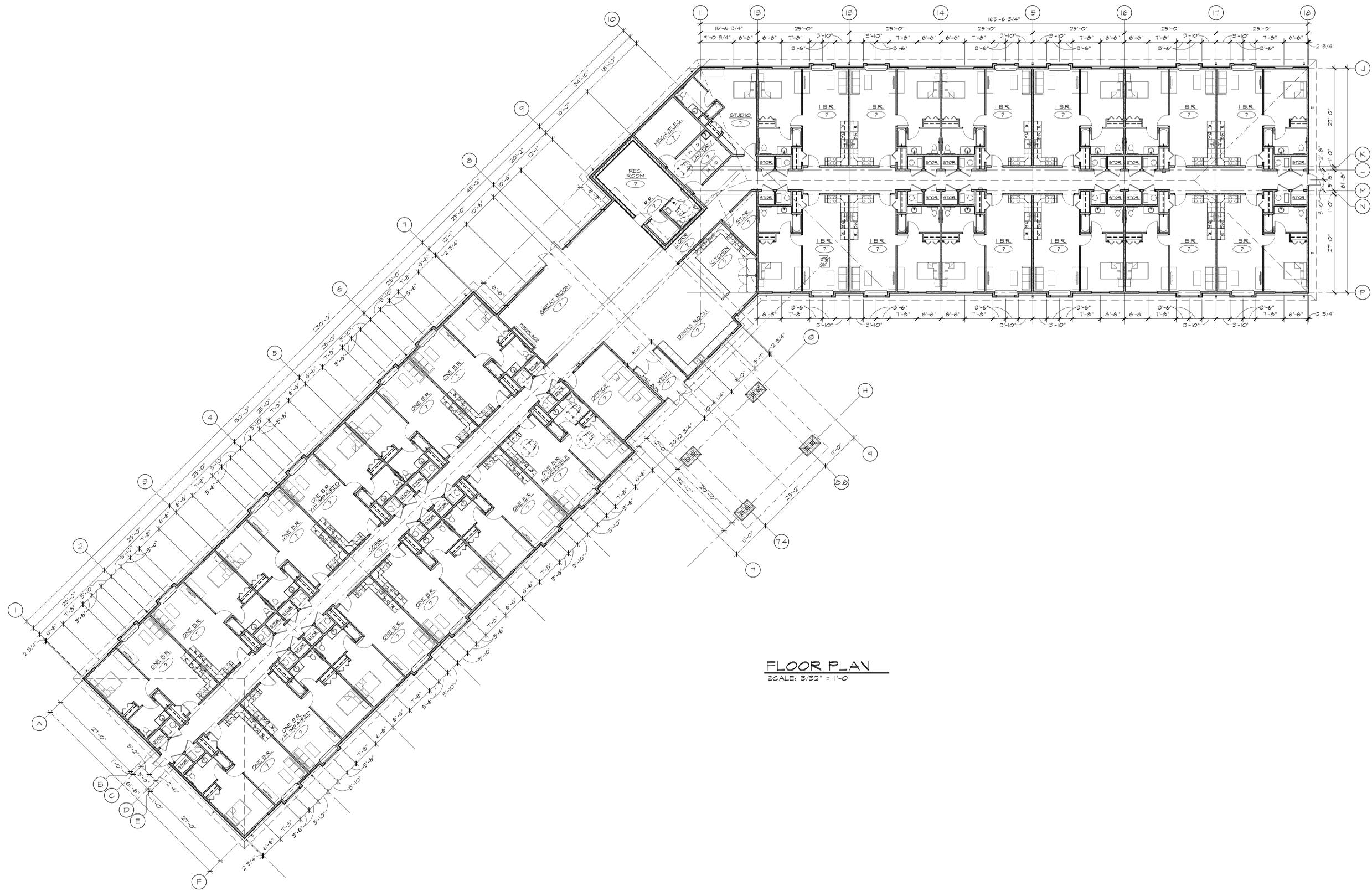
Yes

Design, Estimating, and Bidding Yes

Yes

General Contractor	No
Request Rationale	Proposed project budget and fifteen-year proforma documents uploaded with this application.
Grant Funds Usage	Awarded LB1024 funds would be devoted entirely to the project budget. The project budget has been included with this application. Sheltering Tree projects are designed to be self-sustaining as seen in the fifteen-year proforma included with this application.
Proposal Financial Sustainability	Yes Sheltering Tree projects are designed to be fiscally sustainable as seen in the fifteen-year proforma included with this application.
Funding Sources	Although several area foundations such as the Hawks, Lozier, Daugherty, Heider, Amy L. Scott, Dixon, Krohn, Stinson, and Thrasher as well as many individual donors, have invested financially in our current project under construction, none have been solicited for this project. Not at thsi time. Full funding would need to be achieved in order to move forward with this project.
Scalability	NA
Financial Commitment	The Sheltering Tree organization is committed to raising operation funds of \$595,000 annually to fund administrative staff consisting of the Executive Director, Operations Specialist, Corporate Treasurer, Advancement Director, Activities Director, Activities Technicians, GOALS instructors, the Activities and Enrichment program, the GOALS program, and various other nonprofit overhead expenses.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses Schedule





FLOOR PLAN
SCALE: 3/32" = 1'-0"

7/7/77?
REVISION

FLOOR PLAN

stanley j how
ARCHITECTS
HOW | SEIP | DOHN
14685 CALIFORNIA ST
OMAHA, NE 68154 402.964.9000



JOB NO. 2019-76
DATE
??/??/??

PAPILLION, NEBRASKA
STREET ADDRESS

SHELTERING TREE
STREET ADDRESS

SHEET
A2.1

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
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**Ron and Teri Quinn
9904 Broadmoor Road
Omaha, NE 68114**

October 5, 2022

To LB1024 Economic Recovery Special Committee:

We are pleased to provide this letter to urge support and LB1024 funding for housing projects developed by Sheltering Tree, Inc.

Sheltering Tree, Inc is a nonprofit organization whose mission is to build apartments for adults with developmental disabilities to enable them to live independently and to be engaged in the community. Sheltering Tree's mission is to develop affordable apartment-style living in a safe, supportive community that allows for persons to have the self-determination to make their own decisions, including making choices about their living space, what support they might need, and how they wish to spend each day.

We have been long-time supporters of projects developed by the Sheltering Tree organization, and we have seen the positive outcomes of this housing initiative and the resulting far-reaching impact.

With a positive response to this grant application, Sheltering Tree, Inc. would be able to expand this affordable, community-inclusive housing opportunity to people with developmental disabilities in the South Omaha area where it is greatly needed.

Sincerely,



Ron and Teri Quinn



*Building Apartment Communities
for Adults with Developmental Disabilities*

Sheltering Tree South Apartments PROJECTED COSTS OF DEVELOPMENT

Construction hard costs	5,000,000
Design Services-Stan How	200,000
Geotech	6,000
Commissioning	10,000
Survey	5,000
Environmental Services	5,000
Special inspections	5,000
Low Voltage design	50,000
Program management- Project Advocates	200,000
Legal	20,000
Furniture	50,000
Kitchen equipment	100,000
Security	50,000
Access Control	8,000
Data	25,000
Project Financial Management	60,000
Audit	15,000
Loan origination fees	25,000
Construction loan interest	450,000
Market study	5,000
Underwriting fees	20,000
Construction period real estate taxes	16,000
Marketing	2,500
Operating Reserve	100,000
Replacement Reserve	125,000
Developer fee	400,000
Land purchase	350,000
Project contingency	<u>250,000</u>
	7,552,500



Sheltering Tree South Apartments Project Timeline

- **July 2023**
 - Secure Site
 - Engage Civil Engineers
 - Phase 1 Study
 - Pre-application meeting with City Planning

- **August 2023**
 - Preliminary Plat submittal to City
 - Grading Design – Begin
 - Grading Plans Complete – Permit Application
 - Initiate Construction Management Proposals

- **Sept. 2023**
 - Select Construction Management/Contract
 - Grading Bids
 - Preliminary Plat on Planning Board Agenda
 - Architectural adjustments required related to Engineering reports

- **Oct. 2023**
 - Preliminary Plat on Council Agenda
 - Grading Plans Approval
 - Grading Contractor Begins Work

- **Nov. 2023**
 - Final Plat submittal
 - Grading Completion

- **Dec. 2023**
 - Final Plat on Planning Board Agenda
 - Contract Bond and Insurance

- **Jan. 2024**
 - Final Plat on City Council Agenda-City Plan Approval
 - Approve bids and begin Construction (12 months)

- **Feb. 2024**
 - Record Plat

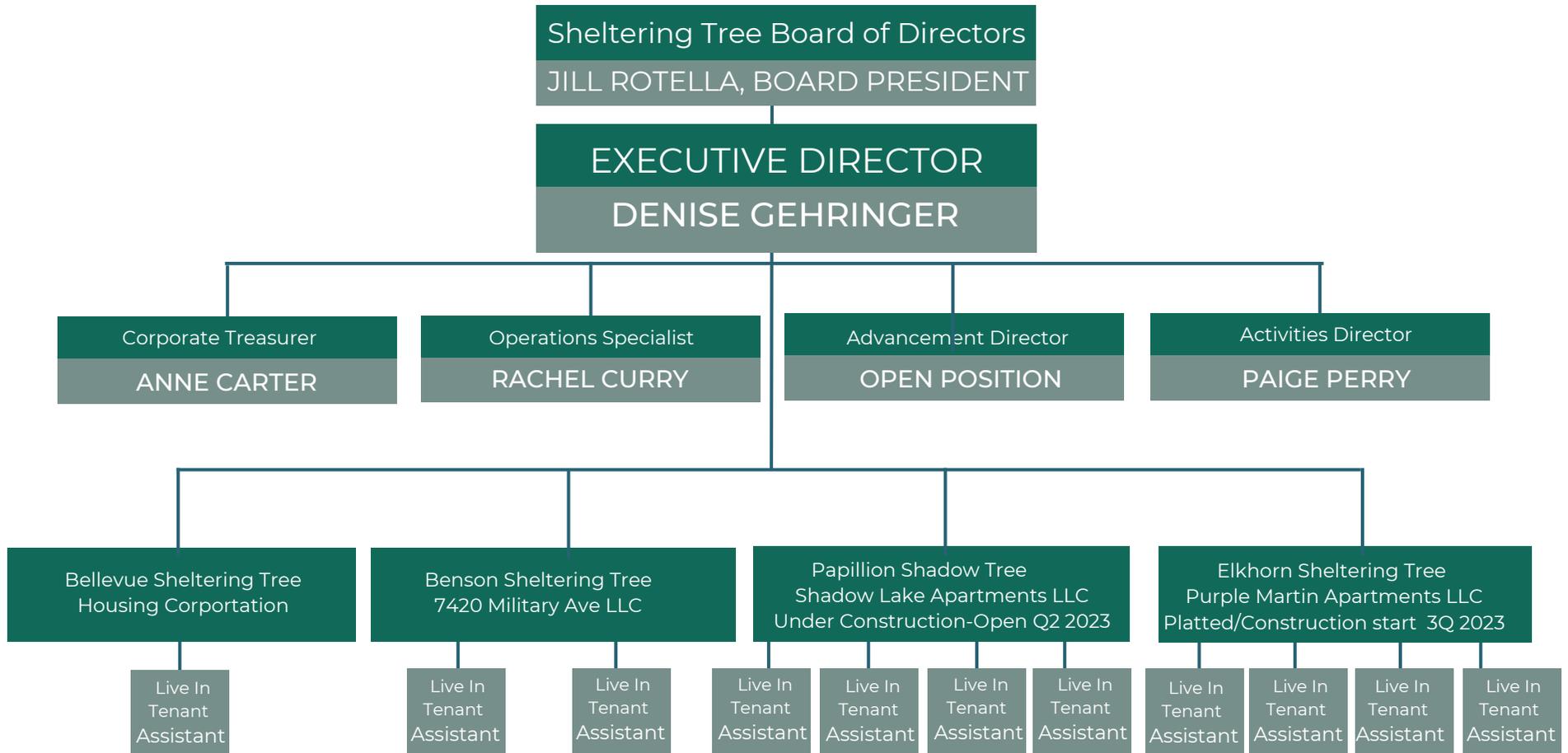
- **March 2025**
 - Construction Complete

- **April 2025**
 - Open for Occupancy



SHELTERING TREE, INC.

Organizational Chart



<http://shelteringtreecommunity.org/>

Grant Application

Row 97

Organization Name (if applicable)	WNQ Inc dba eCnet Solutions
Physical Address	1422 N 104 Plz #224
Mailing Address	224
Website	https://ecnetsolutions.com
Social Media Accounts	https://www.facebook.com/eCnetSolutions
Name	Jay Myers
Title	CEO
Email Address	admin@ecnetsolutions.com
Phone	+1 (402) 237-5795
Team	Yes
	Jay Myers,, Adolph Williams
Organizational Chart	Jay Myers, CEO, Adolph Williams President
Other Completed Projects and/or Accomplishments	Our emphasis is on developing and implementing the best processes and practices that are the right choice for your business. Building and developing community based resources and talents utilizing youth and university resources based in the Omaha community.
Proposal Title	Distributed Resources Group
Total Budget (\$)	\$1,800,000.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	Distributed Resources Group's goal is to assist businesses in building a sustainable competitive advantage through collaboration, drive new revenue, quicken time-to-market, and increase innovation. Distributed Resources Group (DRG) provides business to business system services and development support, allowing organizations to focus on delivering faster value to meet their organizational requirements. Just lowering operational cost is not the key motivation behind our outsourcing services, as organizations are expecting service providers to inject agility and innovation into their business operation. DRG provides innovation by enabling organizations to buy a module of service that can be effectively procured and integrated for required time periods, then safely removed from the environment when its useful life has expired. "Value, rather than cost, is the new watchword, and will likely be measured by how service providers help empower business growth through innovation," says outsourcing survey. Over 15% of today's organizations have between \$100,000 to \$1 billion in annual revenues.
Timeline	Funded 2023, Recruit staff 2023, Execute plan to market 2023
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in

the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

Community Needs	Other
"other" explanation	Foundational technology training, and Triple H jobs.
Proposal Description and Needs Alignment	DRG will employ and train workforce with skills needed to secure and maintain high value technology employment.
Visioning Workshop Findings Alignment	DRG will employ and train workforce with skills needed to secure and maintain high value technology employment.
Priorities Alignment	DRG provides high income jobs for Omaha community with a focus on work life balance with financial security.
Economic Impact	Fifty full and parttime employees with an average salary of \$65,000 / year.
	30
	20
	Entry level starting at \$20 per hour. Salary positions \$50,000 / year
	Using a BPO company means the in-house department doesn't have to develop and test the company's app or spend time answering questions through an IT helpdesk.
Community Benefit	DRG's focus is on developing Omaha workforce that would historically not have access to training and development we provide.
	DRG will employ and train workforce with skills needed to secure and maintain high value technology employment.
Best Practices/Innovation	DRG is minority owned and operated with a goal to develop a workforce utilizing individuals from our community.
Outcome Measurement	DRG will provide improved education, and create new high-wage job opportunities.
	DRG HR department will support generally accepted hiring and tracking processes.
Partnerships	Yes
	The Ernie Chambers History-Arts- Humanities Center
	The Ernie Chambers History-Arts- Humanities Center
Displacement	No
Displacement explanation	
Physical Location	
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes

	Yes
Design, Estimating, and Bidding	No
	No
	NA
General Contractor	No
Request Rationale	See provided proposal.
Grant Funds Usage	This grant will be used for the initial capital investments required for employees and property.
Proposal Financial Sustainability	Yes
	Proposal provided
Funding Sources	N/A
Scalability	Yes
	Staffing is directly proportionate to the number of active clients, and will be scaled based on client requirements.
Financial Commitment	DRG's leadership will provide the initial \$75,000 startup capital and resources needed to establish the organization.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Organizational Chart Pro Forma Proposal Budget/Sources and Uses Schedule



Distributed
Resources
Group (DRG)

Your strategic partner



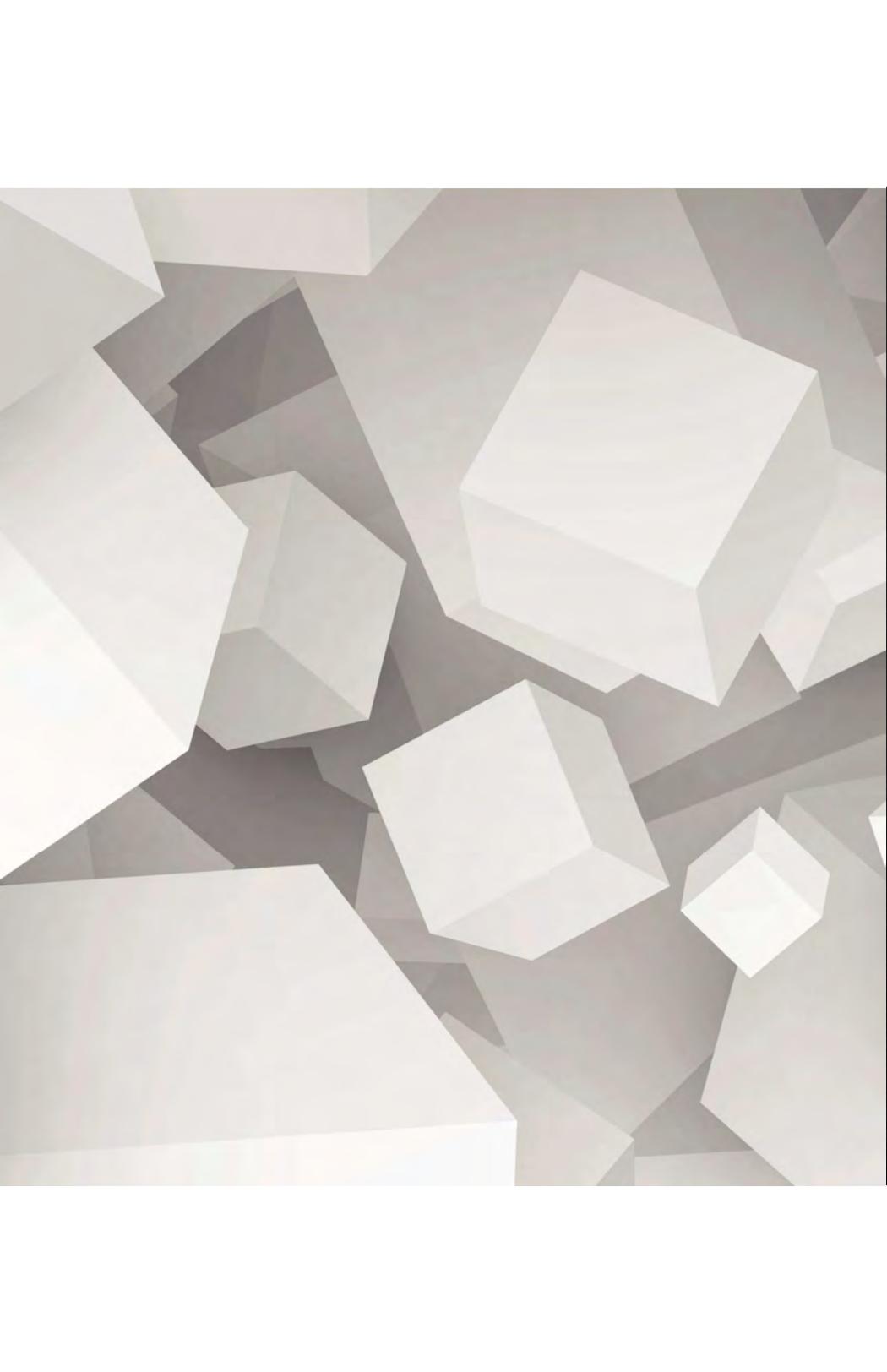
Our Mission

As your strategic partner, our emphasis is on developing and implementing the best processes and practices that are the right choice for your business.



Scope of Need

- **In 2020 Nebraska had over 179,509 small businesses, which is 99.1% of Nebraska Businesses.**
- **Omaha FBI reported cybercrimes increase in Nebraska & Iowa**
- **Many businesses have information technology (IT) departments, but the threat of cyberattacks increases every year, and protecting business infrastructure takes a lot of effort.**
- **In 2020, Nebraska businesses reported \$11.8 million in losses due to cybercrimes, that number is almost double in Iowa, at \$21.3 million.**



Key Areas of Service

- Organizations around the globe are using Business Process Outsourcing (BPO) companies more than ever before.
- Currently, the industry's market size is valued at USD \$232 billion and expects to experience a compound annual growth rate (CAGR) of 8.5 percent between 2021 and 2028.
- Using a BPO company means the in-house department doesn't have to develop and test the company's app or spend time answering questions through an IT helpdesk.
- Onsite and remote technical systems support and monitoring services
- Network Architectural Design and implementation services
- Network Monitoring and Reporting Services
- Managed Cyber Security services
- Architectural Disaster Recovery and High Availability planning
- Technical infrastructure support services
- Online Consulting and Troubleshooting
- Special Support Services through our partner engagement services
- Help small and medium-sized businesses secure the services they need to build high-performing teams and compete with large corporations.



Leadership

Jay Myers, CEO

jmyers@ecnetsolutions.com

Adolph Williams, President

adolph.williams@ecnetsolutions.com

402.237.8795

ecnetsolutions.com

PROPOSAL

Exhibit A-3(a)

Distributed Resources Group

PROJECTED STATEMENT OF OPERATIONS UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE A

For the twelve monthly periods ending September 1, 2020 through August 31 2021 and years ending August 31 2021 and 2023

	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	YEAR 1	YEAR 2	YEAR 3
Revenue															
Help Desk \$40 20 rep	121,333	121,333	121,333	121,333	121,333	121,333	121,333	121,333	121,333	121,333	121,333	121,333	1,455,996	1,565,196	1,698,237
Level 1 Tech Support \$50 15 rep	117,000	117,000	117,000	117,000	117,000	117,000	117,000	117,000	117,000	117,000	117,000	117,000	1,404,000	1,509,300	1,637,591
Sys Eng \$125 10 reps	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	2,592,000	2,786,400	3,023,244
Cyber Security \$150 5 Reps	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	864,000	928,800	1,007,748
Total Revenue	526,333	6,315,996	6,789,696	7,366,820											
Cost of Goods Sold (Products)	263,167	263,167	263,167	263,167	263,167	263,167	263,167	263,167	263,167	263,167	263,167	263,167	3,157,998	3,394,848	3,683,410
Gross Profit	263,167	3,157,998	3,394,848	3,683,410											
OPERATING EXPENSES															
Advertising	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000	99,000	108,900
Bank Charges	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,960	4,356
Cleaning	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	52,800	58,080
Depreciation	484	484	484	484	484	484	484	484	484	484	484	484	5,808	5,808	5,808
Insurance	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	26,400	29,040
Interest on Loan \$96,000	669	669	669	669	669	669	669	669	669	669	669	669	8,028	8,028	7,735
Lease 12,000 Sq. Ft. \$8.50	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000	112,200	123,420
Fac. Infra. Wrk St 100 EE	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000	105,600	116,160
License and Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	39,600	43,560
Miscellaneous	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	13,200	14,520
Office Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000	6,600	7,260
Payroll	48,500	48,500	48,500	48,500	48,500	48,500	48,500	48,500	48,500	48,500	48,500	48,500	582,000	640,200	704,220
Pre-Opening Advertisement	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
Pre-Operation Expenses	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
Professional Fees	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	66,000	72,600
Property Tax (Tpl. Net Chg)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	600	600
Repair and Maintenance	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	26,400	29,040
Security	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	13,200	14,520
Telephone	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	66,000	72,600
Utilities	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	66,000	72,600
TOT. OPERATING EXPENSE	115,453	105,453	1,275,436	1,351,596	1,485,019										
OPERATING INCOME	147,714	157,714	1,882,562	2,043,252	2,198,391										
TAX PROVISIONS	0	0	0												
NET INCOME	147,714	157,714	1,882,562	2,043,252	2,198,391										

Distributed Resources Group

Exhibit A-3(b)

PROJECTED STATEMENT OF CASHFLOW UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE A

For the twelve monthly periods ending September 1, 2017 through August 31 2018 and years ending August 31 2019 and 2020

	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	YEAR 1	YEAR 2	YEAR 3
CASH FLOWS FROM OPERATING ACTIVITIES															
Net Income	147,714	157,714	157,714	157,714	157,714	157,714	157,714	157,714	157,714	157,714	157,714	157,714	1,882,562	2,043,252	2,198,391
Adjustments to reconcile net income to net cash provided by operating activities															
Depreciation															
(Increase)decrease in Inventory	484	484	484	484	484	484	484	484	484	484	484	484	5,808	5,808	5,808
(Increase)decrease in Deposits	(2,000)	0	0	0	0	0	0	0	0	0	0	0	(2,000)	0	0
(Increase)decrease in Accounts Payable	(5,000)	0	0	0	0	0	0	0	0	0	0	0	(5,000)	0	0
5,000	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	146,198	158,198	158,198	158,198	158,198	1,886,370	2,049,060	2,204,199							
CASH FLOWS FROM INVESTING ACTIVITIES															
Cost of Equipment and Furniture	(15,000)	0	0	0	0	0	0	0	0	0	0	0	(15,000)		
Cost Leasehold Improvements	(26,000)	0	0	0	0	0	0	0	0	0	0	0	(26,000)	0	0
Building Escrowe	(65,000)	0	0	0	0	0	0	0	0	0	0	0	(65,000)	0	0
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(106,000)	0	0	0	0	(106,000)	0	0							
CASH FLOWS FROM FINANCING ACTIVITIES															
Escrow Account	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Money Market Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Dividends	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Proceeds-Bank loan	96,000	0	0	0	0	0	0	0	0	0	0	0	96,000	0	0
Proceeds-B&Tech loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Purchase of Stocks by owners	24,000	0	0	0	0	0	0	0	0	0	0	0	24,000	0	0
Repayment of loan principle (Interest Only 1st Year)	0	0	0	0	0	0	0	0	0	0	0	0	0	(6,093)	(6,731)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	120,000	0	0	0	0	120,000	(6,093)	(6,731)							
INCREASE IN CASH	160,198	158,198	158,198	158,198	158,198	1,900,370	2,042,967	2,197,468							
CASH AT BEGINNING OF PERIOD	0	160,198	318,395	476,593	634,790	792,988	951,185	#####	1,267,580	1,425,778	1,583,975	1,742,173	0	1,900,370	3,943,337
CASH AT END OF PERIOD	160,198	318,395	476,593	634,790	792,988	951,185	#####	#####	1,425,778	1,583,975	1,742,173	1,900,370	1,900,370	3,943,337	6,140,805

See accompanying summaries of significant assumptions and accounting policies and accountant's compilation reports.



Summary

Business to Business System Services and
Development Services

Building sustainable competitive advantage
through collaboration

Providing agility and innovation

Empower business growth through
innovation

Faster value to meet organizational
requirements

Grant Application

Row 98

Organization Name (if applicable)	Pattys Childcare Center
Physical Address	4110 s 13th Omaha NE 68107
Mailing Address	4102 S 13th St Omaha NE 68107
Website	https://pattyschildcareomaha.com/
Social Media Accounts	
Name	Gloria P Avalos
Title	Owner
Email Address	pattyschildcarecenter@yahoo.com
Phone	+1 (402) 885-8775
Team	Yes
	Sonia Macias, Ralph Gladbach, Jim Henderson
Organizational Chart	Pattys Childcare Center - Childcare Center Owner/Director - Gloria P Avalos
Other Completed Projects and/or Accomplishments	active childcare center has been open since 2018 we a 2nd location that was open in 2019 and we the need of more childcare care in the area we are looking to open new centers within the south Omaha area.
Proposal Title	Pattys Childcare Center
Total Budget (\$)	\$1,682,500,000.00
LB1024 Grant Funding Request (\$)	\$1,500,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Pattys Childcare center, we offer professional childcare. With a foundation on bilingual learning our staffs are trained to give a quality education to the kids and parents in our center. We have two locations one at 1216 Royal Dr. Papillion NE 68046 with a capacity of 100 children and we have 10 employees the second location 4102 S 13th st Omaha ne 68107 with a capacity of 99 children and we have 28 employees. Due to our high demand for waiting lists we have been able to see the need that exists in south Omaha area for childcare and transportation to elementary schools. For this reason, is why we decided to purchase a building located next to our already active child care center to building our childcare and be able to provide these needed services to our families in the south Omaha area our location will be 4110 s 13th st Omaha NE 68107, with an estimate capacity of 200 children's that will generate 60 new jobs to the area. this is a place with a lot of space in the surroundings that would allow us to make a program for the students in which we can include sports and more activities for the older kids. We have made the preliminary plans designed for the center and a construction estimate as well as the pertinent tests for the construction.</p>
Timeline	material for construction estimate arrival Jan 2023 - March 2023 Start of construction for childcare center - March 2023 - Sep 2023 Licenses/Permits - 60 days September 2023 - November 2023 Opening - December 2023 - January 2024
Percentage completed by July 2025	100%

Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	the need for a better childcare and learning centers in our area that will help the community.
Visioning Workshop Findings Alignment	this new center will allow us to help the community offering a better quality and giving parents the relief that their Childs will be offer a high quality education.
Priorities Alignment	this proposal will provide jobs at all times and will help by offering high quality education in the childcare phase.
Economic Impact	this will help us create at least 45 new jobs as permanent positions in the south Omaha area.
	60
	100
	\$12-18 per hour
	immediate jobs will be provided as soon as the construction starts and ongoing opportunity's will be offer as well for new improvements.
Community Benefit	By having a new childcare center in a well known location will bring new families to the area and by bringing new families will be more opportunity in our surrounding for new rental of housing and more income for grocery's stores.
	this is a needed service for a quality of life because this will be a bilingual childcare center.
Best Practices/Innovation	this will incorporate a new way by knowing that this is a bilingual facility not just Spanish and English, but will also want to incorporate other cultures.
Outcome Measurement	new modern and better education for the kids in our community, with this will come competitive wages for educators.
	the outcome will be measure after the project is done and by the state of nebraska and the owner Gloria P Avalos.
	N/A
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	4110 s 13th st Omaha NE 68107 - this location is next to our already existing childcare and with the regulations this will be capable to be able to do construction to be a daycare.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	yes
Property Zoning	Yes

Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	it was not need it, we have been working with the contractors before and we would like to work with them again.
Request Rationale	the amount requested will be used for the construction inside the building, material, permits the contract of the contractor and all the reequipments that this new childcare will need.
Grant Funds Usage	this grand funds will help us start the construction inside the building to be able to get this location running as soon as possible.
Proposal Financial Sustainability	Yes
	fiscal operation after the initial investment will be on mind 2024
Funding Sources	N/A
	N/A
	No
Scalability	no
Financial Commitment	our current daycare is financeable stable and will be able to provide need it income if necessary.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses

UNIFORM COMMERCIAL PURCHASE AGREEMENT

(This is a legally binding contract. If you do not understand it, seek legal advice)

NP Dodge Management Company d/b/a NAI NP DODGEBroker March 17th, 2022

The undersigned Buyer (whether one or more) agrees to purchase the Property described as follows:

1. Address: 4110 S 13th St. and 4104 S 13th St. and 4102 S 13th St. Omaha, NE Zip Code 68107**2. Legal Description (Property):** ROSEDALE ADD REP 1 LOT 1 BLOCK 0 IRREG 73,450 SQ FT (Parcel Number: 2135520050) and ROSEDALE ADD REP 1 LOT 2 BLOCK 0 IRREG 20,850 SQ FT (Parcel Number: 2135520052)

including all fixtures and equipment permanently attached to the Property.

3. Personal Property: The only personal property included is as follows: All tables, chairs, laundry machines, kitchen appliances, desks, chairlifts, toys, playground equipment, child education materials, and any other daycare-related items**4. Conveyance:** Seller agrees to convey title to Property to Buyer or his nominee by warranty deed or none other free and clear of all liens, encumbrances or special taxes levied or assessed, except no exceptions subject to all building and use restrictions, utility easements abutting the boundary of the Property, easements and covenants now of record.**5. Assessments:** Seller shall pay any assessments for public improvements previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.**6. Purchase Price:** Buyer shall pay One Million Dollars (\$1,000,000) on the following terms: Ten Thousand Dollars (\$10,000) (Deposit) deposited herewith within three (3) days acceptance of this Purchase Agreement as evidenced by the receipt attached below. If Buyer refuses or fails to consummate the purchase following the end of the Due Diligence period, as set forth below in Section 8, Seller may, at Seller's option, retain the Deposit as liquidated damages for breach of this Agreement, in addition to any other relief to which Seller is entitled. The Deposit will be applied to the purchase price at closing, with the balance paid in immediately available funds at closing.**7. Deposit:** Deposit to be paid directly to the Escrow Agent specified in Paragraph 13 of this Agreement.**8. Applicable Conditions:** This Agreement is conditioned upon the happening of each of the following events: If all of the events have not occurred within the time stated, this Agreement shall be terminated, and the Deposit returned to Buyer, with no additional releases or authorizations required, and neither Buyer nor Seller shall have any further obligations under this Agreement.

- a) Buyer, at Buyer's expense, may obtain an ALTA Survey of the Property within forty (40) days of the delivery of the title insurance commitment, which survey shall be acceptable to Buyer, in Buyer's sole and absolute discretion.
- b) Buyer will have sixty (60) days after the date this purchase agreement is fully executed by Buyer and Seller to obtain a letter of commitment from a lending institution for financing on terms and conditions acceptable to Buyer in its sole and absolute discretion.
- c) From the date of acceptance and execution of this Agreement by all parties, Buyer shall have sixty (60) days (Due Diligence Period) to perform or to have performed inspections of the Property, all improvements thereon and all related systems including structural, HVAC, roofing, electrical and mechanical. During the Due Diligence Period, Buyer shall determine to Buyer's sole satisfaction that the Property is suitable for Buyer's purposes, is properly zoned, adequate ingress and egress are available for Buyer's purposes and that an appropriate Certificate of Occupancy/Building Permit will be issued as may be needed. Seller shall provide access to the Property upon 24-hour notice from Buyer and Buyer's agents, contractors, inspectors and representatives.
- d) Within ten (10) days from the date of acceptance and execution of this Agreement by all parties, Seller shall deliver to Buyer and all surveys, site plans, topographic maps, building plans, construction plans, roof and equipment warranties, service or maintenance contracts and any equipment and personal property rental or lease agreements in Seller's possession. Further, during Due Diligence, Buyer shall also examine the materials provided by Seller under Section 10.

Upon or prior to the conclusion of the Due Diligence Period, if Buyer delivers to Seller written notice that the Property is not satisfactory, in Buyer's sole and absolute discretion, this Agreement shall terminate, the Deposit shall be returned to Buyer with no additional releases or authorizations required, and neither party shall have any further

obligation to the other party under this Agreement. If Buyer does not timely deliver written notice that the Property is not satisfactory, then the Property's condition shall be deemed acceptable and the conditions set forth in this section shall be deemed satisfied.

9. Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes and shall be prorated as of the closing date, and Seller shall pay all prior years' taxes, interest and other charges, if any.

10. Rents, Deposit and Leases, if Rented: Seller shall deliver all lease contracts within 10 days of the execution of this agreement as well as a corresponding rent roll reflecting tenant's name, the area or unit occupied, the commencement and termination dates of the lease agreement, the security deposit held, any balance owing by the tenant or occupant and the complete books and financial records of the operation of the Property for the preceding three fiscal years. All collected and scheduled rents shall be prorated to date of closing. Copies of all current leases, all tenant deposits, and all keys to property shall be assigned and delivered to Buyer at the time of closing.

11. Sanitary and Improvement District (S.I.D.): Buyer understands that this property is located within S.I.D.# N/A and acknowledges a receipt of the most recently filed S.I.D. Statement.

12. Conveyance of Title: Seller shall furnish a current title insurance commitment to Buyer within ten (10) days of the parties' acceptance and execution of this Agreement. Buyer shall have twenty (20) days from the date of receipt of the Commitment within which (i) to review the Commitment, and (ii) if Buyer objects to any matters appearing therein affecting title of the Subject Property, to notify Seller in writing of such objections (describing such objection in reasonable detail) (the "Objection Notice"). If title defects are found, Seller shall have ten (10) days from receipt of such Objection Notice within which to exercise good faith efforts to remove or correct the objected matter (or to secure title insurance endorsements at Seller's cost against the objected items). However, if Seller is unable after good faith efforts or unwilling (in Seller's sole discretion) to so remove or correct such matters or otherwise obtain commitment appropriate title insurance endorsements within such time period, Buyer may rescind this agreement and the Deposit shall be paid to Buyer, with no releases or authorizations required or Buyer may waive non-fulfillment of the applicable condition and contingency. Approximate closing date to be within ten (10) days after satisfaction or waiver of the Due Diligence Period, and possession shall be delivered at closing. The costs of an Owner's title insurance policy shall be equally divided between Buyer and Seller.

13. Escrow Closing: Buyer and Seller agree that the closing of the sale may be handled by Title Core National (herein after "escrow agent"). Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller.

14. State Documentary Tax: The State documentary Tax on the deed shall be paid by Seller.

15. Insurance: Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer may rescind this Agreement by providing written notice to Seller, and the Deposit shall be paid to Buyer, with no releases or authorizations required. Buyer agrees to provide his own hazard insurance after closing.

16. Wood Infestation: Buyer agrees to pay the costs of a wood destroying insect inspection of the building, attached and detached structures, and Seller agrees to pay for any treatment or repair work found necessary for issuance of a termite warranty and/or treatment of any wood destroying insects. Buyer agrees to accept the treated Property upon completion of repairs.

17. Smoke Detector: Seller agrees to install, at Seller's expense, smoke detectors as required by law.

18. Condition of Property: Seller represents to the best of the Seller's knowledge, information and belief, there are no latent defects in the property. Seller agrees to maintain the heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in working condition until delivery of possession.

19. Environmental: Seller represents to the best of the Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

20. Buyer's Personal Inspection: **THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR ANY AGENT INVOLVED IN THIS TRANSACTION. BUYER HAS BEEN ADVISED TO OBTAIN INSPECTIONS/ INVESTIGATIONS OF IMPROVEMENT SQUARE FOOTAGE, LOCATION OF PROPERTY LINES, LOT SIZE, ENCROACHMENTS AND CONDITION OF PROPERTY.**

21. Offer Expiration: This offer to purchase is subject to acceptance by Seller on or before Thursday, March 18th, 2022 at 4 o'clock P. M. CST

22. Agency: The Brokers involved in this transaction are:

- Jorge Sotolongo with NP Dodge Management Company dba NAI NP Dodge is agent for Seller.
- Buyer is an unrepresented customer.

23. Broker Compensation:

- Buyer and Seller acknowledge that NP Dodge Management Company dba NAI NP Dodge is being paid a fee of 5% of the purchase price, by Seller, through escrow at closing.

24. Modification In Writing: Any modifications of the terms of this Agreement must be in writing and signed by the parties.

25. Electronic Transaction Authorization: Buyer and Seller agree that all records relating to the sale of the Property; including all offers, counteroffers and acceptances (1) may be transmitted by electronic means including fax and e-mail compliant with state and federal electronic transaction and signature requirements; (2) shall be treated in all respects as originals and shall satisfy all legal requirements, if any, that the records be in writing; (3) electronic signatures attached or affixed thereon shall be treated as original signatures and shall satisfy all legal requirements, if any, that the record be signed and (4) shall be re-executed by both parties on an original form if requested by either party.

26. Assignment of the Purchase Agreement: The Buyer shall have the privilege of assigning this Agreement to any person, partnership, and corporation, L.L.C. or L.L.P. prior to closing. Buyer shall deliver to Seller an executed copy of any such assignment in which event the Seller shall close the transaction with the Assignee of the Buyer.

27. Notices: All notices under this Agreement shall be in writing and shall be deemed received when delivered to a party, a party's agent or the agent's designated broker. Delivery shall include hand-delivery, facsimile delivery, evidenced by confirmation that the fax was successfully transmitted, and email delivery, supported by evidence that the email was sent.

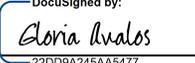
28. Counterparts: This Agreement may be executed in counterpart, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and accepted by electronic mail or portable data file (PDF) signature and any such signature shall be of the same force and effect as an original signature.

29. 1031 Exchange: Each of Seller and Buyer shall have the right, by notice to the other party, to assign the legal interests in this Agreement to a qualified tax-deferred exchange intermediary for the purpose of effecting a tax-deferred, like-kind exchange or to otherwise effect an exchange of real property in accordance to the provisions of the I.R.C. § 1031. Each Party shall reasonably cooperate with the other in this regard; provided, however, that a party shall not be required to incur any additional costs, liabilities or delays in connection with this assignment.

BUYER: PATTYS CHILD CARE CENTER LLC

ADDRESS: 4102 S 13th Street, Omaha, NE 68107

NAME: Gloria Avalos
ITS: Owner

BUYER SIGNATURE:  _____
DocuSigned by:
Gloria Avalos
22DD9A245AA5477...

DATE: 3/17/2022

RECEIPT

(NAMES FOR DEED) RECEIVED FROM: _____ the sum of _____
(\$ _____) DOLLARS (by check)

to apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

REALTORS (Company Name)

AGENT'S NAME (Printed)

OFFICE ADDRESS

AGENT'S SIGNATURE

ACCEPTANCE

Date

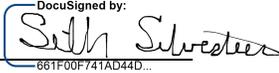
Date

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement except for the following modifications:

SELLER: Seth Silverstein LLC & Fantastic Beginnings Inc.

ADDRESS: 1097 Sinclair Pointe City: Saint Simons Island State: GA Zip: 31522 Phone: _____

NAME: Seth Silverstein
ITS: Owner

SELLER SIGNATURE: 

DATE: 3/17/2022

BUYER RECEIPT AND ACCEPTANCE

Buyer acknowledges a fully executed copy of this agreement and accepts Counter Proposal as set out above, if any.

DATE: _____

BUYER: _____



ENVIRONMENTAL WORKS

Science. Safety. Grit. Ingenuity.

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

**PATTY'S CHILDCARE CENTER OF SOUTH OMAHA
4102 AND 4110 SOUTH 13TH STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA**

Prepared For:

Patty's Child Care Center Inc.
Omaha, Nebraska

Prepared By:

Environmental Works, Inc.
Kansas City, Missouri

EWI Project #222042, A1

August 3, 2022



environmentalworks.com



ER: 877.827.9500



816.285.8410



1731 Locust St. | Kansas City, MO 64108

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1.0 EXECUTIVE SUMMARY

Environmental Works, Inc. (EWI) performed a Limited Phase II Environmental Site Assessment (ESA) for Patty's Childcare Center of South Omaha property located at 4102 and 4110 South 13th Street in Omaha, Douglas County, Nebraska (subject property or Site).

This Limited Phase II ESA was completed to evaluate the Site for subsurface impacts as a result of the American Society of Testing and Materials (ASTM)-defined recognized environmental conditions (RECs) and vapor encroachment conditions (VECs) identified during the May 2022 Phase I ESA. The subject property's listing as an automotive garage from 1926 and 1931, a Small Business Association (SBA) environmentally sensitive industry (NAICS Code 8111), and the previous operation of the northeast adjoining property as a retail petroleum facility with tanks and no records available with the Nebraska Department of Environment and Energy (NDEE) were identified as RECs and VECs. The Site location in the Omaha Lead National Priorities List (NPL) area was also determined to be a REC.

The Limited Phase II ESA investigation involved the installation of 10 soil borings and four (4) temporary groundwater monitoring wells and the collection of fourteen (14) soil samples for laboratory analysis. Groundwater sampling was proposed, but not collected due to the limited shallow groundwater availability.

A GPR survey was also completed in the area of the heating oil tank, identified in a previous assessment provided by First National Bank of Omaha after the completion of the May 2022 Phase I ESA. The limited Ground Penetrating Radar (GPR) survey was conducted to evaluate the Site for subsurface utilities and assist in selection of soil boring locations clear of obstruction. The potential contaminants of concern (COCs) evaluated during this assessment included one or more of the following, volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH)-gasoline-range organics (GRO), total extractable hydrocarbons (TEH), and Resource Conservation and Recovery Act (RCRA) 8 metals or lead.

The analytical results were compared to either the NDEE Voluntary Cleanup Program (VCP) Remediation Goals (RGs) or the Nebraska Department of Environmental Quality (NDEQ) Petroleum Remediation Program, Petroleum Release Sites Risk-Based Corrective Action (RBCA), Tier 1 Risk-Based Screening Levels (RBSLs) as applicable. Metals results were also compared to the United States Geological Survey (USGS) National Geochemical Survey average values for Douglas County, Nebraska.

Soil analytical results, except arsenic, were reported below regulatory comparison values. Arsenic concentrations were reported above the VCP RG for residential soil; however, concentrations are within range of the USGS average concentration of metals in Douglas County and appear to be representative of background concentrations.

Based on the concentrations of VOCs below the VCP RG for residential or industrial soil and RBCA Tier 1 RBSLs in the subsurface, vapor intrusion does not appear to be a concern.

Based on the results of this Limited Phase II ESA, EWI does not recommend further Site investigation regarding the RECs and VECs identified during the March 2022 Phase I ESA.

2.0 INTRODUCTION

EWI was retained by of Patty's Child Care Center Inc. (Client) to conduct a Limited Phase II ESA at the property located at 4102 and 4110 South 13th Street in Omaha, Douglas County, Nebraska (see Figure 1.0). The Limited Phase II ESA was conducted in accordance with generally-accepted industry standards and American Society for Testing and Materials International (ASTM) E 1903-19 standard.

2.1 Objectives

The primary objective of this Limited Phase II ESA was to confirm or deny the presence of subsurface impacts at the Site as a result of the RECs and VECs identified in May 2022 Phase I ESA associated with the subject property's listing as an automotive garage, the Site's located in the Omaha Lead NPL area, and the previous operation of the northeast adjoining property as a retail petroleum facility. This investigation also included a GPR survey and investigation of the area, identified in a previous environmental assessment, with a former heating oil tank.

The Limited Phase II ESA involved the installation of soil borings and temporary groundwater monitoring wells for collection of soil and groundwater samples for laboratory analysis. A GPR survey was also completed in the area of the former heating oil tank located on the northeast corner of the onsite residence. The potential COCs for evaluation during this assessment were determined to be one or more of the following, VOCs, TPH-GRO, TEH, and RCRA 8 metals, or only lead.

3.0 PROJECT BACKGROUND

3.1 Site Description and History

The subject property consists of two parcels of land totaling approximate 2.16-acres of commercial land in an area of residential and commercial development. The Site is developed with an 8,160 square foot (SF) two-story day care center constructed in 1919, a 6,458 SF one-story church constructed in 1960, and a 2,219 SF two-story residential structure constructed in 1960 and a 32,000 SF asphalt parking lot. The remaining portions consist of concrete sidewalks, decorative landscaping, and wooded land.

According to historical documentation, the subject property was developed prior to 1915 with residences, and was developed with a school and school structure on the northeast corner by 1926, which was converted into a daycare center in the 1970s. The residential property, located on the northeast corner, was also listed as LW Burgert Garage from 1926 to 1931. According to Ms. Arroyo and historical documentation, the southeast church structure was developed in 1960.

The Site is located within the Omaha Lead NPL area in an area of historically residential development South 13th Street was developed prior to 1936, with residence to the east and south and a commercial structure to the northeast. Based on the review of historical city directories, the property was listed as Johnson Chas E filling station from 1941 to 1956, and Mid City DX Service in 1961 at 4037 South 13th Street. This property as also illustrated in the 1962 Sanborn Fire Insurance Map as a filling station with two gasoline tanks, located approximately 130-feet from the subject property and topographically cross-gradient, although it is listed as vacant in 1961.

3.2 Previous Assessments Summary

The Phase I ESA dated May 2022 was completed for the subject property and identified the following RECs and VECs associated with the Site:

1. The Site was listed as an automotive garage from 1926 and 1931, and the SBA lists automotive repair and maintenance as an environmentally sensitive industry with the NAICS Code of 8111. No information was available for the Site from the City of Omaha, NDEE, or Nebraska State Fire Marshal Tanks Database. Therefore, the historic operation of an automobile garage at the Site at a time prior to current-day regulation is considered a REC and VEC to the subject property.

2. The northeast adjoining property was historically operated as a retail petroleum facility between at least 1941 and 1962, which is located approximately 100-feet and cross-gradient of the Site. The facility is also illustrated with two (2) gasoline tanks in the 1962 Sanborn Map, located 125 feet from the Site, and the facility was not listed in the Nebraska State Fire Marshal Tanks Database or NDEE LUST and SPILLS databases. EWI also requested additional information from NDEE related to the facility; however, no records were available. Additionally, this facility appears to be located on a hill, and the condition of groundwater flow in the area is unconfirmed. Therefore, based in the proximity and lack of information on the tanks, as well as cross-gradient orientation with unknown flow of groundwater, this facility is considered a REC and VEC to the subject property.
3. The subject property is located within the Omaha Lead area, with the 4102 South 13th Street parcel sampled in December 2009, with lead detected below the health-based limit for lead in surface soil at residential locations at 400 ppm determined by US EPA. However, the 4110 South 13th Street parcel has not been sampled, and the concentration of lead at that parcel is unknown. Therefore, the Site's location within the Omaha Lead NPL area is considered a REC to the subject property.

3.3 Geology

Based on field observations and a review of the topographic map, the subject property slopes to the southwest. The topography in the surrounding area generally slopes towards a local topographic low point, which was historically a creek which flows to the Missouri River, located approximately 0.6 miles southeast of the Site. Based on an interpretation of surface topography, groundwater flow direction in the area of the Site is anticipated to be to the southwest.

According to the United States Department of Agriculture (USDA) Web Soil Survey website, soil at the Site is classified as Urban land- Udorthents-Marshall complex on the east portion and Monona-Pohocco-Ida silt loams on the west portion. The Udorthents series consists of silty clay loam and silt loam with a slope between 0 and 9% and a depth to the water table greater than 80 inches. The Marshall series consists of silty clay loam with a slope between 0 and 9% and a depth to the water table greater than 80 inches, is well drained and with a medium runoff class. Soil at the Site is also described as 57% urban land, which generally has a surface covered by over 85% of impervious material such as asphalt, concrete, or buildings. The Monona series and Pohocco series consist of silt loam and are well drained with a high runoff class and a slope between 4 and 13%.

Based on field observations, soil at the Site appeared to be comprised primarily of clay. The soil borings were pushed to 5 or 20 feet bgs with refusal not encountered. Saturated conditions were not observed in the soil encountered at the Site. Boring logs are included in Appendix A.

4.0 INVESTIGATION ACTIVITIES

A Limited Phase II ESA proposal was submitted to Patty's Child Care Center Inc. dated June 22, 2022. With the exception of deviations discussed in the following sections, the investigation was conducted in accordance with the scope of work provided in EWI's proposal. The investigation included the installation of soil borings, field screening, the installation of temporary groundwater monitoring wells, and the collection of soil samples for laboratory analysis. Groundwater sampling was proposed; however, due to limited groundwater availability, groundwater samples could not be collected.

Boring logs are provided in Appendix A, and Site photographs are provided in Appendix B. The soil boring/temporary groundwater well locations are provided on Figure 2.0.

4.1 Ground Penetrating Radar/ Utility Locate and Site Observations

EWI completed a GPR survey utilizing a GPR system consisting of a Geophysical Survey Systems, Inc. (GSSI) UtilityScan Pro equipped with 350 MHz Hyperstacking (HS) antenna and SIR4000 control unit. Additionally, the unit is equipped with GSSI's LineTrac accessory, which allows identification of live alternating current (AC) power (50 & 60 Hz) and induced radiofrequency (RF) energy in the subsurface. The GPR unit has the ability to image to a max depth of approximately 12 feet with an accuracy of plus or minus two inches. GPR utilizes radio waves to detect changes in the subsurface of the area being scanned. EWI scanned the area by making straight passes across the area in all directions. An anomaly is defined as an observed change in the radio wave signal, generally indicating material changes in the subsurface which could be indicative of items such as voids, buried concrete, tanks, underground utilities, etc. The GPR results provide a level of confidence but should not be considered absolute. The source of an anomaly can only be determined or confirmed by physical evaluation/testing.

The GPR survey focused on the area northeast of the residence, which was noted to be the location of a heating oil tank, as described in a previous environmental assessment provided by First National Bank of Omaha after the completion of the May 2022 Phase I ESA. No obstructions or conditions limiting the GPR survey were encountered. GPR did not identify anomalies indicative of USTs or locations where USTs may have been.

4.2 Hydraulic Probing and Sampling Summary

The field investigation consisted of direct-push soil probing using a Geoprobe® 6200DT track-mounted probe unit on July 7, 2022. Five (5) direct-push soil borings (SB-1 through SB-5) were advanced to 20 feet bgs with four (4) co-located with temporary groundwater wells. Five (5) direct-push soil borings (SB-6 through SB-10) were advanced to 5 feet bgs.

The following table provides a soil boring and groundwater sampling and analysis summary for the field investigation activities. The table includes a description of the environmental concern and potential contaminants of concern (COC) evaluated and the general location and total depths of the soil borings/temporary groundwater wells installed at the Site. The table also lists the soil and groundwater samples collected and the associated COC submitted for laboratory analysis.

Environmental Concern	Soil Borings (total depth of boring) ¹ Temporary Groundwater Wells (TW)	Soil and Groundwater Samples ²	COC Analysis	General Soil Boring/ Groundwater Well Location
REC 1: On-site historic automotive garage Unknown heating oil UST	SB-3/TMW-3 (20 feet bgs) SB-4/TMW-4 (20 feet bgs) SB-5 (20 feet bgs)	SB-3(0-1.5) SB-3(9-10) SB-3(19-20) SB-4(3-4) SB-4(19-20) SB-5(3.5-4.5)	VOCs TPH-GRO TEH RCRA 8 Metals SB-3(0-1.5) Lead only XRF analysis for lead	The soil boring and co-located temporary groundwater wells were advanced in the area of the historical automotive garage based on the GPR results and/or field observations. SB-3 (9-10) was collected for lead, because it had the greatest screened levels of lead with the XRF.
REC 2: Northeast adjoining former retail petroleum facility	SB-1/TMW-1 (20 feet bgs) SB-2/TMW-2 (20 feet bgs)	SB-1(0-1) SB-1(19-20) SB-2(13-14)	VOCs TPH-GRO TEH RCRA 8 Metals SB-1(0-1) Lead only XRF analysis for lead	The soil borings were located on the northeast corner of the Site, closest to the northeast adjoining former retail petroleum facility. The temporary groundwater well was installed in the boring closest to the former facility. SB-1(0-1) was collected for lead because it had the greatest screened levels of lead with the XRF.
REC 3: Omaha Lead NPL	SB-6 (5 feet bgs) SB-7 (5 feet bgs) SB-8 (5 feet bgs) SB-9 (5 feet bgs) SB-10 (5 feet bgs)	SB-6(1-2) SB-7(1-2) SB-8(2-3) SB-9(1-2) SB-10(0-1)	Lead XRF analysis for lead	Soil borings were located on the south portion of the Site, which was not previously investigated by the Omaha Lead Registry.

¹ The total depth in feet represents the total depth of borings at target depth.

² Sample Identification:

SB-1(2-4)	Soil Boring (sample depth in feet bgs)
TMW-1	Groundwater well-corresponding soil boring

COC analysis and analytical methods:

RCRA Metals	U.S. EPA Resource Conservation and Recovery Act list of 8 metals by EPA Method 6010/7471. Groundwater samples were filtered by the laboratory and reported as dissolved metals (EPA Method 7470)
TPH-GRO	Total petroleum hydrocarbons – gasoline range organics by EPA Method 8260
TEH	Total extractable hydrocarbons by EPA Method 8015 OA-2
VOCs	Volatile organic compounds by EPA Method 8260
XRF	X-ray fluorescence

Note: Temporary groundwater wells were dry and could not be sampled for laboratory analysis.

4.3 Soil Observations and Sampling

Soil samples were collected continuously from the soil borings using a five-foot, acetate-lined Dual Tube sampler. Individual soil samples were logged to define the soil strata and relative moisture content and inspected to note visual signs of petroleum impact and/or olfactory indications of volatile organic vapors. Soil cores were field screened using a PID with a 10.6 electron volt (eV) lamp for VOCs and a portable x-ray fluorescence (XRF) for lead. PID and XRF soil screening results are provided on the boring logs included in Appendix A.

Clay was encountered throughout the soil borings, with no fill material or petroleum impacts including staining or odor encountered.

Elevated PID screening results (greater than 5.0 parts per million (ppm)) were not observed. Surficial soils were also screened with an XRF for lead, which was averaged from three (3) sample screens. Levels detected at the Site were between 31.7 ppm and 53.3 ppm, which are below the health-based limit for lead in surface soil at residential locations at 400 ppm determined by the United States Environmental Protection Agency (US EPA).

Soil samples were collected and submitted for laboratory analysis as listed on the summary table above. Soil samples were collected from the interval with the highest likelihood for impact as observed through field screening results (PID screening, XRF screening, or visual observations) or sampler judgment. The samples were immediately placed in laboratory-provided sample containers, labeled, and packed on ice. The samples were submitted to Teklab, Inc. for analysis of potential COCs as indicated on the summary table above.

4.4 Groundwater Sampling

Four (4) soil borings as indicated on the summary table above were completed with temporary well casings for the collection of a groundwater sample. Temporary casings were comprised of one-inch, Schedule 40 PVC with 0.01-inch slotted screen. Temporary groundwater wells were installed to the total depth of the borings. The temporary groundwater wells were installed on July 7, 2022 and were evaluated for water on July 8, 2022.

The temporary groundwater wells were dry and no groundwater samples were collected. In accordance with the provisions in the agreed upon scope of work, soil samples were collected at refusal in lieu of groundwater samples in the proposed temporary monitoring well locations to represent environmental conditions at depth.

4.5 Equipment Decontamination, Abandonment, and Investigation-Derived Waste (IDW) Management

Sampling equipment was decontaminated between sampling locations to prevent cross-contamination. Equipment was cleaned with Alconox® solution using a nylon brush. Following cleaning, the equipment was rinsed with tap water and rinsed a final time with distilled water.

Liquid IDW generated during drilling activities, including purge water, and equipment decontamination fluids, was spread on-site within a vegetated area. Excess soil cuttings were thin spread in vegetated areas or placed back into their respective boreholes and remaining void space was filled with granular bentonite. Other IDW (i.e. disposable PPE and disposable sampling equipment) were disposed of as municipal solid waste.

At the conclusion of field activities, the temporary groundwater wells were removed and the void space properly abandoned by backfilling with bentonite. Abandonment registration records were submitted in accordance with applicable regulations.

5.0 INVESTIGATION RESULTS

The collection of soil and groundwater samples for laboratory analysis was completed during the investigation. Laboratory analytical reports are included in Appendix C.

Soil samples were compared to either the NDEE VCP RGs (March 2021) or the NDEQ Petroleum Remediation Program, Petroleum Release Sites RBCA, Tier 1 RBSLs (May 2009), as applicable. The USGS National Geochemical Survey average values for Douglas County are also included in Table 1.0 for comparison of the RCRA Metals soil data.

Soil analytical results are presented on Tables 1.0 and 2.0.

5.1 Soil Analytical Results

Metals

EWI submitted seven (7) soil samples for analysis of RCRA 8 metals (arsenic, barium, cadmium, chromium, lead, selenium, silver, and mercury) and seven (7) soil samples for the analysis of lead. Concentrations of metals were detected above the laboratory reporting limits as follows:

- Arsenic was detected in soil samples at concentrations ranging from 7.55 to 11.4 milligrams per kilogram (mg/kg), which is above the VCP RG for residential soil of 0.46 mg/kg but below the VCP RG for industrial soil. These concentrations appear to be representative of the USGS average concentration for arsenic in Douglas County of 8.297 parts per million (ppm).
- Barium, cadmium, chromium, lead, and mercury were detected in one or more soil samples at concentrations above the laboratory reporting limits but below their respective VCP RGs for residential soil.

TPH-GRO and TEH

EWI submitted seven (7) soil samples for laboratory analysis of TPH-GRO and TEH. Concentrations of TPHs were detected above the laboratory reporting limits as follows:

- Motor Oil was detected in one (1) soil sample, SB-5(3.5-4.5), at 7.47 mg/kg, which is below the NDEQ RBCA Tier 1 RBSL of 152,666 mg/kg.
- TPH-GRO, kerosene, mineral spirits, and TEH as Diesel No. 2 were not detected.

VOCs

EWI submitted seven (7) soil samples for laboratory analysis of VOCs. Concentrations of VOCs were detected above the laboratory reporting limits as follows:

- Acetone, benzene, and toluene were detected in several samples at the Site but at concentrations below their VCP RGs for residential soil.

5.2 Vapor Encroachment Condition

The soil analytical results obtained during this assessment indicate reportable concentrations of VOCs were not detected above the VCP RG for residential or industrial soil and RBCA Tier 1 RBSLs in the subsurface. On this basis, the vapor intrusion exposure pathway does not appear to present a concern to the subject property.

6.0 FINDINGS AND CONCLUSIONS

The field investigation activities were completed on July 7 and 8, 2022 and included a GPR survey and the advancement of ten (10) soil borings and installation of four (4) temporary groundwater wells. Fourteen (14) soil samples were collected from the Site and submitted for laboratory analysis VOCs, TPH-GRO, TEH, and RCRA 8 metals or lead. Due to limited availability of groundwater, no groundwater samples were collected and deep soil samples were collected to represent the subsurface soil conditions at the target depth.

Soil results were compared to either the NDEE VCP RGs or the NDEQ RBCA Tier 1 RBSLs, as applicable. Metals results were also compared to the USGS National Geochemical Survey average values for Douglas County, Nebraska.

Based on the concentrations of VOCs below the VCP RG for residential or industrial soil and RBCA Tier 1 RBSLs in the subsurface, vapor intrusion does not appear to be a concern.

7.0 RECOMMENDATIONS

Based on the results of this Limited Phase II ESA, EWI does not recommend further Site investigation regarding the RECs and VECs identified during the May 2022 Phase I ESA.

8.0 LIMITATIONS AND RELIANCE OF STUDY

The following limitations were encountered during this Limited Phase II ESA:

- Groundwater was not encountered in the temporary monitoring wells installed at the Site; therefore, groundwater samples were not collected for laboratory analysis. In accordance with the provisions in the agreed upon Scope of Services, soil samples were collected at refusal in all the soil borings proposed to be completed with temporary monitoring wells to provide documentation of soil conditions in the absence of groundwater. Due to the lack of groundwater, vapor encroachment from groundwater conditions could not be evaluated.

This report has been prepared expressly for Patty's Child Care Center Inc. This report may be relied upon/used by First National Bank of Omaha, Patty's Child Care Center Inc., and United States Small Business Administration. This report has been prepared in accordance with generally accepted environmental assessment practices and represents a good faith effort to include all relevant and factual data available in accordance with an agreement with Patty's Child Care Center Inc. These conclusions presented in this report are based solely upon the reported analytical results from an independent laboratory for the samples collected from discrete locations on the subject property. The actual borings were located as close as possible to the proposed boring locations. It is possible that impact may be present in areas of the subject property not sampled. The conclusions are intended exclusively for the purpose outlined herein and at the site location and project indicated. No other warranty, expressed or implied, is made as to the contents, summary and conclusions presented herein. The scope of services performed in execution of this investigation may not be appropriate to satisfy the need of other users, and any use or re-use of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said users.

9.0 REFERENCES

Environmental Works, Inc. Phase I Environmental Site Assessment: Patty's Childcare Center of South Omaha, 4102 and 4110 South 13th Street, Omaha, Nebraska 68107. May 31, 2022.

Nebraska Department of Environmental Quality (NDEQ). Risk-Based Corrective Action (RBCA) at Petroleum Release Sites: Tier 1 / Tier 2 Assessments and Reports. May 2009.

Nebraska Department of Environment and Energy (NDEE). Nebraska Voluntary Cleanup Program (VCP) Guidance Document. March 2021.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Web Soil Survey. (<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

U.S. Department of the Interior, U.S. Geological Survey, National Geochemical Survey by County Open File Report, Accessed July 2022.

(<https://mrdata.usgs.gov/geochem/county.php?place=f31055&el=As&rf=central>)

TABLES

TABLE 1.0
Summary of Soil Analytical Results - RCRA Metals
Patty's Childcare Center of South Omaha
4102 and 4110 South 13th Street
Omaha, Douglas County, Nebraska

Sample ID (Depth in feet in bgs)	Date Sampled	Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	Mercury
		Metals Method 6010/7471							
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
VCP RG - Residential Soil ¹		0.46	3,900	18	29,000 ³	400	98	98	5.9
VCP RG - Industrial Soil ¹		22	100,000	950	100,000 ³	800	5,800	5,800	350
USGS Average Concentration ²		8.297	NE	NE	NE	21.537	0.440	NE	0.199
SB-1(0-1)	7/7/2022	NA	NA	NA	NA	49.1	NA	NA	NA
SB-1(19-20)	7/7/2022	7.55	234	0.42	14.4	10.4	ND	ND	0.028
SB-2(13-14)	7/7/2022	8.62	251	0.55	15.4	10.7	ND	ND	0.020
SB-3(0-1.5)	7/7/2022	NA	NA	NA	NA	53.1	NA	NA	NA
SB-3(9-10)	7/7/2022	10.4	291	0.60	16.7	12.3	ND	ND	0.036
SB-3(19-20)	7/7/2022	10.8	278	0.69	16.7	11.5	ND	ND	0.031
SB-4(3-4)	7/7/2022	11.2	307	0.83	17.0	23.7	ND	ND	0.036
SB-4(19-20)	7/7/2022	11.1	310	0.86	16.8	11.6	ND	ND	0.029
SB-5(3.5-4.5)	7/7/2022	11.4	300	0.80	17.3	21.9	ND	ND	0.027
SB-6(1-2)	7/7/2022	NA	NA	NA	NA	15.8	NA	NA	NA
SB-7(1-2)	7/7/2022	NA	NA	NA	NA	27.2	NA	NA	NA
SB-8(2-3)	7/7/2022	NA	NA	NA	NA	13.8	NA	NA	NA
SB-9(1-2)	7/7/2022	NA	NA	NA	NA	11.7	NA	NA	NA
SB-10(0-1)	7/7/2022	NA	NA	NA	NA	20.6	NA	NA	NA

Notes:

¹Nebraska Department of Environmental and Energy (NDEE) Voluntary Cleanup Program (VCP) Remediation Goals (RGs), Table A-1 - Direct Contact Exposure Pathways, March 2021

²US Geological Survey (USGS) National Geochemical Survey average values for Douglas County, Nebraska.

³RSL for Chromium III

mg/kg = milligrams per kilograms (parts per million)

NA = Not Analyzed

ND = Non detect

NE = Not Established

Bold text = Analyte detected above the laboratory reporting limit

 Denotes concentrations that exceed the VCP Residential RG

 Denotes concentrations that exceed the VCP Industrial RG

TABLE 2.0
Summary of Soil Analytical Results - VOCs, TEH and TPH-GRO
Patty's Childcare Center of South Omaha
4102 and 4110 South 13th Street
Omaha, Douglas County, Nebraska

Sample ID (Depth in feet bgs)	Date Sampled	TPH-GRO	Acetone	Benzene	Ethylbenzene	Naphthalene	Toluene	Xylene	Kerosene	Mineral Spirits	Motor Oil	TEH as Diesel No. 2	
		Method OA1	VOCs Method 8260						Method OA2				
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
Tier 1 RBSL¹		NE	NE	0.014	4.37	NE	8.51	147	NE	NE	152,666	770	
VCP RG - Residential Soil²		NE	15,000	1.2	5.8	3.8	1,200	140	NE	NE	NE	NE	
VCP RG - Industrial Soil²		NE	100,000	51	250	170	47,000	2,500	NE	NE	NE	NE	
SB-1(0-1)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SB-1(19-20)	7/7/2022	ND	0.0345	ND	ND	ND	ND	ND	ND	ND	ND	ND	
SB-2(13-14)	7/7/2022	ND	ND	0.0013	ND	ND	ND	ND	ND	ND	ND	ND	
SB-3(0-1.5)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SB-3(9-10)	7/7/2022	ND	ND	0.0024	ND	ND	0.0046	ND	ND	ND	ND	ND	
SB-3(19-20)	7/7/2022	ND	ND	0.0023	ND	ND	0.0044	ND	ND	ND	ND	ND	
SB-4(3-4)	7/7/2022	ND	0.107	ND	ND	ND	ND	ND	ND	ND	ND	ND	
SB-4(19-20)	7/7/2022	ND	ND	0.0011	ND	ND	ND	ND	ND	ND	ND	ND	
SB-5(3.5-4.5)	7/7/2022	ND	0.231	ND	ND	ND	ND	ND	ND	ND	7.47	ND	
SB-6(1-2)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SB-7(1-2)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SB-8(2-3)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SB-9(1-2)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SB-10(0-1)	7/7/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Notes:

¹Nebraska Department of Environmental Quality (NDEQ) Environmental Guidance Document Risk-Based Correct Action (RBCA) at Petroleum Release Sites, May 2009 - Tier 1 Risk Based Screening Level (RBSL), Table 8-5 - Soil Leaching to Groundwater Exposure Pathway Groundwater Flow Rate < 0.1 feet/day, Table 5A - Unsaturated zone thickness 0-50 feet, Drinking Water Well, Remedial Action Class RAC-1, 0 feet distance from the source

²NDEE Voluntary Cleanup Program Remediation Goals (RGs), Table A-1- Direct Contact Exposure Pathways, March 2021

GRO= Gasoline range organics

mg/kg = milligrams per kilograms (parts per million)

NA = Not Analyzed

ND = Non detect

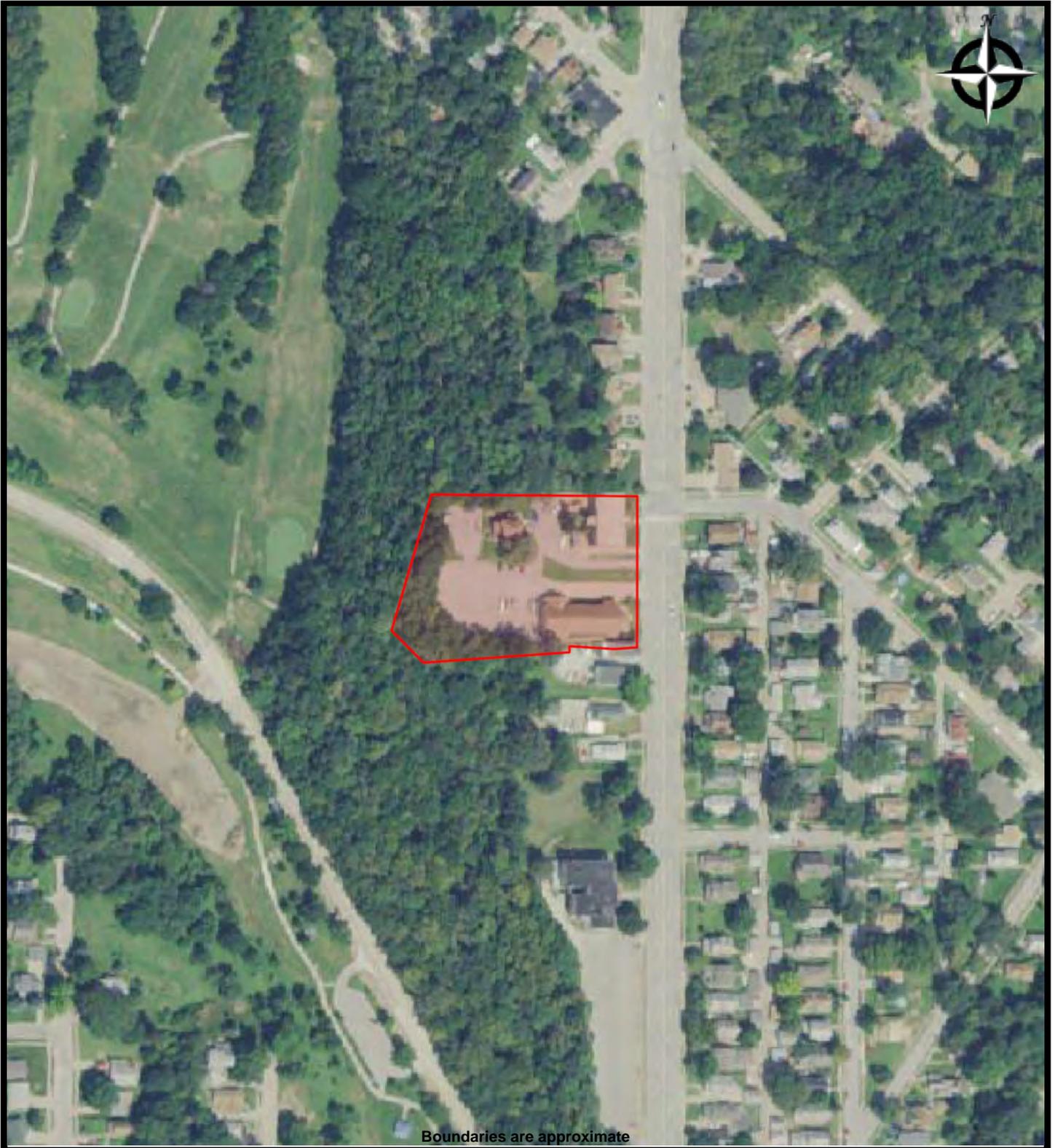
NE = Not Established

TEH = Total Extractable Hydrocarbons

Bold text = analyte detected above the laboratory reporting limit

- Denotes concentrations that exceed the NDEQ RBCA RBSL
- Denotes concentrations that exceed the VCP Residential RG
- Denotes concentrations that exceed the VCP Industrial RG

FIGURES



Boundaries are approximate



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**FIGURE 1.0 SITE LOCATION MAP
PATTY'S CHILDCARE CENTER OF SOUTH OMAHA
4102 and 4110 South 13th Street
Omaha, Nebraska 68107**

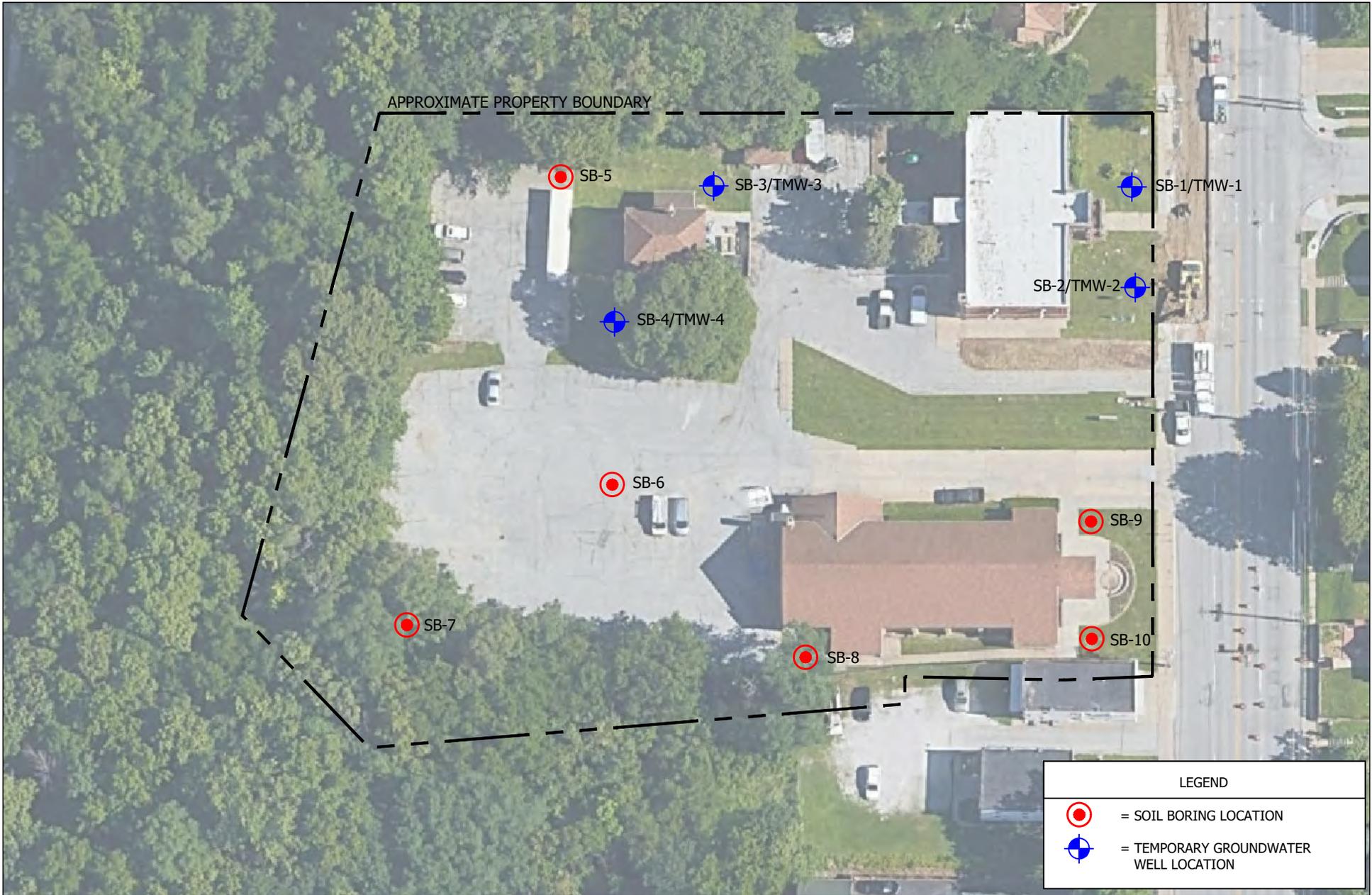
PREPARED FOR: Patty's Child Care Center Inc.

PROJ. MGR: Angela Dugan-Starr

DRAWN BY: Angela Dugan-Starr

DATE: 7/7/2022

PROJ. #: 222042



LEGEND	
	= SOIL BORING LOCATION
	= TEMPORARY GROUNDWATER WELL LOCATION

NORTH

CHECKED BY:
A. DUGAN-STARR

E.W.I. # 222042
UPDATED BY: ASP
Aug. 3, 2022

SCALE IN FEET

APPROXIMATE

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Kansas City, MO 64108
Phone: (816) 285-8410

BORING LOCATIONS

PATTY'S CHILDCARE CENTER OF SOUTH OMAHA
4102 AND 4110 SOUTH 13TH STREET
OMAHA, DOUGLAS COUNTY, NEBRASKA

FIGURE
2.0

APPENDIX A

Soil Boring Logs



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1731 Locust Street
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Boring Number: SB-1/TMW-1

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 20 ft bgs
Water Level - Static : None Encountered

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL AND ROCK STRATA	Well Construct.	PID Value	PID (ppm)	Recovery	Sample Interval	XRF Lead Readings
0		TOPSOIL, CLAY, dark brown, hard, dry, with organic material		0.0			SB-1 (0-1) 1130	Average: 53.3 ppm
1		CLAY, tan with grey, hard, friable, dry		0.0				Average: 35.4 ppm
2				0.0		3.0 / 5.0		
3				0.0				
4				0.0				
5		CLAY, tan with grey and black and orange mottles, slightly soft, friable, damp		0.0				
6				0.0				
7				0.0				
8				0.0		4.0 / 5.0		
9				0.0				
10		CLAY, tan with grey and black and orange mottles, soft, friable, slightly moist		0.0				
11				0.0				
12		CLAY, tan with grey and black and orange mottles, soft, friable, moist		0.0				
13				0.0		4.0 / 5.0		
14				0.0				
15				0.0				
16				0.0				
17				0.0		3.0 / 5.0		
18				0.0				
19				0.0				
20				0.0			SB-1 (19-20) 1150	

Notes : Boring discontinued at 20 ft bgs



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Boring Number: SB-2/TMW-2

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 20 ft bgs
Water Level - Static : None Encountered

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL AND ROCK STRATA	Well Construct.	PID Value	PID (ppm)	Recovery	Sample Interval	XRF Lead Readings
0		TOPSOIL, CLAY, brown, stiff, damp, with organic material		0.0				Average: 38.6 ppm
1		CLAY, tan with black and orange mottles, stiff, friable, damp		0.0				Average: 38.0 ppm
2				0.0		4.0 / 5.0		
3				0.0				
4				0.0				
5				0.0				
6				0.0				
7				0.0				
8		CLAY, tan with black and orange mottles, stiff, friable, slightly moist		0.0				
9				0.0		3.0 / 5.0		
10		CLAY, tan with grey and black and orange mottles, stiff, friable, slightly moist		0.0				
11				0.0				
12				0.0				
13		CLAY, tan with grey and black and orange mottles, slightly soft, friable, damp		0.0		4.0 / 5.0		
14				0.1			SB-2 (13-14) 1230	
15				0.0				
16				0.0				
17				0.0				
18				0.0		4.0 / 5.0		
19				0.0				
20				0.0				

Notes : Boring discontinued at 20 ft bgs



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Boring Number: SB-3/TMW-3

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 20 ft bgs
Water Level - Static : None Encountered

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL AND ROCK STRATA	Well Construct.	PID Value	PID (ppm)	Recovery	Sample Interval	XRF Lead Readings
0	[Cross-hatched symbol]	TOPSOIL, CLAY, brown, hard, dry, with organic material, black and red debris	[Well diagram showing casing and screen]	0.0	[PID scale 0-5]	[Recovery scale 0-5]	SB-3 (0-1.5) 1255	Average: 49.9 ppm
1		[Wavy symbol]		CLAY, tan with grey and black and orange mottles, stiff, friable, damp				
2	0.0			[Recovery scale 0-5]				
3	0.0							
4	0.0							
5	0.0							
6	0.0							
7	0.0							
8	0.0							
9	0.0							
10	0.0						SB-3 (9-10) 1300	
11	0.0							
12	0.0						3.0 / 5.0	
13	0.0							
14	0.0							
15	0.0						[Recovery scale 0-5]	
16	CLAY, tan with grey and black and orange mottles, very stiff, friable, damp							
17	0.0							
18	0.0							
19	0.0	SB-3 (19-20) 1315						
20	0.0							

Notes : Boring discontinued at 20 ft bgs



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Boring Number: SB-4/TMW-4

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 20 ft bgs
Water Level - Static : None Encountered

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL AND ROCK STRATA	Well Construct.	PID Value	PID (ppm)	Recovery	Sample Interval	XRF Lead Readings
0		TOPSOIL, CLAY, dark brown, stiff, dry, with organic material		0.1				Average: 37.6 ppm
1		CLAY, tan, stiff, friable, dry		0.1				
2				0.1		3.0 / 5.0		
3		CLAY, dark brown and black, slightly soft, friable, damp, slight odor		0.2				SB-4 (3-4) 1350
4		CLAY, tan, stiff, friable, dry		0.1				
5				0.0				
6				0.0				
7		CLAY, tan with grey and black and orange mottles, stiff, friable, dry		0.0		4.0 / 5.0		
8				0.0				
9				0.0				
10				0.0				
11				0.0				
12				0.0		4.0 / 5.0		
13				0.0				
14				0.0				
15		CLAY, tan with grey and black and orange mottles, stiff, friable, damp		0.0				
16				0.0				
17				0.0		4.0 / 5.0		
18				0.0				
19				0.0				
20			0.0				SB-4 (19-20) 1355	

Notes : Boring discontinued at 20 ft bgs



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Boring Number: SB-5

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 20 ft bgs

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL	PID Value	PID (ppm)		Recovery	Sample Interval	XRF Lead Readings
0	[Symbol]	ASPHALT	0.0	0	5			
1	[Symbol]	CLAY, tan, stiff, friable, dry	0.0			4.0 / 5.0		Average: 37.6 ppm
2	[Symbol]		0.0					Average: 36.8 ppm
3	[Symbol]		0.0					
4	[Symbol]	CLAY, brown, stiff, friable, damp	0.0				SB-5 (3.5-4.5) 1430	
5	[Symbol]	CLAY, tan with grey and black and orange mottles, stiff, friable, dry	0.0					
6	[Symbol]		0.0					
7	[Symbol]		0.0			4.0 / 5.0		
8	[Symbol]		0.0					
9	[Symbol]		0.0					
10	[Symbol]		0.0					
11	[Symbol]		0.0					
12	[Symbol]	CLAY, tan with grey and black and orange mottles, stiff, friable, damp	0.0			4.0 / 5.0		
13	[Symbol]		0.0					
14	[Symbol]		0.0					
15	[Symbol]		0.0					
16	[Symbol]		0.0					
17	[Symbol]		0.0			3.5 / 5.0		
18	[Symbol]		0.0					
19	[Symbol]		0.0					
20	[Symbol]		0.0					

Notes : Boring discontinued at 20 ft bgs



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Boring Number: SB-6

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 5 ft bgs

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL	PID Value	PID (ppm)		Recovery	Sample Interval	XRF Lead Readings
			0		5			
0		ASPHALT						
1		CLAY, tan with grey and black and orange mottles, firm, friable, slightly moist					SB-6 (1-2) 1435	Average: 45.3 ppm
2		CLAY, tan with grey and black and orange mottles, soft, friable, moist					3.0 / 5.0	Average: 31.7 ppm
3								
4								
5								

Notes : Boring discontinued at 5 ft bgs



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Boring Number: SB-7

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 5 ft bgs

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL	PID Value	PID (ppm)		Recovery	Sample Interval	XRF Lead Readings
				0		5		
0		ASPHALT						
1		CLAY, brown, hard, friable, dry					SB-7 (1-2) 1445	Average: 46.8 ppm
2		CLAY, tan with grey and black and orange mottles, stiff, friable, dry					4.0 / 5.0	Average: 44.9 ppm
3								
4								
5								

Notes : Boring discontinued at 5 ft bgs



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Boring Number: SB-8

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 5 ft bgs

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL	PID Value	PID (ppm)		Recovery	Sample Interval	XRF Lead Readings
			0		5			
0	[Symbol]	ASPHALT						
1	[Symbol]	CLAY, tan with black mottles, stiff, friable, damp						Average: 39.0 ppm
2	[Symbol]							
3	[Symbol]					4.0 / 5.0	SB-8 (2-3) 1450	Average: 50.8 ppm
4	[Symbol]							
5	[Symbol]							

Notes : Boring discontinued at 5 ft bgs



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Boring Number: SB-9

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 5 ft bgs

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL	PID Value	PID (ppm)		Recovery	Sample Interval	XRF Lead Readings
				0		5		
0		CLAY, brown, stiff, friable, dry						Average: 34.9 ppm
1		CLAY, tan with grey and black and orange mottles, stiff, friable, dry					SB-9 (1-2) 1510	Average: 38.3 ppm
2							3.5 / 5.0	
3		CLAY, tan with grey and black and orange mottles, stiff, friable, damp						
4								
5								

Notes : Boring discontinued at 5 ft bgs



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Boring Number: SB-10

Project : Patty's Childcare Center of South Omaha
Location : 4102 and 4110 South 13th Street
City/State : Omaha/Douglas County/Nebraska
Drilled By : Andrew Stewart
Logged By : Angela Dugan-Starr
Drilling Method: 6620DT Geoprobe
Sampling Method : Dual Tube 5' Continuous Sampler

Project Number : 222042
Date Drilled : 7/7/2022
Inspected by : Angela Dugan-Starr
Drafted by : Angela Dugan-Starr
Boring Depth : 5 ft bgs

DEPTH BELOW	LITHOLOGY		SAMPLING AND WELL DATA					
	LITHOLOGIC SYMBOL	GEOLOGIC DESCRIPTION OF SOIL	PID Value	PID (ppm)		Recovery	Sample Interval	XRF Lead Readings
				0	5			
0	[Symbol]	CLAY, reddish brown, stiff, friable, damp					SB-10 (0-1) 1515	Average: 45.9 ppm
1		CLAY, tan with grey and black and orange mottles, slightly soft, friable, damp						Average: 35.8 ppm
2							3.5 / 5.0	
3		CLAY, tan with grey and black and orange mottles, soft, friable, damp						
4								
5								

Notes : Boring discontinued at 5 ft bgs

APPENDIX B

Photographic Documentation



1 : Northwest- View of SB-1/TMW-1 advancement



2 : South- View of SB-2/TMW-2 advancement with SB-1/TMW-1 visible in the foreground.



3 : Northwest- View of GPR survey near the reported former heating oil tank location (SB-3/TMW-3).



4 : South- View of SB-3/TMW-3 advancement.



5 : Northwest- View of SB-5 advancement, with SB-4/TMW-4 location in the foreground.



6 : South- View of SB-6 advancement.



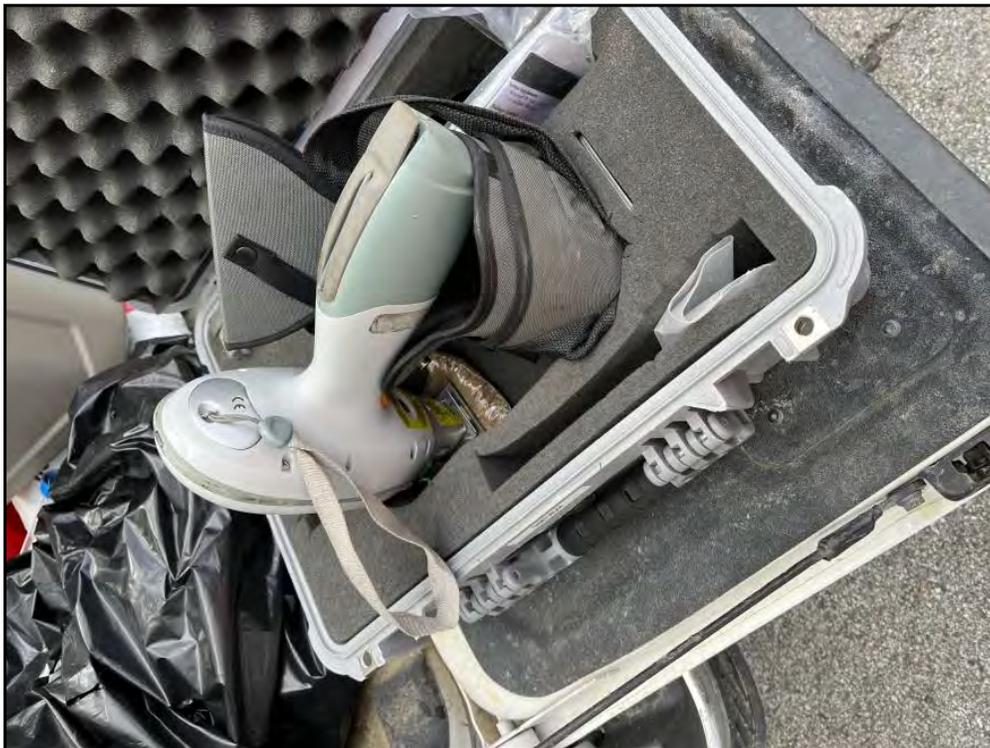
7 : South- View of SB-6 and SB-7 asphalt patching



8 : Southeast- View of SB-8 advancement.



9 : South- View of SB-10 advancement with SB-9 location in the foreground.



10 : View of soil screening with XRF machine

APPENDIX C

Laboratory Analytical Results and Chain of Custody

July 19, 2022

Greg Dillon
Environmental Works, Inc. KC
1731 Locust Street
Kansas City, MO 64108
TEL: (816) 285-8435
FAX:



Illinois	100226
Kansas	E-10374
Louisiana	05002
Louisiana	05003
Oklahoma	9978

RE: 4102 and 4110 S 13th Street, Omaha, NE

WorkOrder: 22070437

Dear Greg Dillon:

TEKLAB, INC received 14 samples on 7/8/2022 9:40:00 AM for the analysis presented in the following report.

Samples are analyzed on an as received basis unless otherwise requested and documented. The sample results contained in this report relate only to the requested analytes of interest as directed on the chain of custody. NELAP accredited fields of testing are indicated by the letters NELAP under the Certification column. Unless otherwise documented within this report, Teklab Inc. analyzes samples utilizing the most current methods in compliance with 40CFR. All tests are performed in the Collinsville, IL laboratory unless otherwise noted in the Case Narrative.

All quality control criteria applicable to the test methods employed for this project have been satisfactorily met and are in accordance with NELAP except where noted. The following report shall not be reproduced, except in full, without the written approval of Teklab, Inc.

If you have any questions regarding these tests results, please feel free to call.

Sincerely,



Patrick Riley
Project Manager
(618)344-1004 ex 44
patrickriley@teklabinc.com



Report Contents

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

This reporting package includes the following:

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Accreditations	6
Laboratory Results	7
Quality Control Results	35
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Chain of Custody	Appended

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Abbr Definition

* Analytes on report marked with an asterisk are not NELAP accredited

CCV Continuing calibration verification is a check of a standard to determine the state of calibration of an instrument between recalibration.

CRQL A Client Requested Quantitation Limit is a reporting limit that varies according to customer request. The CRQL may not be less than the MDL.

DF Dilution factor is the dilution performed during analysis only and does not take into account any dilutions made during sample preparation. The reported result is final and includes all dilution factors.

DNI Did not ignite

DUP Laboratory duplicate is a replicate aliquot prepared under the same laboratory conditions and independently analyzed to obtain a measure of precision.

ICV Initial calibration verification is a check of a standard to determine the state of calibration of an instrument before sample analysis is initiated.

IDPH IL Dept. of Public Health

LCS Laboratory control sample is a sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes and analyzed exactly like a sample to establish intra-laboratory or analyst specific precision and bias or to assess the performance of all or a portion of the measurement system.

LCSD Laboratory control sample duplicate is a replicate laboratory control sample that is prepared and analyzed in order to determine the precision of the approved test method. The acceptable recovery range is listed in the QC Package (provided upon request).

MBLK Method blank is a sample of a matrix similar to the batch of associated sample (when available) that is free from the analytes of interest and is processed simultaneously with and under the same conditions as samples through all steps of the analytical procedures, and in which no target analytes or interferences should present at concentrations that impact the analytical results for sample analyses.

MDL "The method detection limit is defined as the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results."

MS Matrix spike is an aliquot of matrix fortified (spiked) with known quantities of specific analytes that is subjected to the entire analytical procedures in order to determine the effect of the matrix on an approved test method's recovery system. The acceptable recovery range is listed in the QC Package (provided upon request).

MSD Matrix spike duplicate means a replicate matrix spike that is prepared and analyzed in order to determine the precision of the approved test method. The acceptable recovery range is listed in the QC Package (provided upon request).

MW Molecular weight

NC Data is not acceptable for compliance purposes

ND Not Detected at the Reporting Limit

NELAP NELAP Accredited

PQL Practical quantitation limit means the lowest level that can be reliably achieved within specified limits of precision and accuracy during routine laboratory operation conditions.

RL The reporting limit the lowest level that the data is displayed in the final report. The reporting limit may vary according to customer request or sample dilution. The reporting limit may not be less than the MDL.

RPD Relative percent difference is a calculated difference between two recoveries (ie. MS/MSD). The acceptable recovery limit is listed in the QC Package (provided upon request).

SPK The spike is a known mass of target analyte added to a blank sample or sub-sample; used to determine recovery deficiency or for other quality control purposes.

Surr Surrogates are compounds which are similar to the analytes of interest in chemical composition and behavior in the analytical process, but which are not normally found in environmental samples.

TIC Tentatively identified compound: Analytes tentatively identified in the sample by using a library search. Only results not in the calibration standard will be reported as tentatively identified compounds. Results for tentatively identified compounds that are not present in the calibration standard, but are assigned a specific chemical name based upon the library search, are calculated using total peak areas from reconstructed ion chromatograms and a response factor of one. The nearest Internal Standard is used for the calculation. The results of any TICs must be considered estimated, and are flagged with a "T". If the estimated result is above the calibration range it is flagged "ET"

TNTC Too numerous to count (> 200 CFU)

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Qualifiers

- # - Unknown hydrocarbon
- C - RL shown is a Client Requested Quantitation Limit
- H - Holding times exceeded
- J - Analyte detected below quantitation limits
- ND - Not Detected at the Reporting Limit
- S - Spike Recovery outside recovery limits
- X - Value exceeds Maximum Contaminant Level
- B - Analyte detected in associated Method Blank
- E - Value above quantitation range
- I - Associated internal standard was outside method criteria
- M - Manual Integration used to determine area response
- R - RPD outside accepted recovery limits
- T - TIC(Tentatively identified compound)



Case Narrative

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Cooler Receipt Temp: 4.0 °C

Locations

Collinsville

Address 5445 Horseshoe Lake Road
Collinsville, IL 62234-7425
Phone (618) 344-1004
Fax (618) 344-1005
Email jhriley@teklabinc.com

Collinsville Air

Address 5445 Horseshoe Lake Road
Collinsville, IL 62234-7425
Phone (618) 344-1004
Fax (618) 344-1005
Email EHurley@teklabinc.com

Springfield

Address 3920 Pintail Dr
Springfield, IL 62711-9415
Phone (217) 698-1004
Fax (217) 698-1005
Email KKlostermann@teklabinc.com

Chicago

Address 1319 Butterfield Rd.
Downers Grove, IL 60515
Phone (630) 324-6855
Fax
Email arenner@teklabinc.com

Kansas City

Address 8421 Nieman Road
Lenexa, KS 66214
Phone (913) 541-1998
Fax (913) 541-1998
Email jhriley@teklabinc.com



Accreditations

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

State	Dept	Cert #	NELAP	Exp Date	Lab
Illinois	IEPA	100226	NELAP	1/31/2023	Collinsville
Kansas	KDHE	E-10374	NELAP	4/30/2023	Collinsville
Louisiana	LDEQ	05002	NELAP	6/30/2023	Collinsville
Louisiana	LDEQ	05003	NELAP	6/30/2023	Collinsville
Oklahoma	ODEQ	9978	NELAP	8/31/2022	Collinsville
Arkansas	ADEQ	88-0966		3/14/2023	Collinsville
Illinois	IDPH	17584		5/31/2023	Collinsville
Iowa	IDNR	430		6/1/2024	Collinsville
Kentucky	UST	0073		1/31/2023	Collinsville
Missouri	MDNR	00930		5/31/2023	Collinsville
Missouri	MDNR	930		1/31/2025	Collinsville



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-001
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-1 (19-20)
Collection Date: 07/07/2022 11:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		17.8	%	1	07/11/2022 12:23	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.50		7.55	mg/Kg-dry	1	07/15/2022 11:52	194534
Barium	NELAP	0.50		234	mg/Kg-dry	1	07/15/2022 11:52	194534
Cadmium	NELAP	0.20		0.42	mg/Kg-dry	1	07/15/2022 11:52	194534
Chromium	NELAP	0.50		14.4	mg/Kg-dry	1	07/15/2022 11:52	194534
Lead	NELAP	1.50		10.4	mg/Kg-dry	1	07/15/2022 11:52	194534
Selenium	NELAP	4.00		< 4.00	mg/Kg-dry	1	07/15/2022 11:52	194534
Silver	NELAP	0.50		< 0.50	mg/Kg-dry	1	07/15/2022 11:52	194534
SW-846 7471B								
Mercury	NELAP	0.012		0.028	mg/Kg-dry	1	07/12/2022 14:14	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	6.02		ND	mg/Kg-dry	1	07/18/2022 18:04	194591
Kerosene	NELAP	6.02		ND	mg/Kg-dry	1	07/18/2022 18:04	194591
Mineral Spirits	NELAP	6.02		ND	mg/Kg-dry	1	07/18/2022 18:04	194591
Motor Oil	NELAP	6.02		ND	mg/Kg-dry	1	07/18/2022 18:04	194591
Surr: n-Tetracontane	*	27.4-141		82.3	%REC	1	07/18/2022 18:04	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1,1-Trichloroethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1,2,2-Tetrachloroethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1,2-Trichloroethane	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1-Dichloro-2-propanone	*	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1-Dichloroethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1-Dichloroethene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,1-Dichloropropene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2,3-Trichlorobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2,3-Trichloropropane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2,3-Trimethylbenzene	*	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2,4-Trichlorobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2,4-Trimethylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2-Dibromo-3-chloropropane	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2-Dibromoethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2-Dichlorobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2-Dichloroethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,2-Dichloropropane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,3,5-Trimethylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,3-Dichlorobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,3-Dichloropropane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1,4-Dichlorobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
1-Chlorobutane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
2,2-Dichloropropane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
2-Butanone	NELAP	26.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
2-Chlorotoluene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
2-Hexanone	NELAP	26.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
2-Nitropropane	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-001

Client Sample ID: SB-1 (19-20)

Matrix: SOLID

Collection Date: 07/07/2022 11:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
4-Methyl-2-pentanone	NELAP	26.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Acetone	NELAP	26.1		34.5	µg/Kg-dry	1	07/13/2022 17:31	194504
Acetonitrile	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Acrolein	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Acrylonitrile	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Allyl chloride	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Benzene	NELAP	1.0		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Bromobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Bromochloromethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Bromodichloromethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Bromoform	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Bromomethane	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Carbon disulfide	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Carbon tetrachloride	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Chlorobenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Chloroethane	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Chloroform	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Chloromethane	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
cis-1,2-Dichloroethene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
cis-1,3-Dichloropropene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Cyclohexanone	*	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Dibromochloromethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Dibromomethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Dichlorodifluoromethane	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Diisopropyl ether	*	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Ethyl ether	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Ethyl methacrylate	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Ethylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Ethyl-tert-butyl ether	*	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Hexachlorobutadiene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Hexachloroethane	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Iodomethane	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Isopropylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
m,p-Xylenes	NELAP	4.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Methacrylonitrile	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Methyl Methacrylate	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Methyl tert-butyl ether	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Methylacrylate	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Methylene chloride	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Naphthalene	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
n-Butylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
n-Heptane	*	20.8		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
n-Hexane	*	20.8		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Nitrobenzene	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
n-Propylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
o-Xylene	NELAP	4.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-001

Client Sample ID: SB-1 (19-20)

Matrix: SOLID

Collection Date: 07/07/2022 11:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
p-Isopropyltoluene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Propionitrile	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
sec-Butylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Styrene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
tert-Amyl methyl ether	*	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
tert-Butyl alcohol	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
tert-Butylbenzene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Tetrachloroethene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Tetrahydrofuran	NELAP	10.4		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Toluene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
TPH - GRO (C6 - C10)	*	521		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
trans-1,2-Dichloroethene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
trans-1,3-Dichloropropene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
trans-1,4-Dichloro-2-butene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Trichloroethene	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Trichlorofluoromethane	NELAP	5.2		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Vinyl acetate	NELAP	52.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Vinyl chloride	NELAP	2.1		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Xylenes, Total	NELAP	8.3		ND	µg/Kg-dry	1	07/13/2022 17:31	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		108.7	%REC	1	07/13/2022 17:31	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		96.1	%REC	1	07/13/2022 17:31	194504
Surr: Toluene-d8	*	85-115		92.2	%REC	1	07/13/2022 17:31	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-002
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-2 (13-14)
Collection Date: 07/07/2022 12:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		19.8	%	1	07/11/2022 12:24	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.40		8.62	mg/Kg-dry	1	07/15/2022 11:53	194534
Barium	NELAP	0.48		251	mg/Kg-dry	1	07/15/2022 11:53	194534
Cadmium	NELAP	0.19		0.55	mg/Kg-dry	1	07/15/2022 11:53	194534
Chromium	NELAP	0.48		15.4	mg/Kg-dry	1	07/15/2022 11:53	194534
Lead	NELAP	1.44		10.7	mg/Kg-dry	1	07/15/2022 11:53	194534
Selenium	NELAP	3.85		< 3.85	mg/Kg-dry	1	07/15/2022 11:53	194534
Silver	NELAP	0.48		< 0.48	mg/Kg-dry	1	07/15/2022 11:53	194534
SW-846 7471B								
Mercury	NELAP	0.012		0.020	mg/Kg-dry	1	07/12/2022 18:37	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	6.16		ND	mg/Kg-dry	1	07/18/2022 18:25	194591
Kerosene	NELAP	6.16		ND	mg/Kg-dry	1	07/18/2022 18:25	194591
Mineral Spirits	NELAP	6.16		ND	mg/Kg-dry	1	07/18/2022 18:25	194591
Motor Oil	NELAP	6.16		ND	mg/Kg-dry	1	07/18/2022 18:25	194591
Surr: n-Tetracontane	*	27.4-141		83.8	%REC	1	07/18/2022 18:25	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1,1-Trichloroethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1,2,2-Tetrachloroethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1,2-Trichloroethane	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1-Dichloro-2-propanone	*	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1-Dichloroethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1-Dichloroethene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,1-Dichloropropene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2,3-Trichlorobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2,3-Trichloropropane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2,3-Trimethylbenzene	*	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2,4-Trichlorobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2,4-Trimethylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2-Dibromo-3-chloropropane	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2-Dibromoethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2-Dichlorobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2-Dichloroethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,2-Dichloropropane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,3,5-Trimethylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,3-Dichlorobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,3-Dichloropropane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1,4-Dichlorobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
1-Chlorobutane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
2,2-Dichloropropane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
2-Butanone	NELAP	28.6		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
2-Chlorotoluene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
2-Hexanone	NELAP	28.6		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
2-Nitropropane	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-002

Client Sample ID: SB-2 (13-14)

Matrix: SOLID

Collection Date: 07/07/2022 12:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
4-Methyl-2-pentanone	NELAP	28.6		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Acetone	NELAP	28.6		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Acetonitrile	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Acrolein	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Acrylonitrile	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Allyl chloride	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Benzene	NELAP	1.1		1.3	µg/Kg-dry	1	07/13/2022 18:00	194504
Bromobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Bromochloromethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Bromodichloromethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Bromoform	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Bromomethane	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Carbon disulfide	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Carbon tetrachloride	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Chlorobenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Chloroethane	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Chloroform	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Chloromethane	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
cis-1,2-Dichloroethene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
cis-1,3-Dichloropropene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Cyclohexanone	*	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Dibromochloromethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Dibromomethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Dichlorodifluoromethane	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Diisopropyl ether	*	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Ethyl ether	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Ethyl methacrylate	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Ethylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Ethyl-tert-butyl ether	*	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Hexachlorobutadiene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Hexachloroethane	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Iodomethane	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Isopropylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
m,p-Xylenes	NELAP	4.6		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Methacrylonitrile	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Methyl Methacrylate	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Methyl tert-butyl ether	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Methylacrylate	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Methylene chloride	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Naphthalene	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
n-Butylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
n-Heptane	*	22.9		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
n-Hexane	*	22.9		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Nitrobenzene	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
n-Propylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
o-Xylene	NELAP	4.6		ND	µg/Kg-dry	1	07/13/2022 18:00	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-002

Client Sample ID: SB-2 (13-14)

Matrix: SOLID

Collection Date: 07/07/2022 12:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
p-Isopropyltoluene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Propionitrile	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
sec-Butylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Styrene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
tert-Amyl methyl ether	*	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
tert-Butyl alcohol	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
tert-Butylbenzene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Tetrachloroethene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Tetrahydrofuran	NELAP	11.4		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Toluene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
TPH - GRO (C6 - C10)	*	572		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
trans-1,2-Dichloroethene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
trans-1,3-Dichloropropene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
trans-1,4-Dichloro-2-butene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Trichloroethene	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Trichlorofluoromethane	NELAP	5.7		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Vinyl acetate	NELAP	57.2		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Vinyl chloride	NELAP	2.3		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Xylenes, Total	NELAP	9.1		ND	µg/Kg-dry	1	07/13/2022 18:00	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		107.9	%REC	1	07/13/2022 18:00	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		94.8	%REC	1	07/13/2022 18:00	194504
Surr: Toluene-d8	*	85-115		92.3	%REC	1	07/13/2022 18:00	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-003
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-3 (0-1.5)
Collection Date: 07/07/2022 12:55

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.47		53.1	mg/Kg-dry	1	07/15/2022 11:55	194534



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-004

Client Sample ID: SB-3 (9-10)

Matrix: SOLID

Collection Date: 07/07/2022 13:00

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		14.7	%	1	07/11/2022 12:24	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.45		10.4	mg/Kg-dry	1	07/15/2022 11:57	194534
Barium	NELAP	0.49		291	mg/Kg-dry	1	07/15/2022 11:57	194534
Cadmium	NELAP	0.20		0.60	mg/Kg-dry	1	07/15/2022 11:57	194534
Chromium	NELAP	0.49		16.7	mg/Kg-dry	1	07/15/2022 11:57	194534
Lead	NELAP	1.47		12.3	mg/Kg-dry	1	07/15/2022 11:57	194534
Selenium	NELAP	3.92		< 3.92	mg/Kg-dry	1	07/15/2022 11:57	194534
Silver	NELAP	0.49		< 0.49	mg/Kg-dry	1	07/15/2022 11:57	194534
SW-846 7471B								
Mercury	NELAP	0.011		0.036	mg/Kg-dry	1	07/12/2022 15:38	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	5.58		ND	mg/Kg-dry	1	07/18/2022 18:45	194591
Kerosene	NELAP	5.58		ND	mg/Kg-dry	1	07/18/2022 18:45	194591
Mineral Spirits	NELAP	5.58		ND	mg/Kg-dry	1	07/18/2022 18:45	194591
Motor Oil	NELAP	5.58		ND	mg/Kg-dry	1	07/18/2022 18:45	194591
Surr: n-Tetracontane	*	27.4-141		81.0	%REC	1	07/18/2022 18:45	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1,1-Trichloroethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1,2,2-Tetrachloroethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1,2-Trichloroethane	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1-Dichloro-2-propanone	*	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1-Dichloroethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1-Dichloroethene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,1-Dichloropropene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2,3-Trichlorobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2,3-Trichloropropane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2,3-Trimethylbenzene	*	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2,4-Trichlorobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2,4-Trimethylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2-Dibromo-3-chloropropane	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2-Dibromoethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2-Dichlorobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2-Dichloroethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,2-Dichloropropane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,3,5-Trimethylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,3-Dichlorobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,3-Dichloropropane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1,4-Dichlorobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
1-Chlorobutane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
2,2-Dichloropropane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
2-Butanone	NELAP	29.7		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
2-Chlorotoluene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
2-Hexanone	NELAP	29.7		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
2-Nitropropane	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-004

Client Sample ID: SB-3 (9-10)

Matrix: SOLID

Collection Date: 07/07/2022 13:00

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
4-Methyl-2-pentanone	NELAP	29.7		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Acetone	NELAP	29.7		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Acetonitrile	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Acrolein	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Acrylonitrile	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Allyl chloride	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Benzene	NELAP	1.2		2.4	µg/Kg-dry	1	07/13/2022 18:28	194504
Bromobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Bromochloromethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Bromodichloromethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Bromoform	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Bromomethane	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Carbon disulfide	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Carbon tetrachloride	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Chlorobenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Chloroethane	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Chloroform	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Chloromethane	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
cis-1,2-Dichloroethene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
cis-1,3-Dichloropropene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Cyclohexanone	*	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Dibromochloromethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Dibromomethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Dichlorodifluoromethane	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Diisopropyl ether	*	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Ethyl ether	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Ethyl methacrylate	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Ethylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Ethyl-tert-butyl ether	*	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Hexachlorobutadiene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Hexachloroethane	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Iodomethane	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Isopropylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
m,p-Xylenes	NELAP	4.8		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Methacrylonitrile	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Methyl Methacrylate	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Methyl tert-butyl ether	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Methylacrylate	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Methylene chloride	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Naphthalene	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
n-Butylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
n-Heptane	*	23.8		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
n-Hexane	*	23.8		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Nitrobenzene	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
n-Propylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
o-Xylene	NELAP	4.8		ND	µg/Kg-dry	1	07/13/2022 18:28	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-004

Client Sample ID: SB-3 (9-10)

Matrix: SOLID

Collection Date: 07/07/2022 13:00

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
p-Isopropyltoluene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Propionitrile	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
sec-Butylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Styrene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
tert-Amyl methyl ether	*	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
tert-Butyl alcohol	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
tert-Butylbenzene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Tetrachloroethene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Tetrahydrofuran	NELAP	11.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Toluene	NELAP	2.4		4.6	µg/Kg-dry	1	07/13/2022 18:28	194504
TPH - GRO (C6 - C10)	*	594		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
trans-1,2-Dichloroethene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
trans-1,3-Dichloropropene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
trans-1,4-Dichloro-2-butene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Trichloroethene	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Trichlorofluoromethane	NELAP	5.9		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Vinyl acetate	NELAP	59.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Vinyl chloride	NELAP	2.4		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Xylenes, Total	NELAP	9.5		ND	µg/Kg-dry	1	07/13/2022 18:28	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		106.6	%REC	1	07/13/2022 18:28	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		95.3	%REC	1	07/13/2022 18:28	194504
Surr: Toluene-d8	*	85-115		91.7	%REC	1	07/13/2022 18:28	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-005
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-3 (19-20)
Collection Date: 07/07/2022 13:15

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		13.4	%	1	07/11/2022 12:54	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.40		10.8	mg/Kg-dry	1	07/15/2022 12:09	194534
Barium	NELAP	0.48		278	mg/Kg-dry	1	07/15/2022 12:09	194534
Cadmium	NELAP	0.19		0.69	mg/Kg-dry	1	07/15/2022 12:09	194534
Chromium	NELAP	0.48		16.7	mg/Kg-dry	1	07/15/2022 12:09	194534
Lead	NELAP	1.44		11.5	mg/Kg-dry	1	07/15/2022 12:09	194534
Selenium	NELAP	3.85		< 3.85	mg/Kg-dry	1	07/15/2022 12:09	194534
Silver	NELAP	0.48		< 0.48	mg/Kg-dry	1	07/15/2022 12:09	194534
SW-846 7471B								
Mercury	NELAP	0.011		0.031	mg/Kg-dry	1	07/12/2022 15:40	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	5.64		ND	mg/Kg-dry	1	07/18/2022 19:06	194591
Kerosene	NELAP	5.64		ND	mg/Kg-dry	1	07/18/2022 19:06	194591
Mineral Spirits	NELAP	5.64		ND	mg/Kg-dry	1	07/18/2022 19:06	194591
Motor Oil	NELAP	5.64		ND	mg/Kg-dry	1	07/18/2022 19:06	194591
Surr: n-Tetracontane	*	27.4-141		67.4	%REC	1	07/18/2022 19:06	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1,1-Trichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1,2,2-Tetrachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1,2-Trichloroethane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1-Dichloro-2-propanone	*	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1-Dichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,1-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2,3-Trichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2,3-Trichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2,3-Trimethylbenzene	*	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2,4-Trichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2,4-Trimethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2-Dibromo-3-chloropropane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2-Dibromoethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2-Dichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,2-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,3,5-Trimethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,3-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,3-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1,4-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
1-Chlorobutane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
2,2-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
2-Butanone	NELAP	27.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
2-Chlorotoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
2-Hexanone	NELAP	27.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
2-Nitropropane	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-005

Client Sample ID: SB-3 (19-20)

Matrix: SOLID

Collection Date: 07/07/2022 13:15

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
4-Methyl-2-pentanone	NELAP	27.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Acetone	NELAP	27.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Acetonitrile	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Acrolein	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Acrylonitrile	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Allyl chloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Benzene	NELAP	1.1		2.3	µg/Kg-dry	1	07/13/2022 18:57	194504
Bromobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Bromochloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Bromodichloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Bromoform	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Bromomethane	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Carbon disulfide	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Carbon tetrachloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Chlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Chloroethane	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Chloroform	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Chloromethane	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
cis-1,2-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
cis-1,3-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Cyclohexanone	*	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Dibromochloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Dibromomethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Dichlorodifluoromethane	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Diisopropyl ether	*	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Ethyl ether	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Ethyl methacrylate	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Ethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Ethyl-tert-butyl ether	*	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Hexachlorobutadiene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Hexachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Iodomethane	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Isopropylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
m,p-Xylenes	NELAP	4.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Methacrylonitrile	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Methyl Methacrylate	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Methyl tert-butyl ether	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Methylacrylate	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Methylene chloride	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Naphthalene	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
n-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
n-Heptane	*	21.8		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
n-Hexane	*	21.8		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Nitrobenzene	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
n-Propylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
o-Xylene	NELAP	4.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-005

Client Sample ID: SB-3 (19-20)

Matrix: SOLID

Collection Date: 07/07/2022 13:15

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
p-Isopropyltoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Propionitrile	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
sec-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Styrene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
tert-Amyl methyl ether	*	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
tert-Butyl alcohol	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
tert-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Tetrachloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Tetrahydrofuran	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Toluene	NELAP	2.2		4.4	µg/Kg-dry	1	07/13/2022 18:57	194504
TPH - GRO (C6 - C10)	*	545		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
trans-1,2-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
trans-1,3-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
trans-1,4-Dichloro-2-butene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Trichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Trichlorofluoromethane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Vinyl acetate	NELAP	54.5		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Vinyl chloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Xylenes, Total	NELAP	8.7		ND	µg/Kg-dry	1	07/13/2022 18:57	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		108.5	%REC	1	07/13/2022 18:57	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		95.6	%REC	1	07/13/2022 18:57	194504
Surr: Toluene-d8	*	85-115		93.1	%REC	1	07/13/2022 18:57	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-006
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-4 (3-4)
Collection Date: 07/07/2022 13:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		14.9	%	1	07/11/2022 12:55	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.45		11.2	mg/Kg-dry	1	07/15/2022 12:11	194534
Barium	NELAP	0.49		307	mg/Kg-dry	1	07/15/2022 12:11	194534
Cadmium	NELAP	0.20		0.83	mg/Kg-dry	1	07/15/2022 12:11	194534
Chromium	NELAP	0.49		17.0	mg/Kg-dry	1	07/15/2022 12:11	194534
Lead	NELAP	1.47		23.7	mg/Kg-dry	1	07/15/2022 12:11	194534
Selenium	NELAP	3.92		< 3.92	mg/Kg-dry	1	07/15/2022 12:11	194534
Silver	NELAP	0.49		< 0.49	mg/Kg-dry	1	07/15/2022 12:11	194534
SW-846 7471B								
Mercury	NELAP	0.011		0.036	mg/Kg-dry	1	07/12/2022 17:02	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	5.77		ND	mg/Kg-dry	1	07/18/2022 19:27	194591
Kerosene	NELAP	5.77		ND	mg/Kg-dry	1	07/18/2022 19:27	194591
Mineral Spirits	NELAP	5.77		ND	mg/Kg-dry	1	07/18/2022 19:27	194591
Motor Oil	NELAP	5.77		ND	mg/Kg-dry	1	07/18/2022 19:27	194591
Surr: n-Tetracontane	*	27.4-141		85.1	%REC	1	07/18/2022 19:27	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1,1-Trichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1,2,2-Tetrachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1,2-Trichloroethane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1-Dichloro-2-propanone	*	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1-Dichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,1-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2,3-Trichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2,3-Trichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2,3-Trimethylbenzene	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2,4-Trichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2,4-Trimethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2-Dibromo-3-chloropropane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2-Dibromoethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2-Dichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,2-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,3,5-Trimethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,3-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,3-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1,4-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
1-Chlorobutane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
2,2-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
2-Butanone	NELAP	27.1		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
2-Chlorotoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
2-Hexanone	NELAP	27.1		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
2-Nitropropane	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
 Client Project: 4102 and 4110 S 13th Street, Omaha, NE
 Lab ID: 22070437-006
 Matrix: SOLID

Work Order: 22070437
 Report Date: 19-Jul-22
 Client Sample ID: SB-4 (3-4)
 Collection Date: 07/07/2022 13:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
4-Methyl-2-pentanone	NELAP	27.1		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Acetone	NELAP	27.1		107	µg/Kg-dry	1	07/13/2022 19:26	194504
Acetonitrile	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Acrolein	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Acrylonitrile	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Allyl chloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Benzene	NELAP	1.1		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Bromobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Bromochloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Bromodichloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Bromoform	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Bromomethane	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Carbon disulfide	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Carbon tetrachloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Chlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Chloroethane	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Chloroform	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Chloromethane	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
cis-1,2-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
cis-1,3-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Cyclohexanone	*	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Dibromochloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Dibromomethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Dichlorodifluoromethane	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Diisopropyl ether	*	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Ethyl ether	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Ethyl methacrylate	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Ethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Ethyl-tert-butyl ether	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Hexachlorobutadiene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Hexachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Iodomethane	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Isopropylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
m,p-Xylenes	NELAP	4.3		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Methacrylonitrile	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Methyl Methacrylate	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Methyl tert-butyl ether	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Methylacrylate	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Methylene chloride	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Naphthalene	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
n-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
n-Heptane	*	21.7		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
n-Hexane	*	21.7		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Nitrobenzene	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
n-Propylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
o-Xylene	NELAP	4.3		ND	µg/Kg-dry	1	07/13/2022 19:26	194504



Laboratory Results

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Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-006

Client Sample ID: SB-4 (3-4)

Matrix: SOLID

Collection Date: 07/07/2022 13:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
p-Isopropyltoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Propionitrile	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
sec-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Styrene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
tert-Amyl methyl ether	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
tert-Butyl alcohol	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
tert-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Tetrachloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Tetrahydrofuran	NELAP	10.8		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Toluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
TPH - GRO (C6 - C10)	*	542		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
trans-1,2-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
trans-1,3-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
trans-1,4-Dichloro-2-butene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Trichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Trichlorofluoromethane	NELAP	5.4		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Vinyl acetate	NELAP	54.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Vinyl chloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Xylenes, Total	NELAP	8.7		ND	µg/Kg-dry	1	07/13/2022 19:26	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		107.4	%REC	1	07/13/2022 19:26	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		100.5	%REC	1	07/13/2022 19:26	194504
Surr: Toluene-d8	*	85-115		92.9	%REC	1	07/13/2022 19:26	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-007
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-4 (19-20)
Collection Date: 07/07/2022 13:55

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		16.1	%	1	07/11/2022 12:55	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.40		11.1	mg/Kg-dry	1	07/15/2022 12:13	194534
Barium	NELAP	0.48		310	mg/Kg-dry	1	07/15/2022 12:13	194534
Cadmium	NELAP	0.19		0.86	mg/Kg-dry	1	07/15/2022 12:13	194534
Chromium	NELAP	0.48		16.8	mg/Kg-dry	1	07/15/2022 12:13	194534
Lead	NELAP	1.44		11.6	mg/Kg-dry	1	07/15/2022 12:13	194534
Selenium	NELAP	3.85		< 3.85	mg/Kg-dry	1	07/15/2022 12:13	194534
Silver	NELAP	0.48		< 0.48	mg/Kg-dry	1	07/15/2022 12:13	194534
SW-846 7471B								
Mercury	NELAP	0.011		0.029	mg/Kg-dry	1	07/12/2022 17:09	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	5.94		ND	mg/Kg-dry	1	07/18/2022 19:48	194591
Kerosene	NELAP	5.94		ND	mg/Kg-dry	1	07/18/2022 19:48	194591
Mineral Spirits	NELAP	5.94		ND	mg/Kg-dry	1	07/18/2022 19:48	194591
Motor Oil	NELAP	5.94		ND	mg/Kg-dry	1	07/18/2022 19:48	194591
Surr: n-Tetracontane	*	27.4-141		79.0	%REC	1	07/18/2022 19:48	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1,1-Trichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1,2,2-Tetrachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1,2-Trichloroethane	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1-Dichloro-2-propanone	*	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1-Dichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,1-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2,3-Trichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2,3-Trichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2,3-Trimethylbenzene	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2,4-Trichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2,4-Trimethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2-Dibromo-3-chloropropane	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2-Dibromoethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2-Dichloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,2-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,3,5-Trimethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,3-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,3-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1,4-Dichlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
1-Chlorobutane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
2,2-Dichloropropane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
2-Butanone	NELAP	27.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
2-Chlorotoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
2-Hexanone	NELAP	27.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
2-Nitropropane	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-007

Client Sample ID: SB-4 (19-20)

Matrix: SOLID

Collection Date: 07/07/2022 13:55

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
4-Methyl-2-pentanone	NELAP	27.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Acetone	NELAP	27.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Acetonitrile	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Acrolein	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Acrylonitrile	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Allyl chloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Benzene	NELAP	1.1		1.1	µg/Kg-dry	1	07/13/2022 19:54	194504
Bromobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Bromochloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Bromodichloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Bromoform	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Bromomethane	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Carbon disulfide	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Carbon tetrachloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Chlorobenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Chloroethane	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Chloroform	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Chloromethane	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
cis-1,2-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
cis-1,3-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Cyclohexanone	*	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Dibromochloromethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Dibromomethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Dichlorodifluoromethane	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Diisopropyl ether	*	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Ethyl ether	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Ethyl methacrylate	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Ethylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Ethyl-tert-butyl ether	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Hexachlorobutadiene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Hexachloroethane	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Iodomethane	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Isopropylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
m,p-Xylenes	NELAP	4.4		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Methacrylonitrile	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Methyl Methacrylate	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Methyl tert-butyl ether	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Methylacrylate	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Methylene chloride	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Naphthalene	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
n-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
n-Heptane	*	22.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
n-Hexane	*	22.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Nitrobenzene	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
n-Propylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
o-Xylene	NELAP	4.4		ND	µg/Kg-dry	1	07/13/2022 19:54	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-007

Client Sample ID: SB-4 (19-20)

Matrix: SOLID

Collection Date: 07/07/2022 13:55

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
p-Isopropyltoluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Propionitrile	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
sec-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Styrene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
tert-Amyl methyl ether	*	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
tert-Butyl alcohol	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
tert-Butylbenzene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Tetrachloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Tetrahydrofuran	NELAP	11.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Toluene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
TPH - GRO (C6 - C10)	*	550		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
trans-1,2-Dichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
trans-1,3-Dichloropropene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
trans-1,4-Dichloro-2-butene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Trichloroethene	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Trichlorofluoromethane	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Vinyl acetate	NELAP	55.0		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Vinyl chloride	NELAP	2.2		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Xylenes, Total	NELAP	8.8		ND	µg/Kg-dry	1	07/13/2022 19:54	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		106.1	%REC	1	07/13/2022 19:54	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		96.4	%REC	1	07/13/2022 19:54	194504
Surr: Toluene-d8	*	85-115		91.8	%REC	1	07/13/2022 19:54	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-008
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-5 (3.5-4.5)
Collection Date: 07/07/2022 14:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
EPA SW846 3550B, 5035A, ASTM D2974								
Percent Moisture	*	0.1		12.2	%	1	07/11/2022 12:55	R314268
SW-846 3050B, 6010B, METALS BY ICP								
Arsenic	NELAP	2.40		11.4	mg/Kg-dry	1	07/15/2022 12:14	194534
Barium	NELAP	0.48		300	mg/Kg-dry	1	07/15/2022 12:14	194534
Cadmium	NELAP	0.19		0.80	mg/Kg-dry	1	07/15/2022 12:14	194534
Chromium	NELAP	0.48		17.3	mg/Kg-dry	1	07/15/2022 12:14	194534
Lead	NELAP	1.44		21.9	mg/Kg-dry	1	07/15/2022 12:14	194534
Selenium	NELAP	3.85		< 3.85	mg/Kg-dry	1	07/15/2022 12:14	194534
Silver	NELAP	0.48		< 0.48	mg/Kg-dry	1	07/15/2022 12:14	194534
SW-846 7471B								
Mercury	NELAP	0.011		0.027	mg/Kg-dry	1	07/12/2022 17:11	194432
SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID								
Diesel	NELAP	5.53		ND	mg/Kg-dry	1	07/18/2022 20:09	194591
Kerosene	NELAP	5.53		ND	mg/Kg-dry	1	07/18/2022 20:09	194591
Mineral Spirits	NELAP	5.53		ND	mg/Kg-dry	1	07/18/2022 20:09	194591
Motor Oil	NELAP	5.53	#	7.47	mg/Kg-dry	1	07/18/2022 20:09	194591
Surr: n-Tetracontane	*	27.4-141		86.3	%REC	1	07/18/2022 20:09	194591
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
1,1,1,2-Tetrachloroethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1,1-Trichloroethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1,2,2-Tetrachloroethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1,2-Trichloroethane	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1-Dichloro-2-propanone	*	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1-Dichloroethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1-Dichloroethene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,1-Dichloropropene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2,3-Trichlorobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2,3-Trichloropropane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2,3-Trimethylbenzene	*	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2,4-Trichlorobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2,4-Trimethylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2-Dibromo-3-chloropropane	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2-Dibromoethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2-Dichlorobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2-Dichloroethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,2-Dichloropropane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,3,5-Trimethylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,3-Dichlorobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,3-Dichloropropane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1,4-Dichlorobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
1-Chlorobutane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
2,2-Dichloropropane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
2-Butanone	NELAP	34.1		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
2-Chlorotoluene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
2-Hexanone	NELAP	34.1		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
2-Nitropropane	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-008

Client Sample ID: SB-5 (3.5-4.5)

Matrix: SOLID

Collection Date: 07/07/2022 14:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
4-Chlorotoluene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
4-Methyl-2-pentanone	NELAP	34.1		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Acetone	NELAP	34.1		231	µg/Kg-dry	1	07/13/2022 20:23	194504
Acetonitrile	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Acrolein	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Acrylonitrile	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Allyl chloride	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Benzene	NELAP	1.4		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Bromobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Bromochloromethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Bromodichloromethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Bromoform	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Bromomethane	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Carbon disulfide	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Carbon tetrachloride	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Chlorobenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Chloroethane	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Chloroform	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Chloromethane	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
cis-1,2-Dichloroethene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
cis-1,3-Dichloropropene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Cyclohexanone	*	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Dibromochloromethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Dibromomethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Dichlorodifluoromethane	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Diisopropyl ether	*	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Ethyl ether	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Ethyl methacrylate	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Ethylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Ethyl-tert-butyl ether	*	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Hexachlorobutadiene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Hexachloroethane	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Iodomethane	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Isopropylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
m,p-Xylenes	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Methacrylonitrile	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Methyl Methacrylate	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Methyl tert-butyl ether	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Methylacrylate	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Methylene chloride	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Naphthalene	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
n-Butylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
n-Heptane	*	27.3		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
n-Hexane	*	27.3		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Nitrobenzene	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
n-Propylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
o-Xylene	NELAP	5.5		ND	µg/Kg-dry	1	07/13/2022 20:23	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Lab ID: 22070437-008

Client Sample ID: SB-5 (3.5-4.5)

Matrix: SOLID

Collection Date: 07/07/2022 14:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS								
Pentachloroethane	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
p-Isopropyltoluene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Propionitrile	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
sec-Butylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Styrene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
tert-Amyl methyl ether	*	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
tert-Butyl alcohol	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
tert-Butylbenzene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Tetrachloroethene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Tetrahydrofuran	NELAP	13.6		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Toluene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
TPH - GRO (C6 - C10)	*	682		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
trans-1,2-Dichloroethene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
trans-1,3-Dichloropropene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
trans-1,4-Dichloro-2-butene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Trichloroethene	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Trichlorofluoromethane	NELAP	6.8		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Vinyl acetate	NELAP	68.2		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Vinyl chloride	NELAP	2.7		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Xylenes, Total	NELAP	10.9		ND	µg/Kg-dry	1	07/13/2022 20:23	194504
Surr: 1,2-Dichloroethane-d4	*	74-124		109.3	%REC	1	07/13/2022 20:23	194504
Surr: 4-Bromofluorobenzene	*	79.4-123		96.4	%REC	1	07/13/2022 20:23	194504
Surr: Toluene-d8	*	85-115		93.3	%REC	1	07/13/2022 20:23	194504



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-009
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-1 (0-1)
Collection Date: 07/07/2022 11:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.50		49.1	mg/Kg-dry	1	07/15/2022 12:16	194534



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-010
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-10 (0-1)
Collection Date: 07/07/2022 15:15

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.50		20.6	mg/Kg-dry	1	07/15/2022 12:18	194534



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-011
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-9 (1-2)
Collection Date: 07/07/2022 15:10

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.42		11.7	mg/Kg-dry	1	07/15/2022 12:19	194534



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-012
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-8 (2-3)
Collection Date: 07/07/2022 14:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.44		13.8	mg/Kg-dry	1	07/15/2022 12:21	194534



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-013
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-7 (1-2)
Collection Date: 07/07/2022 14:45

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.50		27.2	mg/Kg-dry	1	07/15/2022 12:23	194534



Laboratory Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC
Client Project: 4102 and 4110 S 13th Street, Omaha, NE
Lab ID: 22070437-014
Matrix: SOLID

Work Order: 22070437
Report Date: 19-Jul-22
Client Sample ID: SB-6 (1-2)
Collection Date: 07/07/2022 14:35

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 3050B, 6010B, METALS BY ICP								
Lead	NELAP	1.44		15.8	mg/Kg-dry	1	07/15/2022 12:32	194534



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

EPA SW846 3550B, 5035A, ASTM D2974

Batch R314268 **SampType:** LCS Units %
SampID: LCS

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Percent Moisture	*	0.1		99.0	99.00	0	100.0	90	110	07/11/2022

SW-846 3050B, 6010B, METALS BY ICP

Batch 194534 **SampType:** MBLK Units mg/Kg-dry
SampID: MBLK-194534

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Arsenic		2.50		< 2.50	0.9700	0	0	-100	100	07/15/2022
Barium		0.50		< 0.50	0.1700	0	0	-100	100	07/15/2022
Cadmium		0.20		< 0.20	0.0500	0	0	-100	100	07/15/2022
Chromium		0.50		< 0.50	0.2300	0	0	-100	100	07/15/2022
Lead		1.50		< 1.50	0.5900	0	0	-100	100	07/15/2022
Selenium		4.00		< 4.00	1.680	0	0	-100	100	07/15/2022
Silver		0.50		< 0.50	0.1100	0	0	-100	100	07/15/2022

Batch 194534 **SampType:** LCS Units mg/Kg-dry
SampID: LCS-194534

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Arsenic		2.50		49.7	50.00	0	99.4	85	115	07/15/2022
Barium		0.50		189	200.0	0	94.4	85	115	07/15/2022
Cadmium		0.20		4.50	5.000	0	90.0	85	115	07/15/2022
Chromium		0.50		18.7	20.00	0	93.4	85	115	07/15/2022
Lead		1.50		47.4	50.00	0	94.8	85	115	07/15/2022
Selenium		4.00		46.2	50.00	0	92.5	85	115	07/15/2022
Silver		0.50		4.62	5.000	0	92.4	85	115	07/15/2022

Batch 194534 **SampType:** MS Units mg/Kg-dry
SampID: 22070437-004AMS

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Arsenic		2.40		56.4	48.08	10.37	95.8	75	125	07/15/2022
Barium		0.48		493	192.3	291.2	105.1	75	125	07/15/2022
Cadmium		0.19		4.65	4.808	0.5980	84.4	75	125	07/15/2022
Chromium		0.48		35.9	19.23	16.75	99.4	75	125	07/15/2022
Lead		1.44		54.2	48.08	12.28	87.1	75	125	07/15/2022
Selenium		3.85		41.6	48.08	0	86.6	75	125	07/15/2022
Silver		0.48		4.38	4.808	0	91.0	75	125	07/15/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 3050B, 6010B, METALS BY ICP

Batch 194534		SampType: MSD		Units mg/Kg-dry				RPD Limit 20			Date Analyzed
SampID: 22070437-004AMSD											
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed	
Arsenic		2.40		58.2	48.08	10.37	99.5	56.41	3.12	07/15/2022	
Barium		0.48		504	192.3	291.2	110.6	493.3	2.12	07/15/2022	
Cadmium		0.19		4.76	4.808	0.5980	86.6	4.654	2.25	07/15/2022	
Chromium		0.48		36.2	19.23	16.75	101.2	35.87	0.93	07/15/2022	
Lead		1.44		56.1	48.08	12.28	91.1	54.18	3.47	07/15/2022	
Selenium		3.85		42.3	48.08	0	88.1	41.64	1.67	07/15/2022	
Silver		0.48		4.47	4.808	0	93.0	4.375	2.17	07/15/2022	

Batch 194534		SampType: MS		Units mg/Kg-dry				RPD Limit 20		Date Analyzed
SampID: 22070457-006AMS										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Arsenic		2.50		49.5	50.00	1.676	95.6	75	125	07/15/2022
Barium		0.50		234	200.0	46.56	93.7	75	125	07/15/2022
Cadmium		0.20		4.42	5.000	0.07843	86.8	75	125	07/15/2022
Chromium		0.50		23.4	20.00	3.931	97.6	75	125	07/15/2022
Lead		1.50		68.9	50.00	20.03	97.7	75	125	07/15/2022
Selenium		4.00		44.7	50.00	0	89.5	75	125	07/15/2022
Silver		0.50		4.49	5.000	0	89.8	75	125	07/15/2022

Batch 194534		SampType: MSD		Units mg/Kg-dry				RPD Limit 20			Date Analyzed
SampID: 22070457-006AMSD											
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed	
Arsenic		2.45		48.5	49.02	1.676	95.5	49.46	2.00	07/15/2022	
Barium		0.49		238	196.1	46.56	97.8	234.0	1.79	07/15/2022	
Cadmium		0.20		4.49	4.902	0.07843	90.0	4.420	1.58	07/15/2022	
Chromium		0.49		24.1	19.61	3.931	102.6	23.45	2.56	07/15/2022	
Lead		1.47		67.0	49.02	20.03	95.8	68.90	2.78	07/15/2022	
Selenium		3.92		44.3	49.02	0	90.3	44.73	1.00	07/15/2022	
Silver		0.49		4.47	4.902	0	91.2	4.490	0.43	07/15/2022	

SW-846 7471B

Batch 194432		SampType: MBLK		Units mg/Kg				RPD Limit 20		Date Analyzed
SampID: MBLK-194432										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Mercury		0.010		< 0.010	0.0045	0	0	-100	100	07/12/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 7471B

Batch 194432		SampType: LCS		Units mg/Kg						
SampID: LCS-194432										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Mercury		0.010		0.249	0.2500	0	99.6	85	115	07/12/2022

Batch 194432		SampType: MS		Units mg/Kg-dry						
SampID: 22070346-007AMS										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Mercury		0.182	S	2.55	0.4539	2.584	-8.2	75	125	07/12/2022

Batch 194432		SampType: MSD		Units mg/Kg-dry		RPD Limit 15				
SampID: 22070346-007AMSD										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed
Mercury		0.182	S	2.28	0.4539	2.584	-67.6	2.547	11.19	07/12/2022

Batch 194432		SampType: MS		Units mg/Kg-dry						
SampID: 22070437-002AMS										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Mercury		0.012		0.349	0.3040	0.01999	108.3	75	125	07/12/2022

Batch 194432		SampType: MSD		Units mg/Kg-dry		RPD Limit 15				
SampID: 22070437-002AMSD										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed
Mercury		0.012		0.356	0.3116	0.01999	107.9	0.3492	1.96	07/12/2022

SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID

Batch 194591		SampType: MBLK		Units mg/Kg						
SampID: MBLK-194591										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Diesel		5.00		ND						07/18/2022
Kerosene		5.00		ND						07/18/2022
Mineral Spirits		5.00		ND						07/18/2022
Motor Oil		5.00		ND						07/18/2022
Surr: n-Tetracontane	*			1.27	1.330		95.1	74.6	101	07/18/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 3550B, 8015B, TOTAL PETROLEUM HYDROCARBONS (OA-2) BY GC/FID

Batch 194591 **SampType:** LCS **Units** mg/Kg

SampID: LCS-194591

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Diesel		5.00		14.2	16.70	0	85.3	61.5	98.5	07/18/2022
Surr: n-Tetracontane	*			1.18	1.330		88.5	74.6	101	07/18/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504 **SampType:** MBLK **Units** µg/Kg

SampID: MBLK-AF220713A-1

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
1,1,1,2-Tetrachloroethane	*	2.0		ND						07/13/2022
1,1,1-Trichloroethane	*	2.0		ND						07/13/2022
1,1,2,2-Tetrachloroethane	*	2.0		ND						07/13/2022
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.0		ND						07/13/2022
1,1,2-Trichloroethane	*	5.0		ND						07/13/2022
1,1-Dichloro-2-propanone	*	50.0		ND						07/13/2022
1,1-Dichloroethane	*	2.0		ND						07/13/2022
1,1-Dichloroethene	*	2.0		ND						07/13/2022
1,1-Dichloropropene	*	2.0		ND						07/13/2022
1,2,3-Trichlorobenzene	*	2.0		ND						07/13/2022
1,2,3-Trichloropropane	*	2.0		ND						07/13/2022
1,2,3-Trimethylbenzene	*	2.0		ND						07/13/2022
1,2,4-Trichlorobenzene	*	2.0		ND						07/13/2022
1,2,4-Trimethylbenzene	*	2.0		ND						07/13/2022
1,2-Dibromo-3-chloropropane	*	5.0		ND						07/13/2022
1,2-Dibromoethane	*	2.0		ND						07/13/2022
1,2-Dichlorobenzene	*	2.0		ND						07/13/2022
1,2-Dichloroethane	*	2.0		ND						07/13/2022
1,2-Dichloropropane	*	2.0		ND						07/13/2022
1,3,5-Trimethylbenzene	*	2.0		ND						07/13/2022
1,3-Dichlorobenzene	*	2.0		ND						07/13/2022
1,3-Dichloropropane	*	2.0		ND						07/13/2022
1,4-Dichlorobenzene	*	2.0		ND						07/13/2022
1-Chlorobutane	*	2.0		ND						07/13/2022
2,2-Dichloropropane	*	2.0		ND						07/13/2022
2-Butanone	*	25.0		ND						07/13/2022
2-Chlorotoluene	*	2.0		ND						07/13/2022
2-Hexanone	*	25.0		ND						07/13/2022
2-Nitropropane	*	50.0		ND						07/13/2022
4-Chlorotoluene	*	2.0		ND						07/13/2022
4-Methyl-2-pentanone	*	25.0		ND						07/13/2022
Acetone	*	25.0		ND						07/13/2022
Acetonitrile	*	50.0		ND						07/13/2022
Acrolein	*	50.0		ND						07/13/2022
Acrylonitrile	*	5.0		ND						07/13/2022
Allyl chloride	*	2.0		ND						07/13/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504 **SampType:** MBLK **Units** µg/Kg

SampID: MBLK-AF220713A-1

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Benzene	*	1.0		ND						07/13/2022
Bromobenzene	*	2.0		ND						07/13/2022
Bromochloromethane	*	2.0		ND						07/13/2022
Bromodichloromethane	*	2.0		ND						07/13/2022
Bromoform	*	5.0		ND						07/13/2022
Bromomethane	*	10.0		ND						07/13/2022
Carbon disulfide	*	2.0		ND						07/13/2022
Carbon tetrachloride	*	2.0		ND						07/13/2022
Chlorobenzene	*	2.0		ND						07/13/2022
Chloroethane	*	10.0		ND						07/13/2022
Chloroform	*	2.0		ND						07/13/2022
Chloromethane	*	10.0		ND						07/13/2022
cis-1,2-Dichloroethene	*	2.0		ND						07/13/2022
cis-1,3-Dichloropropene	*	2.0		ND						07/13/2022
Cyclohexanone	*	50.0		ND						07/13/2022
Dibromochloromethane	*	2.0		ND						07/13/2022
Dibromomethane	*	2.0		ND						07/13/2022
Dichlorodifluoromethane	*	10.0		ND						07/13/2022
Diisopropyl ether	*	5.0		ND						07/13/2022
Ethyl ether	*	2.0		ND						07/13/2022
Ethyl methacrylate	*	2.0		ND						07/13/2022
Ethylbenzene	*	2.0		ND						07/13/2022
Ethyl-tert-butyl ether	*	2.0		ND						07/13/2022
Hexachlorobutadiene	*	2.0		ND						07/13/2022
Hexachloroethane	*	2.0		ND						07/13/2022
Iodomethane	*	10.0		ND						07/13/2022
Isopropylbenzene	*	2.0		ND						07/13/2022
m,p-Xylenes	*	4.0		ND						07/13/2022
Methacrylonitrile	*	5.0		ND						07/13/2022
Methyl Methacrylate	*	5.0		ND						07/13/2022
Methyl tert-butyl ether	*	2.0		ND						07/13/2022
Methylacrylate	*	5.0		ND						07/13/2022
Methylene chloride	*	10.0		ND						07/13/2022
Naphthalene	*	5.0		ND						07/13/2022
n-Butylbenzene	*	2.0		ND						07/13/2022
n-Heptane	*	20.0		ND						07/13/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504 **SampType:** MBLK **Units** µg/Kg

SampID: MBLK-AF220713A-1

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
n-Hexane	*	20.0		ND						07/13/2022
Nitrobenzene	*	50.0		ND						07/13/2022
n-Propylbenzene	*	2.0		ND						07/13/2022
o-Xylene	*	4.0		ND						07/13/2022
Pentachloroethane	*	5.0		ND						07/13/2022
p-Isopropyltoluene	*	2.0		ND						07/13/2022
Propionitrile	*	50.0		ND						07/13/2022
sec-Butylbenzene	*	2.0		ND						07/13/2022
Styrene	*	2.0		ND						07/13/2022
tert-Amyl methyl ether	*	2.0		ND						07/13/2022
tert-Butyl alcohol	*	50.0		ND						07/13/2022
tert-Butylbenzene	*	2.0		ND						07/13/2022
Tetrachloroethene	*	2.0		ND						07/13/2022
Tetrahydrofuran	*	10.0		ND						07/13/2022
Toluene	*	2.0		ND						07/13/2022
trans-1,2-Dichloroethene	*	2.0		ND						07/13/2022
trans-1,3-Dichloropropene	*	2.0		ND						07/13/2022
trans-1,4-Dichloro-2-butene	*	2.0		ND						07/13/2022
Trichloroethene	*	2.0		ND						07/13/2022
Trichlorofluoromethane	*	5.0		ND						07/13/2022
Vinyl acetate	*	50.0		ND						07/13/2022
Vinyl chloride	*	2.0		ND						07/13/2022
Xylenes, Total	*	8.0		ND						07/13/2022
TPH - GRO (C6 - C10)	*	500		ND						07/13/2022
Surr: 1,2-Dichloroethane-d4	*			46.7	50.00		93.4	74	124	07/13/2022
Surr: 4-Bromofluorobenzene	*			48.2	50.00		96.3	79.4	123	07/13/2022
Surr: Toluene-d8	*			47.2	50.00		94.3	85	115	07/13/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504 **SampType:** LCS

Units µg/Kg

SampID: LCS-AF220713A-1

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
1,1,1,2-Tetrachloroethane	*	2.0		49.9	50.00	0	99.9	85.8	127	07/13/2022
1,1,1-Trichloroethane	*	2.0		55.6	50.00	0	111.2	75	143	07/13/2022
1,1,2,2-Tetrachloroethane	*	2.0		45.8	50.00	0	91.5	78.2	123	07/13/2022
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.0		60.8	50.00	0	121.6	58.7	152	07/13/2022
1,1,2-Trichloroethane	*	5.0		47.3	50.00	0	94.6	88	121	07/13/2022
1,1-Dichloro-2-propanone	*	50.0		111	125.0	0	88.9	64.8	149	07/13/2022
1,1-Dichloroethane	*	2.0		54.2	50.00	0	108.3	84.5	135	07/13/2022
1,1-Dichloroethene	*	2.0		56.2	50.00	0	112.5	64.3	138	07/13/2022
1,1-Dichloropropene	*	2.0		57.9	50.00	0	115.9	67	136	07/13/2022
1,2,3-Trichlorobenzene	*	2.0		51.5	50.00	0	103.0	73.3	147	07/13/2022
1,2,3-Trichloropropane	*	2.0		45.5	50.00	0	91.0	78.6	124	07/13/2022
1,2,3-Trimethylbenzene	*	2.0		47.3	50.00	0	94.6	81.2	125	07/13/2022
1,2,4-Trichlorobenzene	*	2.0		51.8	50.00	0	103.6	62.8	163	07/13/2022
1,2,4-Trimethylbenzene	*	2.0		47.5	50.00	0	95.0	73.3	129	07/13/2022
1,2-Dibromo-3-chloropropane	*	5.0		47.3	50.00	0	94.7	72.8	129	07/13/2022
1,2-Dibromoethane	*	2.0		49.8	50.00	0	99.6	88.9	122	07/13/2022
1,2-Dichlorobenzene	*	2.0		49.0	50.00	0	98.0	82.2	127	07/13/2022
1,2-Dichloroethane	*	2.0		52.0	50.00	0	104.0	83.5	130	07/13/2022
1,2-Dichloropropane	*	2.0		55.1	50.00	0	110.2	84.8	126	07/13/2022
1,3,5-Trimethylbenzene	*	2.0		47.7	50.00	0	95.4	73.1	129	07/13/2022
1,3-Dichlorobenzene	*	2.0		49.0	50.00	0	97.9	75.6	133	07/13/2022
1,3-Dichloropropane	*	2.0		49.1	50.00	0	98.2	83.8	120	07/13/2022
1,4-Dichlorobenzene	*	2.0		48.8	50.00	0	97.7	75.7	132	07/13/2022
1-Chlorobutane	*	2.0		57.3	50.00	0	114.6	72.4	140	07/13/2022
2,2-Dichloropropane	*	2.0		56.3	50.00	0	112.5	74.7	139	07/13/2022
2-Butanone	*	25.0		131	125.0	0	104.7	76.2	131	07/13/2022
2-Chlorotoluene	*	2.0		47.9	50.00	0	95.9	74.2	126	07/13/2022
2-Hexanone	*	25.0		121	125.0	0	97.0	74.6	127	07/13/2022
2-Nitropropane	*	50.0		522	500.0	0	104.4	76.2	146	07/13/2022
4-Chlorotoluene	*	2.0		48.1	50.00	0	96.3	72.4	130	07/13/2022
4-Methyl-2-pentanone	*	25.0		123	125.0	0	98.4	78.8	126	07/13/2022
Acetone	*	25.0		142	125.0	0	113.7	66.5	148	07/13/2022
Acetonitrile	*	50.0		556	500.0	0	111.3	71.8	143	07/13/2022
Acrolein	*	50.0		669	500.0	0	133.8	-11	207	07/13/2022
Acrylonitrile	*	5.0		56.7	50.00	0	113.5	79.8	134	07/13/2022
Allyl chloride	*	2.0		56.9	50.00	0	113.8	76.2	133	07/13/2022



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504 **SampType:** LCS

Units µg/Kg

SampID: LCS-AF220713A-1

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
Benzene	*	1.0		55.5	50.00	0	111.1	80.2	127	07/13/2022
Bromobenzene	*	2.0		49.6	50.00	0	99.2	80.6	124	07/13/2022
Bromochloromethane	*	2.0		54.6	50.00	0	109.2	85.1	126	07/13/2022
Bromodichloromethane	*	2.0		53.6	50.00	0	107.1	86	131	07/13/2022
Bromoform	*	5.0		49.9	50.00	0	99.7	80.6	141	07/13/2022
Bromomethane	*	10.0		49.1	50.00	0	98.1	31	186	07/13/2022
Carbon disulfide	*	2.0		54.3	50.00	0	108.7	60.5	141	07/13/2022
Carbon tetrachloride	*	2.0		56.4	50.00	0	112.8	66.7	142	07/13/2022
Chlorobenzene	*	2.0		51.1	50.00	0	102.1	82.9	122	07/13/2022
Chloroethane	*	10.0		53.7	50.00	0	107.5	62.9	146	07/13/2022
Chloroform	*	2.0		54.8	50.00	0	109.5	83.5	126	07/13/2022
Chloromethane	*	10.0		46.8	50.00	0	93.7	52.5	156	07/13/2022
cis-1,2-Dichloroethene	*	2.0		56.3	50.00	0	112.6	84.4	129	07/13/2022
cis-1,3-Dichloropropene	*	2.0		54.7	50.00	0	109.4	85.3	133	07/13/2022
Cyclohexanone	*	50.0		468	500.0	0	93.6	58.9	141	07/13/2022
Dibromochloromethane	*	2.0		49.7	50.00	0	99.4	85.4	131	07/13/2022
Dibromomethane	*	2.0		53.6	50.00	0	107.1	87.3	126	07/13/2022
Dichlorodifluoromethane	*	10.0		49.3	50.00	0	98.6	20.3	204	07/13/2022
Diisopropyl ether	*	5.0		53.7	50.00	0	107.5	84.3	129	07/13/2022
Ethyl ether	*	2.0		52.8	50.00	0	105.5	85.3	128	07/13/2022
Ethyl methacrylate	*	2.0		47.7	50.00	0	95.4	80.6	127	07/13/2022
Ethylbenzene	*	2.0		50.7	50.00	0	101.4	76.9	127	07/13/2022
Ethyl-tert-butyl ether	*	2.0		55.1	50.00	0	110.2	88.2	129	07/13/2022
Hexachlorobutadiene	*	2.0		51.8	50.00	0	103.5	59.6	151	07/13/2022
Hexachloroethane	*	2.0		47.6	50.00	0	95.3	74.5	129	07/13/2022
Iodomethane	*	10.0		55.9	50.00	0	111.7	36.5	169	07/13/2022
Isopropylbenzene	*	2.0		51.5	50.00	0	102.9	75.6	130	07/13/2022
m,p-Xylenes	*	4.0		100	100.0	0	100.2	76.5	128	07/13/2022
Methacrylonitrile	*	5.0		53.4	50.00	0	106.8	86.4	130	07/13/2022
Methyl Methacrylate	*	5.0		52.2	50.00	0	104.4	80.6	131	07/13/2022
Methyl tert-butyl ether	*	2.0		55.2	50.00	0	110.3	88.6	129	07/13/2022
Methylacrylate	*	5.0		49.8	50.00	0	99.6	86.9	130	07/13/2022
Methylene chloride	*	10.0		52.3	50.00	0	104.6	78.2	126	07/13/2022
Naphthalene	*	5.0		48.8	50.00	0	97.6	82.4	127	07/13/2022
n-Butylbenzene	*	2.0		49.8	50.00	0	99.6	58.1	143	07/13/2022
n-Heptane	*	20.0		67.2	50.00	0	134.4	50.1	158	07/13/2022



Quality Control Results

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Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504 **SampType:** LCS **Units** µg/Kg

SampID: LCS-AF220713A-1

Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed
n-Hexane	*	20.0		56.9	50.00	0	113.8	50.8	161	07/13/2022
Nitrobenzene	*	50.0		499	500.0	0	99.8	35.9	173	07/13/2022
n-Propylbenzene	*	2.0		48.8	50.00	0	97.6	66.3	132	07/13/2022
o-Xylene	*	4.0		49.6	50.00	0	99.2	81	124	07/13/2022
Pentachloroethane	*	5.0		49.1	50.00	0	98.1	79.7	141	07/13/2022
p-Isopropyltoluene	*	2.0		49.6	50.00	0	99.3	68.2	133	07/13/2022
Propionitrile	*	50.0		556	500.0	0	111.2	82.6	131	07/13/2022
sec-Butylbenzene	*	2.0		49.6	50.00	0	99.3	66.5	132	07/13/2022
Styrene	*	2.0		50.8	50.00	0	101.5	85.9	126	07/13/2022
tert-Amyl methyl ether	*	2.0		55.9	50.00	0	111.8	90.3	131	07/13/2022
tert-Butyl alcohol	*	50.0		281	250.0	0	112.2	73.8	130	07/13/2022
tert-Butylbenzene	*	2.0		47.5	50.00	0	95.1	71.6	127	07/13/2022
Tetrachloroethene	*	2.0		51.0	50.00	0	102.0	67.1	136	07/13/2022
Tetrahydrofuran	*	10.0		53.5	50.00	0	107.0	73.7	129	07/13/2022
Toluene	*	2.0		50.8	50.00	0	101.7	78.5	122	07/13/2022
trans-1,2-Dichloroethene	*	2.0		55.2	50.00	0	110.4	77.7	136	07/13/2022
trans-1,3-Dichloropropene	*	2.0		49.4	50.00	0	98.9	86.2	130	07/13/2022
trans-1,4-Dichloro-2-butene	*	2.0		45.1	50.00	0	90.1	69.6	135	07/13/2022
Trichloroethene	*	2.0		55.5	50.00	0	111.1	75.6	134	07/13/2022
Trichlorofluoromethane	*	5.0		57.9	50.00	0	115.7	58.6	153	07/13/2022
Vinyl acetate	*	50.0		57.6	50.00	0	115.3	78	141	07/13/2022
Vinyl chloride	*	2.0		51.6	50.00	0	103.3	46.6	154	07/13/2022
Xylenes, Total	*	8.0		150	150.0	0	99.8	78.3	126	07/13/2022
Surr: 1,2-Dichloroethane-d4	*			47.1	50.00		94.2	74	124	07/13/2022
Surr: 4-Bromofluorobenzene	*			48.5	50.00		97.0	79.4	123	07/13/2022
Surr: Toluene-d8	*			47.2	50.00		94.5	85	115	07/13/2022



Quality Control Results

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Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch	SampType:	LCSD	Units µg/Kg				RPD Limit 40				Date Analyzed
SampID: LCSD-AF220713A-1											
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD		
1,1,1,2-Tetrachloroethane	*	2.0		50.1	50.00	0	100.1	49.93	0.26	07/13/2022	
1,1,1-Trichloroethane	*	2.0		53.8	50.00	0	107.6	55.61	3.33	07/13/2022	
1,1,2,2-Tetrachloroethane	*	2.0		46.7	50.00	0	93.4	45.76	2.08	07/13/2022	
1,1,2-Trichloro-1,2,2-trifluoroethane	*	2.0		57.2	50.00	0	114.4	60.81	6.10	07/13/2022	
1,1,2-Trichloroethane	*	5.0		47.8	50.00	0	95.6	47.29	1.03	07/13/2022	
1,1-Dichloro-2-propanone	*	50.0		114	125.0	0	91.1	111.2	2.44	07/13/2022	
1,1-Dichloroethane	*	2.0		53.5	50.00	0	107.0	54.17	1.23	07/13/2022	
1,1-Dichloroethene	*	2.0		54.5	50.00	0	109.0	56.24	3.16	07/13/2022	
1,1-Dichloropropene	*	2.0		55.6	50.00	0	111.3	57.93	4.05	07/13/2022	
1,2,3-Trichlorobenzene	*	2.0		50.7	50.00	0	101.3	51.50	1.64	07/13/2022	
1,2,3-Trichloropropane	*	2.0		46.4	50.00	0	92.9	45.49	2.05	07/13/2022	
1,2,3-Trimethylbenzene	*	2.0		46.8	50.00	0	93.6	47.29	1.08	07/13/2022	
1,2,4-Trichlorobenzene	*	2.0		49.9	50.00	0	99.8	51.80	3.74	07/13/2022	
1,2,4-Trimethylbenzene	*	2.0		46.7	50.00	0	93.4	47.50	1.68	07/13/2022	
1,2-Dibromo-3-chloropropane	*	5.0		46.9	50.00	0	93.9	47.34	0.87	07/13/2022	
1,2-Dibromoethane	*	2.0		50.2	50.00	0	100.3	49.81	0.68	07/13/2022	
1,2-Dichlorobenzene	*	2.0		48.8	50.00	0	97.6	49.01	0.47	07/13/2022	
1,2-Dichloroethane	*	2.0		51.8	50.00	0	103.5	52.01	0.50	07/13/2022	
1,2-Dichloropropane	*	2.0		54.0	50.00	0	108.0	55.10	2.05	07/13/2022	
1,3,5-Trimethylbenzene	*	2.0		47.1	50.00	0	94.3	47.72	1.22	07/13/2022	
1,3-Dichlorobenzene	*	2.0		48.6	50.00	0	97.2	48.95	0.76	07/13/2022	
1,3-Dichloropropane	*	2.0		49.8	50.00	0	99.5	49.12	1.27	07/13/2022	
1,4-Dichlorobenzene	*	2.0		48.5	50.00	0	97.0	48.85	0.70	07/13/2022	
1-Chlorobutane	*	2.0		54.9	50.00	0	109.7	57.31	4.37	07/13/2022	
2,2-Dichloropropane	*	2.0		54.2	50.00	0	108.3	56.27	3.84	07/13/2022	
2-Butanone	*	25.0		132	125.0	0	105.4	130.8	0.73	07/13/2022	
2-Chlorotoluene	*	2.0		47.3	50.00	0	94.7	47.93	1.26	07/13/2022	
2-Hexanone	*	25.0		122	125.0	0	97.7	121.3	0.64	07/13/2022	
2-Nitropropane	*	50.0		520	500.0	0	104.1	522.1	0.31	07/13/2022	
4-Chlorotoluene	*	2.0		47.8	50.00	0	95.5	48.14	0.79	07/13/2022	
4-Methyl-2-pentanone	*	25.0		125	125.0	0	99.8	123.0	1.41	07/13/2022	
Acetone	*	25.0		148	125.0	0	118.1	142.1	3.81	07/13/2022	
Acetonitrile	*	50.0		555	500.0	0	111.0	556.3	0.20	07/13/2022	
Acrolein	*	50.0		670	500.0	0	134.0	669.2	0.13	07/13/2022	
Acrylonitrile	*	5.0		55.4	50.00	0	110.8	56.74	2.37	07/13/2022	
Allyl chloride	*	2.0		54.4	50.00	0	108.9	56.89	4.38	07/13/2022	



Quality Control Results

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Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504	SampType: LCSD	Units µg/Kg				RPD Limit 40				
SampID: LCSD-AF220713A-1										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed
Benzene	*	1.0		54.8	50.00	0	109.6	55.54	1.38	07/13/2022
Bromobenzene	*	2.0		49.0	50.00	0	98.1	49.59	1.12	07/13/2022
Bromochloromethane	*	2.0		54.6	50.00	0	109.1	54.58	0.05	07/13/2022
Bromodichloromethane	*	2.0		53.6	50.00	0	107.2	53.55	0.13	07/13/2022
Bromoform	*	5.0		50.1	50.00	0	100.3	49.86	0.54	07/13/2022
Bromomethane	*	10.0		49.1	50.00	0	98.2	49.07	0.10	07/13/2022
Carbon disulfide	*	2.0		52.5	50.00	0	105.0	54.34	3.46	07/13/2022
Carbon tetrachloride	*	2.0		54.3	50.00	0	108.5	56.42	3.88	07/13/2022
Chlorobenzene	*	2.0		50.6	50.00	0	101.2	51.07	0.96	07/13/2022
Chloroethane	*	10.0		52.2	50.00	0	104.3	53.74	2.96	07/13/2022
Chloroform	*	2.0		54.2	50.00	0	108.4	54.76	1.05	07/13/2022
Chloromethane	*	10.0		45.1	50.00	0	90.2	46.85	3.81	07/13/2022
cis-1,2-Dichloroethene	*	2.0		55.8	50.00	0	111.6	56.32	0.96	07/13/2022
cis-1,3-Dichloropropene	*	2.0		54.8	50.00	0	109.5	54.71	0.11	07/13/2022
Cyclohexanone	*	50.0		467	500.0	0	93.3	468.2	0.33	07/13/2022
Dibromochloromethane	*	2.0		50.7	50.00	0	101.3	49.70	1.91	07/13/2022
Dibromomethane	*	2.0		52.9	50.00	0	105.8	53.57	1.26	07/13/2022
Dichlorodifluoromethane	*	10.0		46.4	50.00	0	92.8	49.29	6.04	07/13/2022
Diisopropyl ether	*	5.0		53.6	50.00	0	107.2	53.73	0.20	07/13/2022
Ethyl ether	*	2.0		52.8	50.00	0	105.6	52.75	0.13	07/13/2022
Ethyl methacrylate	*	2.0		49.0	50.00	0	98.1	47.70	2.77	07/13/2022
Ethylbenzene	*	2.0		49.8	50.00	0	99.6	50.71	1.81	07/13/2022
Ethyl-tert-butyl ether	*	2.0		55.3	50.00	0	110.5	55.10	0.29	07/13/2022
Hexachlorobutadiene	*	2.0		47.4	50.00	0	94.7	51.77	8.92	07/13/2022
Hexachloroethane	*	2.0		46.2	50.00	0	92.4	47.63	3.05	07/13/2022
Iodomethane	*	10.0		55.0	50.00	0	110.0	55.86	1.53	07/13/2022
Isopropylbenzene	*	2.0		50.3	50.00	0	100.6	51.46	2.28	07/13/2022
m,p-Xylenes	*	4.0		99.2	100.0	0	99.2	100.2	0.99	07/13/2022
Methacrylonitrile	*	5.0		53.4	50.00	0	106.9	53.39	0.11	07/13/2022
Methyl Methacrylate	*	5.0		52.4	50.00	0	104.9	52.20	0.46	07/13/2022
Methyl tert-butyl ether	*	2.0		55.5	50.00	0	110.9	55.16	0.54	07/13/2022
Methylacrylate	*	5.0		50.6	50.00	0	101.3	49.78	1.73	07/13/2022
Methylene chloride	*	10.0		52.0	50.00	0	104.0	52.31	0.63	07/13/2022
Naphthalene	*	5.0		48.2	50.00	0	96.4	48.82	1.28	07/13/2022
n-Butylbenzene	*	2.0		47.8	50.00	0	95.7	49.82	4.08	07/13/2022
n-Heptane	*	20.0		62.9	50.00	0	125.8	67.22	6.66	07/13/2022



Quality Control Results

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Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504	SampType: LCSD	Units µg/Kg							RPD Limit 40		Date Analyzed
SampID: LCSD-AF220713A-1											
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD		
n-Hexane	*	20.0		54.4	50.00	0	108.8	56.92	4.55	07/13/2022	
Nitrobenzene	*	50.0		490	500.0	0	98.0	499.2	1.86	07/13/2022	
n-Propylbenzene	*	2.0		47.5	50.00	0	94.9	48.81	2.80	07/13/2022	
o-Xylene	*	4.0		49.5	50.00	0	99.1	49.60	0.14	07/13/2022	
Pentachloroethane	*	5.0		49.0	50.00	0	98.0	49.07	0.16	07/13/2022	
p-Isopropyltoluene	*	2.0		49.0	50.00	0	98.0	49.65	1.30	07/13/2022	
Propionitrile	*	50.0		554	500.0	0	110.8	556.0	0.35	07/13/2022	
sec-Butylbenzene	*	2.0		48.3	50.00	0	96.6	49.64	2.78	07/13/2022	
Styrene	*	2.0		50.8	50.00	0	101.7	50.76	0.16	07/13/2022	
tert-Amyl methyl ether	*	2.0		56.5	50.00	0	113.0	55.91	1.05	07/13/2022	
tert-Butyl alcohol	*	50.0		281	250.0	0	112.3	280.6	0.08	07/13/2022	
tert-Butylbenzene	*	2.0		46.6	50.00	0	93.1	47.53	2.06	07/13/2022	
Tetrachloroethene	*	2.0		49.7	50.00	0	99.4	51.00	2.58	07/13/2022	
Tetrahydrofuran	*	10.0		49.7	50.00	0	99.4	53.52	7.36	07/13/2022	
Toluene	*	2.0		49.6	50.00	0	99.1	50.85	2.55	07/13/2022	
trans-1,2-Dichloroethene	*	2.0		54.0	50.00	0	108.1	55.22	2.14	07/13/2022	
trans-1,3-Dichloropropene	*	2.0		49.9	50.00	0	99.9	49.44	1.01	07/13/2022	
trans-1,4-Dichloro-2-butene	*	2.0		44.9	50.00	0	89.9	45.07	0.31	07/13/2022	
Trichloroethene	*	2.0		54.5	50.00	0	109.0	55.54	1.93	07/13/2022	
Trichlorofluoromethane	*	5.0		55.4	50.00	0	110.8	57.87	4.34	07/13/2022	
Vinyl acetate	*	50.0		57.6	50.00	0	115.1	57.63	0.14	07/13/2022	
Vinyl chloride	*	2.0		50.3	50.00	0	100.5	51.65	2.73	07/13/2022	
Xylenes, Total	*	8.0		149	150.0	0	99.1	149.8	0.71	07/13/2022	
Surr: 1,2-Dichloroethane-d4	*			46.8	50.00		93.7			07/13/2022	
Surr: 4-Bromofluorobenzene	*			48.5	50.00		97.1			07/13/2022	
Surr: Toluene-d8	*			47.3	50.00		94.7			07/13/2022	

Batch 194504	SampType: LCSG	Units µg/Kg									Date Analyzed
SampID: LCSG-AF220713A-1											
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
TPH - GRO (C6 - C10)	*	500		1960	2000	0	98.0	70	130	07/13/2022	
Surr: 1,2-Dichloroethane-d4	*			46.2	50.00		92.4	74	124	07/13/2022	
Surr: 4-Bromofluorobenzene	*			47.8	50.00		95.6	79.4	123	07/13/2022	
Surr: Toluene-d8	*			48.1	50.00		96.2	85	115	07/13/2022	



Quality Control Results

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

SW-846 5035, 8260B, VOLATILE ORGANIC COMPOUNDS BY GC/MS

Batch 194504	SampType: LCSGD	Units µg/Kg				RPD Limit 20				
SampID: LCSGD-AF220713A-1										
Analyses	Cert	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed
TPH - GRO (C6 - C10)	*	500		2090	2000	0	104.4	1960	6.30	07/13/2022
Surr: 1,2-Dichloroethane-d4	*			45.6	50.00		91.2			07/13/2022
Surr: 4-Bromofluorobenzene	*			47.3	50.00		94.5			07/13/2022
Surr: Toluene-d8	*			47.9	50.00		95.9			07/13/2022



Receiving Check List

<http://www.teklabinc.com/>

Client: Environmental Works, Inc. KC

Work Order: 22070437

Client Project: 4102 and 4110 S 13th Street, Omaha, NE

Report Date: 19-Jul-22

Carrier: FedEx

Received By: RMW

Completed by:

Reannan Willis

Reviewed by:

Patrick Riley

On:

08-Jul-22

Reannan Willis

On:

08-Jul-22

Patrick Riley

Pages to follow: Chain of custody

Extra pages included

- | | | | | |
|---|---|---|--|----------------------------------|
| Shipping container/cooler in good condition? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Not Present <input type="checkbox"/> | Temp °C 4.0 |
| Type of thermal preservation? | None <input type="checkbox"/> | Ice <input checked="" type="checkbox"/> | Blue Ice <input type="checkbox"/> | Dry Ice <input type="checkbox"/> |
| Chain of custody present? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| Chain of custody signed when relinquished and received? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| Chain of custody agrees with sample labels? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| Samples in proper container/bottle? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| Sample containers intact? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| Sufficient sample volume for indicated test? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| All samples received within holding time? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |
| Reported field parameters measured: | Field <input type="checkbox"/> | Lab <input type="checkbox"/> | NA <input checked="" type="checkbox"/> | |
| Container/Temp Blank temperature in compliance? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | |

When thermal preservation is required, samples are compliant with a temperature between 0.1°C - 6.0°C, or when samples are received on ice the same day as collected.

- | | | | |
|---|---|-----------------------------|---|
| Water – at least one vial per sample has zero headspace? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | No VOA vials <input checked="" type="checkbox"/> |
| Water - TOX containers have zero headspace? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | No TOX containers <input checked="" type="checkbox"/> |
| Water - pH acceptable upon receipt? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| NPDES/CWA TCN interferences checked/treated in the field? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | NA <input checked="" type="checkbox"/> |

Any No responses must be detailed below or on the COC.

CHAIN OF CUSTODY

pg. 2 of 2 Work order # 22070487

TEKLAB, INC. 5445 Horseshoe Lake Road - Collinsville, IL 62234 - Phone: (618) 344-1004 - Fax: (618) 344-1005

Client: Environmental Works, Inc.
Address: 1731 Locust Street
City / State / Zip: Kansas City, MO 64108
Contact: Greg Dillon / Angie Doga Starr **Phone:** (816) 285-8410
E-Mail: gdillon@environmentalworks.com **Fax:** _____

Samples on: ICE BLUE ICE NO ICE _____ °C LTG# _____
Preserved in: LAB FIELD **FOR LAB USE ONLY**
Lab Notes

Are these samples known to be involved in litigation? If yes, a surcharge will apply Yes No
 Are these samples known to be hazardous? Yes No
 Are there any required reporting limits to be met on the requested analysis?. If yes, please provide limits in the comment section. Yes No

Client Comments:
 Lab filter GW metals

Project Name/Number: 4102 and 4110 S 13th Street, Omaha, NE
Sample Collector's Name: Angie Doga Starr / G. Dillon

Results Requested: Standard 1-2 Day (100% Surcharge)
 Other _____ 3 Day (50% Surcharge)
Billing Instructions
and Type of Containers: UNPRES, HNO3, NaOH, H2SO4, HCL, MeOH, NaHSO4, OTHER

MATRIX **INDICATE ANALYSIS REQUESTED**

Lab Use Only	Sample Identification	Date/Time Sampled	UNPRES	HNO3	NaOH	H2SO4	HCL	MeOH	NaHSO4	OTHER	Aqueous	Drinking Water	Soil	Sludge	Special Waste	Groundwater	8 RCRA	Lead	OAZ	VOCS + GRO												
<u>22070487</u>	<u>SB-9(1-2)</u>	<u>07/07/22 1510</u>	1										X					X														
<u>012</u>	<u>SB-8(233)</u>	<u>1450</u>	1										X					X														
<u>013</u>	<u>SB-7(1-2)</u>	<u>1445</u>	1										X					X														
<u>014</u>	<u>SB-6(1-2)</u>	<u>1435</u>	1										X					X														

Relinquished By	Date/Time	Received By	Date/Time
		<u>R. Williams (Fedex)</u>	<u>7/8/22 940</u>

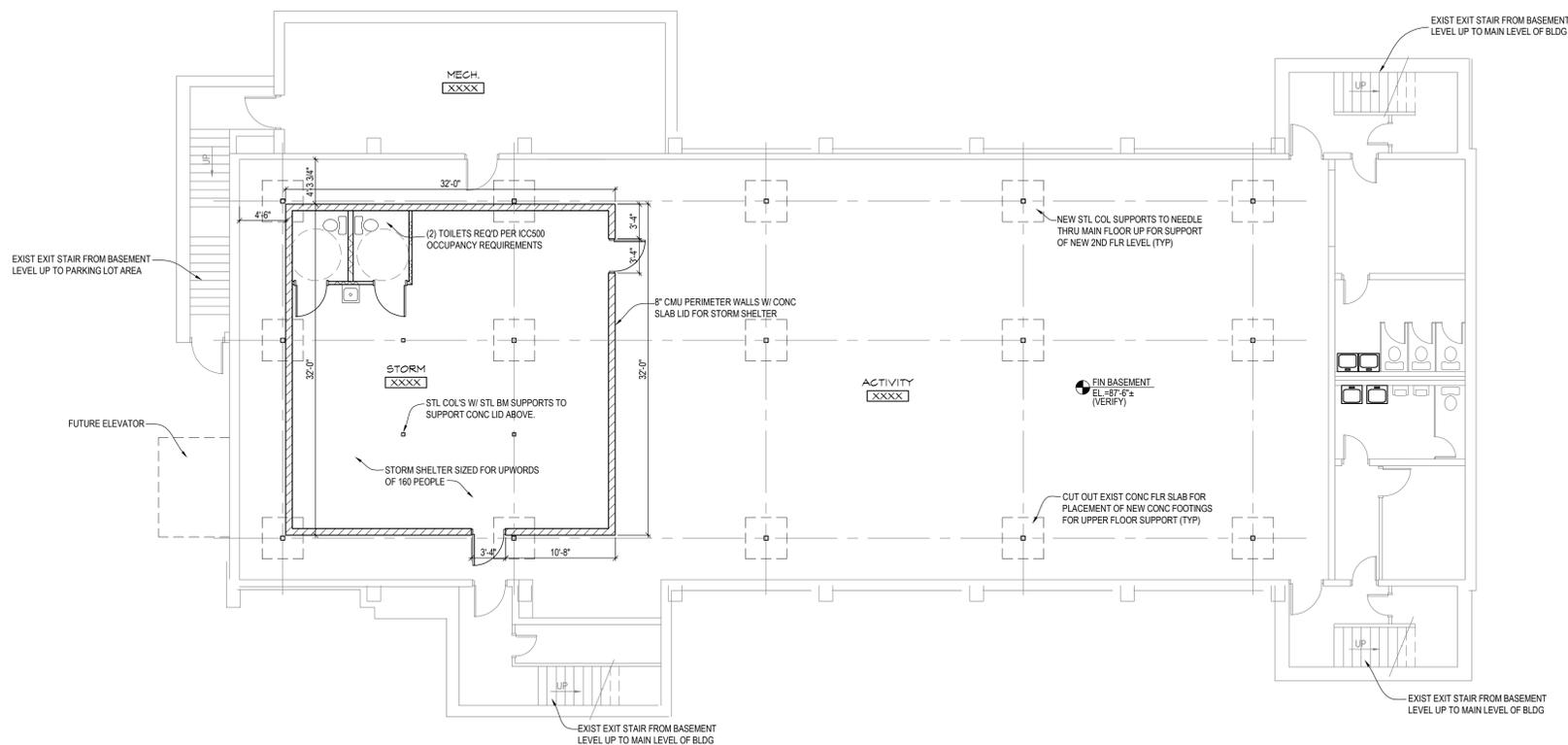
DESIGNED: REG

DRAWN: REG

CHECKED: REG

DATE: 7-12-22

PRELIMINARY
ONLY - NOT FOR
CONSTRUCTION



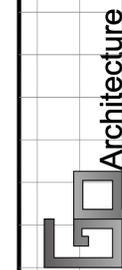
LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

GENERAL NOTES:

1. THE GENERAL SCOPE OF THE WORK IN THIS PROJECT INVOLVES THE RENOVATION OF AN EXISTING CHURCH FACILITY INTO A NEW DAY CARE FACILITY SERVING PRIMARILY INFANTS, TODDLERS AND PRE-K CHILDREN.
2. THE PROJECT WILL INVOLVE THE CONSTRUCTION OF A NEW SECOND FLOOR IN THE BUILDING AS NOTED IN THE PLANS. THE NEW SECOND FLOOR STRUCTURE WILL BE AN INDEPENDENT STRUCTURE THAT WILL BE BUILT WITH SUPPORTS THAT WILL EXTEND THROUGH THE EXISTING MAIN FLOOR DOWN TO NEW FOOTINGS PLACED IN THE BASEMENT AREA OF THE BUILDING. THE NEW STRUCTURE WILL CONSIST OF STEEL COLUMNS AND FLOOR SUPPORT BEAMS WITH EITHER WOOD OR STEEL JOIST FLOOR CONSTRUCTION (TO BE DETERMINED BASED ON CONSTRUCTION COSTS AND CONSTRUCTION FEASIBILITY).
3. UNLESS OTHERWISE INDICATED, GENERAL NOTES APPLY TO ALL DRAWINGS IN THIS CONSTRUCTION DRAWING SET.
4. DIMENSIONS INDICATED ARE FROM FACE OF EXTERIOR SHEATHING, FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUD, CENTERLINES, BACK OF CURB OR AS OTHERWISE INDICATED ON THE DRAWINGS.
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**PATTY'S DAY CARE
PROPOSED DAY CARE RENOVATION
4110 S. 13TH STREET
OMAHA, NE 68107**

1708 Childs Road East
Bellevue, NE 68005
(402) 934-7749



PROJECT NO.
A2213

SHEET NO.
A1.0

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is prohibited.

DESIGNED: REG

DRAWN: REG

CHECKED: REG

DATE: 7-12-22

PRELIMINARY
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CONSTRUCTION

PATTY'S DAY CARE
PROPOSED DAY CARE RENOVATION
4110 S. 13TH STREET
OMAHA, NE 68107

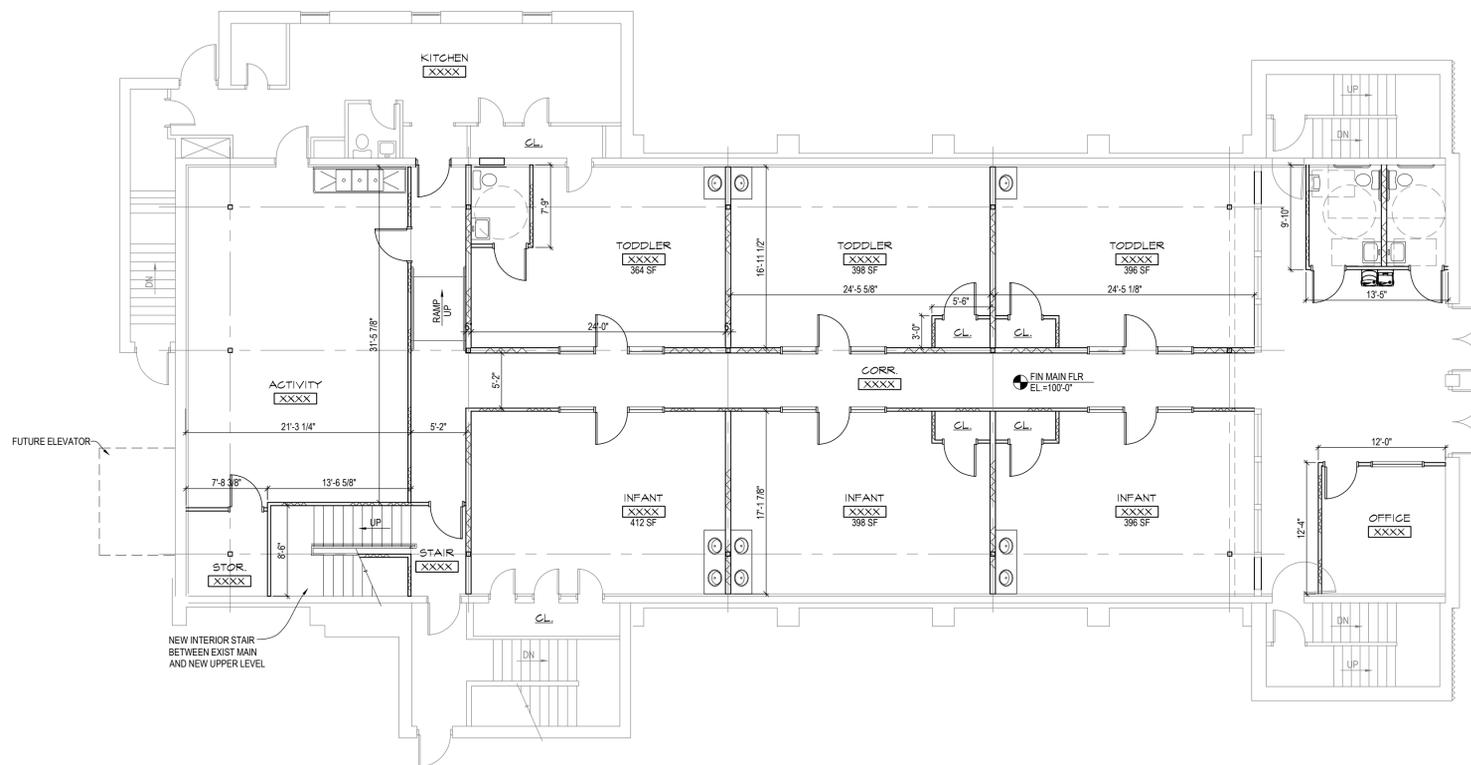
MAIN FLOOR PLAN, NOTES

1708 Childs Road East
Bellevue, NE 68005
(402) 934-7749

GP
Architecture
LLC

PROJECT NO.
A2213

SHEET NO.
A11



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

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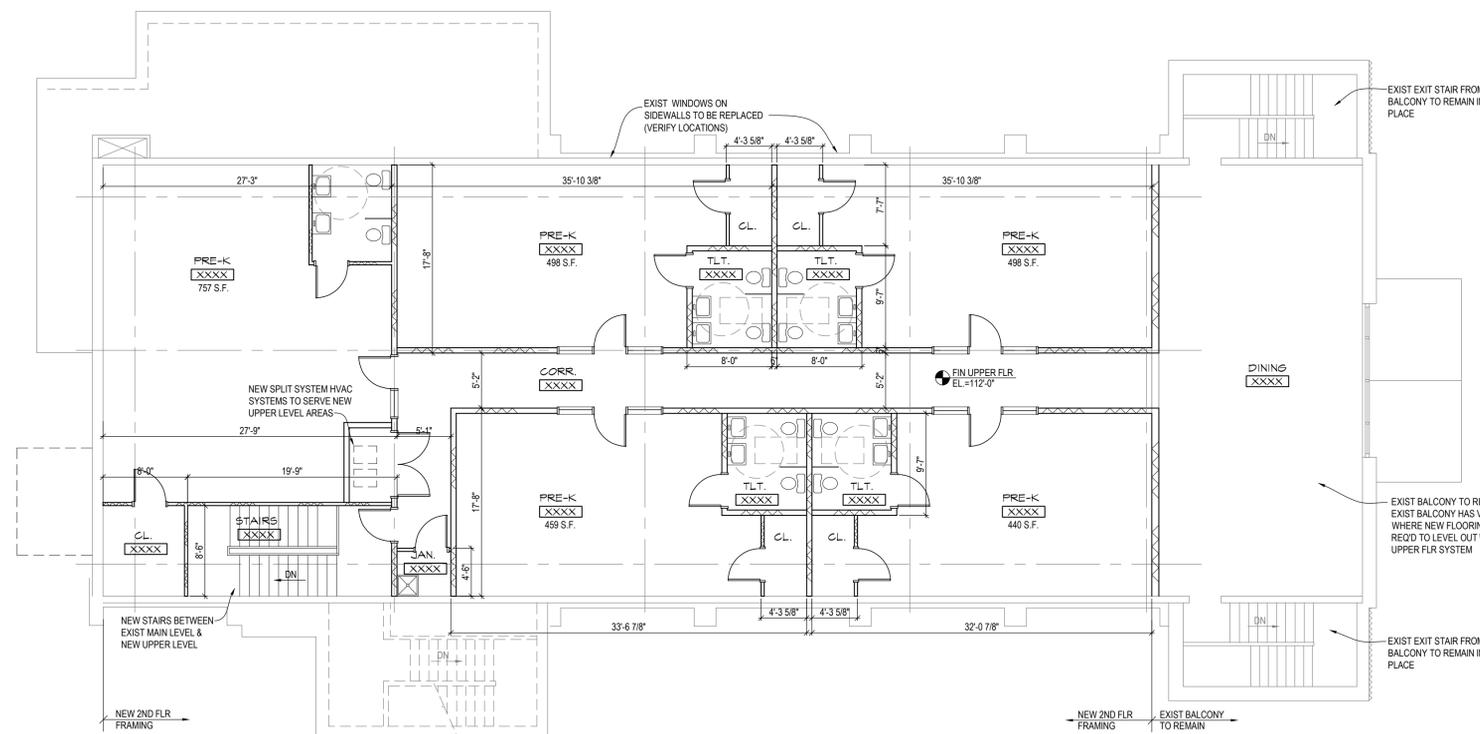
DESIGNED: REG

DRAWN: REG

CHECKED: REG

DATE: 7-12-22

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



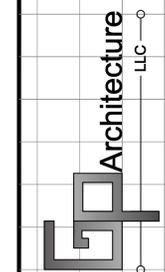
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

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PATTY'S DAY CARE
 PROPOSED DAY CARE RENOVATION
 4110 S. 13TH STREET
 OMAHA, NE 68107

1708 Childs Road East
 Bellevue, NE 68005
 (402) 934-7749



PROJECT NO.
 A2213

SHEET NO.
 A12

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CONSTRUCTION
LLC.

August 29, 2022

Proposed Daycare Renovation
Patty's Childcare
4110 S. 13th St.
Omaha, NE 68107

Attn: Patty Avalos

Re: Renovation of existing church building

Dear Patty,

Per our previous proposal sent on July 21st, 2022, please see the following breakdown of each scope of work involved. As a reminder, this breakdown of each scope of work is strictly budgetary at this time and is derived from the preliminary set of drawings provide by the architect Ralph Gladbach and dated 7-12-2022.

Thank you once again for the opportunity to provide this budgetary proposal. We look forward to the opportunity to work with you.

Respectfully submitted,

A handwritten signature in black ink that reads "Jim Henderson". The signature is fluid and cursive, with a long, sweeping underline.

Jim Henderson
Owner H2C Construction, LLC



CONSTRUCTION LLC.

General Conditions

66,000.00

Includes:
Pull building permit
On-site Supervision
Storage containers
Dumpsters
Temp toilet
Temp enclosures, protection, barricades, etc.
Misc. rental equipment: scissor lift, skid loader, forklift, etc.
Final cleaning crew

Demolition

20,000.00

Site work

25,000.00

Includes:
Grading, landscaping
Temp. construction fencing
Site paving
Parking lot line striping, handicap signs, etc.

Concrete

100,000.00

Saw cut & remove
Footings, stoops, etc.
Pre-cast sections for storm shelter
Reinforcing steel/rebar, mesh

Masonry

50,000.00

CMU walls at storm shelter
Exterior brick at new elevator

Structural Steel

150,000.00

Steel columns
Steel lintels
Steel handrailing



CONSTRUCTION LLC.

<u>Carpentry</u>	75,000.00
Rough carpentry: wood blocking/backing, sheathing, misc. wood framing Final carpentry, cabinets/countertops	
<u>Roofing</u>	20,000.00
Gutters, downspouts Roof drains Patching and repairing for all new mechanical venting, etc. Roofing at new elevator	
<u>Doors/Windows</u>	50,000.00
Door, frames, hardware Windows/glass & glazing	
<u>Metal Stud framing, insulation, drywall, taping & finishing</u>	100,000.00
Includes: FRP	
<u>Ceiling grid & Ceiling tile</u>	30,000.00
<u>Flooring, Base</u>	80,000.00
TBD	
<u>Painting, staining</u>	50,000.00
<u>RR & Kitchen Accessories</u>	30,000.00
Baby changing stations, partitions, toilet paper dispensers, mirrors, paper towel dispensers, soap dispensers, RR signs with braille, door stops (wall stops/floor stops), grab bars, etc.	
<u>Fire extinguishers, fire extinguishers cabinets</u>	1,500.00
<u>Building Signage</u>	10,000.00
<u>Elevator</u>	150,000.00
Single elevator at SW corner of existing building	



CONSTRUCTION LLC.

<u>Plumbing</u>	150,000.00
<u>HVAC</u> Includes: Stainless steel panels & Type 1 exhaust hood	100,000.00
<u>Fire sprinkler system, Alarm, ANSUL Systems</u> Includes: Supplying 6" main water line to the building	150,000.00
<u>Electrical</u> Includes: new panel, data, phone, security cameras, etc.	150,000.00

Sub Total: 1,557,500.00
Contractor Fee: 125,000.00
Total: 1,682,500.00

**Note: No winter conditions included in this budgetary proposal*



CONSTRUCTION
LLC.

July 21, 2022

Proposed Daycare Renovation
Patty's Childcare
4110 S. 13th ST.
Omaha, NE. 68107

Attn: Patty Avalos

Re: Renovation of existing church building

Dear Patty,

H2C Construction, LLC is pleased to provide the following budgetary proposal for the renovation of the existing church building at 4110 S. 13th ST. in Omaha, Nebraska for a new daycare facility. This budgetary proposal is based on the preliminary drawings provided to us by the architect Ralph Gladbach and dated 7-12-2022. We propose an approximate budget of Two Million Dollars (\$2,000,000.00) and a projected timeline of approximately 8-10 months to complete. This proposal is strictly budgetary at this time, as the project is still in the design phase and has not been reviewed by the City of Omaha Permits and Inspections Office.

Thank you for the opportunity to provide this budgetary proposal. We look forward to the opportunity to work with you.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jim Henderson". The signature is fluid and cursive, with a large, sweeping initial "J".

Jim Henderson
Owner H2C Construction, LLC

Grant Application

Row 99

Organization Name (if applicable)	Vaughn and Associates
Physical Address	7727 Rosewood Lane Court, LaVista NE 68128
Mailing Address	
Website	www.blackhistoryartcontests.com
Social Media Accounts	Facebook - Nebraskablackhistoryartcontest
Name	Donna Marie Vaughn
Title	Founder - CEO
Email Address	donna Vaughn3mil@gmail.com
Phone	+1 (402) 714-6744
Team	Yes
	Donna Vaughn - Team Leader, Rontasha Crawford and Sharon Cribbs team members.
Organizational Chart	Donna Vaughn - Team Lead Rontasha Crawford - Team member - coordinator Sharon Cribbs - Team member - coordinator
Other Completed Projects and/or Accomplishments	. Thus far we have coordinated 1. The 10th Annual Nebraska Black History Art Contest; 2. The 1st Annual Juneteenth Art Contest; 3. The 1st Annual Juneteenth Cake Walk; 4. Ladies Appreciation Day. Our goal is to include an Annual Black History Dinner in 2023, a Juneteenth Carnival (similar to Cinco de Mayo), to host finance, crypto and credit seminars and to promote concerts. We would like to bring artists such as Toni Braxton, Stevie Wonder, Alicia Keys, Indie Arie, Jill Scott and Musiq Soul Child to Omaha and the surrounding area. We would like to secure our own historical building in North Omaha. The funds allocated for economic development would allow us to do this.
Proposal Title	Vaughn and Associates Inc. will do business as Sister Friend Promotions
Total Budget (\$)	\$3,000,000.00
LB1024 Grant Funding Request (\$)	\$3,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	Thus far we have coordinated 1. The 10th Annual Nebraska Black History Art Contest; 2. The 1st Annual Juneteenth Art Contest; 3. The 1st Annual Juneteenth Cake Walk; 4. Ladies Appreciation Day. Our goal is to include an Annual Black History Dinner in February 2023, a Juneteenth Carnival (similar to Cinco de Mayo), in June 2023. To host finance, crypto and credit seminars and to promote concerts. We would like to bring artists such as Toni Braxton, Stevie Wonder, Alicia Keys, Indie Arie, Jill Scott and Musiq Soul Child to Omaha and the surrounding area. We would like to secure our own historical building in North Omaha. The funds allocated for economic development would allow us to do this.
Timeline	Some events will take place in February 2023 and June 2023. We are waiting for monies to be allocated so that we can contact the artists and have them sign contracts. Most require half down.
Percentage	100%

completed by July 2025

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our proposal will improve the quality of life in Omaha because it gives the community fun and clean family entertainment. Our events will also help to bring tourist to Omaha, thus helping our hotels and food and beverage partners.
Visioning Workshop Findings Alignment	Our proposal meets the sustainable community needs in that we will provide entertainment and education to the community also it helps to meet the policy needs in that we will educate the public on finances, crypto currency, and credit.
Priorities Alignment	My proposal will improve North Omaha by helping to making it a tourist destination.
Economic Impact	Three permanent jobs will be created. Not sure how many temp jobs we will need yet.
	Three permanent jobs will be created.
	not sure
	Top level \$70,000 and the two coordinators would make \$60,000.00.
	Putting on events will require us to partner with many businesses and as much as possible we will use merchants in North and South Omaha. They will always be given a priority.
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	We will provide exciting events that will educate and entertain the citizens of Omaha. Our events are exciting and will give citizens something to look forward to. Our events will improve lives and bring the Omaha citizen's joy.
	We could measure the attendance thus the success of the events that we throw. We can measure the new jobs and salaries that we created. We can even measure who attends our classes and if they implemented what will be recommended. Records and data will be kept by us.
Partnerships	Yes
	We will need to rent facilities for our events, we may need lighting, stages, sound, insurance, ticket partners, hotel and caterers, and the media.
	None
Displacement	No

Displacement explanation	
Physical Location	Events will be held in North Omaha.
Qualified Census Tract	
Additional Location Documents	Would like to be housed in an historical building over Noorth Omaha.
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	
	No
	No
	Guestamation
General Contractor	No
Request Rationale	
Grant Funds Usage	It will allow us to book the artist we would love to bring to Omaha and pay deposits. Money will be used to secure and renovate a building, office furniture and supplies and for deposits on entertainment.
Proposal Financial Sustainability	No
Funding Sources	. I am currently seeking funding for some of the events scheduled for next year from corporate America. Thus far Bellevue University had donated \$1,000.00.
	December 31, 2022.
	Without your funding, we will not be able to do the Juneteenth Carnival or bring in artists to perform.
Scalability	We can just choose to not do some of the events.
Financial Commitment	We will do as many events as we can raise funds for. Owner Donna will come out of her pocket as necessary.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 100

Organization Name (if applicable)	Together We Achieve Miracles, Inc. (TWAM) DBA Ernie Chambers History-Arts-Humanities Multicultural Center
Physical Address	4401 North 21st street Omaha, NE 68110 4402 Florence Blvd Omaha, NE 68110
Mailing Address	P.O. Box 19235, Omaha, NE, 68119
Website	togetherweachievmiracles.org
Social Media Accounts	YouTube: Ernie Chambers Show
Name	Gayla Lee-Chambers, President
Title	President/CEO
Email Address	corporateoffices4401@gmail.com
Phone	+1 (402) 451-5549
Team	Yes

Alley Poyner Machieto, - Is the lead company in charge of architecture and engineering of the Multicultural Center. They have 25+ years of experience/expertise. Their expertise is in specialized historical preservation of buildings. Dicon Construction- General construction company for the Multicultural Center. They have 30+ years in building construction. They are experts in construction management, building, and historical building preservation. Historic Resources Group (HRG)- Is the lead historian for the Multicultural Center. They have 10 years of experience/expertise in historical land development and consulting. GDC Inc.- Developer for the Multicultural Center. They are responsible for overseeing the development and overall project management. GDC Inc. holds 20+ years of experience in business, economic development. Their expertise lies in creative design, business management, and financial development. Hayes & Associates (H&A) – CPA and financial consultant for the Multicultural Center. Their accountant company has 25 years of experience in public accounting services. Their expertise lies in business and non-profit accounting services. Tiedman, Lynch, Kampe,McVay& Respeliers corporate development & non-profits. They are responsible for providing consultation on the local district's development. They have 25 years of experience in corporate legal services. Their expertise is in corporate business law and trademarking. EC Net Solution- Managing and designing the Multicultural Center's website. They have 20 years of experience in web design and IT services. Their expertise lies in web design and management and IT services. 4Urban- Consulting and economic development company. They are the lead consultants in tourism development and attraction. They are responsible for overseeing and handling tourism for this project. 4Urban has 40 years of experience in North Omaha History historical touring services. Their expertise lies in Omaha history and professional research. Ernie Chambers- Business consultant and lead historian for the Ernie Chambers Multicultural Center. His responsibility is to advise in history and historical events. He has 50 years of experience as a politician and is North Omaha community leader. His expertise lies in Nebraskan history and community activism. Dr. Richard Brown- Business consultant for the Multicultural Center's economic development. His responsibilities include developing marketing content for the project. He has 25 years of experience in economic development and is the former CEO of Omaha's Charles Drew Health center for 20 years. His expertise lies in project management. Johnny Rodgers- Business consultant for the Multicultural Center's economic development. His responsibilities include leading community outreach initiatives and networking. He has 20 years of experience in Nebraska public media. His expertise lies in collaboration. John Beasley- Business consultant for the Multicultural Center's economic development. His responsibilities include managing the

development and economic theatrical Arts programs of the Multicultural Center's. He has 30 years of experience as an artist and actor in the entertainment industry. His expertise lies in film. P.J. Morgan- Is a real-estate business consultant for the facility. He will consult on the Multicultural Center's economic growth and sustainability. He has 50 years of experience in real estate. His expertise is in property management and economic sustainability. Eric Gerrard- Legal lobbyist for the Multicultural Center. His responsibility is to help with state economic development funding sources. He has 10 years of experience in lobbying and legal consultation. A Balanced Mind- Community social consultant for the Multicultural Center. They are responsible & expertise in human & social behaviors for increasing community engagement. They have 10 years of experience in social and community project development.

Organizational Chart

- TWAM's Board of Directors- will oversee the supervisory role, overseeing corporate activities and assessment performance of the Multicultural Center.
- CEO- will oversee the day-to-day operations of the Multicultural Center and will report to the board of directors
- CFO- will oversee day-to-day operations of financial affairs of the Multicultural Center.
- The Multicultural Center Director- will oversee the daily operations of the facility, including the supervision for these five umbrella departments heads; the Ernie Chambers Library; John Beasley Theater; Restaurant, Banquet Hall Cafe, and Gift shop; North Omaha Legacy Visitor Center; Media Center.
- Department Mangers- will manage and oversee the day-to-day operations & staff within their six department below:
 1. Ernie Chambers Legacy Library Manager- oversee day-to-day operations of the library; manage connectivity, Wi-Fi, and Internet; oversee Education/training/research space and oversee Multicultural tours.
 2. John Beasley Performing Arts Manager- oversee day-to-day operations of business and training related to the arts, theatrical and music performances, and dance studio.
 3. Restaurant, Banquet Hall, Café, & Gift Shop Event Manager- oversee day-to-day- operations of Fine Dining Restaurant, Beverages, Entertainment Event Spaces, and Café & Gift Shop.
 4. The North Omaha Legacy Visitors Center Manager- Oversee day-to-day operations of Art Gallery, art classes, visitors, and community resources for entertainment
 5. Media Center Manager: Oversee day-to-day operations for all video/film production, editing, advertisement, and digital operations and promotions.
 6. Building Engineer Manager- Oversee day-to-day operations for all maintenance related to security, ground keeping, building maintenance, janitorial, mechanical, plumbing, electrical, and fire operations. See attachment

Other Completed Projects and/or Accomplishments

- Provided free mental health services to North Omaha for 20 years.
- Provided free services for victims of domestic/intimate violence for 20 years.
- Provided free Christmas gifts for children through collaboration with the Toys4Tots program over the past 12 years.
- The Economic Vitality Preservation District (EVPD) was approved by Omaha City Council in 2021 naming the Saratoga-Beltline Railroad Trail Way District. This program is a tax incentive to help businesses with historical state and city tax credits.
- In 2020, the City of Omaha approved the commemoration of Ernie Chambers - a state icon and the longest held public servant of 50 years for the state of Nebraska- by the renaming of Florence Blvd from Ames & Florence to Florence & Sprague to Ernie Chambers Drive.

Proposal Title Together We Achieve Miracles, Inc. DBA Ernie Chambers History-Arts-Humanities Multicultural Center

Total Budget (\$) \$160.00

LB1024 Grant Funding Request (\$) \$49.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary The Ernie Chambers History-Arts-Humanities Multicultural Center is the first step in Together We Achieve Miracles (TWAM)'s long-term mission of developing the Saratoga-Beltline History & Arts District in North Omaha, using the multicultural center as the core location. This district revitalization project aims to beautify and modernize North Omaha by increasing tourist attractions (legacy library, historical car show tour, North Omaha Trail Bus Tour, an interactive family tourism museum site), food & shopping centers, as well as diverse dining options around the multicultural center. To add and increase tourism in Omaha as a whole, the Saratoga-

Beltline History & Arts District is comparative to Downtown Omaha's Old Market but located in the North Omaha area. Since Saratoga was once known to be a bustling business mecca, in partnership with Alley Poyner, TWAM will honor Saratoga's historic roots and ultimately expand the Multicultural Center's economic development into the surrounding area. Due to the ARPA funds 2-year spending window, we're asking for \$49M to complete Phase 1 of the Saratoga Arts & History District project, the construction of the Ernie Chambers History-Arts-Humanities Multicultural Center. The mission of TWAM is to educate, provide, and inspire the people of Omaha and beyond by providing access to local history and humanities with a focus on diversity, equity, and inclusion (DE&I). TWAM's vision is for our headquarters to be a welcoming and safe community space that offers accessible resources to increase its visitors' history and humanities knowledge. In turn, the hope is to revitalize North Omaha's image and increase its visibility and tourism.

Timeline	Architecturally, Ernie Chambers Ars-History-Humanities Multicultural building in one phase, this will likely take 12 weeks of Schematic Design, 14 weeks of Design Development, 21 weeks of Construction Documents and Construction 24 months. Schedules – See Attachment
Percentage completed by July 2025	70%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	historical & preservation
Proposal Description and Needs Alignment	Sustainable Community: The Multicultural Center promotes a culturally diverse population, economic development, and a variety of job opportunities for emphasizing sustainable employment and economic demand management (EDM). The Multicultural Center services will offer sustainability community by having a gift shop, rental event space, fine dining and café, theatre and musical performances, membership options for annual events and special promotions. Multicultural Center will provide educational workshops and training for vocational jobs relating to history, art, media and performing arts. Other infrastructure: The Multicultural Center will have public parking garage with upgrade walkable sidewalks, streets, improved lighting poles and free internet and Wi-Fi for all visitors. This will improve transportation and accessibility for all visitors that are visiting the Multicultural Center located in Saratoga-Beltline History & Arts District. Quality of life: The Multicultural Center will provide a safe, pleasurable, and inclusive space for all staff and visitors. This as an essential component for everyone's wellbeing. This includes financial security, job satisfaction, family life, health, and safety. Policy: The LB1024 law and the qualify census track area for North Omaha makes it possible for minority owned business to qualified for business funding. Because of the LB1024 law, Ernie Chambers History-Arts-Humanities Multicultural Center can apply for grant funding for building renovation, infrastructure, programming, and neighborhood improvement . Through the Legacy Library, the Multicultural Center will offer educational content of Ernie Chambers' political career. Furthermore, we will offer resources and training that could enhance the individual education in political science. This will increase awareness of votership, the importance and need of voting, and community involvement.

Other: The Ernie Chambers History-Arts-Humanities Multicultural Center, a historical 100-year-old building, will be the first 58,000 sq. ft. facility dedicating to honoring Nebraska's longest public servant of over 50 years. The Ernie Chambers Library located within the Multicultural Center will house all of Ernie Chambers' original legislative document, political documents, and his personal artwork collection. This collection will be open to the public for research and educational purposes. In addition to his collection, the library will feature collections from other community leaders who've made a significant impact for change and economic growth of Omaha and beyond.

Visioning Workshop Findings Alignment	<p>Insufficient Infrastructure Exists: The Ernie Chambers History-Arts-Humanities Multicultural Center will update and modernize a historical 100-years old building, improve public parking, sidewalks and roads, nearby sewer systems, and beautify proximal landscaping. Need development that fits within the cultural context: The Ernie Chambers History-Arts-Humanities Multicultural Center will create opportunities and spotlight diverse populations native to the area, paying homage to their heritage and historical ties to North Omaha. Additionally, the Multicultural Center is a tribute one of North Omaha's native leaders, Ernie Chambers, and other like him who've made a significant contribution to Nebraska's development. Need access and tools to leverage community resources: In addition, The Ernie Chambers History-Arts-Humanities Multicultural Center acting as an entertainment venue, the vision is to build a state-of-the-art, multifunctional facility that doubles as an accessible educational resource center and a community gathering space to locals and attraction visitors. The Multicultural Center will have training rooms, educational workshops, an open media center, theater programs, music studio, culinary learning kitchen, and a dance studio to cultivate young talent and share community resources for personal/business development. These amenities are for individuals who'd like access to learn, practice, and enhance real-world vocational skills.</p>
Priorities Alignment	<p>Ernie Chambers History-Arts-Humanities Multicultural Center aligns with LB1024 bill because the location is in the economic recovery act qualified census tract for North Omaha were disproportionately impacted by the COVID-19 public health emergency and related challenges, assistance for small businesses, job training, and business development within such communities and neighborhoods. In prioritizing the use of grants, the Economic Recovery, and Incentives Division outline other priorities such as laying drinking water mains, lines, pipes, or channels, rehabilitation, renovation, maintenance, or other costs to secure vacant or abandoned properties in disproportionately impacted communities; Acquiring and securing legal title of vacant or abandoned properties in disproportionately impacted communities; Removal and remediation of environmental contaminants or hazards from vacant or abandoned properties in disproportionately impacted communities when conducted in compliance with applicable environmental laws or regulations; Demolition or deconstruction of vacant or abandoned buildings in disproportionately impacted communities; and Costs associated with inspection fees and other administrative costs incurred to ensure compliance with applicable environmental laws and regulations for demolition or other remediation activities in disproportionately impacted communities.</p>
Economic Impact	<p>CEO- managing and overseeing the company's overall operation. \$160k to \$270k; CFO- managing the financial actions of a company. \$120K - \$145K; Multicultural Director- In charge of overseeing the day-to-day activities of the organization ensuring that the organization is managed and performing efficiently and effectively. \$61k – \$100k; Multicultural Department Heads- monitoring, leading, training, and managing staff while ensuring that day-to-day operations run smoothly; \$55k – \$95k; Historic Librarian- collecting, organizing, and issuing library resources such as books, films, and audio files. \$54k – \$74k; Theater Director- overseeing and orchestrating the mounting of a theatre production such as a play, opera, dance, drama, musical theatre performance, etc. \$65k – 110k; Dance Studio Manager-scheduling classes, students, and instructors while managing staff, including instructors, other employees, and vendors. \$50k – \$95k; Event Coordinator- organizing and coordinating meetings and special events, such as ceremonies, parties, corporate gatherings, and fundraisers. \$45k – 65k; Chef - Direct the preparation, seasoning, and cooking of salads, soups, fish, meats, vegetables, desserts, or other foods. Plan and price menu items, orders supplies, and</p>

keep records and accounts. Supervises and participate in cooking and baking and the preparation of foods. \$60k – \$95k; Restaurant Manager- overseeing the daily operations of the restaurant. \$46k – \$79k; Café Manager- overseeing the daily operations of the café. \$45k – \$60k Food & Beverage Manager- overseeing the daily operations of the Food/beverage area. \$55k – \$75k; Banquet Manager- overseeing the hosting of banquets to provide customers with an excellent banquet experience. \$55k – \$80k; Lead Museum Tour Guide- providing interpretative services to Museum visitors through guided tours and workshops, as well as special events such as family programs, exhibit openings, adult activities, and Museum Outreach programs, locally and state-wide. \$38k – 65k; Gift Shop Manager- supervising operation of Gift Shop; meets, greets, and assists public in selecting gifts and other merchandise; supervises staff also engaged in service to the public, selling, and assisting buyers. 34k – 49k; Ticket Booth Supervisor: managing the overall operation of the ticket office and provides for the ordering, sale, and accounting for all tickets sold for events at the building. \$44k – \$58k; Art Gallery Curator- managing collections, researching about the art, selecting, and interpreting different works of art, whether they be paintings, statues, tapestries, video art, writing labels, catalog essays, and other content supporting art exhibitions. \$50k – \$75k; Workshop Instructors- delivering instructions to maximize student development and retention, employing a variety of teaching and development strategies to meet diverse student needs. \$40k – \$60k; Media Center Manager - managing/overseeing all media related content and employees that are in the media department. \$44k – \$72k; Head Administrator- coordinating the organization's administration system, general workflows, supervising staff, and facilitating communication throughout the company and developing procedures to make a workplace more efficient. \$50k – \$70k; Maintenance Technician- performing ongoing facility maintenance and completing repairs on equipment. \$42 – \$58k; Senior Engineer- scientific and mathematical principals to analyze and solve structural, mechanical, and systemic problems in a safe, practical, and cost-effective way. \$86K – \$183k; Head Groundkeeper- maintaining an aesthetically pleasing and functional outdoor space. \$34k – \$51k; Chief Security Officer- overseeing the security of staff members, physical company assets, all records of information, managing security risk assessments and supervising incident investigations. \$62k – \$113k; Supporting Staff- responsible for a wide range of roles that involves multitasking. \$35k – 42k Wage US Labor

The anticipated permanent job creation for the Ernie Chambers History-Arts-Humanities Multicultural Center will be around 60 employees.

We anticipate the proposed scope of work to collectively employ approximately 100 - 120 full and part time construction jobs throughout the course of the project

The Ernie Chambers History-Arts-Humanities Multicultural Center job wages are: High school diploma/GED, College Degree, Master's Degree, and Doctoral Degree. The anticipated wage levels for the Ernie Chambers History-Arts-Humanities Multicultural Center construction employees/contractors will be Tier 1, Tier 2, Tier 3, and Tier 4 levels. We will be following the wage prevailing standards for government funded projects.

The Ernie Chambers History-Arts-Humanities Multicultural Center proposes to provide immediate and ongoing job opportunities for business and contractors in the qualified Census tract map area by advertising in North and South Omaha through networking with community leaders, organizations, churches, businesses, and public spaces, job search engines/agencies

Community Benefit Ernie Chambers History-Arts-Humanities Multicultural Center will allow diversification of the economy by providing the foundation for economic growth through new businesses and venues such as theater, media center, fine dining restaurant, café/beverage, banquet space, event space and giftshop. Ernie Chambers History-Arts-Humanities Multicultural Center will help with improving livability in the community by beautifying of the surrounding of the Multicultural Center, bestowing a sense of pride and connection within the community. The Ernie Chambers History-Arts-Humanities will improve the local neighborhoods by hiring individuals that live in the neighborhood through refusing to base hiring decisions on

stereotypes and assumptions about a person's race, color, religion, sex (including gender identity, sexual orientation, and pregnancy), national origin, age (40 or older), disability or genetic information (reference to www.eeoc.gov).

The Ernie Chambers History-Arts-Humanities Multicultural project is in the Economic Vitality Preservation District (EVPD) known as the Saratoga-Beltline History & Arts District. The EVPD program will improve economically historic buildings. This program offers the opportunities for building owners to take advantage of historical federal and state taxes incentive. This Multicultural Center project will contribute to North Omaha community sustainability by providing permanent job opportunities for the people that live in the surrounding area. This project will improve the district blighted underdeveloped historical area and rehabbing a 100-year-old building. This Multicultural Center project will assist in restoring the natural environment by recreating the green spaces, updating the public walkways, recreating a improve natural environment. Ernie Chambers History-Arts-Humanities Multicultural Center project will contribute to healthy self-esteem and improved self-worth by hiring and paying high wages for job opportunities in the local area which in turn will improve the quality of life and needs.

Best Practices/Innovation The Ernie Chambers History-Arts-Humanities Multicultural Center Project is the first phase of a larger development of the Saratoga-Beltline History & Arts District. The project will demonstrate innovation by creating a tourism site in North Omaha for the Greater Omaha City. This Multicultural Center will incorporate best/proven practices and procedures that are established from similar organization/businesses that have proven effectiveness. All staff/contractors will be required to engage in best practices trainings such as Diversity, Equity, and Inclusion (DE&I) trainings.

Outcome Measurement The Multicultural Center through its visitors and events will be able to measure outcomes by the people that visit Multicultural Center, events attendance, membership, purchase of items for economic growth, sustainability, and the creation high wage job opportunities. In additional outcome of Multicultural Center is Legacy Library that highlights the former State Senator Ernie Chambers, the longest held public servant from the State of Nebraska of 50 years, political documents that will be used for educational and research purposes.

The Ernie Chambers History-Arts-Humanities Multicultural Center and Project and services will be required to provide quarterly reports on accomplishments, improvements, barriers and financial which will be measured by the organization board of directors and the certified public account.

The Ernie Chambers History-Arts-Humanities Multicultural Center and project currently does not act as a catalyst for co-investment and secondary investment.

Partnerships Yes

Alley Poyner Machhieto, - Is the lead company in charge of architecture and engineering of the Multicultural Center. They have 25+ years of experience/expertise. Their expertise is in specialized historical preservation of buildings. Dicon Construction- General construction company for the Multicultural Center. They have 30+ years in building construction. They are experts in construction management, building, and historical building preservation. Historic Resources Group (HRG)- Is the lead historian for the Multicultural Center. They have 10 years of experience/expertise in historical land development and consulting. GDC Inc.- Developer for the Multicultural Center. They are responsible for overseeing the development and overall project management. GDC Inc. holds 20+ years of experience in business, economic development. Their expertise lies in creative design, business management, and financial development. Hayes & Associates (H&A) – CPA and financial consultant for the Multicultural Center. Their accountant company has 25 years of experience in public accounting services. Their expertise lies in business and non-profit accounting services. Tiedman, Lynch, Kampe,McVay& Respeliers corporate development & non-profits. They are responsible for providing consultation on the local district's development. They have 25 years of experience in corporate legal services. Their expertise is in corporate business law and trademarking. EC Net Solution- Managing and designing the

Multicultural Center's website. They have 20 years of experience in web design and IT services. Their expertise lies in web design and management and IT services. 4Urban- Consulting and economic development company. They are the lead consultants in tourism development and attraction. They are responsible for overseeing and handling tourism for this project. 4Urban has 40 years of experience in North Omaha History historical touring services. Their expertise lies in Omaha history and professional research. Ernie Chambers- Business consultant and lead historian for the Ernie Chambers Multicultural Center. His responsibility is to advise in history and historical events. He has 50 years of experience as a politician and is North Omaha community leader. His expertise lies in Nebraskan history and community activism. Dr. Richard Brown- Business consultant for the Multicultural Center's economic development. His responsibilities include developing marketing content for the project. He has 25 years of experience in economic development and is the former CEO of Omaha's Charles Drew Health center for 20 years. His expertise lies in project management. Johnny Rodgers- Business consultant for the Multicultural Center's economic development. His responsibilities include leading community outreach initiatives and networking. He has 20 years of experience in Nebraska public media. His expertise lies in collaboration. John Beasley- Business consultant for the Multicultural Center's economic development. His responsibilities include managing the development and economic theatrical Arts programs of the Multicultural Center's. He has 30 years of experience as an artist and actor in the entertainment industry. His expertise lies in film. P.J. Morgan- Is a real-estate business consultant for the facility. He will consult on the Multicultural Center's economic growth and sustainability. He has 50 years of experience in real estate. His expertise is in property management and economic sustainability. Eric Gerrard- Legal lobbyist for the Multicultural Center. His responsibility is to help with state economic development funding sources. He has 10 years of experience in lobbying and legal consultation. A Balanced Mind- Community social consultant for the Multicultural Center. They are responsible & expertise in human & social behaviors for increasing community engagement. They have 10 years of experience in social and community project development

Alley Poyner Machhieto, Dicon Construction, GDC Inc. Hayes & Associates, Tiedman, Lynch, Kampe,McVay& Respeliars

Displacement No

Displacement explanation

Physical Location Legal Description: Oak Chatham Lot 12, Block 1 ½ Vacated Boyd Street and All vacated alley adjacent and south, 49 feet lot 3 and all lots 4 through 11 and south 32 feet. Oak Chatham Addition. Ernie Chambers History-Arts-Humanities Multicultural Center is located at 4402 Florence Boulevard and 4401 North 21st Street Omaha, Nebraska 68110 is in North Omaha. The commercial node at North 20th and Ames Avenue is comprised of commercial and industrial properties with single family residences scattered throughout. The building contributes to the Saratoga-Beltline Railroad Trail Way Economic Vitality Preservation District. The Saratoga neighborhood was founded in 1856 by a group of land speculators but continued to thrive after the speculators returned to their homes on the east coast. Throughout the end of the nineteenth century to the twentieth century, the Saratoga neighborhood thrived with a school, social halls, theatres, and businesses that supported the residents of the area. The Beltline Railroad began in 1883, was completed in 1886 with a branch of the line along Boyd Street through the Saratoga neighborhood and immediately adjacent to this building. The Beltline originally served both passengers and commerce, shifted to only commercial delivery of goods because Omaha had a well-established streetcar line to serve passengers. This building was built by the Imperial Sash and Door Company in 1919. The company constructed for their use at this location, easier access to the Beltline rail tracks that ran along the south side of the building. The canted south wall reveals where the tracks formerly accessed the building. Imperial Sash and Door occupied the space until 1932 when the company went bankrupt, and its assets were sold at auction. It was remodeled in 1935 for a new tenant, the Oliver Farm Equipment Company. The Oliver Company eventually purchased the building from then owner, J.J. Fitzgerald Company in 1943, after renting for nine years. Oliver Company manufactured all types of farm machinery. In 1956, the Lozier Company purchased the building for their refrigeration and air

conditioning firm. This 55,000 square foot building allowed Lozier to expand their company facilities and they grew their company to a national presence here. Lozier occupied the building until the 1990s when they vacated it and donated it to the Omaha Housing Authority. The historic period it was continuously occupied by commercial enterprises that took advantage of its location adjacent to the railroad tracks for their continued success. Three major businesses were located here from the Imperial Sash and Door company that constructed the building in 1919, to the Oliver Company in 1935, and with Lozier from 1956 through the late 1980s and early 1990s. This continued occupation added to a stable economically diverse neighborhood and provided employment within the community. The Lozier Company was started in 1937 and incorporated in 1961 and remains an important industry leader with roots in Omaha Allan Lozier began working at 14 years old, for his family businesses that started out of their garage for refrigeration and repairs and today has evolved into store fixtures and other retail display systems. Lozier is the largest national company in store manufacture display systems in the United States, still headquartered in Omaha. Their efforts to maintain, modernize, and preserve the building leaving a legacy in the neighborhood. In 2018 the building for auction by Omaha Housing Authority and was sold to Legacy Property LLC which current own the property. Legacy Property LLC, currently in lease agreement with Together We Achieve Miracles Inc nonprofit organization will help with the develop and will manage the Ernie Chambers History-Arts- Humanities Multicultural Center. This Multicultural Center is the first phase and future vision of the Saratoga Arts & History District. The future district will have tourism site, food & shopping areas in North Omaha.

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Environmental assessment of subject site. Is the property a brownfield site, not applicable for this project
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	No
	Yes
General Contractor	Yes
	No
	The general contractor has 30 years expert in historical & restoring of building. This was necessary because this building 100 years old standing
Request Rationale	The forty-nine million dollars is needed to fund the two-story, 100-year-old building with a capacity of 58,000 sq ft. The facility will generate additional income from restaurant, banquets, historical event space, performances in the theater, gift shop, café/beverage shop, dance classes, media centers, workshops & training classes. The plans include a 2 story - parking garage on the location property that will be able to accommodate all activities within the Ernie Chambers History-Arts-History Multicultural Center. See attachment
Grant Funds Usage	The funds of this grant will be used to restore Ernie Chambers History Arts-Humanities Multicultural Center the two-story, 100-year-old building, which is rich with architectural history and potential construction space as follow: 1. construction is budgeted at \$29M, 2. architectural and engineering needs \$2M 3. developer \$800,000, 4. professional services (\$200k Legal & \$200k Accounting) =\$400,000 5. specialty furniture & items needed is \$4M, 6. program design consultants \$4M , 7.

multicultural center to full operations, (staffing, equipment, supplies, etc.) 4M, 8. landscaping \$400,000, 9. Contingency /Escalation Cost 2M Please reference Addendum A, which provides a more detailed description of using funds for operational needs outside the projections for construction costs. See attachment

Proposal Financial Sustainability	Yes
	A reputable Certified Public Accounting firm Hayes & Associate CPA firm & bookkeeping company in Omaha, NE will be the CPA firm and work with management for the fiscal operations of the multicultural center.
Funding Sources	No other funding sources have been committed and are currently pending at this time nor will the Multicultural Center explore funding sources for this
	Ernie Chambers History-Arts-History Multicultural Center is not anticipating other funding sources or commitments currently.
	Ernie Chambers History-Arts-History Multicultural Center will need to be funded through the LB1024 to continue.
Scalability	This project cannot be scalable but can be identify by phasing. The Ernie Chambers History-Arts-Humanities Multicultural Center is phase 1 of a larger vision of the Saratoga-Beltline History & Arts District. Therefore phase 1 is the Ernie Chambers History-Arts-Humanities Multicultural
	n/a
Financial Commitment	The Legacy Property, LLC and Gayla Lee-Chambers have contributed \$825,431 to this project since 2018. The allocation of the use of these funds is provided in the spreadsheet that has been submitted. Organizational funding of \$255,780 has been financially committed to the project, which is ARPA funds received from Douglas County. See attachment
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

**Together We Achieve Miracles, Inc
(TWAM)**

NE LB1024 APRA Funds

Request Financial Document

[Hayes & Associates, LLC](#)

- 1. Grant Source/Usage**
- 2. Proforma**
- 3. Financial Commitments**
- 4. Financial Sustainability**
- 5. Addendum A**
- 6. Together We Achieve Miracles, Inc
IRS Exemption Letter**

1 of 8 pages

Together We Achieve Miracles Inc / Legacy Property LLC Financial Commitment

Investments in the Property	\$	Notes
Cash in Bank	\$ 255,780	ARPA, Douglas County
Contractor	72,000	
Equipment	72,000	
Insurance	48,600	
Maintenance of Inside	8,100	
Maintenance of Outside	16,200	
Miscellaneous	191,621	
Purchase of Building	260,000	
Security		
ADT	8,640	
Fire	2,970	
Total Security	11,610	
Supplies	72,000	
Utilities		
MUD	38,800	
OPPD	34,500	
Total Utilities	73,300	
Total Investment	\$ 1,081,211	

Together We Achieve Miracles Inc / Legacy Property LLC Financial Commitment

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Cash in Bank	\$ 255,780	ARPA, Douglas County
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Fire	2,970	
Total Security	11,610	
Supplies	72,000	
Utilities		
MUD	38,800	
OPPD	34,500	
Total Utilities	73,300	
Total Investment	\$ 1,081,211	

Together We Achieve Miracles Inc./Grant Usage - NE LB 1024 Application

Revenues/Grant Funding \$
 NE (LB1024) Grant \$ 48,700,000

Contractor Expenses/Funds Usage	2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
Accounting	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 40,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	
Architectural & Engineering	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 750,000	
Construction	\$ 3,650,000	\$ 3,650,000	\$ 3,500,000	\$ 3,500,000	\$ 14,700,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 1,875,000	\$ 10,750,000	\$ 1,875,000	\$ 1,875,000	\$ 1,875,000	\$ 1,875,000	\$ 7,500,000	
Developer	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000	
Furniture/Specialty	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 40,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	
Program Design Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Program Services - Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingency/Escalation Cost	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000	
Total	\$ 4,520,000	\$ 4,520,000	\$ 4,520,000	\$ 4,520,000	\$ 18,420,000	\$ 5,400,000	\$ 5,400,000	\$ 5,400,000	\$ 6,460,000	\$ 23,780,000	\$ 5,212,500	\$ 5,437,500	\$ 5,917,500	\$ 4,262,500	\$ 21,825,000	
Total Usage	\$ 48,700,000															

Together We Achieve Miracles, Inc - Proforma NE LB 1024 Application

	Q3 2023	2024	2025	2026	2027	2028
Revenues (Sources)						
Cash in Bank	\$ 10,000	\$ 11,000	\$ 12,100	\$ 13,310	\$ 14,641	\$ 16,105
Grant Funding (LB 1024)	48,700,000	-	-	-	-	-
Remaining Grant Funding (LB 1024)	-	20,400,000	1,575,000	-	-	-
Museum Membership Fees	-	83,333	275,000	316,250	379,500	455,400
Donations	-	166,667	550,000	632,500	759,000	910,800
Events/Space Rental	-	83,333	275,000	330,000	495,000	742,500
Grants	-	166,667	550,000	605,000	665,500	732,050
Wall of Hope (Life Members)	-	166,667	600,000	720,000	792,000	871,200
*Food/Beverage/Gift Shop	-	-	-	72,000	108,000	162,000
Restaurant	-	312,000	1,029,600	1,132,560	1,245,816	1,370,398
Total Revenues	\$ 48,710,000	\$ 21,389,667	\$ 4,866,700	\$ 3,821,620	\$ 4,459,457	\$ 5,260,453
Expenses (Uses)						
<u>Multi-Purpose Center Staffing</u>						
Executive Mgmt Office	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Executive Offices	-	250,000	250,000	250,000	250,000	250,000
Media Dept.	-	200,000	200,000	200,000	200,000	200,000
Public Relations Dept.	-	350,000	350,000	350,000	350,000	350,000
IT Dept.	-	200,000	200,000	200,000	200,000	200,000
Maintenance Dept.	-	350,000	350,000	350,000	350,000	350,000
Total Museum Staffing Expenses	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
<u>Multi-Purpose Center Operations</u>						
Employee wage insurance	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Contingency/Escalation Cost	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -
Insurance	5,500	25,000	25,000	25,000	24,000	25,000
Lease Payment	400,000	1,000,000	1,000,000	1,020,000	1,040,400	1,061,208
Maintenance Supplies/Equipment	1,000	50,000	50,000	50,000	50,000	50,000
Museum Supplies/Equipment	1,000	50,000	50,000	50,000	50,000	50,000
Office Supplies	-	25,000	25,000	25,000	25,000	26,000
Security	2,500	25,000	25,000	25,000	25,000	25,000
Telephone/Internet	12,500	25,000	25,000	25,000	25,000	25,000
Utilities	10,000	200,000	200,000	200,000	200,000	200,000
Total Museum Ops. Expenses	\$ 432,500	\$ 3,600,000	\$ 3,600,000	\$ 1,620,000	\$ 1,639,400	\$ 1,662,208
<u>Restaurant Operational Expenses</u>						
Bank Fees & Charges	\$ -	\$ 45	\$ 50	\$ 54	\$ 63	\$ 72
Cleaning Supplies	-	3,120	3,432	3,775	4,341	4,993
Equipment/Maintenance	-	24,960	27,456	30,202	34,732	39,942
Food Supplies	-	62,400	68,640	75,504	86,830	99,854
Insurance	-	37,440	41,184	45,302	52,098	59,912
Legal & Professional Services	-	15,000	16,500	18,150	20,873	24,003
Miscellaneous	-	12,480	13,728	15,101	17,366	19,971
Staffing (Chef/Crew)	-	324,480	356,928	392,621	451,514	519,241
Table ware	-	62,400	68,640	75,504	86,830	99,854
Technology Expenses						
Point of Sale System	-	40,000	44,000	48,400	55,660	64,009
Quickbooks	-	1,200	1,320	1,452	1,670	1,920
Total Technology Expenses	-	41,200	45,320	49,852	57,330	65,929
Utilities	-	24,960	27,456	30,202	34,732	39,942
Total Restaurant Ops. Expenses	\$ -	\$ 608,485	\$ 669,334	\$ 736,267	\$ 846,707	\$ 973,713
Net Income	\$ 48,277,500	\$ 17,181,182	\$ 597,367	\$ 1,465,353	\$ 1,973,350	\$ 2,624,532

Together We Achieve Miracles Inc/Grant Sources-Usage - NE LB 1024 Application

Revenues/Grant Funding \$
 NE (LB1024) Grant \$ 48,700,000

Contractor Expenses/Funds Usage	2023		2024		2025		2026		2023 Total	2024 Total	2025 Total	2026 Total
	Q3	Q4	Q1	Q2	Q1	Q2	Q1	Q2				
Accounting	\$ 10,000	\$ 10,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ 100,000	\$ 25,000	\$ 25,000
Architectural & Engineering	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 750,000	\$ 750,000	\$ -	\$ -
Construction	\$ 3,650,000	\$ 3,650,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 10,750,000	\$ 10,750,000	\$ -	\$ -
Developer	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 300,000	\$ -	\$ -
Furniture/Specialty	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -
Landscaping	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 200,000	\$ 200,000	\$ -	\$ -
Legal	\$ 10,000	\$ 10,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ 100,000	\$ 25,000	\$ 25,000
Program Design Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Services - Operations	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,000,000	\$ 4,000,000	\$ 343,750	\$ 343,750
Contingency/Escalation Cost	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000	\$ 2,000,000	\$ 343,750	\$ 343,750
Total	\$ 4,520,000	\$ 4,520,000	\$ 5,400,000	\$ 6,500,000	\$ 5,400,000	\$ 6,480,000	\$ 5,437,500	\$ 6,480,000	\$ 23,780,000	\$ 23,780,000	\$ 393,750	\$ 393,750

Total Usage \$ 48,700,000

Together We Achieve Miracles Inc/Financial Sustainability - NE LB1024 Application

Fiscal Operations	%		%		%		%		Total Gross (5) Yrs	
	Year 1 2024	Increase	Year 2 2025	Increase	Year 3 2026	Increase	Year 4 2027	Increase	Year 5 2028	Income
Memberships	250,000	10%	275,000	15%	316,250	20%	379,500	20%	455,400	1,676,150
Donations	500,000	10%	550,000	15%	632,500	20%	759,000	20%	910,800	3,352,300
Events/Space Rental	250,000	10%	275,000	20%	330,000	50%	495,000	50%	742,500	2,092,500
Grants	500,000	10%	550,000	10%	605,000	10%	665,500	10%	732,050	3,052,550
Wall of Hope (Life Membership)	500,000	20%	600,000	20%	720,000	10%	792,000	10%	871,200	3,483,200
*Food/Beverage/Gift Shop	-	0%	-	0%	72,000	50%	108,000	50%	162,000	342,000
Restaurant	936,000	10%	1,029,600	10%	1,132,560	10%	1,245,816	10%	1,370,398	5,714,374
Total Yearly Projection Gross Income	2,936,000		3,279,600		3,808,310		4,444,816		5,244,348	19,713,074

Notes to Projections	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Totals over (5) Yrs
Memberships	10,000 @ \$25	11,000 @ \$25	12,650 @ \$25	14,544 @ \$25	18,216 @ \$25	66,410 memberships
Donations	-	Increase of 10%	Increase of 15%	Increase of 20%	Increase of 20%	
Events	-	Increase of 10%	Increase of 20%	Increase of 50%	Increase of 50%	
Grants	-	Increase of 10%	Increase of 10%	Increase of 10%	Increase of 10%	
Wall of Hope (Life Membership)	-	Increase of 20%	Increase of 20%	Increase of 10%	Increase of 10%	

Addendum A

Ernie Chambers' Legacy Library

Average startup cost & programming for this department once built with staff for 2 to 3 years

1. Library – \$1,000,000
2. Connectivity – free internet and Wi-Fi – \$500,000
3. Multicultural library Tourism Space – \$400,000
4. Education/training Space – \$300,000

Total = \$2,200,000

John Beasley Theater

Average startup cost & programming for this department once built with staff for 2 to 3 years

1. Theater – \$4,000,000
2. Art Business Center – \$900,000
3. Dance Studio – \$500,000
4. workshop/ training – \$600,000

Total = \$6,000,000

Restaurant, Banquet Hall, cafe, and gift shop

Average startup cost & programming for this department once built with staff for 2 to 3 years

1. Restaurant – \$1,000,000
2. Café – \$500,000
3. Beverage area – \$500,000
4. Banquets Hall – \$400,000
5. Gift Shop – \$600,000

Total = \$3,000,000

The North Omaha Legacy Visitor Center

Average startup cost & programming for this department once built with staff 2 to 3 years

1. Art Gallery & Multicultural Center Art & Donor Wall Display – \$2,000,000
2. Legacy Event Space – \$1,000,000
3. Event Ticket Center – \$500,000
4. Community Resources Center – \$300,000

Total = \$3,800,000

Media Center

Average startup cost & programming for this department once built with staff 2 to 3 years

1. TV Studio – \$2,000.00
2. Music Studio – \$1,000,000
3. Theater Support – \$500,000
4. Marketing/Advertisement – \$1,000,000
5. Social media & designs – \$500,000

Total = \$5,000,000

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 25 2003**

TOGETHER WE ACHIEVE MIRACLES INC
PO BOX 19235
OMAHA, NE 68119-0000

Employer Identification Number:
31-1623258

DLN:
17053116712043

Contact Person:
DEBORAH C MOMON-TOWNSEND ID# 75070

Contact Telephone Number:
(877) 829-5500

Public Charity Status:
509(a) (1)

Dear Applicant:

Our letter dated January 15, 1999, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be created as a public charity during an advance ruling period.

Based on our records and on the information you submitted, we are pleased to confirm that you are exempt under section 501(c)(3) of the Code, and you are classified as a public charity under the Code section listed in the heading of this letter.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:00 a.m. - 6:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

Architectural and Construction Schedules for Completion of Project
Together We Achieve Miracles Inc

- 1. Feb/2023 – April/2023 – Schematic Design Complete**
- 2. June/2023 – June/2023 – Special Use Permit Submitted**
- 3. July/2023 – July/2023 – Special Use Permit Approved**
- 4. April/2023 – August 2023 – Design Development Complete**
- 5. August/2023 – December 2023 – Construction Documents Complete**
- 6. January/2024 – January/2024 – Bidding**
- 7. February/2024 – Construction Starts**
- 8. February/2026 – Construction Complete**
- 9. March/2026 – December/2026– City approvals, walk-through, recommendations for final repairs**



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

January 10, 2022

Trina Westman
Alley Poyner Macchietto Architecture
1516 Cuming Street
Omaha, NE 68102

Re: Pre-application letter
4401 North 21st Street

Dear Ms. Westman:

Thank you for submitting your concept proposal for review. The development review process works best when we are able to clearly communicate our expectations so you can resolve any issues identified during the review. Brief comments from the Planning, Parks and Public Works Departments are provided below. Additional comments may result from the specific and detailed application submittal.

1. The proposed development site is approximately 1.7 acres in size. The property is zoned GI-General Industrial District. The Future Land Use Element of the City's Master Plan designates the property for Industrial.
2. The submitted development plan proposes utilizing the site as a multi-purpose facility including a non-profit art gallery, performance theater, banquet hall, administrative offices, educational and radio/filming studios. Those uses would be classified as a combination of *Cultural services*, *Indoor entertainment*, *General office*, *Personal improvement services*, and *Communication services* use types in Chapter 55 Zoning of the Omaha Municipal Code.
 - **Cultural services:** A library, museum or similar registered nonprofit organizational use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
 - **Indoor entertainment:** Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, and dance halls.
 - **General office:** Use of a site for business, professional or administrative offices, excluding medical offices. General offices are characterized by a low proportion of vehicle trips attributable to visitors or clients in relation to employees. Typical uses include real estate, insurance, management, travel or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices.
 - **Communications services:** Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, but excludes those classified as major utility facilities. Typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities.
 - **Personal improvement services:** Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft and hobby instruction.

3. In the GI District the proposed use types would require approval of Conditional or Special Use Permits. In lieu of requiring multiple use permits the applicant would be required to obtain approval of a single Large Project Special Use Permit due to the uses having a floor area of over 40,000 square feet. A Large Project Special Use Permit application to Planning Board/City Council, in compliance with all applicable site development regulations and 55-885 review criteria, would be required.
4. Consolidation of the site from multiple lots into one lot, in accordance with Chapter 53 Subdivisions of the Omaha Municipal Code, is recommended. If the proposed site is expanded to include any of the adjacent residential properties a replat will be required.
5. Coordinate with Ryan Haas in the Public Works Department, regarding the proposed new access from Florence Boulevard. A waiver from the Administrative Board of Appeals may be required.
6. Coordinate streetscaping and sidewalk improvements for both adjacent streets with the Public Works Department and the Urban Design Division of the Planning Department. Provide the necessary public improvements to modify the existing on-street parking stalls along 21st Street, which is subject to the OPW public improvement review process.
7. The applicant will need to continue to coordinate with the Planning Department regarding parking requirements and the how the facility will operate.
8. Coordinate with Bridget Hadley, Manager (Economic Development) at 402-444-5150 ext. 2006, regarding TIF (Tax Increment Financing) questions.
9. Coordinate with Shelley McCafferty, City Planner (Historic Preservation) at 402-444-5150 ext. 2069, regarding local landmark designation questions.
10. Compliance with all applicable stormwater management ordinances and policies will be required.
11. The project must comply with all other provisions of Chapter 53 Subdivisions and Chapter 55 Zoning of the Omaha Municipal Code.
12. The project must comply with all other provisions of the Zoning (Chap. 55) and Subdivision (Chap. 53) Ordinances.

The Department recommends that you meet with the property owners of record, at a minimum, within 300 feet of the subject property regarding your proposal prior to submitting any application to the Planning Board for any approvals.

If you have any questions or want to schedule a follow-up meeting, please contact Michael Carter, Manager, Current Planning at 402-444-5150, ext. 2057.

Sincerely,
OMAHA CITY PLANNING DEPARTMENT



David K. Fanslau
for Planning Director

October 06, 2022

Gayla Lee Chambers
4401 N 21st Street
Omaha NE

RE: Updated Proposal for Architectural Design

Dear Ms Chambers:

Thank you for the opportunity to provide an Architectural Design proposal for the design of your multi-purpose facility in North Omaha. We are extremely excited about your project and working with you. We have assembled an excellent team of architects, interior designers, historians and engineering consultants for your project. Thank you again for your consideration.

Description of the Project:

The project is the design of approximately 57,000 SF in what was previously a factory building located at 4402 Florence Boulevard. The design will include a banquet facility, restaurant, restrooms, Wall of Hope, performance space, exterior gathering area and exhibition hall, in addition to office space, studios for TV, music and radio programs and meeting rooms. This fee proposal assumes construction costs in the range of \$16 to \$17.5 million (approximately \$275 to \$300 per square foot). It is understood that this space is intended to honor your father, Ernie Chamber's, legacy as well as provide a cultural center for North Omaha, in a manner similar to Joslyn Museum. To support this facility and neighboring businesses, a parking garage with storage underneath for museum collections is also included.

SCOPE OF SERVICES:

BASIC SERVICES

ARCHITECTURAL (APMA)

1. Provide complete architectural design services for approximately 57,000 SF of space. Work will include complete construction documents, as well as Structural, Electrical, Plumbing and Mechanical coordination with the Engineers.
2. Review the current fire and building codes to determine the design parameters that might affect the design.
3. Select and specify interior finishes such as carpet, paint/wall covering, tile and graphics.
4. Marketing Quality Renderings of two exterior and two interior views as selected by the owner.
5. Provide Construction Documents sufficient for bidding, securing building permits and construction.
 - a. Construction Documents may be divided into phases, depending on overall project costs and project funding. The number of phases will be quantified after Schematic Design.
6. Assist the Owner in reviewing pricing from the construction manager at risk.
7. Provide review of submittals and response to contractor questions.
8. Provide site visits and site observation reports, including a final punch list.

STRUCTURAL (LT Butler)

1. Review the existing structure to ensure it will accommodate the proposed changes in live loads.
2. Schematic narrative for Owner review and approval.
3. Construction documents sufficient to price and construct the project.
4. Construction administration services

MECHANICAL, ELECTRICAL & PLUMBING (Morrissey)

1. Schematic narrative of all systems for Owner review and approval.
2. Construction documents sufficient to price and construct the project.

3. Mechanical, Electrical and Plumbing Design services.
4. Construction administration services

SUPPLEMENTAL SERVICES

CIVIL & LANDSCAPING (EGA & Viero)

1. Civil Design services to comply with code requirements
2. Landscaping Design services to comply with code requirements
3. Detailed plans for Owner review and approval.
4. Construction documents sufficient to price and construct the project.
5. Construction administration services

PARKING GARAGE (Iconic Consulting Group & Teracon)

1. Geotech services
2. Detailed plans for Owner review and approval.
3. Construction documents sufficient to price and construct the parking garage and underground storage.
4. Construction administration services

TELECOMMUNICATION SYSTEMS (Morrissey)

1. Telecommunications backbone infrastructure including copper, SM/MM fiber inside plant and riser.
2. Design of structured cable systems including Cat 6(A) cabling, jacks, patch panels, racks, wire management.
3. Design of IT room space layouts, telecom room rack and cable management.

AUDIO VISUAL SYSTEMS (Morrissey)

1. Audio/Visual systems design including specification of equipment including LCD projectors, Televisions, etc. for four (2) typical conference room types.
2. CATV (Cable Television) distribution for conference rooms, break rooms and other locations as determined in design.

SECURITY (Morrissey)

1. Design of access control systems including card readers, door controllers, wiring, credentials
2. Design of video intercom system including door stations, master / satellite interior stations
3. Design of video surveillance system including cameras, video recording hardware/software
4. Design of intrusion detection system including motion sensors, door contacts, keypads

SPECIALTY ARCHITECTURAL & GALLERY LIGHTING (Morrissey)

1. Attend design charrettes to understand architectural design goals
2. Develop lighting concepts that reinforce architecture and design goals for both interior spaces and exterior including façade.
3. Communicate lighting design concepts via sketches and photometrically correct renderings
4. Work with staff to coordinate artifact conservation requirements/goals as needed
5. Create mock ups as needed to coordinate construction details for documentation during design, assist owner in understanding color temperature's effect on display, etc
6. Perform photometric calculations
7. Specification of architectural and gallery luminaires
8. Design/specification of lighting control system including detailed sequence of operations to achieve conservation and energy goals

ACOUSTIC ANALYSIS (C&C Consulting)

1. Perform acoustical analysis of space and provide recommendations for building material and acoustical treatments required to provide adequate sound quality within the space.
2. Perform mechanical noise analysis of the systems within the space to ensure acceptable NC levels are met.
3. Provide recommendations for sound transmission reduction as required, including recommendations for STC rated wall and ceiling constructions.

THEATER PLANNING (Schuler Shook)

1. Advisory Services
 - a. Auditorium planning
 - b. Theatre seating
 - c. Stage planning
 - d. Production and performer support area planning
 - e. Front of house planning
2. Design Services
 - a. Theatre seating
 - b. Orchestra pit platform filler system
 - c. Stage rigging, including fire curtain if required
 - d. Stage curtains and tracks
 - e. Stage lighting systems
 - f. Theatre general lighting and auditorium house lighting

FURNITURE SELECTIONS & PROCUREMENT (APMA with Selected Consultant)

1. During SD, APMA will establish the scope of this work, locating generic furniture in plan to identify the general types and locations of furniture to be provided.
2. During DD and CD, this work will consist of the following:
 - a. APMA will provide the following:
 - i. Coordinate with all equipment and technology that affects furniture size, placement and specifications.
 - ii. Coordinate electrical and data location requirements as they relate to the furniture.
 - b. Gayla and her selected consultant will provide the following:
 - i. Establish a preliminary furniture plan and budget with owner input.
 - ii. Provide complete furniture plans and installation drawings.
 - iii. Compile full specifications for all furniture to be purchased under available contracts.
 - iv. Review all furniture bids, assist in awarding contracts and will review orders prior to final purchase.
 - v. Coordinate all purchase order ship dates and receiving dates with contractor. We will assist with the coordination of the furniture installation and complete a punch list.

BRANDING (APMA or Selected Consultant)

1. This service will not be provided during SD. It will start in DD and may be provided by APMA or by the Owner's selected consultant.
2. Provide branding assistance, including 3 options for the donor wall and general signage (beyond code required), refinement of the design and coordination of signage beyond code required signage.
3. Marketing plans, graphics, signage (other than code required).
4. Marketing quality renderings (2 exterior views and 4 interior views at DD; and updated at CDs).
5. Design the programming for (2) Interactive touch screen displays, including the user interface and content.

KITCHEN (APMA or Selected Consultant)

1. The kitchen will function as a concession stand during museum hours and theater events, and as the prep kitchen for events in the banquet hall.
2. During SD, this service will be provided by APMA. During SD, the team will work with the Owner to develop the kitchen design requirements.
3. At DD, this service may be continued with APMA staff, or may be taken over by the Owner's selected consultant.
4. During DD and CD, this work will consist of the following:
 - a. Develop layout and kitchen flow
 - b. Provide equipment selections and cut sheets
 - c. Coordinate hook-ups with engineers

SERVICES NOT INCLUDED

1. Environmental investigation or mitigation services.
2. Permit costs. (This service to be provided by the Owner's Contractor Manager)
3. TIF Applications
4. Cost Estimating (This service to be provided by the Owner's Contractor Manager)

OPTIONAL ADDITIONAL SERVICES

1. Commissioning
2. Many sustainable design practices are included in all of our buildings under our Basic Services, however, LEED or other enhanced sustainable design certification and administration will be an optional additional service.

Fee Proposal:

We propose a lump sum fee of **\$234,497** to take the design through Schematic Design. This includes the following:

Basic Services		
Arch		\$ 144,797
Str		\$ 7,050
MEP		\$ 35,000
<i>Subtotal</i>		<i>\$ 186,847</i>
Supplemental Services		
Grant Applications		6,000
Kitchen Design	(fee deferred to later phase)	
Furniture	(fee deferred to later phase)	
Branding	(effort will not start until DD)	
Survey		\$ 5,800
Civil		\$ 2,750
Parking Garage and Geotech report		12,000
LA		\$ 2,700
Schuler Shook		\$ 13,400
Acoustic		\$ 5,000
<i>Subtotal</i>		<i>\$ 47,650</i>
Schematic Design		
Total		\$ 234,497

After the Schematic Design is approved and a construction budget is established, our fee will be converted to a percentage of the construction budget cost of work at a rate of 6.5% plus reimbursables plus the value of supplemental services listed below. The total fee shall be adjusted for Schematic Design work previously completed and compensated. For planning purposes, we estimate the total fee to be **\$1,459,428**, (including Schematic Design Fees) as described below.

Basic Services	
Arch	\$ 731,828
Str	\$ 30,000 ¹
MEP	\$350,000 ⁴
<i>Subtotal</i>	<i>\$1,111,828</i>
Supplemental Services	
Kitchen Design	\$15,000 ³
Furniture	\$5,000
Branding	\$65,000 ³
Survey	\$5,800
Civil & Landscaping	\$80,100
Parking Garage	60,000
Schuler Shook	\$100,000 ³
Acoustic	\$16,700 ³
<i>Subtotal</i>	<i>\$ 347,600</i>
Estimated Grand Total	\$ 1,459,428

1. We have LT Butler on board through SD.
2. This includes a fixed fee of \$10,000 for drawings beyond basic services needed for the historic tax credit application. It also includes a budget of \$10,000 for drawings or other supplemental information needed for any historic responses. Items for responses will be charged hourly against this budget.
3. Estimate based on similar projects with this team.
4. MEP proposal is for 5% of the construction budget and includes Telecom, AV, Security and Specialty Lighting.
5. Value Engineering after the completion of construction documents will be performed on an hourly basis.

Terms:

1. In addition to the fees outlined above standard reimbursable expenses such as mileage, long distance phone charges, incidental printing costs, project specific website fees, and delivery charges will be billed at cost plus a 10% fee.
2. All taxes levied on professional services and reimbursables shall be passed through to the owner.
3. APMA will perform the services outlined in this agreement for the fee stated, invoices will be presented monthly as the work progresses and are payable upon receipt. Accounts unpaid 60 days after the invoice date shall bear monthly interest at a rate of 1.5% per month.

4. Unpaid invoices that exceed 60 days past due may result in APMA suspending work until the account is brought current.
5. The architect shall maintain the following insurance until termination of this agreement:
 - a. (TBD when construction budget is set)
6. Owner's Responsibilities:
 - a. Shall make decision and provide information to APMA in a timely manner.
 - b. Shall establish the owner's budget for the project.
 - c. Shall furnish property surveys that includes reference points, legal description and utility locations.
 - d. Shall furnish testing, inspections and reports required by law.
7. The Architect and Owner agree to waive all claims against each other and consequential damages arising out of this agreement.
8. The Architect and Owner agree to indemnify and hold each other harmless from any damage, liability or cost, (including liability to third parties, reasonable attorney's fees, and costs of defense), to the extent caused by each other's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of his or her consultants.
9. The Architect's cumulative liability to the Owner/Client for claims of any type in connection with the Project shall not exceed 2 times the total fees paid to the Architect.
10. Nothing contained in this agreement shall create a contractual relationship with, or a cause of action in favor of a third party against either the Owner or the Architect.
11. APMA will strive to perform its services in a matter consistent with the professional skill and care ordinarily exercised by architects practicing in the same or similar locality under the same or similar circumstances. This agreement creates no other representation, warranty or guarantee, expressed or implied.
12. The client may not use documents produced by APMA or its consultants under this agreement for any other endeavor without the expressed written consent of APMA.
13. Changes to the scope of services including but not limited to total project size, quality, complexity, or change in the Client's schedule, budget or project delivery method shall be subject to additional services per APMA standard hourly rates.

If the terms of this letter are acceptable we will provide an AIA agreement for execution.

Sincerely,

Alley Poyner Macchietto Architecture Incorporated



Jennifer Honebrink
Partner, Architect

Acceptance:

I accept this proposal and authorize APMA to perform the work described herein:

SIGNATURE

TITLE

DATE

Project name Legacy Building - Together We Achieve Miracles, Inc.
BUDGET - With Prevailing wage adder
4402 Florence Blvd.
Omaha, NE 68110

Labor rate table Omaha

Equipment rate table Equipment

Job size 56570 SF

Notes
#3 - Adder for Prevailing Wage - allocated in estimate
#2 Made changes after meeting

Report format Sorted by 'Group phase/Phase'
'Detail' summary
Allocate addons
Print sort level notes

Phase	Description	Total Amount	Notes
	GENERAL REQUIREMENTS		
1.001	Project Description		
1.032	Pre-Construction Manager		
1.041	Project Management	444,548	
1.042	Project Engineer	192,816	
1.043	Project Administration	50,882	
1.044	General Superintendent/Operations	58,247	
1.045	Project Superintendent	316,004	
1.049	Management Software	28,800	
1.062	Permits		
1.066	Testing BY Owner	50,000	
1.505	Mobilization	24,102	
1.510	Temporary Utilities	57,800	
1.515	Winter Conditions		
1.535	Safety	6,250	
1.540	Security	20,000	
1.580	Project ID & Signs	667	
1.590	FIELD OFFICES & SHEDS	23,250	
1.610	Equipment Rental	94,200	
1.620	Oil & Gas	6,260	
1.710	Dumpster	20,000	
1.720	Project Cleaning	46,730	
1.850	Mileage	57,900	
1.910	CAMERA / Job Photographs	1,200	
1.930	Certificate of Occupancy	400	
1.960	Office Expenses	7,494	
	GENERAL REQUIREMENTS	1,507,549	
	SITWORK		
2.068	Surveying	26,340	
2.225	SELECTIVE DEMOLITION	479,388	
2.250	Shoring and Underpinning	84,289	
2.310	Grading	103,254	
2.505	SITE UTILITIES	474,126	
2.750	Concrete Paving	323,975	
2.760	Paving Specialties	16,958	
2.810	Irrigation Systems	8,692	
2.820	Fences and Gates	10,273	
2.920	Lawns and Grasses	5,268	
2.930	Landscaping	15,804	
	SITWORK	1,548,368	
	CONCRETE		
3.315	Pad Footing Concrete	26,340	
3.330	Wall Concrete	46,359	
3.335	S.O.G. Concrete	52,681	
3.338	Underground storage	856,060	
3.405	Parking Structure	3,793,005	
	CONCRETE	4,774,445	
	MASONRY		

Phase	Description	Total Amount	Notes
4.010	Masonry	153,827	
4.515	MASONRY RESTORATION	347,692	
	MASONRY	501,520	
	METALS		
5.105	Structural Steel	180,848	
	METALS	180,848	
	WOOD & PLASTICS		
6.100	ROUGH CARPENTRY	555,777	
6.200	FINISH CARPENTRY	178,809	
6.410	Link Construction	135,676	
6.501	Millwork	68,485	
6.702	Cabinets	39,326	
6.706	Counter Tops	30,338	
	WOOD & PLASTICS	1,008,410	
	THERMAL-MOIST PROTECTION		
7.130	Water Repellents	116,951	
7.242	Stucco / EFIS	105,361	
7.500	MEMBRANE ROOFING	690,927	
7.920	Caulking & Sealants	15,804	
	THERMAL-MOIST PROTECTION	929,044	
	DOORS & WINDOWS		
8.111	Hollow Metal & Hdwe	269,667	
8.360	Overhead Doors	12,643	
8.410	Alumin. Ent. & Store Front	205,033	
8.810	Glass & Glazing	7,080	
	DOORS & WINDOWS	494,424	
	FINISHES		
9.250	DRYWALL	893,779	
9.304	Terrazzo Floor	404,324	
9.305	Quarry Tile	14,461	
9.510	ACOUSTICAL CEILINGS	101,331	
9.700	Ceramic Tile	144,787	
9.710	Wood Flooring	220,732	
9.770	Flooring	139,103	
9.900	PAINTING	384,110	
	FINISHES	2,302,627	
	SPECIALTIES		
10.160	Toilet Partition	28,958	
10.430	Signage	44,779	
10.450	Digital Signage and Kiosks	131,702	
10.522	Fire Extinguisher	6,119	
10.601	Partitions	21,072	
10.665	Awnings & Canopies	82,972	
10.800	All Toilet Accessories	27,585	
	SPECIALTIES	343,186	
	EQUIPMENT		

Phase	Description	Total Amount	Notes
11.400	Food Service Equipment	94,807	
11.600	Entertainment & Recreation Equipment	1,053,612	
	EQUIPMENT	1,148,419	
	FURNISHINGS		
12.510	Blinds	52,681	
	FURNISHINGS	52,681	
	CONVEYING SYSTEMS		
14.210	Elevators	221,259	
	CONVEYING SYSTEMS	221,259	
	FIRE PROTECTION		
21.130	Fire Sprinkler System	267,770	
	FIRE PROTECTION	267,770	
	PLUMBING		
22.050	Building Plumbing	737,529	
	PLUMBING	737,529	
	HVAC		
23.050	Building HVAC	2,938,609	
	HVAC	2,938,609	
	ELECTRICAL		
26.110	Building Electrical	3,486,767	
26.720	Security	131,722	
26.740	Voice & Data System	184,769	
26.780	Audio / Visual	311,127	
	ELECTRICAL	4,114,385	

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis
Labor	1,309,770			
Material	907,513			
Subcontract	20,512,190			
Equipment	94,200			
Other	247,400			
	<u>23,071,073</u>	23,071,073		
Design Contingency	2,188,251		10.000 %	T
	<u>2,188,251</u>	25,259,324		
Construction Contingency	1,262,966		5.000 %	T
Building Permit - Omaha	56,639			B
	<u>1,319,605</u>	26,578,929		
Overhead	1,063,157		4.000 %	T
Profit	531,579		2.000 %	T
GL Insurance	261,802		0.985 %	T
	<u>1,856,538</u>	28,435,467		
Total		28,435,467		



October 06, 2022

To: Together We Achieve Miracles, Incorporation
Attn: Gayla D. Lee-Chambers, President
PO Box 19235
Omaha, NE 68119-0235

Introduction

Hayes & Associates, LLC appreciates the opportunity to present our proposal to meet the needs of Together We Achieve Miracles, Incorporation (the Organization). You can be assured that your accounting and tax services will involve partners, directors, and managers with hands-on experience in delivering services to organizations of similar size and complexity. We fully understand and appreciate the challenges that accounting and finance teams face in mission-driven organizations. We are prepared to partner with you and support you and your team with the knowledge we have gained from serving other similar nonprofit sector organizations.

Understanding of this Scope of Work

We are pleased to present this proposal to provide professional accounting and tax services to the Organization. Hayes & Associates, L.L.C. (Hayes & Associates) is proud to be a leader in providing accounting, auditing, tax, and consulting services to nonprofit sector clients. We are confident we can provide you with the high quality, timely and cost-efficient services you expect from an independent Certified Public Accounting (CPA) firm.

Our understanding of the scope of work is that we will perform monthly accounting services and preparation of Form 990.

Proposed Fee Quote for Accounting & Consultancy Services

- **Accounting**
 - Monthly fee to perform all accounting & consultancy services - \$7,500

Proposed Fee Quote for Tax Services

- **Tax**
 - Annual Form 990 - \$1,000

Conclusion

Hayes & Associates focuses on building strong, long-lasting professional relationships with our clients. One way we achieve this is through providing our clients with advice, recommendations, resources, training, etc., throughout the year to help optimize their financial and accounting processes. We encourage our clients to call or e-mail us whenever a question arises. If you have any questions regarding this proposal or the firm, please contact Frank Hayes at 402-390-2480 or by email at fhayes@hayes-cpa.com.

Sincerely,

Hayes & Associates, LLC
Hayes & Associates, L.L.C.



Westroads Pointe | 1015 N. 98th St., Suite 200 | Omaha, NE 68114 | T 402-390-2480
134 West Broadway | Council Bluffs, IA 51503 | T 712-322-5503

www.hayes-cpa.com



GDC Inc.

P.O. Box 19235
Omaha, NE 68119
402-658-9522

Oct/2022

Re: Service for Developer Project

To: TWAM Inc

GDC Inc started along with Alley Poyner Macchietto in 2018 for the development of the **Ernie Chambers History- Arts-Humanities Multicultural Center.**

Services include as followed:

1. acquire the land, determine the target market, obtain the marketing of financing, oversee the design and construction, and lease-up or sale of the completed building.
2. responsible for the successful delivery of your project, preferably on time and within budget
3. Work with ALL components such as: contractors, staff, owners/leaser, communities, city & state officials to insure a successful project.
4. Provide strategic planning, management, advertisement & marketing strategy, new visions for economic growth, collaboration, networking, and opportunities.

Estimation Service Fee:

1% to 3% of the total budget cost

Fee Determination:

By financial investment of the project monetary investment and timeline of the project until completion.

Final fees determine upon the completion of the project.

Thank-you for your business,

GDC, Inc

GDC Inc

GDC Inc P.O. Box 12335 Omaha, Nebraska 68110 (402) 658-9522

TIEDEMAN, LYNCH, KAMPFE, McVAY & RESPELIERS

ATTORNEYS AT LAW

300 OVERLAND WOLF CENTRE
6910 PACIFIC STREET
OMAHA, NEBRASKA 68106-1045

WILLIAM A. LYNCH
JOHN S. KAMPFE
JAMES B. McVAY
JAMES B. RESPELIERS

TELEPHONE: 402.397.8900
FACSIMILE: 402.397.3364
E-MAIL: wal@omahalaw.com
www.omahalaw.com

Of Counsel
JOHN P. TIEDEMAN, JR.
Retired
JOHN J. RESPELIERS

October 6, 2022

Together We Achieve Miracles, Incorporation
Attn: Gayla D. Lee-Chambers, President
PO Box 19235
Omaha, NE 68119-0235

RE: Together We Achieve Miracles, Incorporation

Dear Ms. Lee-Chambers:

Tiedeman, Lynch, Kampfe, McVay & Respeliers is pleased to have been asked to submit a proposal to provide corporate representation to Together We Achieve Miracles, Incorporation, a Nebraska non-profit corporation (hereinafter the "Corporation"). This letter will confirm my discussion with you and describe the basis on which our firm would provide those legal services.

The scope of our representation would include express authorization from you to act on behalf of the Corporation to provide those services that are necessary and appropriate for the Corporation to successfully carry on its business within the State of Nebraska. As part of that representation, we would provide needed legal services relating to the construction and development of a multicultural center to be part of the Saratoga and Beltline History & Arts District in Omaha.

For our services, we will charge you a reasonable fee based upon an hourly rate. Our hourly rate for our services to the Corporation would be \$300.00. Time will be recorded in one-tenth-of-an-hour increments and billed at the hourly rate. From time to time, we may advance or incur certain costs and expenses with respect to our services. The Corporation will also be responsible for paying all costs and disbursements incurred in connection with our corporate representation.

We will require that the Corporation pay our firm \$7,500.00 as a retainer which will be deposited into our trust account and used as an advance against future attorneys' fees and expenses. Our firm will submit monthly bills to the Corporation for services rendered and expenses incurred during the prior month. Our monthly billing cycle ends on the 25th day of each month and statements are generally mailed within a few days after that date. Payment on all statements is due upon receipt of the statements, and balances not paid within thirty days are assessed a late payment charge of one and one-third percent (1.33%) per month.



Together We Achieve Miracles, Incorporation
Attn: Gayla D. Lee-Chambers, President
October 6, 2022
Page 2

If you have any questions concerning fees, charges, costs, services rendered or any other matter relating to our corporate representation, do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "William A. Lynch". The signature is fluid and cursive, with the first name "William" being the most prominent.

William A. Lynch

WAL/rmm





City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

October 19, 2021

Honorable President

and Members of the City Council,

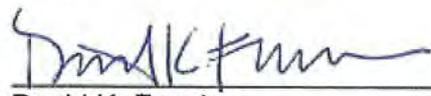
The attached proposed Resolution approves the designation of the Saratoga-Beltline area, as identified in Saratoga-Belt Line Railroad Trail Way (Saratoga-Beltline) Economic Vitality Preservation District (EVPD) General History Report in Exhibit "A" attached hereto and incorporated herein, as a preservation district, in order to encourage the protection, rehabilitation, preservation, and restoration of historic resources.

The Saratoga General History Report identified the Saratoga-Beltline area which contains historic resources appropriate and viable for historic protection, preservation and rehabilitation. The Saratoga-Beltline is an area of concentrated historical buildings identified with early commercial and industrial activity in Omaha between 1910 and 1971. Commercial clusters in these areas are closely associated with pedestrian oriented neighborhoods, a goal of many modern urban redevelopment projects, which are subject to erosion, leaving the defining characteristics of these historic areas under direct threat and vulnerable to loss.

Your favorable consideration of this resolution will be appreciated.

Respectfully submitted,

Referred to City Council for Consideration:

 10.1.2021

 10/7/21

EE

David K. Fanslau
Planning Director

Mayor's Office

Date

3170 dlh

MEMO

DATE: 16 July 2021
TO: David Fanslau, City of Omaha Planning Director
FROM: Gayla Lee-Chambers
RE: Saratoga-Beltline Railroad Trail Way EVPD

Please review the attached project for consideration as an Economic Vitality Preservation District in Omaha, Nebraska. The project has been submitted for review to the City of Omaha as well.

The Saratoga-Beltline Railroad Trail Way EVPD neighborhood was named by native of Omaha, Nebraska Ms. Gayla Lee-Chambers in March 2021. Ms. Lee-Chambers purchase her first commercial property in North Omaha in May 2018 at 4401 North 21 Street through a public auction from Omaha Housing Authority. Her idea for this 58,000 square foot building is to become the historical legacy for her father, Ernest (Ernie) W. Chambers. Ms. Lee-Chambers saw a vision for economic development because of the history surrounding her property. Ms. Lee-Chambers' idea was inspired by her father's service as the longest elected legislator from Nebraska's District 11 in North Omaha. Ms. Lee-Chambers' building was built in 1920 in North Omaha and will be rehabilitated to represent her father, Ernie Chambers' significant and groundbreaking 50-year legacy of service to the city of Omaha and the state of Nebraska. Her ideas for the concept and the development of the EVPD project that incorporates the historic area known as Saratoga and located roughly from Ames to Sprague to Commercial Ave to 24th Street are based in important Omaha history. This area was part of Erastus Beadle's original 1856 development of the City of Saratoga, and later the Belt Railroad which was the first community passenger train for Omaha, and surrounding cities. This was considered a "pet project" of the Union Pacific Railroad in 1883 and was later an invite to New York investor name Jay Gould. In 1885 Jay Gould renamed and invested in Omaha Belt Line that supported the economic growth, development and transportation for neighborhoods throughout the city of Omaha and neighboring communities. To support her project and the identity of the neighborhood, on October 20, 2020 Ms. Lee-Chambers had Florence Avenue between Ames and Sprague Streets renamed to Ernie Chambers, Sr. Drive.

The attached narrative describes the significance of the district and identifies the contributing buildings within the district.

The Saratoga-Beltline Railroad Trail Way EVPD neighborhood

Saratoga derives from the Mohawk Tribe language meaning “the hillside country of the quiet river.” It was chosen by the original townsite planner Erastus Beadle from Saratoga, New York

Summary

The Saratoga-Beltline Railroad Trail Way EVPD neighborhood is considered significant as the origin of the Saratoga community and as an area associated with the Beltline Railroad, a line that traversed the circumference of the city of Omaha. The period of significance begins circa 1910 the approximate date of construction of the oldest building within the EVPD boundary and extends to 1971, approximately fifty years ago. This fifty-year cut-off is based on criteria used in the National Register of Historic Places guidelines. The Saratoga neighborhood was founded in 1856 by a group of land speculators but continued to thrive after the speculators returned to their homes on the east coast. Throughout the end of the nineteenth century and the beginning of the twentieth century the Saratoga neighborhood thrived with a school, social halls, theatres, and businesses that supported the residents of the area. It served a diverse community of residents into the 1960s and the heart of the commercial Saratoga district was the area between North 20th and 24th Streets along Ames Avenue. The Beltline railroad began in 1883 and was completed in 1886 with a branch of the line along Boyd Street through the Saratoga neighborhood. The Beltline originally served both passengers and commerce, but soon shifted to only commercial delivery of goods because Omaha had a well-established streetcar line to serve passengers. It remained an important part of Saratoga’s commercial vitality. The line served the community into the 1980s when it was abandoned and removed piecemeal.

The boundaries for this EVPD neighborhood include a portion of the heart of Saratoga along with the physical remnants of the Beltline Railroad.

Introduction

The commercial node at North 20th and Ames Avenue is comprised of commercial and industrial properties with single family residences scattered throughout. Early history in this area is rich and diverse. This North Omaha neighborhood is in an area formerly known as Saratoga. When Omaha was founded in 1854, North Omaha was primarily open rural acreages where many wealthy citizens built larger river front properties.¹ It was also home to the Trans-Mississippi International exposition in 1897 that further spurred development. Additionally, rail access to and from downtown Omaha through streetcar lines, the Belt Line Railroad (later renamed the Omaha Belt Line), and the Union Pacific Railroad shops impacted

¹ During its settlement Saratoga was closer to the river than the neighborhood is today. Within one-half mile is Carter Lake which was formed as a former oxbow of the river as it changed channel. The river was a main transportation corridor when Saratoga was initially settled and freight was shipped in via boat, then hauled overland to the settlement. As a result two distinct areas of Saratoga grew; the docks where temporary buildings provided services and unloading stations before goods were shifted to land transport and the main downtown at North 24th and Ames.

development and employment bringing new immigrants for railroad labor.² The built environment today reflects much of this important early development. The mix of residential properties with commercial buildings represents a live/work type of community unique to several of the small neighborhoods in Omaha that was not reflected in downtown. The combination of single-family residences built contemporary to the commercial buildings and interspersed throughout the neighborhood can also be seen in Little Bohemia at South 13th and William Street. The built environment there is linked to the Czech culture where multiple buildings were constructed on single lots. In Saratoga, single family residences were built adjacent to and near the commercial buildings that provided services to the residents which represents a unique landscape reflective of the Saratoga development.

Early Saratoga History

Erastus Beadle formed Saratoga as part of a company of men from Saratoga Springs, New York who came to Nebraska Territory in 1856 as land speculators. He founded the Sulphur Springs Town Company and soon the booming community of Saratoga was established. Despite Beadle's departure only two years later, the Saratoga community continued to grow and thrive with hotels, blacksmith shops, lumber yards, a school, church, and social organizations. By 1866 much of the area was platted as part of the Kountze Place subdivision and by 1877 Saratoga was annexed into Omaha but retained its identity as a strong community neighborhood. With annexation came other services including a fire station that was opened around 1880. The Omaha Belt Line Railway was established in 1886 and served the area with both passenger and freight services. The Belt Line became a significant transportation resource for the district with their depot at North 22nd and Ames called the Oak Chatham Station. Saratoga thrived during the 1920s with many of the buildings present in the district today serving community and social needs. From the 1910s to the 1960s the intersection of North 20th and Ames was a busy commercial district with street cars, automobile traffic, and social activity. In 1924, the Commercial Avenue addition between Florence Boulevard and Commercial Avenue was incorporated into the neighborhood. It was advertised with large lots suitable for factories and businesses because of the location along the Belt Line Railroad. Companies that located along the Belt Line included the Omaha Motor Car Factory, The Stroud Company Factory, J.F. Bloom and Company, and later Lozier Company. Though passenger service on the Belt Line ended in the early 1900s it remained an important commercial and industrial line in Omaha. Additionally, established streetcar lines were then prospering for personal transportation across town.³

² Alley Poyner Macchietto Architecture. "Reconnaissance Level Survey for North Omaha," Omaha Historic Building Survey. 2016, 1-7.

³ Adam Fletcher, "A History of the Saratoga Neighborhood in North Omaha." www.northomahahistory.com accessed 16 March 2021.

Belt Line Railroad

The following information taken directly from the Belt Line Railroad article www.northomahahistory.com

By the 1880s, a commercial area around the east-west Ames Avenue was well established. In addition to a diverse transportation system that included the Park and Boulevard System, horse, cable and electric street cars, the Omaha Belt Line Railroad provided another means of transportation. Many Omaha settlers arrived in the city to work for the railroad or the industries that were served by the railroad. Jay Gould built the Belt Line in a shrewd business partnership with the Union Pacific Railroad. Gould was one of the richest men in America and invested in railroads, among many other things. By 1879 he controlled several railroads in the west including the Missouri Pacific Railroad. Gould created the Omaha Belt Line Railway Company in 1883 to construct a line around the city. The fifteen-mile-long railroad traveled a circumference around Omaha's outskirts at the time and carried both passengers and cargo. It was operated by the Missouri Pacific Railroad and completed in 1886. The two companies shared the track that ran directly into downtown Omaha. Gould shrewdly convinced Union Pacific to contribute to construction of the rail line with no joint control of the line.

The line began at the Webster Street Station at North 15th and Webster Streets and continued north under the Locust Street viaduct and across North 16th at Commercial Avenue where it crossed Commercial just north of Sahler Street. It traveled through the Saratoga neighborhood and served the businesses around the line with a spur that ran down Boyd Street on the south side of the Imperial Sash and Door Company building at 4402 North 20th Street. Passenger service ceased by the 1890s, primarily due to Omaha's extensive streetcar system, and with the advent of the automobile a few years later passenger service was gone entirely.

The line encircled Omaha with a major spur that ran east/west along Boyd Street (now the alley on the south side of 4401 North 21st Street where the former Lozier headquarters was located). The building itself has a slightly canted corner to accommodate the rail line. This physical feature is illustrated on several other properties in the district. Early businesses include T.F. Stroud and Company that manufactured dirt moving tools for road construction and was often known as the Little Red Wagon Company. The J.F. Bloom building was constructed in approximately 1917 as a Ford dealership and served as an automobile dealer until the World War II era when Bloom moved their stone monument showroom into a portion of the building. Access to the Belt Line railroad was an important feature for many of the businesses here. By the 1920s, 178 trains per day went into Omaha carrying mail, goods, and freight. The Belt Line continued to haul freight for another 50 years. By 1920 the commercial core of this district was mostly built-out and is represented in the built environment today.

The line was abandoned and removed piecemeal throughout the 1980s and 1990s as freight customers moved to bigger facilities. Today a section of the Belt Line has been turned into the MoPac Trail. MoPac being widely adopted nickname of the Missouri Pacific Railroad, also known as the "Field Club Trail", a recreational trail in Omaha. A small segment of the Belt Line Railway is still operational on the extreme south end of the line, which now serves as a spur to several South Omaha industries along Dahlman Avenue. It is operated by the Union Pacific Railroad.

General Area History and Development

Commercial development in the northern neighborhoods was often focused along arterial streetcar routes with a concentration developed along North 24th and Lake Streets. This area of Omaha commerce was largely populated by Jewish and African American business owners. During the decade between 1910 and 1920 many African Americans came to Omaha, attracted by employment opportunities. However, by the 1920s Omaha was legally segregated and practiced redlining and restrictive covenants in newer western Omaha neighborhoods that limited where African Americans could buy property and live. As a result, a rapid growth of Omaha's black population in the north side neighborhoods can be seen at that time.⁴

North Omaha suffered during the Great Depression, like the rest of the city. Residents were especially hit hard as many were the first to lose employment and housing. The struggle of the 1930s contributed to strengthening many communities, but the legalized practice of housing segregation meant that a shift in population concentration was inevitable. In 1920, 28% of residents within the North 24th and Lake Streets Historic District was African American and by 1940 that number had increased to 90%. Most of Omaha's African American population was confined to an area within the Near North Side neighborhood bounded by 20th Street, 30th Street, Locust and Cuming Streets by the 1930s. This area is approximately one mile south of the location of this proposed Economic Vitality Preservation District but shared many of the same settlement patterns.⁵

Saratoga was a thriving community that served a diverse population into the 1960s. In 1963 when the Fair Housing Act was passed many African Americans began moving into the neighborhood and diminished city investment in the community was seen across the landscape of this North Omaha neighborhood. In the 1960s, commercial buildings were demolished, and the Belt Line was removed in the 1980s leaving an empty corridor.

Buildings in the district today date from the turn of the twentieth century to the recent past and represent a mix of commercial architectural styles. The area began as a commercial and industrial center and remains true to those roots.

Conclusion

The buildings within the proposed district boundaries represent the significant built environment of the Saratoga commercial core. Their varied histories reflect the active and diverse commercial area that thrived from its founding in the 1850s through the 1980s when the Belt Line railroad was removed. The map and table attached illustrate the proposed boundary of this district and identifies each building within the district boundary. It retains a mix of residential properties and commercial buildings. The built environment grew together with the residences intermixed with the business properties, as illustrated by the contemporary construction dates of each. Many of the buildings have been significantly altered over

⁴ Ibid. 1-7.

⁵ APMA for City of Omaha. *Reconnaissance Level Survey for North Omaha*.

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
July 2021
General History Report

time and would not be individually eligible for the National Register, however the rich history of this district and remaining built environment is rich and ripe for redevelopment.

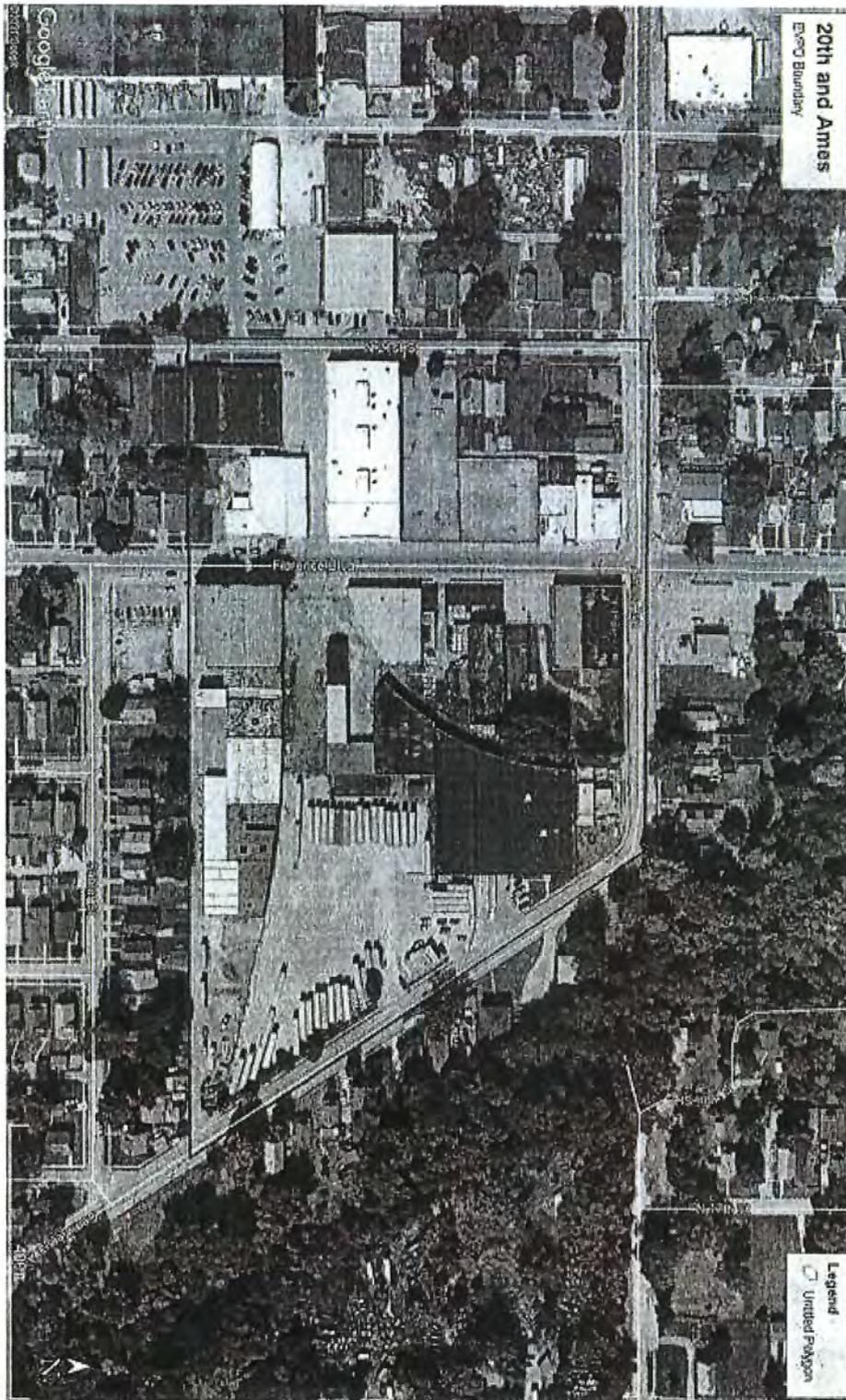
Information from early consultation with the City of Omaha and the State Historic Preservation Office was included in the selection of the boundaries.

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
July 2021
General History Report

***Sarasota-Beltline Railroad Trailway EVPD Neighborhood
Boundary Map and Contributing Properties Map***

***All contributing properties have a corresponding number identified in the
illustrated table and reflected on the map***

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
July 2021
General History Report



Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
July 2021
General History Report

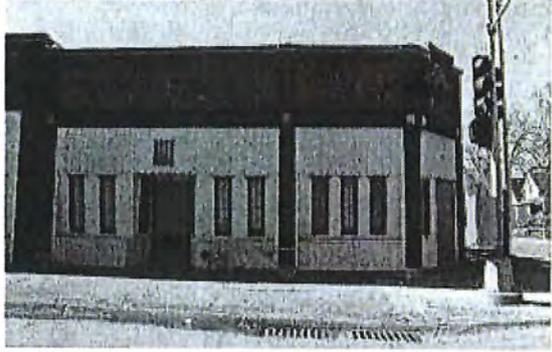
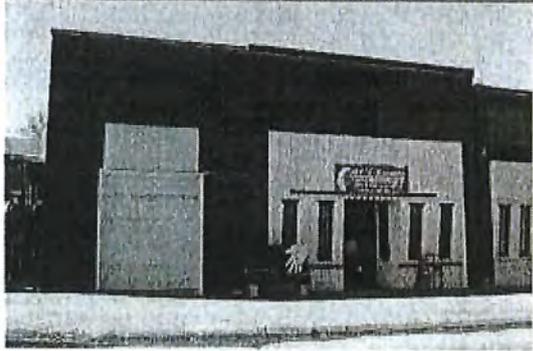


***Saratoga-Beltline Railroad Trailway EVPD Neighborhood
Table of Contributing Properties***

Contributing properties are listed first with a corresponding map number. Contributing properties are comprised of those commercial buildings that are 50 years old or older and contribute to the development of the Saratoga neighborhood.

Non-contributing properties follow. They are not mapped, but each property in the district is illustrated for documentation purposes. Non-contributing properties are composed of those buildings that are not yet 50 years old or older and residences.

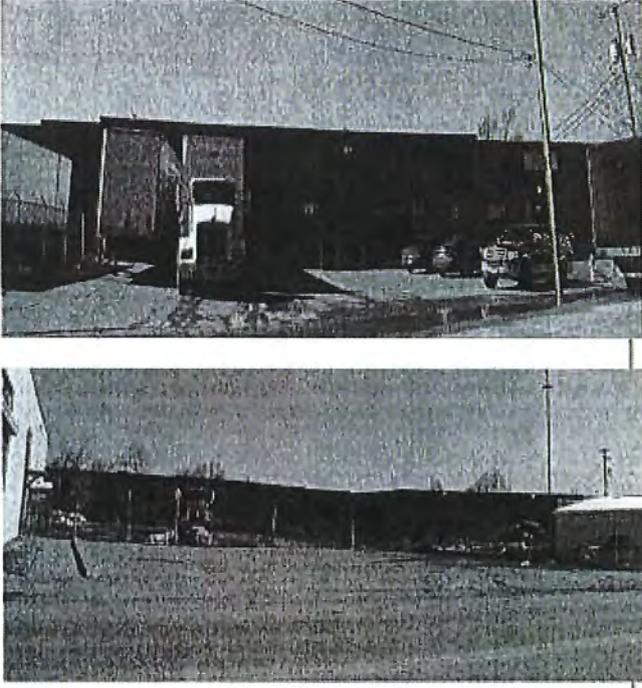
Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
 July 2021
 General History Report

<i>Map Number</i>	<i>Address</i>	<i>Date</i>	<i>Contributing</i>	<i>Photo</i>
1	4430 Florence Blvd.	1910	Yes	
2	4426 Florence Blvd.	1920	Yes	
3	4424 Florence Blvd.	1920	Yes	

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
 July 2021
 General History Report

4	4401 N. 21 st St./4402 N. 20 th St.	1920	Yes	
5	4228 Florence Blvd.	1916	Yes	
6	4225 Florence Blvd.	1926	Yes	
7	4403 Florence Blvd.	1949 and 1951	Yes	

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
 July 2021
 General History Report

8	4450 Commerci al Ave.	1947	Yes	
9	4411 Florence Blvd.	1917	Yes	
10	4227 N. 21 st St.	1945	Yes	

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
 July 2021
 General History Report

11	1901 Ames Ave.	1924	Yes	
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<i>Address</i>	<i>Date</i>	<i>Contributing</i>	<i>Photo</i>
4417 N. 21 st St.	1915	No	
4419 N. 21 st St.	1915	No	

Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District
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2017 Ames Ave.	1910	No	
2015 Ames Ave.	1911	No	

RESOLUTION NO. _____

City Clerk Office Use Only:

Publication Date (if applicable): _____

Agenda Date: _____

Department: _____

Submitter: _____

CITY OF OMAHA
LEGISLATIVE CHAMBER
Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, pursuant to the Nebraska Job Creation and Mainstreet Revitalization Act (Nebraska Revised Statutes sections 77-2901, et seq.) (the "Act") the City of Omaha may designate a district or districts of historical significance for the purpose of historic rehabilitation, preservation or restoration pursuant to a preservation resolution; and,

WHEREAS, after the designation of a district or districts by an approved entity and approval of the authorizing resolution by the State Historic Preservation Officer a building within such district that contributes to the district's historic significance or economic viability, as defined by the Act; is eligible for state historic tax credits; and

WHEREAS, in order to be eligible for state historic tax credits, the owner completes or causes to be completed the rehabilitation, preservation, or restoration project in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties or with specific standards for the rehabilitation, preservation, and restoration of historically significant real property contained in a duly adopted local preservation ordinance or resolution, as approved by the State Historic Preservation Officer pursuant to section 77-2903 of the Act; and

WHEREAS, the City of Omaha desires to enable owners of qualifying property within the City and duly designated historic districts to avail themselves of the state historic tax credits, as provided for in the Act as appropriate and pursuant to applicable law; and

WHEREAS, the Saratoga-Beltline Railroad Trail Way (Saratoga-Beltline) is an area of concentrated historical buildings identified with early commercial and industrial activity in Omaha between 1910 and 1971. Commercial clusters in these areas are closely associated with pedestrian oriented neighborhoods, a goal of many modern urban redevelopment projects, which are subject to erosion, leaving the defining characteristics of these historic areas under direct threat and vulnerable to loss; and

WHEREAS, the Saratoga General History Report identifies an area that contains historic resources appropriate and viable for historic protection, preservation and rehabilitation; and

WHEREAS, pursuant to the Act and Neb. Rev. Stat. §77-2902(d), the City of Omaha desires to designate Saratoga-Beltline area, as identified in Saratoga-Belt Line Railroad Trail Way Economic Vitality Preservation District General History Report in Exhibit "A" attached hereto and incorporated herein, as a preservation district, in order to encourage the protection, rehabilitation, preservation, and restoration of historic resources; and

RESOLUTION NO. _____

WHEREAS, the standards for rehabilitation, preservation, or restoration of historically significant real property within the Saratoga-Beltline area shall be either the Secretary of the Interior's Standards for the Treatment of Historic Properties as promulgated by the United States Department of the Interior or such specific standards for the rehabilitation, preservation, and restoration of historically significant real property within a preservation district, as shall be contained in a duly adopted local preservation resolution that has been approved pursuant to section 77-2903 of the Act; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, pursuant to the Nebraska Job Creation and Mainstreet Revitalization Act (Nebraska Revised Statutes sections 77-2901, et seq.) (the "Act") the Saratoga-Beltline, shall be designated as a preservation district, as these preservation districts are historically significant and important assets to the Omaha community; and

THAT, this preservation district is important to the historic character and economic viability of the City of Omaha; and

THAT, the preservation district contains historically significant real property, as defined by the Act and as may be approved by the State Historic Preservation Officer; and

THAT, the specific standards for the rehabilitation, preservation, and restoration of historically significant real property within the preservation district hereby designated, shall be the Secretary of the Interior's Standards for the Treatment of Historic Properties as promulgated by the United States Department of the Interior or such specific standards for the rehabilitation, preservation, and restoration of historically significant real property, or shall be contained in a duly adopted local preservation resolution approved pursuant to section 77-2903 of the Act.

3170 dlh

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

10/1/2021

DATE

Adopted: _____

Attest: _____
City Clerk

Approved: _____
Mayor

20th and Ames
EVPD Boundary



4402 Florence Boulevard/4401 North 21st Street

Legend
Untitled Polygon

© 2021 Google

Google Earth





'People just totally forgot about it': Piece of North Omaha History Brings Economic Opportunities

By: Jessika Edison Posted at 7:21 AM, Oct 21, 2021, and last updated 7:21 AM, Oct 21, 2021

OMAHA, Neb. (KMTV) — After decades of being forgotten, a part of North Omaha's history is being remembered and some businesses in the area could benefit in the process.

Gayla Lee-Chambers, the founder of the Saratoga-Belt Line Railroad Trail Way project, will admit she's not a historian. But when she started looking for the history of her own building, she winds up finding the story of a forgotten town in the middle of North Omaha.

"The Saratoga city got lost in the shuffle," Lee-Chambers said. "People didn't know about it. People just totally forgot about it."

Saratoga was founded in 1856 by Erastus Beadle, who named the town after Saratoga Springs, New York. It was a pioneer town complete with hotels, blacksmiths, a church, and anything else a settler in Nebraska Territory could come to expect. After 21 years, it became part of the City of Omaha but maintained its identity as a neighborhood for Glimpses of Saratoga can still be spotted in the area: a school bearing its name and historic buildings built only a few decades later.

The Saratoga-Belt Line district, as Lee-Chambers has dubbed the area, also recognizes the role of the Omaha Belt Line which provided transportation to the people of Omaha before being used commercially.

"They made such a thriving impact during that time, not just the people, but economically," Lee-Chambers said. The Omaha Belt Line was a part of the growing community in the Saratoga area, with many of the historic buildings in the area being built around it.

"All of these buildings around here in this little industrial area have been here, about 100 years or more," Lee-Chambers said. On Tuesday, the Omaha City Council approved the area as an Economic Vitality Preservation District. According to Lee-Chambers, this qualifies several buildings for a historic tax credit. Many years.

"A small business would be able to have opportunity for economic growth, for job opportunities," Lee-Chambers said.

She hopes to add historic markers to the area to keep this newly uncovered history alive

Word Herald Newspaper

Reports the Museum named for Ernie Chambers planned in North Omaha

Christopher Burbach Oct 29, 2021, Updated Dec 6, 2021



Ernie Chambers and his daughter Gayla Lee-Chambers laugh together Friday after a commemorative street sign was unveiled naming a portion of Florence Boulevard for the longtime state senator.

LILY SMITH photos, THE WORLD-HERALD

Ernie Chambers and his daughter Gayla Lee-Chambers laugh together Friday after a commemorative street sign was unveiled naming a portion of Florence Boulevard for the longtime state senator.

LILY SMITH photos, THE WORLD-HERALD

The commemorative street sign is at the corner of Florence Boulevard and Ames Avenue. It declares a portion of the boulevard as Ernie Chambers Sr. Drive in honor of the longest-serving state senator in Nebraska. The former lawmaker represented North Omaha in the Legislature for a total of 46 years.

The planned museum a block away at 4402 Florence Blvd. will tell the story of the firebrand senator, including his legislative history, art, and poems. It also will house other art and historical displays. Plans call for a reception area and ballroom, media center and a theater, Lee-Chambers said. It will be called Ernie Chambers History-Arts-Humanities Museum.



Ernie Chambers Sr. Drive on Florence Boulevard honors the longest-serving state senator in Nebraska history. Chambers served a total of 46 years.

LILY SMITH, THE WORLD-HERALD

The Omaha City Council approved the street renaming last year.

Lee-Chambers, an entrepreneur and business owner, said at Friday's ceremonies that the street renaming, and museum have been a long time coming.

I wanted to do something very special for my father while he is still here and able to see it through his own eyes," she said.

She pulled a rope to unveil the brown street sign, and Chambers wielded scissors to cut a red ribbon on the building.

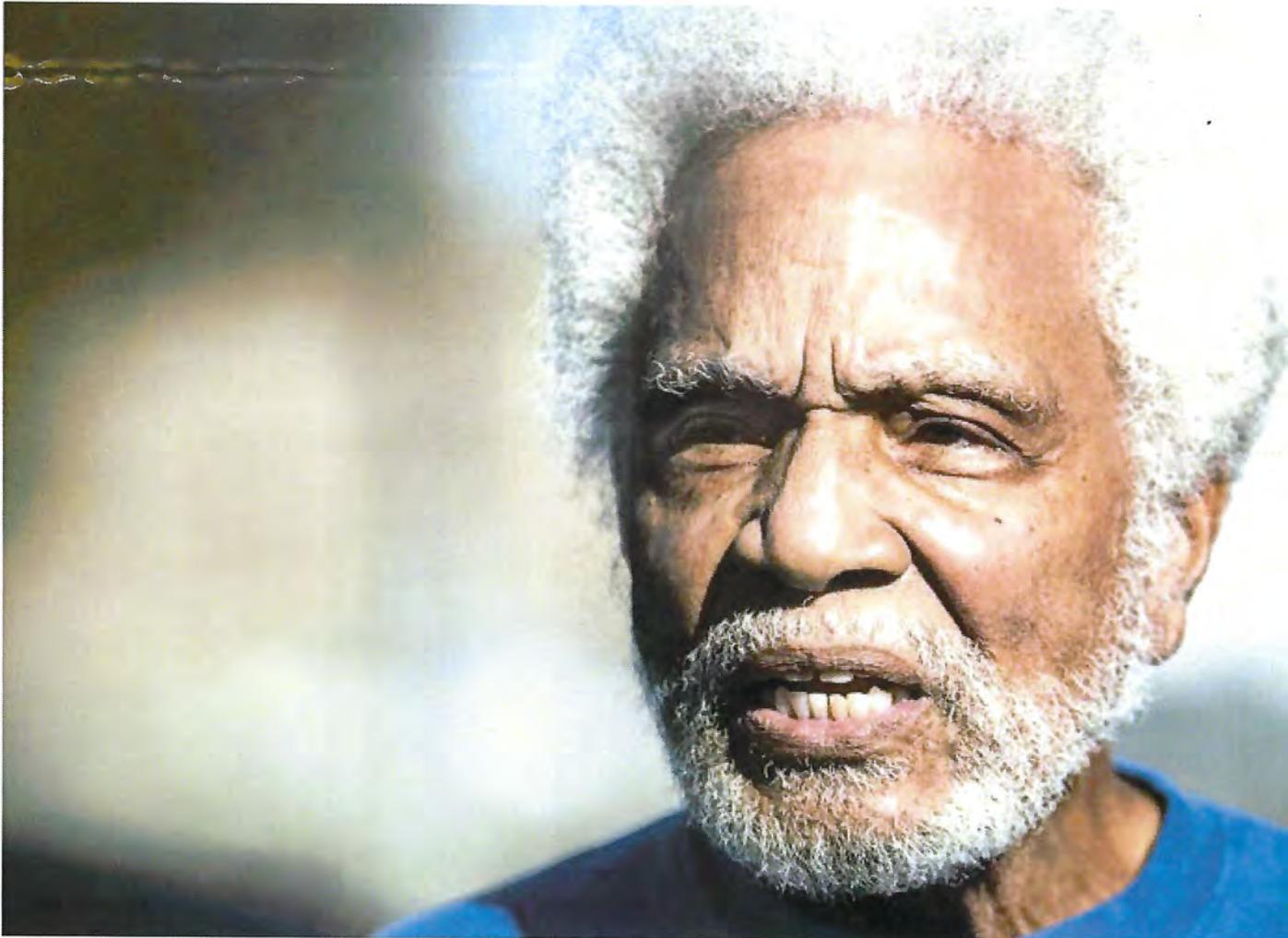
Chambers, wearing his trademark short-sleeve sweatshirt on the cool October afternoon, said he appreciated the people gathered for the ceremony. The crowd of more than 50 people included such dignitaries and celebrities as State Sen. Terrell McKinney, City Councilwoman Juanita Johnson, Douglas County Treasurer John Ewing, actor John Beasley, Johnny Rodgers, and former U.S. Rep. Brad Ashford, as well as many relatives and friends.

"For me it's all about my daughter," Chambers said. "The name will carry some reference to me, but the building, this gathering, everything that turns out to be positive is attributable to her." 103021-owh-new-chambers-museum-LS05



Ernie Chambers speaks to reporters after his honorary street naming on Florence Boulevard in North Omaha on Friday, October 29, 2021.

LILY SMITH/THE WORLD-HERALD



First elected in 1970, Ernie Chambers represented North Omaha's District 11 for 38 years until term limits forced him out in 2008. Chambers sat out four years, then won election in 2012 and 2016 before term limits again forced him out.

The industrial building where the museum will be housed the Omaha Housing Authority's Gateway of Opportunities job training center in the mid-1990s. It has had a variety of uses in this century, including offices and a maintenance shop for the housing authority. The City of Omaha rented it from 2004 to 2006 for a temporary library while the Charles B. Washington Branch Library was under renovation.

The housing authority put the mostly vacant building up for auction in 2018 after it failed to fetch anywhere close to the appraised price, \$960,000. Lee-

Chambers, through a company called Legacy Property LLC, bought the building at auction for \$287,200 in 2018.

On Friday, the atmosphere was festive. The moment was personal.

To the delight of people familiar with them, Lee-Chambers called Chambers “Daddy,” when she asked him to cut the ribbon.



**The site of the Ernie Chambers History-Arts-Humanities Museum
on Florence Boulevard.**

LILY SMITH, THE WORLD-HERALD

And the poet senator was ready with verse. He had penned an addition to a Rudyard Kipling poem, "If," that his mother had read to him as a child. Chambers read the lines to his daughter:

"If you can scale life's most forbidding mountains, and desert cross though burning sands wax hotter.

You shall deeply drink from wisdom's fountain, and which is more, you'll be a woman, my daughter."



Chambers and Lee-Chambers walk toward the site of the museum on Friday.

LILY SMITH, THE WORLD-HERALD



Gayla Lee-Chambers, daughter of Ernie Chambers, speaks to reporters with her father after his honorary street naming on Florence Boulevard in North Omaha on Friday, October 29, 2021.

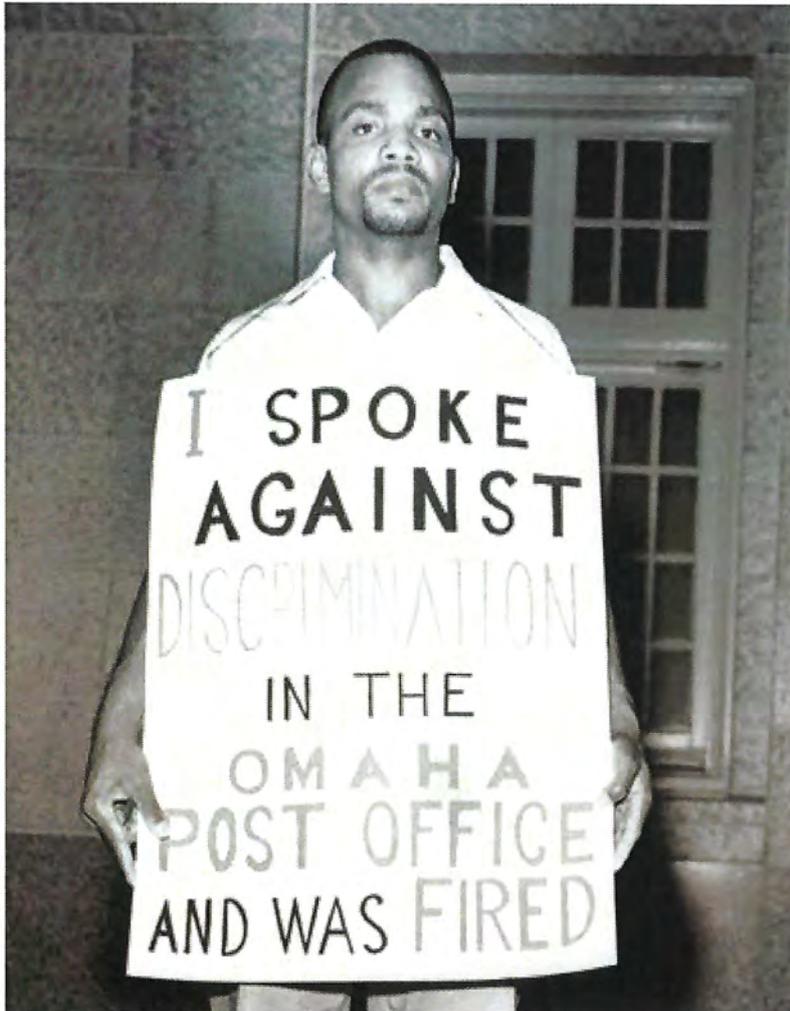
LILY SMITH/THE WORLD-HERALD

Ernie Chambers Begins

“His Historical Years & Maybe Why He Came”

Nebraska State Senator from North Omaha

**Leading the state record as the longest held public servant
for 50 years from the State of Nebraska**



September 22, 2022

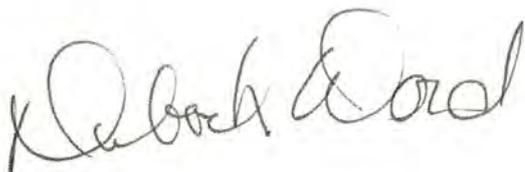
Omaha Economic Recovery Committee,

The mission of the Omaha Convention & Visitors Bureau is to stimulate economic growth for our community by increasing visitation. A key element in that success is a destination filled with diverse and unique experiences. The proposed plan for the Ernie Chambers History-Arts-Humanities Multicultural Center creates such an experience and would increase tourism offerings for our community.

Successful attractions create memorable experiences. The planned art galleries, theater, ballroom, banquet hall, meeting space, and outdoor tribute to the Beltline Railway create numerous opportunities for experience building and placemaking that would showcase the city's history, black history, and educate out-of-town visitors about Omaha's rich and diverse past. The television, radio and podcast studios would provide various internal platforms for creating promotion, which in turn could help increase attendance.

The plan to transform this 100-year-old building is ambitious but if realized could bring developmental change to this neighborhood, and provide a new opportunity for tourism growth. For that reason, we support funding for this project.

Sincerely,



Deborah Ward
Executive Director
Visit Omaha/Omaha Convention & Visitors Bureau

October 6, 2022

Economic Recovery Special Committee
Nebraska Legislature
1445 K St, Lincoln, NE 68508

Dear Economic Recovery Special Committee:

I am writing to express my support for Together We Achieve Miracles, Inc., DBA Ernie Chambers History Arts and Humanities Multicultural Center.

As a resident, business owner, and civic leader in the area, I understand the impact that legacy has on our community. The Ernie Chambers History Arts and Humanities Multicultural Center has the ability to uplift our youth, support our workforce, and provide a shining example of what it looks like to give our leaders flowers while they can still smell them.

The Ernie Chambers History Arts and Humanities Multicultural Center is working to connect North Omaha neighborhoods, visitors, and tourists with the vision of the Saratoga Arts and History District. This builds upon the already rich cultural history and character of our community and creates a physical location that can uphold our legacy for generations to come.

As President of the Johnny Rodgers Youth Foundation, Co-founder of the Jet Award, and a partner in many community efforts, I plan to support the success of the center's sustainability, networking, and business development. I hope this committee sees fit to do the same.

Sincerely,

Signing on behalf of:

Johnny Rodgers

President | Johnny Rodgers Youth Foundation

Co-Founder | The Jet Award



Jewel Rodgers

L.F.F. BROWN & ASSOCIATES



October 5, 2022

Dear Gayla Chambers,

I am pleased to provide this Letter of Support on behalf of Lee Brown and Associates for the Saratoga-Beltline History & Arts District Project.

As president and CEO of Lee Brown Associates (LBA), I have worked with Together We Achieve Miracles, Inc., DBA Ernie Chambers History Arts and Humanities Multicultural Center within the Media Center, for the past year.

LBA is well invested in the creation of the Ernie Chambers History Arts and Humanities Multicultural Center, providing Health information on the Dr. Richard Brown "Show Your health Comes First" and helping with community networking. LBA supports the vision of the Saratoga-Beltline History & Arts District and will help to connect the North Omaha neighborhoods, visitors, and tourism to engage with the Ernie Chambers History Arts and Humanities Multicultural Center.

My experience spans over 35 years of administrative management in a variety of health services organizations, both private and non-profit that served vulnerable populations. Skills include interacting effectively with a wide variety of stakeholders including advocacy organizations, state and local government, philanthropic organizations as well as health care providers. I am strong in managing program budgets, ensuring financial accountability, quality improvement, and public satisfaction as well as maintaining operational and performance standards. As a seasonal administrator with proven leadership, organizational and interpersonal skills, I will bring such expertise to Ernie Chambers History-Arts-Humanities Multicultural Center in the areas of management, strategic planning, and program design.

LBA is a collaborating business partner and will lease space in the Ernie Chambers History Arts and Humanities Multicultural Center that will support and provide management for the program design team. I am confident that this project will improve the cultural and historic literacy of the minority population in Omaha, specifically as it increases multiculturalism and long-lasting growth and sustainability.

Therefore, I highly recommend this project for funding without any reservation. Please contact me at (402) 306 7158, if you have any questions or requires any additional information.

Sincerely,



Maximize Your Chance for Greatness

Richard I. Brown, Ph.D., FACHE
#1 Best Selling Author "Mission Unstoppable"
Lee Brown & Associates

13712 Gilengarry Cir.
Bellevue, NE 68123

Phone (402) 306 7158
Richardlb67@yahoo.com



PO Box 34305
Omaha NE 68134

September 29, 2022

Dear Omaha, Economic Recovery Committee:

The John Beasley Theater (JBT) supports and collaborates with the Together We Achieve Miracles, Inc doing business as (DBA) Ernie Chambers History Arts and Humanities Multicultural Center.

The JBT was founded in 1999 and was formally located in the LaFern Williams Community Center in South Omaha for twelve years providing public theater performances and training for adults and youth in area of theater arts. The JBT showcased African American plays and emerging talent, including John Beasley's own sons, Tyrone and Michael.

The JBT will bring expertise within Ernie Chambers History-Arts-Humanities Multicultural Center in the areas of performance arts, artist development, artist business development, film/TV business development, as well as networking with nationally recognized professional artists to engage the theater with theater arts financial sustainability.

In addition, The JBT supports the vision of the Saratoga-Beltline History & Art District and will help promote ventures to increase transformation, fundamental change, long-lasting economic growth in North Omaha and surrounding communities.

The Ernie Chambers History-Arts-Humanities Multicultural Center names its performance theater The John Beasley Theater. The public naming will increase visitors and tourism as Mr. John Beasley is an international icon actor and artist from North Omaha, Nebraska.

Sincerely,

Tyrone Beasley
Artistic Director
The John Beasley Theater



NORTH OMAHA *Legacy* TOURS

September 26, 2022

Collaborative Agreement North Omaha Legacy Visitors Center

In the past year, tourists have proven curious to learn and excited to experience the rich culture and history that North Omaha offers. As the recovery begins in earnest in 2023, the attractiveness and viability of tourism will increase exponentially. The North Omaha Legacy Tours becomes key contributor, and more importantly a connector, to the future landscape of North Omaha.

A need for a central hub in North Omaha, a North Omaha Legacy Visitor's Center, will emerge for tourists desiring information for all things North Omaha. We propose a collaborative effort between the North Omaha Legacy Tours and the Ernie Chambers History-Arts-Humanities Multicultural Center to form a North Omaha Legacy Visitors Center. The Visitors Center would serve guest desiring to visit, shop, and dine. Likewise, the Visitors Center will be uniquely positioned to understand grassroots on the ground developments in North Omaha. Please join us in supporting this collaborative agreement!

Gayla Lee Chambers
Founder, Ernie Chambers
History-Arts-Humanities
Multicultural Center

Preston Love Jr.
Executive Director
4Urban.org



eCnet Solutions 3312 Reman Ave. Omaha, NE 68111
402-237-8795 sales@ecnetsolutions.com

Sept / 2022

Dear Omaha, Economic Recovery Committee:

eCnet Solutions supports and collaborates with the Together We Achieve Miracles, Inc., DBA Ernie Chambers History Arts and Humanities Multicultural Center.

eCnet Solutions was founded in 1999 and to date is providing IT support, web design and application development.

eCnet Solutions is a collaborating business partner and will lease space in the Ernie Chambers History Arts and Humanities Multicultural Center that will support the networking and management of technology, digital, social and media designs

eCnet Solutions will bring expertise within Ernie Chambers History-Arts-Humanities Multicultural Center in the areas of computer science, internet, web development.

In addition, eCnet Solutions supports the vision of the Saratoga-Beltline History & Arts District and will help to connect the North Omaha neighborhoods, visitors, and tourism to engage with the Ernie Chambers History Arts and Humanities Multicultural Center for the purpose of increasing transformation, fundamental change, long-lasting economic growth as the state-of-the-art technology.

Sincerely,

A handwritten signature in black ink that reads "Jay Myers".

Jay Myers, President/ CEO
eCnet Solutions

Ernie Chambers History-Arts-Humanities Multicultural Center
4402 Florence Blvd. & 4401 North 21 Street
“Commencement naming street to Ernie Chambers Drive”
Omaha, NE 68110

September / 2022

RE: Collaboration Businesses Commitment from the Saratoga Arts & History District

Dear Omaha, Economic Recovery Committee:

We are commercial landowners surrounding the new development of Together We Achieve Miracles, Inc. DBA Ernie Chambers History-Arts-Humanities Multicultural Center, and we welcome and support this development.

We support the economic development project with Alley Poyner Macchietto Architecture firm & GDC Inc, Developers, located at 4402 Florence Blvd. & 4401 North 21 Street because this project will bring about transformation, fundamental change, and long-lasting economic growth within our Saratoga-Beltline History & Arts District. The Ernie Chambers History-Arts-Humanities Multicultural Center project is centrally located in our new development of the Saratoga-Beltline History & Arts District and will be the first phase of this district.

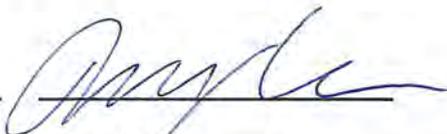
Mr. Ernie Chambers' fame and legacy as the longest-serving lawmaker in the state of Nebraska, will attract visitors from both our state and the nation, promoting leisure and cultural tourism to see this state-of-the-arts facility and experience events in our historic district.

As long-time business owners in the North Omaha community, our district was approved by the city of Omaha in 2021 as an Economic Vitality Preservation District (EVPD) which is also called the Saratoga - Beltline Railroad Trailway District, also known as the Saratoga-Beltline History & Arts District.

Furthermore, we have made a commitment that if our property surrounding this development becomes available for purchase, we will offer this opportunity to the Alley Poyner Macchietto Architecture firm & GDC Inc, Developers to continue to expand the Ernie Chambers History-Arts-Humanities Multicultural Center and the Saratoga-Beltline History & Arts District with business opportunities to promote tourism in North Omaha.

Our businesses will engage with the developers, planners, and design team of Together We Achieve Miracles, Inc. The managing nonprofit organization will make available its expertise and opportunities in the areas of sustainability, economic growth, jobs opportunities, social and technological connectivity, with the goal of expanding undeveloped areas by leveraging the historical value of Saratoga City, pursuing the beautification and development of the neighborhoods in North Omaha.

By signing this collaboration & support letter, we are committed.

1.	<u>Spencers Management</u>	<u>PoBox 111623</u>	
	NAME of Business	Address	Owner
2.	<u>Simet P/BG</u>	<u>4424 No 20st</u>	<u>War Simet</u>
	NAME of Business	Address	Owner

Ernie Chambers History-Arts-Humanities Multicultural Center
4402 Florence Blvd. & 4401 North 21 Street
“Commencement naming street to Ernie Chambers Drive”
Omaha, NE 68110

September / 2022

RE: Collaboration Businesses Commitment from the Saratoga-Beltline History & Arts District

Dear Omaha, Economic Recovery Committee:

We are commercial landowners surrounding the new development of Together We Achieve Miracles, Inc. DBA Ernie Chambers History-Arts-Humanities Multicultural Center, and we welcome and support this development.

We support the economic development project with Alley Poyner Macchietto Architecture firm & GDC Inc, Developers, located at 4402 Florence Blvd. & 4401 North 21 Street because this project will bring about transformation, fundamental change, and long-lasting economic growth within our Saratoga-Beltline History & Arts District. The Ernie Chambers History-Arts-Humanities Multicultural Center project is centrally located in our new development of the Saratoga-Beltline History & Arts District and will be the first phase of this district.

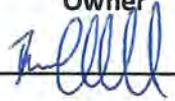
Mr. Ernie Chambers’ fame and legacy as the longest-serving lawmaker in the state of Nebraska, will attract visitors from both our state and the nation, promoting leisure and cultural tourism to see this state-of-the-arts facility and experience events in our historic district.

As long-time business owners in the North Omaha community, our district was approved by the city of Omaha in 2021 as an Economic Vitality Preservation District (EVPD) which is also called the Saratoga - Beltline Railroad Trailway District, also known as the Saratoga-Beltline History & Arts District.

Furthermore, we have made a commitment that if our property surrounding this development becomes available for purchase, we will offer this opportunity to the Alley Poyner Macchietto Architecture firm & GDC Inc, Developers to continue to expand the Ernie Chambers History-Arts-Humanities Multicultural Center and the Saratoga-Beltline History & Arts District with business opportunities to promote tourism in North Omaha.

Our businesses will engage with the developers, planners, and design team of Together We Achieve Miracles, Inc. The managing nonprofit organization will make available its expertise and opportunities in the areas of sustainability, economic growth, jobs opportunities, social and technological connectivity, with the goal of expanding undeveloped areas by leveraging the historical value of Saratoga City, pursuing the beautification and development of the neighborhoods in North Omaha.

By signing this collaboration & support letter, we are committed.

1.	<u>Compass</u>	<u>4227 No 21 St.</u>	<u></u>
	NAME of Business	Address	Owner
2.	<u>The Study</u>	<u>5607 N. 37th St.</u>	<u></u>
	NAME of Business	Address	Owner

BUSINESS PROPERTY LEASE

THIS LEASE is entered into this 7th day of October, 2022, between THE LEGACY PROPERTY, LLC, a Wyoming limited liability company, (hereinafter "Landlord"), and TOGETHER WE ACHIEVE MIRACLES, INCORPORATION, a Nebraska nonprofit corporation (hereinafter "Tenant")

1. **PREMISES.** Landlord leases to Tenant the building located at 4401 North 21st Street, Omaha, Nebraska (the "Premises") containing approximately 57,060 square feet of space, together with the real estate of which the Premises are a part, including parking area, and grounds (the "Real Estate") on the following terms and conditions.

2. **TERM.** This lease shall be for a term of three (3) years, beginning on the 1st day of January, 2023, and ending on December 31, 2025, unless terminated earlier as provided in this Lease. If for any reason the Premises are delivered to Tenant on any date after the term commencement date, rental for the period between the term commencement date and the date of possession shall be adjusted on a pro rata basis. Such later taking of possession shall not change the termination date of this Lease. This Lease shall not be void or voidable in the event of a late delivery by Landlord, nor shall Landlord be liable to Tenant for any resulting loss or damage.

3. **USE OF PREMISES.** The Premises are leased to Tenant for use as a multicultural center.

4. **COMPLIANCE WITH LAW.** Tenant agrees to comply with applicable governmental laws, ordinances and regulations in connection with the use of the Premises, including environmental laws and health agency requirements, to keep the Premises in a clean and sanitary condition and to use reasonable precaution to prevent waste and damage to the Premises.

5. **RENT.**

A. **Base Rent.** The total Base Rent under this Lease shall be Two Million Five Hundred Sixty-Seven Thousand Seven Hundred Dollars (\$2,567,700.00). Tenant agrees to pay the Base Rent to the Landlord at PO Box 19235, Omaha, NE 68119-0235 or at any other place Landlord may designate in writing, in lawful money of the United States, in monthly installments, in advance, of the first day of each month, as follows:

For the period from January 1, 2023, to December 31, 2025 \$71,325.00 per month
(57,060 sq. ft. X \$15.00 divided by 12)

B. **Operating Expenses.** In addition to the Base Rent, Tenant shall provide for and pay for all operating expenses of the Real Estate of which the Premises are part. "Operating Expenses" shall mean all costs of maintaining and operating the Real Estate, including but not limited to all taxes and special assessments levied upon the Real Estate, fixtures, and personal property used by Landlord at the Real Estate, all insurance costs, all costs of labor, material and supplies for maintenance, repair, replacement, and operation of the Real Estate, including but not limited to line painting, lighting, snow removal, landscaping, and cleaning. Operating Expenses

shall not include property additions and capital improvements to the Real Estate made by the Landlord, depreciation of the Real Estate, debt service on long term debt or income taxes paid by Landlord. If Landlord pays for such items as real estate taxes and insurance, Tenant shall promptly reimburse Landlord for such expenditures which shall be additional rent due to Landlord hereunder.

6. **PAYMENT OF RENT.** In the event the Tenant fails to pay Rent as and when due, the Landlord shall have the rights and remedies provided in this Lease and/or by law for failure to pay rent.

7. **LATE CHARGE/BAD RENT CHECKS.** If the Tenant fails to pay rent on or before the tenth day after such payment is due, Tenant agrees to pay a late fee of five percent (5.0%) of the rent due for that month. If during the term of this Lease, Landlord receive two (2) or more checks from Tenant which are returned by Tenant's bank for insufficient funds, Landlord may require that all checks thereafter be bank certified or cashier's checks (without limiting Landlord's other remedies). All bank service charges resulting from any bad checks shall be borne by Tenant. In addition, Tenant shall immediately pay Landlord, upon demand, the sum of Fifty Dollars (\$50.00) for each bad check to cover Landlord' administrative costs for processing bad checks. Said sum shall be deemed additional rent hereunder.

8. **SECURITY DEPOSIT.** [Intentionally omitted]

9. **SERVICES.** Tenant shall pay, when due, all water, gas, electricity, and sewer use fees, incurred at or chargeable to the Premises. Tenant shall be responsible for snow removal, lawn mowing and maintenance, landscaping and grounds maintenance. Tenant agrees to maintain, and replace, as necessary, the furnaces and air conditioners, water heaters, roof, exterior lighting and any other systems or equipment servicing the building.

10. **LANDLORD PROVIDED SERVICES.** Landlord shall provide no services, repairs, maintenance, renovation or replacements to the Premises or Real Estate.

11. **TENANT'S IMPROVEMENTS.** Tenant shall have the right to place partitions and fixtures and make improvements or other alterations in the interior of the Premises at its own expense. Prior to commencing any such work, Tenant shall first obtain the written consent of Landlord for the proposed work. Landlord may, as a condition to its consent, require that the work be done by Landlord's own employees and/or under Landlord's supervision, but at the expense of Tenant, and that Tenant give sufficient security that the Premises will be completed free and clear of liens and in a manner satisfactory to Landlord. Upon termination of this Lease, at Landlord's option, Tenant will repair and restore the Premises to its former condition, at Tenant's expense, or any such improvements, additions, or alterations installed or made by Tenant, except Tenant's trade fixtures, shall become part of the Premises and the property of the Landlord. Tenant may remove its trade fixtures at the termination of this Lease provided Tenant is not then in default and provided further that Tenant repairs any damage caused by such removal.

12. **CONDITION OF PREMISES.** Tenant agrees that no promises, representations or statements of warranties have been made by Landlord to Tenant respecting the condition of the Premises, or the manner of operating the Real Estate or the making of repairs to the Premises. By taking possession of the Premises, Tenant acknowledges that the Premises were in good and satisfactory condition when possession was taken. Tenant shall, at the termination of this Lease, by lapse of time or otherwise, remove all of Tenant's property and surrender the Premises to Landlord in as good condition as when Tenant took possession, normal wear excepted.

13. **TENANT'S OBLIGATIONS.** In addition to its other obligations under this Lease, Tenant shall place all utilities in its name prior to taking possession of the Premises. Tenant shall have necessary trash removal services, cleaning services, security monitoring services, fire sprinkler system inspections and fire extinguisher services in its name prior to commencing occupancy of the Premises. Tenant agrees that it is responsible for the expense of repairs, maintenance and replacement of all plumbing fixtures, drain clearing, damage from overflow of toilets and sinks, damage and repairs to interior and exterior doors and locks, and routine replacement of furnace and air exchanger interior filters, all glass including plate glass and painting and remodeling (with Landlord written approval). Tenant further agrees that it is also responsible for maintaining and replacing, as necessary, the batteries in the thermostats in the Premises. Tenant agrees to maintain the Premises in a safe, clean and sanitary condition. Tenant shall not be entitled to any compensation for inconvenience, injury or loss of business arising from the making of any repairs by Tenant.

14. **TENANT'S PERSONAL PROPERTY.** All personal property in the Premises shall be at the risk of the Tenant only. Landlord assumes no responsibility to Tenant for loss or damage to personal property belonging to the Tenant for any reason whatsoever resulting from fire, theft, flooding, sewage, theft, odors, electricity or from rain or snow which may leak into the Premises or for any damage resulting from moving personal property into or from the Premises. Tenant shall give Landlord or its agents prompt notice by phone or by email or by US Mail (for non-emergency damages) of any damage to the Premises due to any of the mechanical systems of the Premises or leaks from the roof, flashing, windows, doors, appliances and plumbing fixtures, regardless of whether Tenant or Landlord bear the responsibility for such damage.

15. **LANDLORD' RIGHTS.** Without notice or liability to Tenant for damages to property, person or business, and without effecting an eviction of Tenant or a disturbance of Tenant's use or possession or giving rise to any claim for set off or abatement of rent, Landlord shall have the right to:

- A. Install or maintain signs or billboards on the Real Estate as may be mutually agreed upon with Tenant.
- B. Possess passkeys and alarm codes to Premises.
- C. At reasonable times, to decorate, make repairs, alterations, additions and improvements, structural or otherwise to the Premises.

D. Show the Premises to prospective tenants within 90 days of the expiration of the Lease in the event the Tenant does not elect to renew the Lease.

E. Approve all signs, painting, lettering, to awnings and doors and windows prior to installation. Under no circumstance shall painting or lettering be applied to any brick exterior surface.

F. Establish Rules and Regulations for the safety, care, order, operation, appearance and cleanliness of the Real Estate. Take reasonable measures including inspection of Premises and making of repairs and improvements to the Premises or Real Estate necessary for safety, operation and preservation of the Premises or Real Estate.

16. **INSURANCE.** Tenant shall not use or occupy the Premises in any manner that could invalidate or cause an increase of insurance premiums to Landlord. In the event that any insurance policies are invalidated by acts or omissions of Tenant, Landlord shall have the right to terminate this Lease or, at Landlord' option, to charge Tenant extra for the increased insurance premiums required on the Real Estate on account of the increased risk caused by Tenant's use and occupancy of the Premises. Each party hereby waives all claims for recovery from the other for any loss or damage to any of their or its property under valid and collectable insurance policies to the extent of any recovery collectible under such policies; provided that this waiver shall apply only when permitted by the applicable policy of insurance.

17. **SIGNS.** Tenant shall have the right, at Tenant's expense, to install identification signs at each entrance to the Premises. Tenant is solely responsible for repairs or maintenance to the signs. All signs must be approved by Landlord prior to erection or painting.

18. **INDEMNITY.** Tenant shall indemnify, hold harmless and defend Landlord from and against, and Landlord shall not be liable to Tenant for any costs, expenses, liabilities, losses, damages, suits, actions, fines, penalties, demands or claims of any kind including reasonable attorney's fees, asserted by or on behalf of any person, entity or governmental authority arising out of or in any way connected with a failure of Tenant to perform any of the agreements, terms or conditions of this Lease required to be performed by Tenant or any failure by Tenant to comply with any laws, statutes, ordinances, regulations or orders of any governmental authority, or any accident, death, personal injury or damage to, or loss or theft of property which shall occur on or about the Premises or Real Estate, except as the same may be the result of the gross negligence or willful misconduct of Landlord, their employees or agents.

Landlord shall indemnify, hold harmless and defend Tenant from and against, and Tenant shall not be liable to Landlord on account of, any costs, expenses, liabilities, losses, damages, suits, actions, fines, penalties, demands, or claims of any kind, including reasonable attorney's fees, asserted by or on behalf of any person, entity or governmental authority arising out of, or in any way connected with a failure of Landlord to perform any of the agreements, terms or conditions of this Lease required to be performed by Landlord or a failure by Landlord to comply with any laws, statutes, ordinances, regulations or orders from any governmental authority, or any accident, death, personal injury or damage to, loss or theft of property which shall occur on or about the Premises or Real Estate as the result of the gross negligence or willful misconduct of

Landlord, its employees or agents or by Landlord' management, operation or use of the Premises or Real Estate.

The obligations set forth in this Paragraph 18 shall, notwithstanding any contrary provisions hereof, survive any termination or expiration of this Lease.

19. **LIABILITY INSURANCE.** Tenant agrees to procure and maintain continuously during the entire term of this Lease, a policy or policies of commercial general liability insurance from a company or companies acceptable to Landlord, at Tenant's own cost and expense, insuring Landlord and Tenant from all claims, demands or actions; such policy or policies shall, in addition to insuring Tenant, protect and name the Landlord as an additional Insureds and shall provide coverage in a combined single limit per occurrence of at least \$1,000,000 for claims, demands or actions for bodily injury, death or property damage made by or on behalf of any person or persons, firm or corporation arising from, related to, or connected with the conduct and operation of Tenant's business in the Premises, or arising out of and connected with the use and occupancy of the Real Estate by the Tenant. Tenant shall provide Landlord with copies of the policies or certificates evidencing that such insurance in full force and effect and stating the term and provisions thereof.

20. **DAMAGE BY FIRE OR OTHER CASUALTY.** If, during the term of this Lease, the Premises shall be so damaged by fire or any other cause except Tenant's negligent or intentional act so as to render the Premises untenable, the rent shall be abated while the premises remain untenable; and in the event of such damage, Landlord shall elect whether to repair the Premises or to cancel this Lease, and shall notify Tenant in writing of their election within 60 days after such damage. In the event Landlord elect to repair the Premises, the work or repair shall begin within 30 days of delivery of notice to rebuild or repair and shall be carried on without unnecessary delay. In the event Landlord elect not to repair the Premises, the Lease shall be deemed to be canceled as of the date of the damage. In the event that Landlord elect to repair or rebuild the Premises, and such repair can be done in less than 120 days from the occasion of the damage, then the Lease shall be extended by such period.

21. **EMINENT DOMAIN OR CONDEMNATION.** If the whole or any part of the Premises shall be taken by public authority under the power of eminent domain, then the term of this Lease shall cease on the portion of the Premises so taken, from the date of possession and the rent shall be paid to that date, with a proportionate refund by Landlord to Tenant of such rent as may have been paid by Tenant in advance. If the portion of the Premises taken is such that it prevents the practical use of the Premises for Tenant's purposes, then Tenant shall have the right to either terminate this Lease by giving written notice of such termination to Landlord not later than 30 days after the taking or to continue using the remainder of the Premises except that the rents shall be reduced in proportion to the portion to the area taken. In the event of any taking or condemnation of the Premises, in whole or in part, the entire resulting award of damages shall be the exclusive property of the Landlord, including all damages awarded as compensation for diminution in value to the leasehold, without any deduction for the value of any unexpired term of this Lease, or for any other estate or interest in the Premises now hereafter vested in Tenant.

22. **DEFAULT OR BREACH.** Each of the following events shall constitute a default or breach of this Lease by Tenant:

- A. If Tenant fails to pay Landlord any rent or other payments when due hereunder;
 - B. If Tenant vacates or abandons the Premises;
 - C. If Tenant files a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or voluntarily takes advantage of any such act by answer or otherwise, or makes an assignment for the benefit of creditors;
 - D. If involuntary proceedings under any bankruptcy or insolvency act shall be instituted against Tenant or if a receiver or trustee shall be appointed of all or substantially all of the property of Tenant and such proceedings shall not be dismissed or the receivership or trusteeship vacated within thirty (30) days after the institution or appointment; or
 - E. If Tenant fails to perform or comply with any other term or condition of this Lease, or any of the rules and regulations established by Landlord, and if such nonperformance shall continue for a period of ten (10) days after notice thereof by Landlord to Tenant, time being of the essence.
23. **EFFECT OF DEFAULT.** In the event of any default or breach hereunder, in addition to any other right or remedy available to Landlord, either at law or in equity, Landlord may exert any one or more of the following rights:
- A. Landlord may re-enter the Premises immediately and remove the property and personnel of Tenant, and shall have the right, but not the obligation, to store such property in a public warehouse or at a place selected by Landlord, at the risk and expense of Tenant.
 - B. Landlord may retake the Premises and may terminate this Lease by giving written notice of termination to Tenant. Without such notice, Landlord' retaking will not terminate the Lease. On termination, Landlord may recover from Tenant all damages proximately resulting from the breach, including the cost of recovering the Premises and the difference between the rent due for the balance of the Lease term as though the Lease had not been terminated and the fair market rental value of the Premises for the balance of the Lease term as though the Lease had not been terminated which sum shall be immediately due Landlord from Tenant.
 - C. Landlord may re-let the Premises or any part thereof for any term without terminating this Lease, at such rent and on such terms as it may choose. Landlord may make alterations and repairs to the Premises. In addition to Tenant's liability to Landlord for breach of this Lease, Tenant shall be liable for all expenses for the re-letting, for any alterations and repairs made, and for the rent due for the balance of the Lease term, which sum shall be immediately due Landlord from Tenant. The amount due Landlord will be reduced by the net rent received by Landlord during the remaining term of this Lease for re-letting the premises or any part thereof. If during the remaining term of this Lease,

Landlord receive more than the amount due Landlord under this sub-paragraph, the Landlord shall pay such excess to Tenant, but only to the extent Tenant has actually made payment pursuant to this sub-paragraph.

D. Landlord may accelerate and declare that all rent reserved for the remainder of the term of the Lease shall be immediately due and payable.

24. **SURRENDER – HOLDING OVER.** Tenant shall, upon termination of this Lease, whether by lapse of time or otherwise, peaceably and promptly surrender the Premises to Landlord. If Tenant remains in possession after the termination of this Lease, without a written lease duly executed by the parties, Tenant shall be deemed to be a trespasser. If Tenant pays, and Landlord accepts, rent for the period after termination of this Lease, Tenant shall be deemed to be occupying the Premises only as a tenant from month to month, subject to all the terms, conditions and agreements of this Lease, except that the rent shall be 1.25 times the monthly rent specified in the Lease immediately before termination.

25. **SUBORDINATION AND ATTORNMENT.** Landlord reserve the right to place liens and encumbrances on the Premises superior in lien and effect to this Lease. This Lease, and all rights of Tenant hereunder, shall, at the option of Landlord, be subject and subordinate to any liens and encumbrances now or hereafter imposed by Landlord upon the Premises or the Real Estate or any part thereof, and Tenant agrees to execute, acknowledge, and deliver to Landlord, upon request, any and all instruments that may be necessary or proper to subordinate this Lease and all rights herein to any such lien or encumbrance as may be required by Landlord.

In the event any proceedings are brought for the foreclosure of any mortgage on the Premises, Tenant will attorn to the purchaser at the foreclosure sale and recognize such purchaser as the Landlord under this Lease. The purchaser, by virtue of such foreclosure, shall be deemed to have assumed, as substitute Landlord, the terms and conditions of this Lease until the resale of other disposition of its interest. Such assumption, however, shall not be deemed an acknowledgement by the purchaser of the validity of any then existing claims of Tenant against the prior Landlord.

Tenant agrees to execute and deliver such further assurances and other documents, including a new lease upon the same terms and conditions contained herein, confirming the foregoing, as such purchaser may reasonably request. Tenant waives any right of election to terminate this Lease because of any such foreclosure proceedings.

26. **NOTICES.** Any notice or demands given hereunder shall be in writing and personally delivered or sent by first class mail postage prepaid to Landlord at 4401 North 21st Street, Omaha, NE 68110-1614 and also to Tenant at the address of the Premises or at such other address as either party may from time to time designate in writing. Each such notice shall be deemed to have been given at the time it shall be personally delivered to such address or deposited in the United States mail in the manner prescribed herein.

27. **COMPLIANCE WITH ADA.** Tenant shall be responsible for all costs of complying with the Americans with Disabilities Act (ADA) and all similar laws and regulations within the

Premises, including the removal of barriers which do not necessitate the removal or modification of load-bearing walls, subsequent to the initial taking of possession.

28. **COVENANT OF QUIET ENJOYMENT.** Landlord covenant and agree that at all times when Tenant is not in default under the terms of this Lease, Tenant's quiet and peaceful enjoyment of the Premises shall not be disturbed or interfered with by Landlord or by any person claiming by, through or under Landlord.

29. **MISCELLANEOUS.**

A. **Binding on Assigns.** All terms, conditions, and agreements of this Lease shall be binding upon, apply, and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and permitted assigns.

B. **Amendment in Writing.** This Lease contains the entire agreement between the parties and may be amended only by subsequent written agreement.

C. **Waiver – None.** The failure of Landlord to insist upon strict performance of any of the terms, conditions and agreements of this Lease shall not be deemed a waiver of any of its rights or remedies hereunder and shall not be deemed a waiver of any subsequent breach or default of any such terms, conditions, and agreements. The doing of anything by Landlord which Landlord are not obligated to do hereunder shall not impose any future obligation on Landlord or otherwise amend any provision of this Lease.

D. **No Surrender.** No surrender of the Premises by Tenant shall be affected by Landlord's acceptance of the keys to the Premises or of the rent due hereunder, or by any other means whatsoever, without Landlord' written acknowledgment that such acceptance constitutes a surrender.

E. **Captions.** The captions of the various paragraphs in this Lease are for convenience only and do not define, limit, describe, or construe the contents of such paragraphs.

F. **Applicable law.** This Lease shall be governed by and construed in accordance with the laws of the State of Nebraska.

G. **Partial Invalidity.** If any provision of this Lease is invalid or unenforceable to any extent, then that provision and the remainder of this Lease shall continue in effect and be enforceable to the fullest extent permitted by law.

H. **No Accord and Satisfaction.** No payment by Tenant or receipt by Landlord of a lesser amount than the actual rent and other charges herein reserved shall be deemed to be a compromise or agreement to accept such lesser sum in full satisfaction, nor shall any endorsement or statement on any check, or in any letter accompanying a check be deemed an accord and satisfaction as to such lesser amount.

30. **EXTENSION.** Tenant shall have the right, to be exercised as hereinafter provided, to extend the term of this Lease for two (2) successive periods of ten (10) years each on the following terms and conditions:

A. No default is existing or continuing in the performance of any of the terms of this Lease.

B. Each extended term shall be on the same terms, covenants, and conditions as provided in this Lease except that there shall be no privilege to extend the term of the Lease for any period of time beyond the expiration of the seconded extended term and except for the rent for any such extended term which shall be negotiated between Landlord and Tenant.

C. With respect to the second extended term, this Lease shall have been previously extended for the first extended term.

D. At least six (6) months prior to the expiration of the initial term and at least six (6) months prior to the expiration of the first extended term, Tenant shall have notified Landlord, in writing, of its election to exercise the right to extend the term of this Lease for the first or a second extended term, as the case may be.

31. **ASSIGNMENT OR SUBLEASE.** Tenant shall not assign this Lease or sublet the whole or any part of the Premises, transfer this Lease by operation of law or otherwise, or permit any other person except agents and employees of Tenant to occupy the Premises, or any part thereof, without the prior written consent of Landlord. Landlord may consider any factor it deems relevant, in its sole and absolute discretion, in determining whether to withhold consent including, but not limited to, the following: (a) financial responsibility of the new tenant, (b) identity and business character of the new tenant, (c) nature and legality of the proposed use of the Premises. Landlord shall have the right to assign their interest under this Lease or the rent hereunder.

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IN WITNESS WHEREOF, the parties hereto have executed this Lease, in duplicate, on the day and year first above written.

TOGETHER WE ACHIEVE MIRACLES,
INCORPORATION, a Nebraska nonprofit
Corporation, "Tenant"

By: Gayla Lee-Chambers
Gayla D. Lee-Chambers, its President

ATTEST:

Brenda Brown
Brenda Brown, Secretary

THE LEGACY PROPERTY, LLC, a
Wyoming limited liability company,
"Landlord"

By: Gayla Lee-Chambers
Gayla D. Lee-Chambers, Manager

Saratoga-Beltline History & Arts District

THE MASTER PLAN

The Saratoga-Beltline History & Arts District is envisioned as a destination for local and regional visitors. The district will provide a variety of activities including small, independent shops and restaurants, and creative spaces for children as well as adults.

PHASE 1

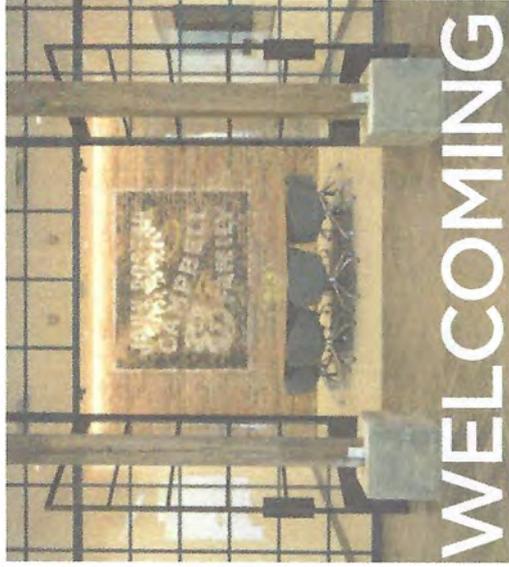
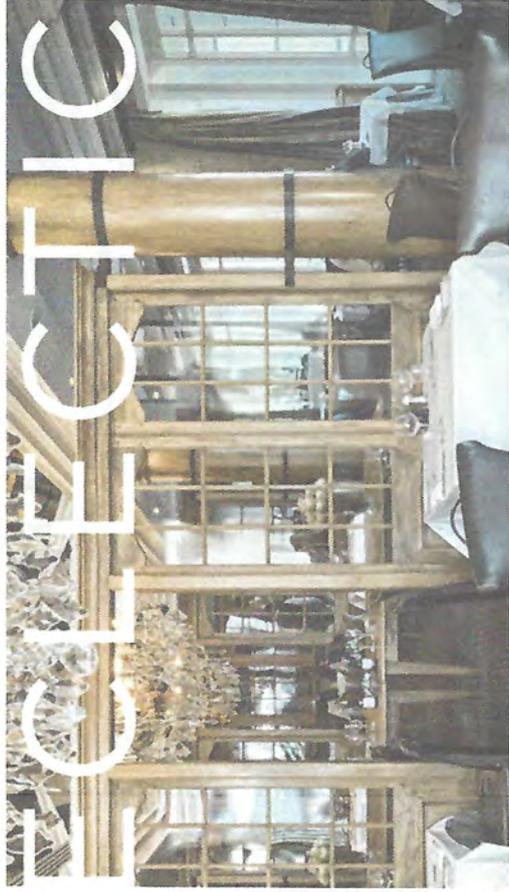
The centerpiece of the district will be the Ernie Chambers History-Arts-Humanities Multicultural Center in the renovated Imperial Sash and Door Company building.



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2022-10-05



GUIDING PRINCIPLES

ECLECTIC
CULTURAL
WARM

WELCOMING
ENGAGING
HISTORIC

SITE STATISTICS

Properties Include:
4430 Florence Blvd 0.1217
4426 Florence Blvd 0.0786
4424 Florence Blvd 0.1567
4401 N 21st Street 1.7123
4227 N 21st Street 0.6520

Total District Area:
2.3643 Acres

Zoning:
GI (General Industrial)

Omaha Historic Designations:
Saratoga Beltline Railroad Economic
Viability Preservation District

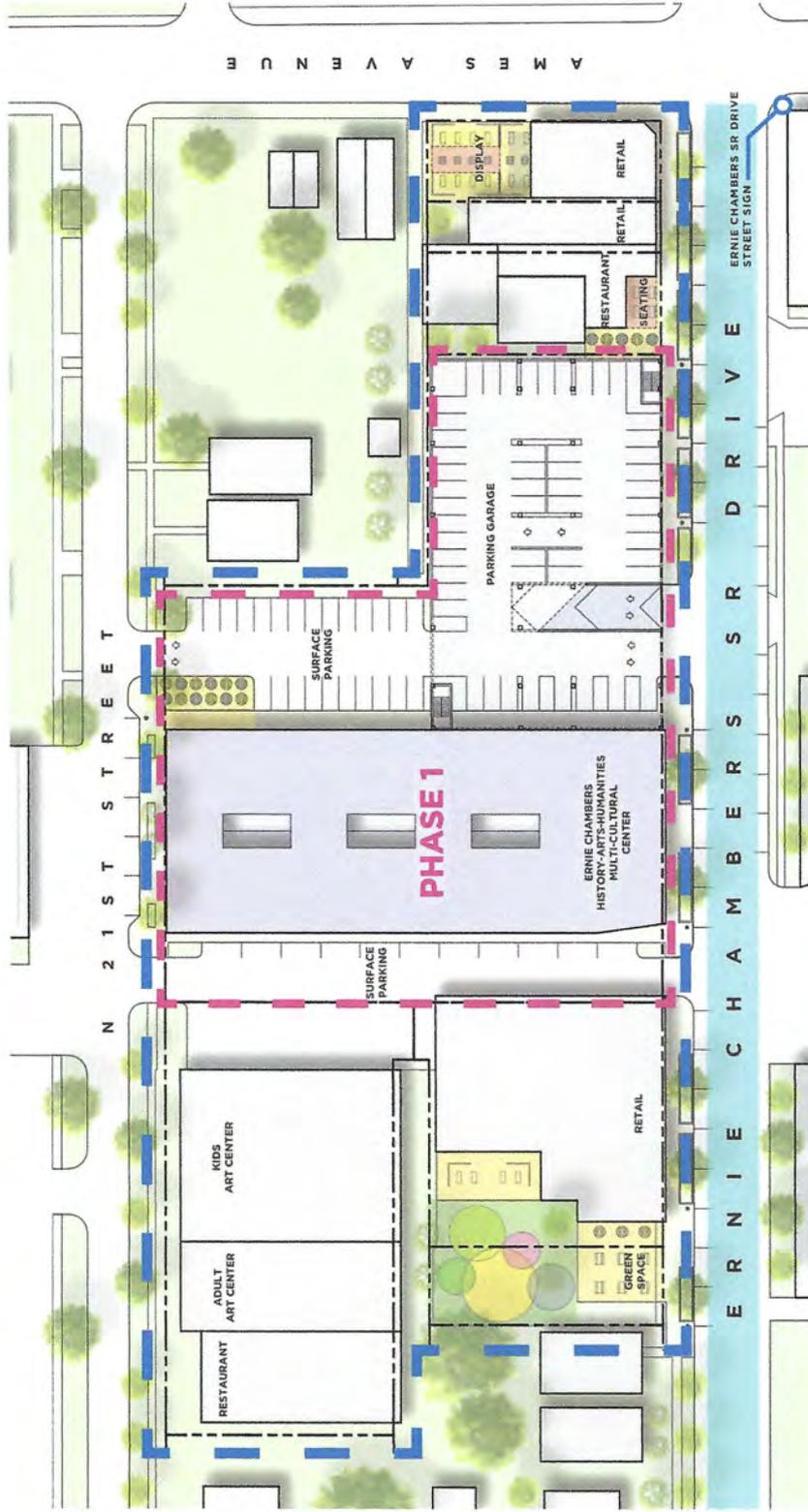


DISTRICT ELEMENTS

- 1** RETAIL
- 1A** OUTDOOR DISPLAY AREA
- 2** RETAIL
- 3** SMALL RESTAURANT
- 3A** OUTDOOR SEATING AREA
- 4** PARKING GARAGE W/ STORAGE
- 5** SURFACE PARKING
- 6** ERNIE CHAMBERS HISTORY - ARTS - HUMANITIES MULTI-CULTURAL CENTER
- 6A** OUTDOOR SEATING
- 7** RETAIL
- 8** KIDS ART CENTER
- 9** ADULT ART CENTER
- 10** SMALL RESTAURANT
- GREEN SPACE

PHASE 1





PROJECT DESCRIPTION

Saratoga-Beltline History & Arts District

The Saratoga-Beltline History & Arts District is envisioned as a destination for local and regional visitors. Spread over a block and a half in North Omaha, the site encompasses 6 buildings of various sizes, interspersed with greenspace as well as parking. The district will provide a variety of activities including small, independent shops and restaurants, and creative spaces for children as well as adults.

Ernie Chambers History-Arts-Humanities Multicultural Center

The centerpiece of the district will be the Ernie Chambers History-Arts-Humanities Multicultural Center. It is primarily a library and multi-cultural center. In addition to the Ernie Chambers collection, it will showcase traveling exhibits from Black artists in a wide variety of media. The facility will also generate income from a restaurant, banquets, and performances in the theater. Until the other buildings are completed, it will also house space for a media production center, as well as art and dance classes.

While generous, the current surface parking would limit the ability of functions in the Multicultural Building to overlap. Classes will be held afternoons and evenings Monday through Saturday. Banquets and theater events will be held Friday, Saturday and Sunday. An event coordinator will be on staff to coordinate the schedules of these events. For larger events, additional on-street and neighborhood parking would act as additional overflow parking. The proposed parking ramp would allow several of these events to happen simultaneously, while also providing needed storage for additional collections in a secure area underneath.

First Floor

a. Administrative Area

- i. Location: South Center West side of building, and misc (green)
- ii. Spaces Include: Offices 1-5, Training room, IT Closet, Private Restroom, Office Storage; west building reception; east ticket office, maintenance office
- iii. Function: Staff in these offices are responsible for running the multi-cultural center; Offices 1-5 include the executive director, the museum exhibit coordinator, the event coordinator, management and admin staff.

b. Gallery and Library

- i. Location: South Center and Center East side of building (orange)
- ii. Spaces Include: Museum / library space, museum storage, gift shop and gift shop storage
- iii. Function: The main features of this space will be a permanent space for the Ernie Chambers library, as well as a revolving exhibit of his artwork. Any remaining space will be devoted to traveling exhibits of black artists.

c. Theater

- i. Location: NE Corner of the building (red)
- ii. Spaces Include: Seating, orchestra pit, stage, crossover, dressing rooms
- iii. Function: Performances here will include speeches, small music groups of up to 10 people, larger music groups of up to 300, and small theater productions of up to 100 actors.

d. Restaurant & Banquet Facility

- i. Location: West end and Center of the north side of the building (yellow)
- ii. Spaces Include: Restaurant seating, banquet seating, event storage, kitchen, lunch counter / event refreshments, open seating, kitchen storage, chef's office
- iii. Function: The restaurant seating area provides a combination of (13) 2 top, (10) 4 top and (1) 6 top tables set in deep alcoves for a quiet, intimate dining experience. The Banquet room can hold 16, 8-person round tables or 128 people. Other seating arrangements are also possible. This space will host wedding receptions, conferences, group events, workshops, parties' events.

Second Floor

a. Administrative Area

- i. Location: East end (green)
- ii. Spaces Include: 2 executive offices, a reception area, a file room and a board room for up to 20 people
- iii. Function: Offices in these spaces host Mr. Chambers and administration. This space will be used for office space and meeting.

b. Gallery

- i. Location: Center of the building (orange)
- ii. Spaces Include: Gallery, breakout spaces, lounges, storage and preparation rooms
- iii. Function: This gallery will be devoted to traveling exhibits. The preparation room will be used to make cases, frames, and displays for the artwork. Storage will be used to house items in the permanent collection that are not on display. The breakout and lounge spaces will be used for studying, small group gatherings, and impromptu reviews of classwork. At special times, it will be used for artist receptions to support the artists whose work is featured in the adjacent galleries.

c. Theater

- i. Location: NE Corner of the building (red)
- ii. Spaces Include: Theater storage and balcony seating
- iii. Function: These spaces support the main theater functions on the floor below.

d. Studios

- i. Location: SW Corner of the building (purple)
- ii. Spaces Include: Production reception, office, sound booth, music / video studio, editing stations, production storage, conference room, podcast studio and break room.
- iii. Function: These spaces are devoted to producing videos, podcasts and music. The conference room will be used to plan projects while the remaining spaces will be used to carry out that vision.

e. Classes

- i. Location: NW Corner of the building and south center (pink)
- ii. Spaces Include: Dance studio, artist in residence studio and classrooms
- iii. Function: The artist in residence studio supports the adjacent classrooms by teaching selected classes and setting an example for the students. The classrooms will be used by students to explore a variety of traditional art media, including paint, clay, pencils and ink.

BUILDING PROGRAM

**ERNIE CHAMBERS
HISTORY-ARTS-HUMANITIES
MULTI-CULTURAL CENTER**

- ADMINISTRATIVE AREA
- GALLERY AND LIBRARY
- THEATER
- RESTAURANT AND BANQUET FACILITY



FIRST FLOOR

- ADMINISTRATIVE AREA
- GALLERY
- THEATER
- STUDIOS
- CLASSES



SECOND FLOOR



MULTI-CULTURAL CENTER FLOOR PLANS 1" = 50'

PARKING + STORAGE SUMMARY

PARKING

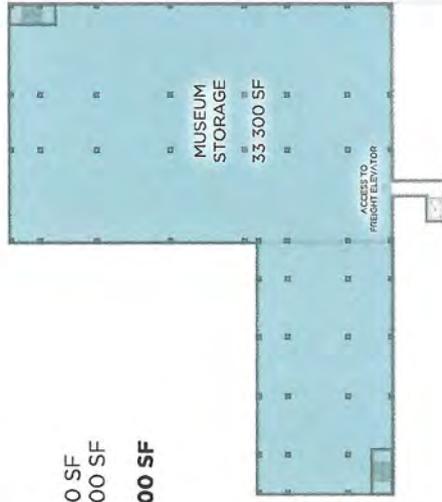
OFF-STREET 36
 LOWER DECK 52
 UPPER DECK 54

TOTAL 142 SPACES

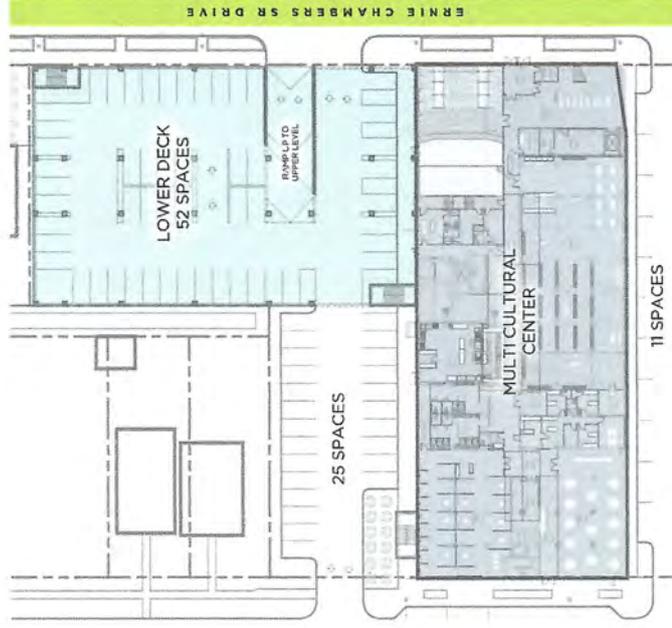
STORAGE AREA

WEST 8 300 SF
 EAST 25 000 SF

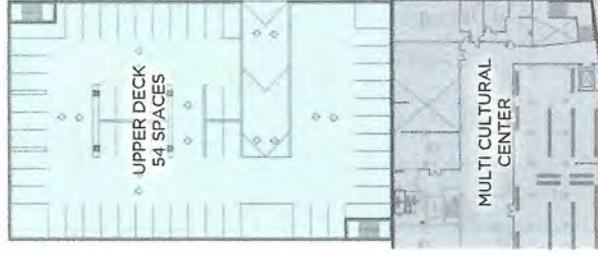
TOTAL 33 300 SF



BELOW GRADE



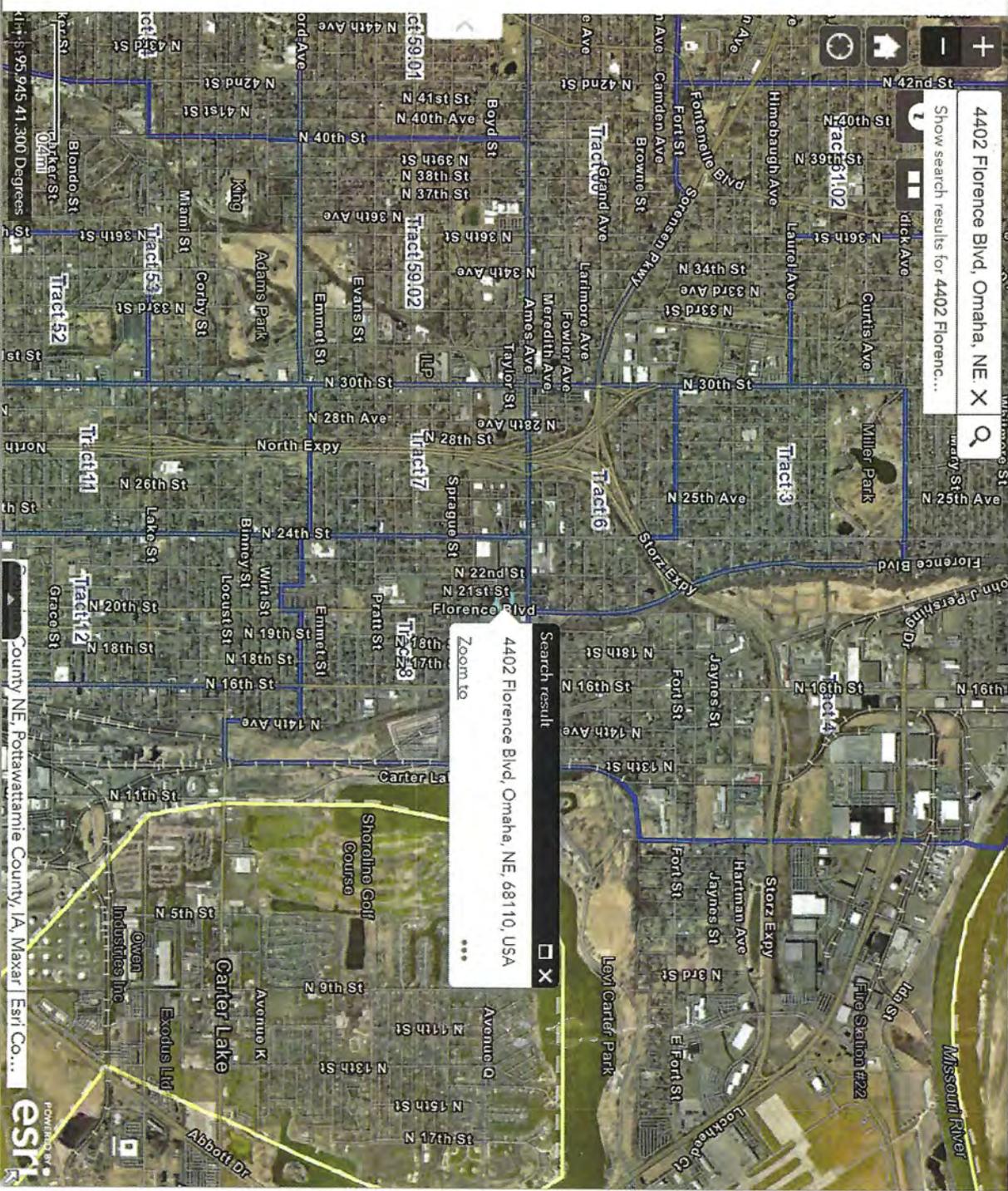
FIRST FLOOR



SECOND FLOOR

Layers

- South Omaha Qualified Census Tracts
- North Omaha Qualified Census Tracts
- City Limits



4402 Florence Blvd, Omaha, NE X
Show search results for 4402 Florenc...

Search result
4402 Florence Blvd, Omaha, NE, 68110, USA
Zoom to

County NE, Portawattamie County, IA, Maxar Esri Co...





20th and Ames
EVPD Boundary

Legend
Untitled Polygon



Commercial A
400 ft

Ames Ave

Florence Blvd

N 21st St

N 17th St

N 18th St

Satter St

N 21st Ave

Google Earth
© 2021 Google

CITY OF OMAHA PLANNING DEPARTMENT COMMUNITY DEVELOPMENT DIVISION

Douglas County planning Development for Extremely Blighted Area

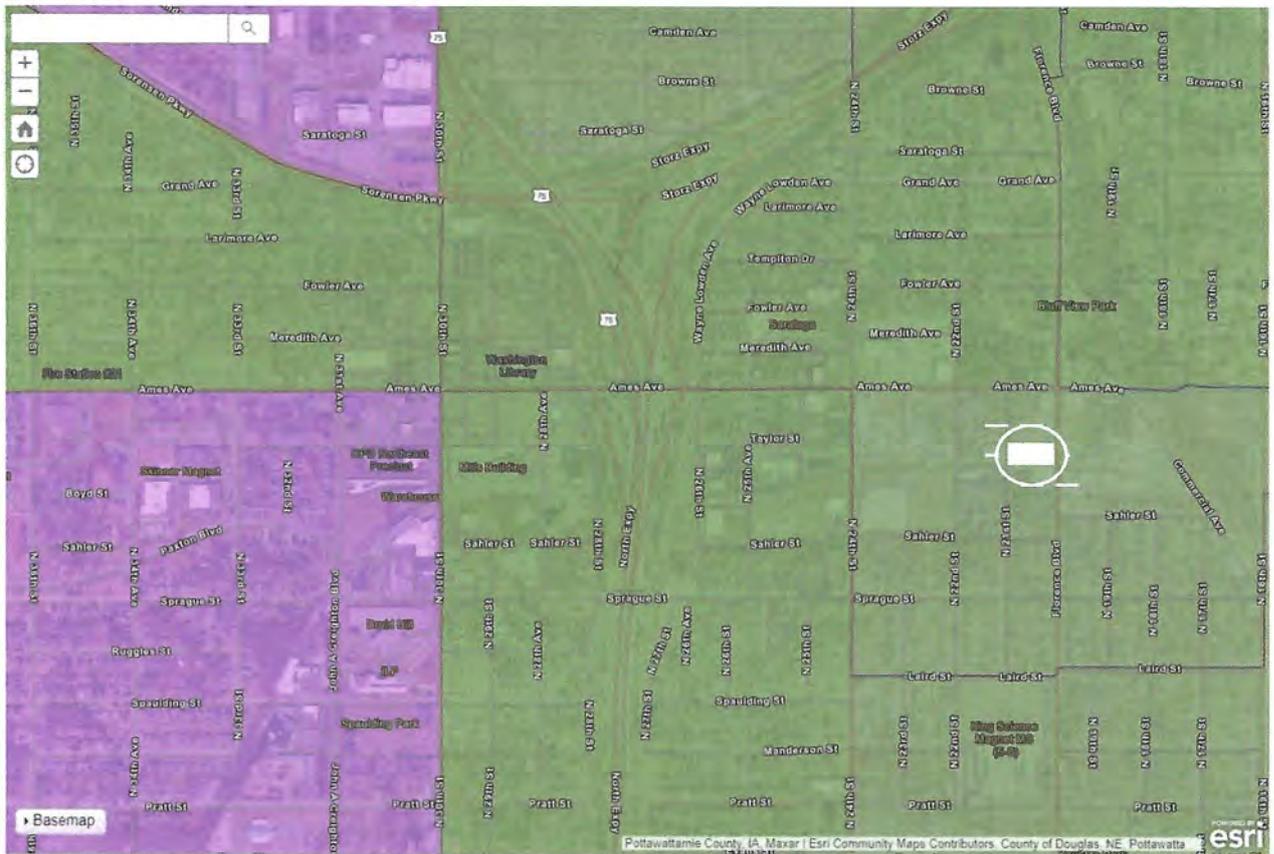
Pink -Community Redevelopment Area

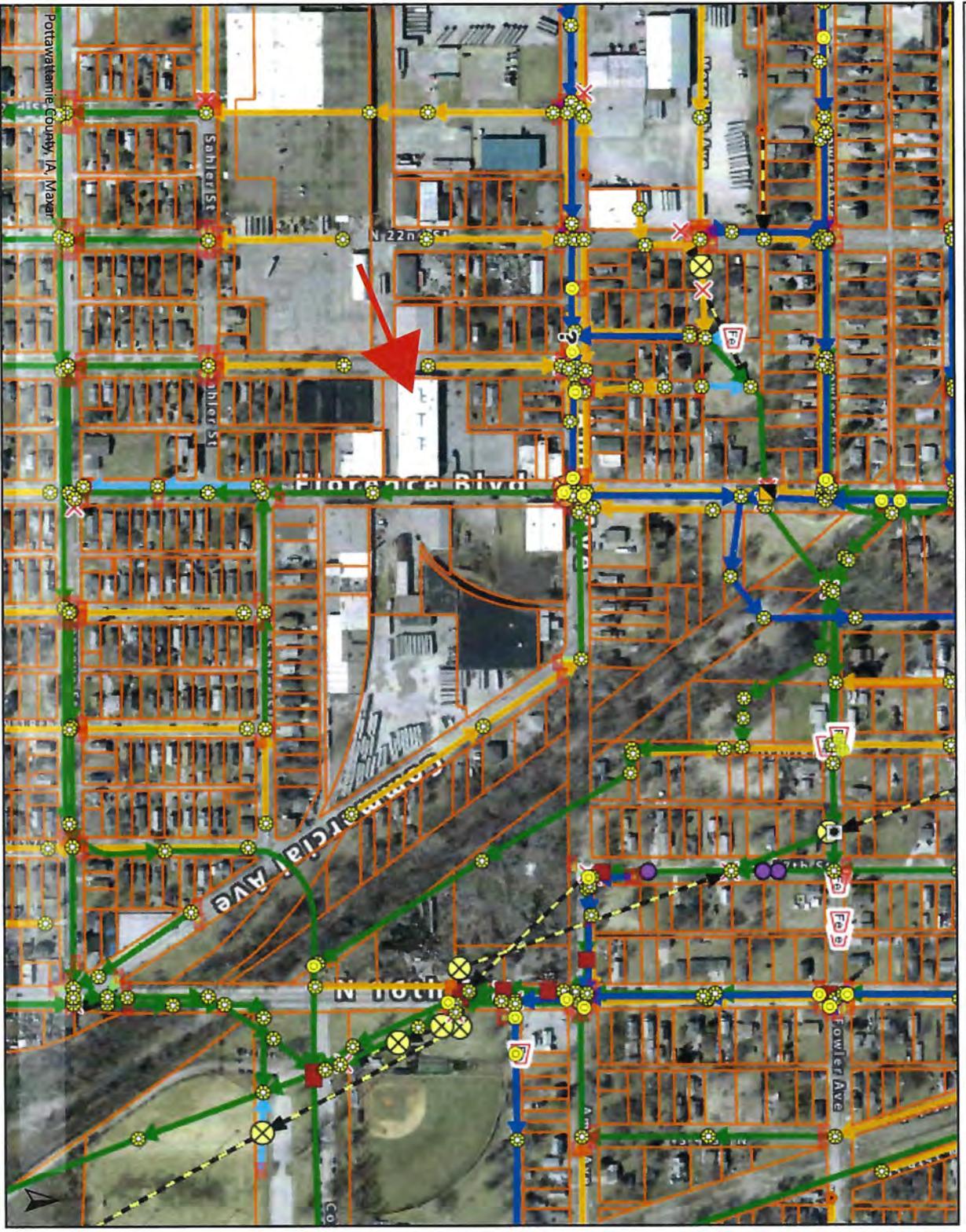
Green - Extremely Blighted Area

White Circle- Ernie Chambers History-Arts-Humanities Multicultural Center

LB86 bill address - Change provisions for redevelopment plans for extremely blighted areas under the Community Development Law and change funding provisions under the Nebraska Affordable Housing Act

Although this bill refers the affordable housing the Saratoga Beltline History & Art District is a commercial district rezone by the city planning department and clearly in blighted areas and needs transformation, fundamental change & long lasting economic growth and job creation and opportunity





0 500 1000 ft

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

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09/28/2022 07:50:46

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

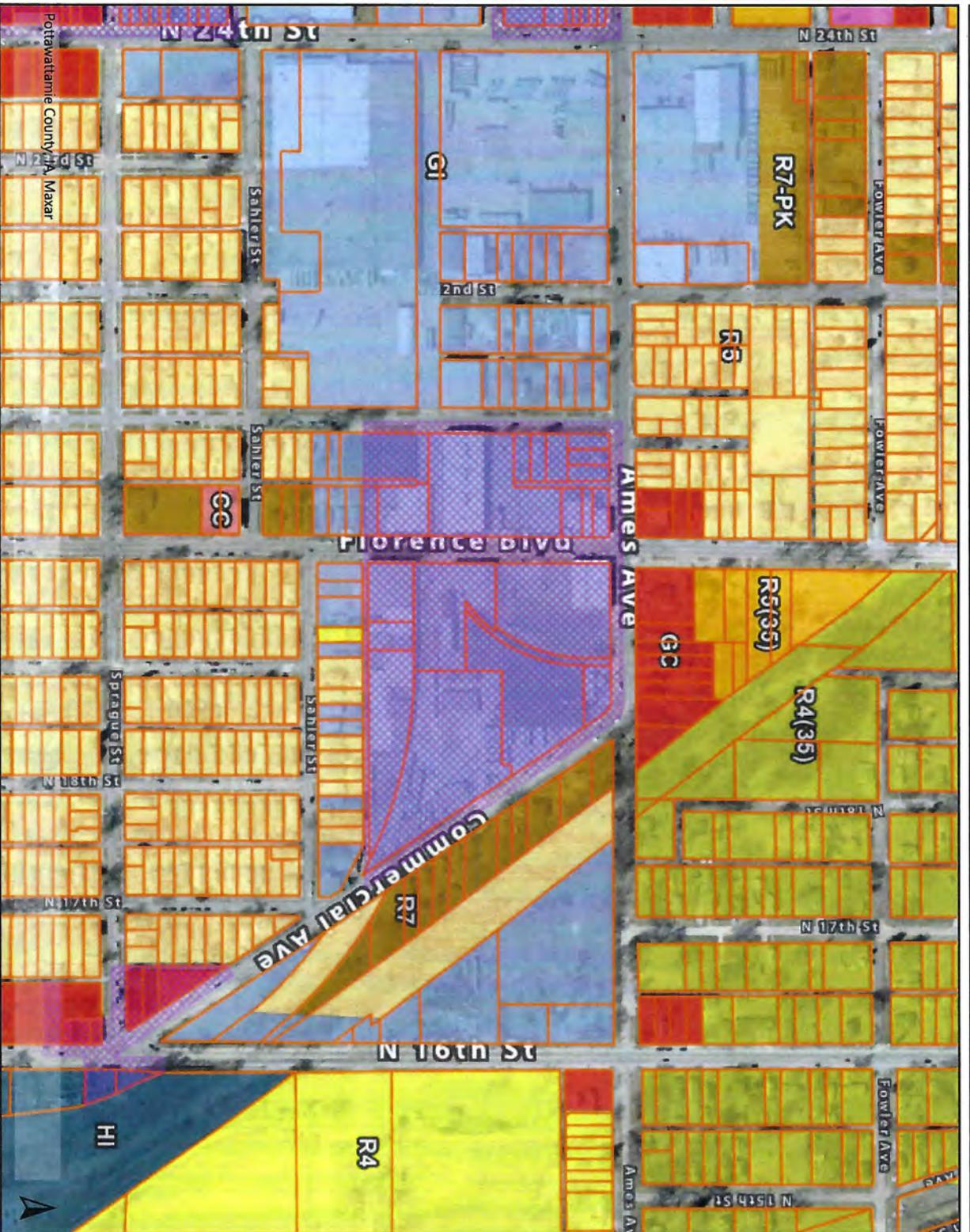
Legend

Omaha_Sewer_Network

Sewer Nodes

- Abandoned Structure
 - Clean Out
 - Dead End or Stub Out
 - Flared End (Inlet or Outlet)
 - Grit Basin/Grit Chamber
 - Intersection or Concrete Collar
 - Inlet Catch/Basin
 - Junction Box
 - Manhole
 - Manhole Grated
 - Tap
 - Vertical Bend
 - Unknown
- Sewer Lines





0 500 1000
ft

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Legend

- Historic Preservations
- Economic Viability Preservation Districts
-
- Parcels
- Property Lines
-

Zoning

Omaha Zoning

- R4
- R4(35)
- R5
- R5(35)
- R7
- R7-PK
- GI
- CC
- GC
- HI

Ernie Chambers History- Arts-Humanities Multicultural Center

Physical Location description:

Legal Description: Oak Chatham Lot 12, Block 1 ½ Vacated Boyd Street and All vacated alley adjacent and south, 49 feet lot 3 and all lots 4 through 11 and south 32 feet. Oak Chatham Addition.

The Ernie Chambers History-Arts-Humanities Multicultural Center is the first step in TWAM's long-term mission of developing the Saratoga-Beltline History & Arts District in North Omaha (**EVPD Program**), using the multicultural center as the core location. This district revitalization project aims to beautify and modernize North Omaha by increasing tourist attractions (legacy library, historical car show tour, North Omaha Trail Bus Tour, an interactive family tourism museum site), food & shopping centers, and diverse dining options around the multicultural center.

Ernie Chambers History-Arts-Humanities Multicultural Center is located at **4402 Florence Boulevard and 4401 North 21st Street Omaha, Nebraska 68110 is in North Omaha**. The commercial node at North 20th and Ames Avenue is comprised of commercial and industrial properties with single family residences scattered throughout. The building contributes to the Saratoga-Beltline Railroad Trail Way Economic Vitality Preservation District. The Saratoga neighborhood was founded in 1856 by a group of land speculators but continued to thrive after the speculators returned to their homes on the east coast. Throughout the end of the nineteenth century and the beginning of the twentieth century, the Saratoga neighborhood thrived with a school, social halls, theatres, and businesses that supported the residents of the area. It served a diverse community of residents into the 1960s. The Beltline Railroad began in 1883 and was completed in 1886 with a branch of the line along Boyd Street through the Saratoga neighborhood and immediately adjacent to this building. The Beltline originally served both passengers and commerce, but soon shifted to only commercial delivery of goods because Omaha had a well-established streetcar line to serve passengers. It remained an important part of Saratoga's commercial vitality.

This building was built by the Imperial Sash and Door Company in 1919. The company had the building constructed for their use at this location because of its easy access to the Beltline rail tracks that ran along the south side of the building. The canted south wall reveals where the tracks formerly accessed the building. Imperial Sash and Door occupied the space until 1932 when the company went bankrupt, and its assets were sold at auction. It was remodeled in 1935 for a new tenant, the Oliver Farm Equipment Company. The Oliver Company eventually purchased the building from then owner, J.J. Fitzgerald Company in 1943, after renting for nine years. Oliver Company manufactured all types of farm machinery. In 1956, the Lozier Company purchased the building for their refrigeration and air conditioning firm. This 55,000 square foot building allowed Lozier to expand their company facilities and they grew their company to a national presence here. Lozier occupied the building until the 1990s when they vacated it and donated it to the Omaha Housing Authority.

The building represents an important and lasting piece of North Omaha industry and commerce. Throughout the historic period it was continuously occupied by commercial enterprises that took

advantage of its location adjacent to the railroad tracks for their continued success. Three major businesses were located here from the Imperial Sash and Door company that constructed the building in 1919, to the Oliver Company in 1935, and with Lozier from 1956 through the late 1980s and early 1990s. This continued occupation added to a stable economically diverse neighborhood and provided employment within the community.

The Lozier Company was started in 1937 and incorporated in 1961 and remains an important industry leader with roots in Omaha. Allan Lozier began working at 14 years old, for his family businesses that started out of their garage for refrigeration and repairs and today has evolved into store fixtures and other retail display systems. Lozier is the largest national company in store manufacture display systems in the United States and is still headquartered in Omaha. Lozier served as President and Chair of the board since 1959. Their efforts to maintain, modernize, and preserve the building has left a legacy in the neighborhood.



West elevation, looking northeast



West elevation, looking southeast



South elevation, looking northeast



East elevation, looking west



North elevation looking southeast



4501 Florence Blvd
Automotive Repair Shop



4431 Florence Blvd
New development





4424 Florence Blvd
Simet Plumbing, Heating, Remodeling



4426 Florence Blvd
QT's Corner; Urban Accessories Store



4430 Florence Blvd
Daycare



4401-03 Florence Blvd
PlumbRite Plumbing Services



4225 Florence Blvd
Universal Terrazzo & Tile Co; Stone Supplier



4402 N. 21st Street
Omaha Housing Authority



4227 N. 21st Street
Craters and Freighters; Shipping Service





2010 Ames Ave
Mr. C's Tire and Rim Shop



4502 Florence Blvd.



4228 Florence Blvd
Vacant





4501 Florence Blvd
Automotive Repair Shop



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2010 Ames Ave
Mr. C's Tire and Rim Shop



4502 Florence Blvd.



4228 Florence Blvd
Vacant



Douglas County, Nebraska Property Record - R1900060001

Information is valid as of 2022-09-30

[Print Report](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Taxpayer

LEGACY PROPERTY LLC
 C/O GAYLA LEA-CHAMBERS
 P O BOX 19235
 OMAHA NE 68119-0000

Property Information

Key Number:	0006 0001 19
Account Type:	Commercial
Parcel Number:	1900060001
Parcel Address:	4401 N 21 ST OMAHA NE 68110-0000
Abbreviated Legal Description:	OAK CHATHAM LOT 12 BLOCK 1 1/2 VAC BOYD ST & ALL VAC ALLEY ADJ & S 49 FT LOT 3 & ALL LOTS 4 THRU 11 & S 32 FT LOT

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$79,300	\$201,600	\$280,900
2021	\$79,300	\$201,600	\$280,900
2020	\$79,300	\$201,600	\$280,900
2019	\$79,300	\$198,900	\$278,200
2018	\$79,300	\$442,400	\$521,700
2017	\$0	\$0	\$0

Show All Transactions

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
1.51	66096.0	0.0	0.0	0.0	

Land Attributes

<i>Attribute</i>	<i>Attribute Description</i>
Location	Inferior -40

Improvement Information

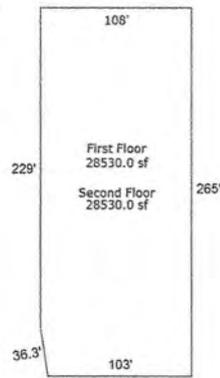
Building 1

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[CLICK TO ENLARGE IMAGE](#)

STORAGE WAREHOUSE
4402 Florence Blvd



Drawn by Auto-Desk

[CLICK TO ENLARGE IMAGE](#)

Square Footage:	57060.0	Percent Complete:	100.0%
Perimeter	1483.0	Quality:	Average
Unit Type:		Condition:	Poor
Built As:	Office Building	Condo Square Footage:	0.0
HVAC:	Forced Air	Rooms:	0.0
Exterior:		Units:	1.0
Interior:		Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	2.0
Floorcover:		Foundation:	
		Sprinkler Square Footage:	0.0

<i>Year Built</i>	<i>Year Remodeled</i>	<i>Percent Remodeled</i>	<i>Adjusted Year Built</i>	<i>Physical Age</i>
1920	0	0%	1920	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Add On	Chain Link Fence	3990.0
Add On	Elevator Hydraulic Passenger	1.0
Add On	Paving Asphalt Park	34000.0



Together We Achieve Miracles Inc. Organizational Chart

BOARD OF DIRECTORS

Architecture

Developer

CEO

CFO

CPA

Legal

Construction
Team

Design
Team

Multicultural Center Director

Department Managers

Ernie Chambers Legacy Library

- Connectivity , Free Wi-Fi & Internet
- History & Research
- Multicultural Center visitors
- Education & training spaces

John Beasley Theater

- Art Business/training
- Theatrical and music performances
- Dance Studio

Restaurant, Cafe, Banquet Hall, & Gift Shop

- Fine Dining Restaurant
- Beverages
- Entertainment Event Spaces
- Cafe & Gift Shop

North Omaha Legacy Visitor Center

- Art Gallery
- Art Classes
- Community Resources for Entertainment

Media Center

- video/film production
- editing
- advertisement
- Digital Operations
- Promotions

Building Engineer Maintenance

- security
- ground keeping
- janitorial
- mechanical
- plumbing
- electrical
- fire operation