

NORTH AND SOUTH OMAHA ECONOMIC RECOVERY COORDINATION PLAN

APPENDIX H

ALL ORIGINAL PROPOSAL SUBMISSIONS

APPENDIX H: ALL ORIGINAL PROPOSAL APPLICATIONS

H.1

**ORIGINAL PROPOSAL
SUBMISSIONS
#2-20**

Grant Application

Row 2

Organization Name (if applicable)	Rick Fulton
Physical Address	410 s 82 st
Mailing Address	
Website	
Social Media Accounts	@rickylee41
Name	ricky fulton
Title	
Email Address	rickyfulton@gmail.com
Phone	+1 (140) 229-0192
Team	Yes
Organizational Chart	President Rick Fulton Vice President Joel Fulton CFO Maureen Fulton
Other Completed Projects and/or Accomplishments	Successfully coached little league baseball
Proposal Title	Professional Baseball franchise will be placed at Charles Scwhab Park
Total Budget (\$)	\$12,000,000.00
LB1024 Grant Funding Request (\$)	\$11,550,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>Our project will purchase and operate a professional baseball franchise which will play games in North Omaha's Charles Schwab Field Omaha. Our goal is to purchase a franchise in the American Association of Professional Baseball, which has franchises in Lincoln and Sioux City among others cities. The downtown baseball stadium is woefully unused right now, and playing baseball in North Omaha will provide jobs for people from North Omaha. Many job seekers in North Omaha are hampered in finding work because of transportation issues. Employees could walk to work at the downtown ballpark. We will seek to acquire the franchise in time to begin play in the</p>

2023 baseball season. Omaha has a long history of baseball play, and it's not right that the city has no baseball team to call our own. Having a baseball team downtown could foster a feeling of togetherness and identity for the citizens of North Omaha and Omaha. We propose acquiring a baseball franchise that will play in Charles Schwab Field Omaha. That baseball field right now is woefully underused, and North Omaha does not benefit from the few weeks of the year that baseball is now played there. We will set up a baseball team in the American Association league, and begin play in 2024. We will provide jobs for the people of North Omaha, and transportation will not be an issue because people could walk to work from North Omaha. This proposal will provide for economic development in the area of North Downtown near the baseball park; right now the ball field is a white elephant. We need to use it a lot more than we do now. Full time and part time jobs will be made available with our proposal.

Timeline After we get the money, we can purchase the franchise in 2023. We can organize and begin play downtown in 2024

Percentage completed by July 2025 99%

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) 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 We will acquire a baseball team that will play in the North Downtown baseball stadium. We then will be able to use the stadium more than a few weeks during the year. We will foster a feeling of togetherness, and bond together behind a baseball team.

Visioning Workshop Findings Alignment Our proposal alligns with the Visioning Workshop Findings in that our downtown baseball stadium is woefully underused. Lack of jobs for youth in North Omaha means that baseball jobs would be welcome, and employees could walk to work. When attending the Visioning Workshop, I learned that the Legislative Committee welcomes all ideas, and this is a visionary idea.

Priorities Alignment Our idea for a baseball franchise aligns with LB1024's strategic priorities because it will help stimulate the economy in the census tracts identified by the state which are in need of help partly because of the covid 19 outbreak.

Economic Impact	Our baseball team will provide about 15 permanent jobs in the front office and about 75 jobs that will be available during the baseball season. Maybe more.
	15
	75 temporary jobs a year during baseball season.
	For the front office jobs wages will be between \$50K a year and \$75 K a year.
	Young people from North Omaha will take these jobs which are close to where they live.
Community Benefit	Currently Omaha's downtown baseball park stands like a white elephant down there. Taking up space an impeding progress. Let's use the baseball stadium for games.
	Of course the project is sustainable. Baseball games and jobs will played six months of the year in pertuity.
Best Practices/Innovation	Baseball is not a now concept to Omaha. The Omaha Cardinals started in 1948. But pro ball will be new to the North Downtown Stadium
Outcome Measurement	Amount of attendance per game; how much concessions are sold; how much merchandise is sold.
	We will craft a yearly budget outlining our success.
	Yes it will be a catalyst; more use of the ballpark means more business will be created nearby.
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	Charles Schwab Field Omaha. North Downtown Omaha.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	

	Yes
	No
Design, Estimating, and Bidding	Yes
	No
	Researched the price for acquiring a franchise and how much it cost to pay the players.
General Contractor	
Request Rationale	Franchise fees for the American Association is \$650 K. We will need about \$100 K yearly to pay the players, and \$50K yearly to market the team. We plan to work with Olsson to determine the actual budget.
Grant Funds Usage	We will use LB1024's grant money to purchase the franchise and pay players/and marketing.
Proposal Financial Sustainability	Yes
	We are working on getting a budget together for specific numbers.
Funding Sources	We will sell merchandise, baseball tickets, and concessions at the ballpark.
	After we do further research with help from the professionals,
	No
Scalability	No
Financial Commitment	Our baseball franchise will pay good wages .
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 3

**Organization Name
(if applicable)**

Physical Address

Mailing Address

Website

**Social Media
Accounts**

Name Garrett Hoie

Title

Email Address ghoie07@gmail.com

Phone +1 (402) 709-2121

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments**

Proposal Title Demolish the North Freeway and Replace with an Urban
Boulevard

Total Budget (\$) \$100,000,000.00

**LB1024 Grant
Funding Request (\$)** \$100,000,000.00

Proposal Type Capital project

**Brief Proposal
Summary** The North Freeway cut through much of North Omaha in the late 20th century, against the wishes of the residents of the neighborhood, and led to the demolition of 2,000 buildings in the neighborhood, cutting it in 2. Originally intended to link up with I-680 past Florence, construction on it was stopped once it reached Florence, and now mainly exists as a little stub freeway with only 3 exits. Traffic data from the city of Omaha shows that it is underused as well. Furthermore, air quality data from your organization shows that air quality around the North Freeway is lower than elsewhere in the city, leading to higher risks of asthma and COPD. I believe that a modern boulevard

with good transit could easily carry the traffic currently handled by the north freeway, while taking up less space, allowing more space for transit oriented affordable housing to spring up.

Timeline	Rochester, NY took approximately 3 years to complete a tear down and rebuild of .7 miles of an urban freeway.
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Percentage completed by July 2025	50%
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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)
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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.)
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"other" explanation

Proposal Description and Needs Alignment	By focusing on new transit opportunities and distributing traffic more evenly through the neighborhood, air quality can improve leading to better health for residents. Furthermore, because a boulevard would take up less space than the North Freeway, freed up land can be used to develop affordable housing or park space for residents. And by restoring street connections with the grid, the neighborhood can be more walkable. It also could help revive the 24th/Lake Business District because there would be slower local traffic in the area rather than just funneling every car rapidly out of the neighborhood.
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Visioning Workshop Findings Alignment	Urban freeways are bad for air quality and health. Furthermore, by restoring the street grid that the North Freeway cleaved in two, you can improve walkability and transit accessibility. Removing the North Freeway would be absolutely transformative for North Omaha.
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Priorities Alignment	It would be a significant economic opportunity for North Omaha by making it a more walkable, more transit friendly neighborhood.
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Economic Impact

Community Benefit

Best Practices/Innovation Freeway removal is something being looked at across the country right now, especially in the case of neighborhoods that were unfairly destroyed for freeways

Outcome Measurement

Partnerships No

Displacement No

Displacement explanation

Physical Location

Qualified Census Tract

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Design, Estimating, and Bidding No

No

Estimations based on similar proposals in other cities

General Contractor No

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment \$0, I'm just a private citizen on a mission

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 4

Organization Name (if applicable)	CB Designs
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Physical Address	8319 N 30th St Omaha, Ne 68112
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Mailing Address	
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Website	www.cbdesignsomaha.com
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Social Media Accounts	www.facebook.com/cbdesigns75
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Name	Christie Blankenship
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Title	Owner
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Email Address	cbdesigns75@gmail.com
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Phone	+1 (402) 769-9568
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Team	No
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Organizational Chart	
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Other Completed Projects and/or Accomplishments	I am mostly a one person operation. I plan and design weddings. Then set them up, coordinate the event and then tear down and clean up. I started in 2019 with 4 single service bookings and worked my way up to 2022 with 17 partial or full service bookings. I would love to be able to hire at least one or two helpers and expand my inventory. I would also love to get my LLC paperwork finished.
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Proposal Title	Inventory expansion and Hire staff
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Total Budget (\$)	\$20,000.00
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LB1024 Grant Funding Request (\$)	\$20,000.00
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Proposal Type	I do not know
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Brief Proposal Summary	I am mostly a one person operation. I plan and design weddings. Then set them up, coordinate the event and then tear down and clean up. I started in 2019 with 4 single service bookings and worked my way up to 2022 with 17 partial or full service bookings. I would love to be able to hire at least one or two helpers and expand my inventory. I would also love to get my LLC paperwork finished.
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Timeline	I am aiming for the start of 2023 to hire some staff.
Percentage completed by July 2025	100%
Funding Goals	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	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Many people get married, but they're not many vendors that work with all budgets. I would like to be the go to wedding planner that works with every budget and can accommodate a special event for every person who wants to get married.
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	
	2
	\$200/week
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	Yes
	I work with many organizations. Florence City Hall is one of my biggest collaborators.
Displacement	No
Displacement explanation	

Physical Location	I have a storefront on 30th St and I have good visibility to the part and 30th St traffic
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	No
Request Rationale	Here below is a breakdown of exactly how I want to spend the money that I have requested.
Grant Funds Usage	10,400 for 52 weeks at \$200 / week pay for 1 part-time assistant. \$5000 for increasing inventory \$4000 to pay ahead on the rent \$600 to get any LLC and advertising I can done
Proposal Financial Sustainability	Yes
Funding Sources	
Scalability	
Financial Commitment	None.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 5

**Organization Name
(if applicable)** Lantex LLC

Physical Address 3217 Ohio St Omaha, NE 68111

Mailing Address

Website

**Social Media
Accounts**

Name James Overton

Title President

Email Address jroverton3@gmail.com

Phone +1 (402) 612-7910

Team

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments** We have provided commercial and residential housing/ single family homes in North Omaha for over 15 years

Proposal Title Operation Rehab

Total Budget (\$) \$2,000,000.00

**LB1024 Grant
Funding Request (\$)** \$2,000,000.00

Proposal Type Capital project

**Brief Proposal
Summary** There are many many dilapidated homes/Commercial Properties in North Omaha that are condemned or on the verge of condemnation. We would use these funds to acquire and rehab these homes into livable and affordable housing.

Timeline Within the next 2 years

**Percentage
completed by July
2025** 99%

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.) 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	There currently is a significant housing shortage. We get calls daily for housing
Visioning Workshop Findings Alignment	Thru this program we pan to teach the individuals how to obtain and maintain a home
Priorities Alignment	Housing is desprately needed
Economic Impact	We will need construction workers and maintnace men to maintain the properties
	30-40
	50
	\$15 - \$25per hour
	This Grant will allow us to continue our long term plan of providing affordable housing
Community Benefit	Many of the homes we are looking to acquire are in terrible shape. We specialize in turning trash into treasure
	This will give the potential tenants something to be proud of
Best Practices/Innovation	we are enthusiastic to show what North Omaha is capable of with the right investments
Outcome Measurement	Educating these individuals on credit matters and money management is key to long term growth of the community we live in
	By the number of renovated homes and individuals with housing
	Yes we plan on using these funds to make long term reoccurring investments in the community

Partnerships	Yes
	Omaha Land Bank, The City of Omaha, The Omaha Housing Authority
	None
Displacement	No
Displacement explanation	
Physical Location	Numerous
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	Community Based Research
General Contractor	No
Request Rationale	The average price of these dilapidated homes we plan to rehab is 20k to 40k with a minimal estimated rehab cost of 10k to 30k . with these numbers we estimate that we should be able to rehab and place 50 homes in North and South Omaha
Grant Funds Usage	The funds will go towards the acquisition and rehabilitation of the properties
Proposal Financial Sustainability	Yes
	Purchase Acquisition Rehab Placement
Funding Sources	N/A

	NO
Scalability	Yes
	It can be implemented over time
Financial Commitment	We have been providing homes and jobs in the community for over 30 plus years
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

Grant Application

Row 6

Organization Name (if applicable)	Southern Spoon LLC
Physical Address	3217 Ohio St Omaha, NE 68111
Mailing Address	
Website	
Social Media Accounts	Southern Spoon Omaha
Name	James Overton
Title	President
Email Address	jroverton3@gmail.com
Phone	+1 (402) 612-7910
Team	No
Organizational Chart	President
Other Completed Projects and/or Accomplishments	We have been in the Omaha area since 2017 we have recently opened a new location at the corner of 40th and Ames Ave in Omaha 3929 Ames Ave Omaha, NE68111
Proposal Title	Southern Spoon Rehab Completion and Property Acquisition
Total Budget (\$)	\$500,000.00
LB1024 Grant Funding Request (\$)	\$499,999.00
Proposal Type	Capital project
Brief Proposal Summary	There are many many dilapidated Commercial Properties in our immediate vicinity in North Omaha that are condemned or on the verge of condemnation. We would use these funds to acquire and rehab these properties into adjacent business space ,
Timeline	Within the next 2 years
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.) 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	North Omaha is in a " Food Desert" there are very few eating option in the area for restaurants let alone healthy options
Visioning Workshop Findings Alignment	We want to be the seed that shows that North Omaha has the ability to sustain a growing family style restaurant
Priorities Alignment	Access to better eating options are desperately needed in Omaha
Economic Impact	This will create 20 to 40 permanent jobs in North Omaha
	30-40
	20
	\$15 - \$25per hour
	The construction work will provide temporary jobs but the restaurant will provide permeant jobs
Community Benefit	This will show that North Omaha can over come its negative reputation and add a bright spot to North Omaha
	New business or a growing business is always a positive thing in the community
Best Practices/Innovation	we are enthusiastic to show what North Omaha is capable of with the right investments
Outcome Measurement	Long term jobs are key to any comunity
	By the number of gainfully employed individuals

Yes we have invested millions in property acquisition and development

Partnerships No

Displacement No

Displacement explanation

Physical Location 3929-3927 Ames Ave Omaha NE 6811

Qualified Census Tract Within one or more QCTs

Additional Location Documents N/A

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding Yes

No

Community Based Research

General Contractor Yes

No

Because we have acted as our own GC's as we have completed numerous projects prior to this one

Request Rationale This amount is based upon what was invested to complete the initial part of our project

Grant Funds Usage The funds will go towards the acquisition and rehabilitation of the property

Proposal Financial Sustainability Yes

Rehab Placement

Funding Sources N/A

	NO
Scalability	Yes
	It can be implemented over time
Financial Commitment	We have been providing jobs in the community for over 30 plus years
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<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

Grant Application

Row 7

Organization Name (if applicable) Money World Trucking

Physical Address 1711 N 38th st. Omaha Ne 68111

Mailing Address

Website

Social Media Accounts

Name ArNeasha Jones

Title Principal

Email Address neashaplunkett@gmail.com

Phone +1 (402) 306-9601

Team No

Organizational Chart ArNeasha Jones is president of company.

Other Completed Projects and/or Accomplishments Money World trucking is named after Montrell Wiseman (My younger brother) who passed away to gun violence in late 2012 at the age of 17. To help rebuild Omaha and make the city a better place with his remembrance would be a honor and privilege. My goal is to make a change from our stolen Angels not revenge or a statistic. I would love to use his remembrance to refurbish our home. To show my community there is another way to mourn those who are stolen from us to keep pushing never give up and better is coming. Montrell's nickname was Moneyman I hope to expand one day over the world. This Proposal will re-open doors for my company goals and the message I can give to others with proof that a different way is available and in arms reach as it was for me. I purchased my 1st semi truck on my own in Sept,2021 to strive for my goals and in Oct,2021 Hatcher mobile service sold my truck from under me I still have Ownership of my title to my truck . I am currently Suing them a case (Case# CI- 21-17807). For my brother my persistence to helping our city and people is in our hands and this proposal supports everything I have tried to accomplish no matter the obstacle I will not give up.

Proposal Title Money World Trucking

Total Budget (\$) \$248,000.00

LB1024 Grant Funding Request (\$)	\$248,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>Moneyworld trucking is a removal company for example Dirt, Gravel, Rock, Mud, Glass, Cement, Snow etc. . A side dump trailer that is 47 Ft. long and can with stand 80,000 IBS can be loaded with any material/product and hauled off to a safe location. As a current CDL A holder of 4years and every endorsement that Department of transportation offers I am familiar to hauling in all conditions .I can work long hours to ensure the job is done in a efficient time and correctly. The trailer is pulled behind a semi truck with the horse power of 500. Moneyworld trucking can clean up any mess. While working within a 250 mile radius as a local driver. I currently posses a EIN along with a LLC for the company .If granted with the Grant (LB1024) i will be able to gather the rest of the needed items to assist in the recovery act no later then October 17 2022. After saving up to get a small building I do plan on purchasing another truck and hiring employee's within a year.</p>
Timeline	<p>*September 29th- Submit application *October 9th- Oppurtunity Closes *October 10th- Money Granted *October 11th- Truck and trailer Purchased (Kenworth & Haagers) *October 12th- Insurance, License plate, DOT number truck authority to cross state line and clearing in the clearing house under owner operator purchased. October 17th- Ready to clean up Omaha</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 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>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.)</p>
"other" explanation	
Proposal Description and Needs Alignment	<p>the community is cluttered with abandoned buildings/houses. Money world trucking can assist in removal of the property torn down. Moneyworld trucking can also assist in snow removal in the winter. structural repair and building material is a great need</p>

in recovery of a community and Moneyworld trucking (MWT) will be available.

Visioning Workshop Findings Alignment

Priorities Alignment Moneyworld trucking was created to help the community and its people. Show Omahan's of all ages better. LB1024 is a Bill that is designed to help the community and show Omahan's that we all care for each other and its time to live better ,Breath better and be better.

Economic Impact Job creation for the community is to refurbish and see Omaha become a better place a place people would love to visit. This is our home and I want to make it homey again. Wages is flexible its more about the opportunity.

After I purchase another truck 2 permanent job openings. Until further expansion.

as many offered to Moneyworld trucking.

drivers will receive 24-27\$ hour

plan assignments to the workload to stay productive and keep company moving.

Community Benefit Moneyworld trucking will clean up Neighborhoods. Assist in Building schools, houses and hospitals. Concentrate alot on helping the community showing up to community events to show people what they can do if they try.

The company can assist in removal of lead and any other harmful products. Safe housing and parks can be a tribute to what Moneyworld trucking can bring to its community. Fencing material is a great plus to keeping restricted areas safe for our children and wildlife MWT would love to help in the safety of our community.

Best Practices/Innovation Showing Young African American Women that trucking isn't only for man, is a Stand and we are equal.

Outcome Measurement community strengthening , Cleaner Omaha, future Job opportunity , Leadership Roles for women with harder backgrounds , safe play areas ,Safer Homes, stall community's to help with poverty.

Measured by humans Locals and Visitors.

NO , Just an act to make a difference and do things different.

Partnerships No

Displacement No

Displacement

explanation

Physical Location North & South Omaha

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding No

Yes

General Contractor Yes

Yes

Request Rationale 248,000.00

Grant Funds Usage Purchase semi-truck Purchase Side dump Trailer Purchase 1 month (starter) Insurance Purchase license Plate Purchase authority to cross state line and DOT Number

Proposal Financial Sustainability Yes

If awarded the money will cover all expenses besides fuel which I can cover as I do currently work and have money saved . Insurance I can also cover as I am employed and after awarded the funds the money that I make on the job will be priority to the company and what I pay myself will then be given to me. I will be sure to hire a bookkeeper who can separate what i make and what the company makes.

Funding Sources Unsure of other resources available heard about this one and felt this is my goal.

N/A

If awarded these funds will be enough

Scalability If given less then asked for I will find a way to use the money to

purchase a truck and trailer less new.

**Financial
Commitment**

I Solely Commit to purchasing a Truck, Trailer, Insurance, License plate and DOT# with proof of certified receipts and signature of supervisor/General manager at place of purchase and be turned into Senator Justin Wayne himself and reviewed or all funding & returned immediately if not financially traceable and used correctly. Any unused finances will be returned.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads

Grant Application

Row 8

**Organization Name
(if applicable)** SC-3535 LLC

Physical Address 3535 Harney Street Omaha, NE 68132

Mailing Address

Website

**Social Media
Accounts**

Name Thomas J Scarpello

Title Owner

Email Address tscarps13@gmail.com

Phone +1 (402) 731-5752

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments** We provide office space for non-profits working with school age children at either no cost or reduced cost

Proposal Title Facility upgrades

Total Budget (\$) \$208,000.00

**LB1024 Grant
Funding Request (\$)** \$208,000.00

Proposal Type Capital project

**Brief Proposal
Summary** We provide space for multiple non-profits at either no or reduced rent. We are currently looking to improve our building to reduce energy use and improve appearance. Our proposed improvements include HVAC replacement and window replacement.

Timeline Project will be completed in 2 phases: Window replacement by 6-1-23 and HVAC replacement by 9-1-23

**Percentage
completed by July** 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) 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.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment We provide space for non-profits vital to community development. We aim to provide a quality work space that is safe, appealing and energy efficient.

Visioning Workshop Findings Alignment We aim to continue utilizing existing space to provide services impactful to the community

Priorities Alignment By providing space to non-profits at free or reduced price more of their budget can be utilized for the services they provide.

Economic Impact

4 to 5

Community Benefit We aim to provide space for non-profits that focus on enhancing the lives fo children principally in north and south Omaha

We aim to provide clean, safe and energy efficient work environment

Best Practices/Innovation We aim to show that business can utilize existing or excess space to support the non-profit community

Outcome Measurement We aim to make sure more non-profit budget goes to programming rather than rents

A simple comparison of rents paid by similar non-profits

I believe it will set an example for other businesses to utilize free space for the good of the community

Partnerships No

Displacement	No
Displacement explanation	
Physical Location	3535 Harney St. Existing property currently being renovated
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	No
Request Rationale	We request funding for the last 2 phases of our renovation that will not be possible with current interest rates to perform without assistance.
Grant Funds Usage	The funds will be used to directly pay contractors for the proposed improvements. All other design costs have already been taken care of.
Proposal Financial Sustainability	Yes
	The property will have businesses that provide enough rent to balance out the free or reduced non-profit renters.
Funding Sources	We do not plan on applying for other sources at this time.
Scalability	no
Financial	To date the organization has spent approximately \$500,000 on

Commitment renovations. Without funding, no further renovations are possible at this time.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads



Eyman Plumbing, Inc.

8506 S 117th STREET • LAVISTA, NEBRASKA 68128
PHONE (402) 731-2727 • FAX (402) 731-4538

Proposal

Form Version 4.4

Page No. 1 of 4

PROPOSAL SUBMITTED TO: SC-3535 LLC	DATE: 9/14/2022	PO #:
BILLING STREET ADDRESS: 3535 HARNEY STREET	JOB NAME: REPLACE ROOFTOP PACKAGE UNIT	
CITY, STATE, ZIP CODE: OMAHA, NE 68131	JOB LOCATION: same	
PHONE: 402-731-5752	ADDENDA ACKNOWLEDGED (if applicable)	
EMAIL ADDRESS: tom@scarpelloconsulting.com	SUBMITTED BY: ED MICEK	

We hereby submit specifications and estimates for necessary labor and material to replace the rooftop package heat/cool unit including:

- One Trane model YCD360CEH package gas/electric unit 230V, 3PH
- One crane service by Lift All Crane Service
- One Electrical re-connect by Brase Electric

SCOPE OF WORK:

We will remove old equipment to ground and properly dispose of it, have Lift All set new unit on existing roof curb (direct-fit), reconnect gas line to existing gas service on roof, have licensed electrician re-connect new disconnect (supplied with new unit) to existing electrical service on roof, re-connect unit control circuit to existing building zone damper control circuit, apply for necessary permits, all parts and equipment, labor, crane and electrical sub-contractors, permit fees paid, ready to run.

This new unit is an exact replacement for the old unit with the exception that the new unit has a built-in service disconnect, a 115V convenience outlet, and factory hail guards.

NOTE: If I had not misplaced that decimal point, the actual price would have been \$105,633.85 plus tax. I have been authorized to take 10% off that figure and sell for \$95,070.65 plus tax. We will still make some money.

We propose hereby to furnish material and labor in accordance with above specifications and subject to the attached three pages of terms and conditions, for the sum of: \$95,070.65

As outlined above – \$ plus tax estimated at \$6183.81

- ½ Down Progressive Billing In full upon Completion Other:

All material is guaranteed to be as specified. All work to be completed in a workmanship manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Edward J. Micek, Jr

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications, and conditions are satisfactory and are hereby accepted including the attached waiver. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Eyman Plumbing Inc.

8506 S 117th STREET • LAVISTA, NEBRASKA 68128

PHONE (402) 731-2727 • FAX (402) 731-4538

Page 2 of 4

DATE: 01/06/2022

JOB NAME:

Conditions:

The following terms, conditions and waiver are an integral part of our contract/subcontract and are hereby incorporated into this contract/subcontract.

1. Before the execution of any subcontract, the contractor shall furnish to us copies of all Contract Documents.
2. Nothing in this contract/subcontract shall be construed to require us to continue performance of our work if we do not receive timely payment for properly performed work and properly stored materials.
3. We will accept no charges that have not previously been approved by Eyman Plumbing, Inc. in writing.
4. All work is to be installed in accordance with the codes of local authority having jurisdiction and not necessarily as per drawings or schematics.
5. All warranties for Eyman Plumbing work and materials shall extend for one year from the date of substantial completion, or date equipment is placed into service, whichever is earlier. Owner supplied parts/materials will not be included in any warranty by Eyman Plumbing. If owner supplied parts/materials cause Eyman Plumbing to incur any additional labor or material costs, additional charges may be applied. The service work on any warranty shall not be effective until the original job/service has been paid in full or per the payment schedule. The exclusive remedy for any alleged defects under any warranty shall be Eyman Plumbing Inc. providing the labor, materials, repair and/or replacement.
6. Protective clothing and equipment required due to work of others is not included.
7. Trash and waste materials will be deposited in a designated dumpster or container that is provided by the Owner/Contractor unless otherwise referenced in Scope.
8. We will provide liability insurance including "umbrella" coverage to a maximum of \$1,000,000.00. If higher limits are required, the cost of the higher premium will be added.
9. The Owner or Contractor shall provide protection of our work in place and a suitable location for storage of materials on site. Protection of our stored materials is not our responsibility.
10. Our obligation under this proposal and any subsequent contract does not include the identification or removal of any asbestos product or any other hazardous substances. In the event that these are encountered, our sole obligation will be to notify the Contractor and/or the Owner of their existence. Work will be suspended until the hazards are removed. The time for completion of the work will be extended by this suspension and the contract equitably adjusted.
11. Invoices for work performed in month number one will be submitted by the 25th of month one. Payment must be received by the 30th of month two. This only applies to jobs proposed with progressive billings. Jobs bid as "Upon Completion" must be paid at the time the work is performed. Payment for jobs bid as "Payment in Advance" or as "Deposit in Advance" will only be started once the payment arrangements are satisfied.
12. At 50% completion of the scope of the work, retainage will be reduced to 5% of the contract.
13. Nothing in this subcontract or proposal shall be interpreted as waiving any rights Eyman Plumbing may now have, or which it may acquire during the term of this agreement for this project.
14. Owner/Contractor agrees that any change orders shall be in writing prior to Eyman Plumbing, Inc. performing any additional work that is not part of the original contract, diagrams or drawings.
15. Eyman Plumbing, Inc. shall be entitled to damages or additional compensation resulting in any manner whatsoever, directly or indirectly, from any and all delays, disruptions or interferences caused by Owner/Contractor.

WAIVER

As an owner or its authorized representative, I hereby authorize Eyman Plumbing, Inc., or its representatives to cut and/or break the concrete-according to industry standards. Further, Eyman Plumbing, Inc., and its representatives are hereby released from any and all damage to buried utilities that are unmarked, not correctly identified, or encased within the concrete or attached thereto.

Eyman Plumbing Inc.

8506 S 117th STREET • LAVISTA, NEBRASKA 68128
PHONE (402) 731-2727 • FAX (402) 731-4538

Page 3 of 4

DATE: 01/06/2022

JOB NAME:

This two-page Scope is an integral part of our contract/subcontract and is incorporated herewith in its entirety by reference.

Based upon the requested work by owner/authorized representative, and/or as set forth by blueprints and specifications, all items below that are checked are to be considered included as part of this project but all items that are not checked are considered additional and are not presently intended to be included in this project or the contract/subcontract.

ITEM

- Access Doors
- Asbestos Removal or Disposal
- Backfill with Original Earth
- Bond Included in Proposal
- Bond Available at an Additional 1.2% of the Final Contract
- Builders' Risk Insurance
- Catch Basin
- Cathodic Protection
- Ceiling Removal
- Ceiling Replacement
- Combustion Air
- Concrete Equipment Bases
- Condensate Piping
- Connection of Equipment Furnished by Others
- Core Drilling for our Pipe
- Creating Access for Equipment to Work Area
- Credit Card – Standard 3% Processing Fee Waived
- Cutting
- Davis Bacon Wages
- De-Watering
- Digging in Clean Dirt
- Digging in Frozen Ground, Rock, Sandstone, Groundwater, or Sand
- Electrical Work
- Extended Warranty
- Fire Sprinkler System
- Fire Stopping of Our Opening Only
- Flexible Appliance Connectors
- Floor Removal
- Floor Replacement – Concrete only, no finish flooring
- Flue Pipe Work

Eyman Plumbing Inc.

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Page 4 of 4

- Foundation Drain or Drain Tile
- Gas Piping
- General Construction
- General Contractor to furnish .dwg Files for Electronic Layout
- Grease or Type 1 Oil/Sand Interceptor
- Heat Tape
- Hoisting & Rigging (Our equipment only)
- HVAC Demolition
- HVAC Permits
- Insulation of Plumbing Piping
- Layout of Utilities
- Location of Private Underground Utilities
- Manholes
- Multi-Mobilizations for Schedule Convenience
- Overtime for Accelerated Schedule
- Overtime for Owner's Convenience
- Overtime for Tie-ins
- Painting
- Patching
- Plumbing Demolition
- Plumbing Permits
- Poured in Place Sewer Structures
- Repair of Unmarked Private Underground Utilities
- Roof Repair with Typical Tar for Stack Flashing
- Rough-in for Equipment Furnished and Installed by Others
- Sales Tax – Materials only
- Sanitary Facilities
- Sanitary Sewer Service & Tap
- Seed, Sod, Shrubs, or Landscaping
- Septic System
- Steel Equipment Supports
- Storm Sewer Service
- Street Cuts & Patching for Plumbing Utilities
- Temporary Heat
- Temporary Water
- Trash and /or Material Waste - Removal by Eyman
- Testing Allowance or Testing Fees for Compaction
- Toilet Room Accessories
- Wall Layout
- Water Capital Facilities or Impact Fees
- Water Heater flue pipe
- Water Heater Supports/Shelving
- Water Service, Meter, & Tap

Heartland Glass, Inc
9236 Maple St
Omaha, Ne 68134

Proposal
Phone - 402-571-4785
Fax - 402-571-8266

Date:9/29/22
To: SC-3535 LLC
Attn: Tom

Project:
Address: 3535 Harney St

Proposal for Material & Labor only:

**Heartland Glass to: Remove existing storefront, and replace with all new material.
(29) Punched openings in bronze aluminum.**

Glass: 1" oa Low E / bronze temp & ann units & Spandrel Panels
Exclusions:

Total \$ 112,000.00

This proposal excludes the following:

Cleaning, demolition, bonds, wood blocking, temporary doors, protection of glass or aluminum, or any damage done unless directly caused by our employees.

Contractor

Heartland Glass, Inc
Fed # 47-0797243

Date Accepted: _____

Grant Application

Row 9

Organization Name (if applicable)	Educando Child Care Center Inc
Physical Address	5414 S 36 Th St Omaha NE 68107
Mailing Address	
Website	
Social Media Accounts	
Name	Maria E Castro Padron
Title	Owner
Email Address	mcastro@educandochildcare.com
Phone	+1 (402) 208-9751
Team	Yes
	Teacher / Assistant to Hire
Organizational Chart	Director - Owner + Teachers + Assistant + Cook Person for a new Day Care Center in South Omaha to provide a brand new Day Care Center for packing companies and the Latino community
Other Completed Projects and/or Accomplishments	New Day Care Center 99 Children Capacity , planning to hire up to 17 Persons as employees
Proposal Title	New Day Care Center in South Omaha
Total Budget (\$)	\$120,000.00
LB1024 Grant Funding Request (\$)	\$120,000.00
Proposal Type	Capital project Combination of capital project and service/program Service/program
Brief Proposal Summary	New Day Care Center at South Omaha location focus to provide a better place for children's and employees , new hiring process and new enrollment process
Timeline	January 2023
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 Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Latino Community will have a brand new Day Care Center located 5414 S 36 Th St to provide a better place in South Omaha

Visioning Workshop Findings Alignment New hiring will be benefit a new employees living at South Omaha Community

Priorities Alignment Funding will help to improve capital flow for payroll and cash flows to buy furniture and equipment for the day care center, the day care will provide home made meals under commercial kitchen approved by City of Omaha

Economic Impact 16 Employees +1 Cook Full time Employee + New employees will be benefit South Omaha Community

18

0

40K for teachers each one and 33K for Assistant each one

New employees will be benefit South Omaha Community

Community Benefit New employment opportunities for South Omaha and New Day Care Center in South Omaha

will hire and provide safe and excellent quality enviroment for South Omaha Community

Best Practices/Innovation Brand New building approved by City of Omaha Permits with Shelter included

Outcome Measurement Improved Education for children's up to 12 years

City and Human Health Dept

No

Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	5414 S 36 Th St Omaha NE 68107
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Plans attached
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	Already completed waiting for final inspection
Request Rationale	160,000 is requested for cash flows and payroll for employee's
Grant Funds Usage	160,000 is requested for cash flows and payroll for employee's
Proposal Financial Sustainability	Yes
	New Hiring + Buy Equipment for the day care
Funding Sources	New Hiring + Buy Equipment for the day care
	No
Scalability	No

**Financial
Commitment**

Educando Child Care Center is a S-Corp registered with
Nebraska Secretary State

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads







Date of this notice: 09-16-2021

Employer Identification Number:
87-2676509

Form: SS-4

Number of this notice: CP 575 A

EDUCANDO CHILD CARE CENTER INC
5414 S 36 TH ST
OMAHA, NE 68107

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-2676509. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is EDUC. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Grant Application

Row 10

Organization Name (if applicable)	Lawrence T. Butler, Professional Engineering, LLC
Physical Address	4809 NW Radial Highway Omaha, NE 68104
Mailing Address	
Website	www.LTButler.com
Social Media Accounts	Restore North Omaha - Facebook, LT Butler Engineers - Facebook
Name	Lawrence T Butler
Title	Owner/ Managing Member
Email Address	lawrence@ltbutler.com
Phone	+1 (402) 960-8557
Team	Yes
	Lawrence Butler Engineer/Historian, Spark – Funder American National Bank – Funder MCL or Davis Construction – Proposed G.C., Woods Aiken (Mike Matcheka) – Legal, Brad Gross, Gross LLP – Project Accountant
Organizational Chart	LT Butler Engineers is a one man engineering firm that subcontracts necessary team members to get projects done on time and on budget.
Other Completed Projects and/or Accomplishments	Hinky Dinky #3 Building, 4801-4811 NW Radial Highway Total Cost - 2.83 Million Renovation of a Commercial Strip Mall On National Register of Historic Places Completed October 2021 (See Photos) The Historic Allas Apartments 16th & Binney, 1609 Binney Street, Omaha, NE Total Cost 1.2 Million Historic Renovation of a 6-Plex Apartments On National Register of Historic Places Completed October 2022(See Photos)
Proposal Title	Grand Theater North Building Renovation
Total Budget (\$)	\$538,450.00
LB1024 Grant Funding Request (\$)	\$260,450.00
Proposal Type	Capital project
Brief Proposal Summary	The Grand Theater consists of 2 buildings located at 2920 N 16th St which is owned by Mount Vernon Church and 2922 N 16th Street which is owned by an entity controlled by Lawrence

Butler. The current building being considered for LB1024 funds is 2922, N 16th Street is a single story brick building storefront that is approximately 2300SF. It is a shell and interior demolition has been partially done. The building is a Local Landmark per Omaha Ordinance. The goal is to continue to build a sustainable community along 16th street and maintain its commercial building stock and allow this being to be used as office space for below market rent. All zoning variances have been applied for and approved and the building permit was issued on 4-6-2022 by the City of Omaha and last for 30 months after issuance. If funding is considered for this landmark project, the projected schedule is 6 months.

Timeline	Once funds are awarded, the project is scheduled for a 6 month completion. All building permits and zoning waivers have been applied for and approved.
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	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 renovation of the Grand Theater North building at 2922, N 16th St supports a sustainable community by recognizing the importance of keeping historic buildings and districts intact rather than demolishing them. The 16th and Locust is one of Omaha's oldest commercial districts and should be a strong candidate for the National Register of Historic Places as a commercial district based on the North Omaha Reconnaissance Survey done in 2016. We believe what is remaining of the 16th and Locust Commercial District which is located on 16th street between approximately Binney Street to the north and Corby street to the south should be recognized as a Historic District. Renovating the building and using it as office space for businesses in the North Omaha area will hopefully draw attention to this area and continue the work of restoring 16th Street buildings.
Visioning Workshop Findings Alignment	We believe the renovation of the Grand Theater North Building aligns with the following: Land Use. - Restoring Vacant Building that also has historic significance Strategic Development of vacant building along 16th Street to connect downtown Corridor Creates innovative opportunities by providing Solar Panels on

Rooftop with batteries of older buildings and making them energy independent. Creates beautiful landscaping and exterior lighting areas to promote walking areas.

Priorities Alignment	The Grand Theater North is in Census Tract 12.00, which is a qualified Census Tract. This will also offer below market rate office space to small businesses and give preference to business that provide service to North Omaha.
Economic Impact	It is estimated that a part time general labor position will be needed and 60 construction jobs will be created. The anticipated renovation payroll is between \$300,000 and \$400,000. It is estimated that an office building with 12 part time positions will result from this renovation at an estimated wage of \$20.00/hour.
	12
	60
	20.00
	We will provide below market rents for office space
Community Benefit	The Grand Theater North is another Historic commercial building that will saved and redeveloped to an adaptive use along 16th Street. This is in conjunction with a National Register of Historic Places property building to west, The Allas Apartments, landscaping and exterior lighting will provide areas where people can walk and gather.
	This promotes community sustainability by not demolishing old and dilapidated buildings but promoting adaptive use of buildings like this to rebuilt trust among communities and leaders.
Best Practices/Innovation	Instead of demolishing old buildings, not only will this be redeveloped but will use 50% of electrical energy from solar power with 43 panels and an 8 hour battery. It can be a beacon that the Solar tax Credit can bring great value to older buildings in need of substancial renovation.
Outcome Measurement	Further development along N. 16th Street area. It is similar to midtown Farnam street where older buildings combined with newer buildings to make this desirable.
	The measurement can be seen 10 years from now by the City of Omaha and other developers is other buildings are being constructed and/or renovated.
	I believe this development along with the Allas Apartments next door would provide visual evidence to other developers that 16th street is ready
Partnerships	Yes
	Spark – Jamie Berglund, American National Bank – Brian Anderson, Blair – Freeman Moranda Adams, Davis

Construction – Julius Davis, Gross LLP, Brad Gross CPA,
Woods Aiken – Mike Matcheka – Real Estate Attorney.

We dont have a MOU, but we have worked with them on previous historic projects

Displacement No

Displacement explanation

Physical Location 2922 N. 16th street is located within Census Tract 12.00 according to

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 Yes

Yes

General Contractor Yes

Yes

Request Rationale The dollar amount requested is the to help some of the project construction costs to get to project completion.

Grant Funds Usage LB1024 will help support the construction costs to renovate this historic building

Proposal Financial Sustainability Yes

Funding Sources TIF Nebraska Historic Tax Credit Owner Equity

TIF funds have been allocated from the City of Omaha. Historic Status has been applied for and credits have been allocated.

Owner Equity

Scalability

This project is small to where it cannot be broken down into smaller components.

Financial Commitment

LT Butler Engineers will continue to support this building until project completion

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment

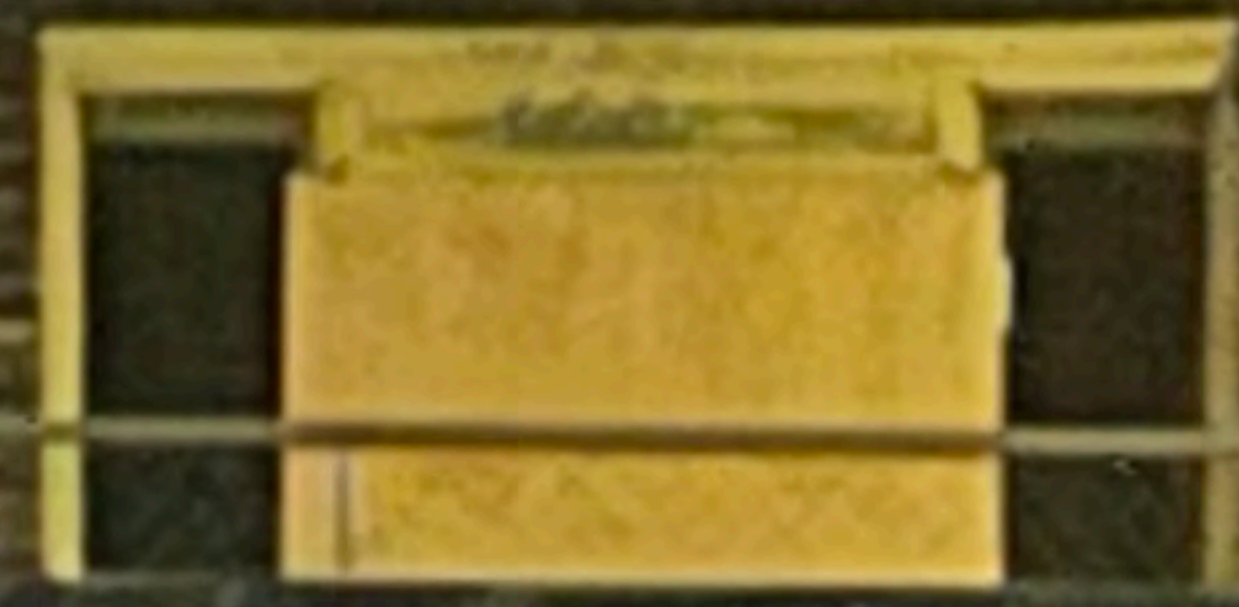


Public Information



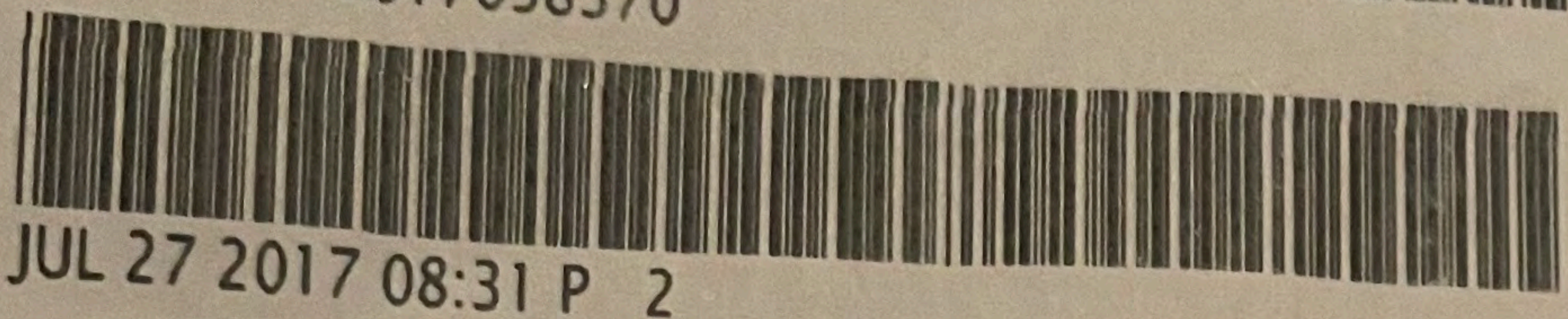
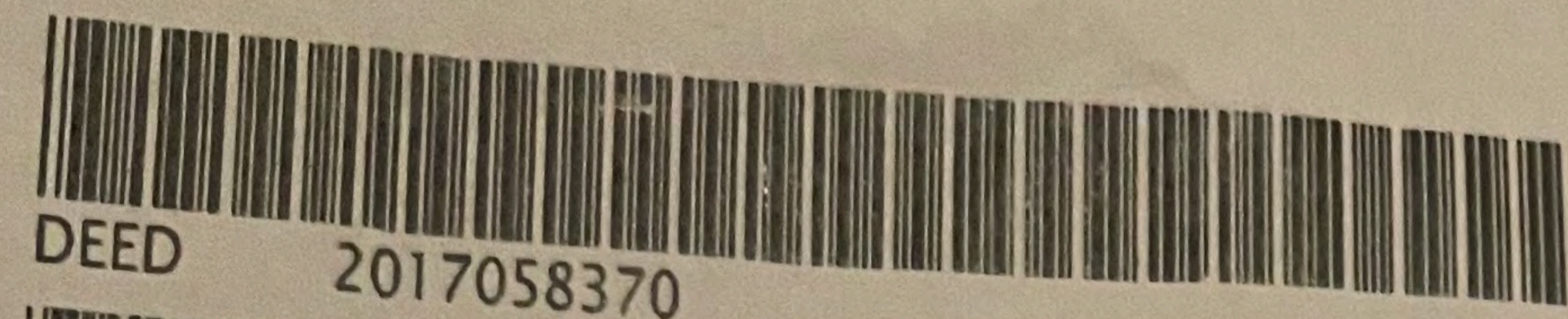
File Uploads

Additional Location Documents (see application for list)
Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses



RMS
LORAIN
410-100-7000





Nebr Doc
Stamp Tax
07-27-2017
Date
\$ 18.00
By BW

Fee amount: 16.00
FB: 06-21140
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/27/2017 08:31:32.00

Return to: 1609 Binney 1, LLC, 4809 NW Radial Hwy, Omaha, NE 68104
Prepared by: Midwest Title, 10410 South 144th Street, Omaha, NE 68138

CORPORATE WARRANTY DEED

THE GRANTOR, End of the Road, L.L.C., a Nebraska Limited Liability Company, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to 1609 Binney 1, LLC, a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

The North 37.13 feet of the East 71.55 feet and the South 2.13 feet of the West 52.45 feet of the North 37.13 feet of Lot 1, Block 1, Kountze Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE GRANTOR covenants with Grantee that Grantor:

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

Dated: 5-19-17



Subject

	<i>Revenue Escalation</i>	2% Per Month	Year 1	Year 2	Year 3	Year 4
Gross Rents		\$ 1,100	\$ 13,200	\$ 13,464	\$ 13,733	\$ 14,008
Vacancy	7%	\$ (77)	\$ (924)	\$ (942)	\$ (961)	\$ (981)
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 1,023	\$ 12,276	\$ 12,522	\$ 12,772	\$ 13,027

	<i>Expense Escalation</i>	3% Per Month	Year 1	Year 2	Year 3	Year 4
General and/or Administrative Expenses		\$ 100	\$ 1,200	\$ 1,236	\$ 1,273	\$ 1,311
Operating Expenses		\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Expenses		\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenses		\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses		\$ 100	\$ 1,200	\$ 1,236	\$ 1,273	\$ 1,311

		\$ 233	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800
<div style="border: 1px solid black; width: 100%; height: 20px; background-color: #ffff00;"></div>						
Net Operating Income (NOI)		\$ 690	\$ 8,276	\$ 8,486	\$ 8,699	\$ 8,916

Debt Information	Amount	Rate	Term	Monthly Debt Service				
Conventional Loan	\$ -	%	30	\$ -	\$ -	\$ -	\$ -	\$ -
Second Mortgage	\$ -	6.00%	30	\$ -	\$ -	\$ -	\$ -	\$ -
Other (please list below):								
TIF	\$ 78,000	5.75%	20	\$ 500	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000

Total Debt Service		\$ 500	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Net Cash Flow		\$ 190	\$ 2,276	\$ 2,486	\$ 2,699	\$ 2,916

Debt Service Coverage Ratio			1.3793	1.4143	1.4498	1.4860
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PRO FORMA

(Complete the yellow-shaded areas)

Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
\$ 14,288	\$ 14,574	\$ 14,865	\$ 15,163	\$ 15,466	\$ 15,775	\$ 16,091	\$ 16,413	\$ 16,741	\$ 17,076
\$ (1,000)	\$ (1,020)	\$ (1,041)	\$ (1,061)	\$ (1,083)	\$ (1,104)	\$ (1,126)	\$ (1,149)	\$ (1,172)	\$ (1,195)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 13,288	\$ 13,554	\$ 13,825	\$ 14,101	\$ 14,383	\$ 14,671	\$ 14,964	\$ 15,264	\$ 15,569	\$ 15,880

Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
\$ 1,351	\$ 1,391	\$ 1,433	\$ 1,476	\$ 1,520	\$ 1,566	\$ 1,613	\$ 1,661	\$ 1,711	\$ 1,762
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,351	\$ 1,391	\$ 1,433	\$ 1,476	\$ 1,520	\$ 1,566	\$ 1,613	\$ 1,661	\$ 1,711	\$ 1,762

\$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800 \$ 2,800

\$ 9,137 \$ 9,363 \$ 9,592 \$ 9,825 \$ 10,063 \$ 10,305 \$ 10,552 \$ 10,803 \$ 11,058 \$ 11,318

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

\$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000

\$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000

\$ 3,137 \$ 3,363 \$ 3,592 \$ 3,825 \$ 4,063 \$ 4,305 \$ 4,552 \$ 4,803 \$ 5,058 \$ 5,318

1.5229 1.5604 1.5987 1.6376 1.6772 1.7175 1.7586 1.8004 1.8430 1.8863

Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
\$ 17,417	\$ 17,765	\$ 18,121	\$ 18,483	\$ 18,853	\$ 19,230
\$ (1,219)	\$ (1,244)	\$ (1,268)	\$ (1,294)	\$ (1,320)	\$ (1,346)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 16,198	\$ 16,522	\$ 16,852	\$ 17,189	\$ 17,533	\$ 17,884
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Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
\$ 1,815	\$ 1,870	\$ 1,926	\$ 1,983	\$ 2,043	\$ 2,104
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 1,815	\$ 1,870	\$ 1,926	\$ 1,983	\$ 2,043	\$ 2,104
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\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800
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\$ 11,583	\$ 11,852	\$ 12,127	\$ 12,406	\$ 12,690	\$ 12,980
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\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
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\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
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\$ 5,583	\$ 5,852	\$ 6,127	\$ 6,406	\$ 6,690	\$ 6,980
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1.9305	1.9754	2.0211	2.0677	2.1150	2.1633
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DEVELOPMENT COST SCHEDULE

	Estimated Total Development Costs
Land	\$ -
Existing Structures	\$ -
Demolition (new)	\$ -
Demolition (rehab)	\$ -
Site Grading, Clearing, etc.	\$ -
Off-site Improvements	\$ -
New Building Hard Costs	\$ 350,000
Rehabilitation Hard Costs	\$ -
Accessory Building	\$ -
Construction Contingency	\$ 35,000
Architect Fee - Design	\$ -
Architect Fee - Supervision	\$ -
Engineering Fees	\$ 51,000
Survey	\$ 1,350
Construction Insurance	\$ 5,000
Construction Loan Interest	\$ -
Constr. Loan Origination Fee	\$ -
Construction Period Taxes	\$ 1,200
Bridge Loan Expense*	\$ -
Property Appraisal**	\$ -
Environmental Study/Review	\$ 2,400
Market Study	\$ -
Real Estate Attorney	\$ 5,000
Real Estate Consultant	\$ -
Contractor Overhead	\$ -
Contractor Profit	\$ -
General Requirements	\$ -
Developer Overhead	\$ -
Developer Fee	\$ 50,000
Title & Recording - Perm. Fin.	\$ -
Perm. Loan Origination Fee	\$ -
Cost Certification	\$ 10,000
Lenders Counsel Fee	\$ -
Underwriter Fees	\$ -
Legal & Organizational	\$ -
Rent-up Reserves	\$ -
Operating Reserves	\$ -
Other Reserves:	\$ -
Part 1 - Part 3 Reviews	\$ 3,500

Other: Personal Property	\$	24,000
Other:	\$	-
Other:	\$	-
Other:	\$	-
Total Costs:	\$	<u>538,450</u>

SOURCES & USES: EQUITY GAP INFORMATION

(Complete the yellow-shaded areas)

USES

Total Development Costs	\$	-
Other Uses (please list below):		
	\$	-
	\$	-
Total Uses	\$	-

SOURCES

Conventional Loan	\$	-
Nebraska Affordable Housing Tax Credits	\$	-
Tax Exempt Bond Financing	\$	-
National Housing Trust Funds	\$	-
HOME Funds	\$	-
City HOME Funds	\$	-
FHLBank - Affordable Housing Program	\$	-
USDA - Rural Development	\$	-
CDBG Funds	\$	-
Tax Increment Financing	\$	78,000
Historic Tax Credit Equity	\$	100,000
Other Federal Loans	\$	-
Local Municipality Loan	\$	-
Deferred Developer Fee	\$	25,000
Owner Equity	\$	75,000
Other Sources (please list below):		
ARPA LB1024 Funds	\$	260,450
	\$	-
Total Sources	\$	538,450



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

May 1, 2018

C3-18-024

Honorable President

and Members of the City Council,

The attached Ordinance approves the Local Landmark designation for the Grand Theatre Building located southwest of 16th and Binney Streets. The applicant is Mount Vernon Baptist Church.

CASE DESCRIPTION: The purpose of this request is to provide a local landmark designation to the Grand Theatre Building located southwest of 16th and Binney Streets.


DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request March 7, 2018. A full summary of the proceedings is attached.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Planning Department, 5-2.

Respectfully submitted,

Referred to City Council for Consideration:

 4.6.2018

Date

 4/13/18

Date

EE David K. Fanslau
Planning Director

pln1804ct



City of Omaha Planning Department
Planning Board

Interoffice Communication

To: Chairman and Members of the Planning Board
From: David K. Fanslau, Planning Director
Date: February 28, 2018
Subject: Approval of a Local Landmark Designation – Grand Theater Building
Southwest of 16th and Binney Streets
Case #C3-18-024

Introduction:

The owners of the Grand Theater Building and other commercial buildings located at the Southwest corner of 16th and Binney Streets are seeking approval to designate the structure as a Local Landmark. On January 10, 2018, the Landmarks Heritage Preservation Commission (LHPC) approved the application for local designation.

Summary of LHPC Analysis and Approval:

Conformance with Master Plan:

From the OMC Section 24-22:

The city council finds that the protection, enhancement, perpetuation and use of structures, districts and elements of historical, cultural, educational, architectural, engineering, or geographic significance located within the city are required in the interest of the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural and aesthetic standings of this city cannot be maintained or enhanced by disregarding the heritage of the city and by allowing the destruction or defacement of such cultural assets.

Context Description:

The Grand Theater Building is located on the southwest corner of 16th and Binney Streets and is associated with the other commercial buildings of the 16th and Locust intersection. Many of the buildings that once lined this commercial corridor have been removed in the last 50 years, and the district lacks contiguousness. There is on-street parking on Binney and North 16th Street and off-street parking in a non-original parking lot to the south of the theater building. The two addresses have separate lots and separate owners. The lots are currently zoned General Commercial.

Description Summary:

The Grand Theater Building located at 2920-2922 North 16th Street was designed by architect Lloyd D. Willis (and associate Charles M. Nye) in 1914. The single-story brick masonry building was designed and built as a two-part conjoined building. The 3800 square foot McFarland Motion Picture House to the south was designed in the Classical Revival style with a wealth of relief and ornamentation. The 2200 square foot storefront building attached to the north was designed in the typical commercial style with limited ornamentation. There is one non-original

entrance to the theater building in the center bay of the east elevation, and the main entrance for the storefront building remains at the northeast corner. Much of the ornamentation and entrances have been modified on the southern bays of the theater building, while fewer substantial modifications have been made to the northern portion's storefront bays. The interior of the Grand Theater has a varying degree of integrity. The large open auditorium space of the theatre has been maintained while the easternmost section of the building has been altered by the addition of walls and doorways.

Statement of Significance Summary:

This application provides information supporting the argument that the building is worthy of local designation based on fulfilling the standards for designation as outlined in Section 24-52 of the Omaha Municipal Code. The Standard that is proposed is:

***Standard A:** Historical and cultural importance, having significant character, interest or value, as part of the development, history, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past; or is the site of an historic event; or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;*

Per the applicant, the Grand Theater Building is eligible for listing as a local landmark under **Standard A: Historical and Cultural Importance** as one of few extant theater buildings in the Near Northside neighborhood and city of Omaha. The Grand Theater also maintains historical and cultural importance for its association with the development of the North 16th Street commercial area. North 16th Street developed as one of Omaha's earliest commercial corridors north of downtown Omaha. Formerly an upscale residential thoroughfare and south entrance of the 1898 Trans-Mississippi and International Exposition, North 16th Street developed as a major commercial corridor over the course of the late 19th and early 20th centuries with the help of Omaha's extensive electric streetcar system. North 16th and Locust Streets (located just one block south from the Grand Theater) brought heavy pedestrian traffic to North 16th Street as a major node for the streetcar system. As proposed by the applicant, the **Period of Significance for Standard A is 1914-1931.**

Review and Analysis:

The proposed designation encompasses two separately owned properties – 2920 and 2922 North 16th Street. Since the last public hearing on this case, the two owners have agreed to support the landmark designation and have signed separate landmark designation applications.

Both addresses together were part of the building permit application "McFarland Moving Picture Theater", designed as one cohesive structure, were built at the same time to fill the void of the commercial buildings that once stood on the site, and were originally one property.

The building as a whole does lack a high level of architectural integrity as identified in the earlier November 8 recommendation report, however, it does maintain its original form and placement along the original streetcar route, holding the corner of a former commercial area, and positioning itself for future, small-scale redevelopment. It is these characteristics that support its role in city planning and development, which can be considered significant and probably a combination of Standards A, B, and C. Also, the argument for the building's historical and cultural importance has been strengthened by further research. More information about the building's role as one of few extant theater buildings, its association with the development of the

North 16th commercial area, and its relationship with the streetcar system has been added to this updated designation report.

Conclusion:

The proposed and updated landmark designation meets the expectations of the planning department by gaining the support of both property owners.

The arguments for historical and cultural importance have been strengthened and its overall vernacular form and location creates another argument for significance to the community.

Recommendation:

The Planning Department recommends approval of the proposed Local Landmark Designation.

Attachments:

Landmarks Heritage Preservation Commission meeting (November 8, 2017 and January 10, 2018)

8 x 11 Case Packet

LOCAL LANDMARK DESIGNATION:

CASE NUMBER: 17-34-H1 (from 11/8/17)	NAME:	Grand Theater Building
PRESENTED BY:	LOCATION:	2920-22 N 16 Street
Lawrence Butler_Owner of 2922 N 16 Street	REQUEST:	Recommendation of Approval for Local Landmark Designation – Laid Over from November 8, 2017 Meeting

At the Landmarks Heritage Preservation Commission meeting held on January 10, 2018, Lawrence Butler appeared before the Commission. Jed Moulton and Trina Westman appeared on behalf of the Planning Department.

Mr. Butler reiterated many of the statements that were made when the case was presented at the November 8, 2017 meeting. New details about the building were provided. He stated that the northern portion of the storefront building has limited brick and stone detailing, low-pitched roofs and a continuous 4' brick parapet that wraps around the east and north sides of the building. The tapestry windows and many of the storefront windows are still intact. He showed interior pictures of the storefront. The southern portion of the building that houses that theater was built in the Classical Revival style and is taller than the storefront. There were pictures of the auditorium, stairs leading to the office area, the original changing area which is currently used for the HVAC system and the small basement area that sits behind the stage. The floor of the auditorium slopes approximately 4' to the podium area.

Mr. Butler stated that the building is significant under Criterion A for its cultural and historical importance. It is one of the few remaining examples of a motion picture house in a near north-side neighborhood. It is also associated with the 16th Street streetcar. The north-side theaters catered to the Jewish and African-American population through the early decades of the 20th Century. William McFarland, a real estate entrepreneur, built the building in 1914. He owned 6 motion picture houses at different times. The Grand Theater is the only remaining structure owned by Mr. McFarland. It was designed by architect Lloyd D. Willis who partnered with Charles Nye. Mr. Willis is credited with 25 projects in Iowa and Nebraska. The theater ceased operation in 1931 likely as a result of the great depression. The only other remaining theater in North Omaha is the Corby Theater located on 16th and Corby. He indicated that the Grand Theater's association with the North 16th Street movement solidifies its historic and cultural importance in the city. One or both storefronts have constantly remained active until the present.

In response to Ms. Fogarty, Mr. Butler stated that he was not sure whether the site had been impacted by the race riots of the 1960's. In response to Mr. Witzenburg, Kristine Gerber (Restoration Exchange) stated that some newspaper ads had been found that advertised movies that played at the theater.

Mr. Dobbe moved to APPROVE the request. Ms. Aultz seconded the motion.

AYES: Killian, Aultz, Dobbe, Pence, Suarez, Witzenburg, Fogarty

MOTION CARRIED: 7-0

LOCAL LANDMARK DESIGNATION:

CASE NUMBER: 17-34-H1	NAME:	Grand Theater Building
PRESENTED BY:	LOCATION:	2920-22 N 16 Street
Lawrence Butler_Owner of 2922 N 16 Street	REQUEST:	Recommendation of Approval for Local Landmark Designation

At the Landmarks Heritage Preservation Commission meeting held on November 8, 2017, Lawrence Butler appeared before the Commission. Jed Moulton and Trina Westman appeared on behalf of the Planning Department.

Mr. Butler explained that the Grand Theater Building was constructed as part of a conjoined building. It is located on the north side of the site. He was not able to get permission to take pictures of the south side of the site which is currently a church. The Grand Theater Building is 3,800 square feet with limited remaining ornamentation. The auditorium descends 5' to the basement level. He showed historic pictures of the 2,200 square foot storefront which was comprised mainly of windows that are still intact. He showed pictures of the interior of the building which has deteriorated over time. The roof caved in on the south side of the building into the basement level. He stated that the walls and columns are still intact; however, the stage area had been removed to create a church pulpit.

William McFarland, president of the Omaha Real Estate Board until 1950, built the building in 1914. A drug store and a cleaners originally occupied the storefronts. He owned five other motion picture buildings, including two theaters on Farnam Street and two on 16th Street that are no longer standing. The Grand Theater Building was designed by architect Lloyd D. Willis.

The applicant indicated that the building is significant under Criterion A for its cultural influence. He stated that there are very few building left in the 16th & Locust Streets building district. Its period of significance if from 1914 to 1931. He added that 16th & Binney Streets was an entrance to the 1898 Trans-Mississippi and International Exposition. He indicated that he would obtain owner support from the adjacent property owner that evening.

Ms. Westman stated that the recommendation of denial was based on the fact that initially there was no support from the adjacent property owner, although it was not necessary. She advised that, per the Omaha municipal code, six affirmative votes from the Commission would be required without owner consent. She added that the lack of integrity of the building and some missing architectural details of the theater also made it difficult to support the request.

Mr. Moulton stated that the commission needed to decide whether the storefront and movie theater met the cultural standard to be worthy of a local designation. Ms. Aultz responded that Omaha had a long history of motion picture theaters that contributed to the City's past.

Mr. Dobbe stated that support from the adjacent property owner was critical to the commission's decision. He suggested that a written statement of support from the adjacent property owner and photos of the interior of the theater portion be obtained and submitted to the commission for review. He suggested a layover to give the applicant time to obtain those items. The applicant agreed that a layover would be in the best interest of the case.

Mr. Witzenburg moved to LAYOVER. Mr. Dobbe seconded the motion.

AYES: Aultz, Dobbe, Pence, Suarez, Witzenburg, Meyer

MOTION CARRIED: 6-0



APPLICATION

Return To: City of Omaha Planning Department
Landmarks Heritage Preservation Commission
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183

Instructions:

The application for Local Landmark or Landmark Heritage District must be approved by the Landmarks Heritage Preservation Commission. Applications must provide, in addition to this form, sufficient drawings, specifications, photographs or other materials to allow the LHPC to evaluate the qualifications of the proposed property.

1. Address of Subject Property 2920 N16th St.
2. Name of Structure GRAND Theater BUILDING
3. Applicant
Name Mt. Vernon Baptist Church
Street _____ City Omaha
State NE Zip 68110 Phone _____ Email _____

4. Owner's Signature Clarence Jackson Date 4/8/17

5. Legal Description
SEE ATTACHED

6. Classification

Category:
 district
 building(s)
 structure
 site
 object

Ownership:
 public
 private
 both
 public acquisition

Status:
 occupied
 unoccupied
 work in progress

Present Use:
 agriculture
 commercial
 educational
 entertainment
 government
 industrial
 military
 vacant
 museum
 park
 private residence
 religious
 scientific
 transportation
 other (explain) _____

7. Historic Description and Significance

Please provide as thorough a description as possible. This should include, but is not limited to, architectural styles and features; site elements, landscaping/urban design elements; architects, builders, and owners. Copies of architectural drawings, photos and similar documents are encouraged. Include a statement explaining why the item/property/district is historically significant. The LHPC staff will assist you in filling out this portion if necessary. Attach supporting documents.

SEE ATTACHED

LHPC Use Only

Case File Number _____
Hearing Dates _____
LHPC _____
Planning Board _____

City Council 1 _____
City Council 2 _____
City Council 3 _____
Ordinance Number _____

Local Landmark or Landmark Heritage District



APPLICATION

Return To: City of Omaha Planning Department
 Landmarks Heritage Preservation Commission
 Omaha/Douglas Civic Center
 1819 Farnam Street, Suite 1100
 Omaha, Nebraska 68183

Instructions:

The application for Local Landmark or Landmark Heritage District must be approved by the Landmarks Heritage Preservation Commission. Applications must provide, in addition to this form, sufficient drawings, specifications, photographs or other materials to allow the LHPC to evaluate the qualifications of the proposed property.

1. Address of Subject Property Grand Theater STORE FRONT
 2. Name of Structure 2922 N 16th St.
 3. Applicant
 Name 1609 BINNEY I, LLC
 Street 4809 NW RADIAL Hwy City Omaha
 State NE Zip 68104 Phone 402.960.0557 Email Lbut_21@hotmail.com

4. Owner's Signature [Signature] managing member Date 9.19.2017

5. Legal Description SEE ATTACHED

6. Classification
- | | | | | |
|---|---|--|--|--|
| Category: | Ownership: | Status: | Present Use: | |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input checked="" type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | <input type="checkbox"/> public acquisition | | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | | | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> military | <input type="checkbox"/> other (explain) |
| | | | <input type="checkbox"/> vacant | |

7. Historic Description and Significance
 Please provide as thorough a description as possible. This should include, but is not limited to, architectural styles and features; site elements, landscaping/urban design elements; architects, builders, and owners. Copies of architectural drawings, photos and similar documents are encouraged. Include a statement explaining why the item/property/district is historically significant. The LHPC staff will assist you in filling out this portion if necessary. Attach supporting documents.
SEE ATTACHED REPORT

LHPC Use Only

Case File Number _____	City Council 1 _____
Hearing Dates _____	City Council 2 _____
LHPC _____	City Council 3 _____
Planning Board _____	Ordinance Number _____

Summary Description

The Grand Theater Building, located at 2920-2922 North 16th Street, was designed by architect Lloyd D. Willis and associate Charles M. Nye in 1914 for William F. McFarland. The single-story brick masonry building was designed and built as a two-part conjoined building. The 3800 square foot McFarland Motion Picture House (later renamed the Grand Theater) to the south was designed in the Classical Revival style with a wealth of relief and ornamentation. The 2200 square foot storefront building attached to the north was designed in the typical commercial style with limited ornamentation. The Grand Theater Building is located on the southwest corner of 16th and Binney Streets and is a continuation of the 16th and Locust commercial corridor one block south. There is one non-original entrance to the theater building in the center bay of the east elevation, and the main entrance for the storefront building remains at the northeast corner. The buildings retain varying degrees of exterior integrity. Much of the ornamentation and entrances have been modified on the southern bays of the theater building, while fewer modifications have been made to the northern portion's storefront bays. The roof of the store building has deteriorated causing a significant amount of water damage to the interior of the building. The interior of the Grand Theater has a varying degree of integrity. The large open auditorium space of the theatre has been maintained while the easternmost section of the building has been altered by the addition of walls and doorways.

Summary of Significance

The Grand Theater Building is eligible for listing as a local landmark under **Standard A: Historical and Cultural Importance** as one of few extant theater buildings in the Near Northside neighborhood and city of Omaha. The Grand Theater also maintains historical and cultural importance for its association with the development of the North 16th Street commercial area. North 16th Street developed as one of Omaha's earliest commercial corridors north of downtown Omaha. Formerly an upscale residential thoroughfare and south entrance of the 1898 Trans-Mississippi and International Exposition, North 16th Street developed as a major commercial corridor over the course of the late 19th and early 20th centuries with the help of Omaha's extensive electric streetcar system. North 16th and Locust Streets (located just one block south from the Grand Theater) brought heavy pedestrian traffic to North 16th Street as a major node for the streetcar system. The Period of Significance is 1914 to 1931 when the Grand Theater was constructed to when it closed.

Descriptive Narrative

Exterior

The Grand Theater Building was designed and built from 1914 to 1916 as a two-part conjoined building. The Classical Revival-style southern portion, or theater building, is taller with most of its decoration and openings applied to the primary east façade. The outside dimensions are 39 feet by 95 feet. The east exterior masonry wall is a built up parapet wall or false front, and the west exterior wall has a shorter stepped brick parapet to frame the building's truss-framed roof. There are two exterior doors and stairs to the basement. The exposed south brick wall has no overhang, openings, nor ornamentation, other than a gutter and downspouts. The northern portion, or the storefront building, with limited brick and stone detailing, has a low-pitched roof that sheds to the west, and a four-foot continuous brick parapet wall that wraps around the east and the north sides of the building. The storefront windows and doors fill the east, northeast corner, and a small portion of the north elevations. There are no entrances at the rear of the north building. There is a brick chimney at the west elevation.

The building has a load bearing structural brick exterior with interior steel columns supporting the wood-framed flat roof of the north portion, and the combination of wood and steel trusses on the south. The floors of both buildings were designed as wood-framed with hardwood flooring. The roof of the south building is asphalt shingles and the north building has a built-up membrane roof.

The original permit drawings show a recessed entry court with a pair of entrance doors on either side of a central projecting ticket window for the theater building. The south and the north exterior walls of this court extended to the east property line and return inward to create three to four foot wing walls that support a springing stucco arch. The ornamentation of the pediment and cornice is designed in galvanized iron, and the remaining surface area in plaster and brick. A 1935 photo (see attached figures) shows the two entrances and a flattened ticket window at the property line exterior wall. The ornamentation appears to be a combination of brick, plaster and metal cornice. The theater also featured a large vertical marquee sign that is no longer in place.

Currently there is just one recessed entrance at the center of the theater façade. The ticket window has been removed and the dual entrance areas have been enclosed with brick, wood paneling, and stucco to create one primary entrance. The east stucco parapet remains complete with a detailed cornice featuring ornamental corbels. The other surface ornamentation has been removed and a simple crucifix has been applied.

The north building has been somewhat modified from the original permit drawings and earlier photographs. The original 38 by 60 foot footprint remains the same. The 1935 photographs shows a similar parapet line with raised middle, open signage band, tapestry windows, attached (probably fabric) awning extending from projecting plate glass storefront window bays, brick base with basement windows, and a recessed east entrance as the drawings suggested. The 1968 photograph shows a modified storefront system with continuous sill and brick base that extends the length of the east façade. There is also a continuous fixed aluminum awning that wraps around the corner above the entrance. The tapestry windows appear to be covered up with a flat panel of some kind. The corner entrance door has been brought forward and sidelights added to align with the new storefront.

Currently the tapestry window area remains covered and the awning has been removed. The lower two thirds of the storefront windows on the east and north have been covered with various boards and panels. The corner entrance sidelights are covered and the top panels of the doors themselves are boarded up. The glass appears to be mostly intact on the upper third of the storefront. The low-pitched roof of the storefront building has severely deteriorated and has portions that are open to the elements.

Interior

The two buildings are separated by a load-bearing brick partition wall. The original permit drawings show the interior floor area of the 3800 square foot theater building to be mostly open with plaster walls, tin ceilings and hardwood flooring. The floor of the 500 seat auditorium was designed to slope downward from east to west. The permit plans show it as having a full basement with level floor, wood columns, and a few partitions at the rear – boiler and coal storage rooms. The permit plans show no restrooms on the main level, and may have been added to the east end courtyard area as the building was being built or at a later date. The building was designed with a steel truss roof in the auditorium portion. The east portion of the building was designed to be partitioned off with mezzanine space built above. The building was probably used for storage for many years after the theater closed in 1931 and before the Mount Vernon congregation opened it as a church in 1999.

The 2200 square foot storefront building was originally divided into two bays of about 1200 and 1000 square feet each. The permit plans show them separated by a row of steel columns and these are still extant. Over time, each bay housed several businesses; the original tenants were a drug store and a cleaning company. The interior walls are also plaster, and there is evidence of a tin ceiling and hardwood floors as the permit plans showed. There is currently no partition between the two bays. There is also a full basement, divided along the column line with a 12-inch masonry wall and one opening between the two spaces. There is a partitioned off coal room and furnace in the north space, a stair to the main floor in the south, and a toilet room on each side. The open roof of the storefront building has severely deteriorated causing water damage to the interior of the building.

Site

The Grand Theater Building is located on the southwest corner of 16th and Binney Streets. North 16th Street was formerly Sherman Avenue and was a well-traveled streetcar route since the 1890s. The building is associated with other commercial buildings at the North 16th and Locust intersection that were constructed during the late 19th and early 20th century. Following the devastation of the 1913 Easter Sunday tornado, the area just to the northwest of the site was rebuilt.

The 1890 Sanborn Fire Insurance map shows five evenly sized lots between Locust and Binney on North 16th Street, but no built structures. The area was platted as Kountze Place in 1886. The 1901 Sanborn shows a three-bay commercial building and a house on the northern two lots between Locust and Binney. There are other residential buildings to the south. The existing theater and store building would have been built on these two lots. The 1934 Sanborn shows the existing building, labeled as 'S' for shop on the north, and 'Movies' on the south. The two most northern lots have been combined (to be about 105 feet in the east west direction and 85 feet in the north south direction) and there is a two-bay commercial building attached to the movie theater building on its south wall about 45 feet deep. The original architectural drawings suggest that they were there first. The remaining portion of the block had been built out with stores or commercial buildings contiguous to Locust Street. Across the street, the west facing block has been built-out with more commercial buildings. The 1962 Sanborn shows the same building configuration, but the label on the north building is 'Furne' and the south building is simply 'S'. The address on the north building is 2920 and the south is 2918.

When the building was built in 1914, the area to the northwest corner of the lot was structure free. The Allas Apartments (listed on the National Register 07/22/2016 and designated a Local Landmark 09/29/2015) were built in this green space in 1918 when Jack Kazakes bought a 52 foot by 35 foot piece of land from McFarland for \$20,000. It created just a 7 foot alley between the store building and the apartments, and a 2 foot gap between the theater building and the apartments.

The conjoined buildings are now on two separate lots and the two-bay store building to the south is non-extant. The south retail buildings are evident in the 1935 and 1968 photos, but not the 1980 photo. Aerial photographs show the buildings disappearing between 1976 and 1978. The north lot is currently addressed as 2922 North 16th Street and the south is 2920 North 16th Street which were the earliest addresses seen on the Sanborn maps.

The densely organized commercial center would have been very walkable from the residential neighborhood nearby, and the corner lot provided easy access to on-street parking on both Binney and North 16th Streets. This route was the entrance to the 1898 Trans Mississippi and International Exposition fair grounds, and later became built-out as the 16th Street Commercial District, served by the popular street car system. The North 16th line ran north/south and the East Omaha line ran east/west on Locust Street from North 16th Street to East Omaha (now Carter Lake) where there were a number of factories employing hundreds of people. The East Omaha line ceased to operate in 1931. The North 16th line was abandoned in 1951.

The area began to lose building stock in the late 1960s as buildings across the street were removed to provide parking for the retail. The loss of integrity continues to this day as buildings that have been vacant and in disrepair for years are removed for safety concerns.

There are currently several properties in the area, especially in the Kountze Place subdivision, that are listed in the National Register and/or as Local Landmarks. These include:

Allas (Atlas) Apartments, 1609 Binney Street (NR 07/22/2016 and LL 09/29/2015)

George H. Kelly House, 1924 Binney Street (NR 07/21/1983 and LL 04/12/1983)

Sherman Apartments, 2501 North 16th Street (NR 03/13/1986 and LL 2/26/1985)

Apartments at 2514 North 16th Street, 2514 N 16th Street (NR 08/30/2010)

Margaret, 2103 North 16th Street (NR 05/15/2007)

Strehlow Terrace, 2010 North 16th Street (NR 12/23/1986)

John P. Bay Residence, 2024 Binney Street (LL 03/17/1981)

George F. Shepard Residence, 1802 Wirt Street (LL 07/14/1981)

Charles Storz Residence, 1901 Wirt Street (LL 09/11/1984)

Site of Trans Mississippi and International Exposition, Pinkney to Pratt and 16th to 24th Streets (LL 11/24/1981)

Integrity

The current condition and two conjoined buildings differ. The theater building at 2920 North 16th Street with its later asphalt roof is in relatively good condition, and features some original detailing such as the metal cornice with ornamental corbels on the east façade. The storefront building at 2922 North 16th Street retains much of its original architectural form and masonry detailing, yet its storefront was replaced sometime in the mid 1960s. It was last used as Jackson Variety Store but closed in 1997. It has been vacant since. The roof and roof framing have deteriorated beyond repair for the most part and has fallen into the building on the south bay. The interior plaster walls have been severely water damaged. The south bay main floor has also collapsed into the basement due to water damage.

Significance Narrative

Standards for Designation

The Grand Theater Building is eligible for designation as a Local Landmark under **Standard A: Historical and Cultural Importance** as one of the only extant examples of motion picture houses in the Near Northside neighborhood and for its association with the early 20th century commercial development of North 16th Street. The period of significance is 1914 to 1931 from the time the theater and storefront were complete to when the Grand Theater ceased operation.

At the height of Omaha's motion picture house industry in 1926, 34 movie theaters operated in the city at one time. A number of these theaters were located in the Near Northside neighborhood and catered to the area's immigrant, Jewish, and growing African American population throughout the early decades of the 20th century. William R. McFarland, a real estate entrepreneur in the city, tapped into the growing popularity of motion pictures and the commercial success of North 16th Street when he began construction on the Grand Theater in 1914. Completed that same year, the theater opened in conjunction with the small commercial building located on the southwest corner of 16th and Locust Streets. The theater ceased operations in 1931, likely from financial constraints of the Great Depression. Movie houses across the city of Omaha closed; whereas 34 movie theaters operated across the city in 1926, by 1933 that number dropped by 1/3 to 24 as small, independent motion picture houses closed down in the face of deepening economic strife. Today, the Grand Theater is one of few extant theater buildings that catered to Near Northside residents and of the 34 theaters operating in 1926 it is one of 11 extant properties.¹ The Grand Theater is representative of the movie theater and motion picture culture in the city of Omaha, particularly small neighborhood theaters that developed along major commercial corridors.

The Grand Theater's location on and association with North 16th Street also solidifies its historic and cultural importance to the city of Omaha. North 16th Street has long been associated with the early development of North Omaha. Originally named Sherman Avenue, North 16th Street developed over the course of the late 19th century as an upscale residential neighborhood. The natural environment of the area, coupled with sweeping views of the Missouri River, attracted a number of wealthy elites in Omaha to construct their mansions along the street. The growth of downtown Omaha and expansion of the Omaha streetcar system encouraged these wealthy citizens to move further north and west by the turn of the century.

In 1898 Omaha held the Trans Mississippi and International Exposition near Kountze Place, cementing the popularity of North Omaha's main streetcar route along 16th Street. The popularity of the streetcar route led to a boom in residential and commercial construction along the street. Land near the former south midway entrance of the 1898 Exposition was re-platted for more residential and commercial use. Old mansions along North 16th Street were demolished or subdivided while new apartment buildings such as the Sherman and Strehlow Terrace were constructed, creating a firmly established apartment district. Further north, commercial development continued to thrive with the construction of grocery and hardware stores, theaters (such as the Grand Theater and Corby Theater), and cafes.

Central to this development was the streetcar line that traversed North 16th Street. While North 24th Street maintained its status as the longest north-south streetcar line, North 16th Street was the second longest north-south streetcar line and linked the Near Northside with the heart of downtown Omaha. As the area's popularity continued to grow, William R. McFarland purchased and subsequently demolished a small commercial building

¹ Those movie theaters operating in 1926 were: the Alhambra Theater, Apollo Theater, Beacon Theater, Benalto Theater, Boulevard Theater, Capitol Theater, Circle Theater, Columbia Theater, Dundee Theater, Franklin Theater, Garden Theater, Gem Theater, Hamilton Theater, Ideal Theater, Lake Theater, Lothrop Theater, Lyric Theater, Magic Theater, Maryland Theater, Moon Theater, Mueller Theater, Muse Theater, North Star Theater, Park Theater, Princess Theater, Rex Theater, Rialto Theater, Rohlf Theater, Roseland Theater, Strand Theater, Sun Theater, Tivoli Theater, and the Victoria Theater. The Corby Theater (located just one block south of the Grand Theater) would open two years later in 1928.

at the corner of 16th and Binney Streets to begin construction on the Grand Theater. Built for \$8,500 between 1914 and 1916, the theater was located just one block north of a major streetcar node at 16th and Locust Streets. The Grand Theater's proximity to this streetcar node ensured consistent pedestrian traffic to and from the theater and the commercial enterprise next door. The Grand Cleaning Works and Fosselman Drugs operated out of the commercial portion of the building when the Grand Theater first opened in 1916. The closure of the east-west Locust Street streetcar line and the financial pressures of the Great Depression ultimately forced the closure of the Grand Theater in 1931.

Additional Context: William R. McFarland and Development Post-1931

William R. McFarland was a real estate entrepreneur (owning more than six motion picture houses at different times) and served as the president of the Omaha Real Estate Board, the Happy Hollow Club, and maintained membership in several other clubs and associations. He later went on to purchase other motion picture houses such as the Empress Theater (1514 Douglas Street), Muse Theater (2405 Farnam Street), World Theater (1506 Douglas Street), Moon Theater (1410 Douglas Street), and the Sun Theater (1410 Farnam Street). All of these buildings are no longer extant. The Grand Theater was the only theater of McFarland's located in North Omaha. About two dozen theaters were built in North Omaha alone during the early decades of the 20th century.

Though he retained ownership of the theater portion for some time, McFarland sold the storefront portion in 1919. Each storefront remained active businesses with changing tenants for many years. According to the 1916 city directory, the Grand Theater was at 2918, Grand Cleaning Works was in 2920, and Fosselman Drugs was in 2922. By 1926, the Grand Theater was listed at 2920, Merenda Bakery was listed at 2922 and W. R. Nicas had a business at 2924. The 1934 directory lists 2920 as vacant and 2922-2924 was the address for the Atlantic and Pacific Tea Company grocery store. Sometime during 1926 to 1935 the storefront combined addresses and the interior wall was removed. By 1951, as the surrounding Near Northside neighborhood declined and service to the North 16th Street streetcar line was discontinued, the popularity and vibrancy of the area waned considerably. Many businesses, including some in the Grand Theater building, were vacant. By 1999, Mountain Vernon Church moved into the Grand Theater portion of the building. The storefront portion of the building has remained vacant.

Architect

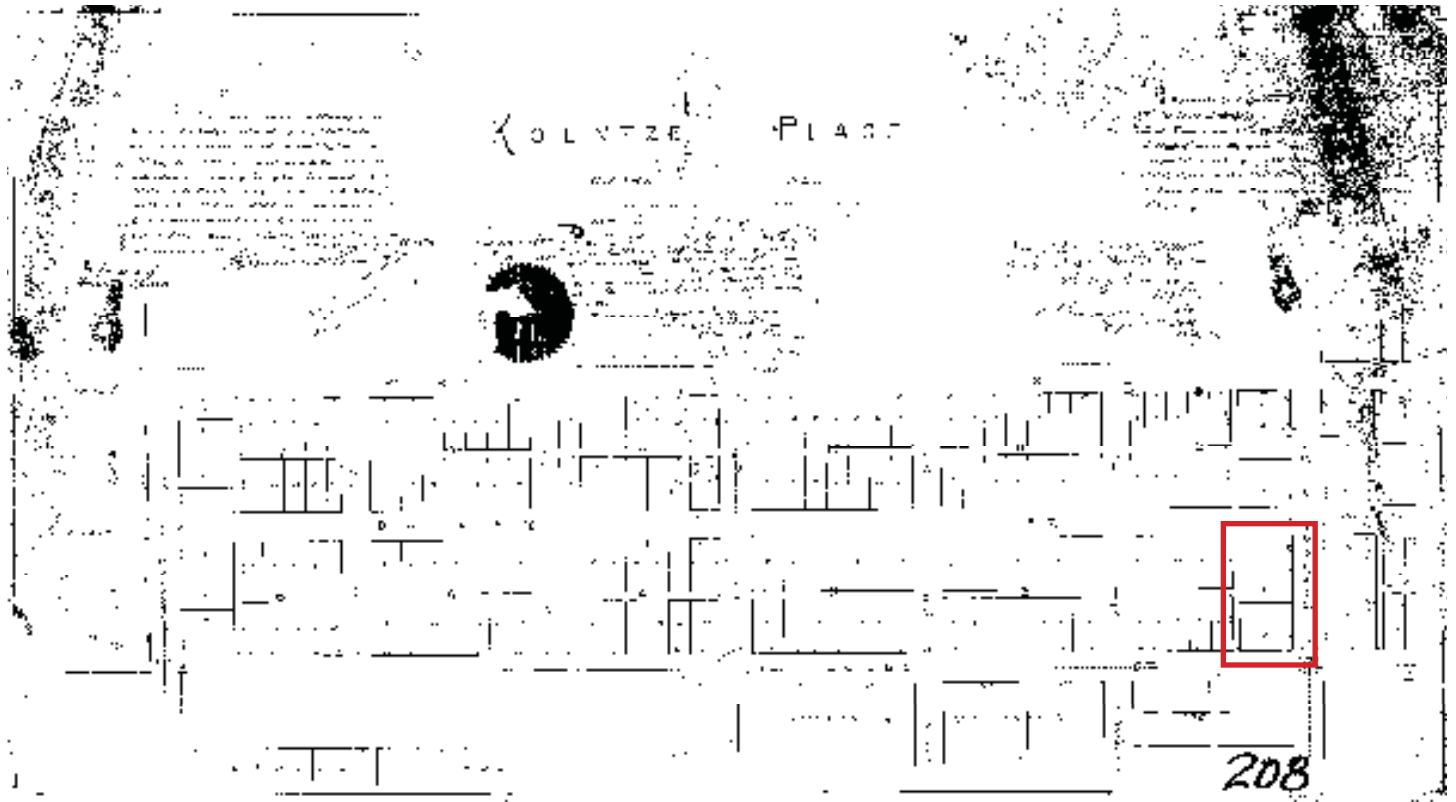
Lloyd D. Willis and his associate Charles M. Nye designed the Grand Theater building in 1914. Lloyd D. Willis is credited with 25 projects in Nebraska and Iowa during an active period of seven years. The buildings he designed included several private residences, apartment buildings, and a church. He designed the Jewell Schoolhouse in Bellevue, Nebraska, and the Greenfield Carnegie Library in Greenfield, Iowa, among others. The Grand Theater building was the only theater building to his credit.

On a few projects he partnered with another prolific architect, Henry D. Frankfurt, whose portfolio included 40 projects completed during roughly the same time period.

Willis' partner for this project, Charles Nye, had an illustrious architectural career in Omaha during the first three decades of the 20th century. In addition to the theater building, Nye's projects included a handful of houses, a commercial building, an apartment building and the Logan Carnegie Library in Iowa.

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- <https://northomahahistory.com/2015/12/23/a-short-history-of-the-intersection-of-north-16th-and-locust-streets-in-north-omaha/>
- <https://northomahahistory.com/2008/09/30/a-history-of-omahas-kountze-place-neighborhood/>
- <https://northomahahistory.com/2015/09/09/a-history-of-20-movie-theaters-in-north-omaha/>
- <https://northomahahistory.com/2012/11/30/a-history-of-omahas-n-16th-street-aka-sherman-avenue/>



Map of the 1898
Trans Mississippi and International
Exposition

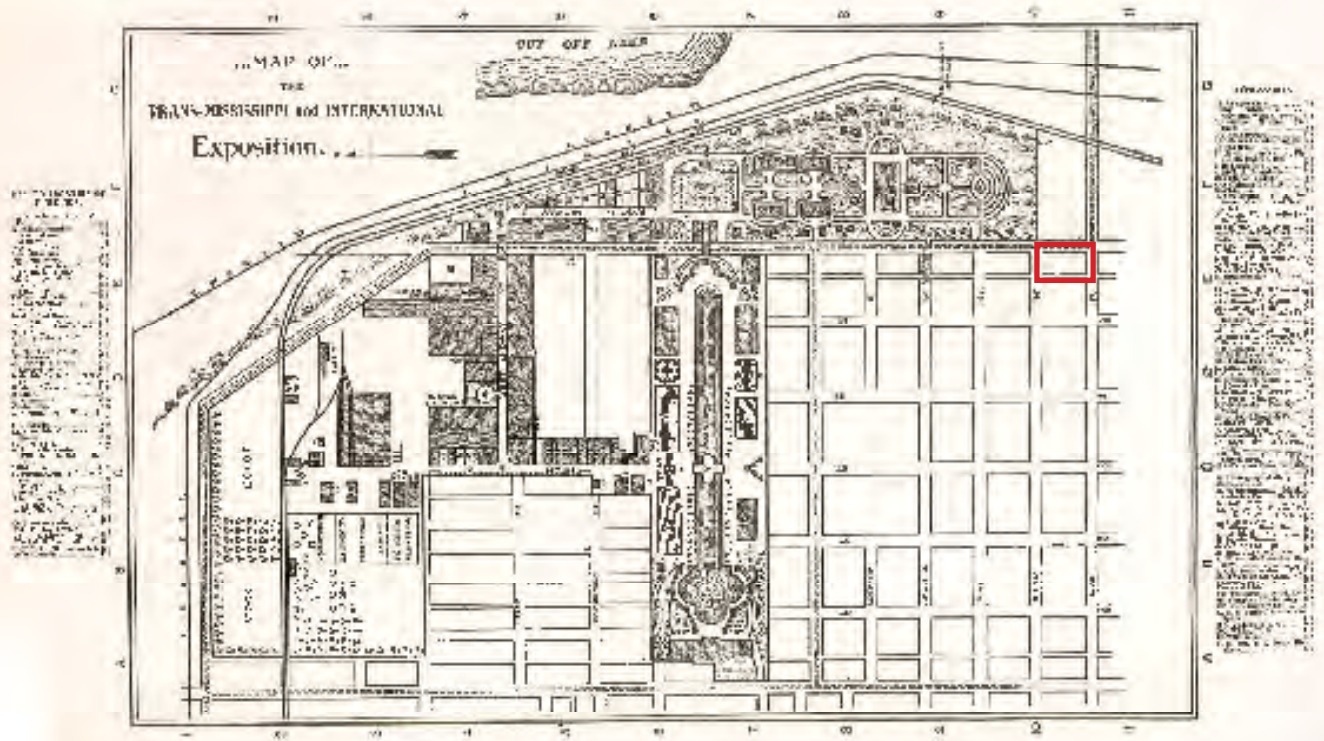


Figure 1



Figure 2



Figure 3



Figure 4

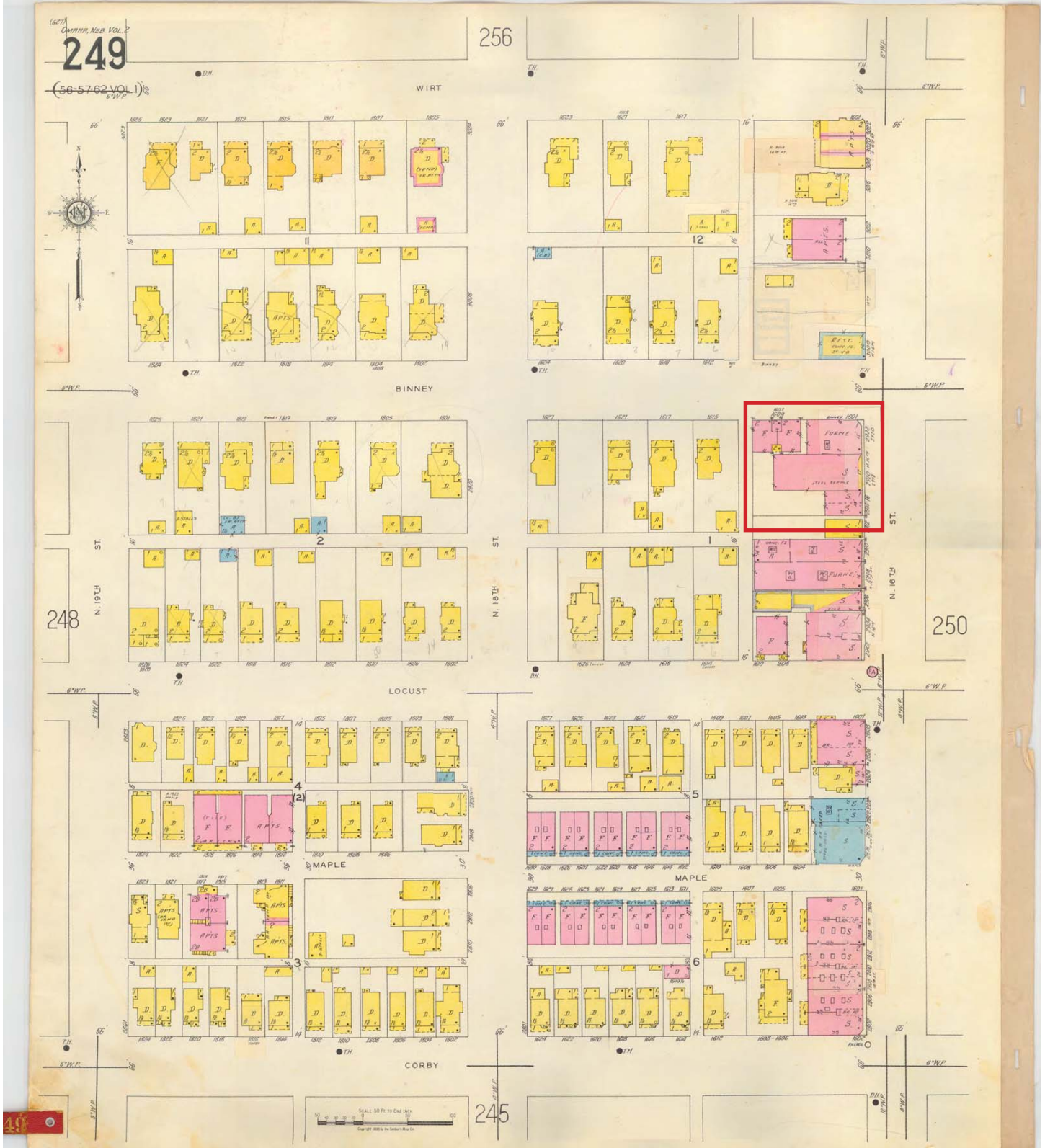
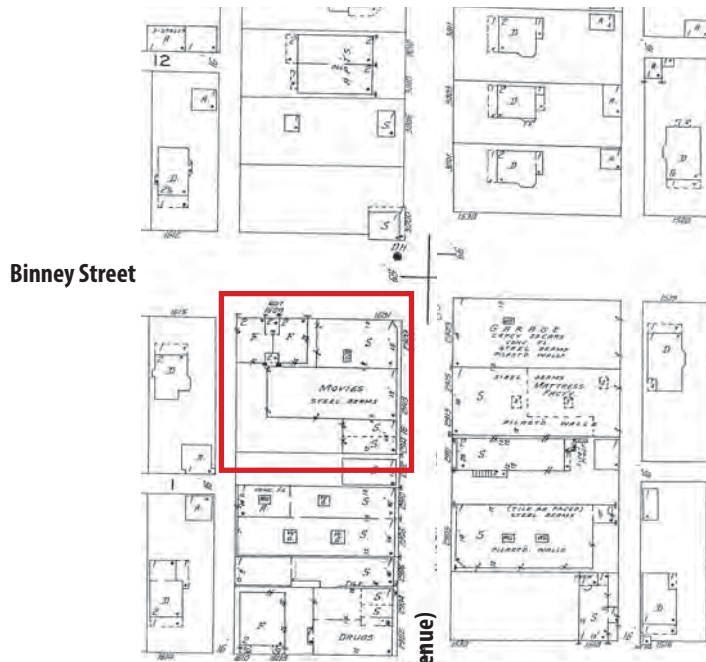
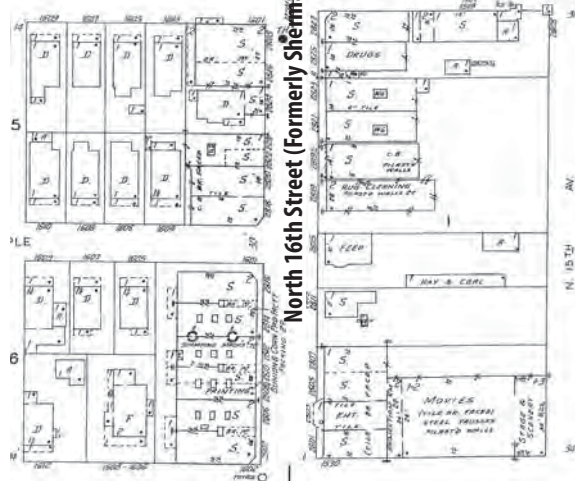


Figure 5

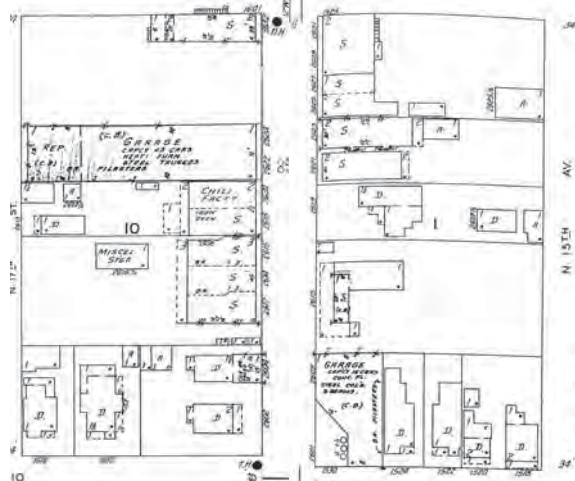


Binney Street

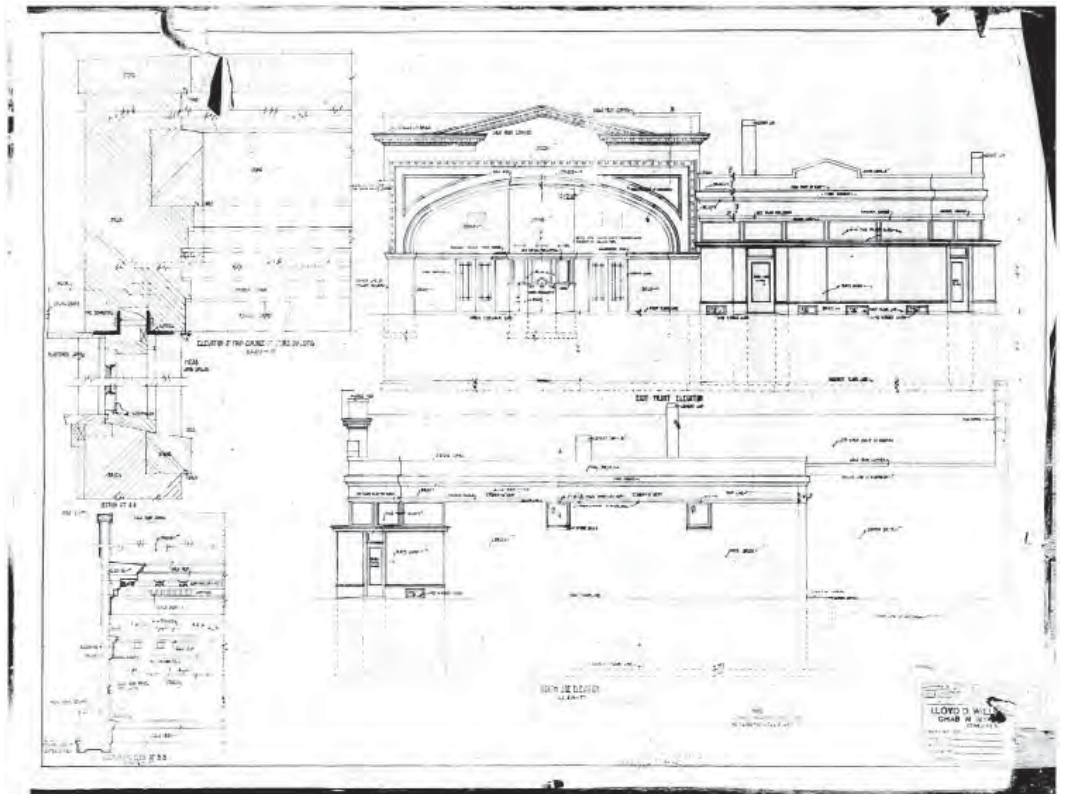
Locust Street



Corby Street



Exterior Elevations
and Details



Exterior Elevations
and Details

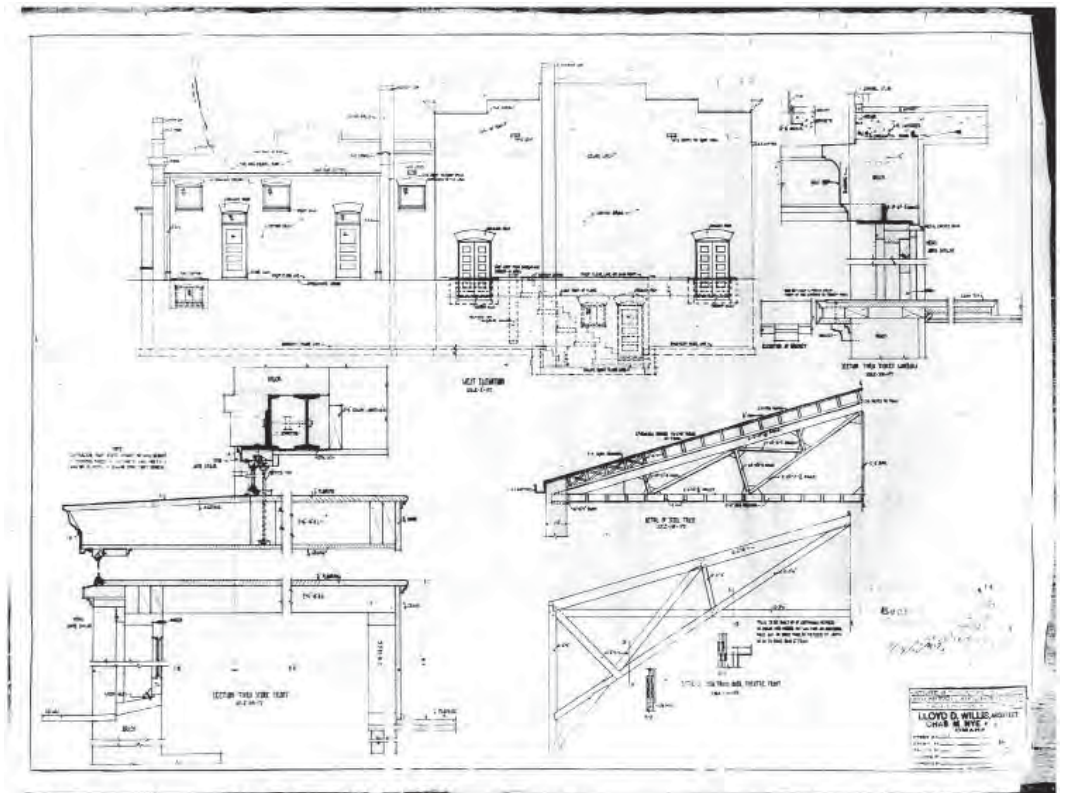
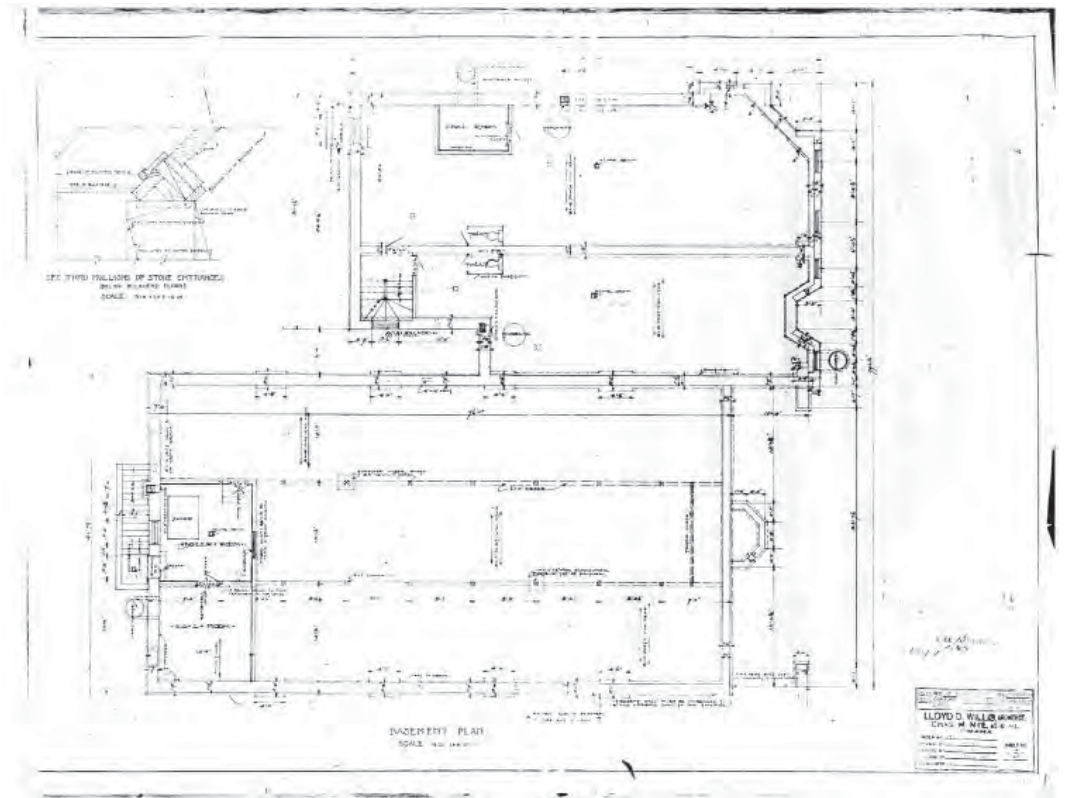


Figure 7

Basement Plan



Main Level Plan

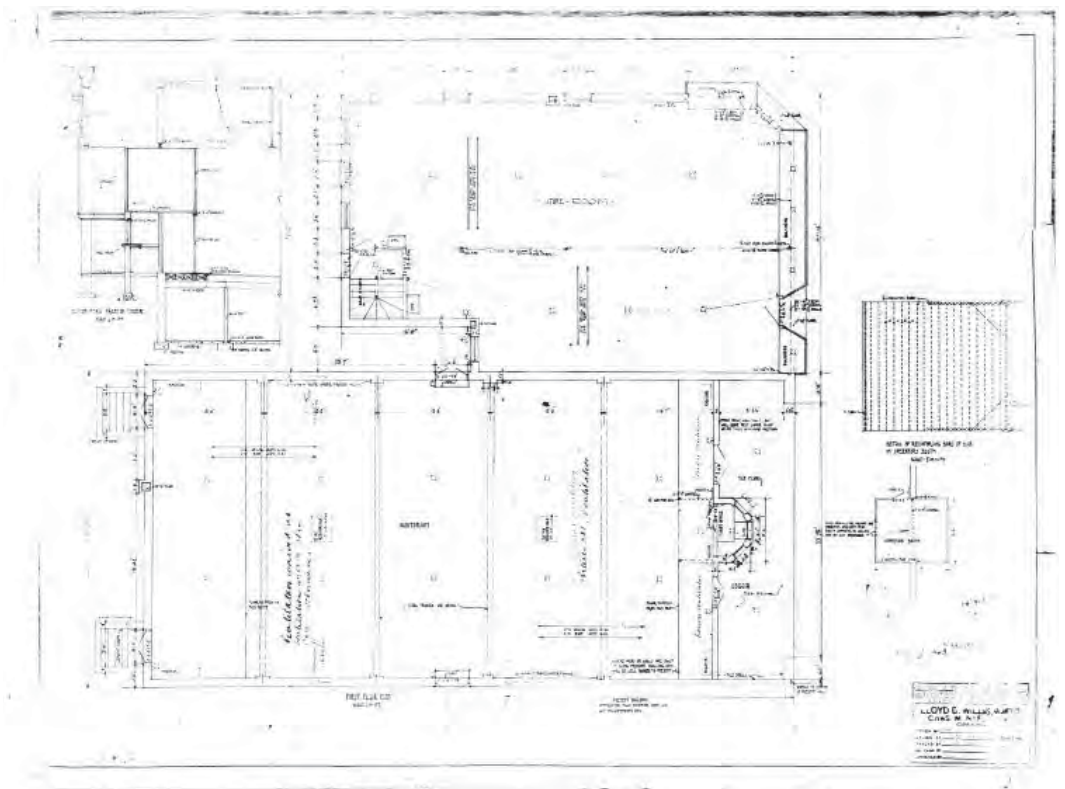


Figure 8



1935
Courtesy northomahahistory.com



1968
Courtesy northomahahistory.com



1935
Courtesy northomahahistory.com

Figure 9



c. Late 1970s
From the 1980 Inventory of Historic Omaha Buildings Survey completed by Landmarks Inc.



c. Late 1970s
From the Inventory of Historic Omaha Buildings survey completed by Landmarks Inc 1980



c. 1983
From the 1983 Patterns on the Landscape North Omaha Survey



c. 1983
From the 1983 Patterns on the Landscape North Omaha Survey



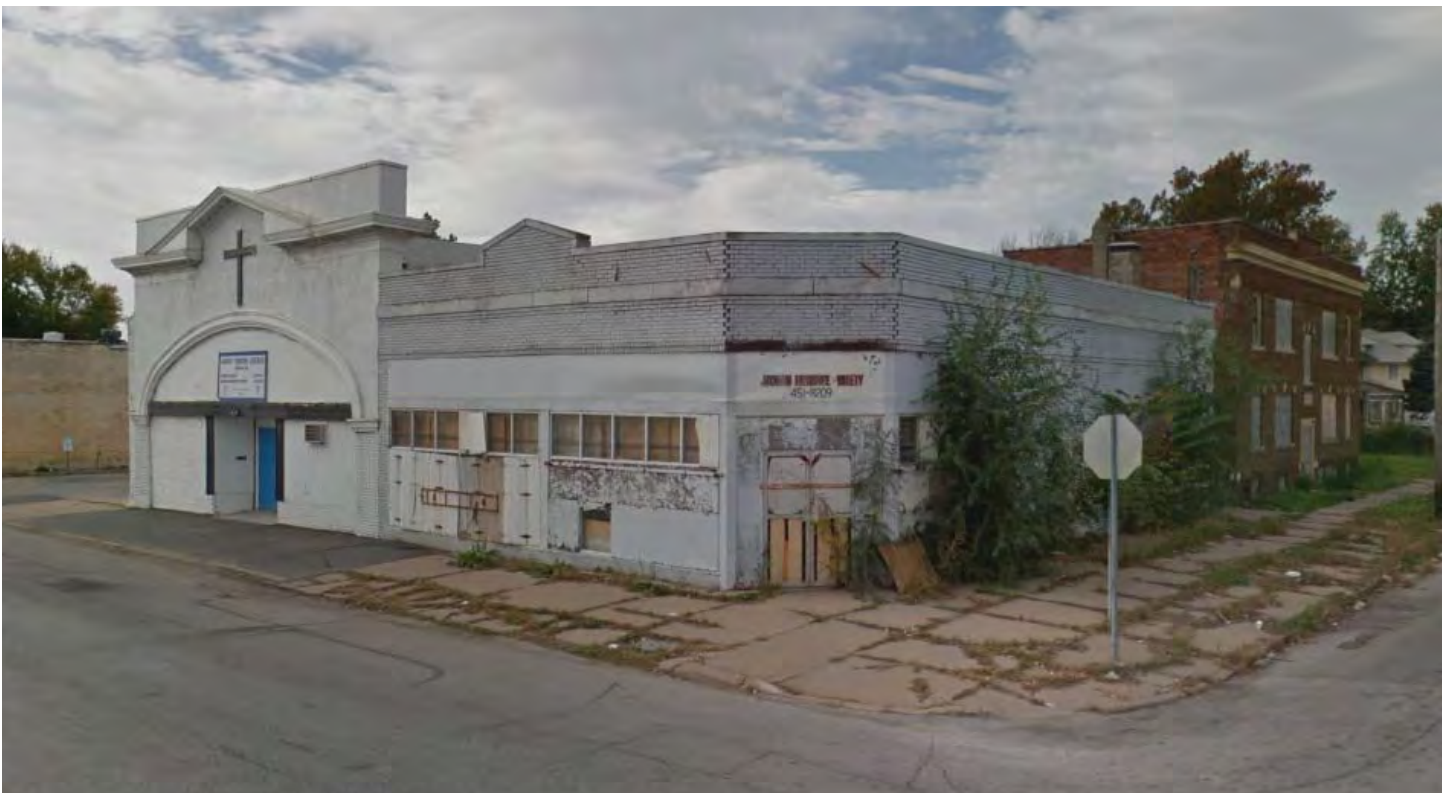
c. 1983
From the 1983 Patterns on the Landscape North Omaha Survey



c. 1983
From the 1983 Patterns on the Landscape North Omaha Survey



Current View Looking Northwest



Current View Looking Southwest

Figure 11



Current view looking west.



Current view looking west.

Figure 12



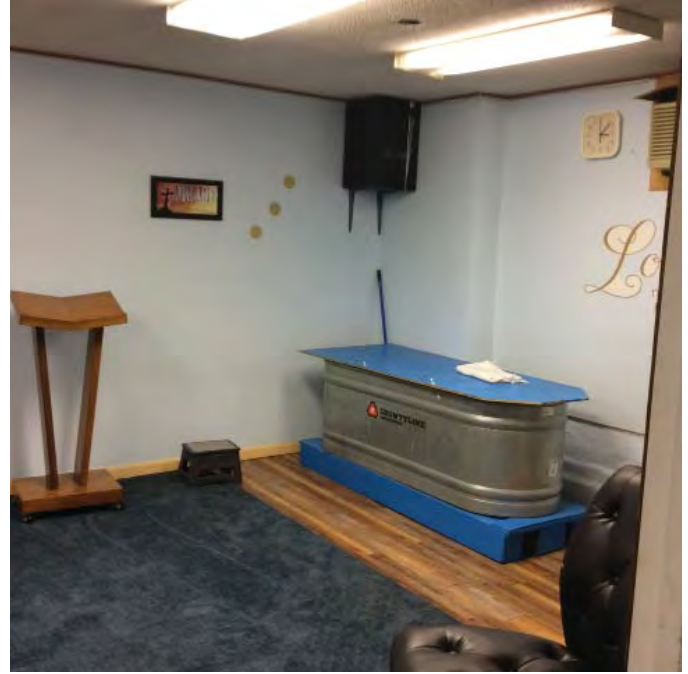
Detail of Theater Cornice



Detail of Theater Cornice



Interior of Theater building.



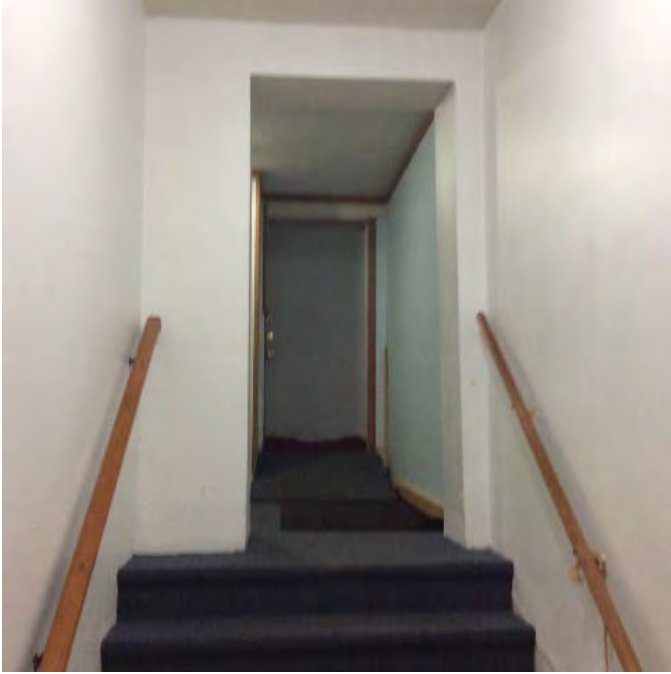
Interior of Theater building.



Interior of Theater building.



Interior of Theater building.



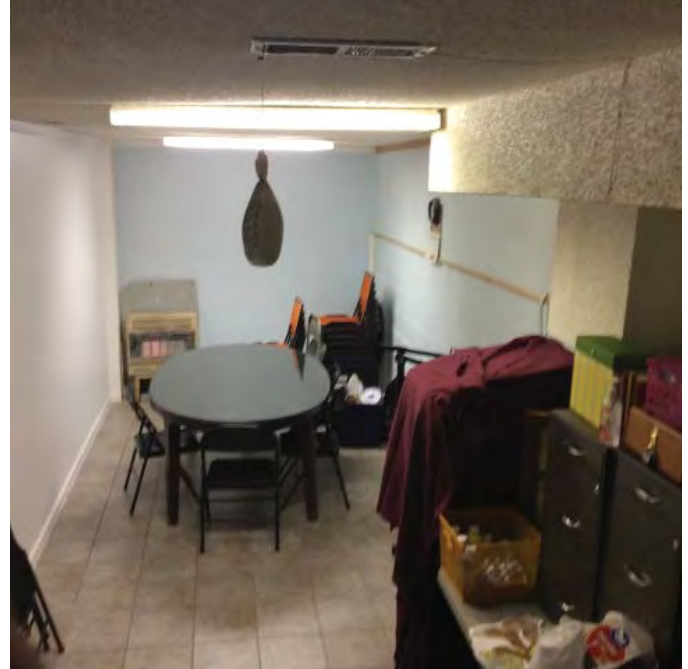
Interior of Theater building.



Interior of Theater building.



Interior of Theater building.



Interior of Theater building.

Summary

The Grand Theater, also called the McFarland Moving Picture Theater at 2920-2922 North 16th Street, Omaha, Nebraska, was built circa 1915¹ by Omaha real estate agent W.R. McFarland. The new development included a 500-seat theater on the south end and a two-unit storefront on the north end (the southwest corner of North 16th and Binney Streets). In 1918, McFarland sold the development to Jack K. Skerkas, a Greek businessman, for \$20,000.² Skerkas built the Allas Apartments on the west end of the lot (facing Binney Street)³ and later sold the property (including at least the theater and commercial building if not the apartments) to Samuel Sugarman for \$20,000.⁴

The Grand Theater was built on the west side of North 16th Street, south of Binney Street. North 16th Street was one of the city's oldest streetcar routes. While it is not known if 16th and Binney Streets was a streetcar stop, there was probably one immediately south at 16th and Locust Streets: at that intersection, the North 16th Street streetcar line branched off to the east down the Locust Street Viaduct to Carter Lake, Iowa. North 16th Street from Corby to Binney Street has been identified by the City of Omaha in its "Streetcar Context Intensive Level Survey" as one of its historic "streetcar commercial nodes." These blocks developed over time into streetcar- and pedestrian-centric commercial centers that served the surrounding neighborhoods with day-to-day goods and services, eliminating the need for trips downtown for food, entertainment, and basic services.

The Grand Theater appears to have only existed as an active movie theater for approximately 15 years. It is not known why it closed, but increasing transportation options (via both the streetcar and private automobile) may have doomed small neighborhood theaters like the Grand as neighborhood residents left the area for shopping and entertainment downtown. The Grand Theater continued to show movies and paid for small advertisements in the local newspapers through throughout the 1920s and 1930s, but no advertisements for the theater are found after mid-November 1930. In December 1930, H.A. Wolf Co. announced the sale of the commercial buildings on the southwest corner of 16th and Binney Streets to J. Riseman for \$25,000. The Grand Theater occupied the south end of the commercial enterprise, while the Atlantic and Pacific Tea Co. (grocers) occupied the north/corner end of the commercial building.⁵ Although no formal announcement or explanation for its closure has been discovered in the newspaper archives, the Grand Theater apparently closed, and it was never again used as a commercial theater.

¹ "McFarlan (sic) Moving Picture Theater, 16th & Binney," Original Plans. https://landmark-static3.cityofomaha.org/images/pdf/Microfilm_Drawings/1914-09-16_McFarlan-Moving-Picture-Theater_2916-18-No.-16.pdf, Accessed November 14, 2017.

² "Buying and Building," Omaha World-Herald, May 12, 1918: 7

³ "Allas Apartments" National Register of Historic Places Nomination. https://landmark-static.cityofomaha.org/images/pdf/Allas_Apartments/DO09-0140-150_Allas_Apartments_web.pdf, Accessed November 27, 2017.

⁴ "Real Estate Transfers," Omaha World-Herald, Feb. 21, 1921: 12

⁵ "Two Investment Deals Reported by H.W. Wolf Co.," Omaha World-Herald, Dec. 21, 1930: 8B

Additional Research January 2018
The McFarland Moving Picture/Grand Theater Building
2920-2922 North 16th Street, Omaha, Nebraska
November 27, 2017



Figure 1: Grand Theater, circa 1935. From North Omaha History blog, <https://northomahahistory.files.wordpress.com/2015/12/8812d-grand2btheatre2bnorth2b16th.jpg>, accessed November 27, 2017. Note the commercial building is an “Atlantic & Pacific Tea Co.” grocery store.

Grand Theater Advertisements:

Reminds... I turned and saw Elaine looking over of us. And this fellow's queer grin! (Continued Next Sunday)



—and having read the first part of the story—you won't be content until you've read the rest. Every Sunday on the same page you'll find it. And when the story comes to life!

Beginning
Tomorrow
in the Best Theatres.



THE EXPLOITS OF ELAINE



Arnold Daly
The Artist-actor, plays
"Craig Kennedy"

Pearl White
Stunning, lovable, Pearl
White, who played
"Pauline," will be
"Elaine"

See it at the Following Theaters

Favorite Theater, Omaha 1716 Vinton St., Jan. 5th	Besse Theater, South Omaha, Jan. 6th
Grand Theater, Omaha 16th and Binney Sts., Jan. 12th	Lyric Theater, Columbus, Neb. Auditorium, Norfolk, Neb.
Gem Theater, Omaha 1258 S. 13th St., Jan. 17th	Royal Theater, Fullerton, Neb., Feb. 12th
Parlor Theater, Omaha	Olympic Theater, Sioux City, Ia.
Diamond Theater, Omaha	Palace Theater, Cedar Rapids, Ia.
Monroe Theater, Omaha 2555 Farnam St.	Palace Theater, Waterloo, Ia.
Hippodrome Theater, Omaha 2514 Cuming St.	Palace Theater, Des Moines, Ia. Lyric Theater, Boone, Ia.

Figure 2: Early Advertisement Featuring Listing for "Grand Theater, Omaha, 16th and Binney Sts.," Omaha Sunday Bee, January 3, 1915: 11-B

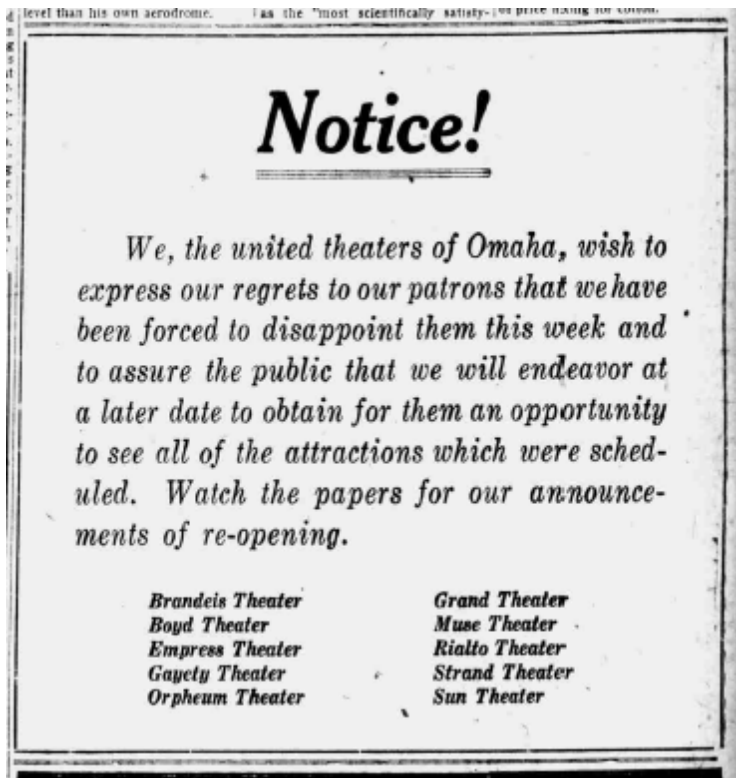


Figure 3: Omaha's Theaters are Closed Due to the "Spanish Influenza" Epidemic: Omaha Daily Bee, Oct 6, 1918: 7-B



Figure 4: "The Only Woman" starring Norma Talmadge, Omaha World-Herald, Jan. 15, 1925: 8. Many of the Grand Theater's ads are small compared to those of other theaters.

8.	C3-18-024 Mount Vernon Baptist Church	REQUEST:	Approval of a Local Landmark Designation – Grand Theater Building
		LOCATION:	Southwest of 16 th and Binney Streets

At the Planning Board meeting held on March 7, 2018, Jed Moulton, Planning Department, presented the request. Mr. Moulton briefly discussed a power point presentation of the historic streetcar system and explained that a reconnaissance survey was completed to determine rehabilitation needs for buildings along the former streetcar system. He added that the subject building, along with the history of the streetcar system, qualified the site for the National Registry. He then explained the methodology and groupings of sites to determine focus points for rehabilitation of buildings along the former streetcar system and that of the four levels of groupings, this site was within Level C, which was viable for National Registry designation.

Lawrence Butler, LT Butler Professional Engineering LLC, appeared before the Board. Mr. Butler briefly discussed the history of the Grand Theater building stated that of the 34 motion picture houses constructed in the 1930's only 11 remained, with 2 of the 11 buildings located in north Omaha. In response to the Board, Mr. Butler explained that renovations to the former Grand Theater building included exterior rehabilitation of the existing church, which would remain a church, and renovation of the adjacent building into offices for LT Butler Engineering. He also stated that he planned to use historic tax credits for the renovations.

Eric Englund, Acting Planning Manager, stated that the Department recommended approval.

Mr. Rosacker moved for approval. Mr. Morris seconded the motion which carried 5-2, with Mr. Moore and Mr. Pate dissenting.

03/18

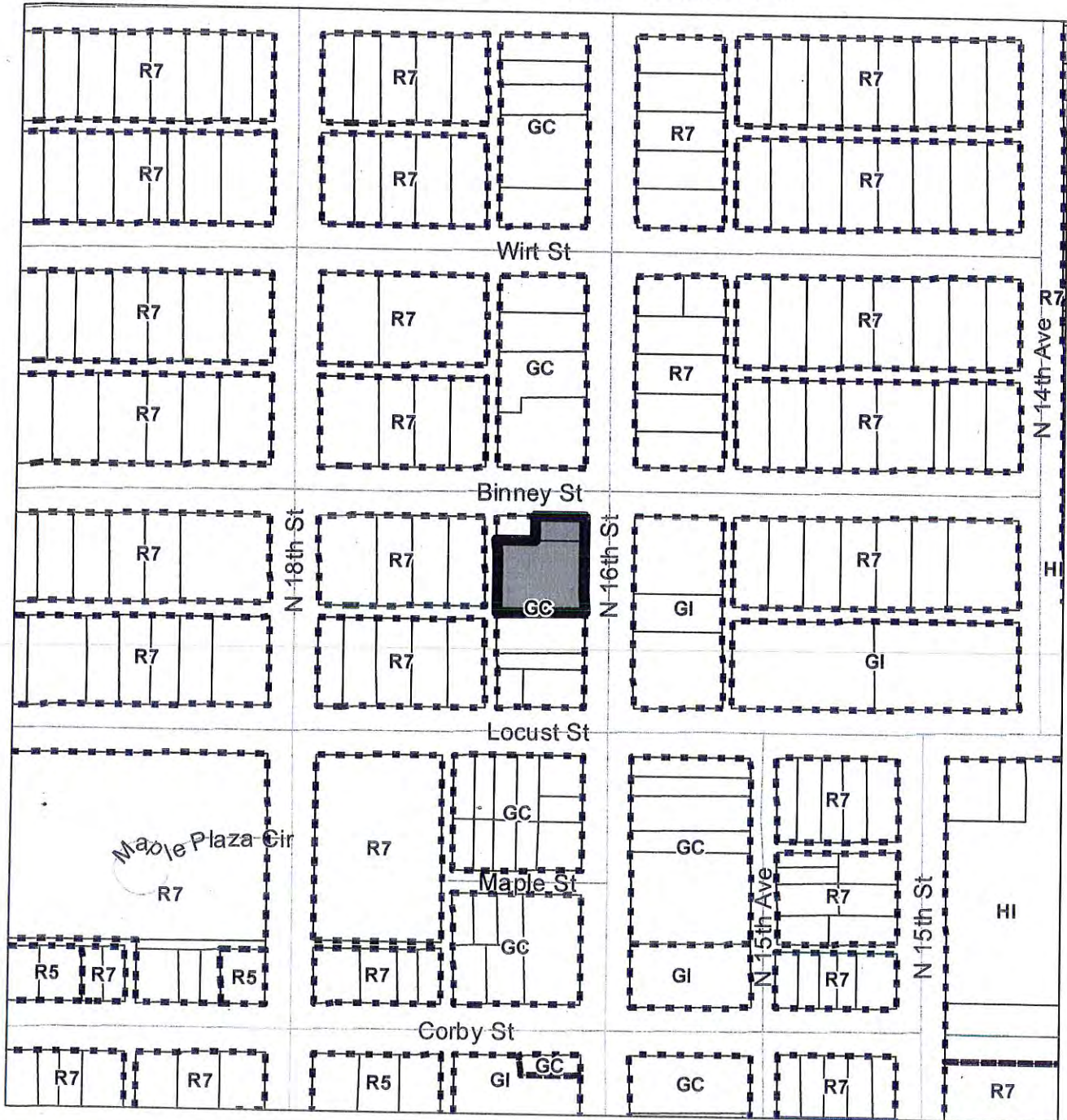
CASE: C3-18-024

APPLICANT: Mount Vernon Baptist Church

REQUEST: Approval of a Local Landmark Designation – Grand Theater Building

LOCATION: Southwest of 16th and Binney Streets

SUBJECT AREA IS SHADED - MARCH 2018



NO. _____

Item Submitted By: _____

Department: _____

Council Meeting Date: _____

Planning Board and Planning Department recommend approval of a request for a Local Landmark Designation for the Grand Theatre Building located southwest of 16th and Binney Streets.

(Inside City)

pln1805ct

Presented to City Council

.....

.....

.....

Elizabeth Butler

.....

City Clerk

Grant Application

Row 11

Organization Name (if applicable)	Midwest Maintenance Co., Inc. & Midwest Maintenance Realty LLC
Physical Address	2901 Q St, Omaha, NE 68107
Mailing Address	
Website	www.midwestinc.net
Social Media Accounts	Facebook, Instagram, LinkedIn, Twitter
Name	Jamie Gutierrez
Title	CEO / Owner
Email Address	jgutierrez@midwestinc.net
Phone	+1 (402) 250-4611
Team	Yes
	Jamie Gutierrez, Lori Elkins EA, Marilyn Oldaker EVP, outside Team members have been interviewed for this project specifically
Organizational Chart	I have uploaded MM's Org chart. MMR is also managed by this company although not specifically noted. I plan to create a team of resources and have already been talking and working with Alley Poyner, White Lotus Arun and Jay, Canopy South Cesar Garcia, Bridget Bumgardner Boyd Jones, Sam Garden CBRE, Todd Swerzic & Jay Noddle of Noddle Companies. These are possible additions to our team.
Other Completed Projects and/or Accomplishments	Midwest Maintenance Co's headquarters is located on the corner of 29th and Q streets. Our main office building has been renovated twice and currently serves as our headquarters. We have accumulated some properties on this block built a warehouse, parking lots, renovated other buildings, and created some green space. We have opted to keep our headquarters office in South Omaha and it has been my dream and vision to create and develop a space that would draw people to South Omaha to enjoy the culture in this area. Something similar to Blackstone or midtown would be a wonderful growth opportunity for South Omaha.
Proposal Title	Q Metro
Total Budget (\$)	\$40.00
LB1024 Grant	\$35.00

Funding Request (\$)

Proposal Type Combination of capital project and service/program

Brief Proposal Summary We are committed to the revitalizing of Q street as a major commercial corridor. We are committed to the re-development and improvement of Southside Terrace and Indian Hill neighborhoods in South Omaha effected by the pandemic alongside and in collaboration and support of Canopy South & the Q Street corridor revitalization partnership. Durning the pandemic Midwest Maintenance Co lost nearly 75% of its revenue and Midwest Maintenance Realty halted all development projects. We have been focusing on regaining MM business and are finally starting to recover. This grant opportunity will help MMR get back on track with our development plans. Our first phase consists of a new headquarters building where Midwest Maintenance Co would be housed. It will be a five story mixed-use facility with storefronts on the main level, some underground or main level parking, office space on second and third levels, and market rate or affordable housing apartments above. The height of the building would have nice city views. Our current facility at 29 & Q, will be converted to a shared office space for entrepreneurs & start up companies to share conference and break rooms, reception areas, etc. while still having private office space. The third phase would be to add restaurants, store space and community gathering hubs on other properties we own.

Timeline We could start June of 2023 and be completed by the end of 2025. this would give us time to start phase 3 in 2026

Percentage completed by July 2025 93%

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 I believe keeping Midwest Maintenance Companies Inc. HQ in south Omaha would be a tremendous asset to this community. Our company, which is now working in seven states, would give

needed recognition to the value of location. Our first building with office & mixed use space, would be a great use for the community adding needed gathering space, coffee shops such as we see at north 75. Community orgs and local businesses can meet and gather in these areas. The location is right off the interstate which gives easy access for storefront retailers' clientele. MM current HQ will be converted to shared office space a great location for growing entrepreneurs and start ups. The project is essential for positive economic impact in South Omaha and Omaha in general.

Visioning Workshop Findings Alignment The vision workshop leaves lots of room for growing nonprofits and services. I believe our vision for economic development fills the gap for business development and economic growth. Our vision also encourages careers, jobs, and individual wealth management serving the needs of the community for job opportunities.

Priorities Alignment This proposal helps local South O businesses recover from the pandemic strain. Keeping MM HQ in South Omaha and developing space for more business and community growth will not only greatly contribute to the recovery of the economy, but will allow for sustainable growth and scaling.

Economic Impact Our project is in line with the scaling of our company & other businesses in South O. It provides more office space for our growing management staff, and other departmental growth. We need coffee shops, restaurants, etc for our employees to frequent. The project provides a space for other companies in the area to gather, hold meetings, and frequent retailers, health care needs, stores and restaurants. This project includes attractive housing needed for local employees from our company and other companies / agencies in the area such as One World, Phillips, Greater Omaha Packing, etc. encouraging walking sites to work - home - retail - church, etc. The shared office space allows for entrepreneurs to be in a reasonably priced office with a great location, and easy access to downtown and west Omaha. Basically this development creates a multitude of jobs, job training and higher wage opp for this area.

500

100

approximately \$16/hour to \$50+/hour

Our HQ alone will allow us to double our management staff and hire more employees. It is known that companies that stay and grow in their neighborhoods, hire, provide and grow the community where it lives

Community Benefit this project will benefit the community by thriving in the area, creating more jobs, job training, higher paying job opportunities and supporting local non profits which directly serve the people in this community. improving the economy promotes healthy surrounding neighborhoods and attraction to the area

we are proposing an eco friendly green building with a "no trash" concept. we are also allowing for green space and outdoor park areas

Best Practices/Innovation	this project will be a green eco friendly building with a "no trash" concept. our mixed use building brings new concepts to the area and innovative business spaces in our shared office spaces. also a central gathering hub for all kinds of community and business activity
Outcome Measurement	this project will create more job training opportunities, education, and high wage job opportunities. our company has all depts including HR, Finance, Sales, Marketing, Operations, National Sales, and more. therefore we need all levels of jobs that will be located at our HQ on Q street.
	our team will include a high priority accountability goals with measurable milestones & regular reporting
	yes it could. we have visited with local banks, investors, and other community orgs that may want to partner with us. we have not retained anyone yet and may not
Partnerships	Yes
	we are in support and will collaborate as much as possible with the "Q Street Corridor Economic Recovery Partnership" and Canopy South. We are currently talking so that we coordinate our strategies for the greater outcome of all projects in South Omaha. We are also open to any partnerships that serve the community.
	none
Displacement	No
Displacement explanation	
Physical Location	approximate is 27 and Q to 29 and Q to R
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

construction rough estimates by Alley Poyner also White Lotus.
very rough drafts, will download, nothing completed or formal

General Contractor No

Request Rationale the amounts you see on my documents are pre-covid rough estimates. our costs are inflated for various reasons. we have included budgets for architect, engineer, owner rep, formal building and construction plans and increased construction costs.

Grant Funds Usage LB1024 funds will go directly into the implementation of phase 1 mixed use building and then phase 2

Proposal Financial Sustainability Yes

see pro forma

Funding Sources NA

NA

yes.

Scalability yes. both. I'm open to possibilities and opportunities

Financial Commitment we are committed to the development and recovery of Q street corridor and South Omaha. we are prepared to contribute personal funds and leverage company & personal collateral to obtain loans or other investors. we have already been speaking to banks, funders, investors, etc

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list)
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

Q Street Master Plan

MAY 22, 2018

Gutierrez

ALLEY • POYNER • MACCHIETTO ARCHITECTURE

NEIGHBORHOOD

Context

THE Q STREET CORRIDOR IS DEFINED BY ITS LONG RUNNING BUSINESSES, INDUSTRIES AND INSTITUTIONS

COMMUNITY GROUPS AND ORGANIZATIONS ARE ALSO MAKING A MEANINGFUL IMPACT

LIVESTOCK EXCHANGE
ONE WORLD HEALTH

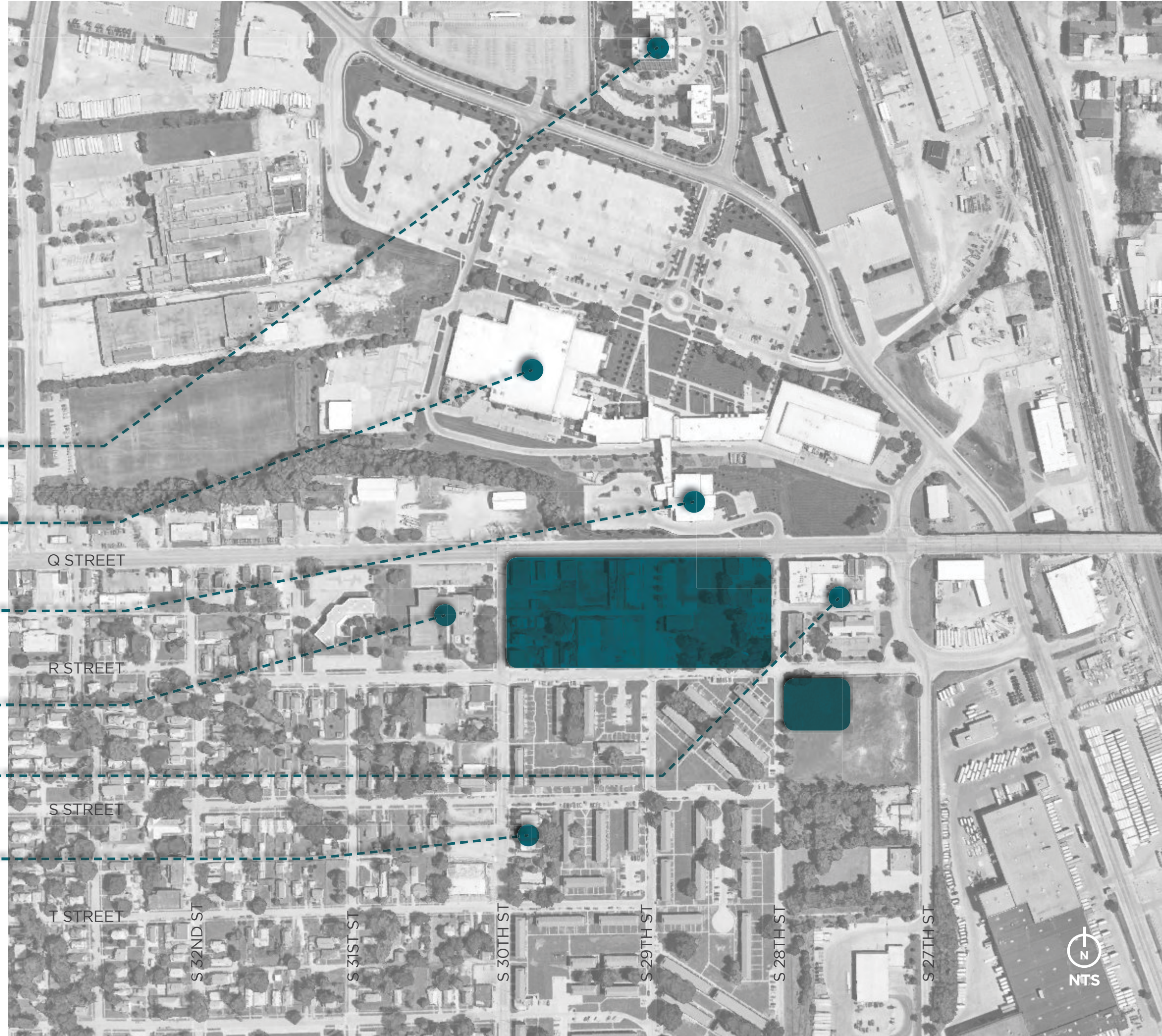
MCC SOUTH CAMPUS

SOUTH OMAHA
PUBLIC LIBRARY

YOUTH ACHIEVEMENT
YMCA

STEPHEN CENTER

GIRLS INC



NEIGHBORHOOD

Zoning

THIS MAP SHOWS THE CURRENT LAND USE ZONING FOR THE AREA

THE PROPERTIES IN QUESTION ARE CURRENTLY ZONED GENERAL INDUSTRIAL AND HEAVY INDUSTRIAL

OFFICE USES AND COMMERCIAL USES SUCH AS GENERAL RETAIL SALES AND RESTAURANTS REQUIRE A SPECIAL USE PERMIT

A REQUEST FOR REZONING MAY BE DESIRED

 PROPERTIES CURRENTLY IN OWNER'S POSSESSION

 GO GENERAL OFFICE

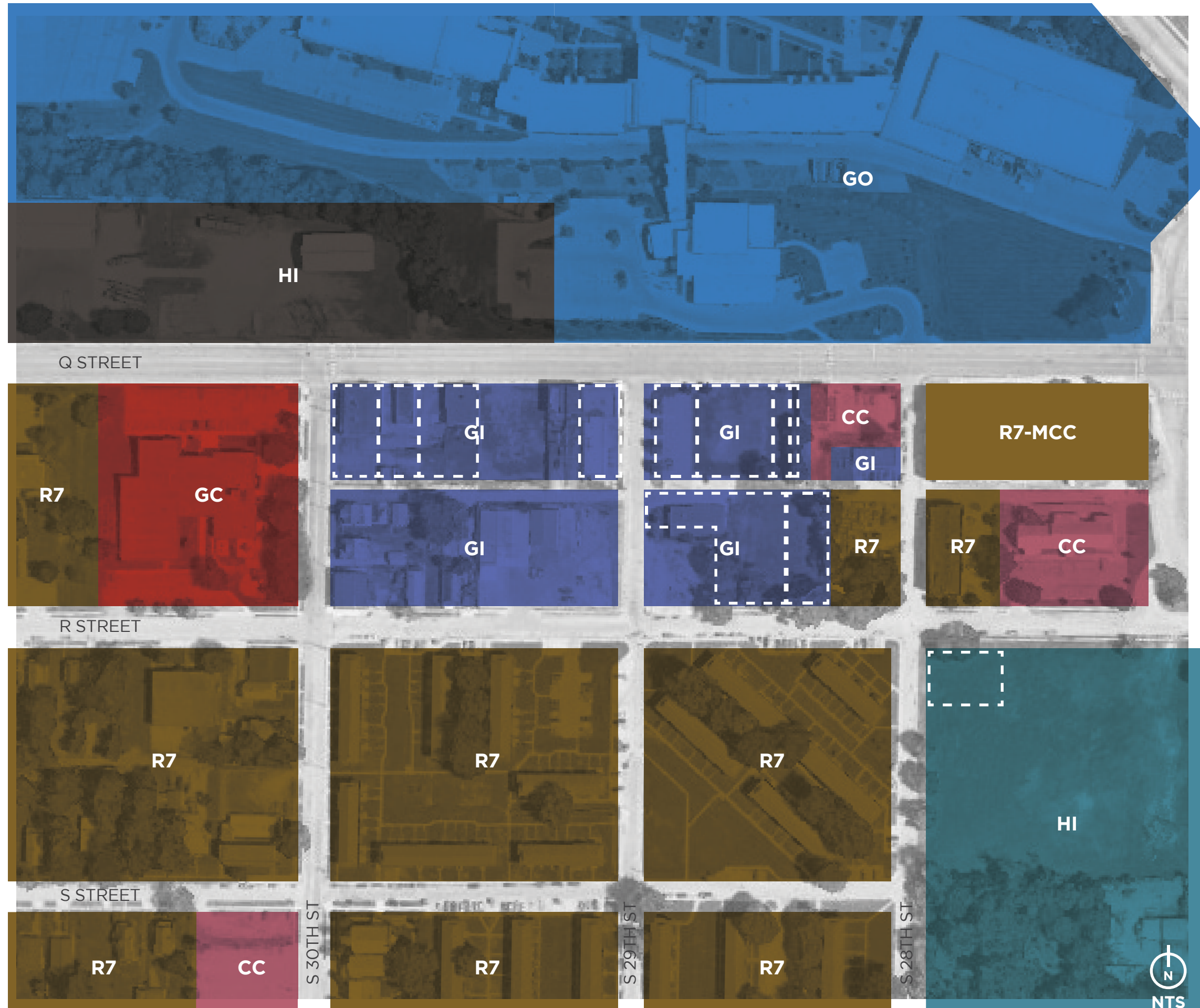
 GI GENERAL INDUSTRIAL

 GC GENERAL COMMERCIAL

 HI HEAVY INDUSTRIAL

 CC COMMUNITY COMMERCIAL

 R7 RESIDENTIAL MEDIUM DENSITY



Q Street Master Plan

MAY 22, 2018

Gutierrez

ALLEY • POYNER • MACCHIETTO ARCHITECTURE

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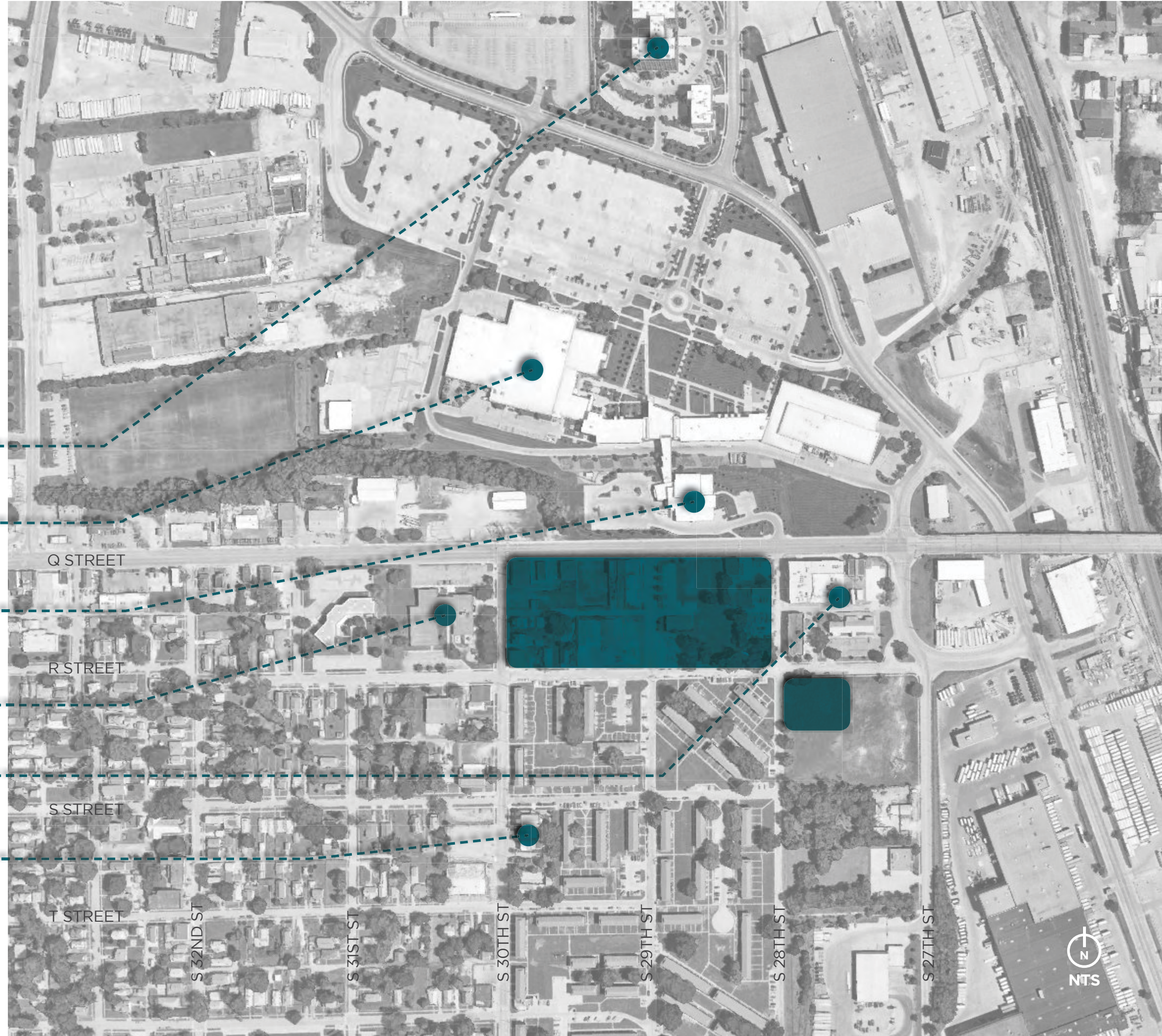
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 GENERAL OFFICE

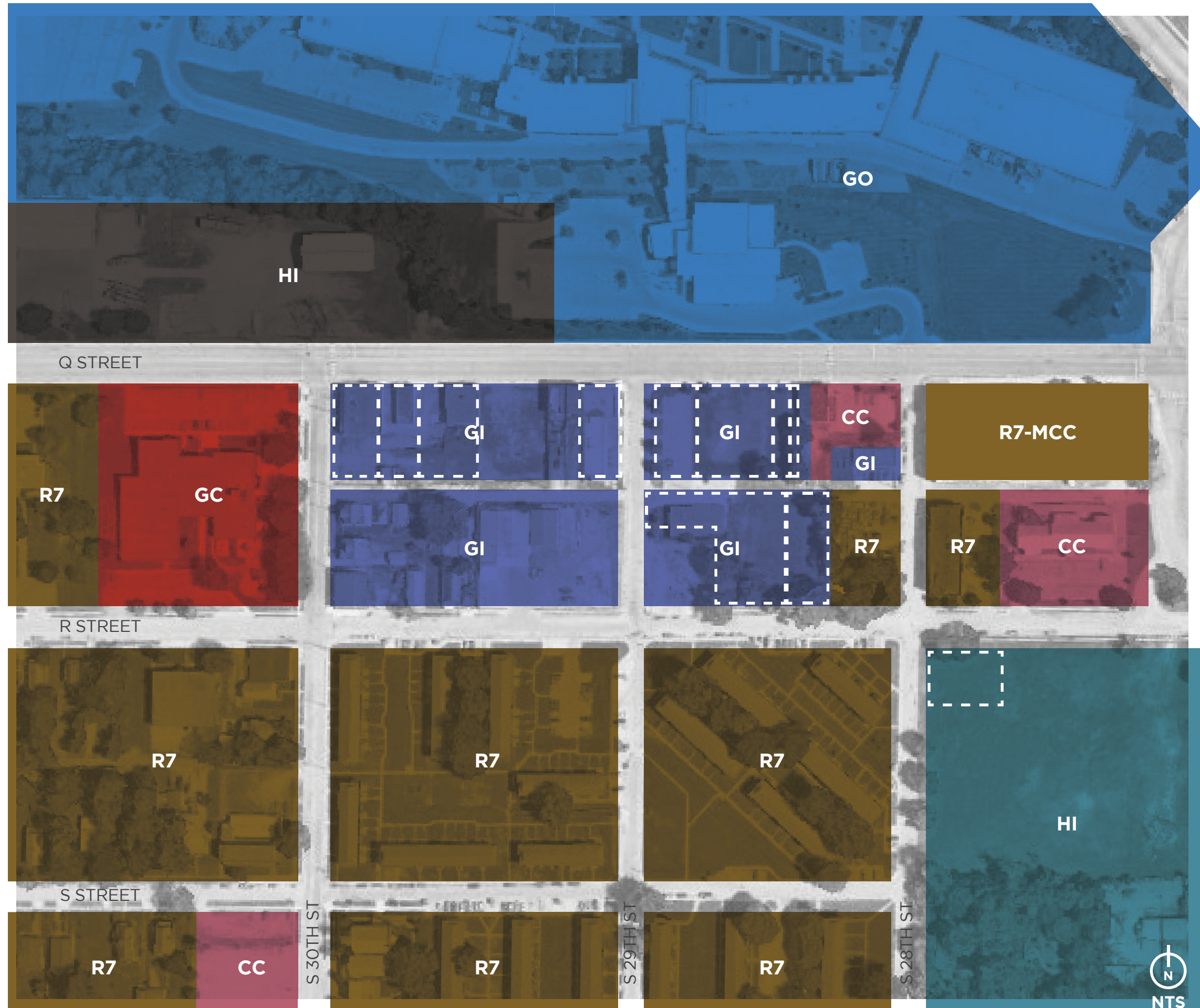
 GENERAL INDUSTRIAL

 GENERAL COMMERCIAL

 HEAVY INDUSTRIAL

 COMMUNITY COMMERCIAL

 RESIDENTIAL MEDIUM DENSITY









NEIGHBORHOOD

Future Land Use

THE CITY'S FUTURE LAND USE MAP IDENTIFIES THE PROPERTIES IN QUESTION AS OFFICE COMMERCIAL

A ZONING REQUEST TO CHANGE THE CURRENT ZONING FROM GI TO NBD WOULD BE SUPPORTED

-  PROPERTIES CURRENTLY IN OWNER'S POSSESSION
-  CIVIC
-  OFFICE COMMERCIAL
-  INDUSTRIAL
-  HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL



NEIGHBORHOOD

Surrounding Development

THE AREA SURROUNDING THE
GUITERREZ PROPERTIES IS UNDERGOING
REDEVELOPMENT

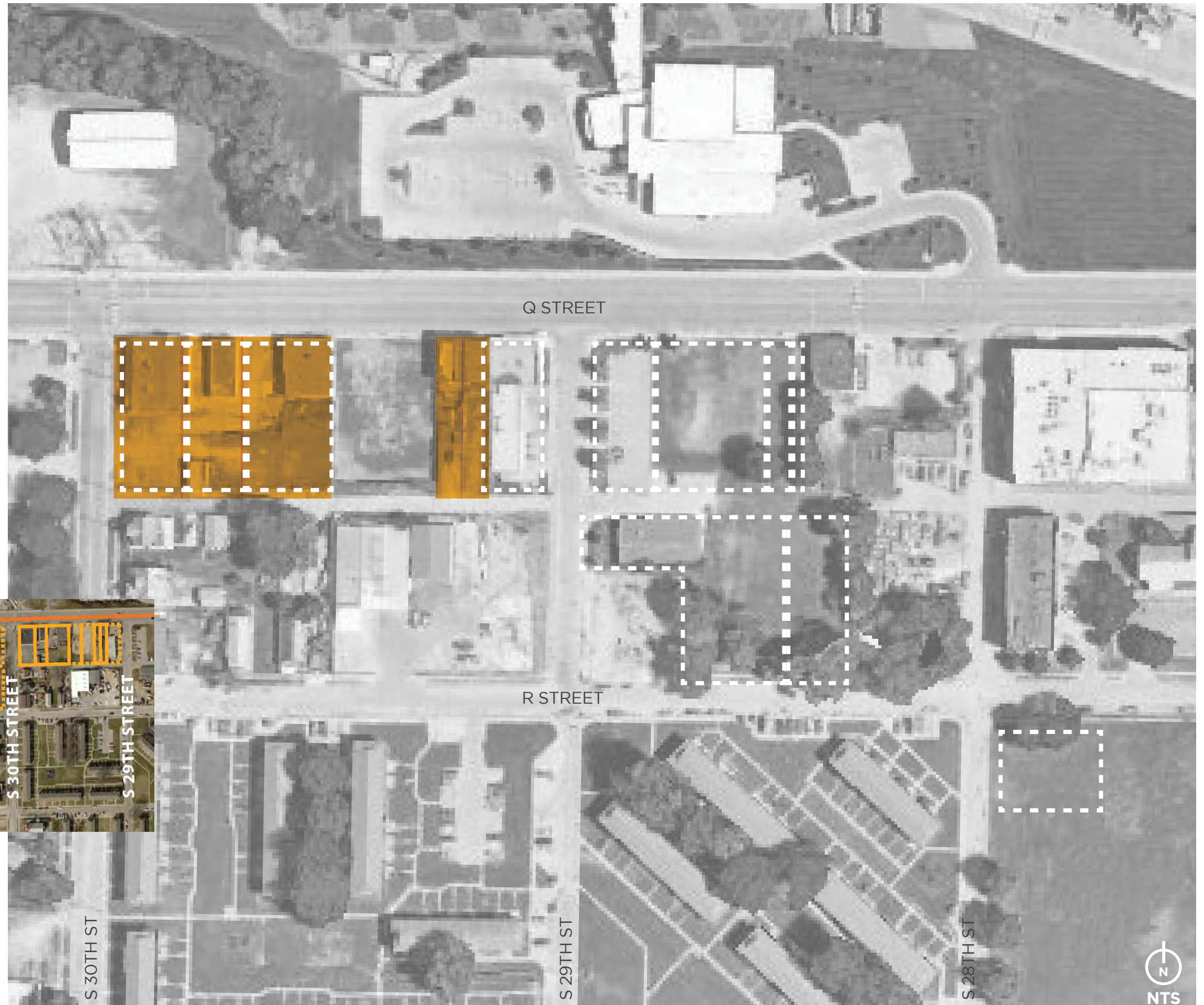
THERE ARE SEVERAL MASTER PLAN
EFFORTS ONGOING



NEIGHBORHOOD

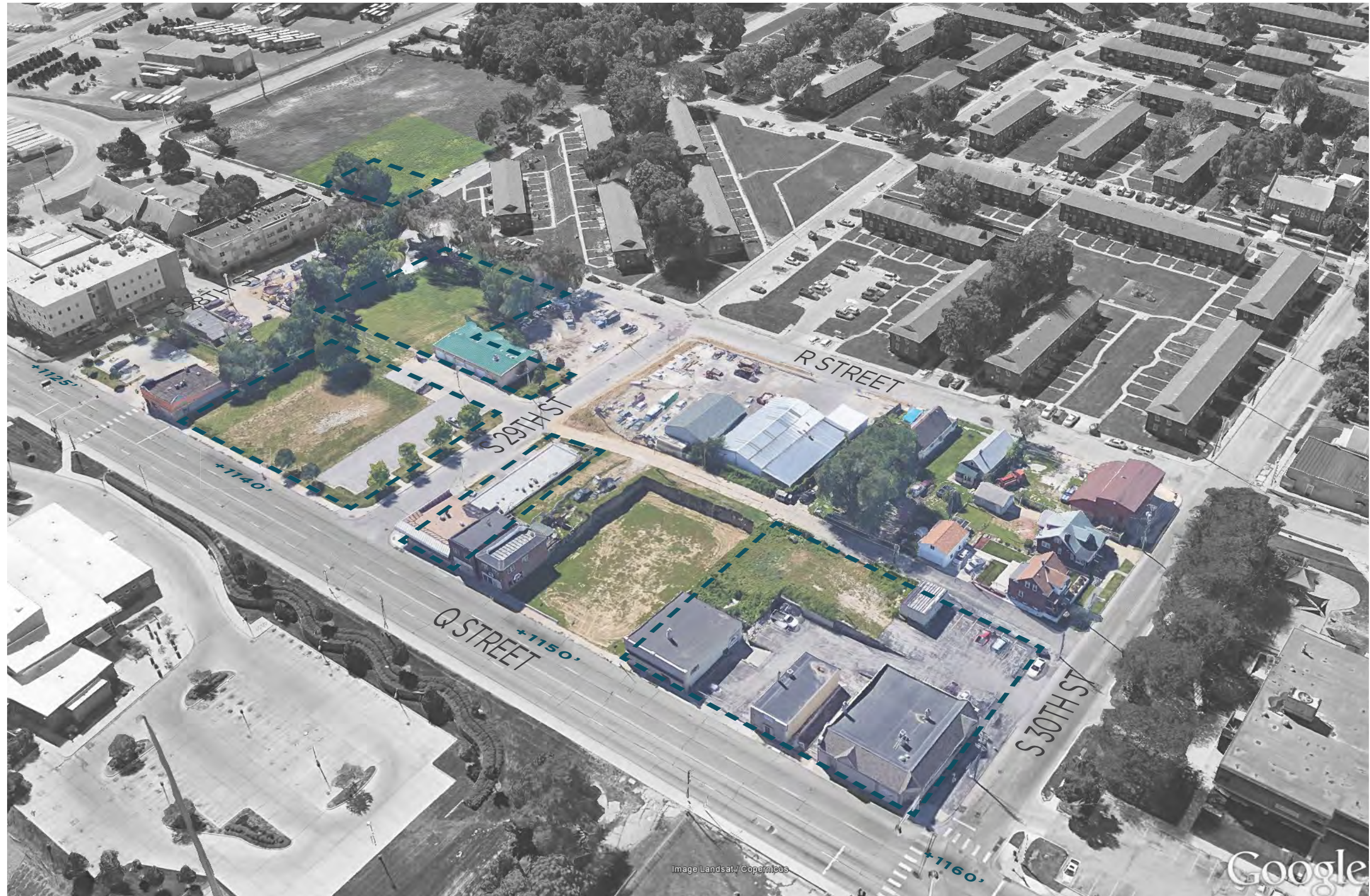
Historic Resources

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Planning recommendations included the addition of an ACI-1 (Area of Civic Importance - Downtown Context) overlay district, the expansion of the Future Land Use Mixed-Use Boundary, and a complete streets area plan.





Aerial Site View LOOKING SOUTHEAST



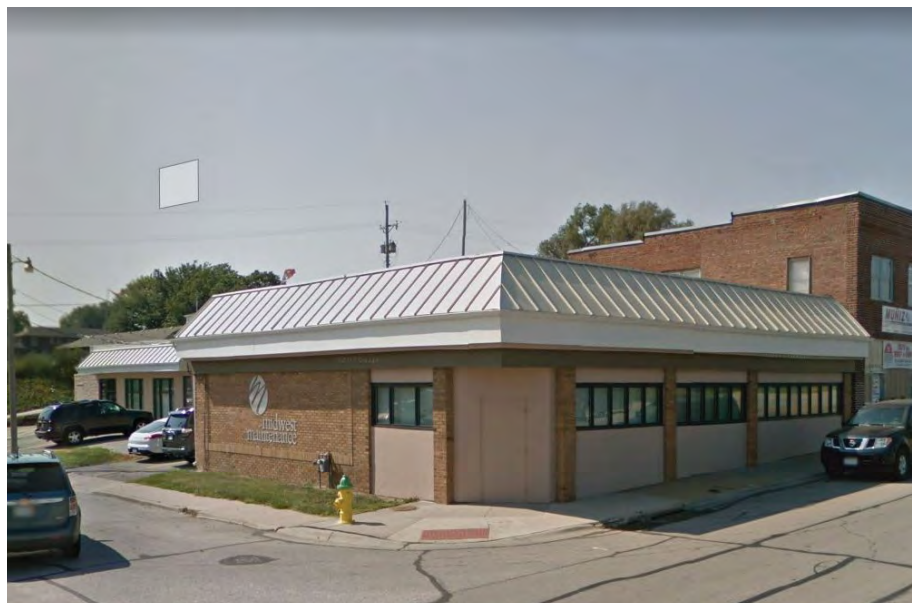
1 **2929 Q STREET**
1 STORY W/ BASEMENT
3 800 SF



2 **2925 Q STREET**
1 STORY W/ BASEMENT
2 100 SF



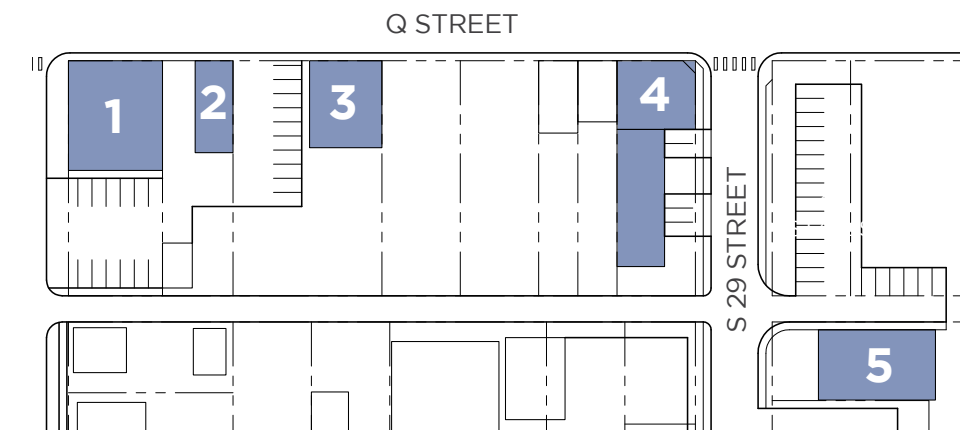
3 **2919 Q STREET**
1 STORY W/ BASEMENT
8 200 SF



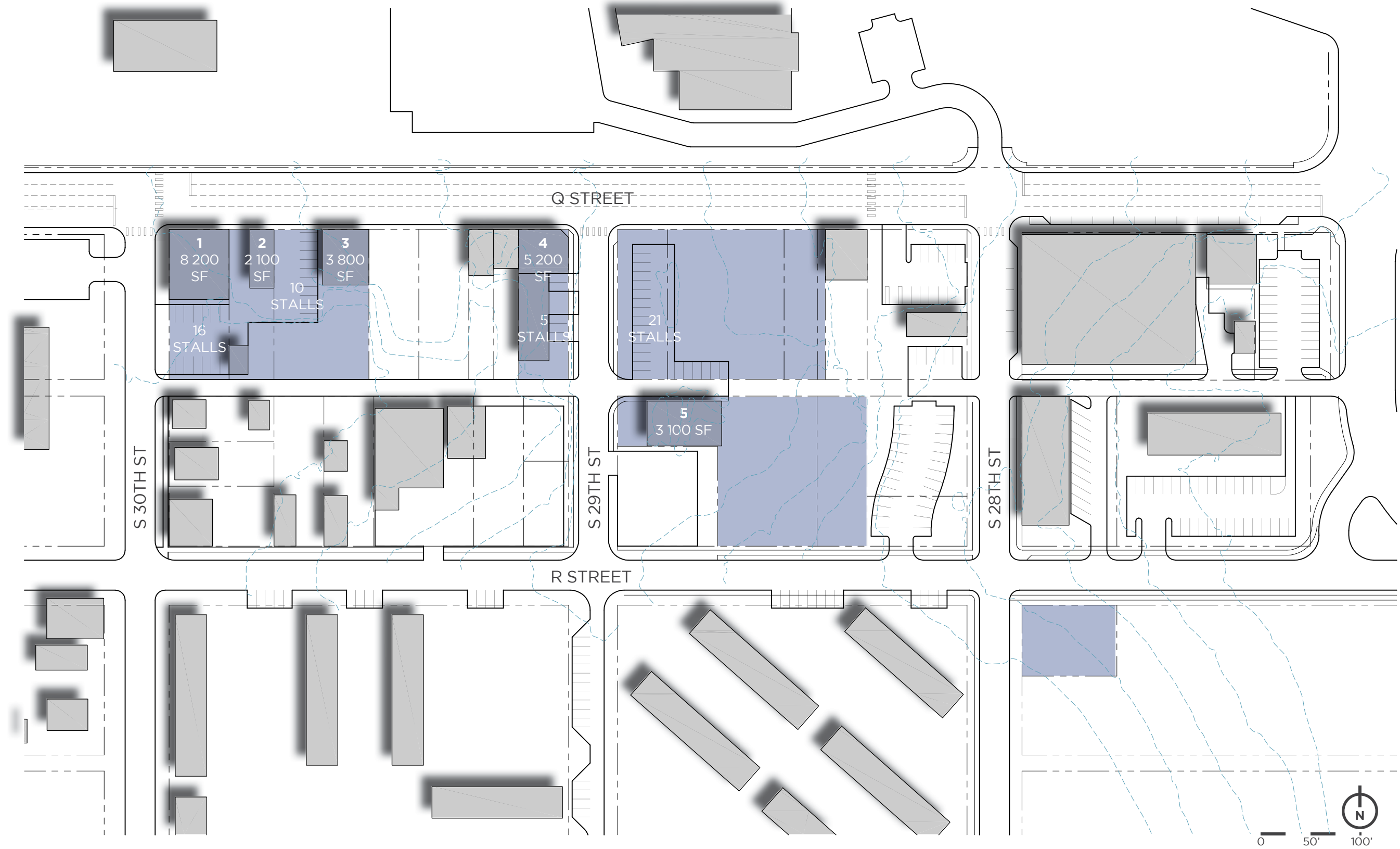
4 **2901 Q STREET**
1 STORY W/ BASEMENT
5 200 SF



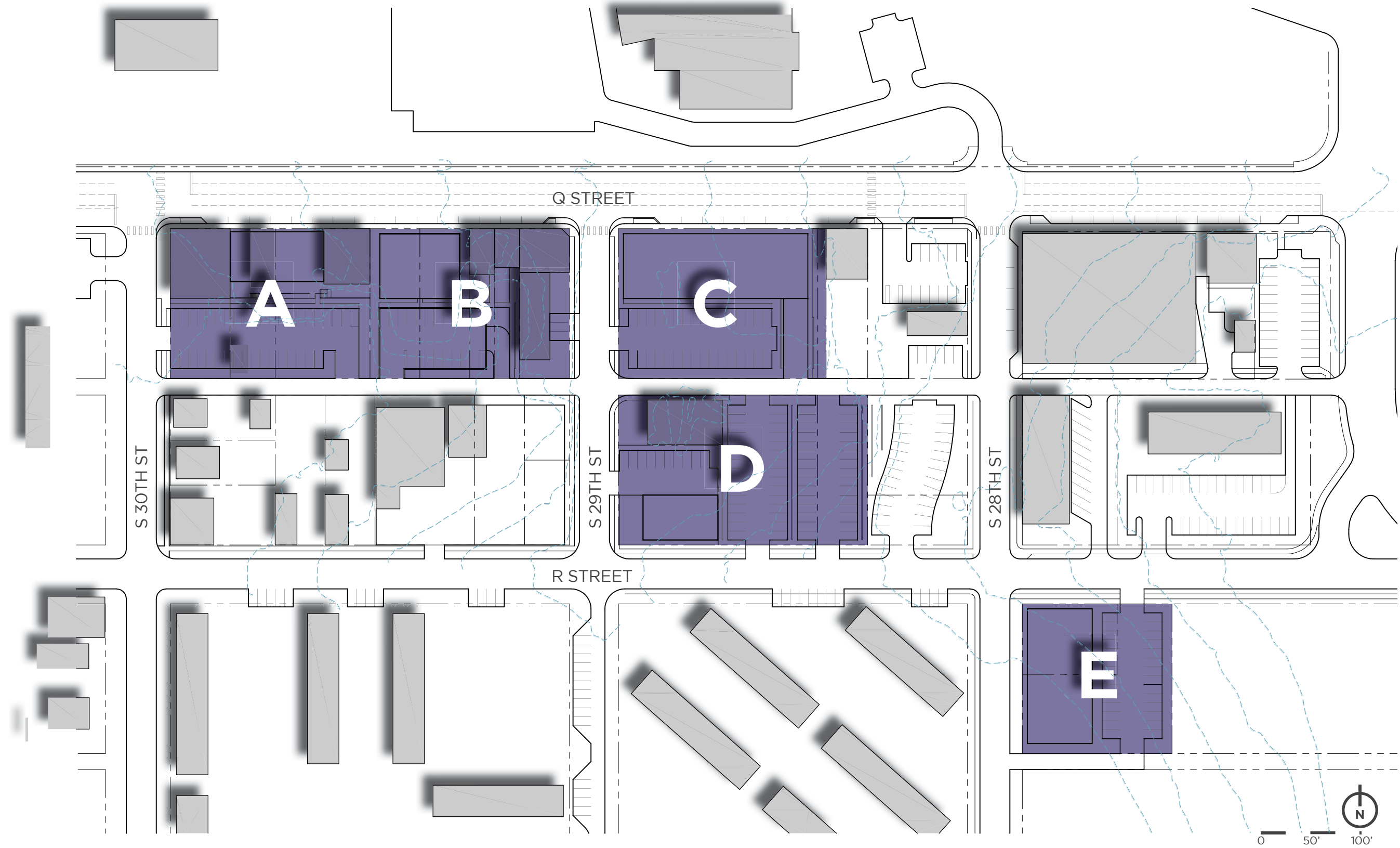
5 **5213 S 29 STREET**
1 STORY
3 100 SF



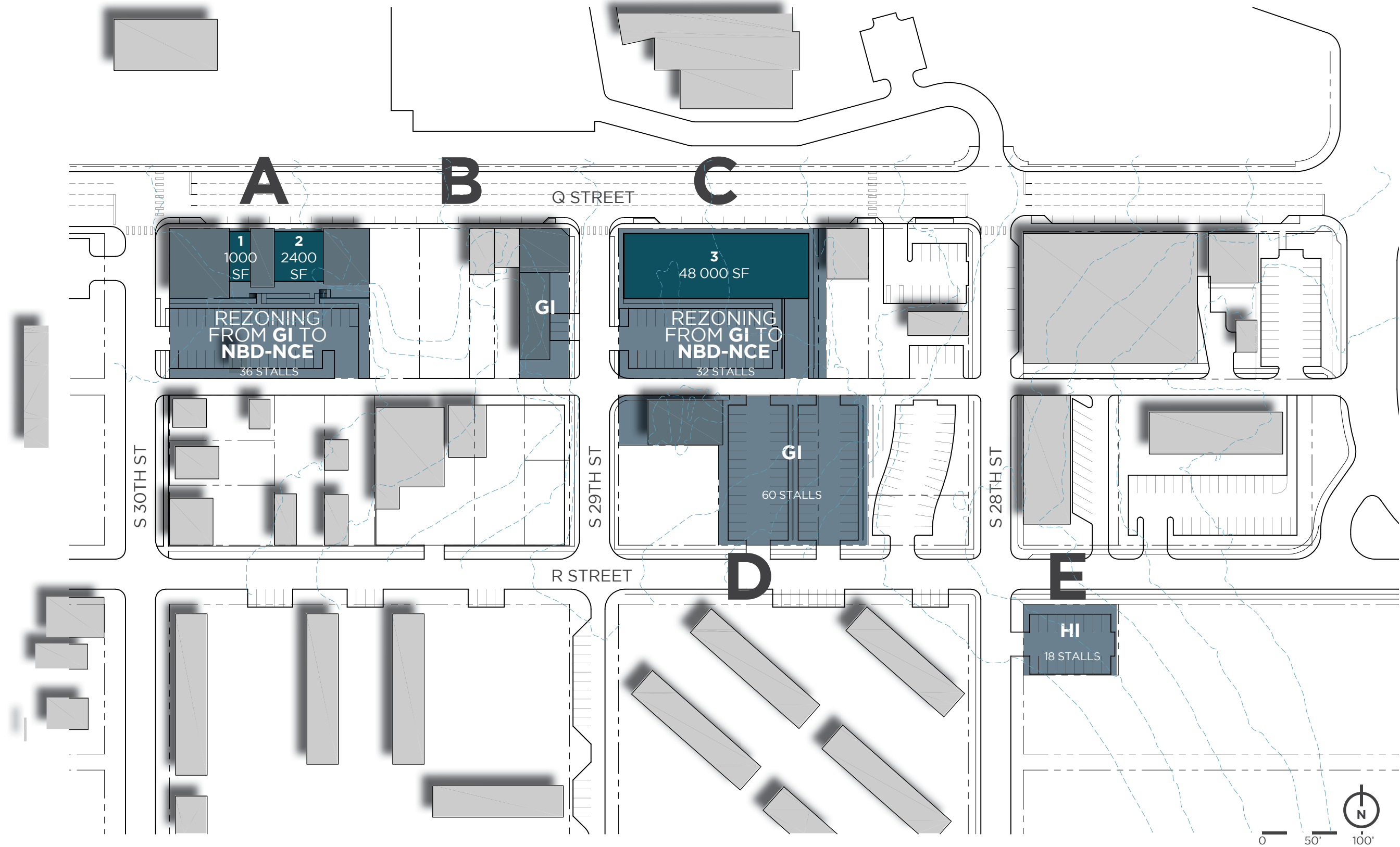
Existing Properties



Existing Site Plan



Redevelopment Sites



Phase 1



Phase 2

Existing

BUILDINGS	PARKING	
1 - 8 200 SF	16 STALLS	
2 - 2 100 SF		
3 - 3 800 SF	10 STALLS	
4 - 5 200 SF	5 STALLS	
5 - 3 100 SF	21 STALLS	
TOTAL: 22 400 SF	TOTAL: 52 STALLS	2.3 STALLS / 1 000 SF

Phase 1

OPTION 1		
BUILDINGS	PARKING	
1 - 1 000 SF	18 STALLS	
2 - 2 400 SF	18 STALLS	
3 - 48 000 SF	92 STALLS	
TOTAL: 51 400 SF	TOTAL: 128 STALLS	2.5 STALLS / 1 000 SF

OPTION 2		
BUILDINGS	PARKING	
1 - 13 200 SF	18 STALLS	
2 - 0 SF	18 STALLS	
3 - 48 000 SF	92 STALLS	
TOTAL:61 200 SF	TOTAL: 128 STALLS	2.1 STALLS / 1 000 SF

Phase 2

BUILDINGS	PARKING	
4 - 15 600 SF	38 STALLS	
5 - 3 300 SF	10 STALLS	
6 - 26 100 SF	48 STALLS	
TOTAL: 45 000 SF	TOTAL: 96 STALLS	2.1 STALLS / 1 000 SF

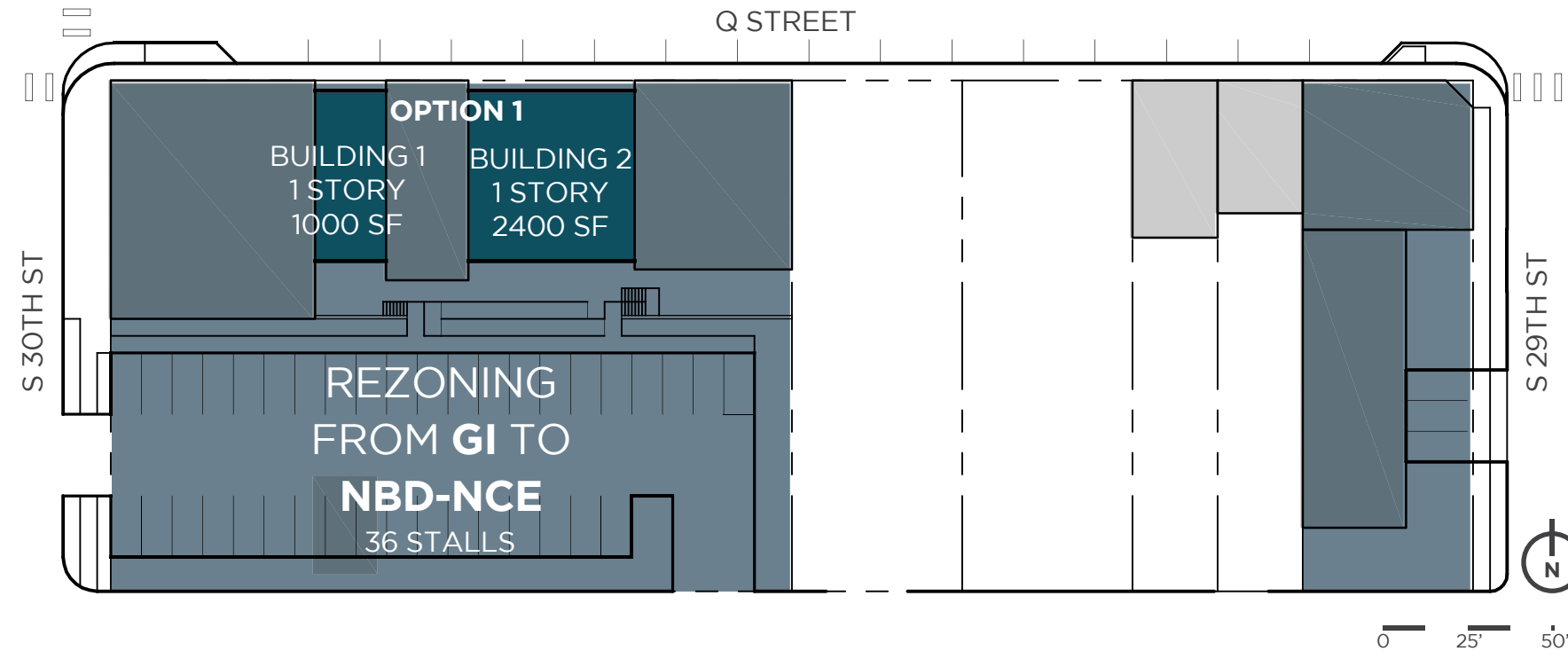
Development Summary



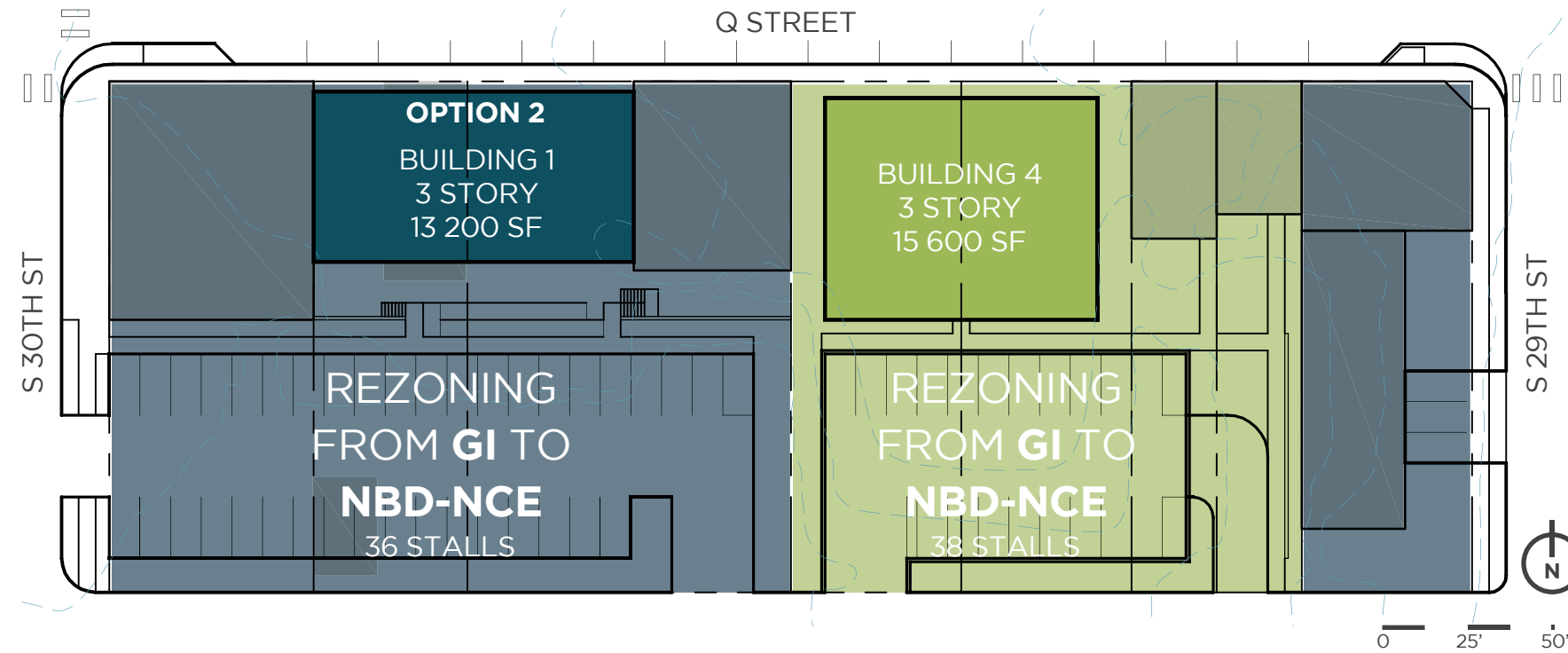
3D Model

LOOKING SOUTHEAST

Phase 1



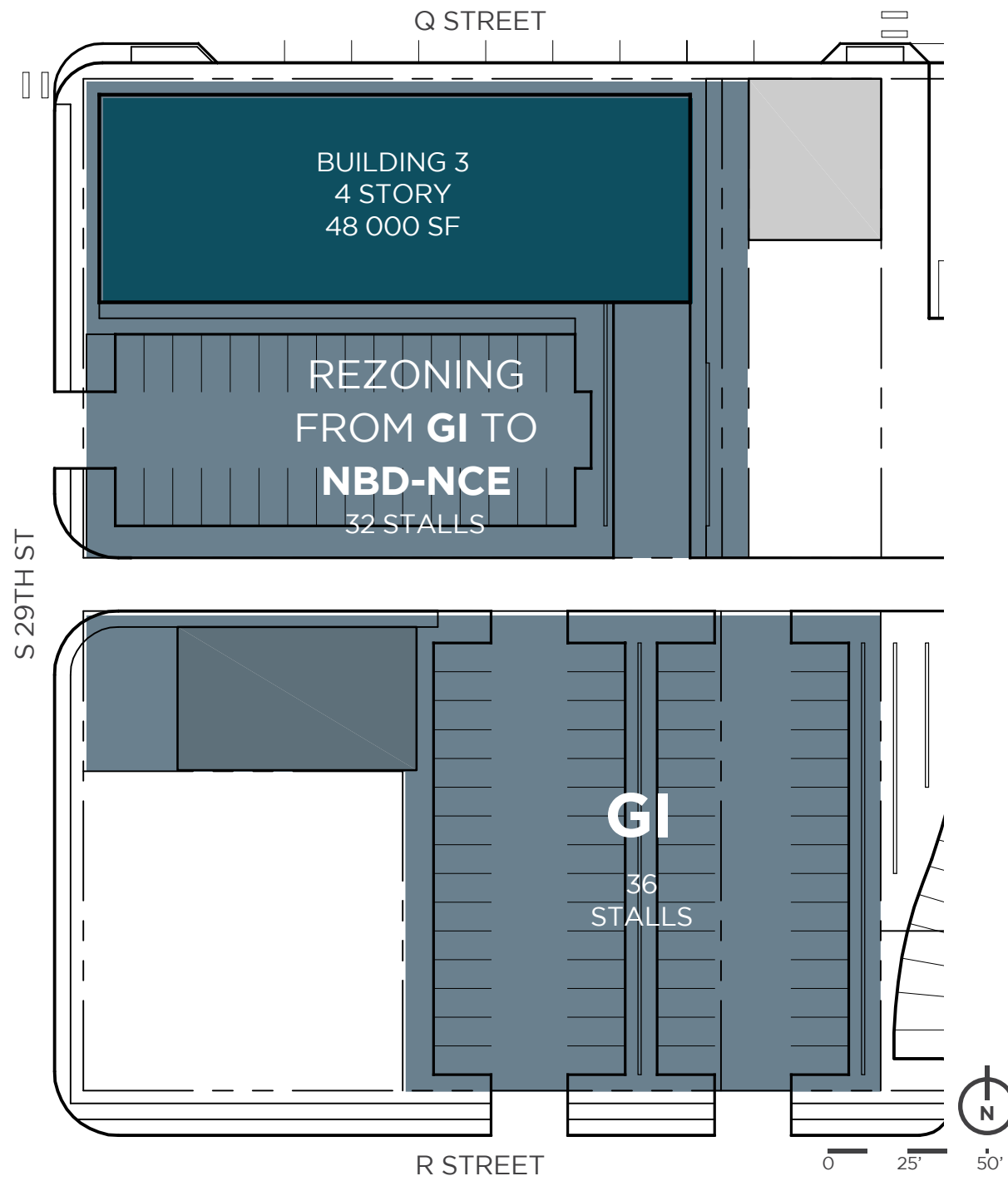
Phase 2



A
SITE

B
SITE

C
SITE



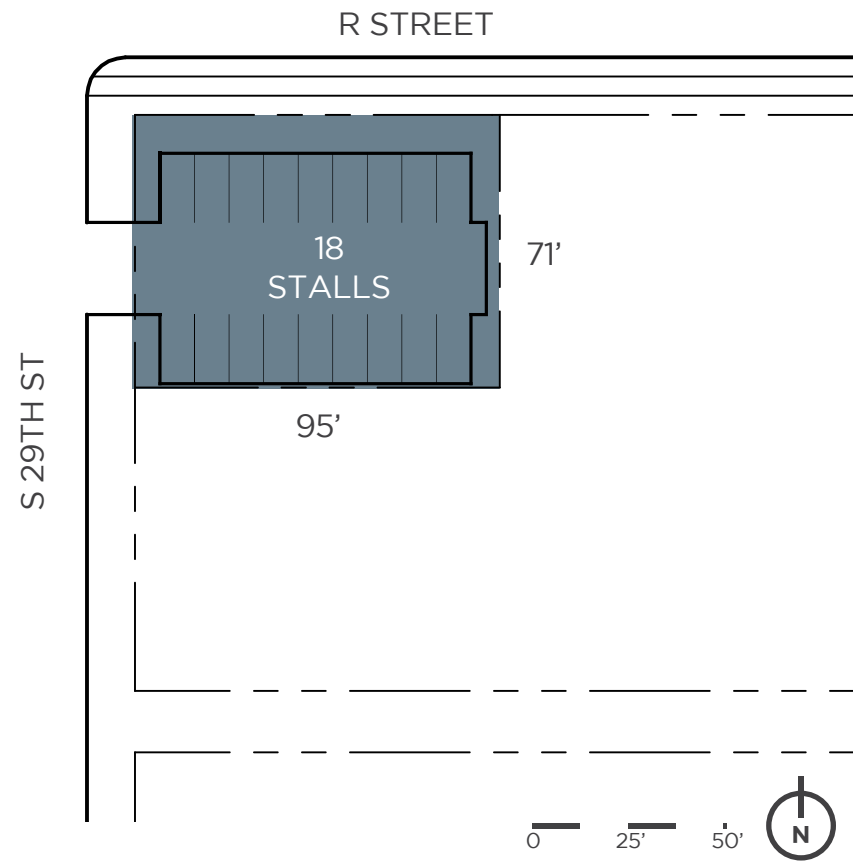
Phase 1

D
SITE



Phase 2

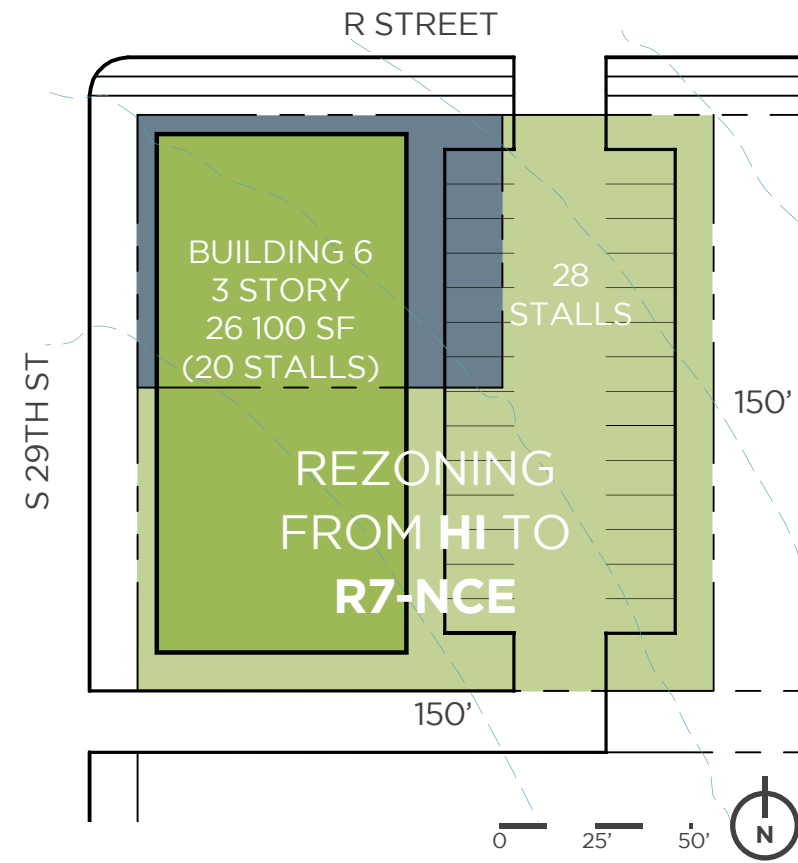
E
SITE



CURRENT PROPERTY IS
71' x 95' OR 6745 SF

POTENTIAL USE IS OFF-STREET PARKING

Phase 1

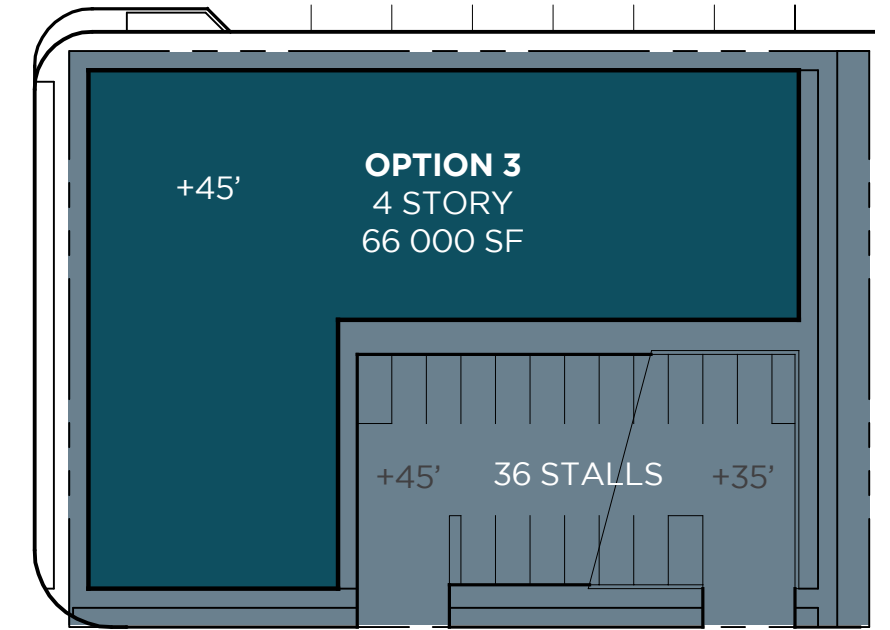
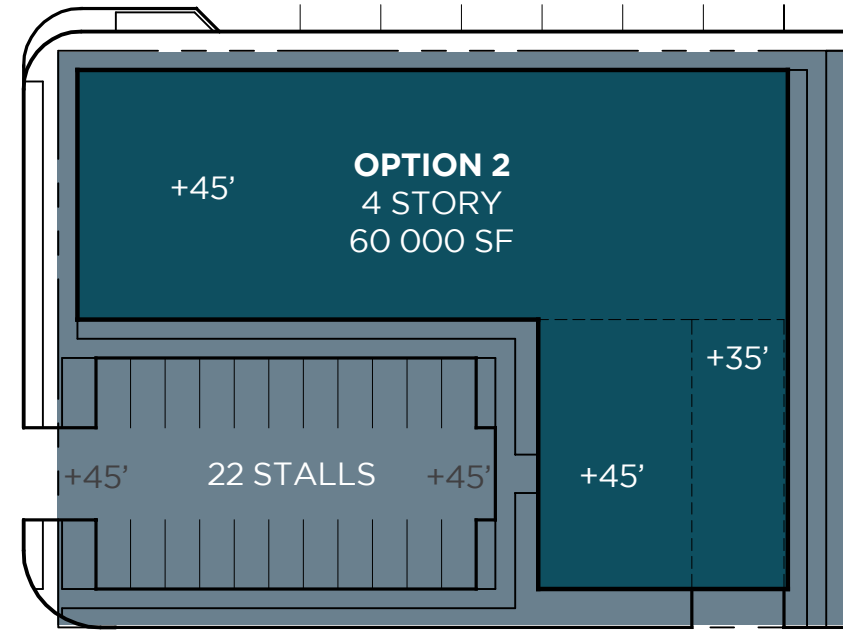
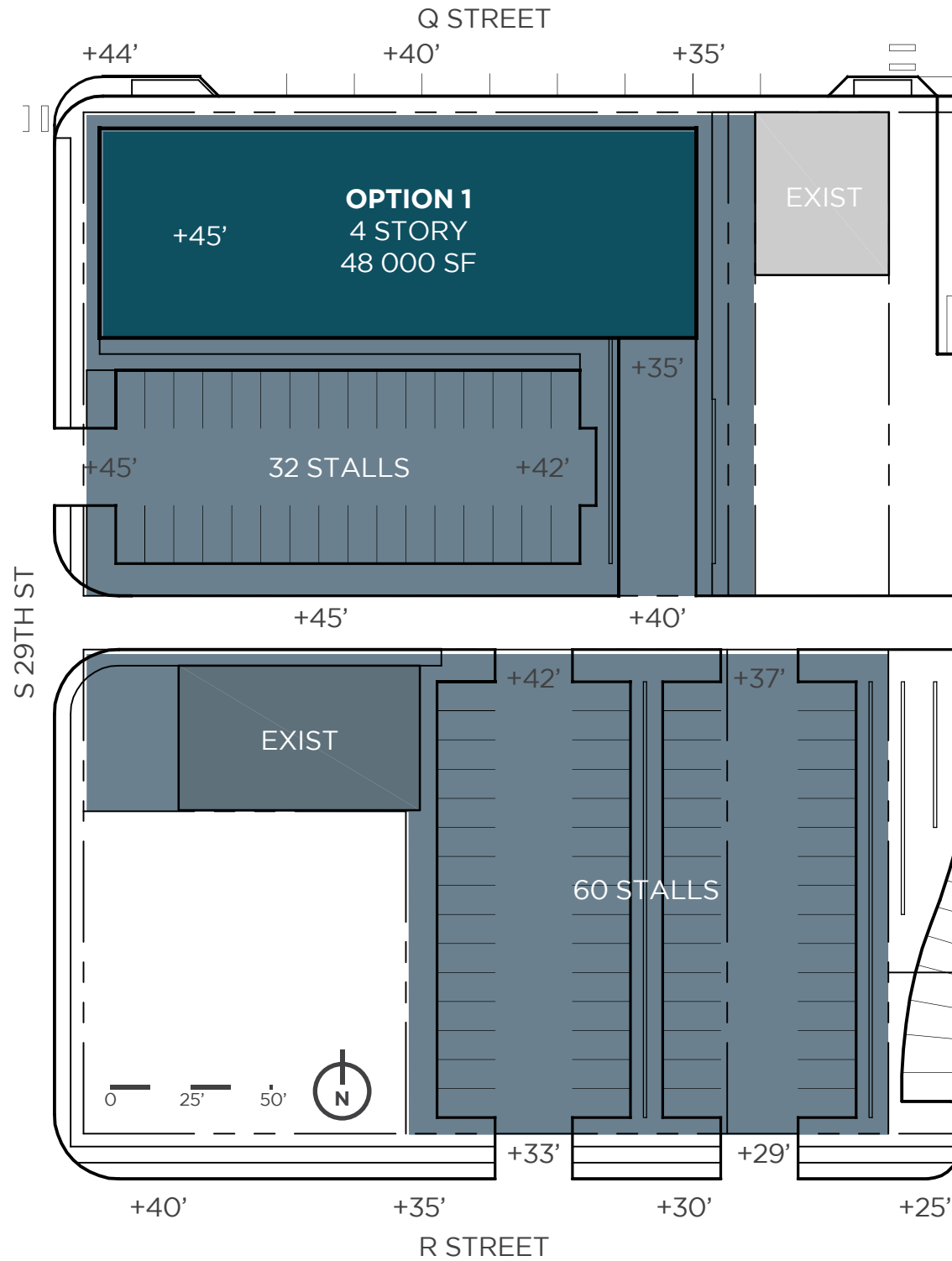


ACQUIRE ADJACENT LAND FOR A
PARCEL OF 150' x 150' OR 22 500 SF

POTENTIAL 3 STORY RESIDENTIAL
BUILDING WITH A FOOTPRINT OF 8 700
SF AND 28 OFF-STREET PARKING STALLS

POTENTIAL AT-GRADE OR BELOW-GRADE
PARKING YIELDING 20 STALLS

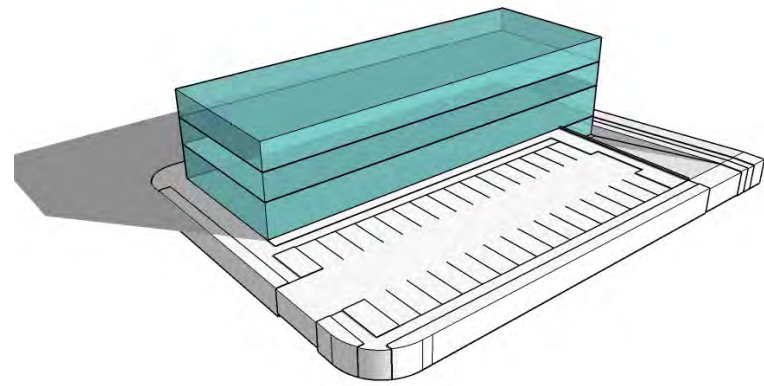
Phase 2



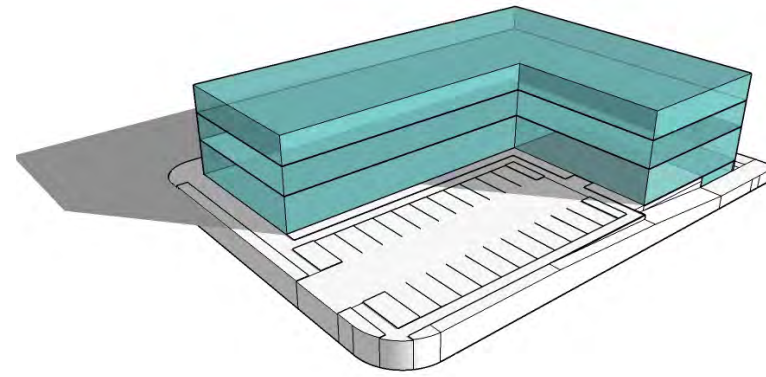
BUILDING OPTIONS SUMMARY

1		2		3	
USE	AREA	USE	AREA	USE	AREA
LEVEL 0	STORAGE 12 000 SF	PARKING	12 000 SF	PARKING	16 500 SF
LEVEL 1	RETAIL 12 000 SF	RETAIL/OFFICE	15 000 SF	RETAIL/OFFICE	16 500 SF
LEVEL 2	OFFICE 12 000 SF	RESIDENTIAL	16 500 SF	RESIDENTIAL	16 500 SF
LEVEL 3	OFFICE 12 000 SF	RESIDENTIAL	16 500 SF	RESIDENTIAL	16 500 SF
TOTAL	48 000 SF	TOTAL	60 000 SF	TOTAL	66 000 SF
PARKING		PARKING		PARKING	
SITE C		SITE C		SITE C	
OFF-STREET	32	OFF-STREET	22	OFF-STREET	36
ON-STREET	9	GARAGE	30	GARAGE	40
SITE D		ON-STREET	9	ON-STREET	9
OFF-STREET	60	SITE D		SITE D	
TOTAL	101	OFF-STREET	60	OFF-STREET	60
	2.1 STALLS / 1 000 SF	TOTAL	121	TOTAL	145
			2.0 STALLS / 1 000 SF		2.2 STALLS / 1 000 SF

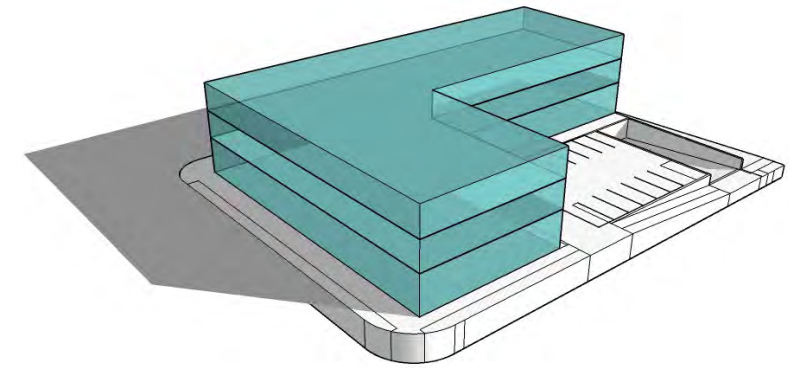
Building 3 SITES C & D



OPTION 1
4 STORY
48 000 SF



OPTION 2
4 STORY
60 000 SF



OPTION 3
4 STORY
66 000 SF

Building 3







LOOKING NORTHEAST

NEIGHBORHOOD

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NEIGHBORHOOD

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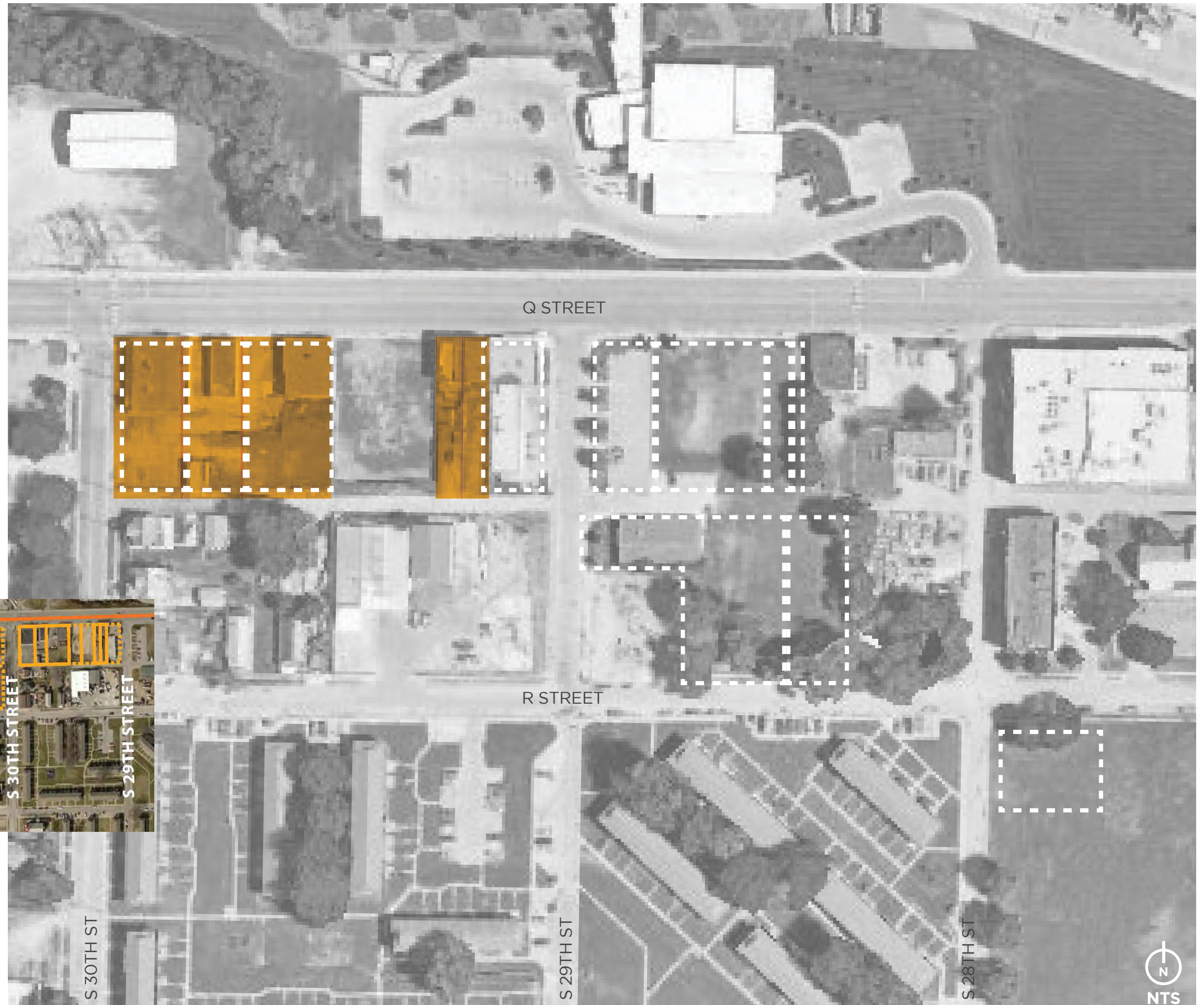


NEIGHBORHOOD

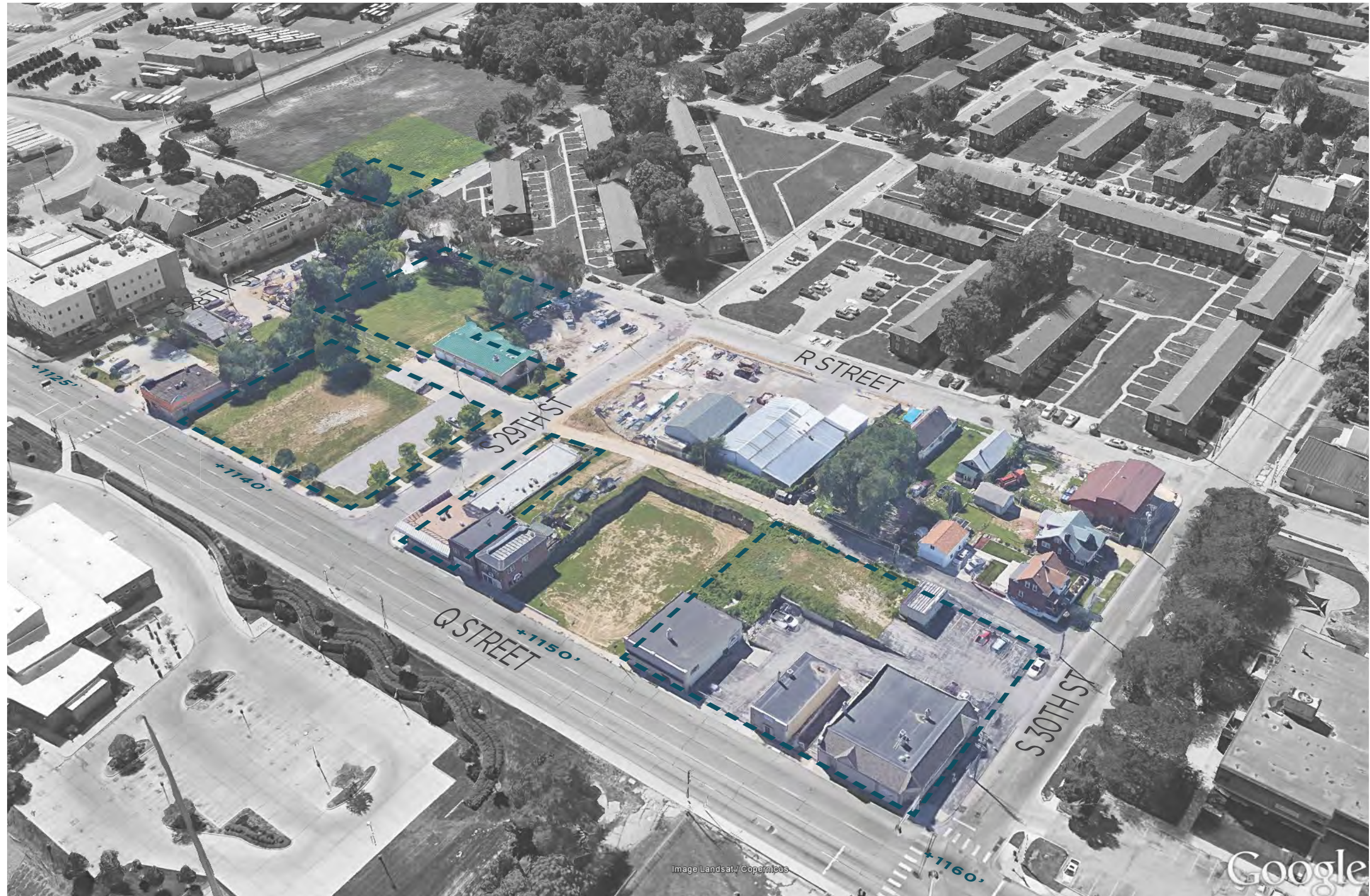
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ST. MARY'S



Planning recommendations included the addition of an ACI-1 (Area of Civic Importance - Downtown Context) overlay district, the expansion of the Future Land Use Mixed-Use Boundary, and a complete streets area plan.



Aerial Site View LOOKING SOUTHEAST



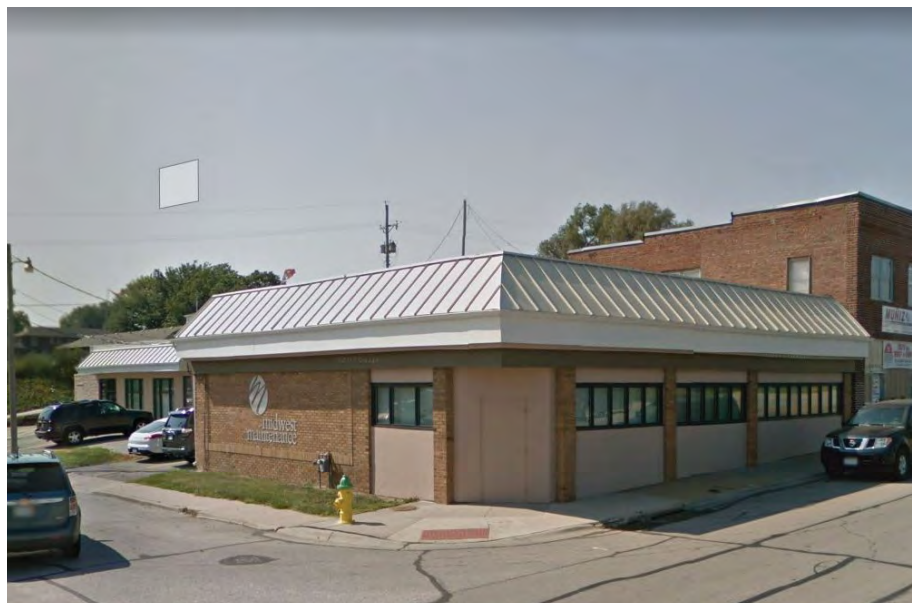
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1 STORY W/ BASEMENT
3 800 SF



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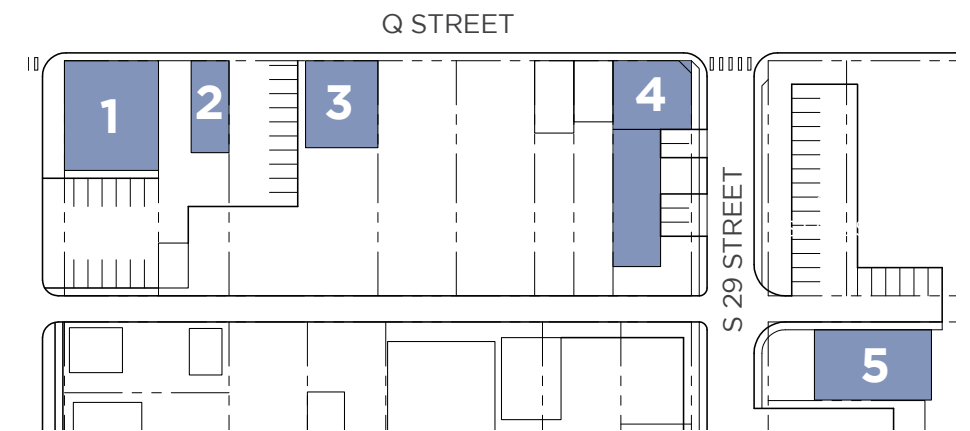
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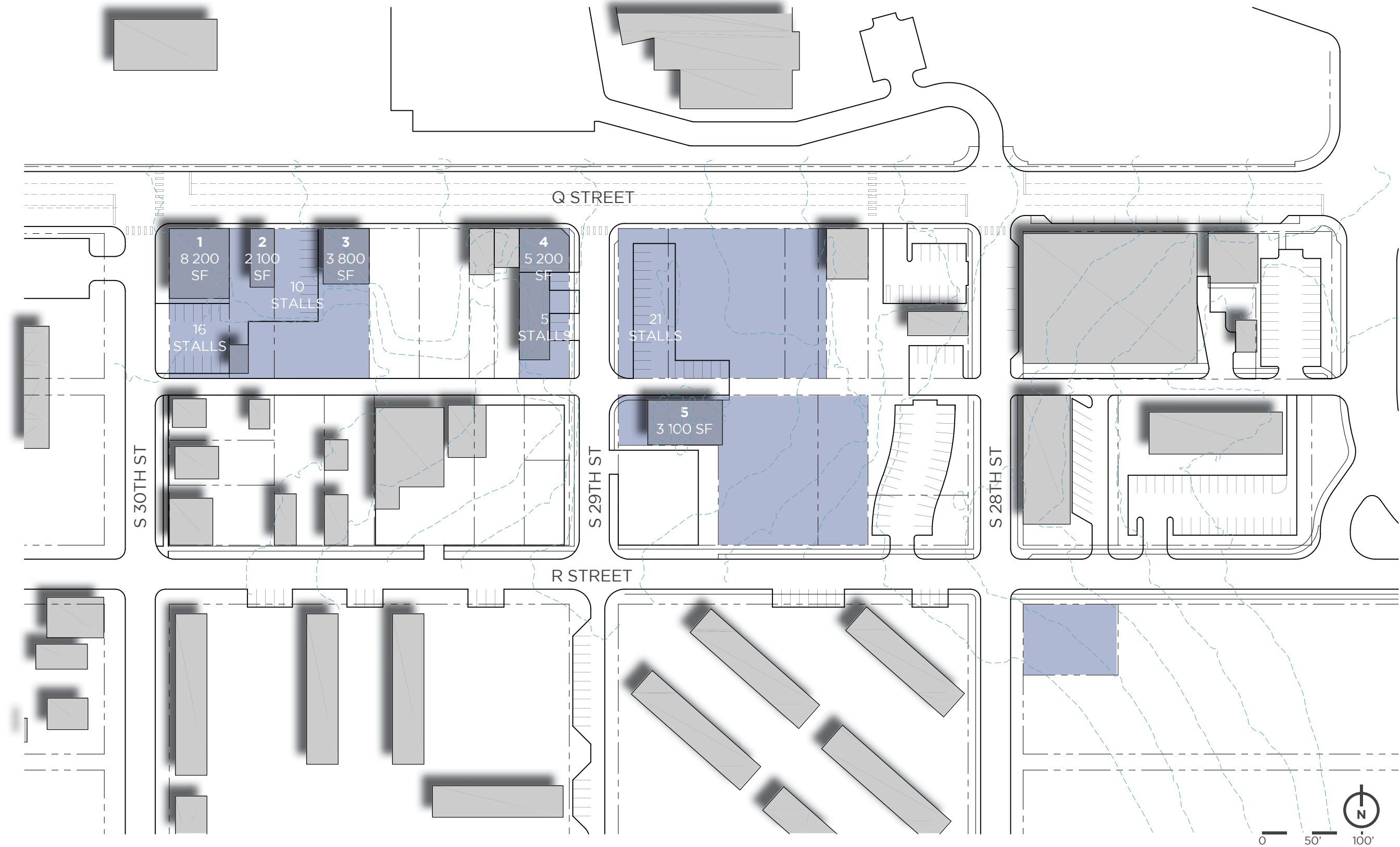
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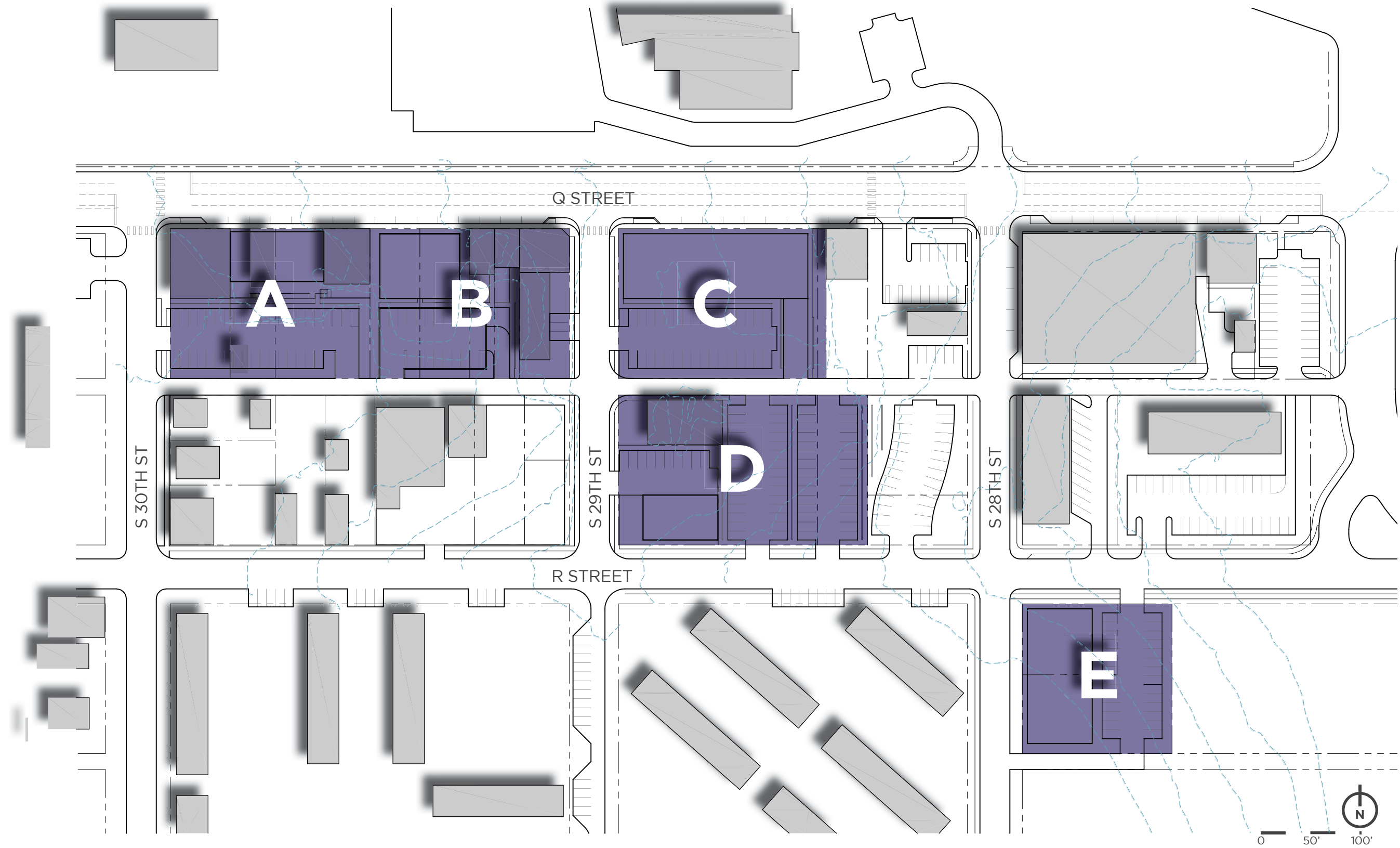
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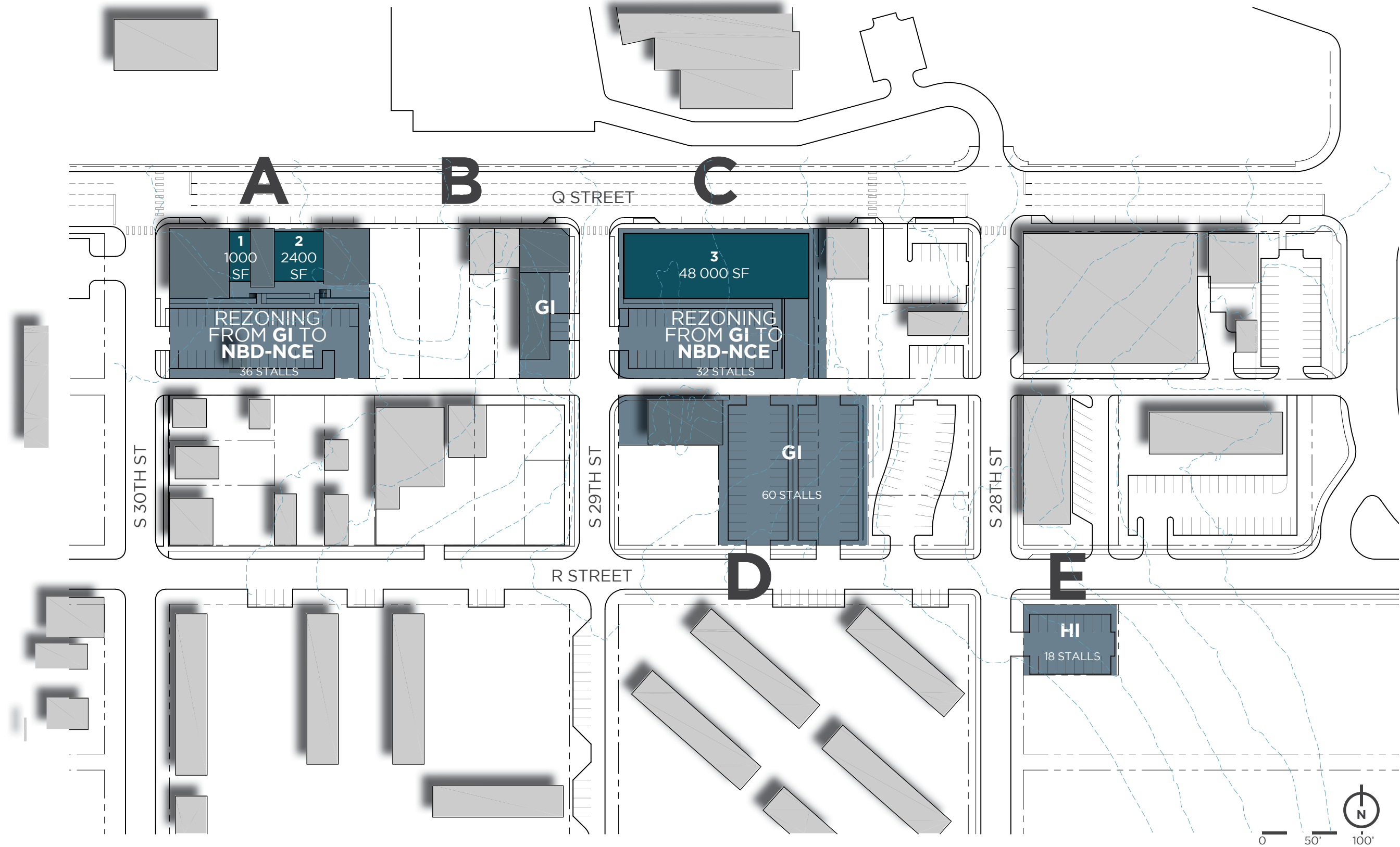
Existing Properties



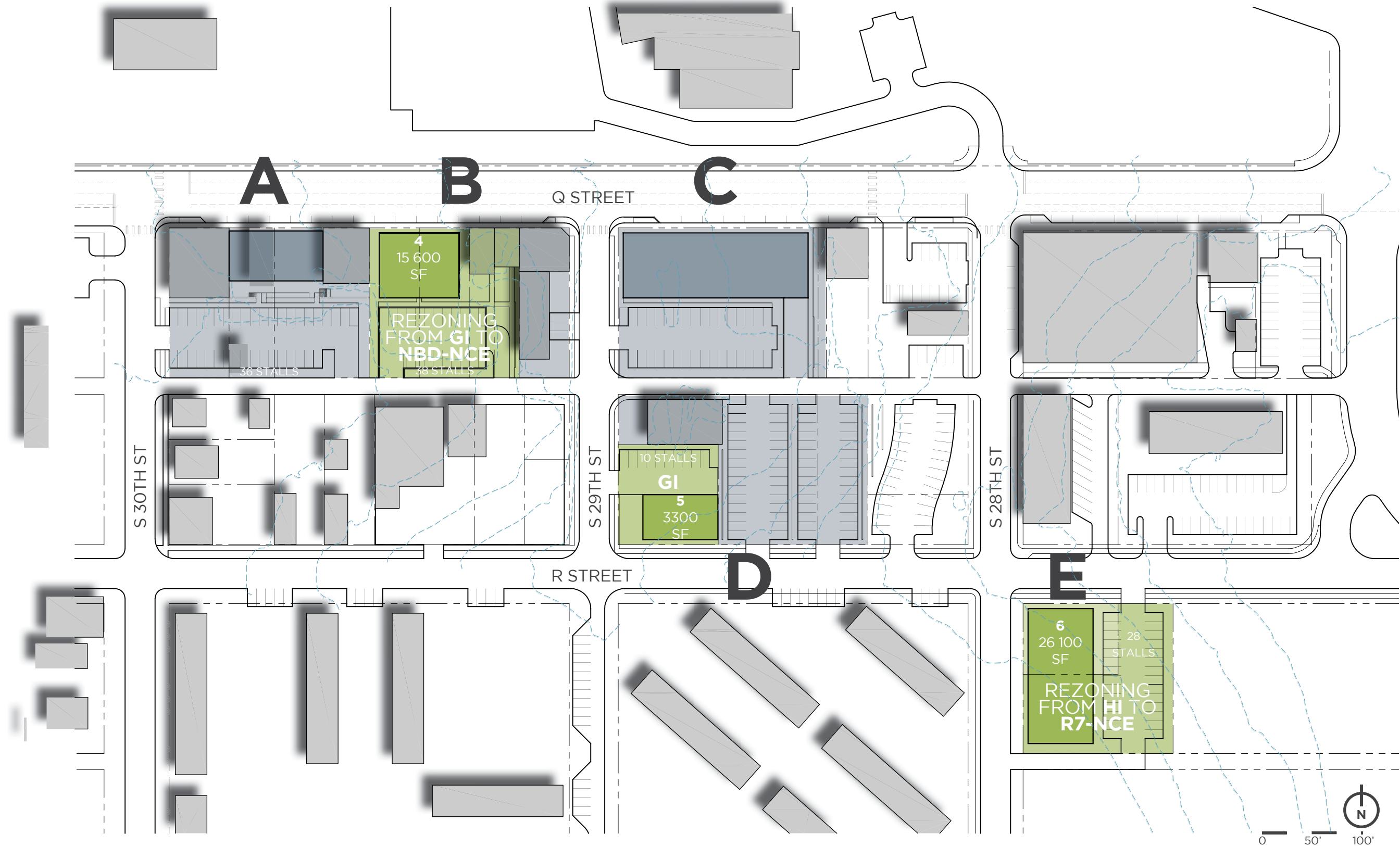
Existing Site Plan



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Phase 1



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TOTAL: 22 400 SF	TOTAL: 52 STALLS	2.3 STALLS / 1 000 SF

Phase 1

OPTION 1		
BUILDINGS	PARKING	
1 - 1 000 SF	18 STALLS	
2 - 2 400 SF	18 STALLS	
3 - 48 000 SF	92 STALLS	
TOTAL: 51 400 SF	TOTAL: 128 STALLS	2.5 STALLS / 1 000 SF

OPTION 2		
BUILDINGS	PARKING	
1 - 13 200 SF	18 STALLS	
2 - 0 SF	18 STALLS	
3 - 48 000 SF	92 STALLS	
TOTAL:61 200 SF	TOTAL: 128 STALLS	2.1 STALLS / 1 000 SF

Phase 2

BUILDINGS	PARKING	
4 - 15 600 SF	38 STALLS	
5 - 3 300 SF	10 STALLS	
6 - 26 100 SF	48 STALLS	
TOTAL: 45 000 SF	TOTAL: 96 STALLS	2.1 STALLS / 1 000 SF

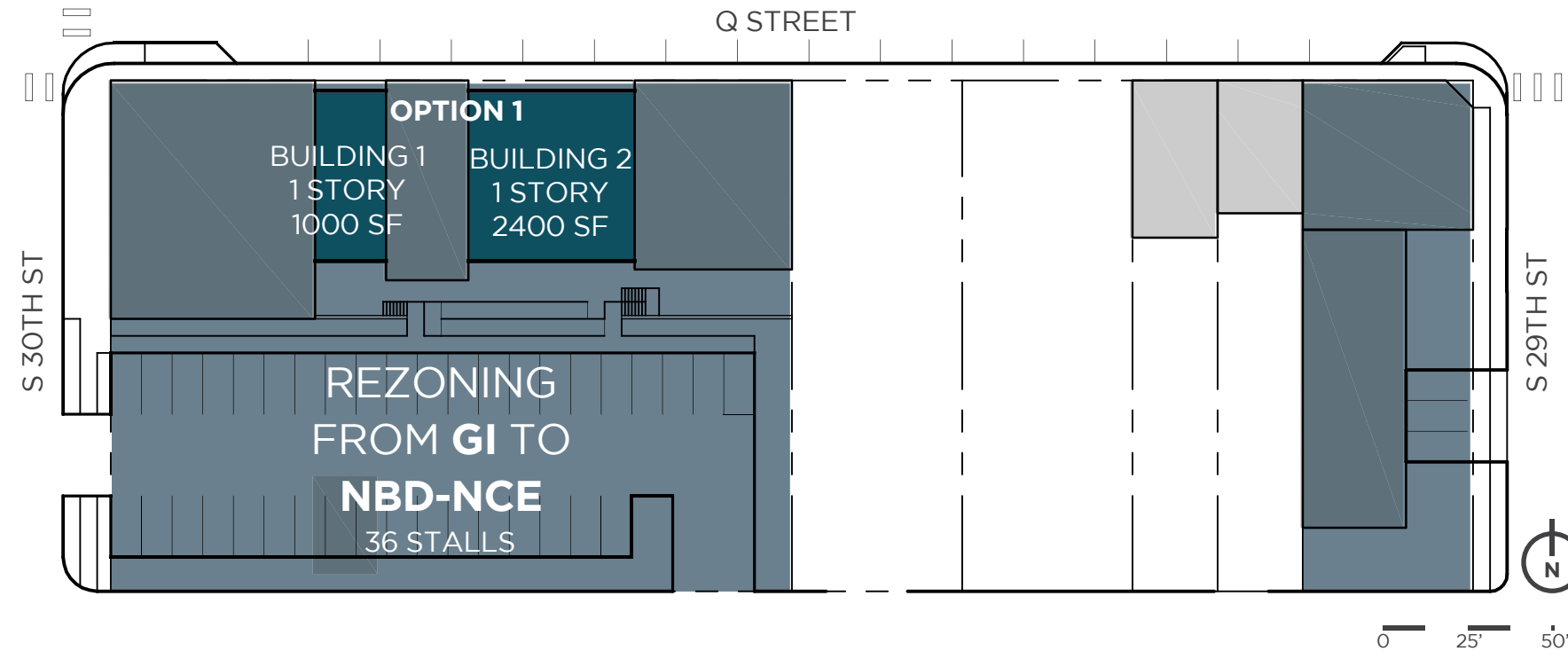
Development Summary



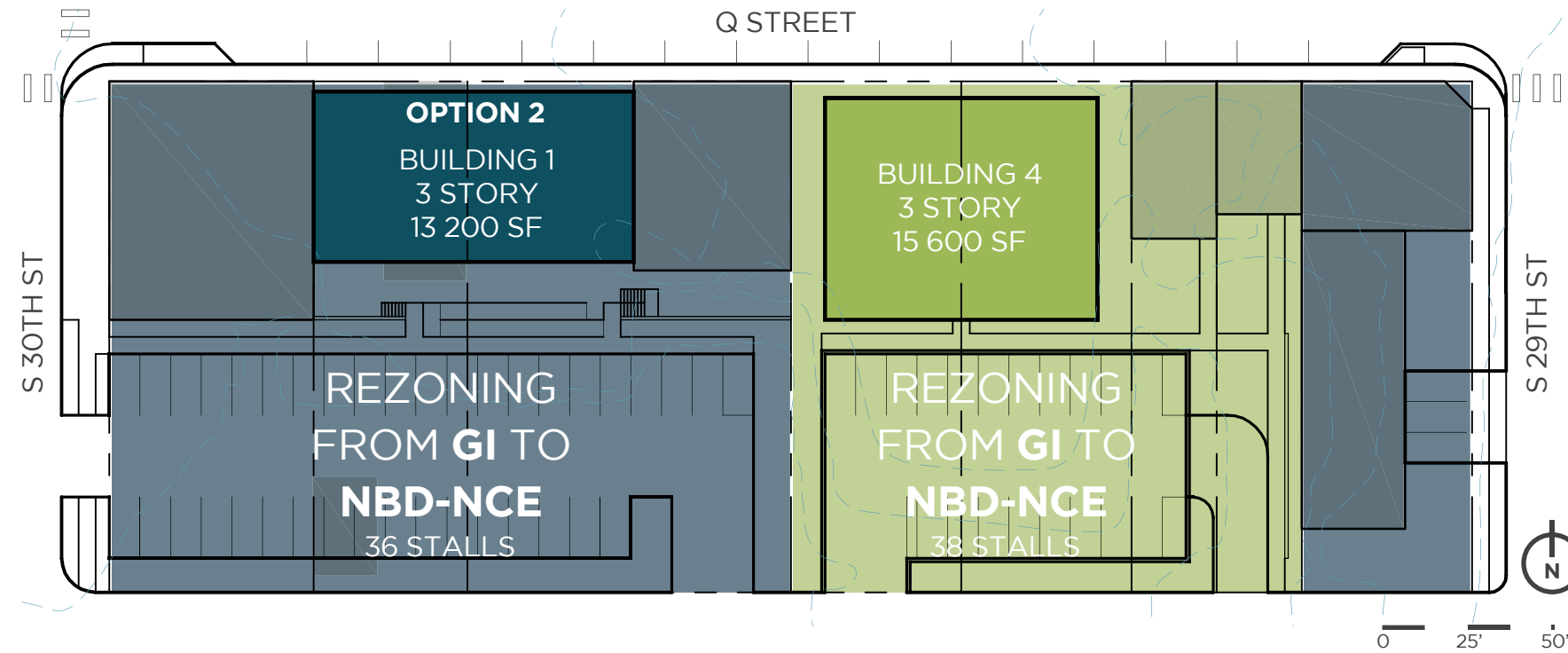
3D Model

LOOKING SOUTHEAST

Phase 1



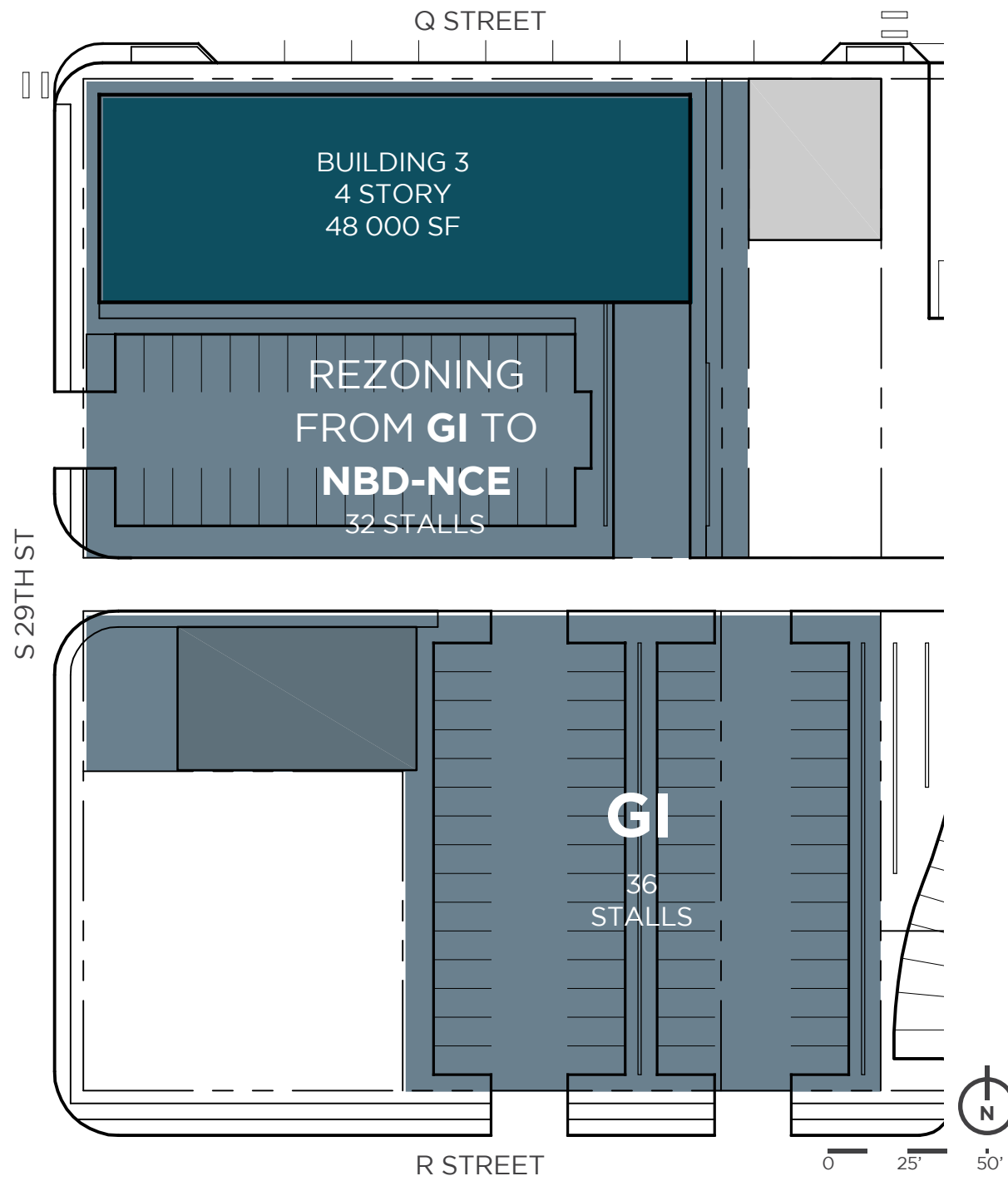
Phase 2



A
SITE

B
SITE

C
SITE



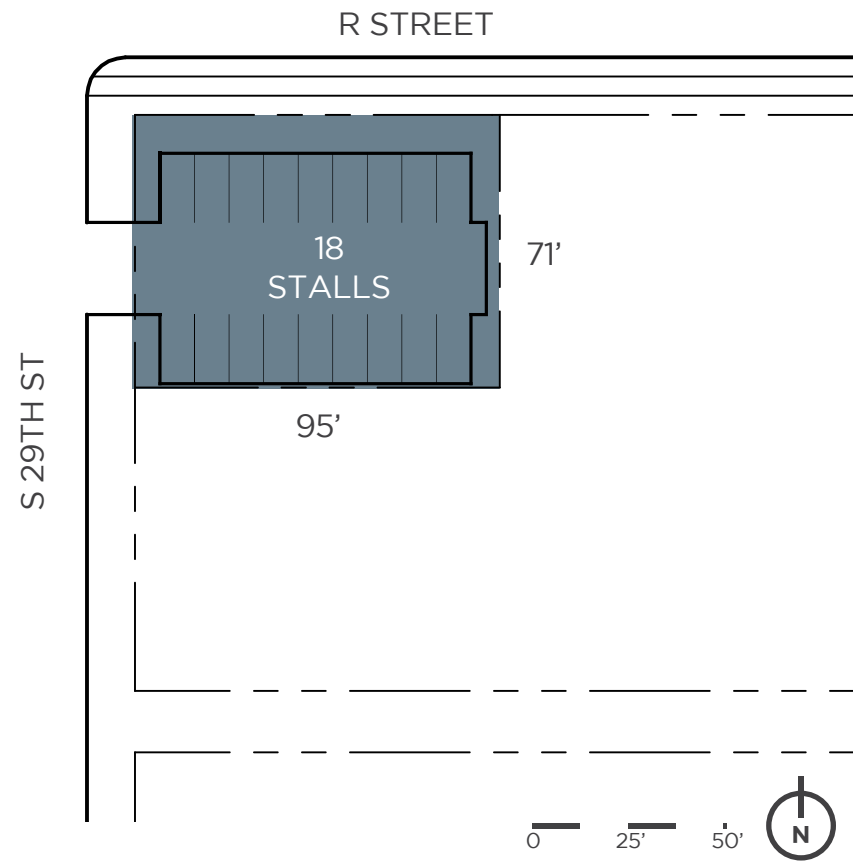
Phase 1

D
SITE



Phase 2

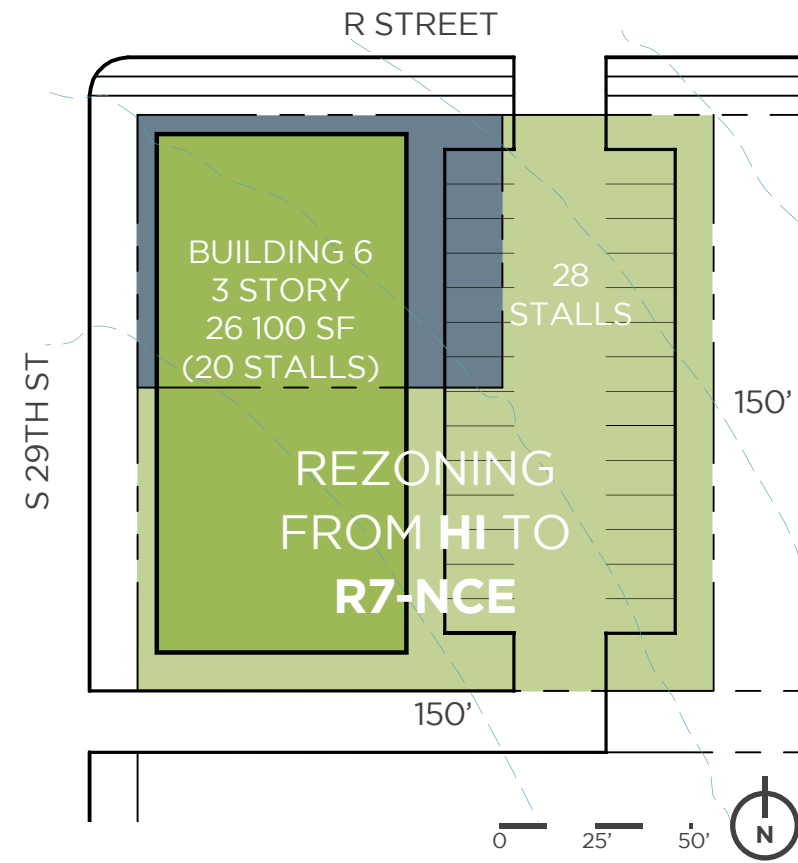
E
SITE



CURRENT PROPERTY IS
71' x 95' OR 6745 SF

POTENTIAL USE IS OFF-STREET PARKING

Phase 1

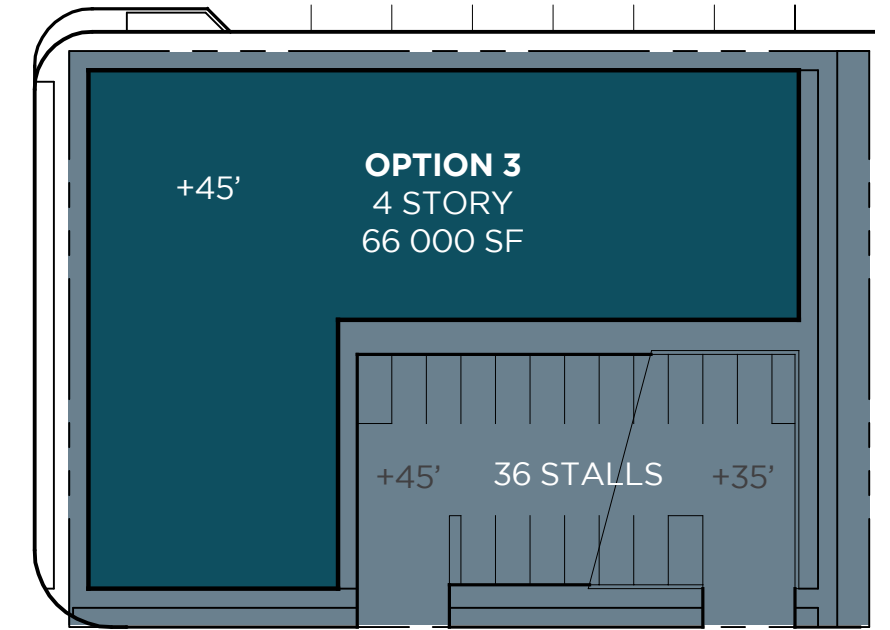
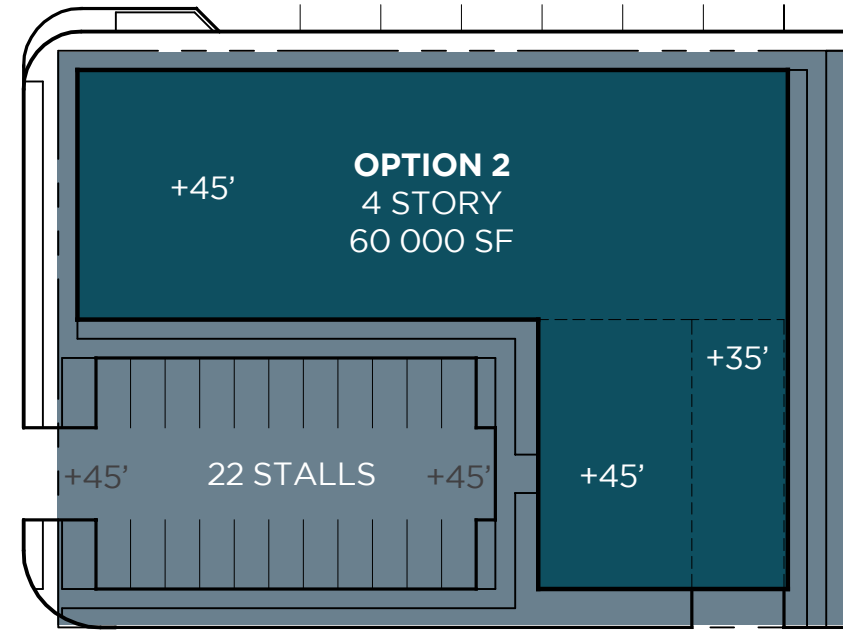
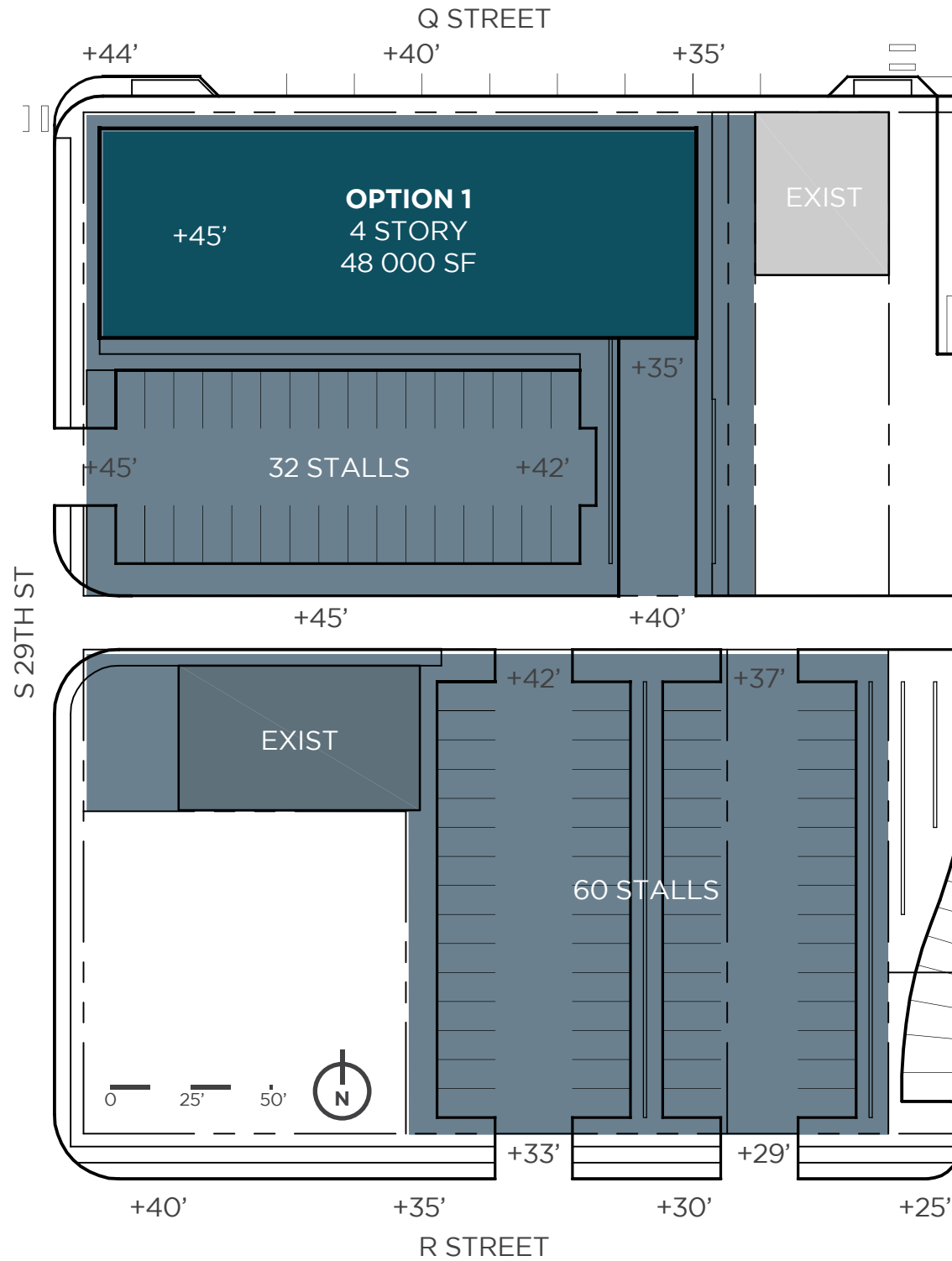


ACQUIRE ADJACENT LAND FOR A
PARCEL OF 150' x 150' OR 22 500 SF

POTENTIAL 3 STORY RESIDENTIAL
BUILDING WITH A FOOTPRINT OF 8 700
SF AND 28 OFF-STREET PARKING STALLS

POTENTIAL AT-GRADE OR BELOW-GRADE
PARKING YIELDING 20 STALLS

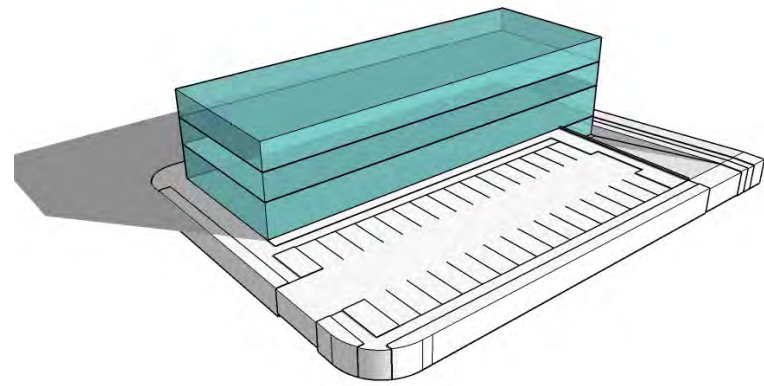
Phase 2



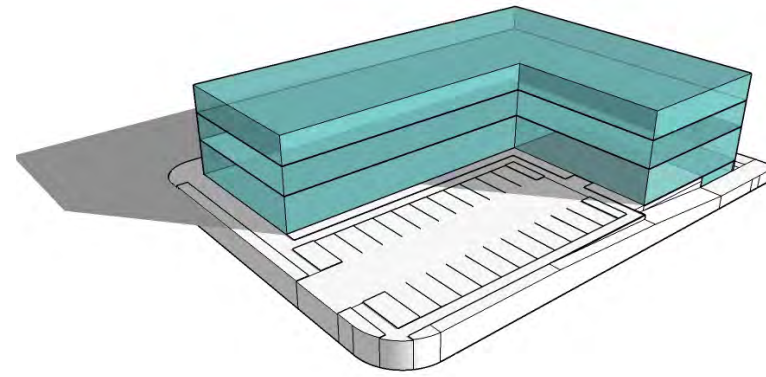
BUILDING OPTIONS SUMMARY

1		2		3	
USE	AREA	USE	AREA	USE	AREA
LEVEL 0	STORAGE 12 000 SF	PARKING	12 000 SF	PARKING	16 500 SF
LEVEL 1	RETAIL 12 000 SF	RETAIL/OFFICE	15 000 SF	RETAIL/OFFICE	16 500 SF
LEVEL 2	OFFICE 12 000 SF	RESIDENTIAL	16 500 SF	RESIDENTIAL	16 500 SF
LEVEL 3	OFFICE 12 000 SF	RESIDENTIAL	16 500 SF	RESIDENTIAL	16 500 SF
TOTAL	48 000 SF	TOTAL	60 000 SF	TOTAL	66 000 SF
PARKING		PARKING		PARKING	
SITE C		SITE C		SITE C	
OFF-STREET	32	OFF-STREET	22	OFF-STREET	36
ON-STREET	9	GARAGE	30	GARAGE	40
SITE D		ON-STREET	9	ON-STREET	9
OFF-STREET	60	SITE D		SITE D	
TOTAL	101	OFF-STREET	60	OFF-STREET	60
	2.1 STALLS / 1 000 SF	TOTAL	121	TOTAL	145
			2.0 STALLS / 1 000 SF		2.2 STALLS / 1 000 SF

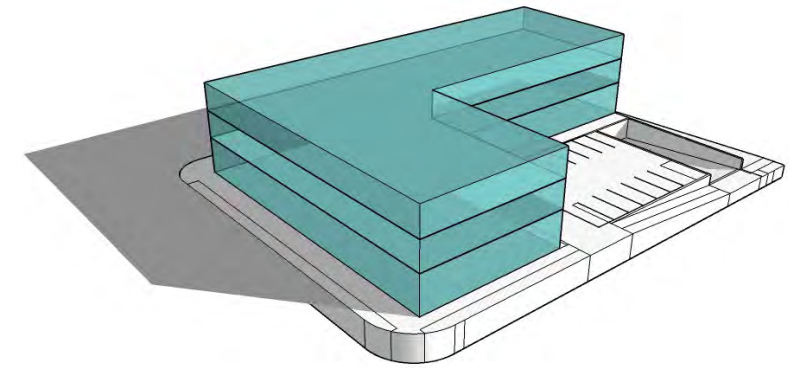
Building 3 SITES C & D



OPTION 1
4 STORY
48 000 SF



OPTION 2
4 STORY
60 000 SF



OPTION 3
4 STORY
66 000 SF

Building 3

LOOKING NORTHEAST



Aerial Site View LOOKING SOUTHEAST



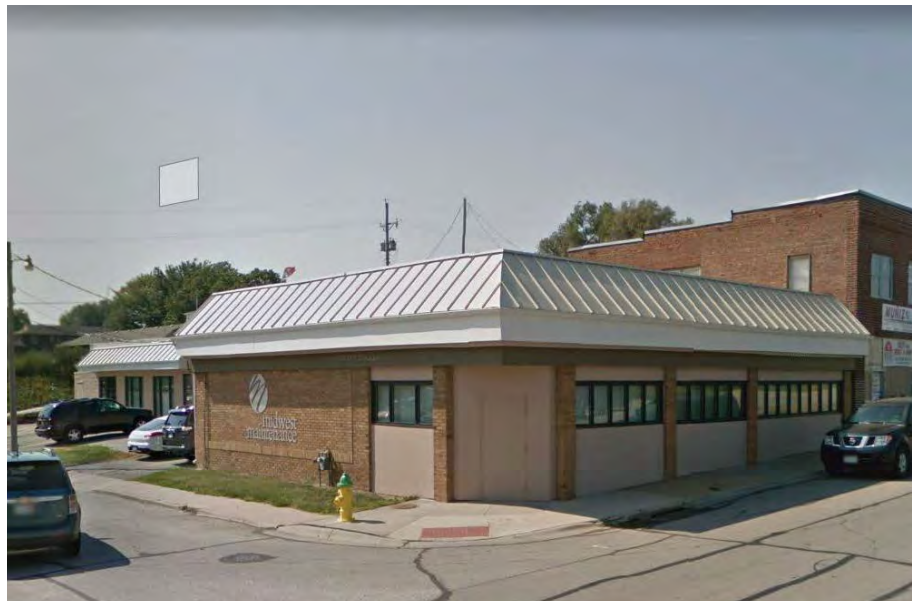
1 2929 Q STREET
1 STORY W/ BASEMENT
3 800 SF



2 2925 Q STREET
1 STORY W/ BASEMENT
2 100 SF



3 2919 Q STREET
1 STORY W/ BASEMENT
8 200 SF



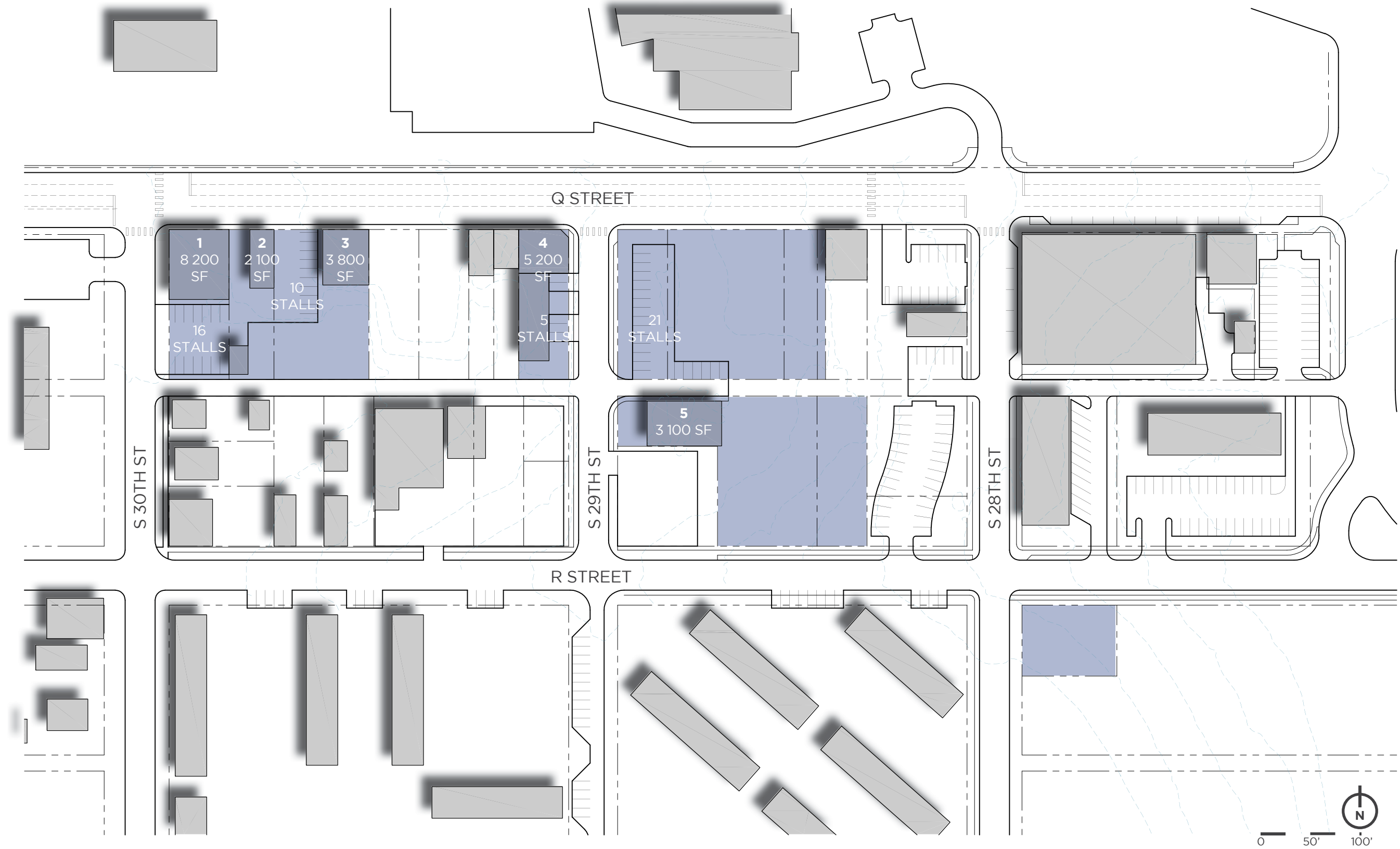
4 2901 Q STREET
1 STORY W/ BASEMENT
5 200 SF



5 5213 S 29 STREET
1 STORY
3 100 SF



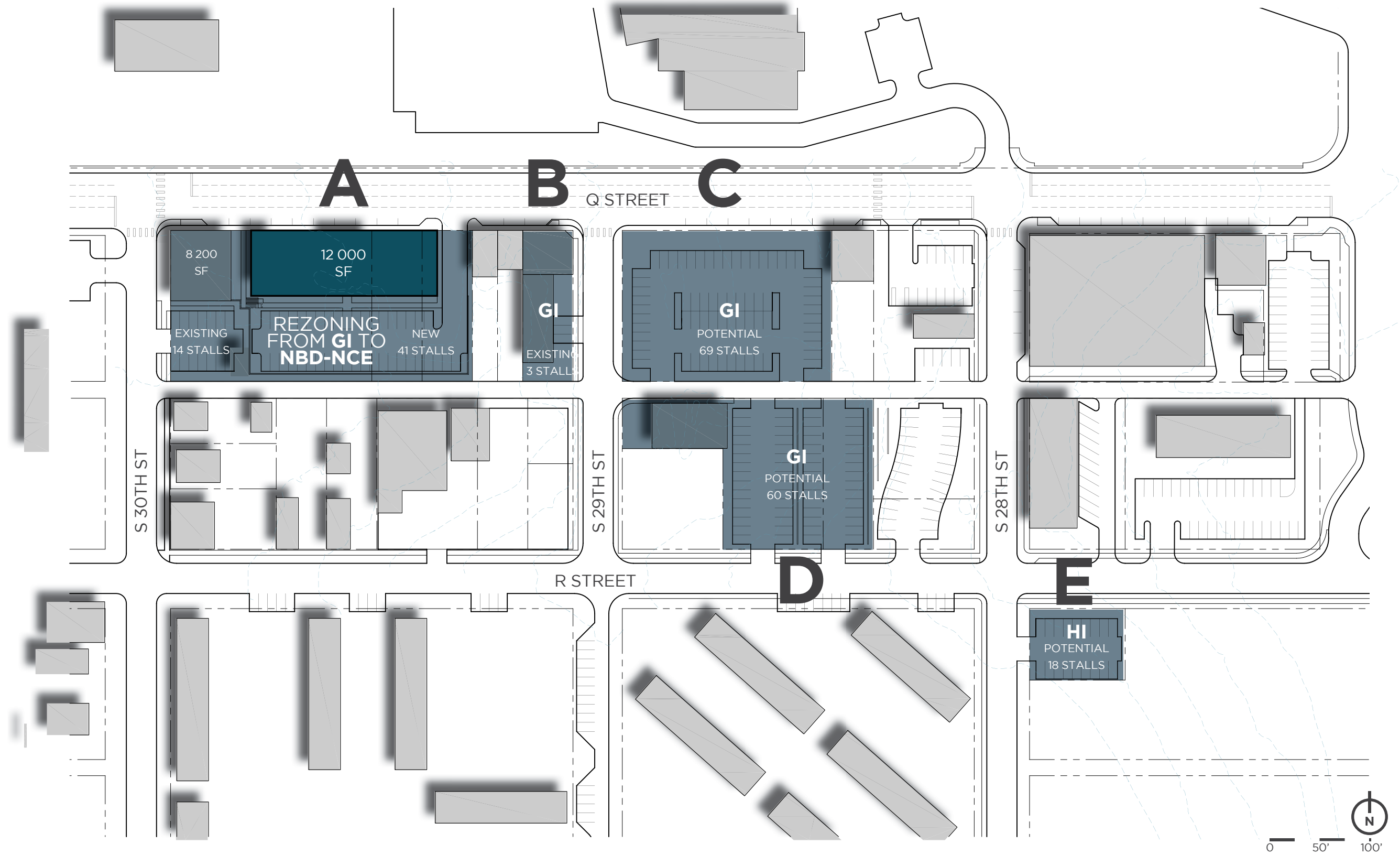
Existing Properties



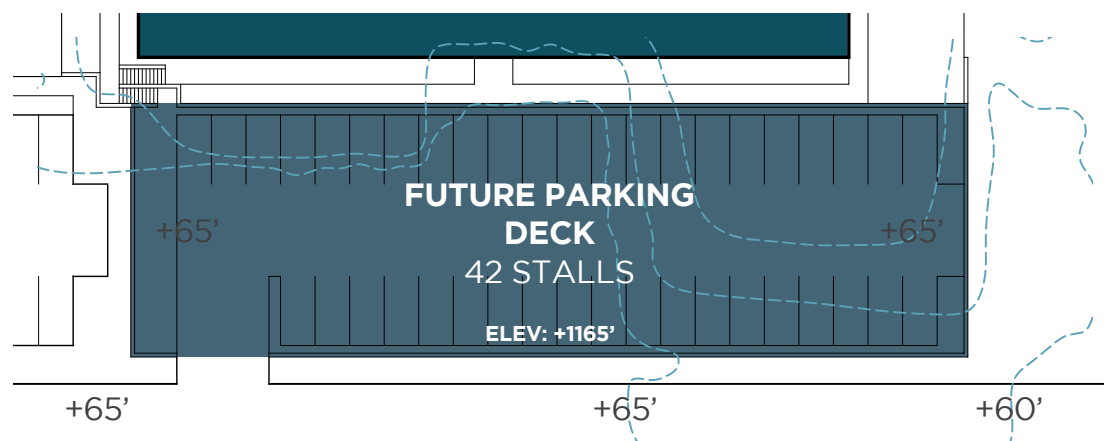
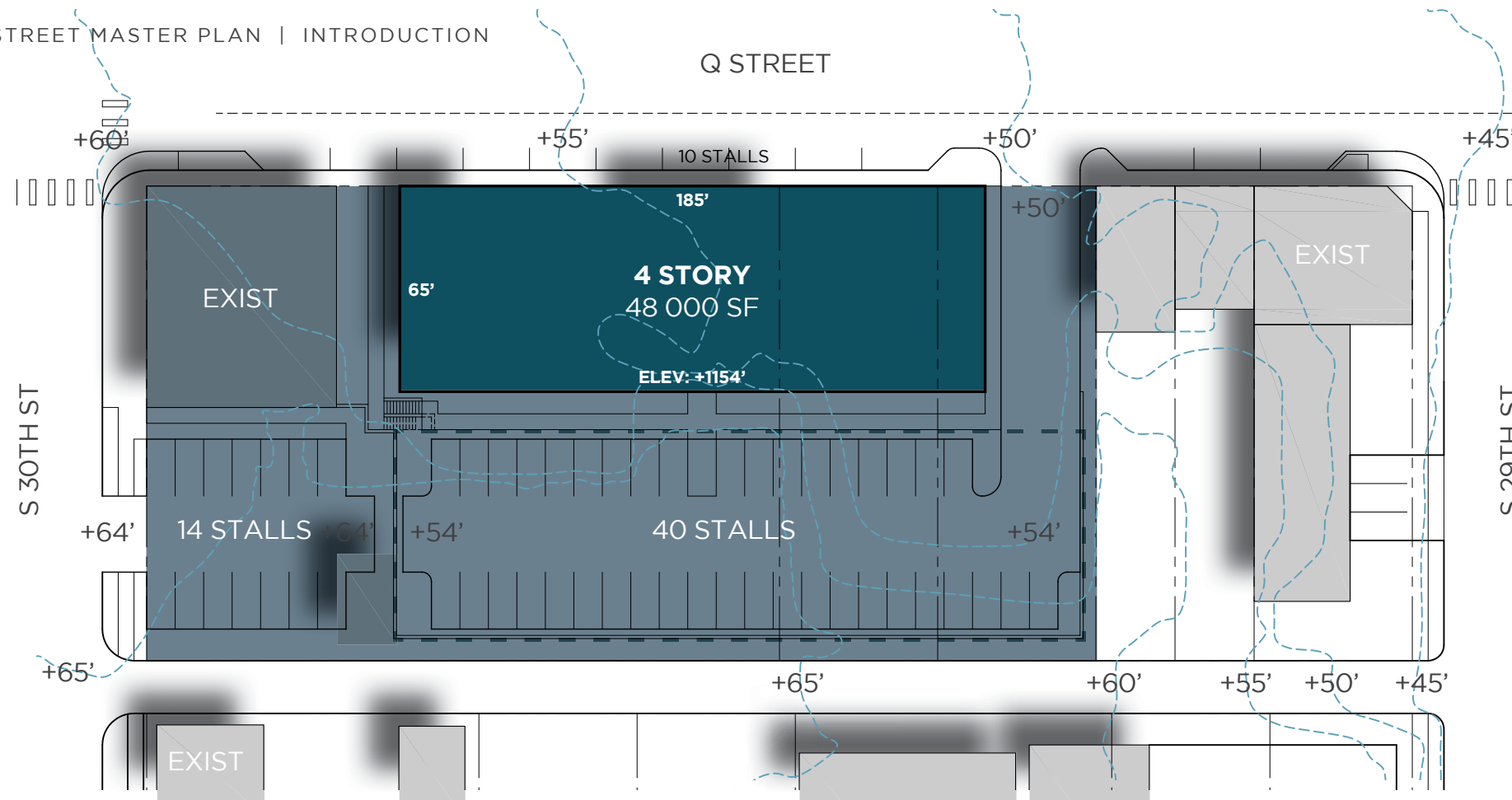
Existing Site Plan



Redevelopment Sites



Proposed Site Plan



SUMMARY

NEW BUILDING

	USE	AREA	UNITS
LEVEL 1	RETAIL/OFFICE	12 000 SF	
LEVEL 2	OFFICE	12 000 SF	
LEVEL 3	RESIDENTIAL	12 000 SF	8-10
LEVEL 4	RESIDENTIAL	12 000 SF	8-10
		48 000 SF	16-20

EXISTING

	USE	AREA
LEVEL 0	STORAGE	4 100 SF
LEVEL 1	RETAIL	4 100 SF
		8 200 SF

TOTAL 56 200 SF

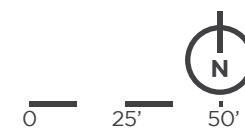
PARKING

EXISTING	14
OFF-STREET	40
ON-STREET	10
FUTURE	42

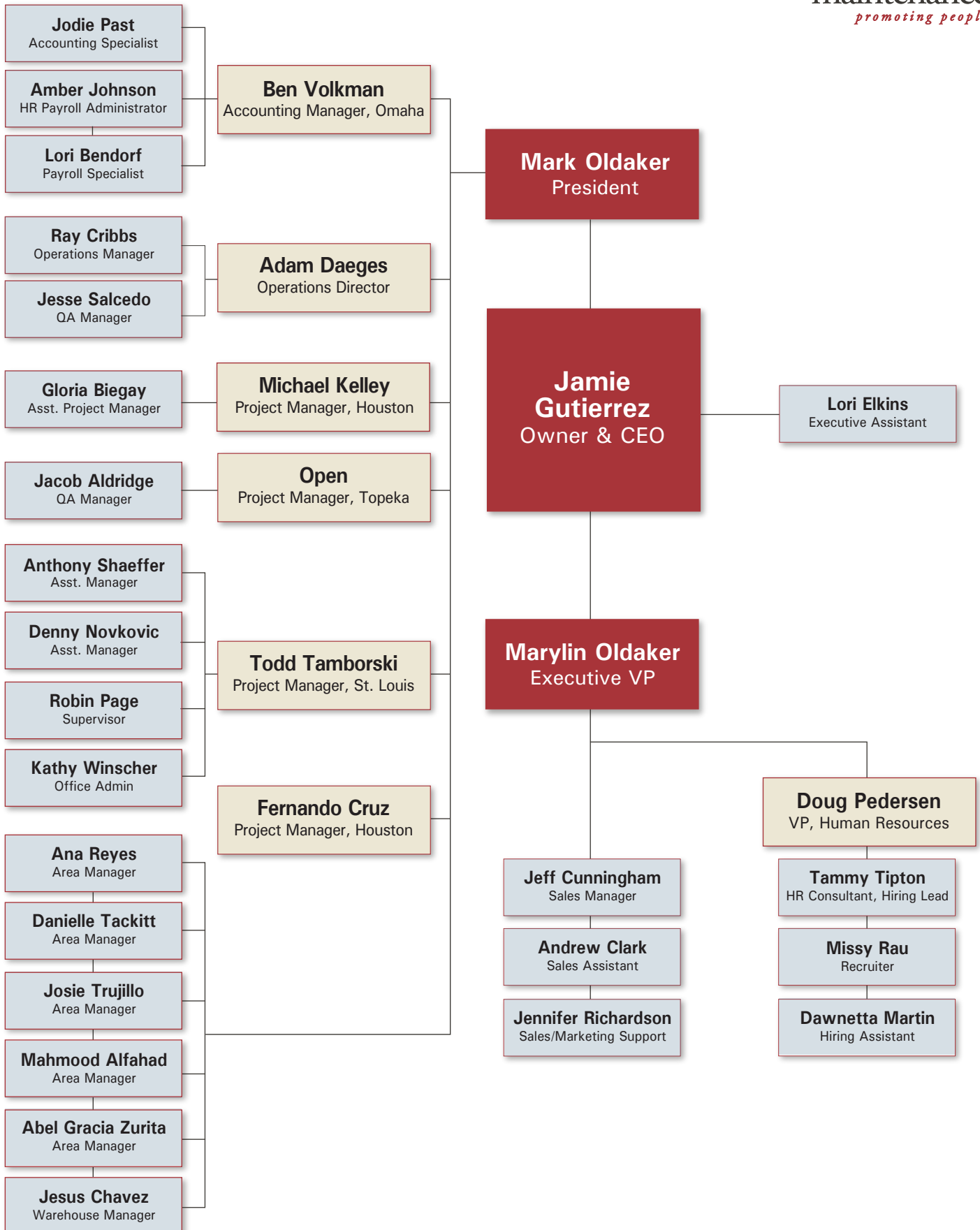
TOTAL 106

**1.9 STALLS /
1 000 SF**

New Building



Midwest Maintenance Company, Inc.



Q Street
Omaha, NE
V1

PROJECT ASSUMPTIONS

- Vacancy
 - Residential
 - 15% - Year 1
 - 5% - Year 2 & Beyond
 - Office
 - 17% - Year 1
 - 7% - Year 2 & Beyond
 - Based on if Midwest Maintenance occupied 11,000 sf of the 1st floor

- Cap Rate
 - 6.75%

- LTV 80%

- Projected Rents
 - Residential
 - \$650 – Studio
 - \$825 – 1 Bed
 - \$1,100 – 2 Bed
 - Office
 - \$16 psf
 - \$6 NNN

- Bank Financing
 - 5% Interest Rate
 - Senior Note – 25 Year AM, 5 Year Term
 - TIF Note – 15 Year AM

White Lotus Group
Midwest Maintenance
29th and Q Street

Operating Proforma Summary:

	Year:				
	1	2	3	4	5
Residential	210,600	389,448	396,576	404,508	412,598
Commercial	271,333	386,227	403,231	411,296	419,522
Parking	14,700	14,700	14,700	14,700	14,700
Gross Revenue	496,633	790,375	814,507	830,503	846,819
CAM recoveries	113,451	163,759	172,611	177,628	182,792
Less vacancies (Total)	(26,935)	(65,760)	(68,116)	(69,540)	(71,044)
Subtotal revenue	583,150	888,373	919,003	938,591	958,568
Residential	163,464	174,179	179,259	184,464	189,848
Commercial	158,352	167,373	172,611	177,628	182,792
Op Ex	321,816	341,552	351,870	362,092	372,640
NOI	261,333	546,821	567,133	576,499	585,928
TIF Rebate		120,000	120,000	120,000	120,000
Debt service	251,262	513,460	513,460	513,460	513,460
Net cash flow	10,071	153,361	173,672	183,039	192,468
DSCR	1.04x	1.30	1.34	1.36	1.37

Sources:	
Construction Loan	7,783,650
TIF Loan	1,300,000
Equity	1,294,550
	10,378,200
Total cost of construction:	10,378,200

Debt Assumptions:	
Interest Rate	3.75%
Interest only months	24
Amortization Period	25

(472,265)

Revenue and Leasing Assumptions - Commercial					
	Useable	Load Factor	Rentable	Lease Rate	Month in service
Retail A	3,300	1	3,300	16.00	6
Retail B	2,800	1	2,800	16.00	12
Retail C	3,480	1	3,480	16.00	15
Floor 2	14,800	1	14,800	16.00	1
Totals	24,380		24,380		
Rent increase		2%			
CAM inflation increase		3%			
Vacancy Assumption		7%			
Parking lease		\$35	35 units		
Op Ex Assumptions					
		Per month	Per year		
Management Fees	4%				
Grounds maintenance	0.55	1,117	13,409		
Trash removal	0.25	508	6,095		
Common space utilities	0.75	1,524	18,285		
Maintenance	0.75	1,524	18,285		
Property taxes	3.00	6,095	73,140		
Insurance	0.50	1,016	12,190		
Other	0.25	508	6,095		

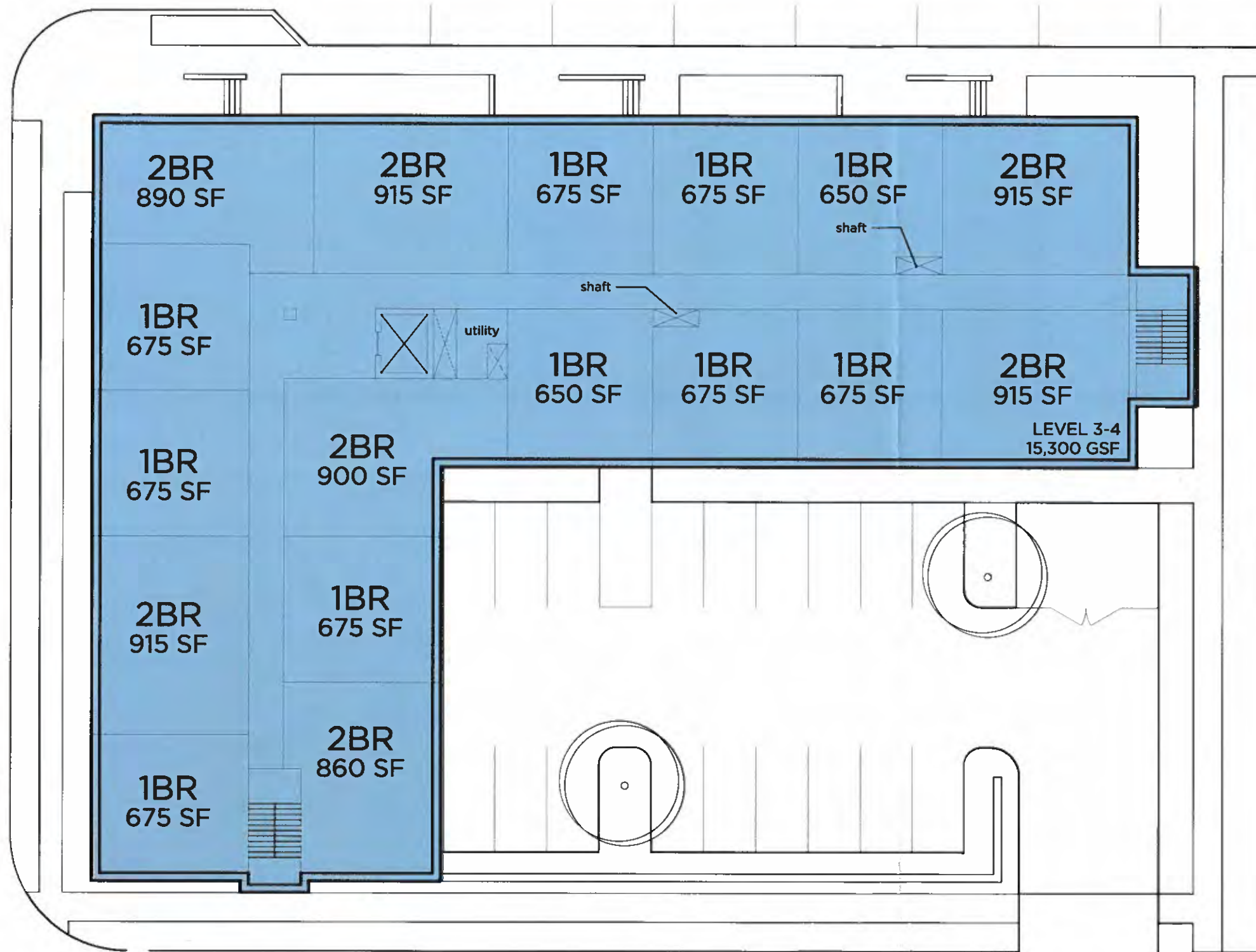
\$ 6.50 per sq ft

Revenue and Leasing - Residential				
BR	BA	Unit Count	Rate	Monthly rents
1	1	20	850.00	17,000.00
2	2	14	1,100.00	15,400.00
3	2	0		
		34		
Rent increase		2%		
Vacancy Assumptions		7%		
Lease up (months)		12		

Op Ex Assumptions			
	Per unit	Per month	Per year
Management Fees	4%		
Grounds maintenance	5.00	\$ 170.00	2,040.00
Trash removal	5.00	\$ 170.00	2,040.00
Utilities	40.00	\$ 1,360.00	16,320.00
Maintenance	40.00	\$ 1,360.00	16,320.00
Property taxes	150.00	\$ 5,100.00	61,200.00
Insurance	15.00	\$ 510.00	6,120.00
Other	125.00	\$ 4,250.00	51,000.00

* payroll, security, phone, etc

Midwest Maintenance Mixed USE
DEVELOPMENT PLAN



LEVEL 3:
15,300 GSF

LEASABLE SUMMARY:

1 BR	10	6,700 SF
2 BR	7	5,395 SF
TOTAL	17	12,095 SF

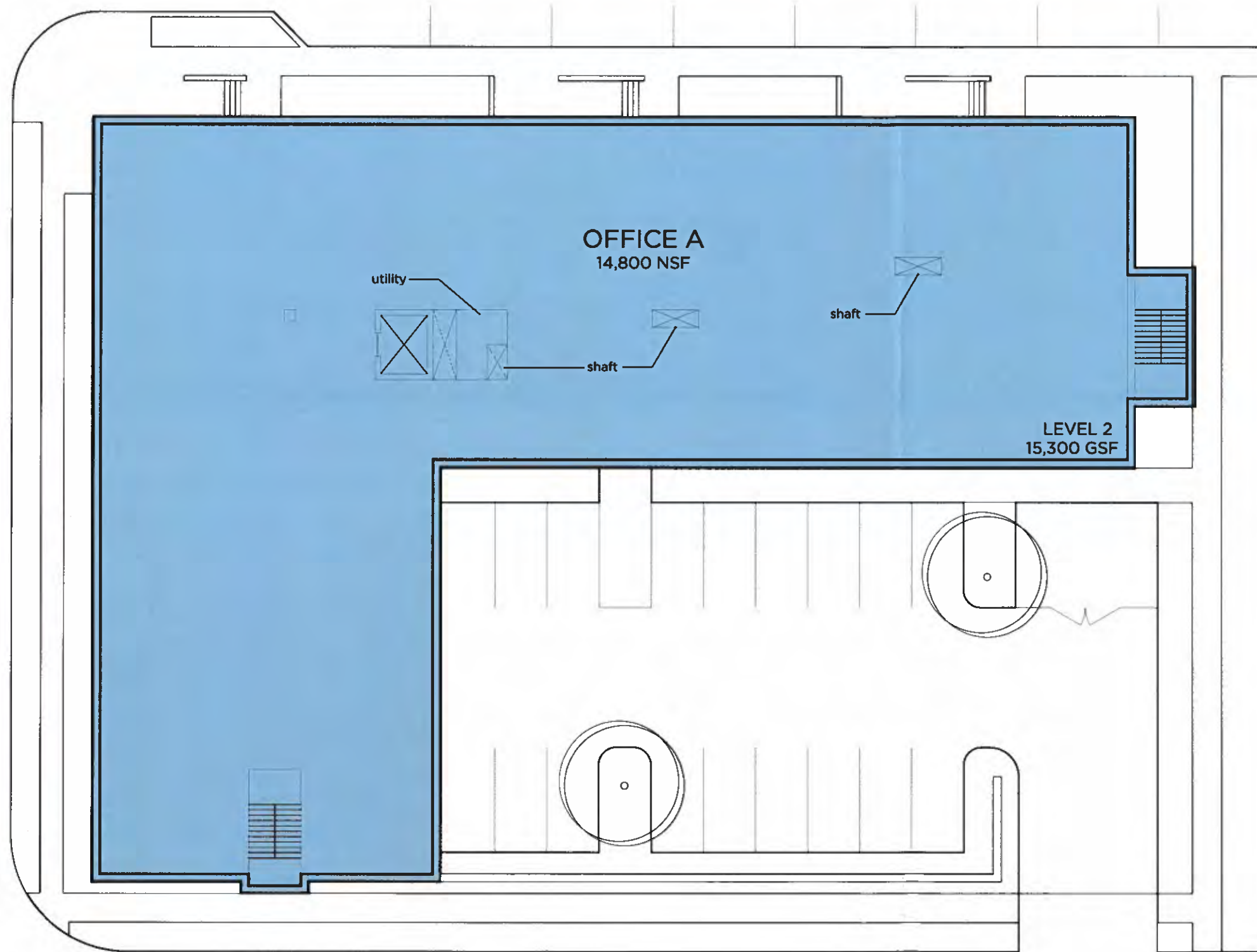
LEVEL 4:
15,300 GSF

LEASABLE SUMMARY:

1 BR	10	6,700 SF
2 BR	7	5,395 SF
TOTAL	17	12,095 SF

Upper Level(s) Plan 1" = 20' 

Midwest Maintenance Mixed USE
DEVELOPMENT PLAN



LEVEL 2:
15,300 GSF

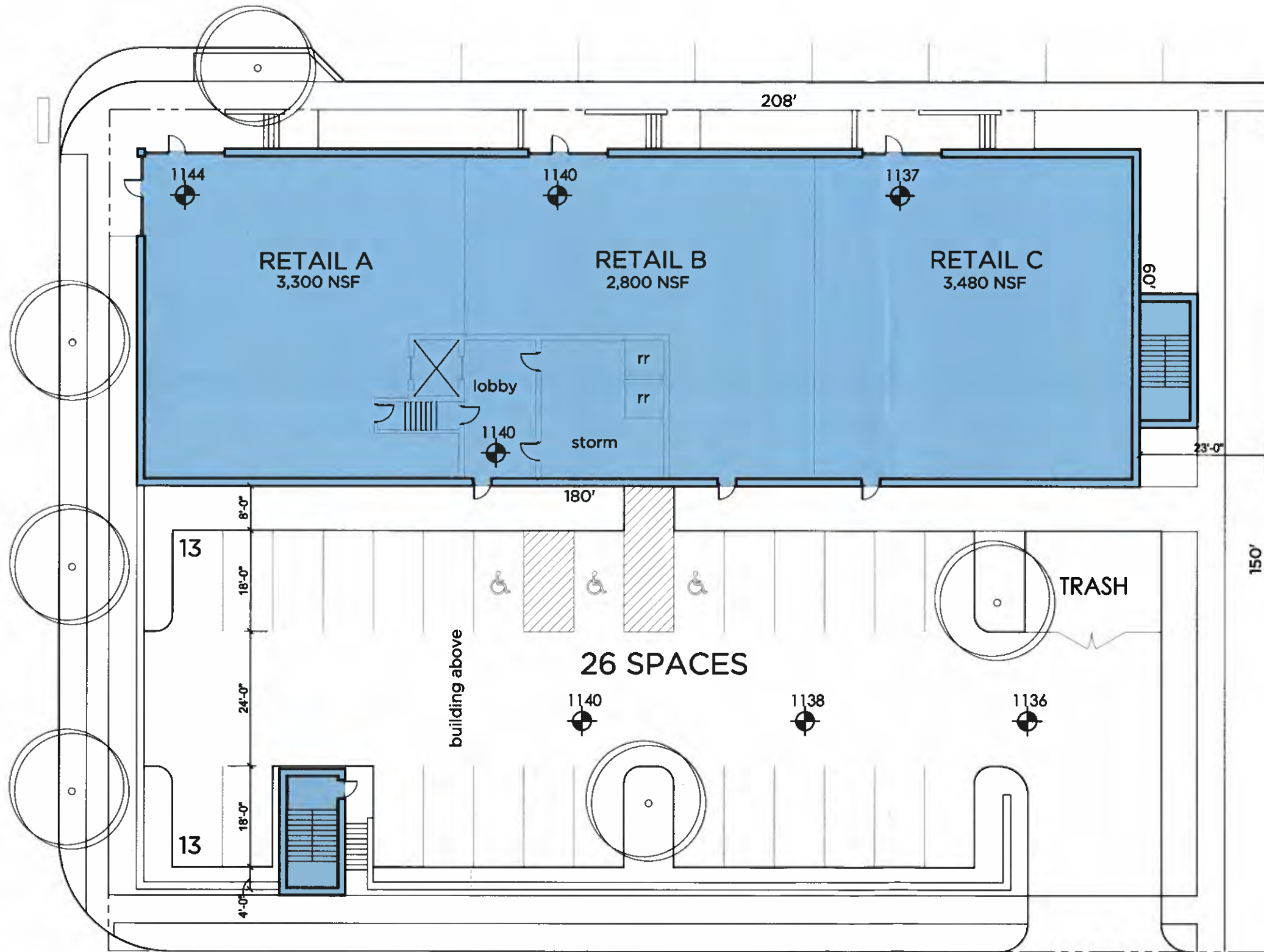
LEASABLE SUMMARY:

OFFICE A 14,800 NSF

TOTAL 14,800 NSF

Level 2 Plan 1" = 20' 

Midwest Maintenance Mixed USE
DEVELOPMENT PLAN



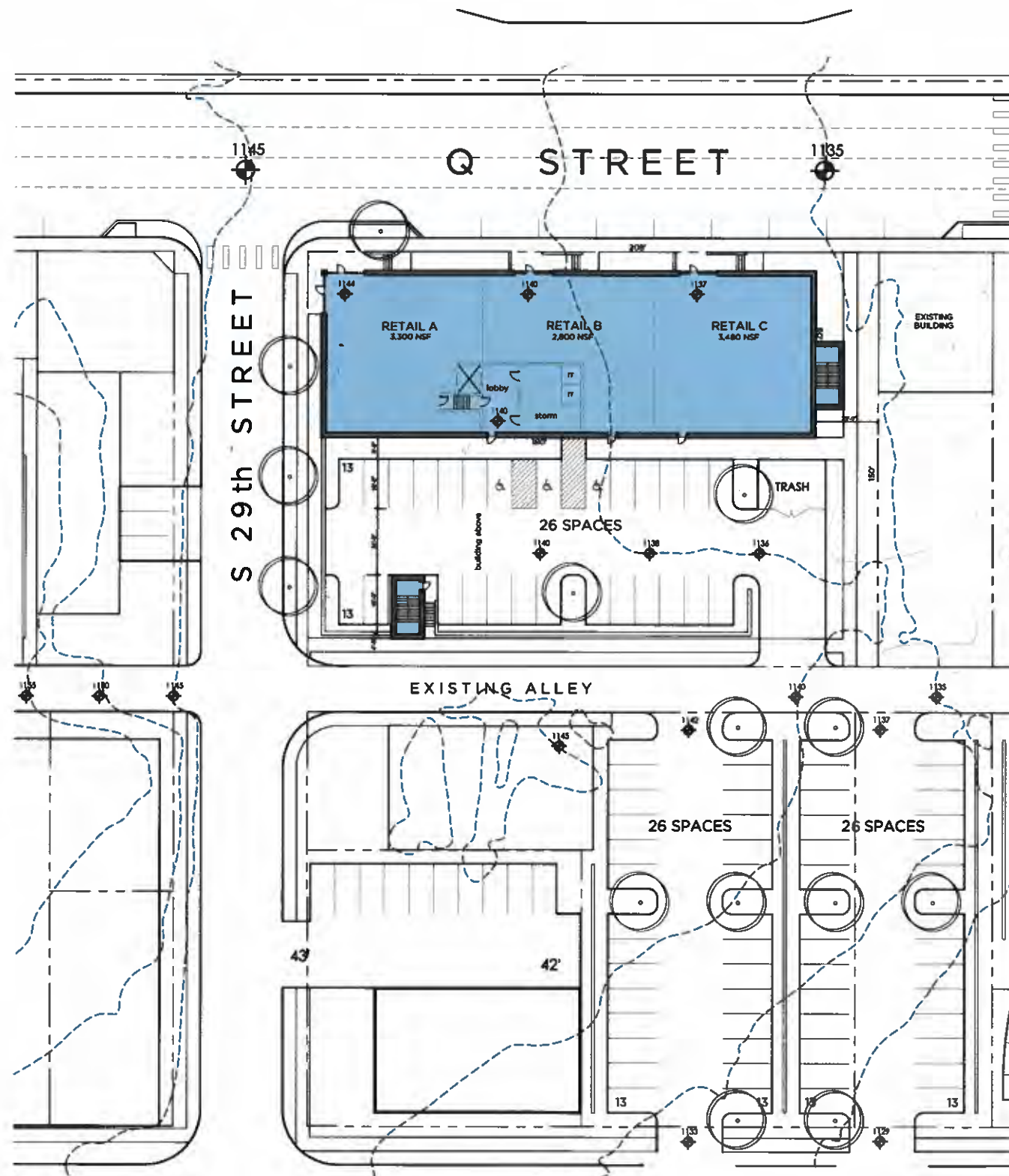
LEVEL 1:
11,700 GSF

LEASABLE SUMMARY:

RETAIL A	3,300 NSF
RETAIL B	2,800 NSF
RETAIL C	3,480 NSF
TOTAL	9,580 NSF

Level 1 Plan 1" = 20'

**Midwest Maintenance Mixed USE
DEVELOPMENT PLAN**



**DEVELOPMENT SUMMARY:
57,600 GSF**

LEVEL	1 BR	2 BR	TOTAL	residential SF	OFFICE	RETAIL
1	0	0	0	0	0	9,580 NSF
2	0	0	0	0	14,800 NSF	0
3	10	7	17	12,095 SF	0	0
4	10	7	17	12,095 SF	0	0
TOTAL	20	14	34	24,190 SF	14,800 NSF	9,580 NSF

PARKING SUMMARY:

REQUIRED:

RESIDENTIAL	@ 1 PER BR	=	48
OFFICE	@ 1 PER 300	=	49
RETAIL	@ 1 PER 250	=	38
TOTAL		=	135

PROVIDED:

LEVEL	GARAGE	SITE	LOT D	STREET	TOTAL
1	0*	26	52	8	86
TOTAL	0*	26	52	8	86

*10 SPACES UNDER BUILDING ABOVE

Site Plan 1" = 50'

**White Lotus Group
Midwest Maintenance**

<u>Source</u>	<u>Amount:</u>	
Construction Loan	7,783,650	
TIF Loan	1,300,000	
Equity	1,294,550	
Total Sources	10,378,200	
<u>Item</u>		
Acquisition	500,000	
New Construction	7,410,000	\$130
Tenant improvements	800,000	\$40
Contingency	5% 148,200	2.00%
Legal	50,000	
Title	10,000	
Survey	5,000	
Loan Origination and Bank fees	20,000	
Civil Engineering	35,000	
Architectural	425,000	
Appraisal	5,000	
Environmental	5,000	
Leasing Commission	300,000	
Accounting fees	15,000	
Interim Interest	350,000	
Developer fee	300,000	
Total Uses	10,378,200	
	2,645,975	

Grant Application

Row 12

Organization Name (if applicable) Habitat for Humanity of Omaha, Inc.

Physical Address 1701 N 24th St., Omaha, NE 68110

Mailing Address

Website habitatomaha.org

Social Media Accounts <https://www.facebook.com/HFHOMaha>;
<https://twitter.com/habitatomaha>;
<https://www.youtube.com/user/HabitatOmaha>;
<https://www.instagram.com/habitatomaha/>

Name Janneane Gerot

Title Senior Project Manager

Email Address jgerot@habitatomaha.org

Phone +1 (402) 884-6691

Team Yes

Amanda Brewer serves as Habitat for Humanity of Omaha's (HFHO) Chief Executive Officer, responsible for ensuring project and fundraising goals are achieved and align with the mission and purpose of the organization. Amanda has 25 years of experience working for Habitat for Humanity, both at the local and international level, and has been leading HFHO since 2005. Director of Construction of Construction, Drew Lier, has been with the organization for eight years. Drew oversees the overall progress of land and house acquisitions, rehabilitations, and construction of new infill housing, ensuring adherence to all federal bidding and contracting guidelines, monitoring budget to actual expenses, and keeping the project on course to complete within the required timeline. Drew has extensive experience managing multi-site construction projects under tight timelines and budgets. He is assisted in this work by Kyler Goodwin, Sr. Construction Project Manager, and Randy Kirchner, Construction Manager, who lead a crew of 26 skilled construction and project management specialists. Land Acquisition Manager, Dan Brewer, has been with the organization for 14 years and handles all property and land acquisitions, including the lot and house acquisitions for this project. Engineer and Construction Supervisor, Ed Thiele, advises HFHO on the structural integrity of potential rehabilitation houses. Ed also prepares floorplans when rehab house layouts require changes to fit the needs of modern families. Louis Olivera, Chief Financial Officer, is responsible for oversight of all accounting and finance functions of the project, including budgeting, internal and external financial reporting, and financial and regulatory compliance. Louis has 16 years of

high-level experience managing compliance and controls, including audit and risk review programs, for several international banking and financial organizations. Al Siemek, Finance Director, is responsible for financial modeling and risk management for the project. Together, Louis and Al represent more than 54 years of banking, finance, and risk management experience. Family Services Program Director, Lacey Studnika, oversees all of HFHO's client-facing programs, including its Almost Home housing counseling program, which focuses on getting individuals mortgage-ready. Lacey has many years of experience in nonprofit program management and implementation. Tayien Mayian, Family Services Senior Program Manager, provides management of HFHO's program team, matching families with each of the newly constructed or rehabilitated homes. Joanna Wright, Sr. Mortgage Services Manager and Qualified Loan Originator, manages HFHO's mortgage lending under the direction of CFO Louis Olivera. Joanna will process the loan files for the purchase of the homes completed as part of this project, reviewing and approving all applications and ensuring compliance with federal and state lending regulations. John Haske, HFHO's Chief Development Officer, leads the organization's fundraising efforts and is responsible for securing funding for any gap between LB1024's funding and the final cost to complete the 10 houses in this project. Janneane Gerot, Sr. Project Manager, manages the organization's government grants and will be responsible for all required reporting, reimbursement requests, compliance tracking, monitoring, and cradle-to-grave grant administration. Janneane has worked for HFHO for nine years and has extensive experience administering and maintaining compliance and reporting for the organization's large portfolio of state, federal, and municipal grants.

Organizational Chart	Amanda Brewer heads the organization as CEO, with a senior leadership team made up of the heads of five departments: Construction, Family Services, Finance, Development, and Advocacy and Public Affairs. An organizational chart has been uploaded as Attachment A.
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Other Completed Projects and/or Accomplishments	HFHO has been building and renovating homes in Omaha since 1984. Over the years, the organization has grown to serve five counties, and HFHO's holistic approach to neighborhood revitalization has led to the addition of home repair and weatherization programs that have helped the organization serve more than 2,000 households over its 38-year history. HFHO has built 466 affordable new construction houses, rehabilitated 201 existing houses in North and South Omaha, and has completed more than 450 home repairs for Douglas County homeowners. Between 2014 and 2020, HFHO invested more than \$8 million in the Kountze Park neighborhood, transforming the areas surrounding King Science Magnet school with 57 new construction homes, 17 gut rehabs, 40 demolitions of blighted and condemned homes, and 21 home improvement projects for area homeowners. Completion of these rehabilitations and infill new construction projects is well within HFHO's capacity and experience, and we anticipate no issues completing the project by December 2024.
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Proposal Title	HFHO Affordable Housing Project
Total Budget (\$)	\$2,915,200.00
LB1024 Grant	\$2,800,000.00

Funding Request (\$)

Proposal Type Capital project

Brief Proposal Summary HFHO requests \$2,800,000 to support its Affordable Housing Project. This investment will result in the rehabilitation and construction of a total of ten homes in Qualified Census Tracts in North and South Omaha at the cost of \$280,000 for each completed unit, including the lot or house acquisition. HFHO is requesting the flexibility to produce the ten affordable housing units using a mix of rehabilitated homes and new construction units. We feel this will best position us to complete the project within budget and on time should the housing market heat up again, and house prices increase to a level that would make rehabilitation too costly. Acquisition of the properties and houses would begin immediately upon funding award, and all houses would be built or rehabilitated by December 31, 2024. HFHO will utilize local subcontractors to build or rehabilitate these units whenever possible and will seek out local suppliers for project materials and lumber. Upon completion, the homes will be sold to families who have completed HFHO's Almost Home mortgage-readiness and housing counseling program. In order to qualify to purchase these homes through an affordable Habitat mortgage loan, families must have incomes between 50-80% of the area median income (AMI).

Timeline HFHO will begin the acquisition process immediately upon award, with the goal of acquiring at least two houses within 90 days of funds release. Acquisition will be ongoing from award date through early 2024, with one rehabilitated house completing in 2023 and the remaining nine units completed by the end of 2024. On average, HFHO takes 6-8 months to complete a new construction home and 2-8 months to complete a house rehabilitation, dependent on the scope of work. HFHO is prioritizing all LB1024-funded projects to ensure this important funding is being fully utilized by its end date. As part of the rehabilitation acquisition process, homes are evaluated for suitability through the following steps: • Comparisons of similar house appraisals and sales in the neighborhood are pulled to estimate the likely appraisal value (HFHO sells homes at appraised value); • Walkthrough of the house by staff engineer and Director of Construction to determine the structural integrity of the home; • A draft scope of work is prepared, and a cost analysis is conducted; • Identification of any possible environmental hazards. Rehabilitations can range from a "light touch" renovation of a home in good overall shape with a significantly higher purchase price and lower rehabilitation costs to a "gut rehab" that costs less at acquisition but will likely require extensive renovation work. Most gut rehabs require a full tear-out of the interior, reframing, drywall replacement, new insulation, new roof and gutters, and other large expenses. The ratio of gut rehabs to light touch rehabs HFHO will include in this project is difficult to predict and will depend on the availability, cost, and project suitability. Budgeted expenses for this project reflect the average cost across all rehabs, assuming a mix of both light and gut rehabs, with the option to build infill new construction units if the market doesn't support ten cost-effective rehabs. Once any necessary abatement of environmental hazards is completed, the next step for light touch renovations is a formal preparation of the scope of work for the home. In the case of gut rehabs, demolition of the interior of the house and removal of any damaged exterior materials is the first stage of rehabilitation. HFHO's in-house engineer then prepares site and house plans

for the gut rehab homes, with the goal of maintaining the character of the house while reconfiguring the interior layout to fit the needs of modern families. Most rehab homes have between 3-4 bedrooms and two baths. When needed, HFHO is able to adjust these plans to accommodate special needs applicants who may require items like zero-entry doors, wider hallways, or ramps. New construction houses are built with 3-5 bedrooms, dependent on family size, two baths, a basement, and an attached garage. Upon completion, these homes will be sold at their appraised value to families making between 50-80% of the area median income who have completed our Almost Home housing counseling and mortgage-readiness program. This housing purchase is made possible through an affordable mortgage loan with HFHO as the mortgage provider. A timeline for this project has been included as Attachment B.

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) 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 lack of affordable, quality housing significantly affects the quality of life and the sustainability of the community in North and South O. The Omaha-Council Bluffs Comprehensive Housing Assessment predicts there will be a 104,000 gap in affordable housing units compared to demand by 2040, putting the stability of the city's workforce at risk. This project addresses that concern through the rehabilitation and construction of a total of ten houses that will be sold at their appraised value to buyers with incomes 50-80% of the area median income. As part of its 2019-2023 Consolidated Plan, the City of Omaha identified neighborhood revitalization and affordable housing as two of its top strategic priorities and emphasized the need to eliminate blight and renovate existing housing within areas of North and South Omaha (City of Omaha Consolidated Plan, pgs. 172-173). The City's housing needs study found that 735 households in Omaha were living in sub-standard housing, without access to working plumbing and kitchen facilities, while 1,675 area residents were living in overcrowded housing conditions. These households had incomes between 30-80% of the area median and had few alternatives for safe, decent, and affordable housing. Across the city, 3,425 low-income families experience a housing burden in excess of 50%, and a staggering 12,600 low-income families in Omaha experience a housing burden greater than 30% (Consolidated Plan, pgs. 60-61). North and South Omaha families struggle to find affordable rentals in a high-demand rental market, and their desperation to find affordable housing can often push them to accept substandard and unhealthy

living conditions. For children in these households, the price of substandard housing and frequent moves to try to maintain rent affordability is high. The Omaha-Council Bluffs Comprehensive Housing Assessment found that 28% of children raised with housing instability are more likely to be underweight, with 59% more emergency room visits due to asthma and 250 children removed from their homes across Nebraska last year due to unsuitable housing (pg. 6-7). Housing insecurity also means frequent school moves, and children in this situation fell behind their peers by three months after only one move (CHA, pg. 9). Over its 38 years, HFHO has seen the difference affordable housing can make in the lives of Omaha families. Daily HFHO talks to program applicants working 2-3 jobs to support their families who are still frustrated by their inability to find safe, decent, stable housing. They are often forced to live in substandard apartments run by slumlords with conditions that would be unthinkable for most Omaha residents. From mold issues and rodent infestations to unrepaired water leaks and heating systems that don't work, families are forced to remain in these rental conditions because of the lack of any affordable alternative. The shortage of affordable housing for low-income families also puts them in direct competition with middle-income families for housing, shoving their percentage of income spent on housing far over the suggested 30%. Currently, an average of five households will compete for every house that goes on the market in Omaha. Throughout HFHO's focus areas in North Omaha, 34% of households are housing cost-burdened (Comprehensive Housing Assessment, pg. 24). As Omaha continues to grow and metro neighborhoods are gentrified, the gulf between low-income residents and their ability to afford decent housing will do nothing but expand. As part of its Affordable Housing Project, HFHO will construct or rehabilitate ten houses within QCTs in North and South Omaha and is requesting \$2,800,000 in LB1024 funding to support the project. This directly aligns with the identified need for more housing to support sustainable communities. Maps of the focus areas is included as Attachment C. All houses will be completed by December 2024.

Visioning Workshop Findings Alignment

This project directly aligns with the Visioning Workshop Findings by producing more affordable housing while maintaining the character of neighborhoods. The lack of quality, entry-level homes within North Omaha and the high ratio of renter-households compared to owner-occupied households were seen as a threat to the community's economic stability. The high debt level of area renters was also a concern, which participants felt was preventing individuals from becoming more permanent homeowners. HFHO's Almost Home program works with families to set budgets, pay down debt, and become mortgage-ready. Since the program's launch earlier this year, it has seen an overwhelming response, with more than 3,000 phone calls received on the first day. As part of this project, buyers for the ten houses will first go through the Almost Home program, addressing the concern many had about the inability of residents to qualify for homeownership. The project supports efforts to make North and South Omaha a sustainable community and increases the quality of life for families who are currently living in substandard housing.

Priorities Alignment

This request aligns with the E3 Expenditure Category of the North Omaha Recovery Plan by building or renovating homes to create single-family housing units, and with Section 4.2 of LB1024 which prioritizes "housing needs" in administering the grant funds.

Economic Impact HFHO is committed to using local contractors and sourcing its building materials and lumber from local North and South Omaha suppliers whenever possible when executing this project. One of HFHO's strategic priorities is increasing its use of minority-owned businesses in building its homes, and we will be pursuing opportunities to employ minority contractors and use minority-owned businesses in completing the ten units.

No permanent jobs will be created through this project.

HFHO will be contracting most of the labor to complete the ten houses, creating employment opportunities across multiple trades.

HFHO will contract with skilled construction tradesmen and contractors who set their own labor costs based on the prevailing wages within their industry and among their peers in Omaha. HFHO supports fair wages and pays its staff according to compensation research that takes into account the pay range for each position and the experience of the staff member filling each role.

HFHO intends to prioritize hiring subcontractors and sourcing materials and lumber from businesses in Qualified Census Tracts. Currently, 15% of HFHO's subcontractors are minority-owned businesses, and we are constantly working to increase that percentage. HFHO is ready to execute this project and begin acquiring houses and lots as soon as funding is granted, creating a quick influx of construction jobs in the community.

Community Benefit Unoccupied, blighted homes that have fallen into disrepair create a domino effect that lowers the home values in a neighborhood and encourages abandonment of homes due to an inability to sell. This project would take run-down homes in Omaha's historical communities and restore their beauty, giving them new life and improving the appearance and safety of the neighborhood. Not only does this benefit the community through improved house valuations, but the new homeowners help fund K-12 schools through the payment of their property taxes. These ten homeowners will put down roots in their neighborhoods, investing in their community, and building relationships that will continue the legacy of strong community ties that built North and South Omaha.

Housing is an elemental part of community sustainability. Without stable, affordable housing, we cannot maintain the workforce that makes a community grow and thrive. Families who are unable to find affordable housing will eventually seek employment in other cities where their money can go farther. Housing renovation in older neighborhoods is also vital for community sustainability. Most homebuyers in North and South Omaha don't have the funds to invest in the type of full gut rehabilitation that many of the older homes in the community require. As a result, the homes sit empty and unsold, falling into further ruin and casting a negative light on the neighborhood as a whole. Renovating these homes and filling empty, infill lots with attractive new homes helps revive neighborhoods and restores a sense of pride in existing homeowners who tire of upkeeping their own homes as their property values plummet as they sit next to boarded-up houses and overgrown lots.

Best Practices/Innovation HFHO's Almost Home program is an innovative approach to homeownership. After years of a traditional Habitat model of families applying to purchase a home, completing Sweat Equity and financial education, then being matched with a Habitat-built house, HFHO stepped back and reevaluated its program. The need in the community was so great that we did not feel our traditional model was enough, and we knew we had to find a new way to expand our offerings to help get more people into homes. With the launch of the Almost Home program, HFHO now offers housing counseling and mortgage-readiness services to the community, with those completing the program able to follow one of several pathways once they are mortgage-ready. Those families whose incomes are between 50-80% AMI can apply to purchase a Habitat-built or renovated home like the ones completed as part of this project, or they can find their own home on the open market using an affordable Habitat mortgage loan to finance their purchase. With a mortgage interest rate that tops out at 2.65%, this makes more homes affordable to a wider income range.

Outcome Measurement Positive outcomes of this project are an improved quality of life for the new homeowners, including a reduction in housing costs, and better educational and health outcomes for their children. Other outcomes would be a greater sense of safety, an ability to build up savings, and better credit as a result of both homeownership and their education through Almost Home.

HFHO is developing an expanded data collection process to measure these outcomes for this project and all the work it does in the community. We will be utilizing the information we currently have, such as credit scores at the initial program start compared to scores pulled at closing, and reported health and safety issues with prior housing compared to such measures after one year of homeownership. We will also be collecting information on educational and economic outcomes from our homeowners as we connect with them in post-closing outreach.

Investing in renovating and building home in neighborhoods encourages other homeowners to invest in the upkeep of their homes and makes the area more attractive to other homebuyers. HFHO also markets its no-interest home repair loans in areas where it builds and renovates homes, which not only encourages families to repair their homes but offers employment opportunities for contractors who will be hired to complete the repairs.

Partnerships Yes

HFHO partners with neighborhood associations within its focus areas and plans to partner with area businesses within North and South O in sourcing labor and materials.

none

Displacement No

Displacement explanation

Physical Location This project will take place in North and South Omaha, primarily

in focus neighborhoods, all of which are in QCTs. Any new construction homes will be on infill lots in these neighborhoods, as will all properties to be renovated. Maps of these focus neighborhoods have been included as Attachment C.

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Maps of the areas in which we intend to build have been uploaded as Attachment C.
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Cost were determined based on other, completed rehabilitations and new construction builds in the area. Design and bidding are executed after acquisition of rehab units. HFHO has several new construction house designs for use on the infill lots.
General Contractor	No
Request Rationale	HFHO strives to minimize the cost of its home builds and renovations; building simple, decent homes for families that are energy-efficient and attractive. We have requested \$2,800,000 in funding for ten homes, which represents an average of \$280,000 to build or renovate each home. This estimate is based on our actual costs for materials and labor, and we believe it is a reasonable cost for a home that is typically 1780 square feet and has 3-5 bedrooms with two bathrooms, a basement, and an attached garage.
Grant Funds Usage	LB1024 grant funds will be used for the hard costs of construction labor and materials to renovate or build 10 new, affordable, single-family housing units to be sold to families earning 50-80% of the area median income.
Proposal Financial Sustainability	Yes
	The fiscal operations of this project will be overseen by Louis Olivera, HFHO's CFO, who will ensure HFHO's finance team properly tracks program income and adheres to all funding requirements. CEO Amanda Brewer conducts regular check-ins

with senior leadership to ensure lot and acquisition timelines are on-target. Janneane Gerot, Senior Project Manager, will submit all reimbursement requests under the LB1024 grants and ensure financial documentation of expenses is maintained for the required retention period.

Funding Sources HFHO expects a small amount of overage beyond the \$280,000 on some of the rehabilitated units, as old homes can bring unexpected expenses. We have budgeted for additional contingency, which will come from HFHO's general operating funds. Our operating funds are fed by donations from individuals, corporations, and faith groups, as well as private grants and the mortgage payments of Habitat homeowners.

No other funding sources are expected for this project.

This project will not move forward without the funding requested in this proposal.

Scalability While we believe ten houses would yield a more significant impact on the community, if necessary, this could be scaled back to fewer units.

This project could be reduced based on the number of houses, with one less house for every reduction of \$280,000 from the overall ask.

Financial Commitment HFHO is investing \$100,000 in funds to this project to act as a contingency should any of the ten projects exceed its budgeted cost.

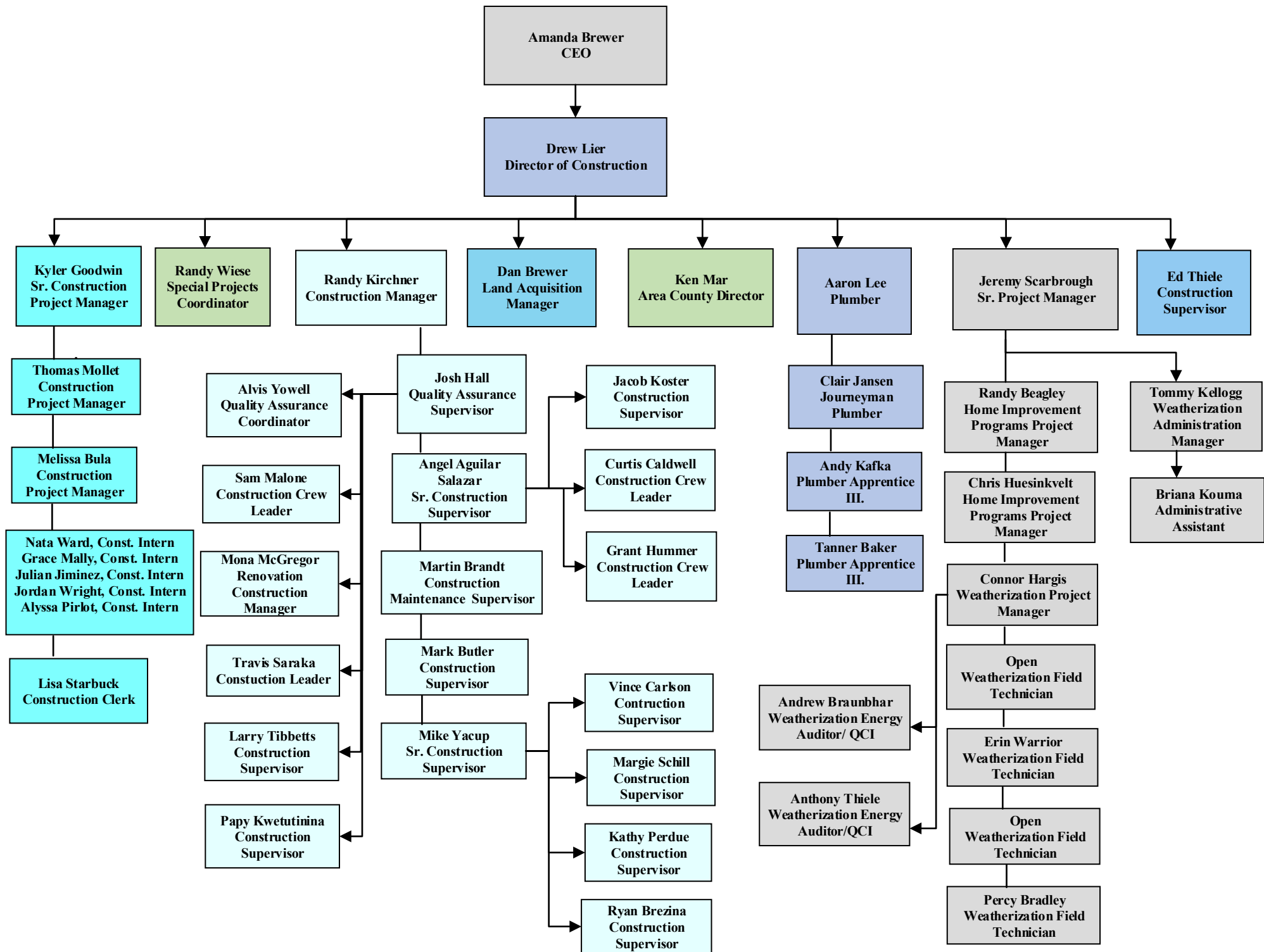
ARPA Compliance Acknowledgment

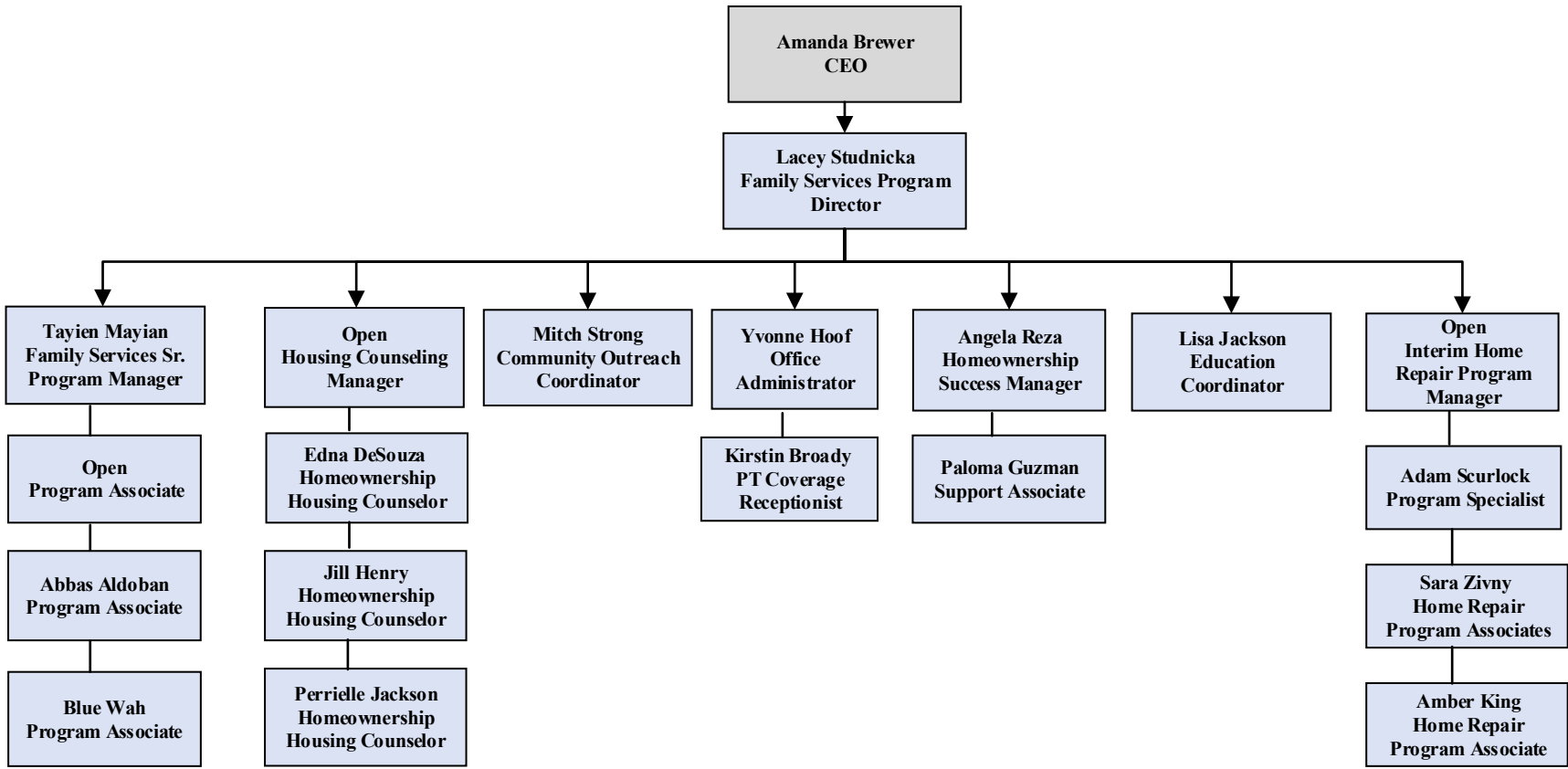
ARPA Reporting and Monitoring Process Acknowledgment

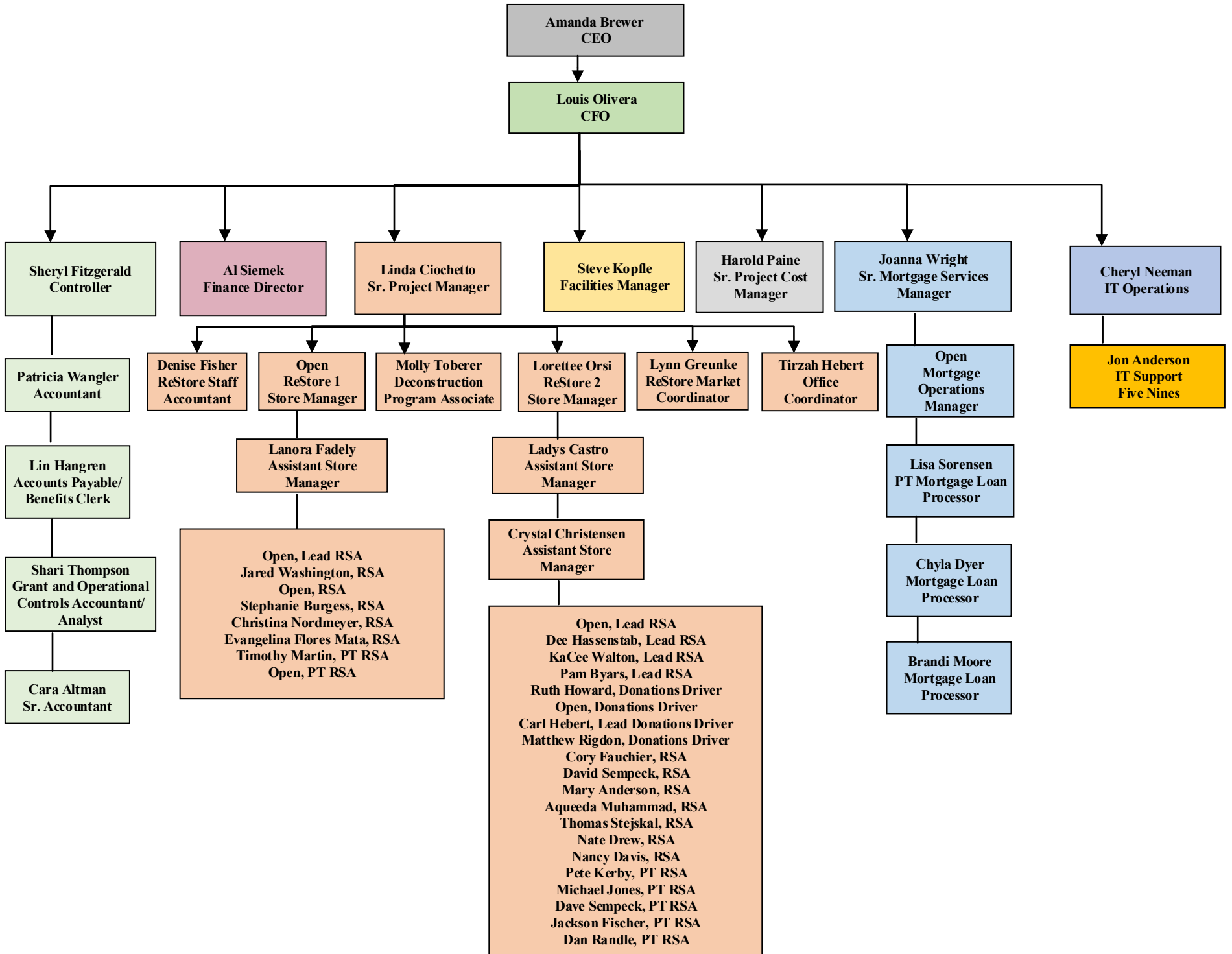
LB1024 Funding Sources Acknowledgment

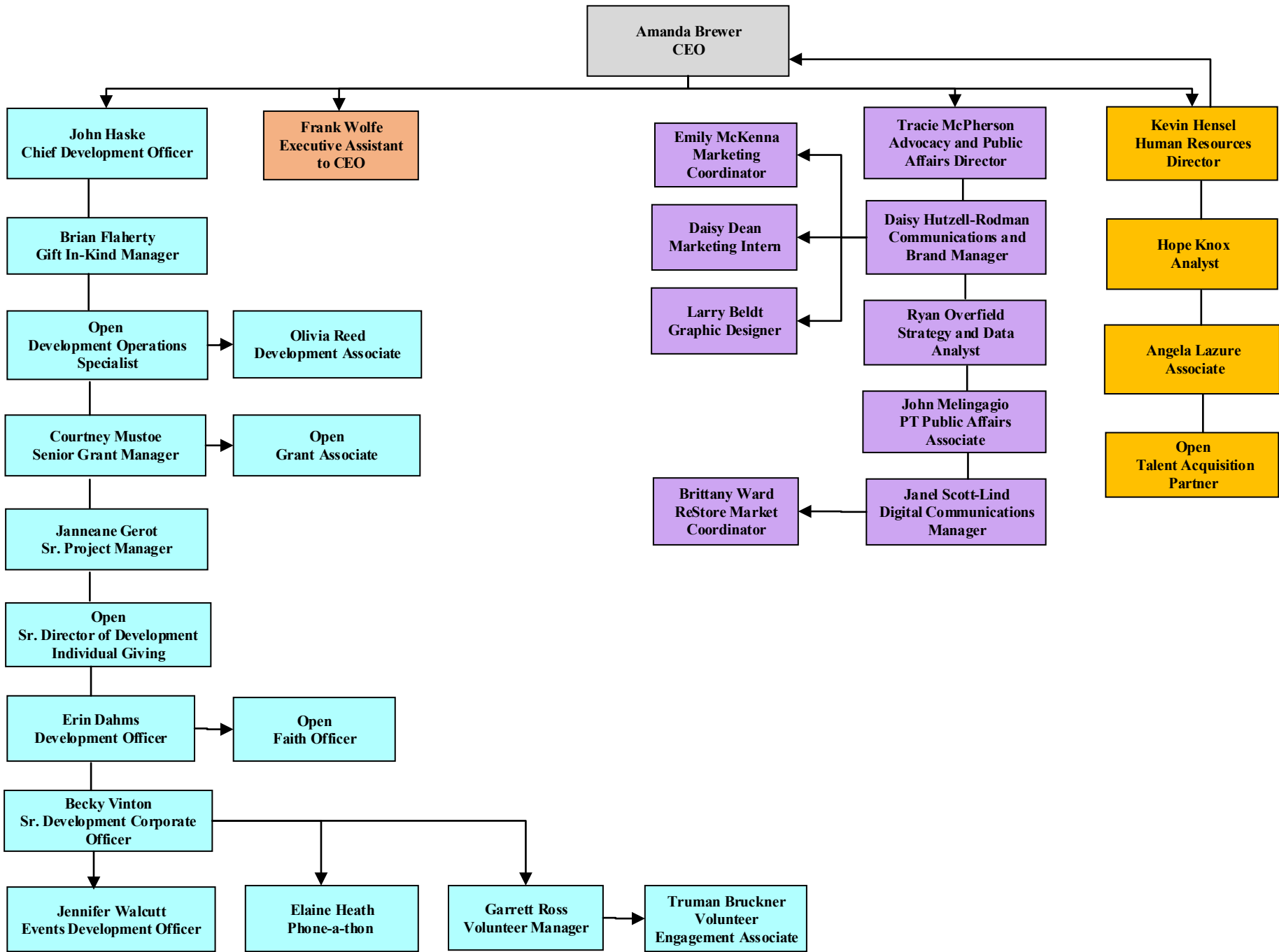
Public Information

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











Spring/Summer 2023

- Acquire at least 2 houses or lots
- Construction begins on any new construction houses within 2 months of lot acquisition
- Rehabilitation of acquired homes begins immediately upon acquisition



December 2023

- 3 additional houses or lots acquired
- Minimum of 1 rehab house completed
- All planned new construction houses are either in-progress or completed



Spring/Summer 2024

- 5 additional rehab houses acquired
- All new construction houses nearing completion



December 2024

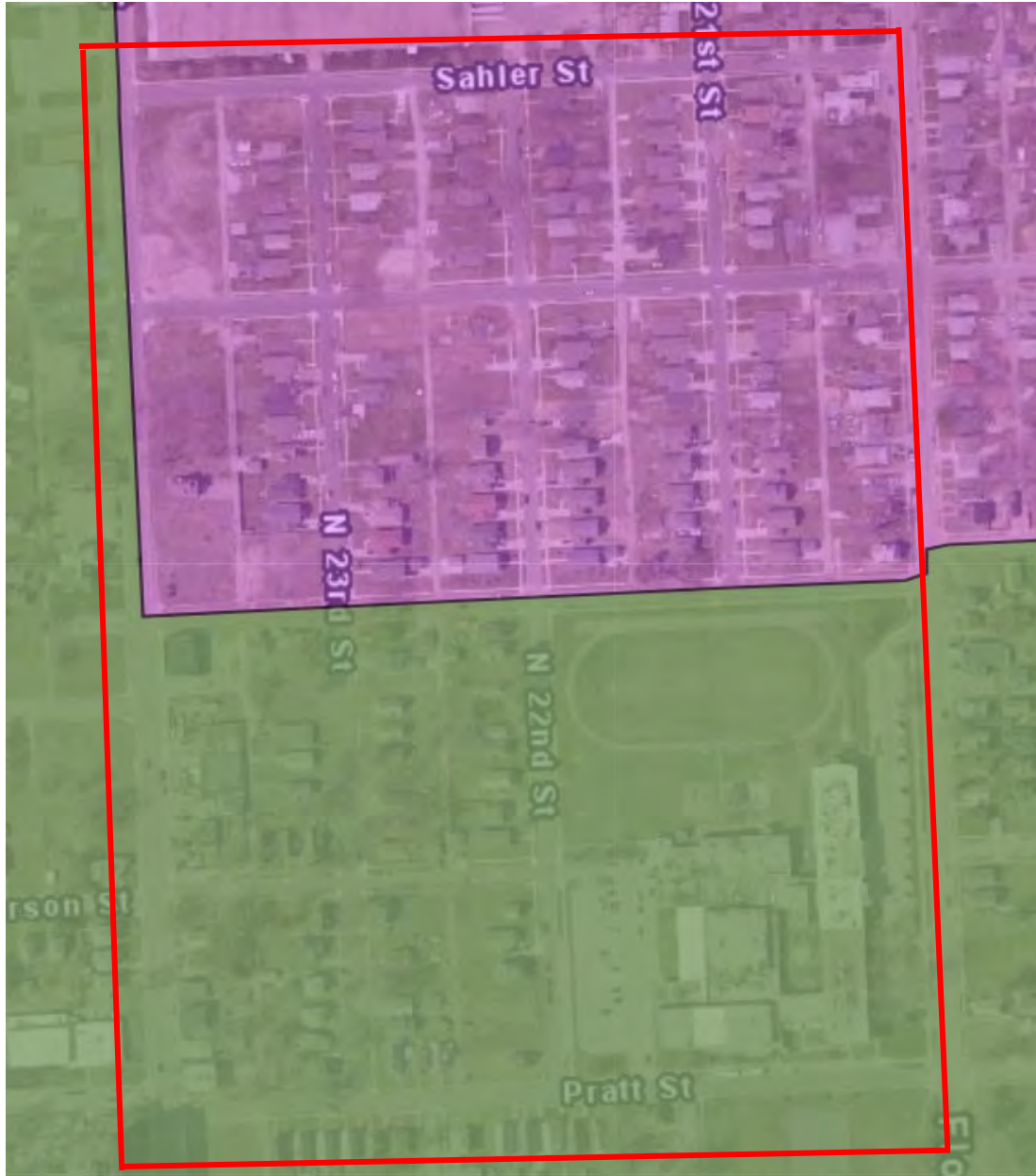
- All rehab houses completed
- All new construction houses completed

10 TOTAL HOUSES COMPLETED



Affordable Housing Project Timeline

Affordable Housing Project Focus Areas
LB1024

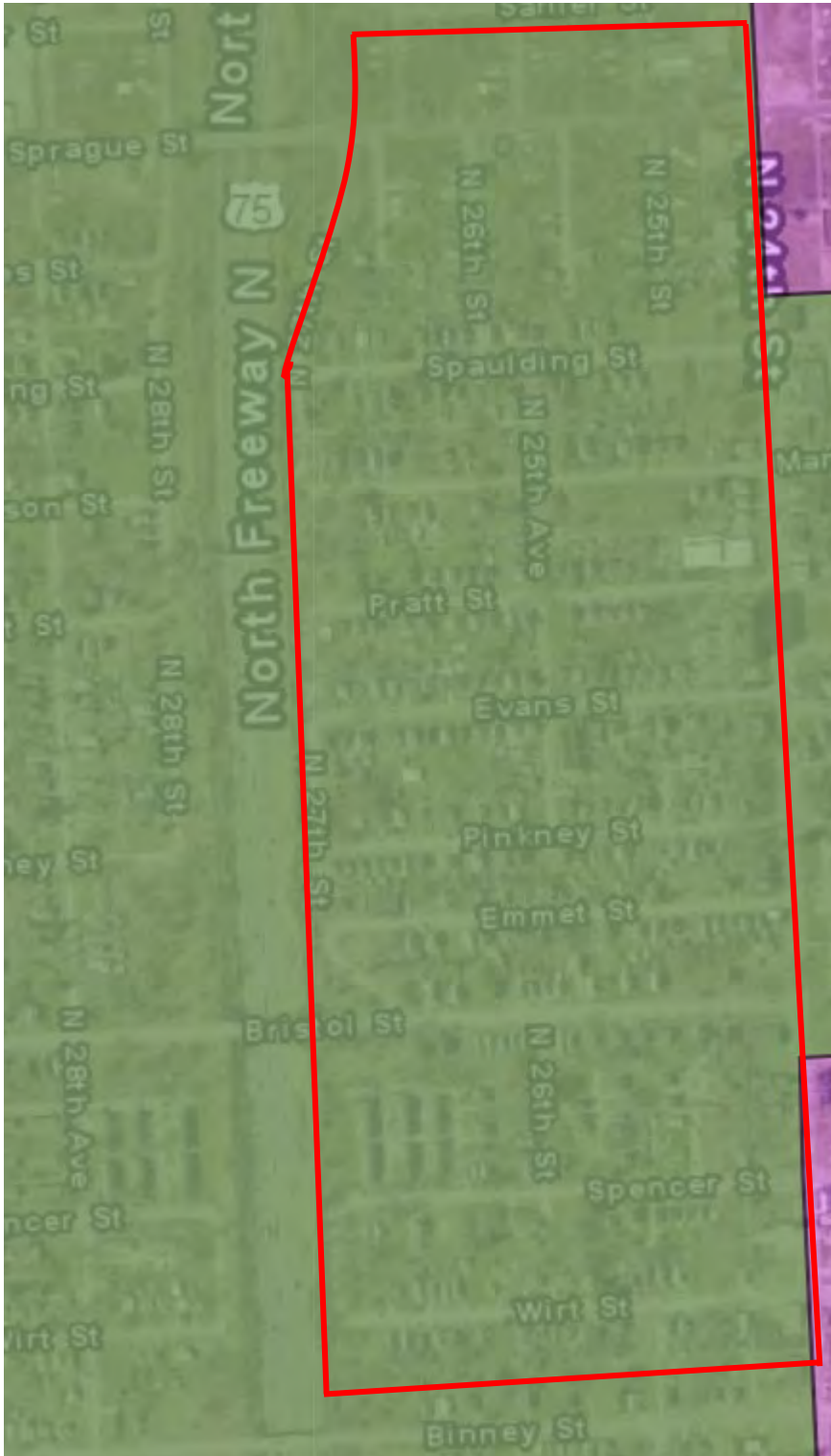
City Redevelopment Area/Extremely Blighted Zones overlapping HFHO's Kountze Park Focus Area (focus area outlined in red)



QCT: 8

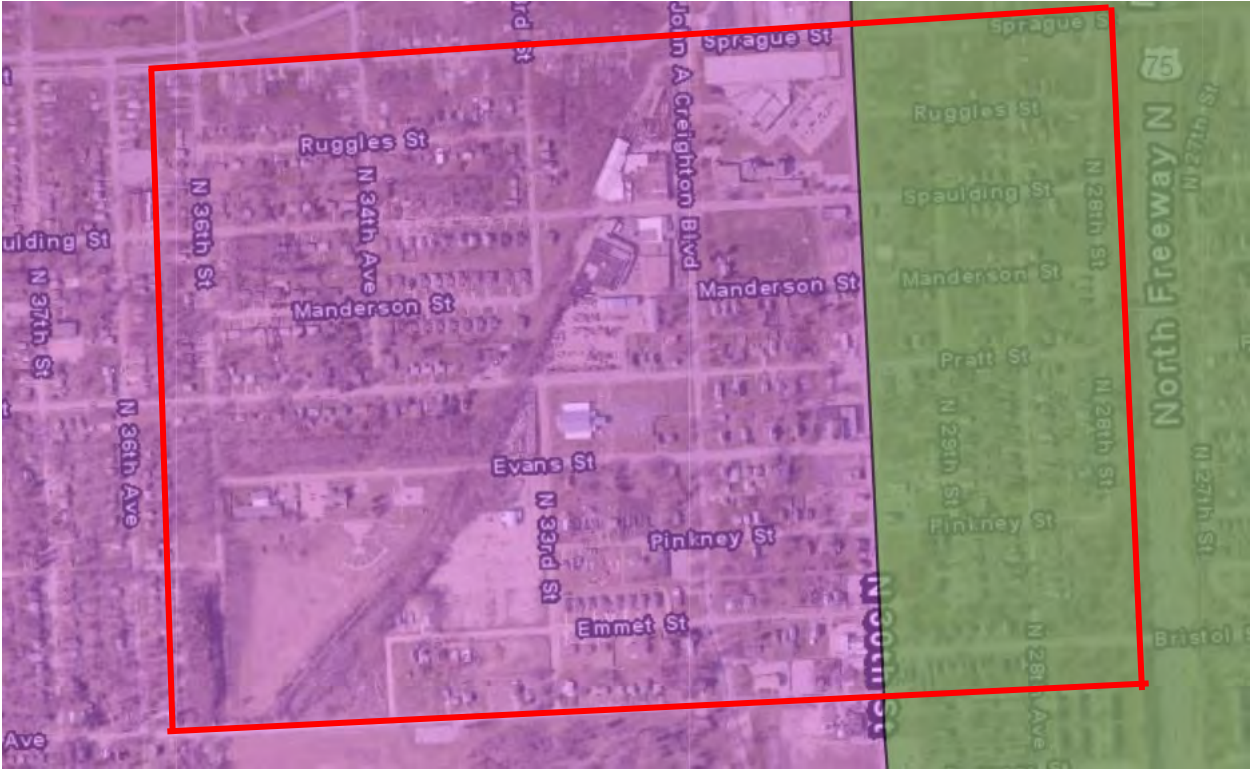
-  Community Redevelopment Area & Extremely Blighted
-  Community Redevelopment Area

City Redevelopment Area/Extremely Blighted Zones overlapping HFHO's Neighborhood Action and Fact (NAAF) Focus Area (focus area outlined in red)



City Redevelopment Area/Extremely Blighted Zones overlapping HFHO's Adams Park Focus Area

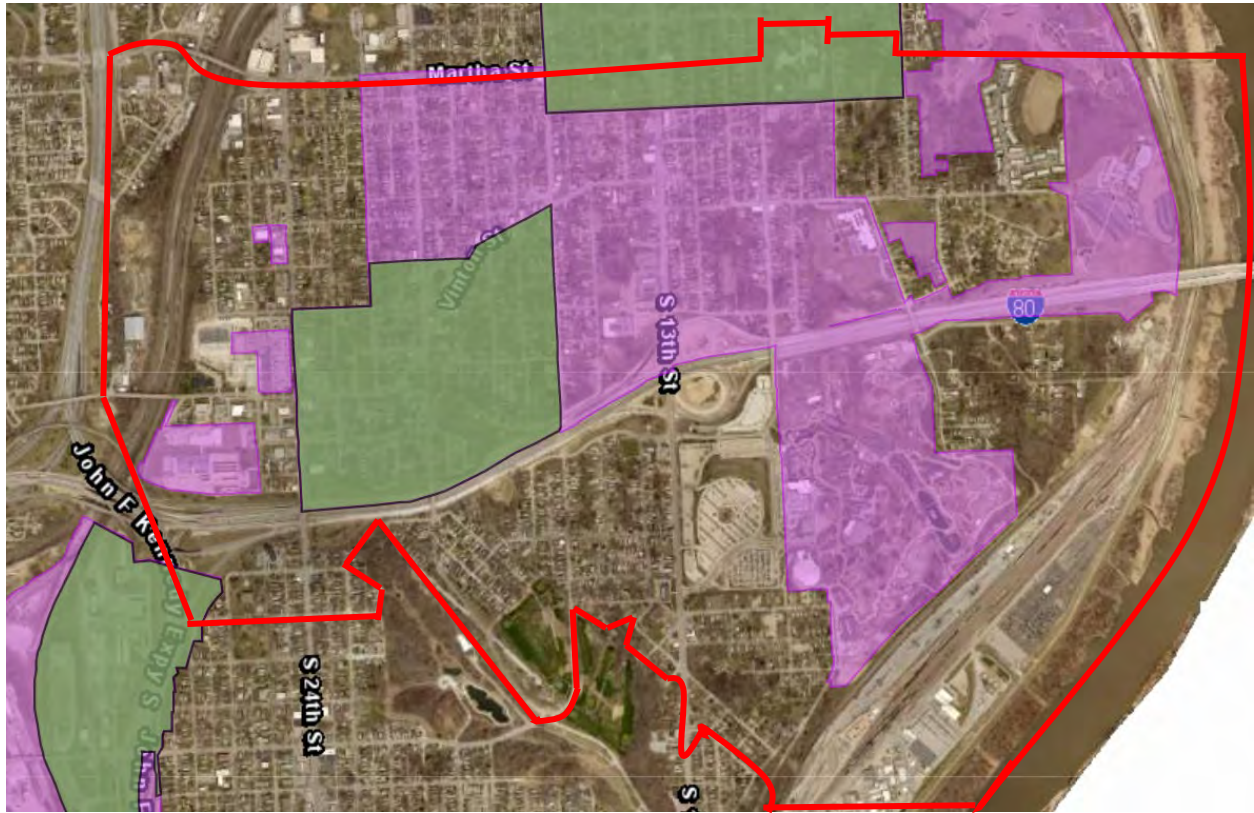
(focus area outlined in red)



QCT 59.02

Habitat Omaha Focus Areas

City Redevelopment Area/Extremely Blighted Zones overlapping HFHO's Deer Park Focus Area (*focus area outlined in red*)



QCT: 20, 24, 23, 25, 33

HFHO New Construction Budget

Activity	Est. Cost
LAND ACQUISITION	\$8,000
UTILITIES DURING CONSTRUCTION	\$3,000
FEES:RECORDING,WEEDS,LITTER,ETC	\$1,000
REAL ESTATE TAXES	\$3,000
SURVEYS	\$1,000
PERMITS & INSPECTIONS	\$1,500
ADMIN & VOLUNTEER INSURANCE	\$1,500
TITLE INSURANCE, ETC.	\$3,000
DUMPSTERS	\$2,500
PORT-A-POTS	\$1,000
TREE REMOVAL	\$10,000
SITE CONCRETE	\$35,000
EARTHWORK:EXCAVATE,GRADE,BACKFILL	\$8,000
HAULING & DISPOSAL	\$3,000
LANDSCAPE	\$3,000
FOOTINGS & BASEMENT WALLS	\$25,000
WATERPR'G,DRAIN TILE,SUMP PUMP	\$7,000
TERMITE CERTIFICATION	\$600
PASSIVE RADON SYSTEMS	\$700
ELECTRICAL	\$12,000
SEWER & WATER TIE-IN	\$7,000
SEWER IMPACT FEES	\$2,500
STREET CUT REPAIRS	\$3,000
PLUMBING	\$12,000
MECHANICAL/HVAC	\$12,000
INSULATION	\$6,000
SIDING, SOFFITS, & SHEET METAL	\$9,000
GUTTERS	\$1,500
OTHER EXTERIOR ITEMS	\$1,200
WINDOWS & EXTERIOR DOORS	\$6,000
LUMBER/FRAMING MATERIALS	\$32,000
ROOFING	\$11,000
DRYWALL	\$15,000
FLOORING: CARPET & VINYL	\$9,000
INTERIOR DOORS, INTERIOR PAINT, TRIM, ETC	\$15,000
CABINETS/COUNTERTOPS	\$8,000
	\$280,000

Affordable Housing Project ProForma

	Budget	2023	2024	Total
TOTAL Affordable Housing Units Created	10	1	9	10
SOURCES				
Proposed LB1024 Funding				
<i>10 Affordable Housing Units</i>	\$ 2,800,000	\$ 633,900	\$ 2,166,100	\$ 2,800,000
HFHO Operating-Donations	\$ 100,000		\$ 115,200	\$ 115,200
Total Sources:	\$ 2,900,000	\$ 633,900	\$ 2,281,300	\$ 2,915,200
USES				
Land and Lot Acquisition	\$ 1,100,000	\$ 316,000	\$ 500,000	\$ 816,000
Cost of Construction/Rehabilitation	\$ 23,800,000	\$ 317,900	\$ 1,681,300	\$ 1,999,200
Contingency	\$ 100,000		\$ 100,000	\$ 100,000
Total Uses:	\$ 24,900,000	\$ 633,900	\$ 2,281,300	\$ 2,915,200

Budgeted Acquisition Cost Per Lot	\$ 8,000
Budgeted Acquisition Cost Per House	\$ 100,000
Budgeted Costs New Construction Unit	\$ 272,000
Budgeted Costs Rehabilitation of Unit	\$ 181,900
Average Total Cost Per Completed Housing Unit	\$ 280,000
Total Affordable Housing Units Completed	10

Grant Application

Row 13

Organization Name (if applicable)	Metropolitan Utilities District
Physical Address	7350 World Communications Drive Omaha NE 68122
Mailing Address	
Website	www.mudomaha.com
Social Media Accounts	Facebook.com/mudomahane Twitter.com/mudomahane Instagram.com/mudwaterontap Linkedin.com/company/mudomaha Nextdoor.com/agency-detail/ne/Omaha/metropolitan-utilities-district-1/
Name	Rick Kubat
Title	Governmental Relations Attorney
Email Address	rick_kubat@mudnebr.com
Phone	+1 (402) 651-6902
Team	Yes
	Please see Attachment 1 for the complete team. The grant application co-authors are Megan Walter, Manager, Customer Engagement, and Tracey Christensen, APR, Director, Communications.
Organizational Chart	Please see Attachment 1.
Other Completed Projects and/or Accomplishments	Metropolitan Utilities District is a customer-owned public utility, which has provided safe, high quality drinking water to the community since 1913. We deliver water to more than 200,000 customer-owned, residential service lines, serving a population of more than 700,000 in the metro Omaha area. Of those 200,000 lines, approximately 16,000 are presumed to be comprised of lead and are primarily located east of 72nd Street in North and South Omaha. Please see Attachment 2 – Location of all lead service lines in our service territory. To improve system reliability, the District began a decades-long program in 2008 to replace aging water mains. During the replacement of these mains, when the District comes into contact with a customer-owned lead water service line, we replace it at no cost to the homeowner. At the current pace, we are replacing approximately 15 miles of main and between 100-200 lead service lines per year. In addition to our infrastructure replacement efforts, the District conducted a pilot lead service line replacement project in July 2022, replacing 23 lead service lines in three neighborhood blocks. We selected three blocks, all in disadvantaged Qualified Census Tracts (QCTs), based on several factors, including the location of three in-home childcare

centers. In addition, the City of Omaha was going to repair and repave the streets in the area and coordinating our work with the city reduced costs and inconvenience to the homeowners in the area. Our plan would be to continue this process of coordination with the City of Omaha whenever possible. This pilot project allowed the District to glean information and lessons learned to streamline the process and be better prepared for scalability. If we were to keep at the current pace, it could take more than 80 years to remediate all lead service lines. However, with an infusion of additional funding, the District can create a dedicated program to get the lead out as quickly as possible, improving the economic wellbeing of our customers and their overall health.

Proposal Title	Project ROLL (Remove Omaha Lead Lines)
Total Budget (\$)	\$110,000,000.00
LB1024 Grant Funding Request (\$)	\$30,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>The over-arching goal of Metropolitan Utilities District's lead service line replacement program is to remove a significant public health hazard. According to the U.S. Environmental Protection Agency, there is no safe level of lead. Even low levels of lead in the blood of children often result in behavior and learning problems, lower IQ, hyperactivity, slowed growth and hearing problems. In rare cases, ingestion of lead can cause seizures and even death. The District owns and is responsible for the water mains. We do not have any detectable level of lead in the water within our mains. However, the problem occurs when the water leaves the water main and enters the homeowner-owned service line, where leaching can occur in old lead service lines. Please see Attachment 3 - "What's Yours? What's Ours" for illustration on ownership of water service line. Lead service lines exist almost exclusively in older parts of communities because plumbers stopped using lead around 1940. The problems exist primarily in disproportionately impacted areas east of 72nd Street, specifically North and South Omaha. Of the 16,000 known and presumed lead service lines approximately 9,000 are in disadvantaged communities as identified in the Qualified Census Tracts (QCTs). To illustrate the impacts to this population, in the QCTs, the median household income ranges from \$20,000 to less than \$60,000 a year, according to data from the United Way of the Midlands. The average cost to replace a lead service line is approximately \$8,000, which equates to up to 38% of annual household income. In addition, there are more than 31,000 children under age 18 in the QCTs who are possibly being exposed to lead in drinking water. With the \$30 million, the District will expend the funds starting in September 2023 through the end of 2026, with the goal of replacing approximately 3,400 lead service lines.</p>
Timeline	Please see Attachment 4.
Percentage completed by July 2025	55%

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.) 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	This proposal will bolster community sustainability through implementation of safe infrastructure to enhance the health and economic wellbeing of families in North and South Omaha affecting generations to come. Removing lead service lines will help reduce the risk of lead exposure to pregnant women, infants and children, improving the quality of life and health of some of the most vulnerable members of the community. Other benefits include meaningful job creation and higher property values in the North and South Omaha communities. According to a national study, it is estimated that replacement of a lead service line will increase a home sale price by an average of 3 to 4 percent. (Excerpt from "Lead Pipes, Prescriptive Policy and Property Values; Author Adam Theising; Environmental and Resource Economics volume 74; September 20, 2019.) The lead service line replacement program will generate partnerships between public and private organizations, with aligned goals and policies to improve the quality of life for members of the community. We continue to advocate for policies that support equitable access to safe drinking water, no matter where you live.
Visioning Workshop Findings Alignment	The workshops identified the following weaknesses: • Systemic disinvestment in urban infrastructure • Failing infrastructure • Lack of jobs • Lack of responsibility for community conditions and economic resources • Lack of quality entry level and next level housing The workshops identified the following opportunities: • Infrastructure: broadband and public streets, alleys, sewers, parks, sidewalks, lack of equitable investment • Public-private partnerships creating community investment/momentum and support. Systemically, lower-income populations have had to move into older neighborhoods with aged and failing infrastructure. This proposal directly addresses this issue by the replacement of lead service lines that were installed prior to 1940. The proposal will meet the gap of disinvestment in urban infrastructure by indirectly granting funds to North and South Omaha residents with lead service lines to have the infrastructure improved in their homes. We would be taking responsibility for the process from this point forward. The District administers the entire process, by hiring contractors, overseeing inspections and restoration of property, taking the financial and coordination burdens from the

homeowner. Metropolitan Utilities District cannot achieve this transformational program alone. We will need the help of numerous local plumbers, contractors, engineers and restoration crews to name a few. This proposal outlines the projected creation and ongoing need for local skilled workers, providing meaningful jobs not only for the next three years but for many years to come.

Priorities Alignment When the federal government allocated American Rescue Plan (ARPA) dollars to states, cities, counties and tribal governments, they advocated for ARPA to be used to solve the public health hazard of lead service lines. This was even mentioned by the President in his 2022 State of the Union address. As previously stated, the lead service line replacement program will create long-term, good-paying jobs which will help generate economic development within the community. In addition, replacing this aged infrastructure will increase property values for homeowners and attract new investment to the community. If awarded grant funds in April 2023, we estimate the RFQ/RFP and M.U.D. Board of Directors approval process will take place April through August 2023. The program will launch in September 2023 and conclude by December 2026.

Economic Impact We estimate 40 to 50 new jobs will be created over the course of the program.

We estimate 40 to 50 jobs will be created as this is a long-term project.

We estimate the jobs will be more permanent.

Wage levels range from \$20 to \$50 per hour.

We already have current relationships with local contractors and plumbers, but we will be expanding our portfolio to include more North and South Omaha businesses. With this additional funding, we are prepared to scale up the project and will need additional contractors to complete the work in the allotted timeframe.

Community Benefit The program will create long-term, good-paying jobs which will help generate economic development within the community and replacing this aged infrastructure will increase property values for homeowners. As previously stated, a national study found that replacement of a lead service line will increase a home sale price by an average of 3 to 4 percent. If the District is awarded this grant, the citizens of North and South Omaha with lead service lines will indirectly be receiving grants to have the infrastructure improved in their homes with the benefit of the District handling the removal process.

In addition to the above, removing lead service lines will help reduce the risk of lead exposure to pregnant women, infants and children, improving the quality of life and health of some of the most vulnerable members of the community for future generations. According to E2, a national, non-partisan group of business leaders and investors, "Previous studies have estimated that \$22,000 of societal and health benefits are generated for every lead service line replaced as a result of lower cardiovascular disease alone. Since in many states lead service lines are more likely to exist in low- and moderate-income communities and communities of color, and since Black

and Latino children are disproportionately exposed to lead, replacing these pipes will also greatly benefit low income and minority households.” (Excerpt from “Report: Replacing Hazardous Lead Pipes Will Result in 560,000+ Job-Years; Drive \$100B+ in Economic Activity,” www.e2.org, August 3, 2021.)

Best Practices/Innovation

In April 2022, the District reached out to city officials in Newark, New Jersey, which is a model city for lead service line replacement, replacing over 24,000 LSLs in less than three years. They shared best practices and lessons learned, which helped the District bring those ideas to address Omaha’s challenges. Newark was also the inspiration behind the July 2022 pilot project when the District replaced 23 LSLs in a similar fashion, going block by block. We continually research best practices from cities all over the country as well as from the EPA and American Water Works Association.

Outcome Measurement

Estimate health benefits; Estimate amounts of wages paid – infused into economy; Estimate amount of the enhanced property values; Number of lead service lines replaced; Number of people and crews per contractor

Outcomes would be tracked by the project manager, overseen by the District.

Yes. If the District is awarded this funding and begins replacing customer-owned lead service lines at no cost to the property owner, we believe the right thing to do would be to replace the remaining lines to be fair and equitable to all customers. This will take a significant investment by the District to achieve this goal. Outside investments will help relieve the burden of the cost of this project on our ratepayers. In addition, we will be seeking other investments from the philanthropic community and other grant opportunities.

Partnerships

Yes

The District has consulted with the City of Omaha, Douglas County Public Health Department, the Nebraska Department of Health and Human Services and the Nebraska Department of Environment and Energy about the public health hazard of lead service lines and the challenges faced in removing them. We have a network of non-profit agencies who distribute utility assistance funds from the District’s Home Fund program. We plan to utilize these relationships for education, awareness and promotional plans around the lead service line replacement program. We will continue our relationship with Omaha Public Schools, which provides educational outreach of the District’s programs to families of students. To name a few, the District partners with: United Way of the Midlands; Together Inc.; Family Housing Advisory Services; Heartland Family Services; Latino Center of the Midlands; East African Development Association of Nebraska; St. Vincent DePaul; Catholic Charities Juan Diego Center and St. Martin de Porres Center; The Salvation Army; Habitat for Humanity (Energy Efficiency Assistance Program)

The District has formal agreements with the non-profit agencies through a contracted administrator.

Displacement

No

Displacement explanation

Physical Location Please refer to the Attachment 5 - a map showing more than 9,000 lead service lines in the QCTs. The District will, by all means necessary, ensure equitable replacement of lead service lines in QCTs in North and South Omaha. The District will prioritize the locations of replacement work for streets that are scheduled for repaving or other maintenance by the City of Omaha to minimize disruptions to neighborhoods. Other factors in determining which blocks to target include the location of childcare centers and households that receive federal utility assistance through the Low-Income Home Energy Assistance Program (LIHEAP). Please see Attachment 6 - illustration of households with lead service lines who are recipients of 2021 state LIHEAP dollars.

Qualified Census Tract Within one or more QCTs

Additional Location Documents For a map of the locations, please see Attachment 5 and for the Data Table of Uses, see Attachment 10. The final two bullets are N/A.

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding No

No

Should the District be awarded funds, a Request for Qualifications/Proposal (RFQ/RFP) process will be immediately implemented. The District tracked the costs from the July 2022 pilot project to estimate the cost per replacement. In addition, the District has extensive experience tracking the costs of lead service line replacement through our current infrastructure replacement program.

General Contractor No

Request Rationale The District estimates \$110 million as the cost to replace all lead service lines in the distribution system, not including administrative fees and inflationary costs. We are requesting \$30 million as we believe this is the amount we can spend within the allotted timeframe to develop and implement a robust and sustainable program. Also attached are two letters of support from the health director with the Douglas County Health

Department and a physician with Children's Hospital and Medical Center.

Grant Funds Usage	The District will utilize 100% of the LB 1024 grant funds to replace lead service lines. This project qualifies as one of the intended purposes for American Rescue Plan allocations.
Proposal Financial Sustainability	Yes
	If we receive the grant funding, we will primarily be contracting out to plumbing companies and other contractors, as well as using some internal staff for assistance. The District will be overseeing the money and the administration of the program.
Funding Sources	The District will consider issuing bonds, Nebraska State Revolving Fund, pursue matching funds from philanthropic community, other grant opportunities or potential water rate increases.
	We do not have definitive dates for the other funding sources. Decisions will need to be vetted by our senior management team and board of directors.
	No.
Scalability	Yes.
	The District can complete this in smaller components and whatever money we receive would launch this program.
Financial Commitment	The District has operational funds to replace lead service lines encountered in infrastructure replacement projects through water rates, which are paid by our customers. As stated previously, the District will pursue all state, federal and outside funding sources to see this program to completion.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<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 Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

ORGANIZATIONAL CHART

MARK DOYLE	
Title	President
Role	Executive Sponsor
Expertise	Strategy and Vision

GINA LANGEL	
COO	
Executive Sponsor	
Operations	

JOE SCHAFFART	
CFO	
Executive Sponsor	
Financial	

SUE LOBSIGER	
CIO	
Executive Sponsor	
IT, Customer Service	

MARK MENDENHALL	
SVP-General Counsel	
Executive Sponsor	
Legal, Compliance	

MASA NIYA	
VP, Engineering	
Operations Lead	
Engineering, Infrastructure	

MIKE KOENIG	
VP, Water Operations	
Water Quality Co-Lead	
Water Operations	

MARK MYERS	
VP, Accounting	
Financial Consultant	
Financials, Budget	

STEPHANIE MUELLER	
VP, Customer Experience	
Communications Lead	
Customer Service, Communications	

RICK KUBAT	
Governmental Relations Attorney	
Government Relations	
Legislative Issues	

MARC WILLIS	
Manager, Compliance	
Compliance Lead	
Compliance, Legal, Regulatory	

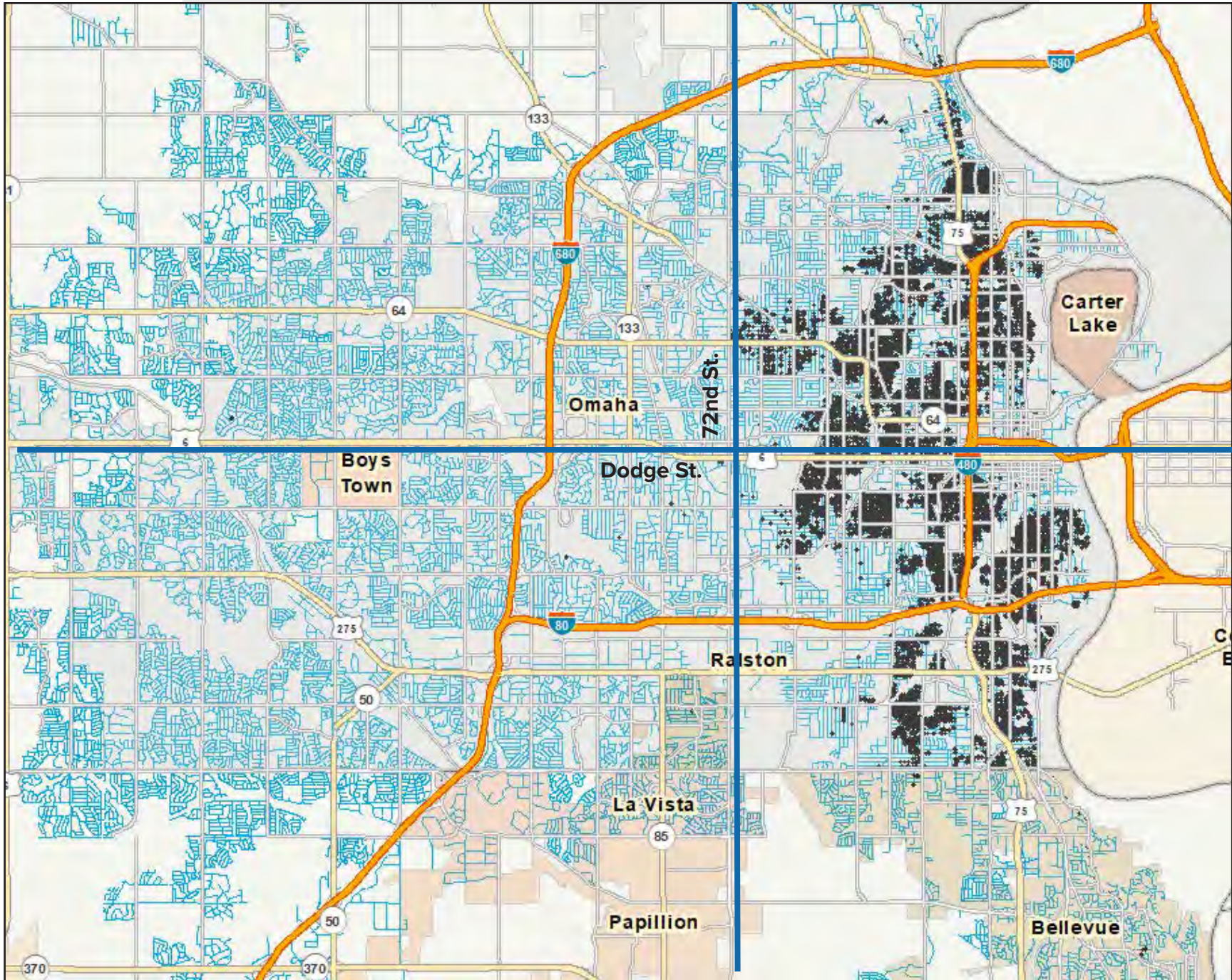
STEPHANIE HENN	
Director, Plant Engineering	
Project Lead	
Project Management, Contractor Relations	

CHRIS FOX	
Director, Water Quality	
Water Quality Co-Lead	
Water Quality, Compliance	

TRACEY CHRISTENSEN	
Director, Communications	
Communications Support	
Communications, Writing	

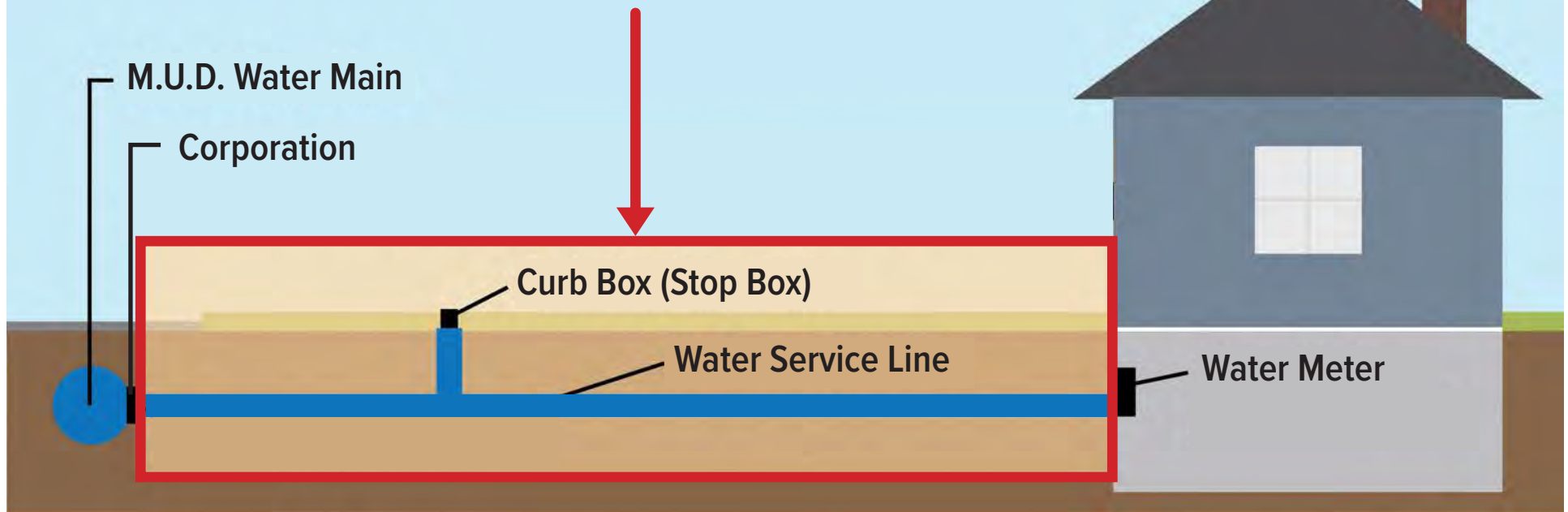
MEGAN WALTER	
Manager, Customer Engagement	
Communications Support	
Communications, Customer Service	

All Lead Service Lines (In Black) in M.U.D. Service Area

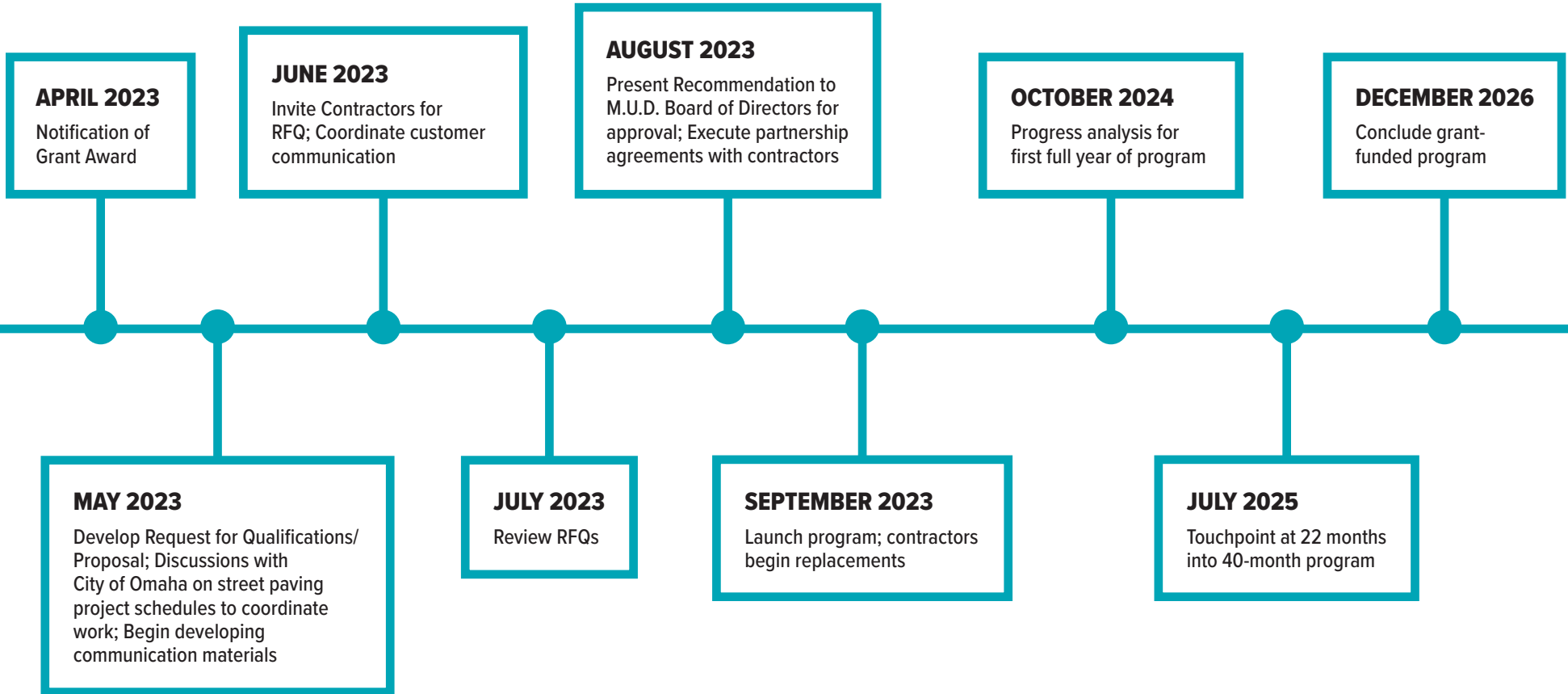


What's Yours? What's Ours?

Property Owner's Responsibility

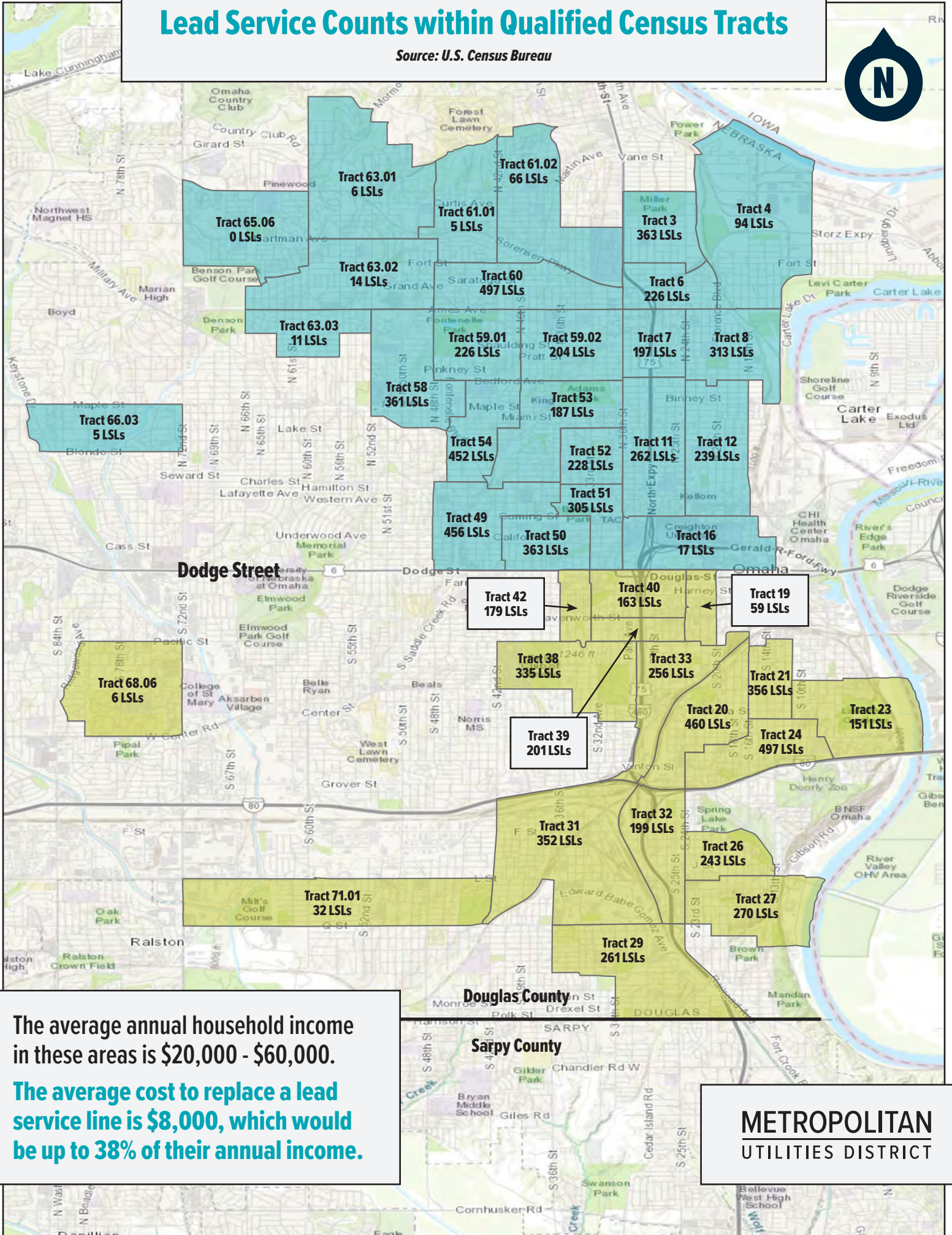


Schedule and Milestones for Lead Service Line Replacement Program



Lead Service Counts within Qualified Census Tracts

Source: U.S. Census Bureau



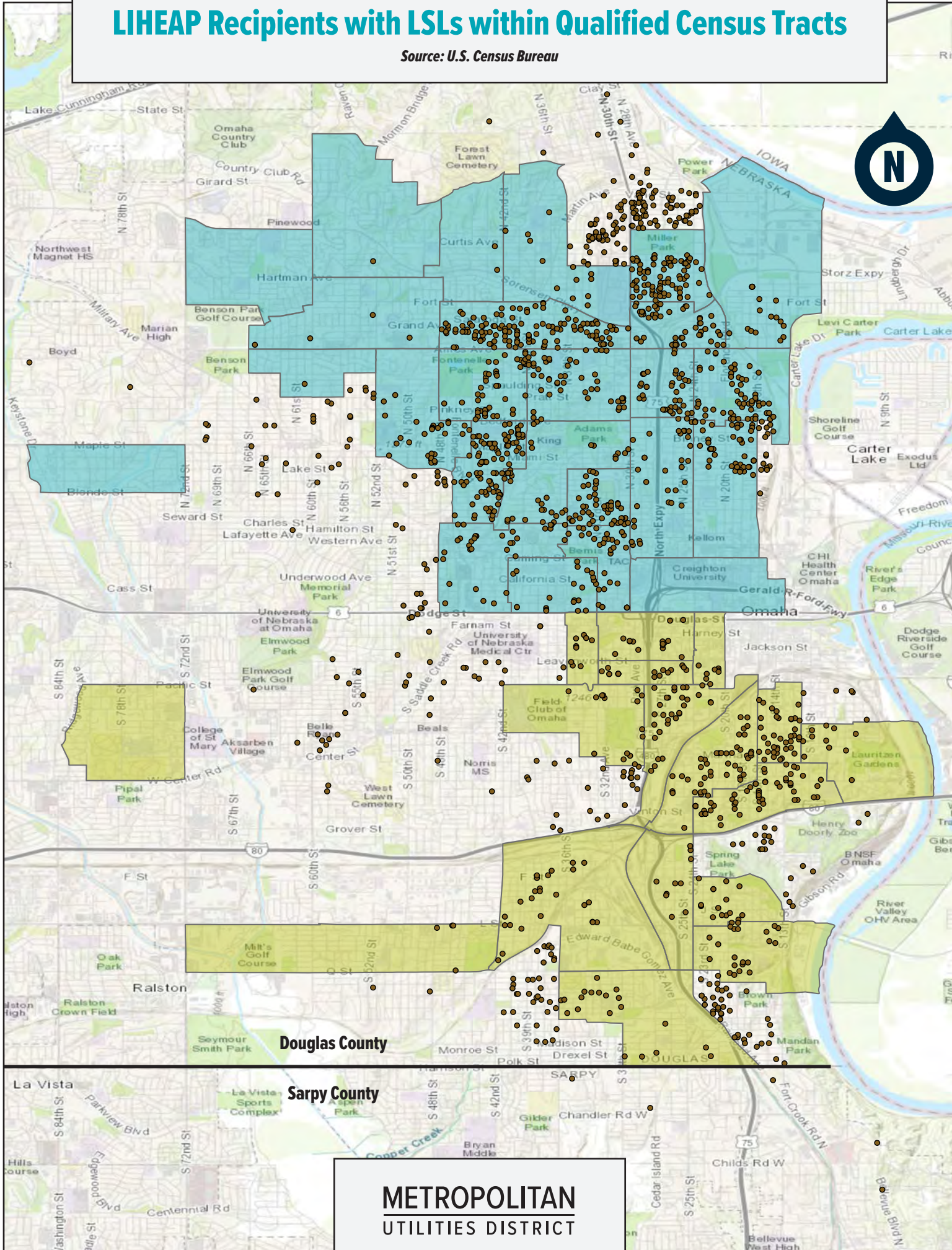
The average annual household income in these areas is \$20,000 - \$60,000.

The average cost to replace a lead service line is \$8,000, which would be up to 38% of their annual income.

METROPOLITAN
UTILITIES DISTRICT

LIHEAP Recipients with LSLs within Qualified Census Tracts

Source: U.S. Census Bureau



PROPOSED PROJECT BUDGET 2023-2026

Closed in SAP										BUDGET YEAR			
TYPE	Description, Necessity, Benefits**	Contact Name	C/CO/NR	A/R	Reimb Amount	Reimb Year	Total Est. Final Costs	New Req Amt	2023	2024	2025	2026	
	Lead Services Replacements	Henn	NR	R	30,000,000	2023	30,000,000	30,000,000	1,000,000	10,000,000	10,000,000	9,000,000	
	TOTAL				30,000,000.00		30,000,000.00	30,000,000.00	1,000,000.00	10,000,000.00	10,000,000.00	9,000,000.00	

** Please begin Description with PG for New Requests

Amounts in column "BUDGET YEAR 2023" need to be distributed by month

BUDGET 2023 - Twelve Month Spread												Year Total	
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
			25,000	25,000	25,000	25,000	25,000	200,000	300,000	200,000	175,000		1,000,000.00
													-
													-
													-
													-
													-
0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	200,000.00	300,000.00	200,000.00	175,000.00		1,000,000.00

Amounts in column "BUDGET YEAR 2024" need to be distributed by month

BUDGET 2024 - Twelve Month Spread												
<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Year Total</u>
												-
200,000	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	300,000	10,000,000.00
												-
200,000.00	500,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	300,000.00	10,000,000.00

Amounts in column "BUDGET YEAR 2024" need to be distributed by month

BUDGET 2025 - Twelve Month Spread												
<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Year Total</u>
												-
200,000	500,000	800,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	500,000	10,000,000.00
												-
200,000.00	500,000.00	800,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	500,000.00	10,000,000.00

Amounts in column "BUDGET YEAR 2024" need to be distributed by month

BUDGET 2026 - Twelve Month Spread												<u>Year Total</u>	<u>Project Total</u>	
<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>			
200,000	500,000	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	700,000	800,000	300,000	9,000,000.00	30,000,000.00	
200,000.00	500,000.00	500,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	700,000.00	800,000.00	300,000.00	9,000,000.00	30,000,000.00	

METROPOLITAN
UTILITIES DISTRICT

**Metropolitan Utilities District
Lead Service Replacement Project
Financial Projection**

Cost Classification	2023	2024	2025	2026	Total
Engineering	\$ 60,000	\$ 600,000	\$ 600,000	\$ 540,000	\$ 1,800,000
Construction	885,417	8,854,372	8,854,372	7,968,916	26,563,077
Supplies - Brita Pitchers and Filters	4,583	45,628	45,628	41,084	136,923
Subtotal	\$ 950,000	\$ 9,500,000	\$ 9,500,000	\$ 8,550,000	\$ 28,500,000
Contingencies (5%)	50,000	500,000	500,000	450,000	1,500,000
Total Project Costs	\$ 1,000,000	\$ 10,000,000	\$ 10,000,000	\$ 9,000,000	\$ 30,000,000



To Protect, Promote, and Prioritize the Health of our Entire Community

Midtown Campus, 1111 South 41st Street, Omaha, Nebraska 68105

Healthy. Vibrant.
Everyone. Everywhere.

Date September 30, 2022

RE: LB 1024 North and South Omaha Economic Recovery Grant

The Douglas County Health Department is writing in support of the Metropolitan Utilities District's (MUD) proposal seeking North and South Omaha American Rescue Plan (ARPA) funding to remove lead service lines in Douglas County.

Thousands of homeowners in Douglas County still receive their water through lead services lines. This presents a major health disparity; the problem primarily exists in parts of Douglas County where people are on fixed and marginalized incomes, in disproportionately impacted areas of North and South Omaha, and amongst property owners who otherwise could not afford to pay for their removal.

The negative health consequences of lead in drinking water are well known and are especially problematic for the cognitive development of children. Additionally, lead can result in decreased IQ and attention span, increases the risk of heart disease, high blood pressure, and issues with the kidney and nervous system. The North and South Omaha ARPA funds provide a unique opportunity for our community to rid itself of this public health threat and to narrow the gap in disparities. Thank you for your consideration of this letter in support of MUD's efforts to create a lead service line abatement program.

Sincerely,

A handwritten signature in black ink that reads 'Lindsay Huse' with a long horizontal flourish extending to the right.

Lindsay Huse, MPH, DNP, RN, PHNA-BC
Health Director



To: Members of the North and South Omaha ARPA Investment Committee

From: Mel St. Germain, MD, VP of Children's Physicians & Urgent Care
Medical Director

Liz Lyons, Director of Advocacy & Government Affairs

Date: October 3, 2022

Subject: Letter of Recommendation for MUD's Lead Pipe Proposal

As a board-certified pediatrician and the Vice President of Children's Physicians at Children's Hospital & Medical Center (Children's) overseeing 14 primary care offices across the state, I would like to offer my support for the MUD Lead Pipe Remediation American Rescue Plan Act (ARPA) Proposal as a content expert and on behalf of Children's.

As the safety-net provider for children in Nebraska, Children's is dedicated to improving the life of every child, relying on prevention and care coordination to identify challenges families face that can lead to negative outcomes for our patients. Which is why I write to you today. After reading about MUD's proposal to use ARPA funds to remediate lead pipes in the North and South Omaha areas, I wanted to offer support and context for the magnitude of this problem, specifically in children.

Lead is highly dangerous. In fact, any lead exposure in a child leads to damage to the brain and nervous system. The small amount of lead that leaches from pipes, soil, or lead-based paint can cause developmental delays, learning and behavior problems, hearing and speech problems, and reductions in IQ points.

Children under the age of 6 are at greatest risk for health problems caused by lead exposure because their bodies are still developing, and they are growing so rapidly.

It's also very difficult to get lead out of a child's system – kids who have super high lead levels may need to be hospitalized multiple times for medicines called chelators that bind to the lead to try to remove it from the body.

At Children's Physicians primary care clinics, all 12-month-olds are routinely screened for lead and are documented in a dashboard to track results. In 2021, Children's performed 10,929 lead tests, and had 325 positive results. Of those children who screened positive for lead, our rates are highest at our Creighton, UNMC, Dundee, Spring Valley and Plattsmouth clinics, most of which reside near North and South Omaha.

While Douglas County has worked hard to with lead abatement in soil especially in the east side of town, lead exposure can be preventable and there is still work to be done. We are grateful to see the dedicated effort underway at MUD to ensure all children living in North and South Omaha have safe drinking water.

Grant Application

Row 14

Organization Name (if applicable) Habitat for Humanity of Omaha, Inc.

Physical Address 1701 N 24th St, Omaha, NE 68110

Mailing Address

Website habitatomaha.org

Social Media Accounts <https://www.facebook.com/HFHOMaha>;
<https://twitter.com/habitatomaha>;
<https://www.youtube.com/user/HabitatOmaha>;
<https://www.instagram.com/habitatomaha/>

Name Janneane Gerot

Title Senior Project Manager

Email Address jgerot@habitatomaha.org

Phone +1 (402) 884-6691

Team Yes

Amanda Brewer serves as Habitat for Humanity of Omaha's (HFHO) Chief Executive Officer, responsible for ensuring project and fundraising goals are achieved and align with the mission and purpose of the organization. Amanda has 25 years of experience working for Habitat for Humanity, both at the local and international level, and has been leading HFHO since 2005. HFHO's Bluestem Development Project is being led by Director of Construction, Drew Lier, who has been with the organization for eight years. Drew oversees the overall progress of the Bluestem development, ensuring adherence to all federal bidding and contracting guidelines, monitoring budget to actual expenses, and keeping the project on course to complete within the required timeline. Drew has extensive experience managing multi-site construction projects under tight timelines and budgets. He is assisted in this work by Kyler Goodwin, Sr. Construction Project Manager, and Randy Kirchner, Construction Manager, who lead a crew of 26 skilled construction and project management specialists. Civil engineering company, Lamp Rynearson, is acting as the Design Consultant on the Bluestem I project. The Lamp team is made up of John Coolidge, Vice President & Design Group Private Practice Lead; civil engineer Aaron Grote ; and landscape architect Zack Fergus, who completed the designs for the Myott Park revitalization. Land Acquisition Manager, Dan Brewer, has been with the organization for 14 years and handles all property and land acquisitions, including the acquisition of the Bluestem I & II sites. Louis Olivera, Chief Financial Officer, is responsible for oversight of all accounting and finance functions of the project, including budgeting, internal and external financial

reporting, and financial and regulatory compliance. Louis has 16 years of high-level experience managing compliance and controls, including audit and risk review programs, for several international banking and financial organizations. Al Siemek, Finance Director, is responsible for financial modeling and risk management for the project. Together, Louis and Al represent more than 54 years of banking, finance, and risk management experience. Family Services Program Director, Lacey Studnika, oversees all of HFHO's client-facing programs, including its Almost Home housing counseling program, which focuses on getting individuals mortgage-ready. Save for the empty-nester villas, all homebuyers for Bluestem I and II will pass through the Almost Home program. Lacey has many years of experience in nonprofit program management and implementation. Tayien Mayian, Family Services Senior Program Manager, provides management of HFHO's program team, matching families with homes within both Bluestem I and II. Joanna Wright, Sr. Mortgage Services Manager and Qualified Loan Originator, manages HFHO's mortgage lending under the direction of CFO Louis Olivera. Joanna will process the loan files for the purchase of the 205 Bluestem units, reviewing and approving all applications and ensuring compliance with federal and state lending regulations. John Haske, HFHO's Chief Development Officer, leads the organization's fundraising efforts and is responsible for meeting funding goals for the Bluestem projects. Janneane Gerot, Sr. Project Manager, manages the organization's government grants and will be responsible for all required reporting, reimbursement requests, compliance tracking, monitoring, and cradle-to-grave grant administration. Janneane has worked for HFHO for nine years and has extensive experience administering and maintaining compliance and reporting for the organization's large portfolio of state, federal, and municipal grants. Resumes of key staff have been included as Attachment H.

Organizational Chart

Amanda Brewer heads the organization as CEO, with a senior leadership team made up of the heads of five departments: Construction, Family Services, Finance, Development, and Advocacy and Public Affairs. An organizational chart has been uploaded as Attachment A.

Other Completed Projects and/or Accomplishments

HFHO has been building and renovating homes in Omaha since 1984. Over the years, the organization has grown to serve five counties, and HFHO's holistic approach to neighborhood revitalization has led to the addition of home repair and weatherization programs that have helped the organization serve more than 2,000 households over its 38-year history. HFHO has built 466 affordable new construction houses, rehabilitated 201 existing houses in North and South Omaha, and has completed more than 450 home repairs for Douglas County homeowners. Between 2014 and 2020, HFHO invested more than \$8 million in the Kountze Park neighborhood, transforming the areas surrounding King Science Magnet school with 57 new construction homes, 17 gut rehabs, 40 demolitions of blighted and condemned homes, and 21 home improvement projects for area homeowners. This broad-scale neighborhood redevelopment project was the next step in HFHO's strategic goal to increase homeownership, serve more families, and provide innovative housing solutions. HFHO's success in Kountze Park led it to look for other opportunities to revitalize North Omaha's historic neighborhoods and brought its focus to the rundown property that was once the Wintergreen Apartments. HFHO feels it is well prepared to give new life to this area through its Bluestem I

development and to introduce another vibrant neighborhood to the former Scatterjoy Acres property.

Proposal Title	HFHO Bluestem Development Project
Total Budget (\$)	\$74,388,046.00
LB1024 Grant Funding Request (\$)	\$20,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>HFHO is requesting \$20m in LB1024 support for its two Bluestem developments in North Omaha. Of the \$20m, \$12m would be used for site preparation, utilities, and infrastructure for both Bluestem I and II. \$1.6m will be used to purchase land, which will become Bluestem II. HFHO has an executed purchase agreement for this property. The remaining \$6m would fund 22 affordable housing units in Bluestem I. Bluestem I will be a mixed-income development located at 50th and Redick, with 85 units, including 20 2-bedroom empty-nester villas and 65 single-family homes. The single-family homes will be 3-5 bedrooms, dependent on family size, with some accessory dwelling units to allow multiple generations to cohabitate. Initial tree removal and demolition have already been completed, and HFHO will move forward with site preparation, infrastructure, and utilities in Fall 2022. Basement excavation for the homes will begin in 2022, with construction kicking off in early 2023. As part of this project, HFHO is renovating and expanding the adjacent Myott Park, installing a multi-use community park, including recreational fields, playground equipment, sports courts, and paved walking trails through the new greenspace that will connect to nearby neighborhoods. Bluestem I, with the park and 85 homes, will be complete by the end of 2024. Bluestem II will follow on the heels of Bluestem I, allowing HFHO to transform a large swath of undeveloped land southwest of Forest Lawn, just north of Newport Ave, formerly known as Scatterjoy Acres. HFHO will begin site and infrastructure work on Bluestem II in 2023, utilizing the proximity of its crews to work simultaneously on both projects. This blank slate will require significant utility and infrastructure work as well as street installation. Site preparation and infrastructure will complete by the end of 2024, with only a small amount of utility and paving to be completed in early 2025. 120 new single-family units will be constructed as part of Bluestem II, with the development projecting to complete by the end of 2026. Funds granted through LB1024 will be obligated by 12/31/2024 with most, if not all, funds spent prior to that date.</p>
Timeline	<p>This project is shovel-ready, with Bluestem I moving ahead with infrastructure and utility work this fall. HFHO will break ground on the new houses in October of 2022 with basement excavations and foundations, and construction of the units will begin in early 2023. HFHO will complete 37 units in Bluestem I by the end of 2023, and the remaining 48 units will be completed in 2024. Homes will be sold to families once completed, with some houses adjacent to very active work areas being held until the development is complete before being sold. Bluestem II will begin in 2023, with site development, infrastructure, and 15 housing units completed by the end of that year. An additional 90 homes will be constructed</p>

in Bluestem II in 2025, and 15 in 2026, to bring Bluestem II's final constructed units to 120. In total, the two developments will contain 205 new affordable housing units. Like Bluestem I, Bluestem II houses will be sold to families as sections of the development complete, with all homes sold in Bluestem II by the end of 2027. A timeline with milestones has been included as Attachment B.

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

Housing remains one of the biggest needs in Omaha in order to address the estimated current 98,500 gap in affordable housing. An immediate investment in affordable housing is needed to address this growing gap and to bring transformational change to the community by building generational wealth through homeownership. HFHO is requesting \$20m in funding from the LB1024 to support infrastructure and site development of its Bluestem I & II developments, including land acquisition for Bluestem II, and 22 single-family homes in Bluestem I. HFHO will match these funds with \$13.2 million in secured funding for the project, providing a shovel-ready project to maximize LB1024's immediate impact in the community. The proposed project is part of HFHO's redevelopment of 18.5 acres of land at 51st and Reddick Plz. that lie within a QCT and are designated as Extremely Blighted. The former site of the Wintergreen Apartments, this land has been sitting unused since 2006 when the troubled apartment complex was demolished. In 2021 HFHO acquired the property from the City of Omaha and renamed the area "Bluestem Prairie." Working with civil engineering firm Lamp Rynearson, HFHO began creating plans for an innovative, forward-thinking new development project. In 2022 HFHO officially broke ground on its Bluestem Prairie, or Bluestem I project, with plans to complete the construction of 85 affordable housing units by 2024. Bluestem I will include empty-nester villas with zero-entry accessibility options, single-family homes that can be finished with 3-5 bdrms. to accommodate larger families, and houses with ADUs to allow multigenerational families to live together comfortably. Bluestem I will be bolstered by the renovation of 20 additional properties in surrounding neighborhoods, providing more than 100

affordable housing units in North O within the next two years. As families begin to move into Bluestem I, HFHO will shift its development to Bluestem II. Lying on the north and northeast boundaries of Bluestem I, the 27-acre former Scatterjoy Acres property just south of Forest Lawn will become Bluestem II, where an additional 120 affordable housing units will be built by the end of 2026. Over its 38 years working in Omaha, HFHO has developed a holistic approach to neighborhood revitalization—seeking to create a safe, healthy environment that encourages community-building and equal access for individuals of all abilities. As part of this, HFHO will also be renovating Myott Park, adjacent to the new Bluestem development. Myott Park will be transformed into a greenspace with sports courts, ball fields, accessible playgrounds, and picnic shelters to encourage residents of all ages and abilities to enjoy the outdoors. Walking and bike trails will connect Bluestem to surrounding schools and neighborhoods, helping to integrate the new developments into the community. Bluestem I and Bluestem II will require substantial site preparation, utility, and infrastructure work. Bluestem II's 27 acres have been operated as an animal rehabilitation center since 2006, and HFHO will be making a significant investment in power, water, and sewer tie-ins, as well as road installation. A construction bid package has been developed for Bluestem I, and HFHO will be preparing a construction bid package for Bluestem II in early 2023. The budget for Bluestem II was developed based on the Bluestem I budget, with consideration given to material and labor cost increases and the site's increased requirement for utilities expansion and paving. A public competitive bid process was completed prior to awarding the current contracts. HFHO will adhere to all federal bidding and contracting requirements as part of this project. Once complete, these two developments will create a vibrant, sustainable community in North O that supports a healthy quality of life through greenspace and spurs economic investment with the introduction of 205 invested new homeowners over the next 5 yrs.

Visioning Workshop Findings Alignment

HFHO's Bluestem development project leans on the strengths and opportunities within North Omaha that were identified as part of the visioning workshop while, at the same time, addressing and offering solutions to many of the threats to its future growth. The visioning workshop identified a lack of quality, entry-level homes within North O and a high ratio of renter-households compared to owner-occupied households, which was seen as a threat to the community's economic stability. There was an additional concern for the high debt levels of many area renters, preventing them from becoming more permanent homeowners. HFHO's Almost Home program works with families to set budgets, pay down debt, and become mortgage-ready. Since the program's launch earlier this year, it has seen an overwhelming response, with more than 3,000 phone calls received in the first day. This housing counseling and mortgage-readiness program creates a pipeline of prepared homebuyers that will feed into the Bluestem I and II developments as they complete. Two hundred and five new homes will welcome families into the community, where they will grow roots, pay their property taxes, and feed economic growth for the area's small businesses. HFHO has long seen one of the strengths identified during the visioning sessions—a strong, multigenerational community—as one of the defining characteristics of North O and one of the keys to maintaining the culture and stability of the area. The visioning workshops recognized the threat to that multigenerational foundation as older residents struggled to age in place in the area's

predominately two-story homes. The Bluestem developments were designed with this in mind, including both empty-nester villas and homes with Accessory Dwelling Units (ADU) to accommodate older North O residents who need easily accessible, smaller homes as they retire or those who want to live with their children as they age. The visioning workshops also recognized that residents of North Omaha were more likely to suffer from poor health and obesity. HFHO is incorporating the complete revitalization of an old city park adjacent to the Bluestem developments to create a healthy and welcoming greenspace that is accessible to all ages and abilities. The park will feature walking trails, gathering spaces, a playground, sports courts, and recreational fields to get residents out of their homes and connecting with their community. Bluestem represents what HFHO sees as the future of North Omaha—a vibrant, multigenerational community with innovative planning that will lead to an economic corridor as development pushes further east toward North 30th St. This is an investment in fundamental change that will transform 41 acres of land into a thriving community that will enable workforce housing stability and economic growth for the area.

Priorities Alignment This request aligns with the E3 Expenditure Category of the North Omaha Recovery Plan and Section 4.2 of LB1024’s grant priorities with single-family housing unit development and the support of health through outdoor spaces through the building of 205 new single-family units and the revitalization and expansion of a city park and trail system. This project represents fundamental change and spurs economic development.

Economic Impact One of HFHO's strategic priorities is increasing its use of minority-owned businesses in building its homes. As part of its development of Bluestem I & II, HFHO is committed to using minority contractors whenever possible and to sourcing its building materials and lumber from local North Omaha suppliers. HFHO uses subcontractors for work such as excavation, roofing, and electrical work. This will create work for area contractors and increase their need for labor from the community. HFHO is committed to fair labor wages for all its staff and subcontractors.

As HFHO works to complete the two developments, it is also scaling up its program staff to meet the increased demand for the homes and its housing counseling program. Twelve new jobs are expected to be added across the organization as we ramp up our building over the next five years.

Increased demand for subcontractor labor in completing the infrastructure and utility work on the two sites, building 205 new housing units, the park renovation, and trail installation will generate a significant number of subcontractor construction jobs for the area.

HFHO hires employees based on wage studies of similar positions within the job market. Wage levels depend upon the requirements of the position and the applicant's skills and experience. Subcontractor labor wages are set by the individual businesses HFHO partners with to build its homes.

HFHO intends to prioritize hiring subcontractors and sourcing materials and lumber from businesses in Qualified Census

Tracts. Currently, 15% of HFHO's subcontractors are minority-owned businesses, and we are working hard to increase that percentage. The shovel-ready nature of this project uniquely positions it to provide immediate and ongoing job opportunities for North and South Omaha businesses and contractors.

Community Benefit

An investment in housing is an investment in the long-term growth of a community. As Bluestem I and II complete, 205 families will move in and begin investing their time and money in their new community. HFHO has seen over and over how an influx of new, committed homeowners into a neighborhood spurs the creation or growth of neighborhood associations that protect the integrity of the community. These families, having proactively worked to become mortgage-ready, are ready to put down roots, commit to jobs in the area, pay property taxes, and spend their money at area businesses. Homeownership not only builds the generational wealth that lifts up a community, but it gives housing cost-burden families the room to breathe and the financial bandwidth to eat at local restaurants and shop at neighborhood stores. With the completion of the two Bluestem developments, the community will have the added health benefits reaped from open greenspace and walking paths, the gift of invested neighbors ready to grow and better North Omaha, and the transformation of overgrown land into a beautiful and innovative new neighborhood. Long-term, these developments will help keep families rooted in North Omaha where they will contribute to a stable workforce, and we will be one step closer to closing the affordable housing gap.

Myott Park currently sits adjacent to Bluestem I and is an overgrown and rundown eyesore. HFHO will completely revitalize and expand this park to create a tiered, visually open greenspace with gathering areas, sports courts, recreational fields, playgrounds, wetland improvements, and walking trails. The park will be accessible, with paved walking trails to make it easier for older residents to get out and walk without fear of falling, and a playground that will be welcoming to all. This project will not only improve the natural landscape of the area, but it will enhance the quality of life for area residents who can enjoy the outdoors and opportunities for physical activities created through the park investment.

Best Practices/Innovation

In working with Lamp Rynearson in planning Bluestem, HFHO was intent on thinking outside the box in designing a development that embraced innovation and addressed the needs of the community in a way that wasn't currently being done in North Omaha. The Accessory Dwelling Units (ADU) and empty-nester villas incorporated into the plan were born out of a conversation with an invested Kountze park neighbor, Ms. Edwina, who lamented the inability of long-time North O residents to age-in-place because the older homes in North Omaha are typically two-stories. She suggested we invest in ways for empty-nesters to sell their current homes to young families and move into downsized, accessible houses. As we worked with more and more families, we also saw parents and grandparents living in multigenerational households with their children and grandchildren. There are very few affordable, comfortably-sized housing options for these families, and most are forced to live in overcrowded conditions. HFHO took these ideas and went back to the community, inviting focus groups to comment on the need for such units and what they would like to see incorporated in the design. There was an overwhelmingly positive response to the idea of both the ADUs and the empty-nester villas and the size and features of the Bluestem home

designs reflect the input of these focus groups. Financial, homebuyer, and home upkeep and maintenance education are part of the Habitat pathway to homeownership, with families purchasing the homes through a 30-year affordable mortgage with Habitat as the mortgage lender. This unique model creates long-term, successful homeowners who are invested and active participants in their community.

Outcome Measurement

Homeownership has been proven to improve health and educational outcomes for children. Renters experience frequent moves that directly impact learning and educational progression, and many renters are forced to live in substandard conditions. HFHO has seen the reality of this as it has tracked the success of its program through the years. A survey of current Habitat Homeowners performed by HFHO in 2016 found that becoming homeowners had substantially improved the quality of life for partnering low-income families. These improvements included better health and educational outcomes for their children, a greater sense of safety, and a high number of respondents who felt that homeownership made them more optimistic about their financial future and the future welfare of their children. The 205 families who will live in the Bluestem developments will benefit similarly, with increased economic and educational stability, as well as asset creation that will allow them to build generational wealth.

HFHO tracks these and other outcomes of its homeowners, including reductions in housing expenses, credit score impacts, and the long-term health and welfare of its homebuyers. A dedicated HFHO staffer communicates with Habitat mortgage-holders, checking on their welfare and gathering data and information to track program successes and outcomes.

Yes, an investment in Bluestem acts as a catalyst for further economic investment in this area. With an additional 205 households to serve, this will help draw businesses to the area. Our hope is that this will be the beginning of what will one day become an economic corridor, spawning further investment in North Omaha. HFHO will also conduct outreach to nearby neighborhoods via mailings to promote its no-interest home repair loans, causing the investment made in Bluestem to have a ripple effect on the surrounding areas as homeowners invest in repairing their homes.

Partnerships

Yes

It was important to HFHO that the community have an opportunity to offer input and feedback on the Bluestem project and we consulted with a large number of community partners, the City of Omaha, design and engineering firms, state senators, local legislators, and our Board of Directors and Advisory Board in preparing the plans and timeline for Bluestem. Throughout 2021 we met with members of the community, including neighbors and local businesses, in a series of meetings and focus groups to gather feedback. HFHO has a strong partnership with the North Omaha Neighborhood Association and met with that group, in particular, to update them on our plans and answer any questions they might have about the impact of the construction and the scope of the project. Lamp Rynearson completed designs, budget estimates, and contract bidding packages for Bluestem. HFHO also intends to use local, North O contractors and suppliers whenever possible in completing the Bluestem project.

	Lamp Rynearson
Displacement	No
Displacement explanation	
Physical Location	Bluestem Prairie I is located at 6506 N 51st Plaza, between N. 51st Ct., Mary Plaza, and Redick Ave. Bluestem Prairie II will be located at 4966 Newport Ave. on the former site of Scatterjoy Acres. Both locations are within Qualified Census Tracts and a map has been provided, along with site plans and renderings as Attachment C. Evidence of site control has been included as Attachment F, and an environmental review of Bluestem I has been uploaded as Attachment G.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Maps of the area, renderings of Bluestem I houses and the park, as well as photos of the site have been uploaded as Attachment C. Site control documentation has been uploaded as Attachment F.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	HFHO is acting as general contractor for this project.
Request Rationale	A project budget for both phases of the Bluestem development, as well as a Development ProForma, have been uploaded as Attachments D and E, respectively. Budgeted costs were based on estimates from Lamp Rynearson and adjusted as necessary after initial construction bidding began for Bluestem I. HFHO strives to be good stewards of our donors' funds and works to keep costs at a minimum while ensuring that we are building safe, energy-efficient, visually appealing, quality homes.
Grant Funds Usage	Funds will be used for site development, infrastructure, and utilities for both Bluestem I & II, land acquisition for Bluestem II,

park improvements, and 22 new construction, single-family units in Bluestem I.

Proposal Financial Sustainability

Yes

The fiscal operations of this project will be overseen by Louis Olivera, HFHO's CFO, who will ensure HFHO's finance team properly tracks program income and adheres to all funding requirements. CEO Amanda Brewer conducts regular check-ins with senior leadership to ensure the project remains within budget and meets all set milestone goals. HFHO's board of directors receives quarterly reports on the project's progress, and the board's Finance Committee provides financial advisement. John Haske, HFHO's Director of Development, tracks fundraising requirements and develops and leads the Development team in meeting the project's fund needs. Janneane Gerot, Senior Project Manager, will submit all reimbursement requests under the LB1024 grants and ensure financial documentation of expenses is maintained for the required retention period.

Funding Sources

HFHO has secured \$13.2 million in funding for Bluestem and is beginning asks for Bluestem II. The commitments come from major donors, foundation and government grants, and from a TIF agreement with the City of Omaha. HFHO is aware of the DED's desire that NAHTF funds not comingle with ARPA funding and has designated those funds to houses not included in the LB1024 funding requests. Details of this funding can be found in Attachment E.

HFHO did submit a Community Project proposal to Senator Don Bacon for the Myott Park revitalization and hopes to hear if this was awarded in early 2023. As this is not guaranteed, we have included \$240,000 in park funding with this proposal. If the Community Project proposal is funded, there are approximately \$700,000 in additional infrastructure costs for Bluestem II that could be covered with the LB1024 funds and which would be easily committed to by December 2024 and completed by July 2025. Details of our pending asks can be found in Attachment E.

HFHO is determined to make Bluestem I and II a reality, but without funding from LB1024, we will have to push off Bluestem II to allow for substantial fundraising.

Scalability

The project can be scaled down to only complete Bluestem I; however, HFHO feels this would substantially decrease the transformative effect of a combined investment in both developments.

If needed, this could be broken down to include only the funds for Bluestem I and the land purchase of Bluestem II. This would reduce the impact of the investment, bringing the total house count from 205 down to 85.

Financial Commitment

HFHO is financially committed to completing Bluestem I by the end of 2024 and Bluestem II by the end of 2026 with the requested funding from LB1024. HFHO's Development department is prepared to pursue funding commitments to cover the remaining balance of Bluestem II to ensure it meets all of its obligations. This is supported by HFHO's long history of

reliable performance and speedy drawdowns of its government grants.

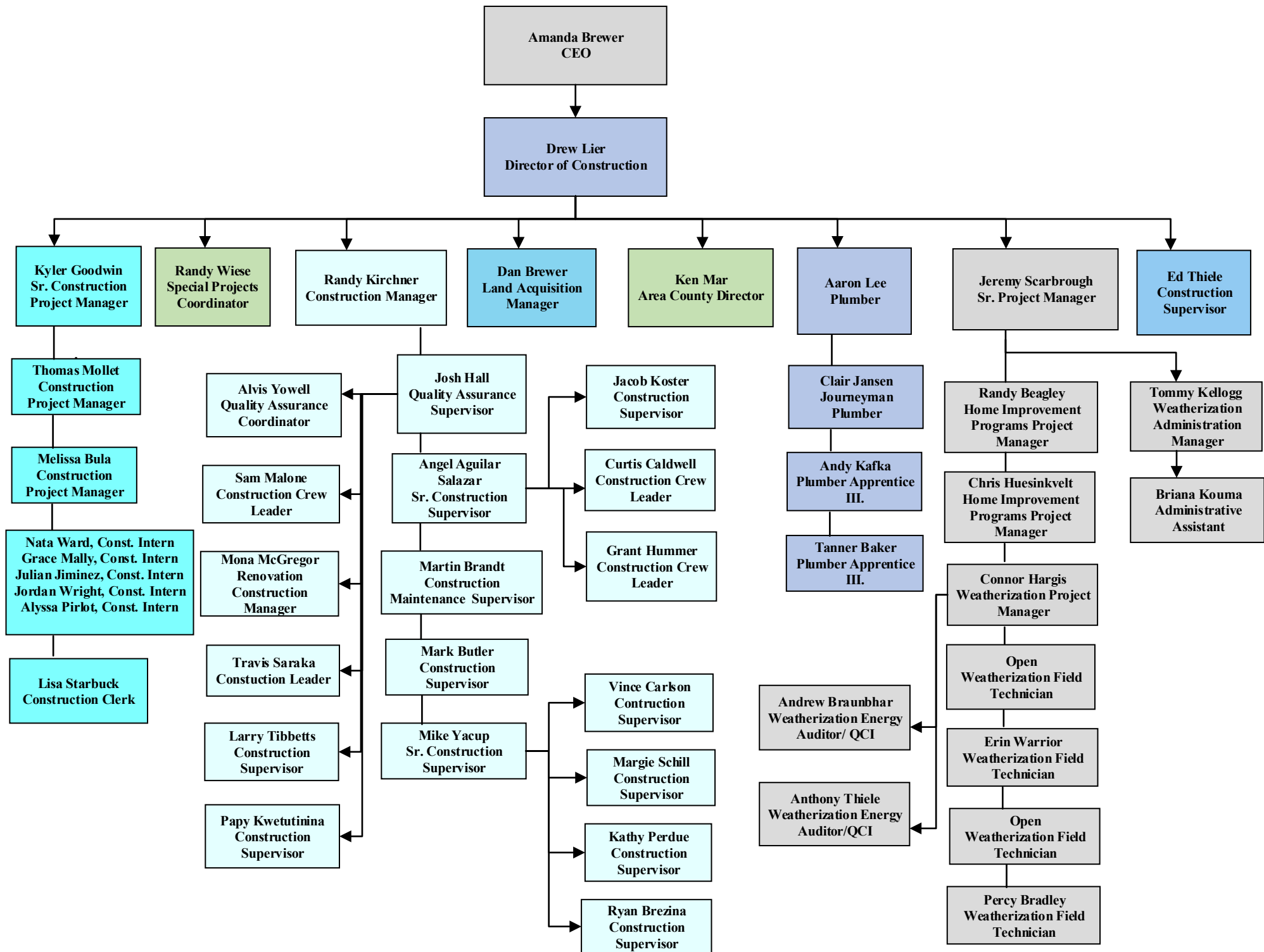
ARPA Compliance Acknowledgment

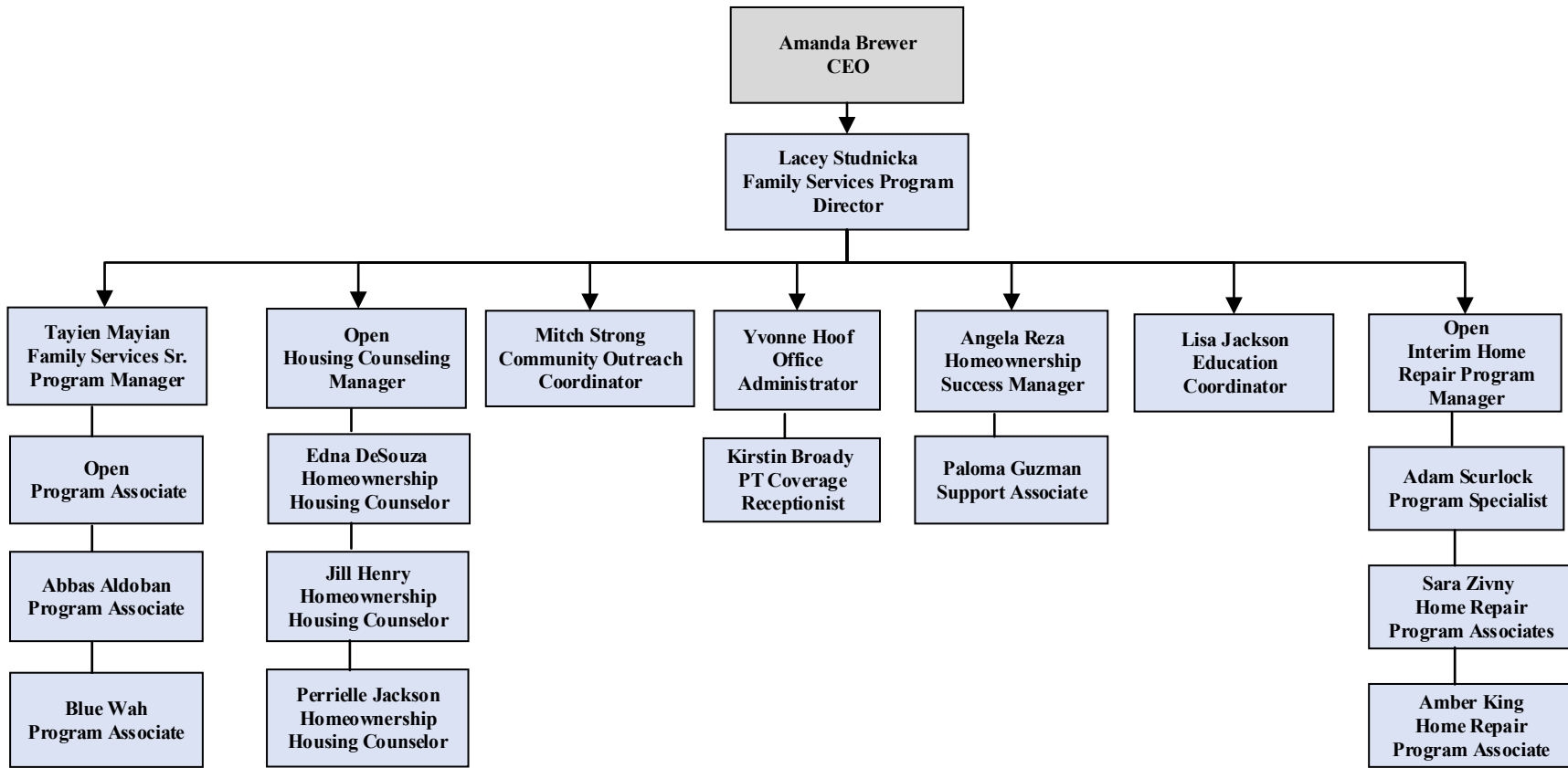
ARPA Reporting and Monitoring Process Acknowledgme

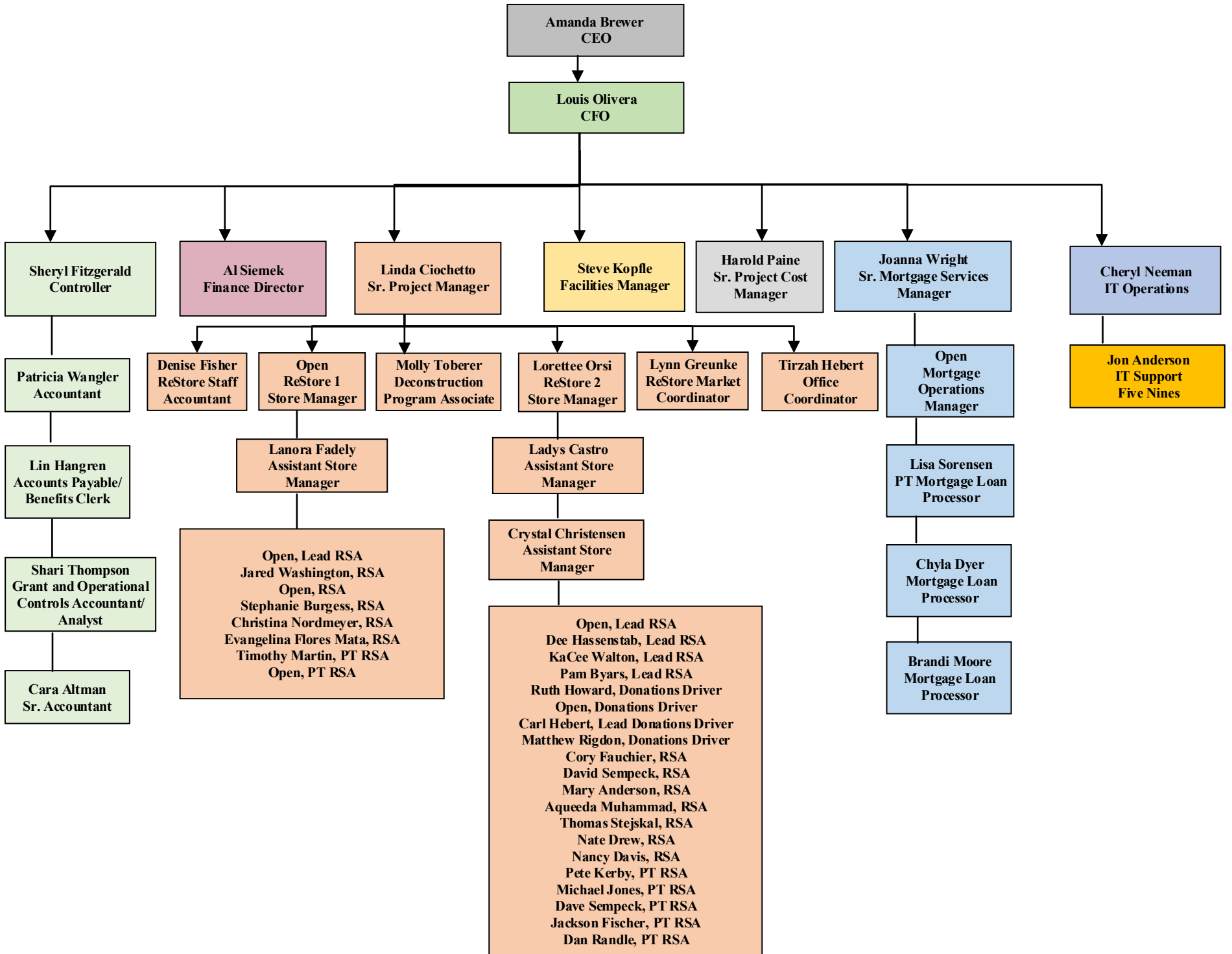
LB1024 Funding Sources Acknowledgment

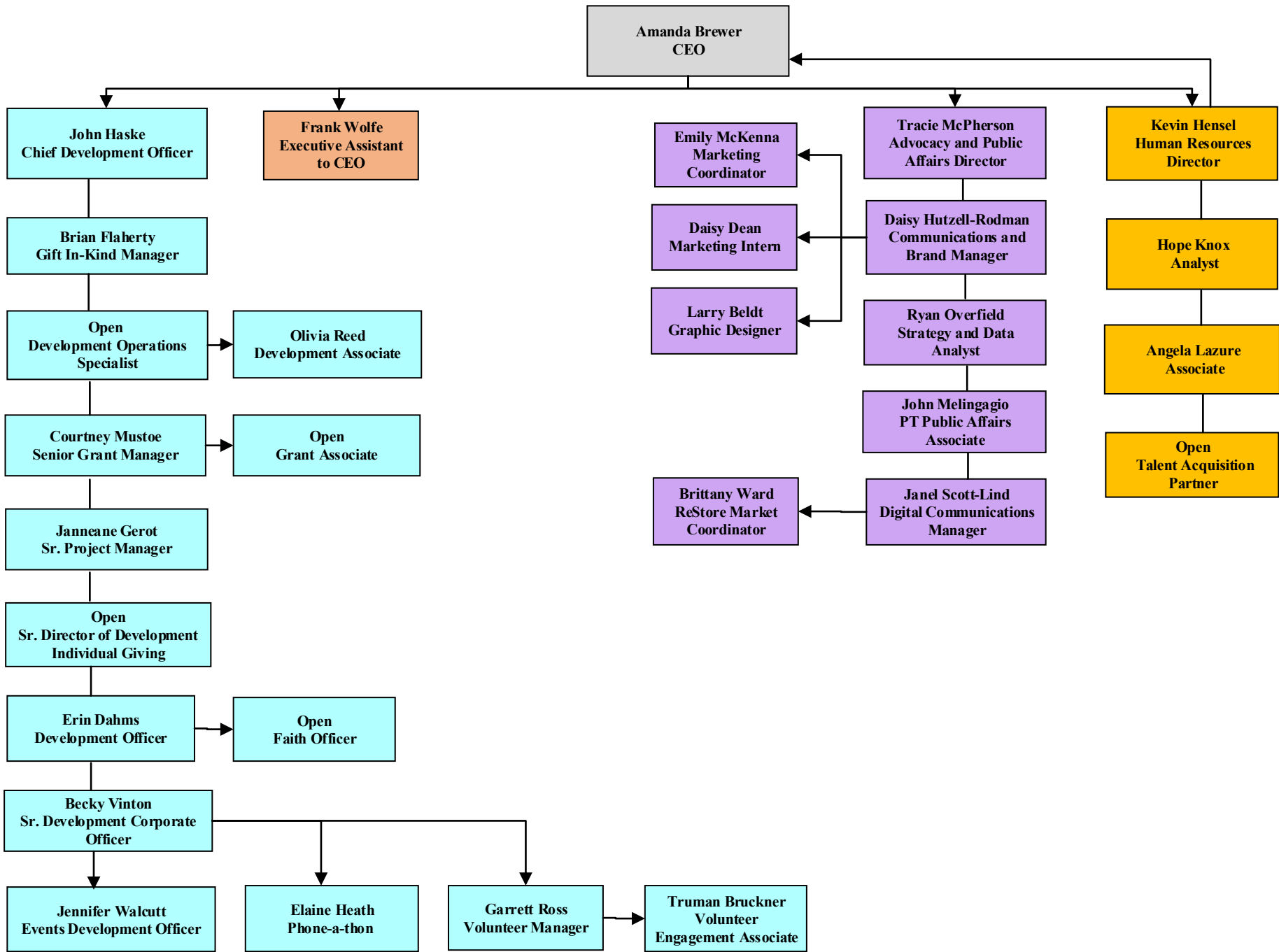
Public Information

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? 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











Spring 2021

- Acquisition Bluestem I
- Tree removal
- Site cleanup

Fall 2022

- Acquisition Bluestem II
- Infrastructure begins on Bluestem I
- Utilities installation and upgrade
- Begin digging house foundations in Bluestem I

December 2023

- 37 new housing units completed in Bluestem I
- Site development begins on Bluestem II
- Myott Park revitalized, with wetland improvements, a new playground, walking trails, and sports court.

December 2024

- Remaining 48 units completed in Bluestem I
- Infrastructure and utilities completed and 15 houses constructed in Bluestem II

Bluestem I & Bluestem II Timelines



December 2025

- 90 additional units complete in Bluestem II



Project Completes in 2026

- Final 15 units complete in Bluestem II
- A total of 205 new, affordable housing units created, including 20 empty-nester villas;
- Revitalized park with healthy greenspace for area residents and trails that connect to adjacent schools and neighborhoods;
- Two beautiful new multigenerational developments drawing families into North Omaha

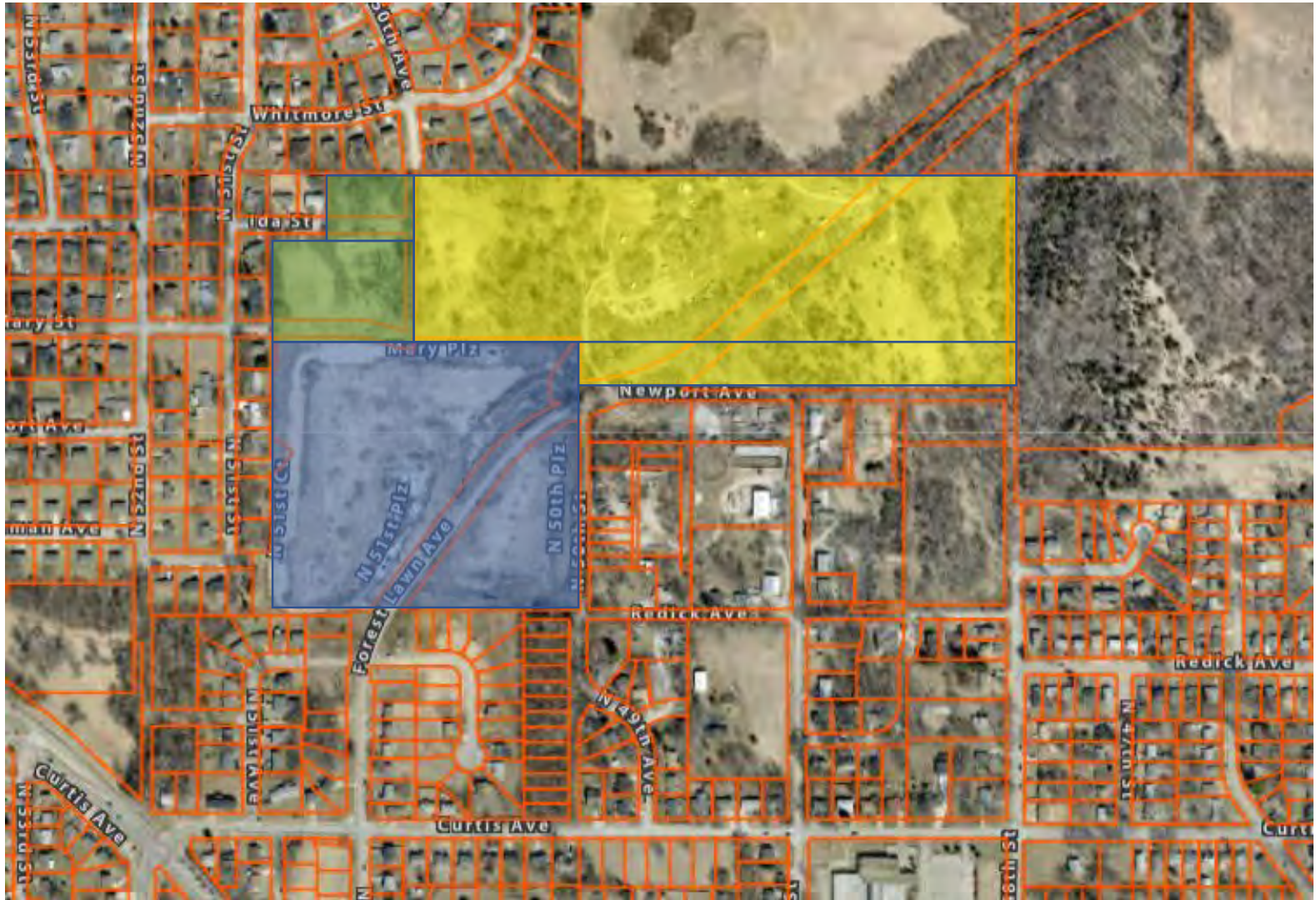
Bluestem I & Bluestem II Timelines



Mirage Aerial Imaging

DRONE DATA ACQUISITION & ANALYTICS

BLUESTEM PRAIRIE VICINITY MAP



BLUESTEM PRAIRIE I (6506 N 51 PZ) – 15.75 AC.

BLUESTEM PRAIRIE II (4966 NEWPORT AVE) – 25.75 AC.

MYOTT PARK (5151 MARY PZ) – 5.0 AC

NO SCALE





STELLA
3 BR - 1170 S.F.
5 BR - 1737 S.F.
© 2020 STRAIGHTLINE DESIGN



STELLA
3 BR - 1170 S.F.
5 BR - 1737 S.F.
© 2020 STRAIGHTLINE DESIGN



WHITNEY
3 BR - 1277 S.F.
5 BR - 1691 S.F.

© 2020 STRAIGHTLINE DESIGN



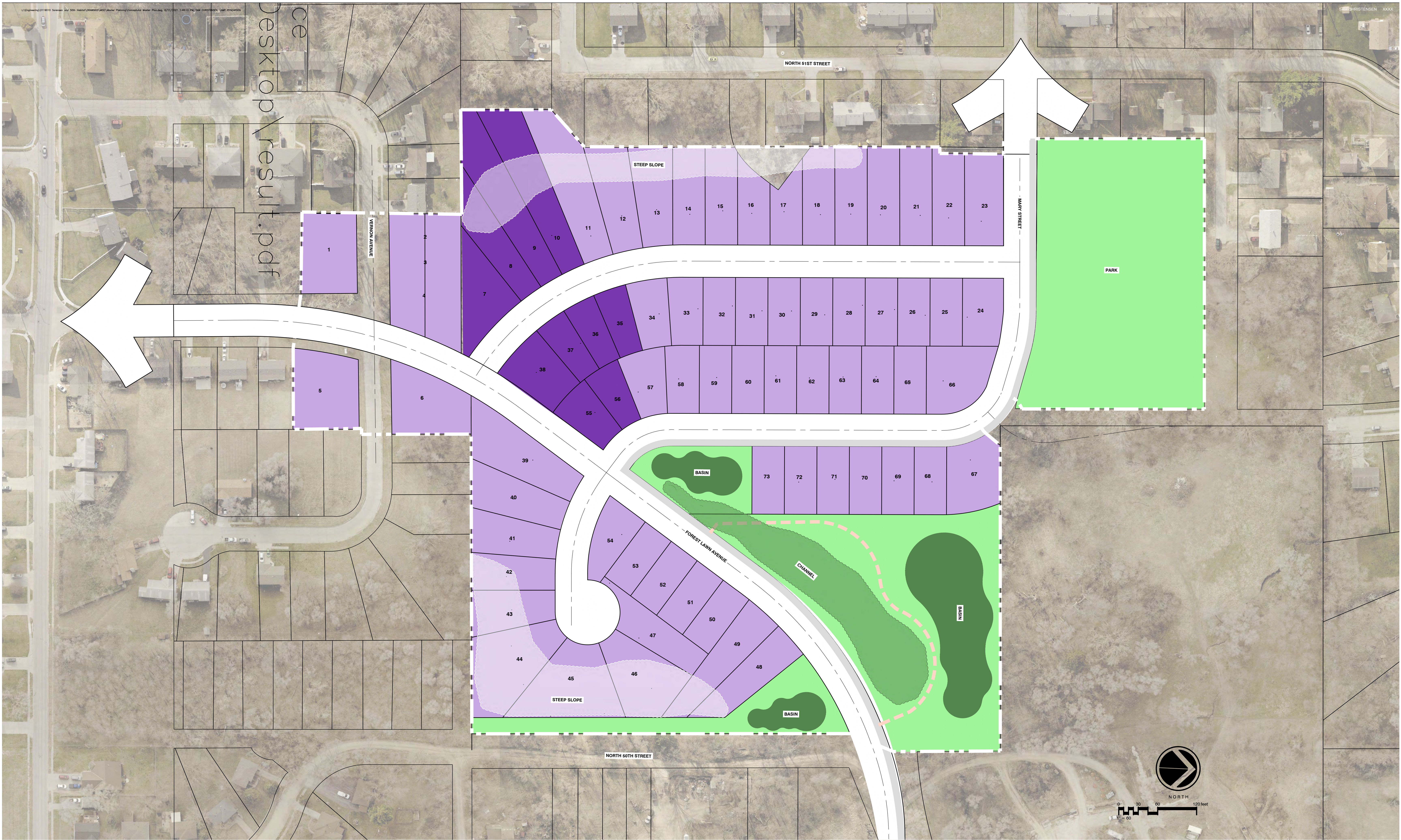
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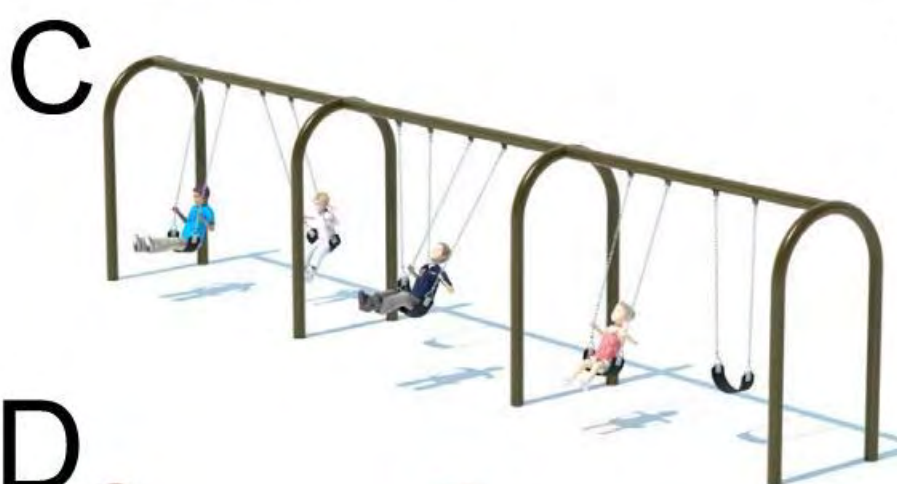
51st Plaza

50TH AND SORENSEN

HABITAT FOR HUMANITY

Only lots to be submitted for replat are shown.





50TH AND SORENSEN
HABITAT FOR HUMANITY



**LAMP
RYNEARSON**

Bluestem II Project Budget

Phase	Activity	Amount
Acquisition		
	Land acquisition (former Scatterjoy Acres)	\$1,600,000
	Fees	\$25,000
	Total Land Acquisition	\$1,625,000
Professional fees		
	Engineer/Consultant Fees	\$400,000
	Legal Fees	\$50,000
	Surveys	\$50,000
	All other professional fees	\$125,000
	Total Professional Fees	\$625,000
Site Development		
	Tree removal	\$400,000
	Demolition and Grading	\$1,500,000
	Total Site Development	\$1,900,000
Infrastructure & Utilities		
	Sewers	\$2,500,000
	Paving and Sidewalks	\$1,500,000
	Water	\$350,000
	Power	\$160,000
	Utilities-other	\$17,500
	Total Infrastructure & Utilities	\$4,527,500
New Construction		
	Housing units produced	120
	<i>Materials</i>	\$213,750
	<i>Labor</i>	\$80,000
	Construction costs per unit	\$293,750
	Total construction costs	\$35,250,000
Development Contingency		\$1,057,875
TOTAL PROJECT COSTS		\$44,985,375

Bluestem I & II Development ProForma

	Budget	2021	2022	2023	2024	2025	2026	Total
Bluestem I Affordable Housing Units	85			37	48			85
Bluestem II Affordable Housing Units	120				15	90	15	120
TOTAL Affordable Housing Units Created	205			37	63	90	15	205
Sources:								
Proposed ARPA Funding								
Site Prep & Infrastructure Bluestem I & II	\$ 12,000,000	\$ -	\$ -	\$ 4,775,000	\$ 7,225,000	\$ -	\$ -	\$ 12,000,000
Land Acquisition Bluestem II	\$ 1,600,000	\$ -	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ 1,600,000
Myott Park Revitalization	\$ 240,000	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ -	\$ 240,000
22 New Construction Homes	\$ 6,160,000	\$ -	\$ -	\$ 5,000,000	\$ 1,160,000	\$ -	\$ -	\$ 6,160,000
Donations/Other Grants	\$ 52,251,046	\$ 5,645,000	\$ 12,586,635	\$ 13,100,000	\$ 7,500,000	\$ 12,500,000	\$ 919,411	\$ 52,251,046
Cash on-Hand	\$ 417,000	\$ 417,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,000
In-Kind Contributions	\$ 1,720,000	\$ 38,258	\$ 30,000	\$ 430,000	\$ 430,000	\$ 430,000	\$ 361,742	\$ 1,720,000
Total Sources:	\$ 74,388,046	\$ 6,100,258	\$ 12,616,635	\$ 24,905,000	\$ 16,555,000	\$ 12,930,000	\$ 1,281,153	\$ 74,388,046
Bluestem I Uses:								
Land Acquisition	\$ 186,501	\$ 186,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,501
Site Prep & Infrastructure	\$ 4,316,170	\$ 720,000	\$ 2,150,000	\$ 1,446,170	\$ -	\$ -	\$ -	\$ 4,316,170
Myott Park Revitalization & Trail Installation	\$ 1,100,000	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,100,000
Home Construction-Materials & Labor	\$ 23,800,000	\$ -	\$ 900,000	\$ 9,460,000	\$ 13,440,000	\$ -	\$ -	\$ 23,800,000
Bluestem II Uses:								
Land Acquisition	\$ 1,625,000	\$ -	\$ 1,625,000	\$ -	\$ -	\$ -	\$ -	\$ 1,625,000
Site Prep & Infrastructure	\$ 8,110,375	\$ -	\$ -	\$ 800,000	\$ 7,225,000	\$ 85,375	\$ -	\$ 8,110,375
Home Construction	\$ 35,250,000	\$ -	\$ -	\$ -	\$ 4,406,250	\$ 26,437,500	\$ 4,406,250	\$ 35,250,000
Total Uses:	\$ 74,388,046	\$ 906,501	\$ 4,675,000	\$ 12,806,170	\$ 25,071,250	\$ 26,522,875	\$ 4,406,250	\$ 74,388,046

Total Land Acquisition Costs \$ 1,811,501
Total Site Preparation & Infrastructure Costs \$ 12,426,545
Total Public Park Improvements \$ 1,100,000
Total Construction Cost for 205 Bluestem Housing Units \$ 59,050,000

Cost Per New Construction Unit Bluestem I \$ 280,000
Cost Per New Construction Unit Bluestem II \$ 293,750 *accounting for increased labor and materials*

Total Housing Units Bluestem I & II 205

Total Requested Funding Omaha Economic Recovery Act \$ 20,000,000

AMANDA J. BREWER

EXPERIENCE:

HABITAT FOR HUMANITY OF OMAHA **Omaha, Nebraska**
Executive Director/CEO *2005-present*

- Responsible for overseeing all functions of a successful non-profit organization
- Strengthened the organization through cash flow management, increase in donor support, and diversification of revenue sources

GALLUP UNIVERSITY/GALLUP PRESS **Omaha, Nebraska**
Program Manager/Strengths Coach *2004-2005*

- Coordinated implementation of marketing plan for publications
- Managed all facets of project development for upcoming *Vital Friends* book including survey, website, public opinion poll, qualitative research, and written contributions
- Certified as a strengths coach – conducted coaching sessions for over 100 clients
- Certified as a professional client interviewer in seeking talent and candidate selection
- Selected as a Gallup Emerging Leader

HABITAT FOR HUMANITY OF OMAHA **Omaha, Nebraska**
Development Director *2003-2004*

- Responsible for generating revenue through corporate, individual, and foundation donations in order to build decent, affordable housing in Omaha (\$1,503,990 in 2004 – a 61% increase from 2003)
- Created and maintained relationships with donors, volunteers & community leaders
- Originated a fundraising plan, budget, and tracking systems
- Ran AmeriCorps VISTA program: creating position descriptions, recruiting nationwide for yearlong volunteers, and program administration
- Coordinated large events including inaugural golf tournament & benefit dinner
- Facilitated community education on poverty and housing issues in Omaha
- Oversaw the volunteer coordination function focusing on recruitment and retention

Associate Director *1999-2003*

- Family Selection – recruit and select families for Habitat by publicizing application rounds, conducting information meetings, providing resources and educational support to applicants, and reviewing applications
- National Service Programs – coordinate the AmeriCorps and VISTA program including grant submission, recruiting members, providing training, supervision and leadership throughout the year, and grant reporting
- Community Development – created the Community Development Committee, comprised of Habitat homeowners, to engage and empower area community members
- Family Support – support homebuyers by coordinating educational classes, organizing social events, collecting delinquent payments, conducting house closings (over 100), and planning dedication celebrations

HABITAT FOR HUMANITY INTERNATIONAL

Americus, Georgia

AmeriCorps National Program Manager

1997-1999

- Conducted recruitment to ensure diverse and viable applicants (150 selected per year)
- Performed national site visits to ensure operating sites were in compliance with program guidelines
- Developed and distributed programmatic evaluation tools to measure identified objectives
- Planned and conducted orientations and training for 17 sites and 128 participants
- Coordinated an annual 5-7 house Buildathon

Submitted a yearly 1.5 million dollar grant renewal to the Corporation of National Service

HABITAT FOR HUMANITY INTERNATIONAL

Americus, Georgia

Staffing Manager/Volunteer

1997

- Reviewed, screened, and selected appropriate applicants for consideration for all domestic staff positions
- Worked with hiring managers to determine positions responsibilities and desired qualifications
- Developed a successful recruiting plan via advertising through various avenues

CMC CONSULTANTS - EXECUTIVE SEARCH FIRM

Chicago, Illinois

Resource Coordinator

1996-1997

- Screened all applicants for employment consideration at client offices
- Maintained database of viable applicants
- Interviewed applicants for potential placement

EDUCATION:

DEPAUL UNIVERSITY, CHICAGO, ILLINOIS

June 1995

Bachelor of Arts degree in English and Communications, *cum laude*

COMMUNITY INVOLVEMENT:

Leadership Omaha Class 25 Alumnus

Former chair of the Young Professionals Council

Former board member of the Greater Omaha Chamber of Commerce

Omaha Venture Group – promoting venture philanthropy

Former Joslyn Castle Neighborhood Board Member

Recipient of TOYO (10 Outstanding Young Omahans) Award in 2003

Trained as a Diversity Facilitator

Santos Louis Olivera

Operational Control, Compliance, Risk and Audit Executive Financial Services Industry—Card, Retail, Mortgage, Investments, and Insurance Products

Leadership experience across the 3 lines of defense

- **Strategic and Consultative Leadership:** Design and implement risk and control strategies to quickly advance business objectives, mitigate emerging risks, and solve complex issues.
- **Program/Function Design:** Build new programs, functions, and teams—creating and evolving programs for robust risk, compliance, and control management, as well as for compliant sales practices, market conduct, marketing execution, TPRM, and Add-On Products.
- **Problem Solving & Process Improvement:** Streamline and simplify processes to enhance operational and compliance controls, mitigate risks, and improve productivity—while meeting local, national, regional, and global standards.

MBA • CPA, CIA, CISA, CFE, CGMA • English and Spanish fluency

Professional Experience

HABITAT FOR HUMANITY OF OMAHA, INC.

Chief Financial Officer

2020–Present

OLIVERA CONSULTING GROUP (OCG), Omaha, NE

President

2019–2020

Launched independent consulting and advisory service—assessing, identifying, and remediating operational and compliance risks. Address key areas of business operations, designing and implementing solutions that include Governance Frameworks, Oversight Programs, Operational Controls, Third-Party Risk Management (TPRM), and procedures and standards for IT and Marketing. Highlights of engagements include:

- Designed and implemented a suite of risk and compliance programs for startup launching an innovative risk-based marketing service for financial institutions.
- Performed operational and compliance risk assessments, including due diligence for a proposed acquisition.

FIRST NATIONAL BANK OF OMAHA (FNBO), Omaha, NE

Vice President Business Risk Monitoring

2014–2019

Developed the “first line of defense” for FNBO, a \$21B Consumer Banking business. As Consumer Bank Chief Privacy Officer, built the program from the ground up and directly managed a team of 11. Member of the FNBO Consumer Bank Management Committee.

- Created the role of Business Unit Control Officer. Installed, trained, and held dotted-line management responsibility for individuals in each of the 12 business units to drive risk and control awareness deeper into the fabric of the operation.
- Steered organization through 6-month process of upgrading and formalizing documentation and controls, integral preparation for a successful Consumer Finance Protection Bureau (CFPB) review of the Cards Business.
 - Introduced and implemented operational controls and process efficiencies within the FNBO cards business.
 - Built third-party cards oversight program (Service Providers and Marketing Partners) within 6 months.
 - Reduced fraud losses by leading efforts to modernize ACH controls and implement Early Warning System (EWS).
- Designed processes and led year-long, in-depth review of all (new, used, and legacy) company marketing materials to ensure fairness, accuracy, and consistency.
- Led redesign of the bank’s overdraft process to minimize compliance risk while improving oversight and governance.

CITIGROUP CONSUMER BANK, New York, NY

Senior Vice President Compliance Testing

2012–2014

Led key compliance projects across the Consumer Bank in an era of tightened regulations.

- Served as an examination coordinator for CFPB review of Citigroup’s Consumer Businesses. Coached business partners in presentations and responses; prepared managers for interviews.
- Designed the Dodd-Frank UDAAP Testing Framework for Citigroup Consumer Businesses.
- Trained Compliance and Audit staff on UDAAP and sales practices.
- Led the team in automating Citi’s Latin America (LATAM) Compliance Risk Assessments. Project required extensive coordination with LATAM regional and in-country management distributed throughout 18 countries.

Returned to Citibank to build and manage the Non-Depository Investment Product (NDIP) Compliance Program.

- Redefined and enhanced the CPWM compliance program for investment products distributed through Citibank branches in the U.S. Updated the NDIP Compliance Framework, including policies, procedures, and training.
- Administered the NDIP Governance Program, served as Oversight Committee Secretary, designed the governance strategy, and monitored overall compliance. Executed an independent monitoring program.

NEW YORK LIFE INTERNATIONAL (NYLI), New York, NY**VP Markets & Corporate Compliance Officer**

2008–2010

Designed and implemented the compliance program for Sales Practices and Marketing across all NYLI international businesses in 6 markets worldwide (China, Korea, Taiwan, Thailand, Mexico, and India). Established a risk awareness program and developed solutions that mitigated franchise sales practice risks.

- Developed the Compliance Framework for Ethical Sales, reconciling international activities with U.S. standards.
- Rolled out tools for Branch Office Reviews, Surveillance Monitoring, and Complaints Management.
- Conducted extensive Ethical Sales Training through translators and directly in Spanish.

CITIGROUP GLOBAL INVESTMENTS, New York, NY**SVP & Compliance Officer**

2006–2008

Promoted to oversee compliance, sales processes, and controls for the Global Consumer Group (\$225B assets under management, \$2B revenues, 43 countries). Executed global initiatives through a matrix organization of compliance officers in each country and a lead person in each region (Latin America, Asia-Pacific, Japan, and EMEA).

- Created infrastructure, processes, policies, and procedures for the global compliance function to mitigate risks.
- Introduced Health Check, targeted review process of risks and controls tailored for each business.
- Embedded U.S. broker/dealer style controls on a global level through consistent policymaking and an energetic focus on risk identification, process engineering, control implementation, training, and education.
- Pioneered global “heat map” to track complaints, identify emerging issues, and enable proactive responses.
- Instituted an Investment Oversight Committee for each business unit.
- Streamlined sales processes and interaction models in growth regions—Japan, Brazil, Mexico, Russia, and China.

SVP, Investments & Insurance Compliance | CITIGROUP EMEA, London, 2003–2006: Built program overseeing investment, insurance, and add-on sales practices within the EMEA Consumer Division.

Program Director, Audit and Risk Review Program | CITIGROUP EMEA, Belgium, 2001–2003: Recruited to establish compliance and audit review processes for regional investments and insurance sales practices. Audit Subject Matter Expert.

Director of Audit | Audit Manager | PRIMERICA FINANCIAL SERVICES, Atlanta, 1998–2001: Built an audit function from the ground up for Primerica (Citigroup’s sales and marketing subsidiary) during a period of massive growth.

PRIOR: Senior Auditor and Staff Auditor, **AMERICAN CAN, Greenwich, CT** | Financial Auditor, **ARTHUR ANDERSEN, NY, NY**

Education, Credentials & Licenses

MBA | Manhattan College, Riverdale, NY

BS Accounting | Minor in Finance | Manhattan College, Riverdale, NY

Certified Public Accountant (CPA)

Certified Internal Auditor (CIA)

Certified Information Systems Auditor (CISA)

Certified Fraud Examiner (CFE)

Chartered Global Management Accountant (CGMA)

FINRA Licenses (Inactive)

Affiliations and Presentations

President, Board of Directors, Stephen Center, Omaha, NE

Graduate and Graduate Assistant, Dale Carnegie

Member, Delta Mu Delta

Speaker, American Bankers Association—“First Line of Defense,” ABA Conference, 2018; ABA Webinars, 2016 and 2017

ALAN G. SIEMEK
asiemek@habitatomaha.org
(402) 884-2433

PROFILE

Senior finance executive with proven leadership capability, strong public and private financing experience and extensive financial reporting background

PROFESSIONAL EXPERIENCE

Finance Director, Habitat for Humanity of Omaha, 2020-present.

Responsible for Treasury, Risk Management, and Business Planning and Modeling for Habitat Omaha.

Chief Financial Officer, Habitat for Humanity of Omaha, 2013-2020.

Responsible for all financial aspects of Habitat affiliate including Finance Committee leadership, application and compliance with New Market Tax Credit and Tax Increment Financing transactions, internal and external financial reporting, budgeting and forecasting, and risk management and treasury functions.

Chief Financial Officer & Treasurer, Nebraska Book Company, 1999 – 2012.

Responsible for all financial aspects of company operations including internal and external financial reporting, budgeting and forecasting, tax planning, treasury, risk management and human resources. Led numerous capital structure and financing transactions including a corporate recapitalization.

Vice President, Corporate Controller, SITEL Corporation, 1997 – 1999.

Worldwide responsibility for financial reporting, overall control environment, budgeting and forecasting and coordination of global tax planning for multi-national corporation. Managed registration of bond issues and assisted in negotiating bank lines of credit.

Director of SEC Reporting & Risk Mgmt, MFS Communications Company, Inc., 1994-1997.

Managed public financial reporting process, including registration documents for multiple debt and equity offerings. Developed risk management program including worldwide property and liability coverage's after spin-off from Peter Kiewit & Sons. Led financial due diligence projects for numerous acquisitions. Reorganized employee benefit programs including 401k plan.

Controller, Stuart Entertainment, Inc., 1993 – 1994.

Managed all aspects of financial reporting, including monthly internal management reporting and periodic SEC reporting. Completed move of Controller function from Denver CO to Council Bluffs IA.

Audit Manager, Coopers & Lybrand – Omaha and New York offices, 1983 – 1993.

Broad industry experience including energy and natural resources, telecommunications, manufacturing and publicly held financial institutions, construction companies and mutual funds. Also selected for Professional Development Program – Accounting and SEC Directorate, New York, 1988-1990

EDUCATION

Bachelor of Science Degree in Business Administration with Honors
University of Nebraska-Lincoln
December 1982

CPA exam completed in May 1982 prior to graduation

COMMUNITY AND PROFESSIONAL ACTIVITIES

Current Advisory Board Member – Quaff LLC (Lucky Bucket Brewery and Solas Distillery)
Past Board Member and Chairman - St. Pius Administration Committee
Past Board Member – Edmonson Youth Outreach
Past Board Member – Bemis Foundation of Omaha

REFERENCES AVAILABLE UPON REQUEST

Andrew J. Lier
14746 N Street
Omaha, NE 68137
402-880-6360
alier814@gmail.com

Professional Experience

Habitat for Humanity of Omaha, Omaha, NE

Director of Construction

February 2018 – Present

Overseeing and handling every part of construction, rebuild, and demolition projects. Including but not limited to planning, directing, coordinating the activities of workers, choosing contractors, and monitoring performance.

Coordination of construction projects and ensuring that everything goes according to plan from conception to completion. Monitor the progress to ensure projects are completed in an efficient, timely, and cost-effective manner.

Responsible for overseeing the completion of construction projects by handling planning, budgeting, and making key decisions to ensure that construction projects are in conformity with the proposed budget and are completed on time.

Directing and monitoring construction projects from conception to completion, examining project in-depth to scheduling deliverables and estimating costs, and coordinating and directing construction workers and subcontractors.

Construction Superintendent

February 2017 – February 2018

Manage building projects and supervise the day-to-day activities involved with constructing a new home. Assess the resources needed to complete a construction project and generate cost estimates to help set the project budget. Manage the general construction staff, hiring specialists, delegating tasks to team members and creating the staff schedule. Manage all activities on a construction site and maintain a site log that explains what was accomplished and where the construction team needs to resume the next workday.

Roof & Repair Coordinator

August 2014 – January 2017

Coordinate and manage the schedule for roofing build and repairs, schedule crews, work with vendors. Manage multiple projects simultaneously through the various stages. Submit and obtain city permits, including follow up. Confirm and verify the scope of work to be completed with installers and ensure the correct materials are ordered.

Complete Custom Homes, Omaha, NE

Jobsite Foreman

October 2013 – July 2014

Oversee all operations on new construction sites. Coordinate schedules with trades involved with the build process from start to finish. Inspect work completed on all jobs sites for quality and accuracy.

Communicate with home owners to ensure they are up to date on the build process. Complete logs to ensure construction deadlines are met. Verify that sites are safe and meet OSHA regulations.

Certified Transmissions, Omaha, NE

Dock Coordinator

June 2010 – October 2013

Responsible for managing the dock area and coordinating all inbound/outbound orders; work with other managers and their departments to ensure the arrival of freight; locate and ID transmissions that are purchased for hot-build requests; ensure counts are correct and all parts are pulled for stock orders; pull parts when needed; operate fork lift as well as high picker; operate equipment safely and efficiently without incident; familiar with air brake systems, operate pneumatic press as well as hand tools, have been trained to tear down transmissions, and perform other various tasks as they arise; check inventory to ensure counts are accurate; safety committee member and safety trainer. Accident free throughout my entire work history.

Oriental Trading Company, Omaha, NE

Equipment Operator

2008 – 2010

Responsible for operating large equipment, such as a sit down and stand up forklift, order puller, power jack, clamp truck and turret truck, in order to fill orders for merchandise. Responsible for assisting other employees with batter changes, ordering supplies on the computer system, responsible for loading and unloading trucks, checked inventory and completed cycle counts, and performing other various tasks as they arise.

CJ's and Westlake Ace Hardware, Omaha, NE

Sales associate

2006 – 2008

Responsible for assisting customers, loading and unloading trucks by hand and with heavy machinery, repairing windows and screens, cutting and threading galvanized pipe, working the computers and ordering system.

Education and Certifications

Daniel Gross Catholic High School

Omaha, NE

Graduated 2004



Phase I Environmental Site Assessment Report

**Former Wintergreen Apartments
6506 North 51st Plaza
Omaha, Nebraska 68152**

Prepared for:

City of Omaha
1819 Farnam Street
Omaha, Nebraska 68183

January 2, 2007
TG Project No. 06623.0



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www.thielegeotech.com

Phase I Environmental Site Assessment Report
Former Wintergreen Apartments
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- SITE VICINITY MAP
- SITE RESEARCH DOCUMENTATION
- SITE PHOTOGRAPHS
- HISTORICAL RESEARCH DOCUMENTATION
- REGULATORY RECORDS DOCUMENTATION
- INTERVIEW DOCUMENTATION

1.0 SUMMARY

SITE DESCRIPTION – The assessment site is located at 6506 North 51st Plaza, Omaha, Nebraska, 68152. The assessment site consists of approximately 32 acres of land in a generally rectangular parcel. The site was formerly occupied by the Wintergreen Apartments. The site has recently been cleared of structures.

HISTORICAL REVIEW – Historical aerial photographs, topographic maps, city directories, and interviews were reviewed and indicated that the assessment site was previously vacant land surrounded by houses and vacant land, and these activities do not appear to represent a significant environmental risk to the assessment site.

REGULATORY REVIEW – Three (3) sites (plottable) were identified by EDR, a regulatory database search firm, on the LUST list. These sites were located between one-quarter and one-half of a mile from the assessment. In addition, the assessment site, although not plotted on the EDR map, was listed on the FTTS list. It is listed because the apartments were inspected under legislation code TSCA (Toxic Substances Control Act) for lead. No violation was reported as a result of this inspection and the apartments are no longer present at the site. Therefore, none of the sites identified by EDR were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction.

SITE RECONNAISSANCE – The condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site. Therefore, a low risk for adverse environmental impact to the site from itself or neighboring properties was determined based on the observations made during the site reconnaissance conducted December 13, 2006.

INTERVIEWS – Interviews were conducted with the user and a representative of the owner. These interviews revealed that the present owner and the user know of no hazardous materials, petroleum hydrocarbons, or other environmental concerns identified at the assessment site or adjacent properties.

CONCLUSIONS – We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for property located at 6506 North 51st Plaza, Omaha, Nebraska. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

2.0 INTRODUCTION

2.1 PURPOSE

Thiele Geotech, Inc. (TG) has been retained by the City of Omaha to perform a Phase I Environmental Site Assessment (ESA) for the former Wintergreen Apartment property located at 6506 North 51st Plaza, Omaha, Nebraska, 68152.

This ESA has been prepared to characterize existing environmental conditions on the subject property, and to assess potential environmental concerns caused by current and historical activities/practices on the property and from adjoining and/or nearby properties.

This ESA was conducted in general accordance with American Society of Testing Materials (ASTM) Standard E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. According to the Standard, ". . . the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property . . . even under conditions in compliance with laws."¹ More simply stated, "The purpose . . . is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property."²

This Standard fulfills the requirements as outlined in 40 CFR 312, Standards and Practices for All Appropriate Inquiries; Final Rule. Adherence to this Standard is intended to allow the user to satisfy one of the requirements to claim protection from CERCLA liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser.³

2.2 DETAILED SCOPE OF SERVICES

Our Phase I ESA was performed by an environmental professional (EP) or under the supervision or responsible charge of an EP. The EP was involved in planning the site reconnaissance and interviews, and reviewed and interpreted the information upon which the report is based.

¹ASTM Standard E 1527-05, 1.1.1, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2005, p. 1.

²ASTM Standard E 1527-05, November 2005, p. 12.

³40 CFR 312

The Phase I ESA consisted of a records review of the property and surrounding area, site reconnaissance, interviews, and a written report. The scope of services is intended to conform to ASTM E 1527-05.

The records review attempted to obtain and review records that would help identify recognized environmental conditions in connection with the property. This review was conducted by examining available topographic, soil survey, or geologic maps and reports; aerial photographs; public records that are properly filed regarding permits, land use restrictions, activity use limitations, environmental liens, spills, underground storage tanks, landfills, and hazardous substance/waste sites; and other government records.

The site reconnaissance consisted of a visual investigation of the area. It included a walkover of the entire site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares. Observations were made of existing conditions including structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices. An attempt was made to define the current and past uses of the property, the adjoining properties, and the surrounding area.

Interviews with the user, current, and past owners/occupants of the property were conducted in an attempt to obtain information about the use and condition of the property. Also, appropriate government officials may have been interviewed in an attempt to identify recognized environmental conditions in connection with the property.

Our report includes documentation to support the findings, opinions, and conclusions. The report attempts to characterize recognized environmental conditions on the property and to assess potential environmental concerns caused by adjoining and/or nearby properties. The report is based only upon information obtained and observations made during the course of the records review, site reconnaissance, and interviews described above.

2.3 SIGNIFICANT ASSUMPTIONS

Findings and recommendations of this ESA are based upon information obtained during the performance of this ESA and the conditions existing at the site on the date of the site reconnaissance. Past conditions, uses, etc., were approximated based on available records and observations.

2.4 LIMITATIONS AND EXCEPTIONS

No sampling or testing of soil, water, air or other materials was conducted as part of this ESA. It is possible that contamination may exist, but was undetected by this ESA. The conclusions provided in an ESA do not guarantee that environmental conditions will not arise in the future.

The results of this Report are based on information obtained by TG and on observations made during the site reconnaissance. TG does not warrant or guarantee the environmental condition of the subject property, or certify the property as clean.

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

The ASTM E 1527-05 does not include an analysis or determination as to whether the Client or site is in compliance with federal, state, or local laws, statutes, ordinances, or regulations. This Standard also does not include identification or evaluation of controlled substances, asbestos, asbestos-containing materials (ACM), lead-based paint (LBP), radon, mold, methane gas, endangered species, historical or archeological resources, floodplain/floodways or wetlands. This ESA specifically excluded sampling or testing for the presence of hazardous substances, hazardous materials, hazardous wastes, petroleum, or polychlorinated biphenyls (PCBs). This practice does not include any testing or sampling of materials such as soil, water, air, or building materials.

It is important to note that this ESA does not constitute a guarantee or warranty of the environmental condition of the subject property. "Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost."⁴

2.5 SPECIAL TERMS AND CONDITIONS

According to ASTM E 1527-05, a Phase I ESA must be updated if they are over 180 days old including conducting a new environmental lien search. Reports cannot be updated if they are over a year old. However, information from a previous report can be used in a new Phase I ESA as long as the data is checked for accuracy and updated appropriately.

⁴ASTM E 1527-05, 4.5.1

2.6 USER RELIANCE

This ESA is an instrument of service for the exclusive use of the City of Omaha (Client) and their lender(s) only. No third party may use this report, or any information contained herein. With the permission of the Client, Thiele Geotech, Inc. (TG) may authorize a third party to use this Report, and to rely on the information contained in this report, but only to the same extent of the Client's reliance, and subject to the same contractual, technological, and other limitations to which the Client has agreed. In addition, any new user of the report is subject to the user obligations outlined in the ASTM E 1527-05 standard.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The project site is identified as former Wintergreen Apartments, and is located at 6506 North 51st Plaza, Omaha, Nebraska, 68152. The assessment site consists of approximately 32 acres of land in a generally rectangular parcel. The site was formerly occupied by the Wintergreen Apartments. The site has recently been cleared of structures.

The legal description for the site is included in the parcel information obtained from the Douglas County Assessors website and the Commitment for Title Insurance, both attached in the Appendix. The site is generally located within the Northeast Quarter of Section 31, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

The Site Vicinity Map, Topographic Map, and Parcel Map attached in the Appendix, further illustrate the disposition of the assessment site and the neighboring properties.

3.2 SITE AND VICINITY CHARACTERISTICS

The general area of the project site is primarily composed of residential development.

The City of Omaha Zoning Map was reviewed and indicated that the assessment site is currently zoned Low Density Multiple Family Residential District (R6). The area surrounding the assessment site is generally zoned: Medium Density Single Family Residential District (R3), Development Reserve District (DR), High Density Single Family Residential District (R4), and High Density Multiple Family Residential District (R8). A copy of the City of Omaha Zoning Map has been included in the Appendix.

3.3 CURRENT USE OF THE PROPERTY

Currently, the assessment site is vacant and unoccupied. The photographs taken during the site reconnaissance conducted on December 13, 2006, illustrate the condition of the site on that day, and are included in the Appendix.

3.4 IMPROVEMENTS AND EASEMENTS

It is assumed that there are easements present on-site for various public and private utilities (natural gas, electric, water, sanitary and storm sewers, cable television) that provide essential services within

the City of Omaha. All easement information is disclosed by title policy for the owner and is referenced in the Commitment for Title Insurance attached in the Appendix.

Improvements on site consist of remnant roads from the former Wintergreen Apartments.

Utilities generally accessible within the Omaha metropolitan area include:

- Electrical – Omaha Public Power District
- Water – Metropolitan Utilities District
- Gas – Metropolitan Utilities District
- Storm/Sanitary Sewer – Omaha Public Works Department
- Communications – Qwest Communications/Cox Communications

3.5 CURRENT USES OF ADJOINING PROPERTIES

The site is bordered by Mary Plaza right-of-way (ROW) to the north, by North 50th Plaza ROW to the east, by Redick Plaza ROW to the south, and by North 51st Court ROW to the west. Beyond Mary Plaza ROW to the north is residential property. Beyond North 50th Plaza ROW to the east is residential property followed by Forest Lawn Cemetery. Beyond Redick Plaza ROW to the south is residential property. Beyond North 51st Court ROW to the west is residential property.

4.0 USER PROVIDED INFORMATION

The City of Omaha is the user of the report and Mr. Chris Wayne, City Planner, responded to the User questionnaire. His responses are included in the Appendix.

4.1 TITLE RECORDS

Title documents were provided by the City of Omaha and are included in the Appendix.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

A Commitment for Title Insurance was provided by the City of Omaha, and upon review it appears that there are no environmental liens associated with the assessment site based upon publicly available real estate records. It appears that there are terms and conditions of the Department of Housing and Urban Development (HUD) Use Agreement pertaining to low-income affordability restrictions until December 14, 2014. This use limitation does not represent an environmental condition.

4.3 SPECIALIZED KNOWLEDGE

There was no specialized knowledge provided by the user.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

According to Mr. Wayne of the City of Omaha, the property was previously the site of multi-family residential structures. The structures were demolished during July and August 2006. Asbestos material was property removed from the site during the demolition process. No other potential environmental threats were encountered during the demolition of the structures according to Mr. Wayne.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The user was questioned regarding his perception of the value of the assessment site in comparison to other similar properties. The user responded, that the City of Omaha has incurred \$515,189 for inspection and demolition fees that are due and owing and which would be specially assessed to the property if not paid. The City will accept the property in exchange for releasing the current owner of all claims for payment of the lien or any pending special assessment.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Douglas County Assessor's website, the current owner(s) of the assessment site is the First Bank of Illinois. The site is currently vacant with no occupants.

4.7 REASON FOR PERFORMING PHASE I

This assessment is being conducted as part of the screening criteria on the part of City of Omaha for obtaining a release from the HUD income restrictions so that the property can be developed with market rate housing.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this ESA, various sources of information were queried in an attempt to determine and evaluate past and present activities on and in the vicinity of the subject property that might cause environmental impacts on the subject site. Multiple aerial photographs and the current USGS Topographic Map were obtained, and regulatory database research by Environmental Data Resources, Inc. (EDR) was performed. EDR is a database search firm, specializing in Records Searches for ESAs. These efforts were performed in general accordance with ASTM Standard E 1527-05.

The ASTM Standard recommends approximate minimum search distances (AMSDs) for each type of database search, which are stated below, and were utilized in our review. The AMSDs recommended by ASTM are included on the Site Information Map included in the Appendix.

The following databases/lists and the respective ASTM AMSDs were requested and reviewed by TG:

Federal ASTM Standard

United States Environmental Protection Agency (USEPA) Office of Solid Waste and Emergency Response, National Priorities List (NPL), (commonly referred to as "Superfund List")—1.0 mile; Proposed NPL—1.0 mile; Delisted NPL—1.0 mile;

USEPA Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)—0.5 mile;

USEPA Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System – No Further Remediation Planned (CERC-NFRAP)—0.5 mile;

USEPA, Resource Conservation and Recovery Act (RCRA), facilities undergoing "corrective action" List (CORRACTS)—1.0 mile;

USEPA, RCRA Treatment Storage and Disposal Facilities (RCRA-TSD)—0.5 mile;

RCRA Large Quantity Generators (RCRA-LQG)—property and adjoining properties;

RCRA Small Quantity Generators (RCRA-SQG)—property and adjoining properties;

Engineering Controls Sites List (US ENG CONTROLS)—property only;

Sites with Institutional Controls (US INST CONTROL)—property only;

Emergency Response Notification System (ERNS) List, AMSD—property only;

State ASTM Standard

State lists of hazardous waste sites identified for investigation or remediation: Nebraska does not generate a separate list for these facilities and they are included in the federal lists above.

State equivalent NPL—1.0; Not applicable for Nebraska.
State-equivalent CERCLIS—0.5 mile; Not applicable for Nebraska.

Nebraska Department of Environmental Quality (NDEQ) Directory of Sanitary Landfills (State Landfill)—0.5 mile;
NDEQ Solid Waste Recycling site (SWRCY)—0.5 mile;
NDEQ Leaking Underground Storage Tank Report (LUST)—0.5 mile;
NDEQ Underground Storage Tank Report (UST)—property and adjoining property;
NDEQ Leaking Above Ground Storage Tank (LAST)—0.5 mile;
State Fire Marshall Above Ground Storage Tank (AST)—property;
NDEQ Surface Spill List (SPILLS) sites—property only;
NDEQ Remedial Action Plan Monitoring Act Voluntary Cleanup Program (VCP)—0.5 mile;
NDEQ Potential Brownfields Inventory Listing (BROWNFIELDS)—0.5 mile;
NDEQ Institutional Control Registry (INST CONTROL)—0.5 mile;

Tribal Records

Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)—0.5 mile;
Underground Storage Tanks on Indian Land (INDIAN UST)—property and adjoining property;

Additional Environmental Record Sources

Federal Superfund Liens (NPL LIENS)—Target Property;
Hazardous Materials Information Reporting System (HMIRS)—Target Property;
Department of Defense Sites (DOD)—1.0 mile;
Formerly Used Defense Sites (FUDS)—1.0 mile;
Brownfields Sites (US BROWNFIELDS)—0.5 mile;
Superfund Consent Decrees (CONSENT)—1.0 mile;
Record of Decision (ROD)—1.0 mile;
Uranium Mill Tailings Sites (UMTRA)—0.5 mile;
Open Dump Inventory (ODI)—0.5 mile;
Toxic Chemical Release Inventory System (TRIS)—Target Property;
Toxic Substances Control Act (TSCA)—Target Property;
Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act Tracking System (FTTS)—Target Property;
Section 7 of the Federal Insecticide, Fungicide, and Rodenticide Act Tracking System (SSTS)—Target Property;
Polychlorinated Biphenyls Activity Database System (PADS)—Target Property;

Nuclear Regulatory Commission Material Licensing Tracking System (MLTS)—Target Property;

Mines Master Index Files (MINES)—0.25 mile;

Facility Index System/Facility Registry System (FINDS)—Target Property;

RCRA Administrative Action Tracking System (RAATS)—Target Property;

NDEQ Drycleaner Facility Listing (DRYCLEANERS) sites—0.50 mile;

USGS Indian Reservations (INDIAN RESERV)—1.0 mile;

Former Manufactured Gas Sites (COAL GAS) sites—1.0 mile;

The location of the sites identified within 0.25, 0.50, and 1 mile AMSDs (radii) are shown on the Site Information Map, attached in the Appendix.

A review of the EDR Report reveals there were two (2) LUST sites reported that are greater than 0.25 of a mile from the assessment site. It is unlikely that LUST sites would cause environmental conditions at that distance. The remaining sites are listed and discussed below.

The remaining site is described as follows:

MAP ID	NAME	LOCATION	LIST(S)
1	Omaha Public Schools	4845 Curtis Avenue	LUST
Not mapped	Wintergreen Apartments	6636 North 51 st Plaza	FTTS

Omaha Public Schools, 4845 Curtis Avenue, Omaha, Nebraska, 68152. This address is located approximately one-quarter of a mile to the west of the assessment site. This site is currently on the LUST list. This site has been granted a remediation status of “No Further Action.” Because remediation activities have apparently been completed to the satisfaction of the Nebraska Department of Environmental Quality (NDEQ), it does not appear that this site has significant potential to impact the assessment site.

Wintergreen Park Apartments, 6636 North 51st Plaza, Omaha, Nebraska, 68152. This address is located at the assessment site. This site is currently on the FTTS (FIFRA/TSCA Tracking System) list. It is listed because the apartments were inspected under legislation code TSCA (Toxic Substances Control Act) for lead. No violation was reported as a result of this inspection and the apartment buildings are no longer on site. This site does not appear on any lists regarding the release or improper disposal of hazardous wastes/substances. Based on these findings, it does not appear that the conditions at the assessment site represent a risk of significant environmental impact.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

Standard sources were deemed satisfactory and there were no additional environmental records sources reviewed for this investigation.

5.3 PHYSICAL SETTING SOURCES

As shown on the updated USGS 7.5 Minute Topographic Map, Omaha North, Nebraska Quadrangle, a portion of which is included in the Appendix, the site elevation is approximately 1,130 to 1,210 feet above mean sea level (MSL). The scale of this map is 1" = 2,000' and has a contour interval of 10 feet. The topography of the assessment site is sloping toward the northeast with approximately 80 feet of relief. A site-specific topographic survey was not available at the time of this report.

Based on the topography and surface water flow directions observed during the site reconnaissance, we anticipate that the majority of the site-specific ground water flow direction is towards a creek that runs adjacent to Forest Lawn Avenue, which bisects the property and flows towards the northeast. The overall regional ground water flow direction in the vicinity of the property is reported to be to the east toward the Missouri River. Depth to ground water is anticipated to be variable, ranging from 20-50 feet below ground level.

Based on the topography and anticipated site-specific ground water flow direction, we anticipate that the area within one-half mile to the west and southwest would be in the up-gradient direction. Therefore, the anticipated up-gradient source area has been the focus of our historical and environmental records research.

The assessment site surface soils were mapped by the United States Department of Agriculture (USDA) and described in the *Soil Survey of Douglas and Sarpy Counties, Nebraska*. Surface soils mapped at the assessment site are Monona and Ida silt loams, 17 to 30% slopes (MsF2). The Monona and Ida series consist of deep, well drained, nearly level to moderately steep soils on uplands. These soils are found on cleared land. Permeability in these soils is moderate and available water capacity is high. Areas adjacent to the on-site creek are identified as Gullied Land (Gu). This soil occurs in areas along drainageways that have been deeply cut by gully erosion. A copy of the Soil Survey Map for the assessment site and adjoining area has been included in the Appendix.

5.4 HISTORICAL USE INFORMATION ON THE ASSESSMENT SITE

Complete chain-of-title documentation was not available for review at the time of this Report. Sanborn Fire Insurance Map coverage was also not available for the assessment site.

Historical sources reviewed for this investigation included the following:

Aerial Photographs: 1970 (Photobase for the Soil Survey Map), 1973, 1982, 1994, 1999, 2003, 2005
Historical Topographic Maps: 1956, 1975, 1984
Omaha Street Directories: 1915 to 1970

Based upon these sources, it appears that the assessment site was vacant land from at least 1956, until the apartment and road construction began sometime between 1970 and 1973. Apartment buildings, roads and parking lots appear to have been either under construction or recently finished in the 1973 aerial photograph. Additional apartment buildings are visible in the 1982 photograph. No significant changes on the assessment site are visible from 1982 until the 2005 aerial photograph.

The Omaha Street directories that were reviewed indicated that there was no development at this site before the construction of the Wintergreen Apartments in 1974. Streets reviewed included North 51st Plaza, Forest Lawn Avenue, North 51st Court, North 50th Plaza, and Redick Plaza.

No other use or development was revealed through review of aerial photographs, the historical topographic maps, or the Omaha street directories and, it is assumed, that the site did not incur any development between the dates of the records that were examined.

Portions of the aerial photographs and the topographic maps have been reproduced and are included in the Appendix.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Historical uses of the surrounding property were identified to the extent that this information was revealed in the course of researching the assessment site. A review of aerial photographs from 1970 (Photobase for the Soil Survey Map), 1973, 1982, 1994, 1999, 2003, and 2005 was performed as well as a review of the Omaha street directories from 1915 to 1970. Additionally the historical topographic maps from 1956, 1975, and 1984 were reviewed. Based upon these sources it appears that North 50th Street and houses were present to the east of the assessment site in 1956. By 1970, North 51st Street and houses were present to the northwest of the assessment site. Construction of the surrounding roads and houses on properties to the west and south appears to have continued until sometime between 1994 and 2005.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was performed on December 13, 2006. A walkover of the site and adjacent public thoroughfares was made and current use and condition of the property and adjoining nearby properties was noted, as well as information on land use in the vicinity. Observations were made to review existing structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices.

Copies of photographs taken during the site reconnaissance conducted on December 13, 2006, have been included in the Appendix and represent the condition of the site on that day.

6.2 GENERAL SITE SETTING

The site has moderate topography with approximately 80 feet of relief across the assessment site. In general, the elevation highs are along the west border of the property while the elevation lows are east border. Surface drainage of the site is southeast from the west part of the site and northwest from the southeast corner of the site toward the intermittent creek that bisects the site and runs adjacent to Forest Lawn Avenue.

Adjoining property uses are listed below:

- North – Mary Plaza ROW.
- East – North 50th Plaza ROW.
- South – Redick Plaza ROW.
- West – North 51st Court ROW.

Visual observations from the perimeter of the site and public thoroughfares were made of the surrounding vicinity. Land uses observed in the vicinity include the following:

North - Beyond Mary Plaza ROW to the north is residential property.

East - Beyond North 50th Plaza ROW to the east is residential property followed by Forest Lawn Cemetery.

South - Beyond Redick Plaza ROW to the south is residential property.

West - Beyond North 51st Court ROW to the west is residential property.

6.3 EXTERIOR OBSERVATIONS

There were no buildings on site. The former apartments were removed from site. The North 51st Plaza and Forest Lawn Avenue are still present crossing through the site. There was little rubble remaining on site. Two transformers were noted on site and appeared to have been decommissioned. OPPD owns, operates, and maintains transformers in the Omaha metropolitan area.

Indications of the storage or disposal of hazardous substances or petroleum products in quantities large enough to be a significant environmental risk to the assessment site were not observed.

In general, the condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site.

6.4 INTERIOR OBSERVATIONS

There were no buildings at the assessment site during the site reconnaissance of December 13, 2006.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

The owner of the assessment site is the Bank of Illinois. The representative for the owner is Shaun James of Slusky Law in Omaha, Nebraska. The owner was interviewed through correspondence utilizing the questionnaire from the Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, ASTM E 1528-06. This is a comprehensive questionnaire that collects current and historical observations about the assessment site and adjoining properties. Mr. James responded for the owner on the questionnaire that he knows of no hazardous materials, petroleum hydrocarbons, or other environmental concerns identified at the assessment site or adjacent properties. The completed questionnaire is included in the Appendix.

7.2 INTERVIEW WITH SITE MANAGER

The site was vacant and there was no site manager.

7.3 INTERVIEWS WITH OCCUPANTS

There were no occupants at the assessment site to be interviewed. The previous owner was Avram Cimmering. The previous owner was charged with code violations and failing to pay utilities at the Wintergreen Apartments.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Interviews with local government officials was not deemed necessary as the site was undeveloped until 1974, used for residential purposes, and there were no reported violation identified in the regulatory records review.

7.5 INTERVIEWS WITH OTHERS

No others were interviewed.

8.0 FINDINGS

The following are the findings and conclusions for the Phase I Environmental Site Assessment (ESA) conducted by Thiele Geotech, Inc. (TG) for the City of Omaha (Client) on the subject site:

SITE DESCRIPTION – The assessment site is located at 6506 North 51st Plaza, Omaha, Nebraska, 68152. The assessment site consists of approximately 32 acres of land in a generally rectangular parcel. The site was formerly occupied by the Wintergreen Apartments. The site has recently been cleared of structures.

HISTORICAL REVIEW – Historical aerial photographs, topographic maps, city directories, and interviews were reviewed and indicated that the assessment site was previously vacant land surrounded by houses and vacant land, and these activities do not appear to represent a significant environmental risk to the assessment site.

REGULATORY REVIEW – Three (3) sites (plottable) were identified by EDR, a regulatory database search firm, on the LUST list. These sites were located between one-quarter and one-half of a mile from the assessment. In addition, the assessment site, although not plotted on the EDR map, was listed on the FTTS list. It is listed because the apartments were inspected under legislation code TSCA (Toxic Substances Control Act) for lead. No violation was reported as a result of this inspection and the apartments are no longer present at the site. Therefore, none of the sites identified by EDR were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction.

SITE RECONNAISSANCE – The condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site. Therefore, a low risk for adverse environmental impact to the site from itself or neighboring properties was determined based on the observations made during the site reconnaissance conducted December 13, 2006.

INTERVIEWS – Interviews were conducted with the user and a representative of the owner. These interviews revealed that the present owner and the user know of no hazardous materials, petroleum hydrocarbons, or other environmental concerns identified at the assessment site or adjacent properties.

9.0 OPINION

There were no recognized environmental conditions identified during this investigation.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 for property located at 6506 North 51st Plaza, Omaha, Nebraska. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

11.0 DEVIATIONS

There were no deletions or deviations from this practice.

12.0 ADDITIONAL SERVICES

No additional services were contracted for this investigation.

13.0 REFERENCES

References used for the completion of this investigation included the ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, the ASTM E 1528-06, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule, and Polk City Directories.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I certify that this document was prepared by me or under my direct personal supervision and that I am a Professional Geologist as licensed by the State of Nebraska Board of Geologists.



Respectfully submitted,
Thiele Geotech, Inc.

Prepared by,

A handwritten signature in cursive script, appearing to read "Donna S. Erickson".

Donna S. Erickson, P.G., CHMM
Nebraska License G-0097

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I have a Bachelor of Science degree from the University of Nebraska at Omaha and am a licensed Professional Geologist for the States of Nebraska and Missouri. I am also a Certified Professional Geologist as certified by the American Institute of Professional Geologists. Additionally, I am a Master Level Certified Hazardous Materials Manager as accredited by the Council of Engineering and Scientific Specialty Boards (CESB). Since 1996, I have been principally engaged conducting and supervising the completion of Phase I ESA's.

APPENDIX

SITE VICINITY MAP

SITE RESEARCH DOCUMENTATION

1994 USGS Topographic Map

Parcel Maps

USDA Soil Survey Map

SITE PHOTOGRAPHS

ENVIRONMENTAL LIEN SEARCH DOCUMENTATION

HISTORICAL RESEARCH DOCUMENTATION

Aerial Photographs

Historical Topographic Maps

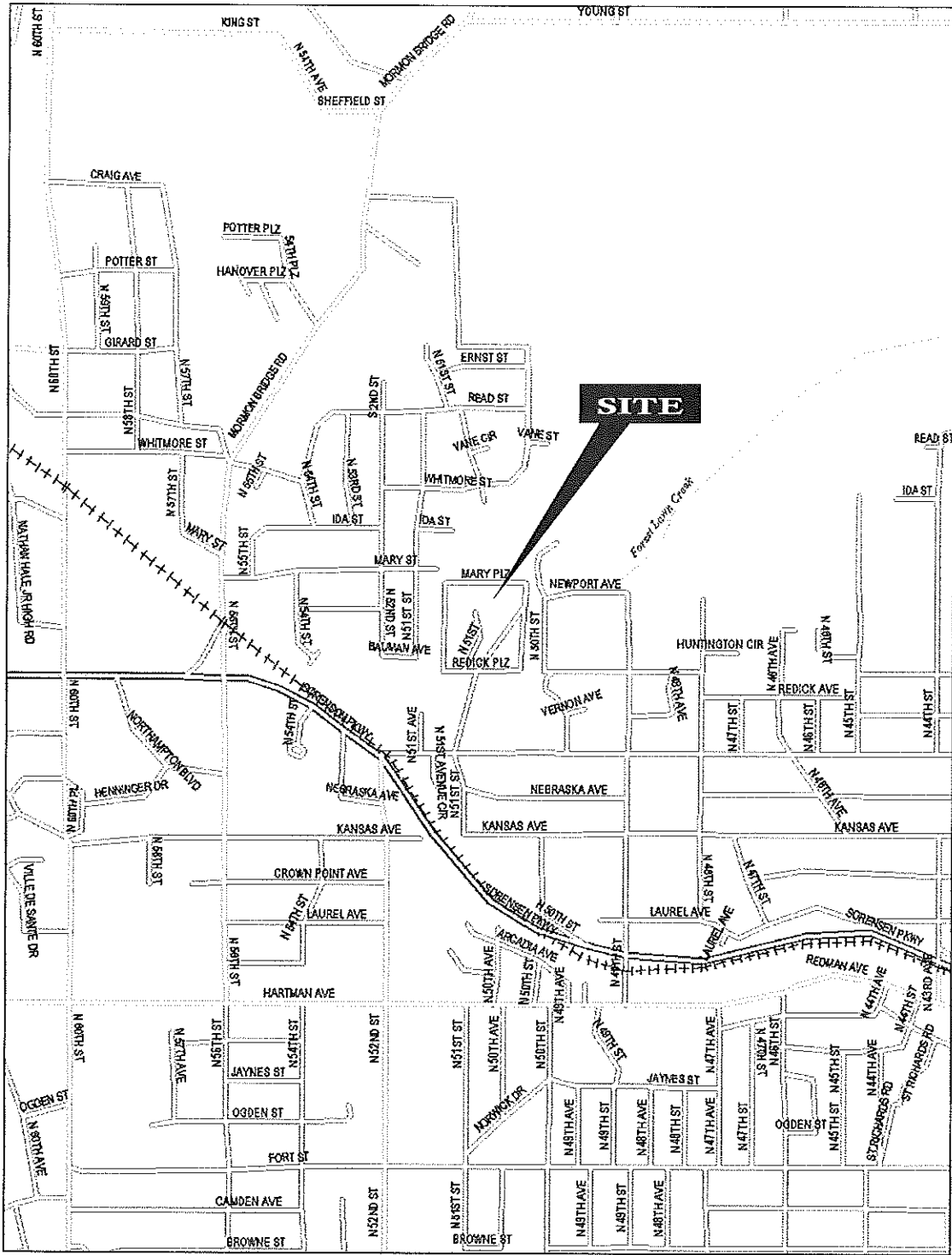
Sanborn Fire Insurance Map Coverage

REGULATORY RECORDS DOCUMENTATION

EDR Radius Map Report

INTERVIEW DOCUMENTATION

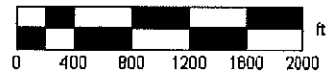
SITE VICINITY MAP



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www.delorme.com



Data Zoom 14-0

Site Vicinity Map

TG THIELE GEOTECH, INC

Project
 Former Wintergreen Apartments
 6506 North 51st Plaza

Job #
 06623.0

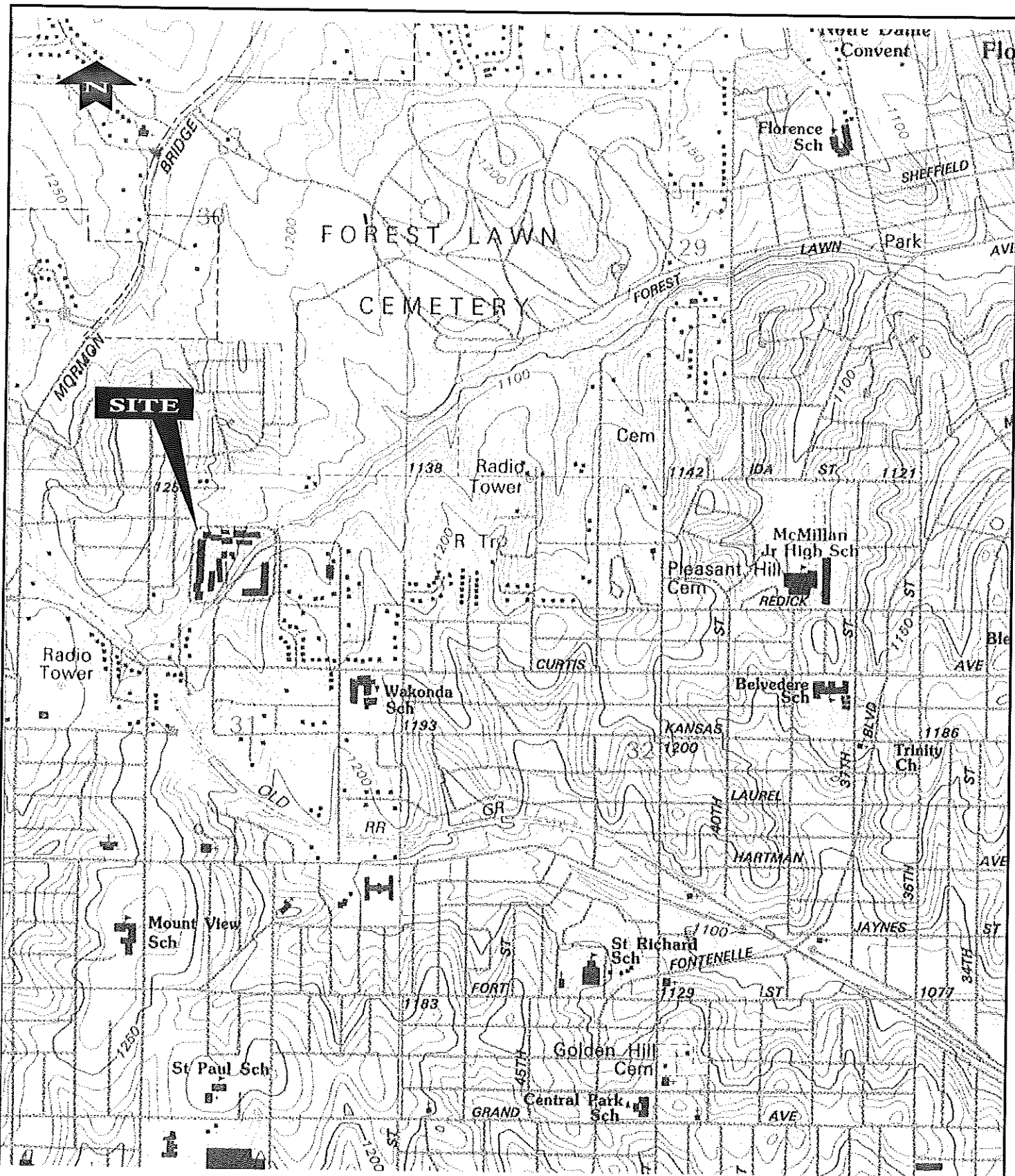
Date
 11/17/06

SITE RESEARCH DOCUMENTATION

1983 USGS Topographic Map

Parcel Map

USDA Soil Survey Map



Topographic Map

(From 1994 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION



THIELE GEOTECH, INC

Project

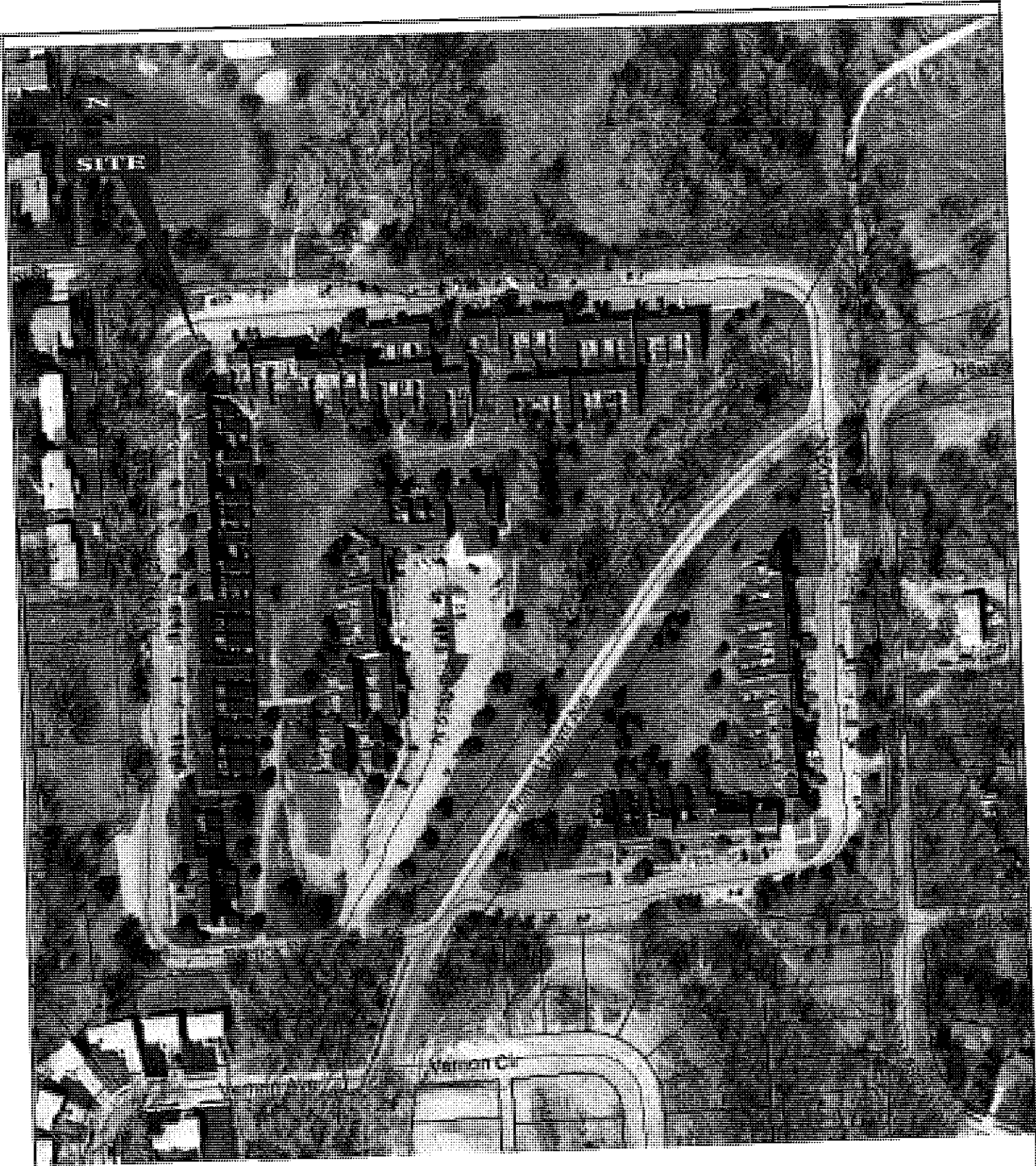
Former Wintergreen Apartments
6506 North 51st Plaza

Job #

06623.0

Date

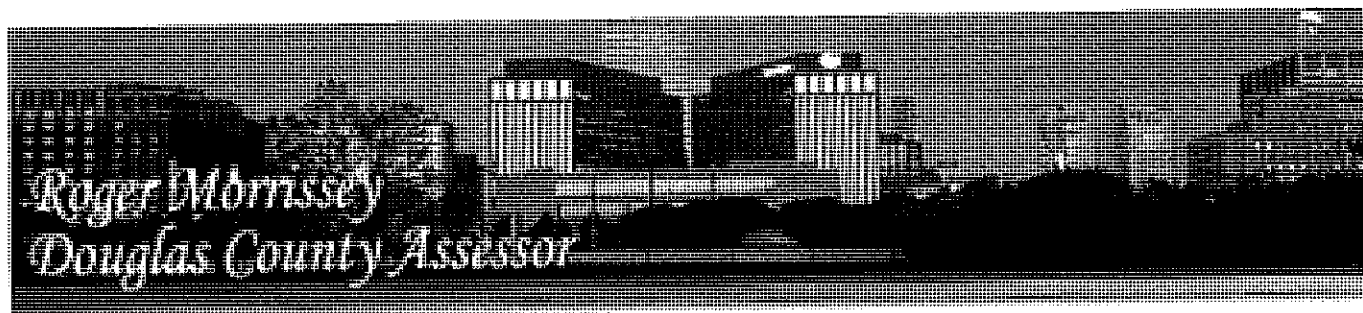
11/17/06



Parcel Map

TG THIELE GEOTECH, INC

Project	Former Wintergreen Apartments 6506 North 51 st Plaza		
Job #	08623.0	Date	11/17/08



Last Updated: 10/20/2006

[<< Perform a New Valuation Search](#)

[Print this page](#)

Owner Information:

Owner Name: FIRST BANK OF ILLINOIS

Mailing Address: 300 E NW HIGHWAY
PALATINE, IL 60067-0000

Property Information:

Key Number: 3990 0000 02

Account Type: Multiple Comm

Parcel Number: 0239900000

Parcel Address: 6506 N 51 PA
OMAHA, 68152-0000

Previous Assessed Value: \$3326000.00

Current Assessed Value: \$1475000.00

Tax Levy Information:

CITY COUNTY BUILDING	.01096
DOUGLAS COUNTY	.26427
OMAHA PUBLIC SCHOOL DISTRICT	1.21849
EDUCATIONAL SERVICE UNIT 019	.01500
METROPOLITAN COMMUNITY COLLEGE	.06740
CITY OF OMAHA	.43387
PAPIO NATURAL RESOURCE DISTRICT	.03909
OMAHA TRANSIT AUTHORITY	.04890
	.00000
	.00000
Total Levy	2.09798

[View Douglas County Treasurer's Tax History Information](#)

Parcel Characteristics:

Legal Description: LANDS SEC-TWN-RGE 31-16-13 -EX RD & TL 1 & STHLY 375 FT FOR HT GDNS & N 490 E 441 W 821 FOR HT GDNS 1 ST ADD & FOREST LAWN AVE- 1/2 VAC NEWPORT & REDICK AVE & NW 1/4 NE 1/4

Parcel Size: Acres: 32.41 Sq. Ft.: 1412215

Please Note:

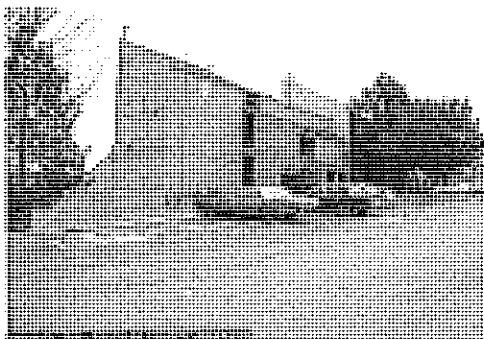
The legal description above is a courtesy provided for assessment purposes and is not intended for use in legal instruments.

Sales Information: [Click Here For Sales Data](#)

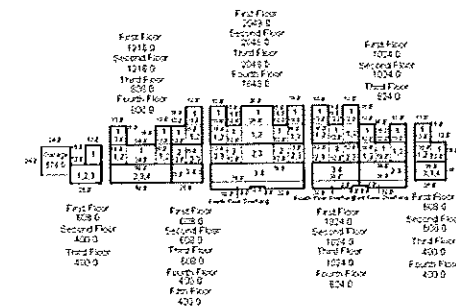
Building Characteristics:

- Building Number:** 06
- Building Size:** 18480 sq. ft.
- Year Built:** 1974
- Condition:** Poor
- Quality:** Low
- Exterior:** Frame Siding
- Units:** 26
- Bedrooms:** 0
- Baths:** 0
- Garage:**
- Garage Size:**

Property Photos/Sketches:



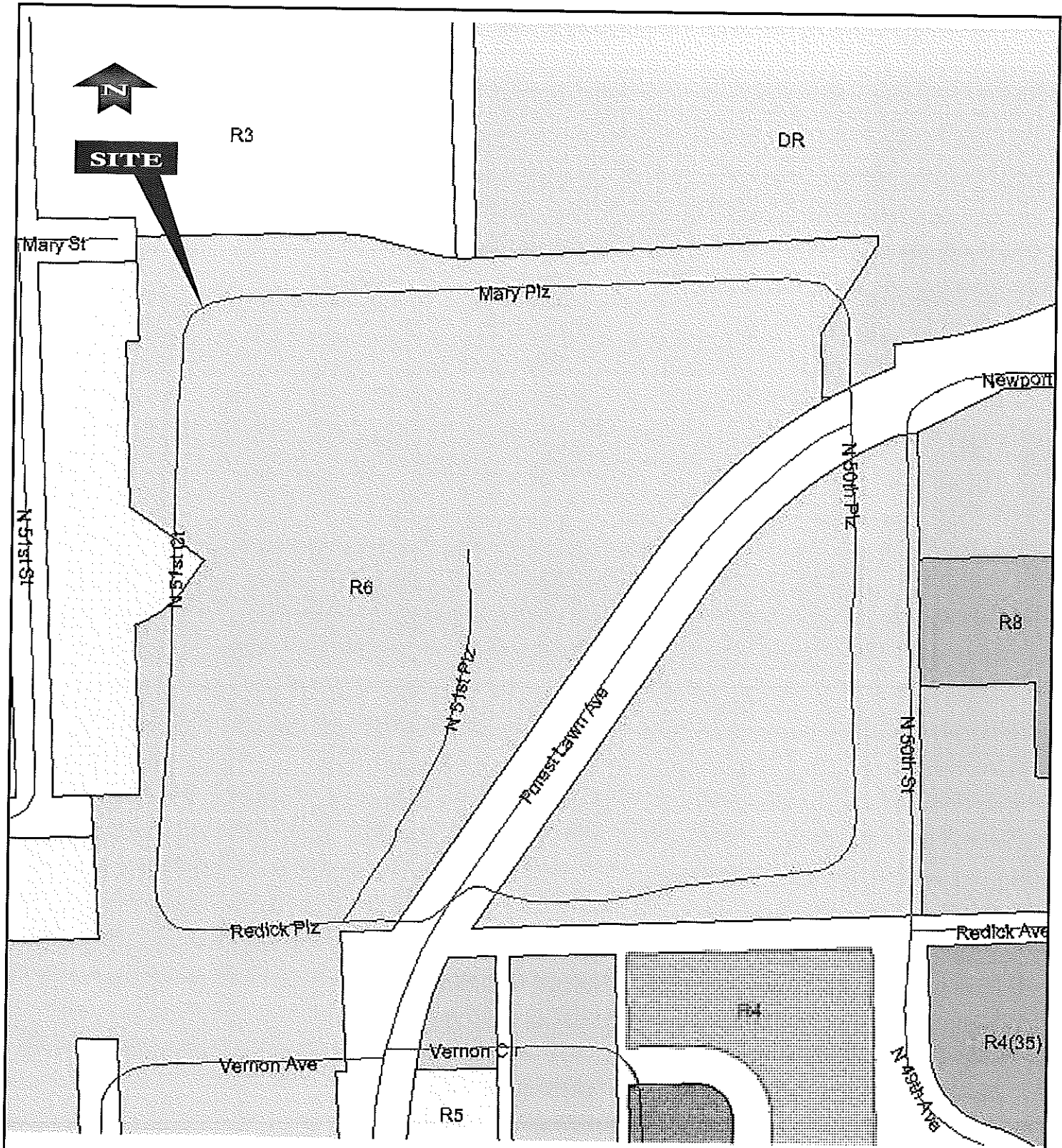
[Click Here To Enlarge Image](#)



[Click Here To Enlarge Image](#)

[View Parcel Map](#)

The Douglas County Assessor's office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.



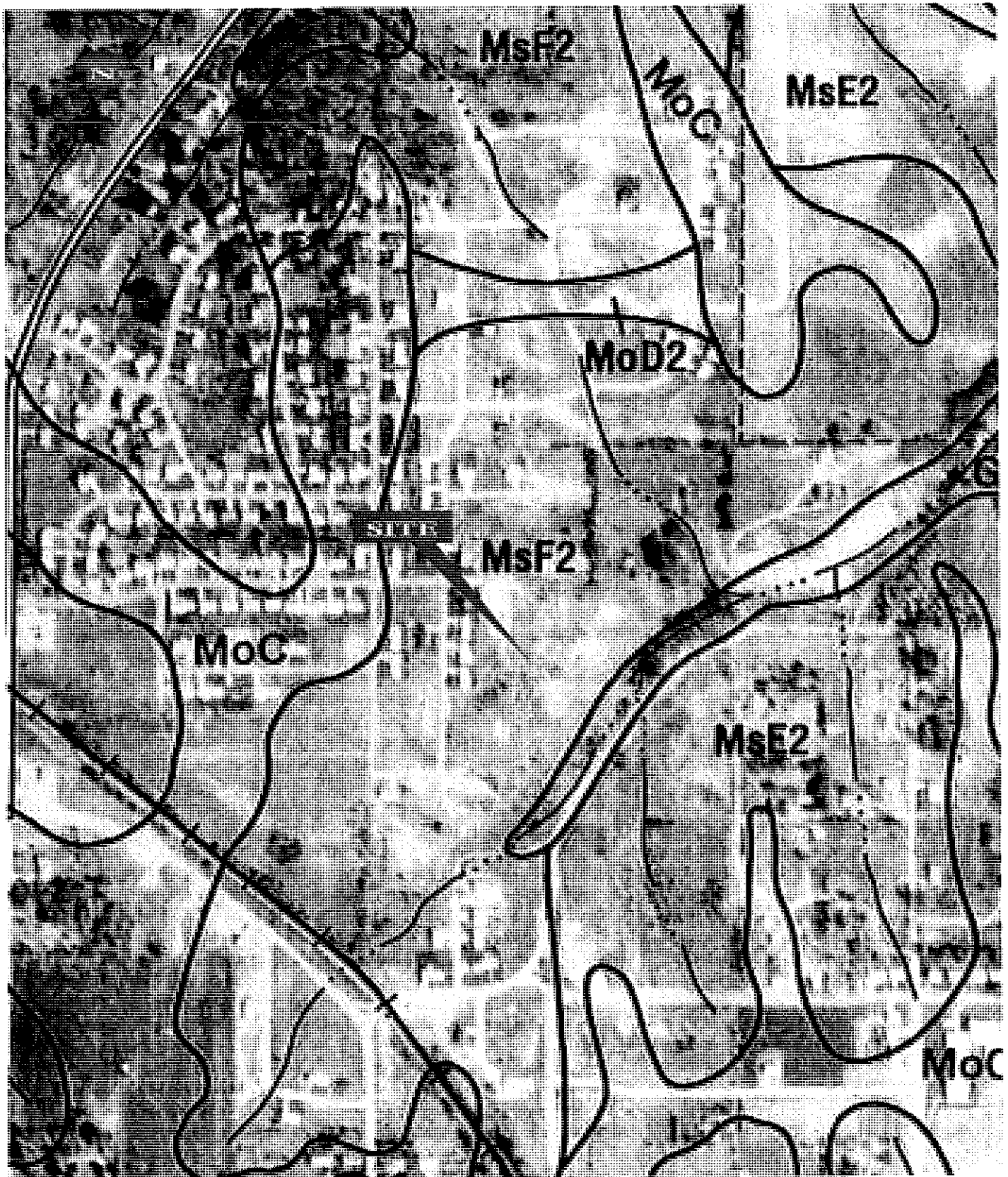
City of Omaha Zoning Map



THIELE GEOTECH, INC

Project
 Former Wintergreen Apartments
 6506 North 51st Plaza

Job # 06623.0	Date 11/17/06
------------------	------------------



Soil Survey Map

(From 1975 USDA Soil Survey of Douglas and Sarpy Counties,
Compiled on 1970 Aerial Photograph)

TG THIELE GEOTECH, INC

Project Former Wintergreen Apartments
6506 North 51st Plaza

Job # 06623.0

Date 11/17/06

SITE PHOTOGRAPHS

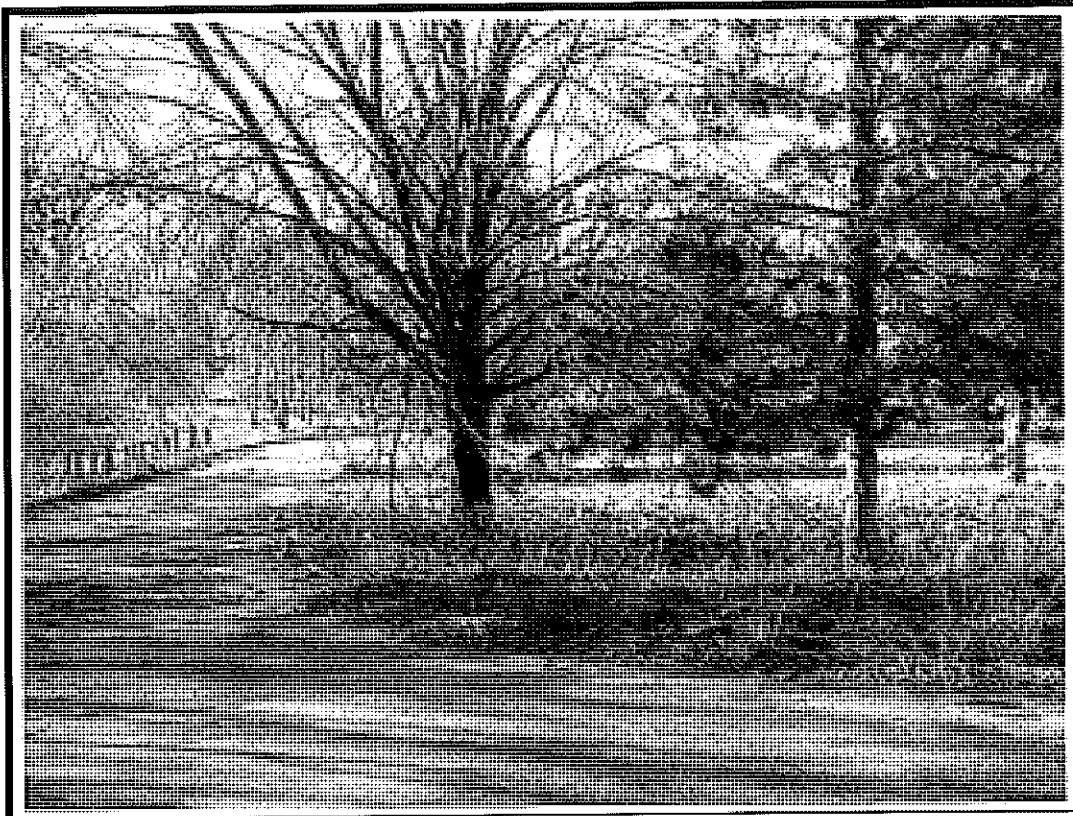


PHOTO NUMBER 1

View west from the south entrance to the assessment site along North 51st Plaza.

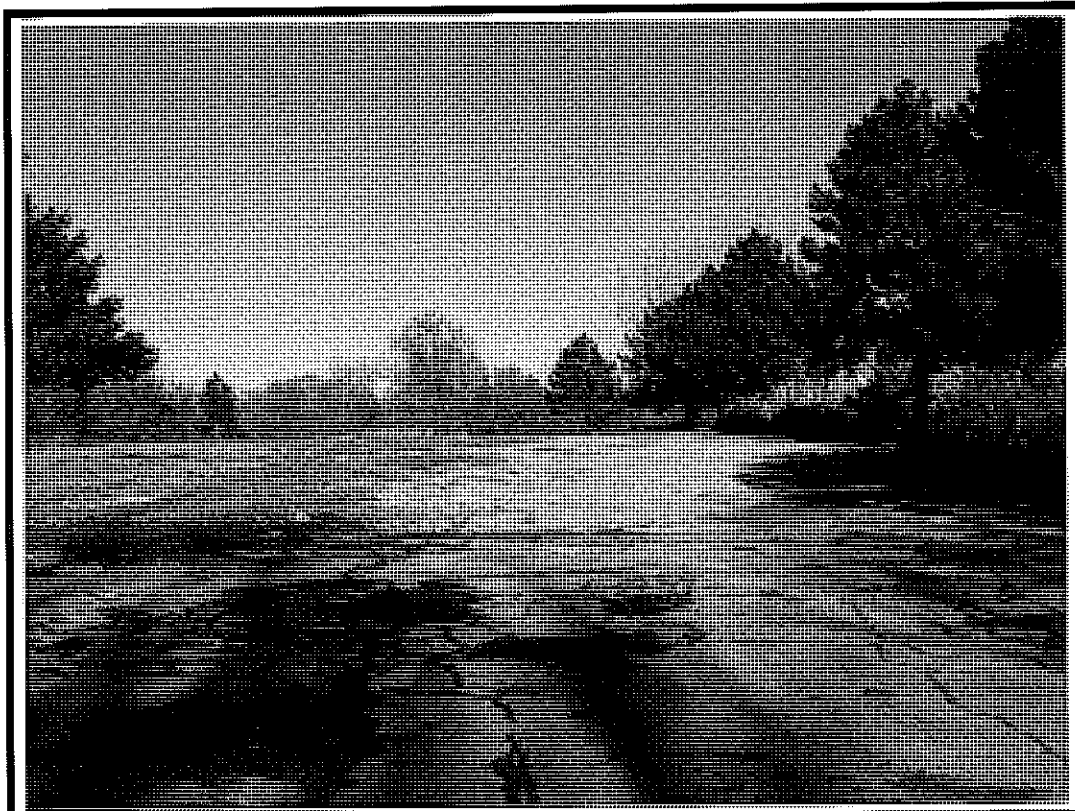


PHOTO NUMBER 2

View north along North 51st Plaza.



PHOTO NUMBER 3

View east from the south entrance to the assessment site.

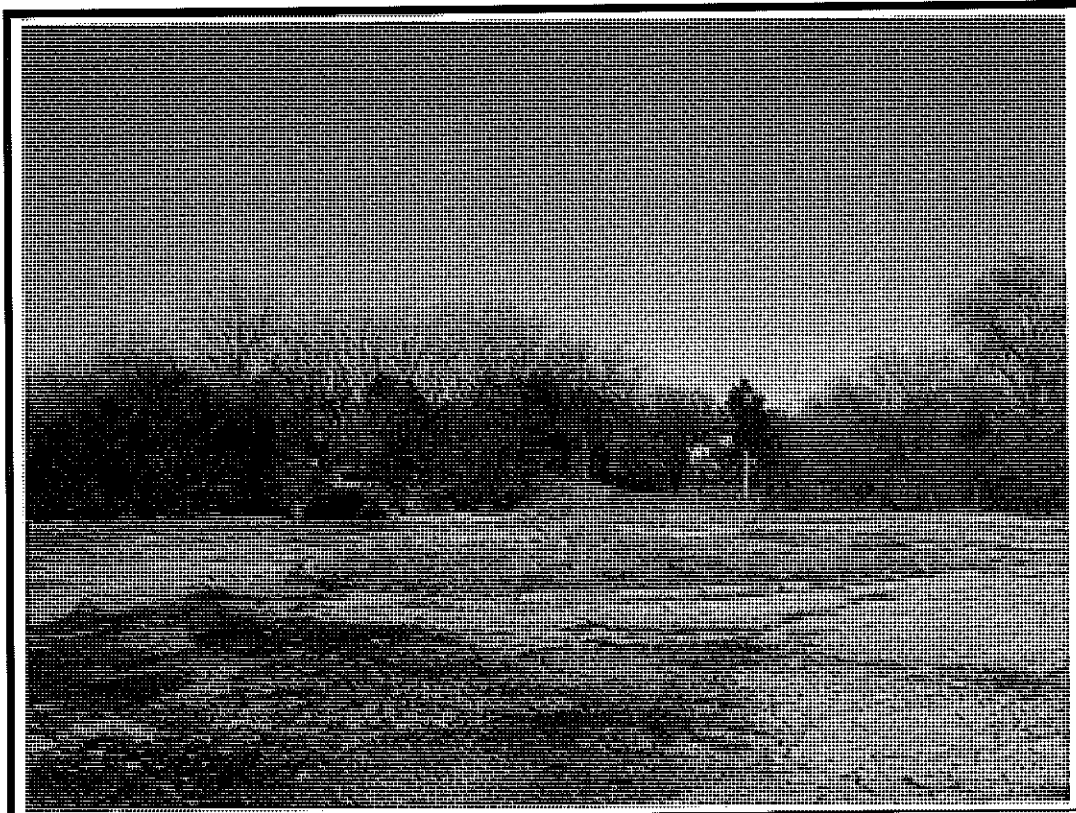


PHOTO NUMBER 4

View of North 51st Plaza and the former street to the apartment complex.

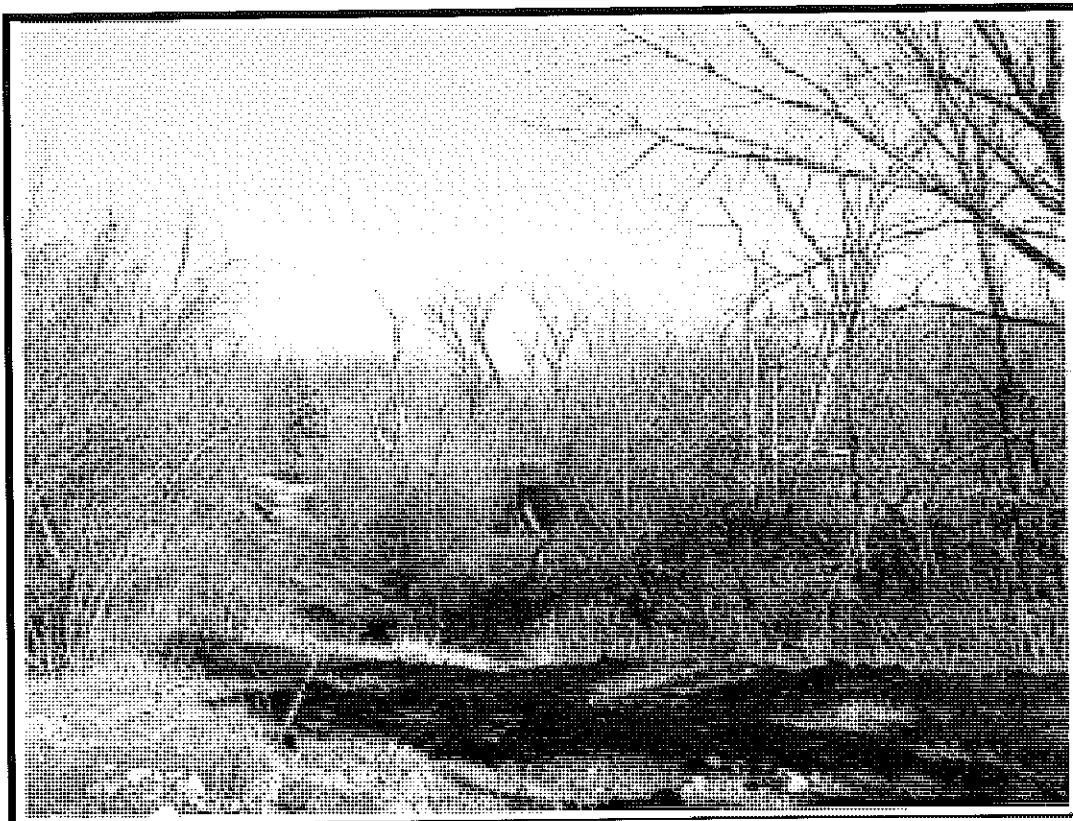


PHOTO NUMBER 5

View of trees along the west side of Forest Lawn Avenue at the assessment site.



PHOTO NUMBER 6

View of property located north of the assessment site.

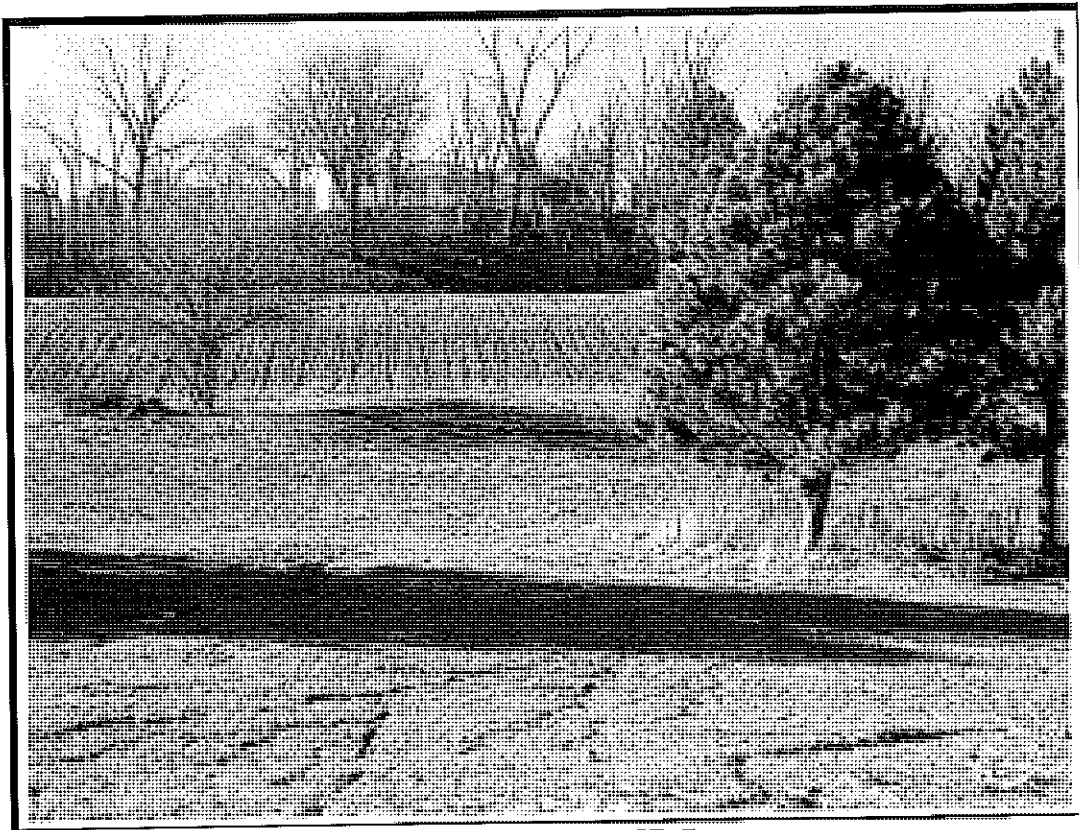


PHOTO NUMBER 7

View west from the central part of the assessment site.

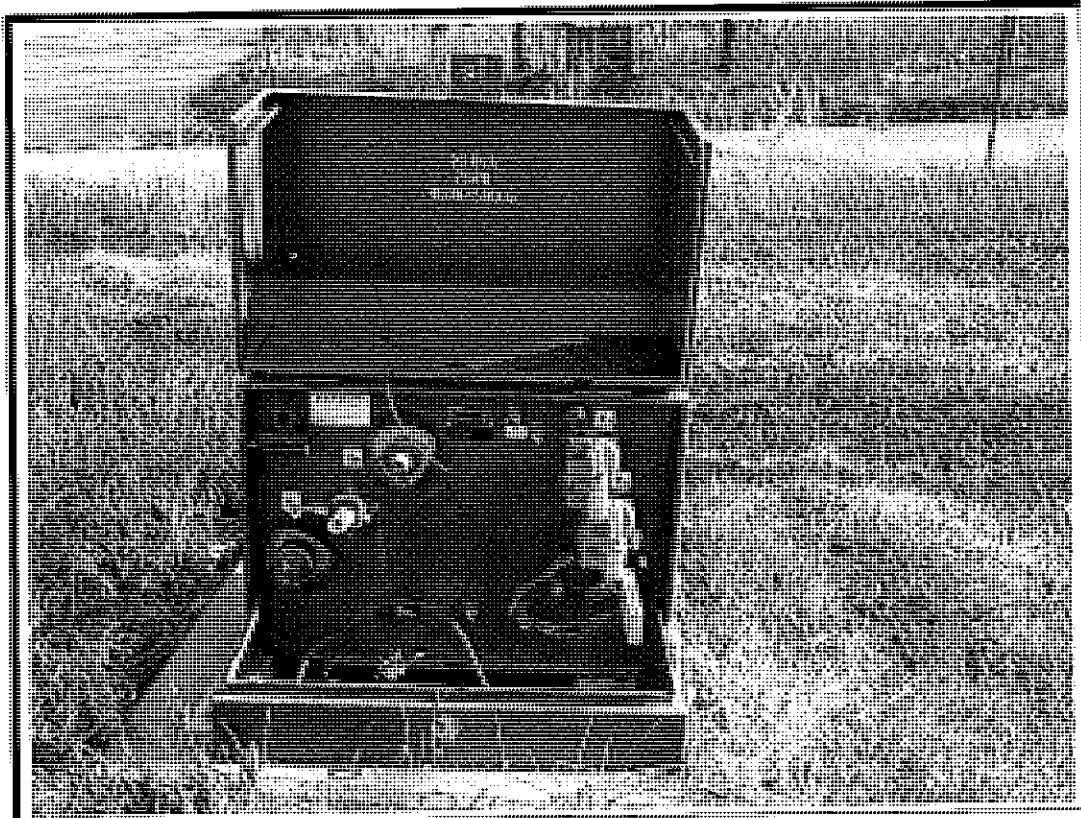


PHOTO NUMBER 8

View of decommissioned transformer at the assessment site.



PHOTO NUMBER 9

View of decommissioned transformer at the assessment site.



PHOTO NUMBER 10

View of houses located southwest of the assessment site along Vernon Circle.

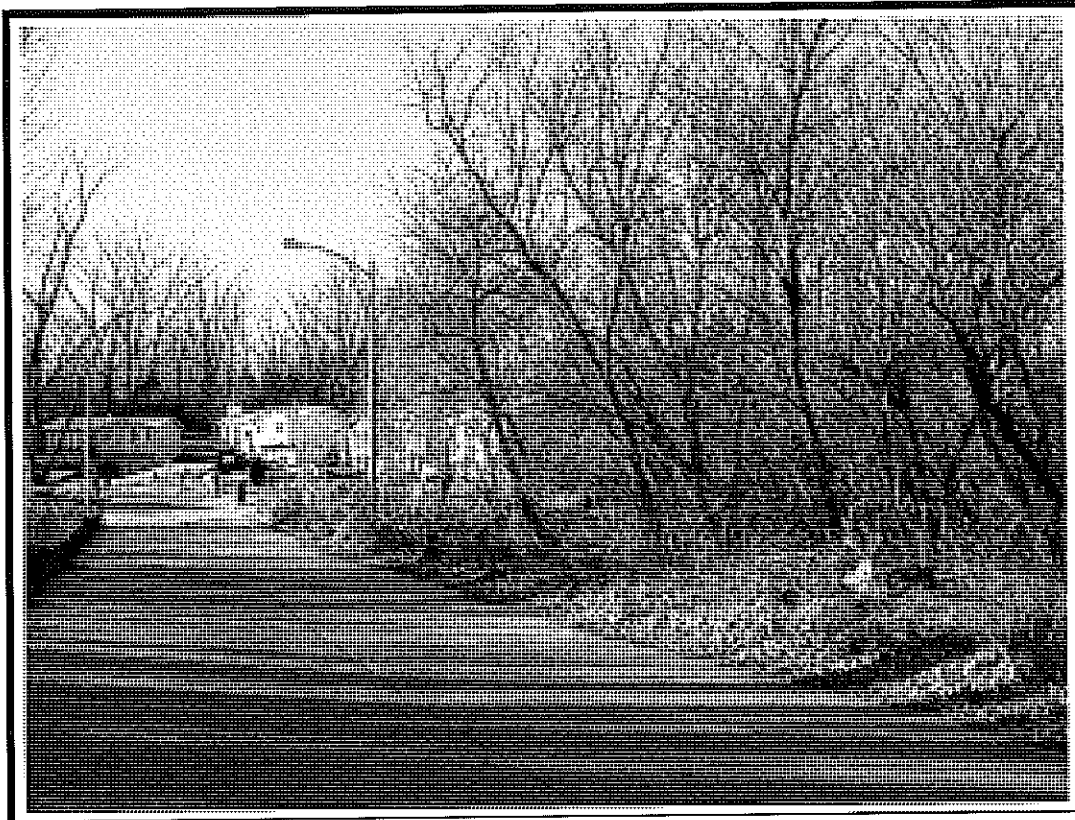


PHOTO NUMBER 11

View west along Vernon Avenue, located south of the assessment site.



PHOTO NUMBER 12

View north along 50th Street, located east of the assessment site.

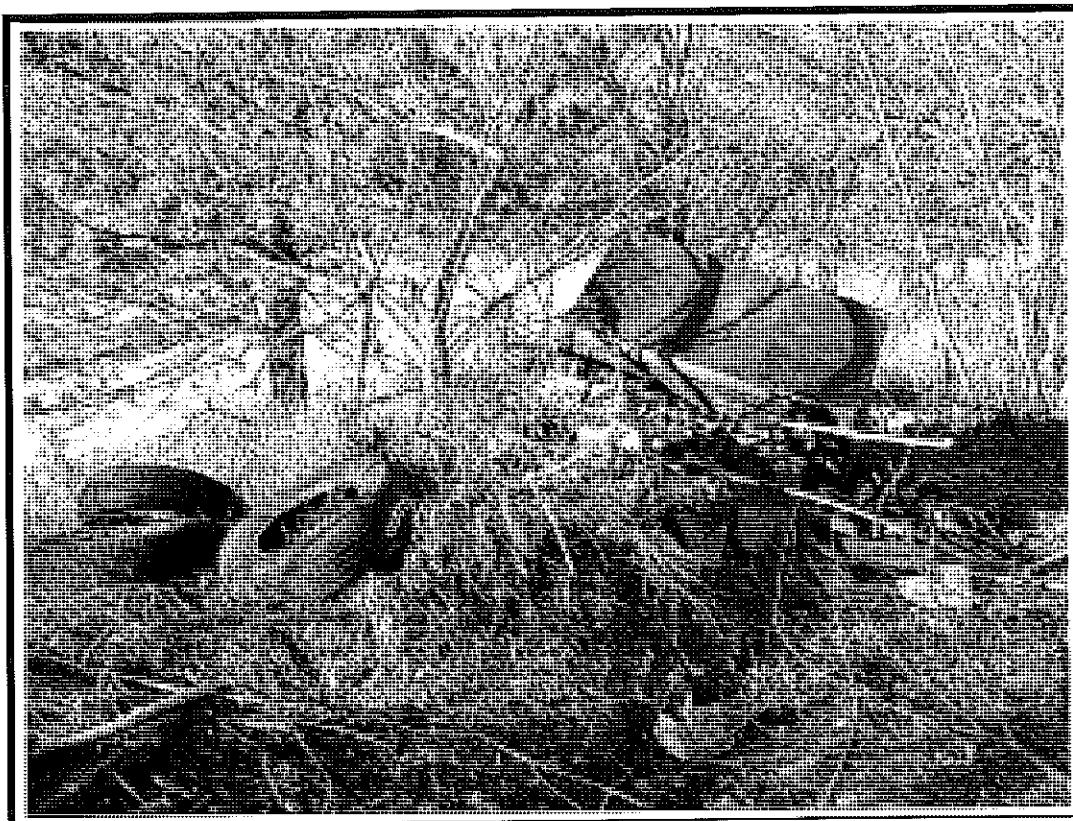


PHOTO NUMBER 13

View of junk located nearby east of the assessment site.



PHOTO NUMBER 14

View northwest across the north end of the assessment site.



PHOTO NUMBER 15

View west along the north border of the assessment site.



PHOTO NUMBER 16

View of houses located west of the southwest corner of the assessment site.



PHOTO NUMBER 17

View north along the western border of the assessment site.

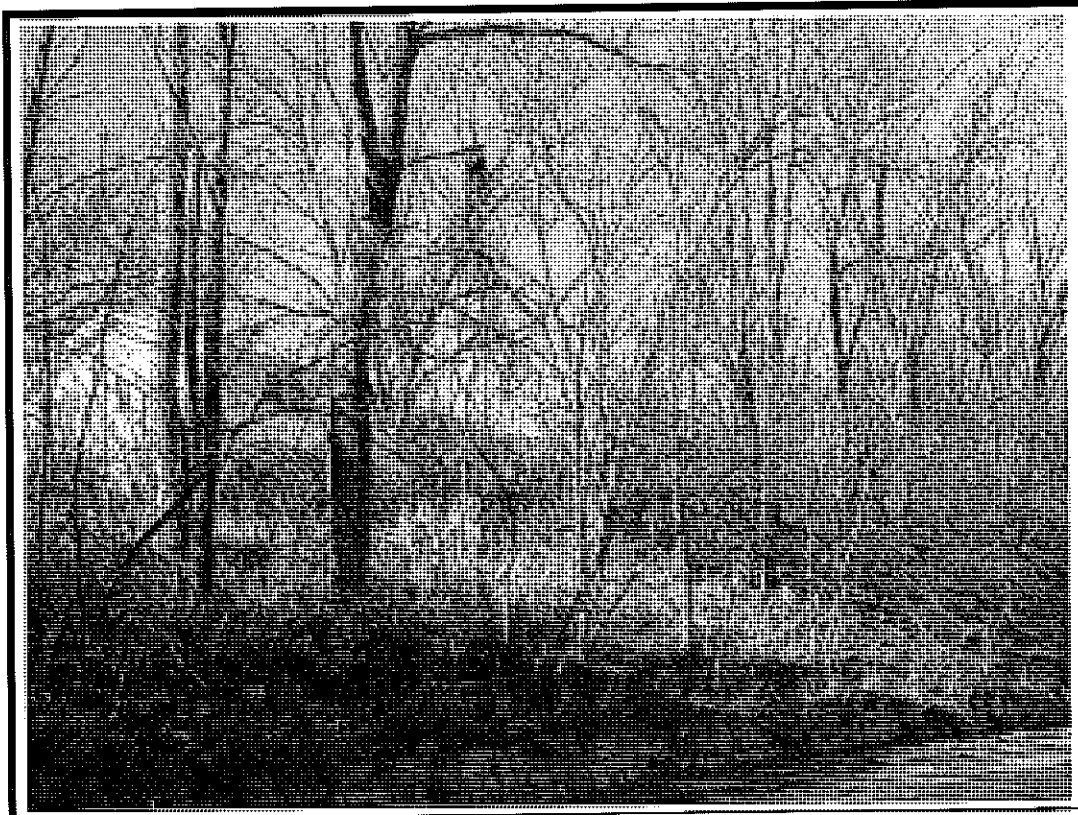


PHOTO NUMBER 18

View of houses located west of the assessment site.

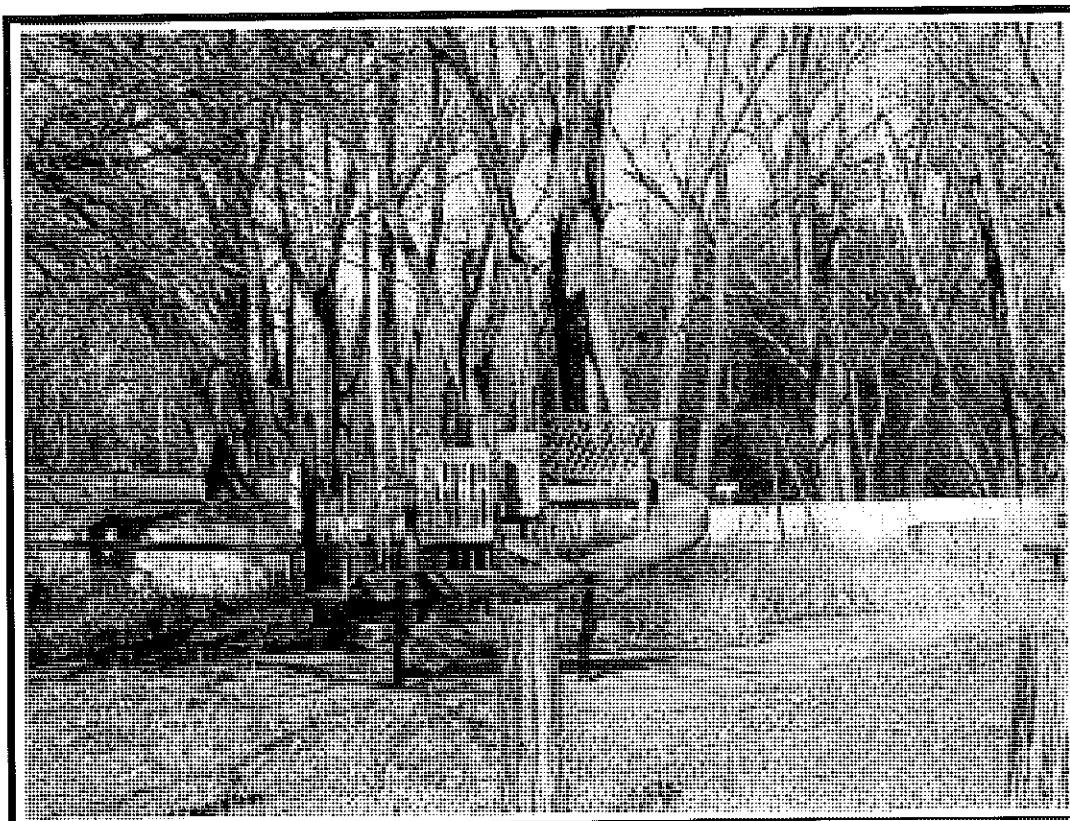


PHOTO NUMBER 19

View of the playground located north of the assessment site.

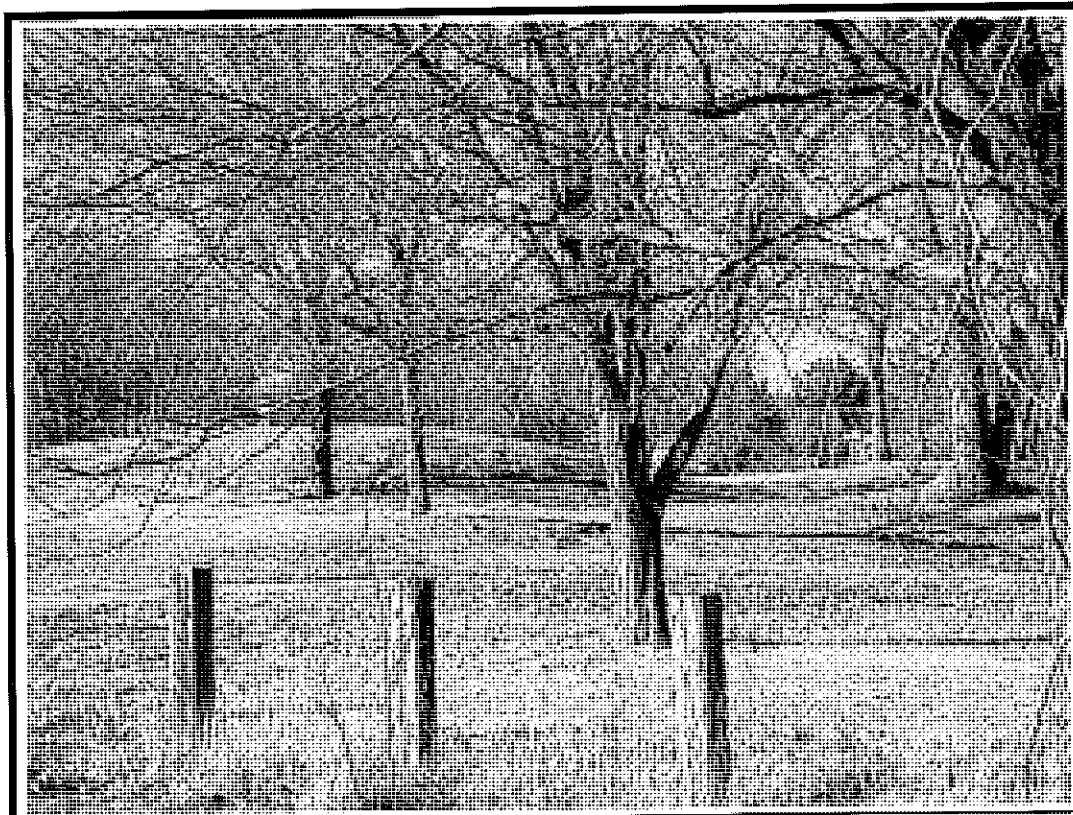


PHOTO NUMBER 20

View of the property located northwest of the assessment site.

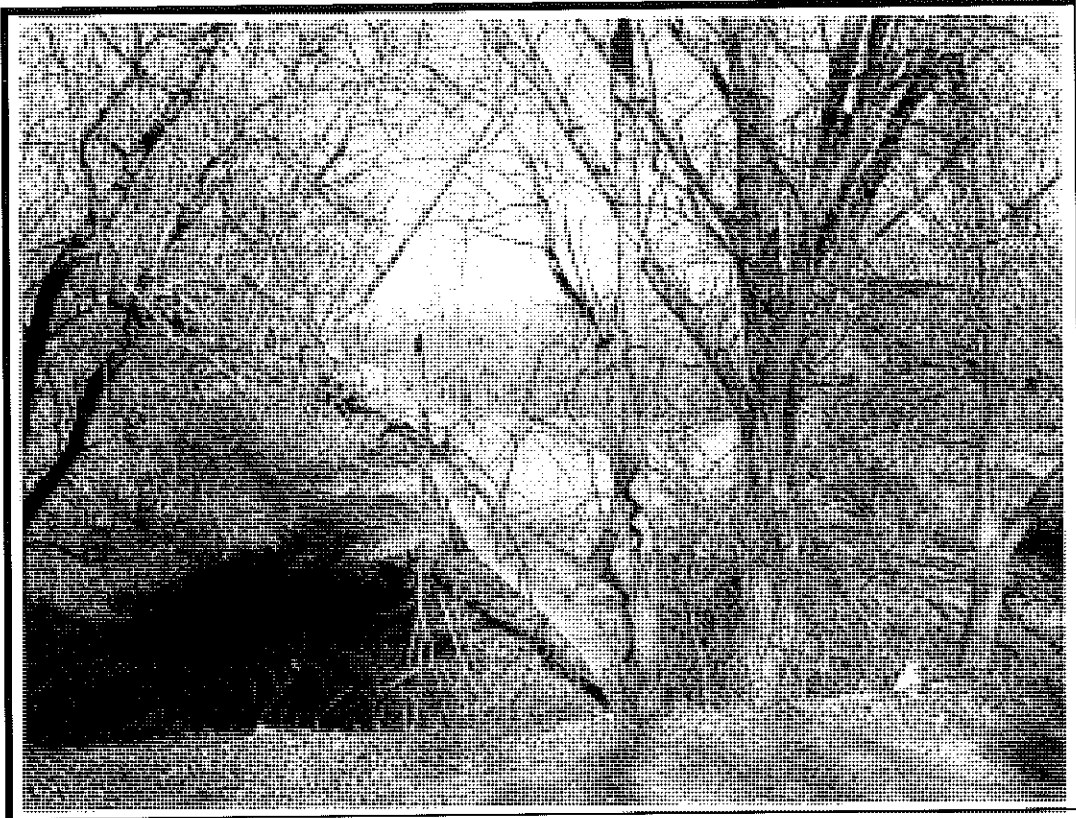


PHOTO NUMBER 21

View of the property located northeast of the assessment site.

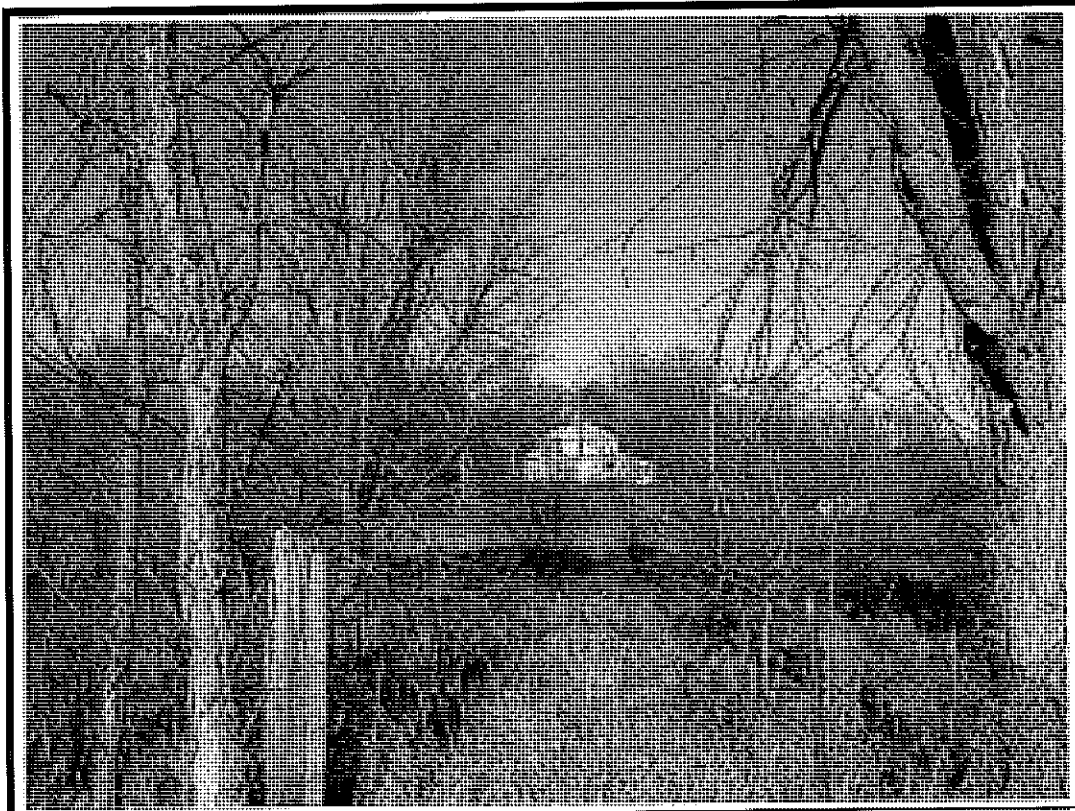


PHOTO NUMBER 22

View of the house located north of the assessment site.

ENVIRONMENTAL LIEN SEARCH DOCUMENTATION

Commitment for Title Insurance

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

FIRST AMERICAN TITLE

FIRST AMERICAN TITLE, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

First American Title Insurance Company

BY

Gary L. Kenneth

PRESIDENT

ATTEST

Mark R. Anderson

SECRETARY



By:

Amelia Carter

Authorized Signatory

SCHEDULE A

1. Effective Date: **September 29, 2006** at 8:00 a.m.

2. Policy or Policies to be issued:	Amount	Premium
(a) ALTA Owner's Policy	\$ 0.00	\$
Proposed Insured: City of Omaha		
(b) ALTA Loan Policy	\$	\$
Proposed Insured:		
(c)	\$	\$
Proposed Insured:		
Closing Protection Endorsement		\$25.00

3. The estate or interest in the land described or referred to in this commitment and covered herein is **fee simple** and title hereto is at the effective date hereof vested in:

First Bank and Trust Company of Illinois, an Illinois banking corporation

4. The land referred to in this commitment is located in the County of **Douglas**, State of **Nebraska** and is described as follows:

**Legal Description attached hereto as Schedule C
and by this reference incorporated herein.**

First American Title Title Insurance Commitment

Loan No.

Commitment No. 1451-633249-06

SCHEDULE B - Section 1 Requirements

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
3. Pay us the premiums, fees and charges for the policy.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Order verbal update from Title Company prior to closing to detect any matters appearing of record after effective date of this commitment.
6. Signed affidavit from present Titleholders stating that all bills have been paid for any work done on subject property within the last 120 days.
7. Provide attached Privacy Notices to the parties involved.
8. Corporation Warranty Deed executed by the president of **First Bank and Trust Company of Illinois, an Illinois banking corporation**, to **City of Omaha**.
9. Payment of any Inspection Fees for Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033265** .
Release of Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033265** .
10. Payment of any Inspection Fees for Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033266** .
Release of Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033266** .
11. Payment of any Inspection Fees for Code Enforcement Notice filed **April 25, 2005** as Inst. No. **2005045954** .
Release of Code Enforcement Notice filed **April 25, 2005** as Inst. No. **2005045954** .
12. Payment of any Inspection Fees for Code Enforcement Notice filed **June 10, 2005** as Inst. No. **2005066891** .
Release of Code Enforcement Notice filed **June 10, 2005** as Inst. No. **2005066891** .
13. Payment of any Inspection Fees for Code Enforcement Notice filed **August 8, 2005** as Inst. No. **2005095965** .

Release of Code Enforcement Notice filed **August 8, 2005** as Inst. No. **2005095965** .

14. Payment of any Inspection Fees for Code Enforcement Notice filed **March 13, 2006** as Inst. No. **2006027877** .

Release of Code Enforcement Notice filed **March 13, 2006** as Inst. No. **2006027877** .

First American Title Title Insurance Commitment

Loan No.

Commitment No. 1451-633249-06

SCHEDULE B - Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

Special Exceptions

Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.

No coverage is provided for special assessments levied and certified to the Office of the County Treasurer after the effective date of the title insurance policy.

8. Tax ID # 3990 0000 02
2005 County and 2006 City Taxes, Total \$69,778.82, First Installment, \$34,889.41, PAID, Second Installment, \$34,889.41, PAID, .
2004 County and 2005 City Taxes, All Paid.
9. Right of Way Agreement filed July 10, 1941 in Book 157, Page 238 in the office of the Register of Deeds of Douglas County, Nebraska. Assignment of Right of Way Agreement filed January 15, 1960, in Book 350, page 29; and Assignment of Right of Way Agreement, filed January 13, 1984, in Book 703, page 395. P.P.E
LIVE
10. Easement Granted to Sanitary and Improvements District No. 117 dated January 11, 1964 in Book 408, Page 436 in the office of the Register of Deeds of Douglas County, Nebraska.

11. **Reservation of easement rights as set forth in Resolution filed March 17, 1971 in Book 497, Page 581 in the office of the Register of Deeds of Douglas County, Nebraska.**
12. **Reservation of easement rights as set forth in Resolution dated May 27, 1969 as Inst. No. in Book 507, Page 689 in the office of the Register of Deeds of Douglas County, Nebraska.**
13. **Easement and Right of Way to Metropolitan Utilities District filed August 18, 1972 in Book 513, Page 353 in the office of the Register of Deeds of Douglas County, Nebraska.**
14. **Easement Granted to Sanitary and Improvement District No. 114 and the City of Omaha, Nebraska filed August 25, 1972 in Book 513, Page 533 in the office of the Register of Deeds of Douglas County, Nebraska.**
15. **Easement Granted to Omaha Public Power District and Northwestern Bell Telephone Company filed November 28, 1972 in Book 516, Page 343 in the office of the Register of Deeds of Douglas County, Nebraska.**
16. **Regulatory Agreement for Limited Distribution Mortgagors under Section 236 of the National Housing Act filed April 15, 1982 in Book 669, Page 397 in the office of the Register of Deeds of Douglas County, Nebraska.**
17. **Terms and conditions of Department of Housing and Urban Development Use Agreement by and between Green Acres Townhouses Associates, an Indiana Limited Partnership and the Secretary of Housing and Urban Development, acting by and through the Assistant Secretary of Housing-Federal Housing Commissioner filed September 1, 2000 in Book 1350, Page 138 in the office of the Register of Deeds of Douglas County, Nebraska.**

Issue Date: **October 17, 2006**

Rels Title - Closing Office

Rels Title

1055 North 115th Street, Third Floor, Omaha, NE 68154

Omaha, NE 68154

Phone: (402)498-0600 Fax: (402)498-0066



Rels Title

1905 Harney Street, 3rd Floor

Omaha, NE 68102

Phone: (402) 346-3701 Fax: (402) 346-3181

SCHEDULE C
Legal Description

The land referred to is situated in the State of Nebraska, County of Douglas and is described as follows:

A part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of said Northeast Quarter, all in Section 31, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as Tracts "A" and "B" as follows:

Tract "A"

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 00 degrees 03 minutes 22 seconds West (assumed bearing) along the East line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 500.00 feet to the Southeast corner of Tax Lot 1; thence North 89 degrees 57 minutes 40 seconds West, along the South line of said Tax Lot 1, a distance of 16.00 feet to the point of beginning; thence South 00 degrees 03 minutes 22 seconds West, a distance of 10.00 feet; thence South 35 degrees 13 minutes 58 seconds West, a distance of 128.45 feet; thence South 00 degrees 03 minutes 22 seconds West, a distance of 75.00 feet; thence South 89 degrees 56 minutes 38 seconds East, a distance of 31.81 feet to a point on the Northwesterly right-of-way line of Forest Lawn Avenue; thence Southwesterly, along said Northwesterly right-of-way line of Forest Lawn Avenue, on a curve to the left with a radius of 613.70 feet, a distance of 296.55 feet, said curve having a long chord which bears South 51 degrees 28 minutes 00 seconds West, a distance of 293.68 feet; thence South 37 degrees 37 minutes 24 seconds West, along said Northwesterly right-of-way line of Forest Lawn Avenue, a distance of 563.86 feet to a point on the south line of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 89 degrees 58 minutes 08 seconds West, along said South line of the Northwest Quarter of the Northeast Quarter of Section 31, a distance of 63.47 feet to a point on the West right-of-way line of 51st Street; thence South 00 degrees 03 minutes 22 seconds West, along said West right-of-way line of 51st Street, a distance of 15.00 feet to a point on the centerline of vacated Redick Avenue; thence South 89 degrees 58 minutes 08 seconds West along said centerline of vacated Redick Avenue, a distance of 290.24 feet; thence North 00 degrees 09 minutes 48 seconds East, along the extended East line of Lot 24, Hilltop Gardens, a distance of 194.22 feet to a point on the South line of Lot 25, said Hilltop Gardens; thence South 89 degrees 50 minutes 12 seconds East, along said South line of Lot 25, Hilltop Gardens, a distance of 57.00 feet to the Southeast corner of said Lot 25, Hilltop Gardens; thence North 00 degrees 09 minutes 48 seconds East, along the East line of Lots 25, 26, 27, 28 and 29, in said Hilltop Gardens, a distance of 650.07 feet to a point on the Southerly right-of-way line of Mary Street on the following described courses; thence South 89 degrees 56 minutes 28 seconds East a distance of 253.17 feet; thence Southeasterly, along a curve to the right with a radius of 161.75 feet, a distance of 43.05 feet; thence South 74 degrees 41 minutes 28 seconds East, a distance of 78.00 feet; thence Easterly, along a curve to the left with a radius of 211.50 feet, a distance of 56.37 feet, said curve having a long chord which bears South 82 degrees 19 minutes 34 seconds East, a distance of 56.20 feet to the point of intersection of said Southerly right-of-way line of Mary Street and the East right-of-way line of 50th Avenue; thence North 00 degrees 02 minutes 20 seconds East, along said East right-of-way line of 50th Avenue, a distance of 25.00 feet to the Southwest corner of said Tax Lot 1; thence South 89 degrees 57 minutes 40 seconds East, along said South line of Tax Lot 1, a distance of 484.00 feet to the point of beginning, and vacated portion of Newport Avenue adjacent thereto.

Tract "B"

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 00 degrees 03 minutes 02 seconds West, (assumed bearing) along the East line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 752.02 feet to the point of intersection of the West right-of-way line of 50th Street and the Southeasterly right-of-way line of Forest Lawn Avenue; thence continuing South 00 degrees 03 minutes 22 seconds West; along said East line of the Northwest Quarter of the Northeast Quarter of Section 31, a distance of 567.14 feet to a point on the South line of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 89 degrees 58 minutes 08 seconds West, along said South line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 530.48 feet to the point of intersection of said Southeasterly right-of-way line of Forest Lawn Avenue and the North right-of-way line of Redick Avenue; thence North 37 degrees 37 minutes 24 seconds East, along said Southeasterly right-of-way line of Forest Lawn Avenue, a distance of 502.14 feet; thence Northeasterly along said Southeasterly right-of-way line of Forest Lawn Avenue, on a curve to the right with a radius of 533.70 feet, a distance of 284.80 feet, said curve having a long chord which bears North 52 degrees 54 minutes 40 seconds East, a distance of 281.43 feet, to the point of beginning.

First American Title

CLOSING PROTECTION COVERAGE ENDORSEMENT

(AUTHORIZED AND EFFECTIVE ONLY IN THE STATE OF NEBRASKA)

In connection with the closing of the proposed real estate transaction referenced in the attached commitment in which a policy of title insurance will be issued by First American Title (hereinafter "the Company"), and in which you are the real estate broker, seller, lessee or purchaser of an interest in and/or a lender secured by a mortgage or deed of trust (including any other security instrument) (hereinafter "mortgage") of an interest in the land described in Schedule A of the attached commitment, or a borrower of such lender, the Company, subject to the Conditions and Exclusions set forth below, hereby agrees to reimburse you for the actual loss incurred by you in connection with such closing when conducted by an Issuing Agent (an agent authorized to issue title insurance commitments and/or title insurance policies for the Company), an Approved Attorney (an attorney upon whose certification of title the company issues title insurance) or an Approved Closing Services Vendor (third party designated by you and approved in writing by the Company to handle escrows, settlements or closing services) and when such loss arises out of:

1. Failure of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor to comply with your written instructions to the extent that they relate to (a) the status of the title to said interest in land or the validity, enforceability and priority of the lien of said mortgage on said interest in land, including the obtaining of documents and disbursement of funds necessary to establish such status of title or lien, or (b) the obtaining of any other document specifically required by you, but not to the extent that said instructions require a determination of the validity, enforceability or effectiveness of such other document, or (c) the collection and payment of funds due you; or
2. Fraud or dishonesty of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor in handling your funds or documents in connection with such closings.

Conditions and Exclusions

- A. The company will not be liable to you for a loss arising out of:
 1. Failure of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor to comply with your closing instructions which require title insurance protection inconsistent with that set forth in the attached title insurance commitment issued by the Company. Instructions which require the removal of specific exceptions to title or compliance with the requirements contained in said commitment shall not be deemed to be inconsistent.
 2. Loss or impairment of your funds in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension, except such as shall result from failure of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor to comply with your written closing instructions to deposit the funds in a bank which you designated in writing and by name.
 3. Mechanics' and materialmen's liens in connection with your purchase or lease or construction or other loan transactions, except to the extent that protection against such liens is afforded by a title insurance policy of the Company.
- B. When the Company shall have reimbursed you pursuant to this endorsement, it shall be subrogated to all rights and remedies which you would have had against any person or property had you not been so reimbursed. Liability of the Company for such reimbursement shall be reduced to the extent that you have knowingly and voluntarily impaired the value of such right of subrogation.
- C. Any liability of the Company for loss incurred by you in connection with the closing of the proposed real estate transaction by an Issuing Agent, Approved Attorney or Approved Closing Services Vendor shall be limited to the protection provided by this endorsement. However, this endorsement shall not affect the protection afforded by a title insurance commitment or policy of the Company.
- D. Written notice of any claim made pursuant to this Closing Protection Coverage Endorsement must be received by the Company not later than, and all liability of the Company under this Closing Protection Coverage Endorsement shall terminate one year after the later of (i) the date of closing of the transaction referenced in the attached commitment or (ii) the effective date shown in Schedule A of the attached commitment. Claims shall be made promptly to the company at its principal office at 1 First American Way, Santa Ana, California 92707, to the attention of the Claims Department. Written or other notice to the Issuing Agent, Approved Attorney or Approved Closing Services Vendor will not constitute binding notice on the Company. Subject to the one year limitation above, when the failure to give prompt notice shall prejudice the Company then liability of the Company hereunder shall be reduced to the extent of such prejudice.
- E. The protection herein offered extends only to real property transactions in the State of Nebraska.
- F. Notwithstanding your instructions to the Issuing Agent, Approved Attorney or Approved Closing Services Vendor nothing herein shall be construed to impose any liability on the Company on account of any consumer credit protection, truth-in lending or similar law, or the provisions of the Flood Disaster Protection Act of 1973.
- G. The protection herein afforded does not extend to any funds held by the Issuing Agent, the Approved Attorney or the Approved Closing Services Vendor for purposes of facilitating a 1031 exchange or to fund an escrow that is intended to be or is in fact held by the Issuing Agent, the Approved Attorney or the Approved Closing Services Vendor for a period in excess of six months after the later of the following: (i) the date of closing of the transaction referenced in the attached commitment or (ii) the effective date shown in Schedule A of the attached commitment.

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

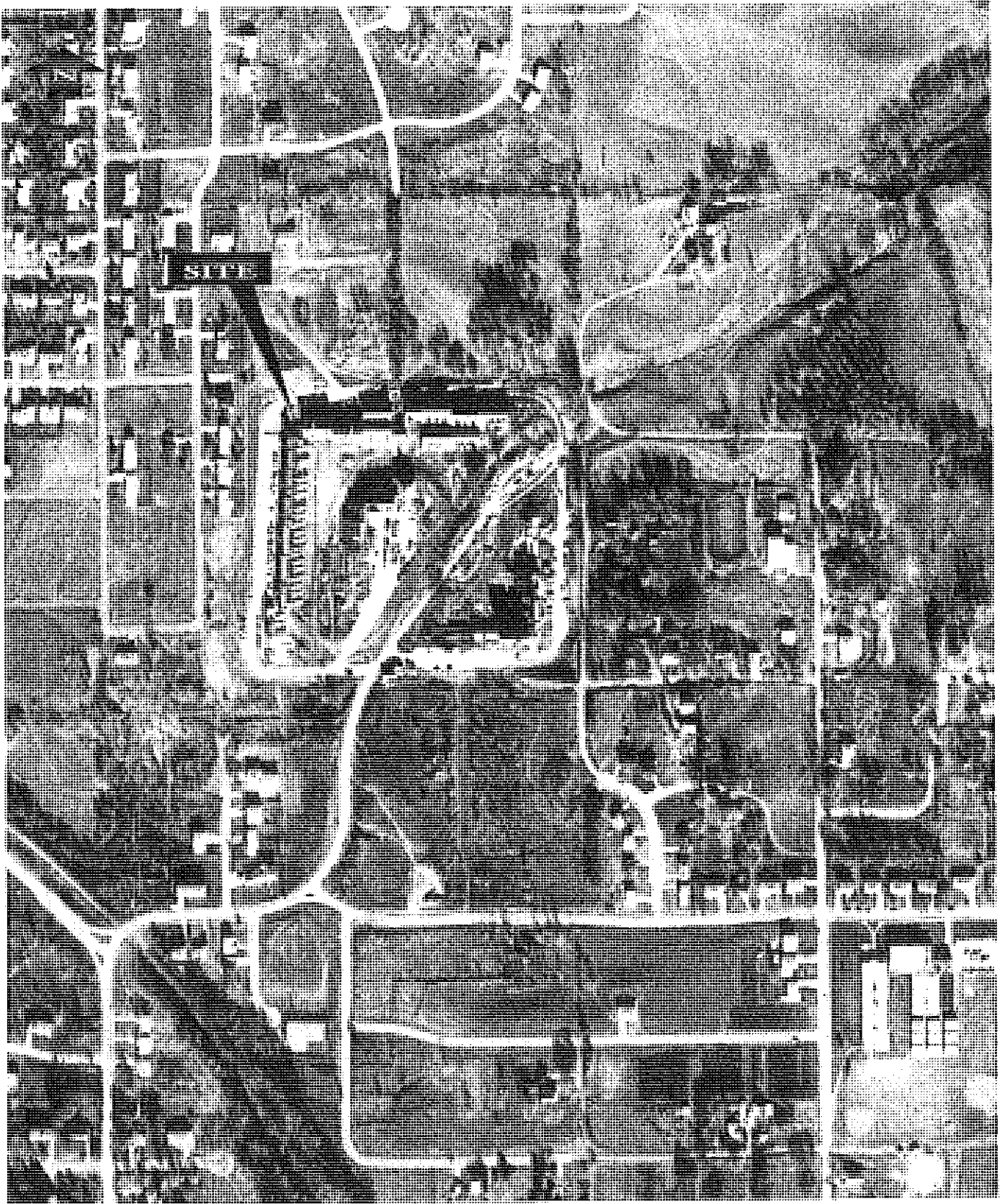
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

HISTORICAL RESEARCH DOCUMENTATION

Aerial Photographs

Historical Topographic Maps

Sanborn Fire Insurance Map Coverage



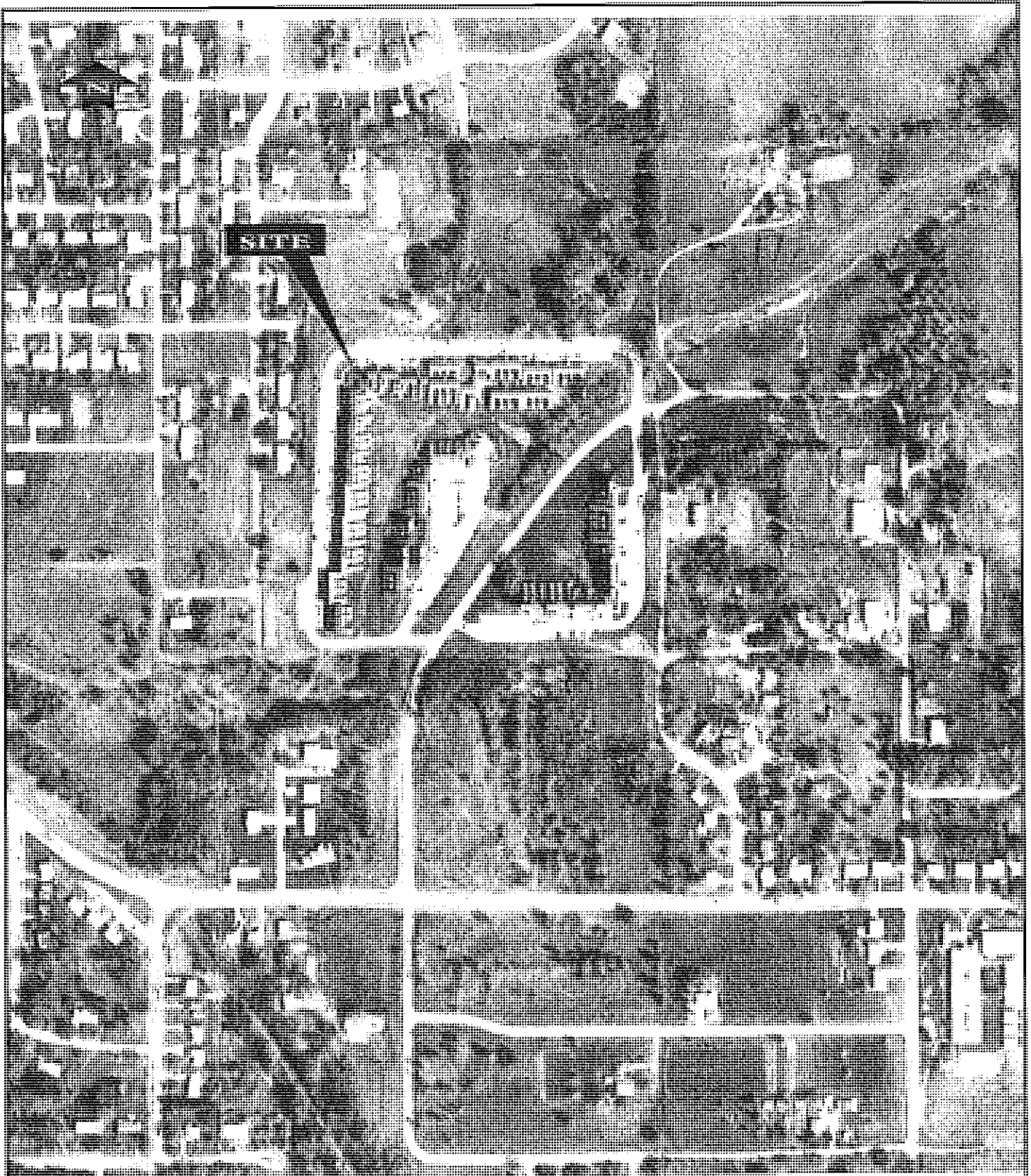
1973 Aerial Photograph

TG THIELE GEOTECH, INC

Project Former Wintergreen Apartments
6506 North 51st Plaza

Job # 06623.0

Date 11/17/06

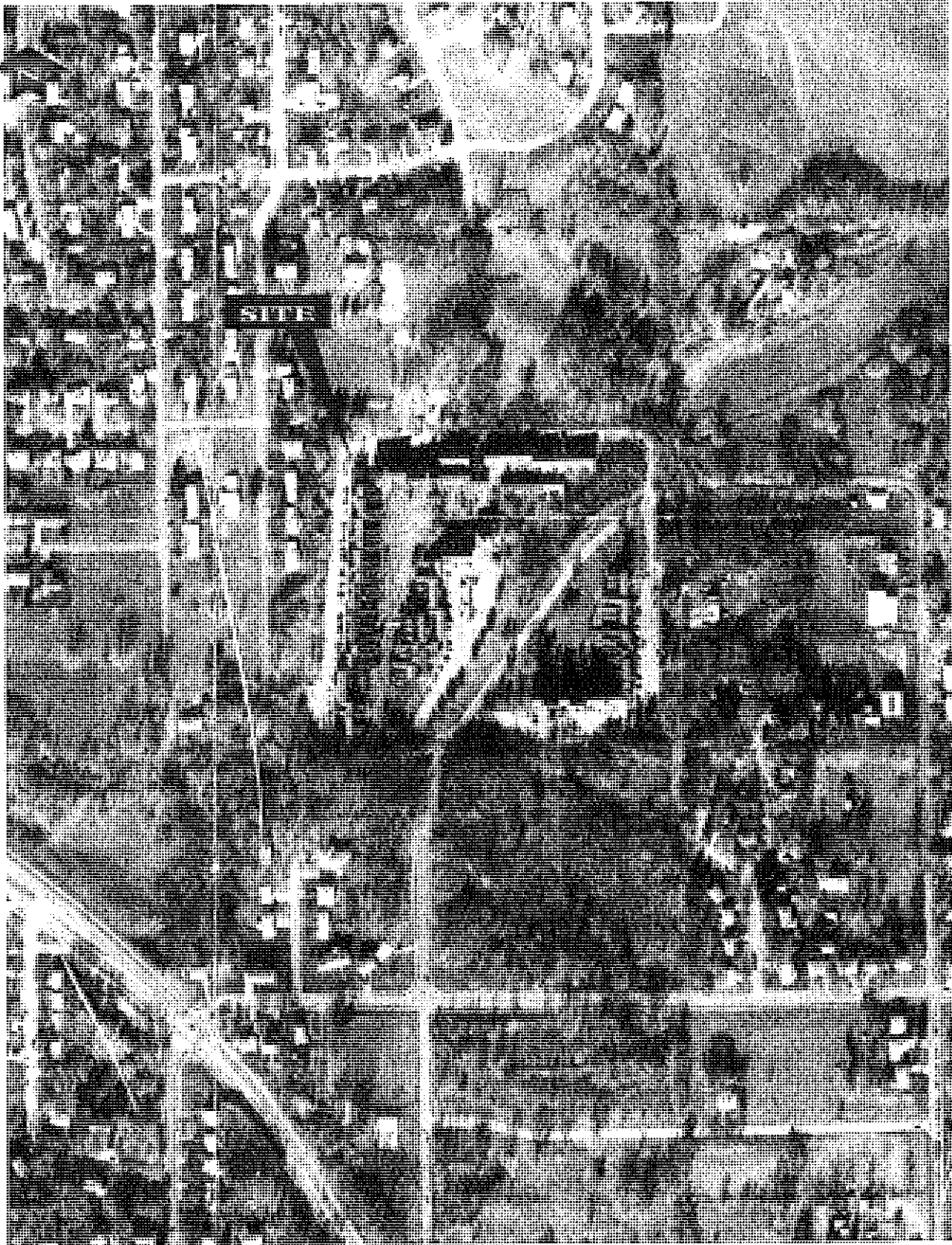


1982 Aerial Photograph

TG THIELE GEOTECH, INC

Project
Former Wintergreen Apartments
8508 North 51st Plaza

Job #	06023.0	Date	11/17/06
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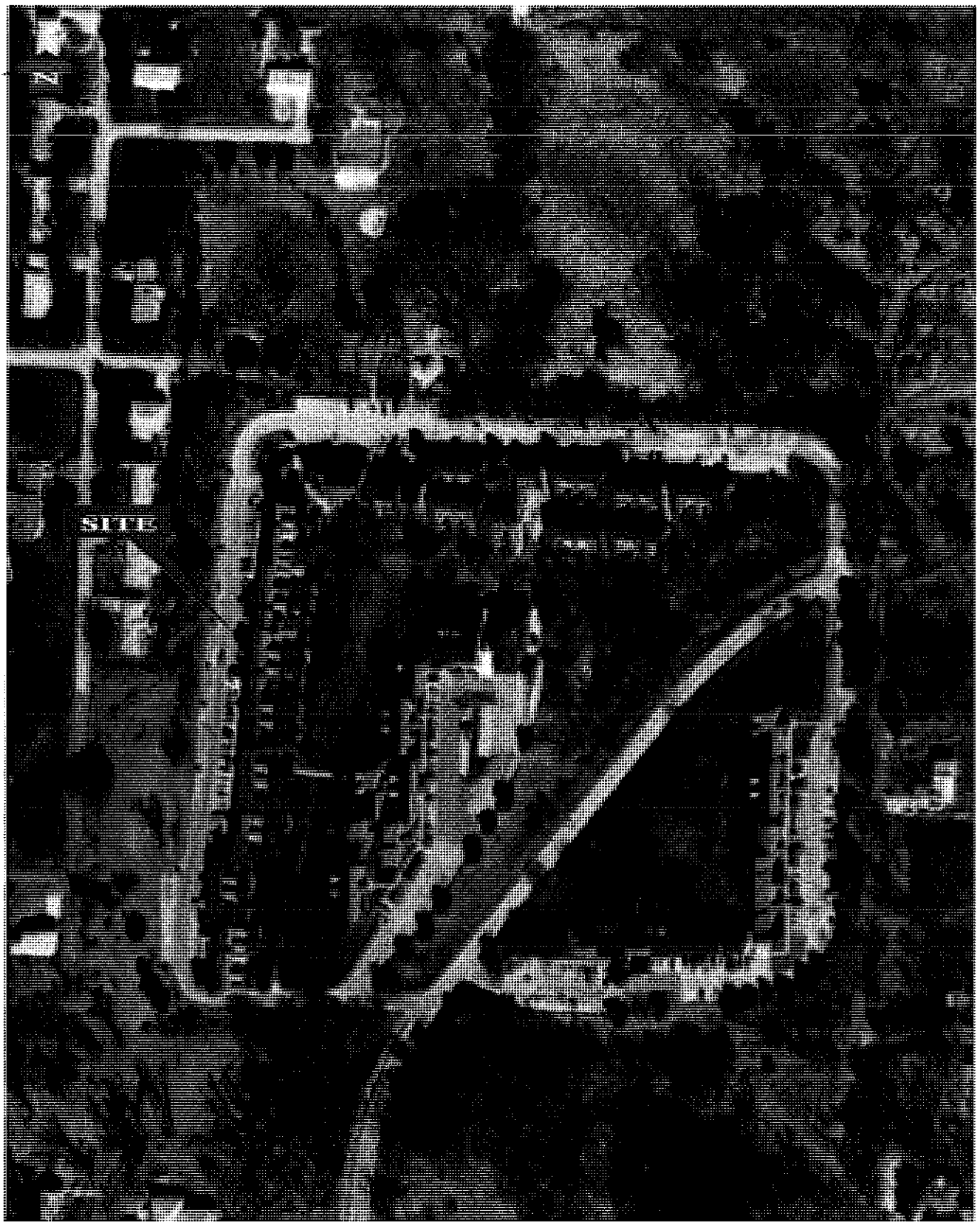
1994 Aerial Photograph

TG THIELE GEOTECH, INC

Project
Former Wintergreen Apartments
6506 North 51st Plaza

Job # 06623.0

Date 11/17/06



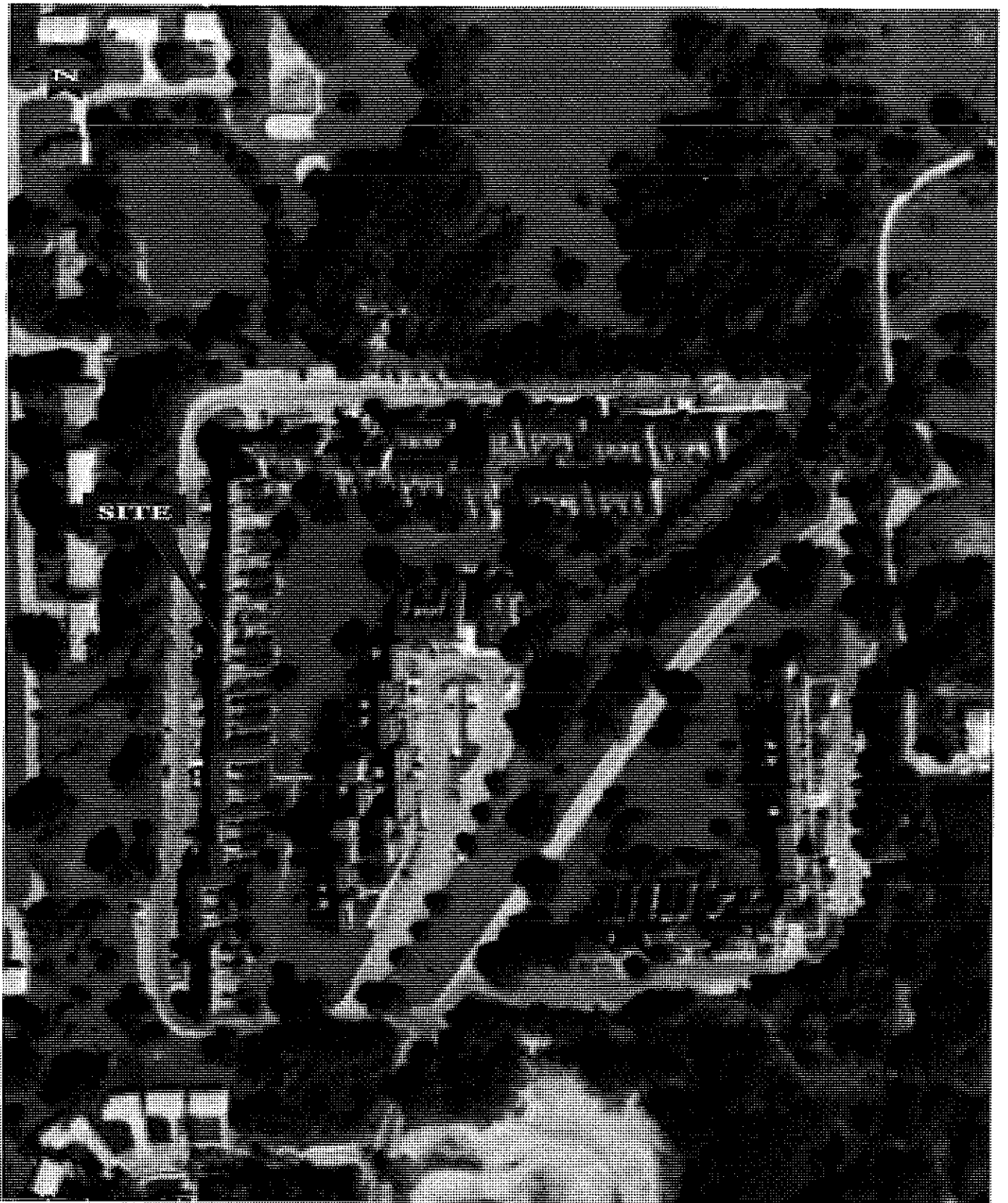
1999 Aerial Photograph

TG THIELE GEOTECH, INC

Project
Former Wintergreen Apartments
6506 North 51st Plaza

Job # 06623.0

Date 11/17/06



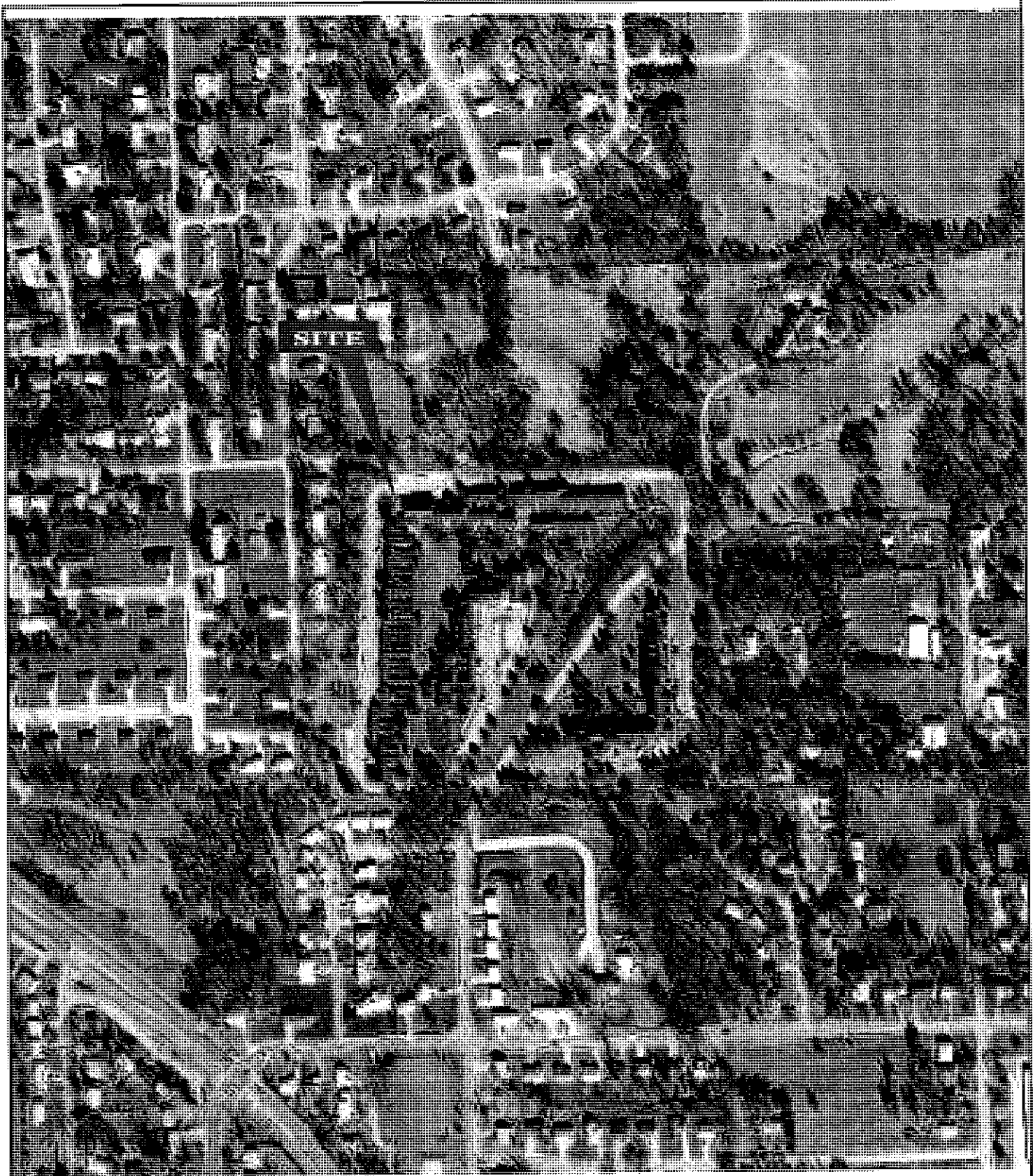
2003 Aerial Photograph

TG THIELE GEOTECH, INC

Project
Former Wintergreen Apartments
6506 North 51st Plaza

Job # 06623.0

Date 11/17/06

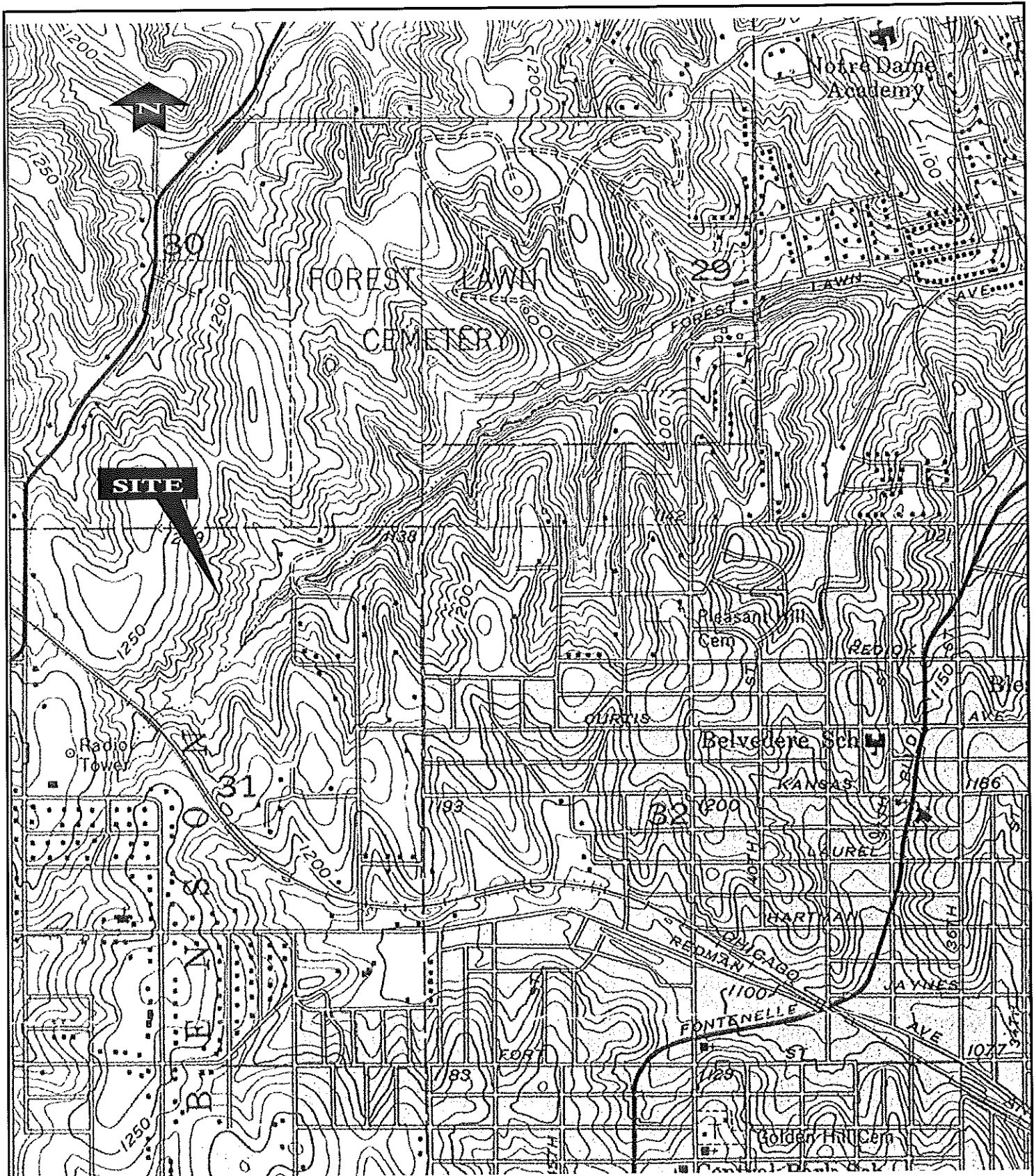


2005 Aerial Photograph



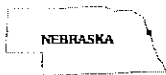
THIELE GEOTECH, INC

Project	Former Wintergreen Apartments 6506 North 51 st Plaza		
Job #	06623.0	Date	11/17/06



Historical Topographic Map

(From 1956 Omaha North, Nebraska Quadrangle)

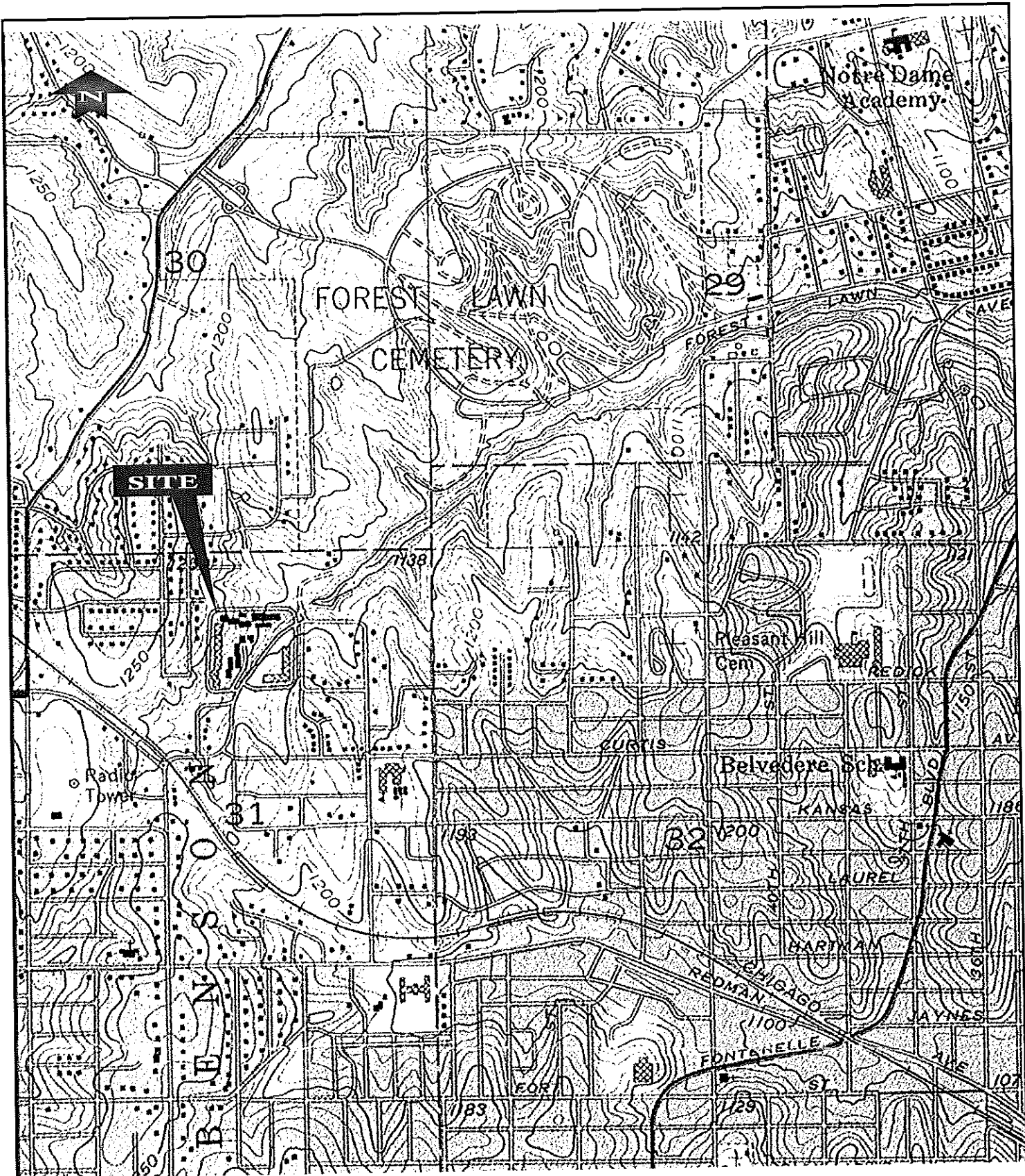


QUADRANGLE LOCATION

TG THIELE GEOTECH, INC

Project
 Former Wintergreen Apartments
 6506 North 51st Plaza

Job #	06623.0	Date	11/17/06
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Historical Topographic Map

(From 1975 Omaha North, Nebraska Quadrangle)

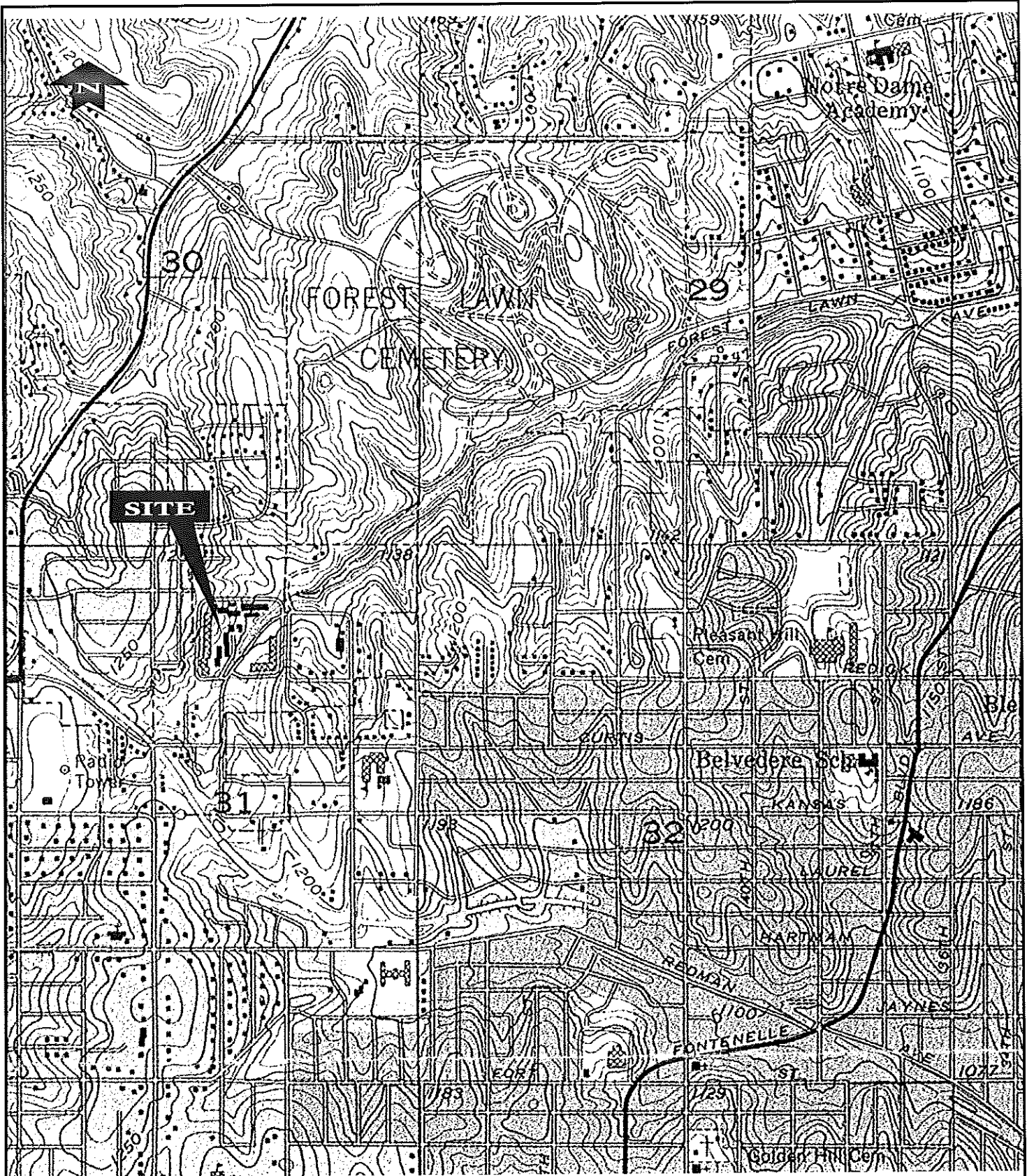


QUADRANGLE LOCATION

TG THIELE GEOTECH, INC

Project Former Wintergreen Apartments
6506 North 51st Plaza

Job #	06623.0	Date	11/17/06
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Topographic Map

(From 1984 Omaha North, Nebraska Quadrangle)



QUADRANGLE LOCATION

TG THIELE GEOTECH, INC

Project
Former Wintergreen Apartments
6506 North 51st Plaza

Job #	06623.0	Date	11/17/06
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EDR® Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Donna Erickson
Thiele Geotech, Inc.
13478 Chandler Road
Omaha, NE 68138

Order Date: 11/29/2006 **Completion Date:** 11/29/2006

Inquiry #: 1806272.2

P.O. #: NA

Site Name: Former Wintergreen Apartments

Address: 6506 North 51st Plaza

City/State: Omaha, NE 68152

Customer Project: 06623.0

1019919BRU 402-556-2171

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

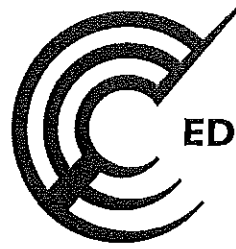
NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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REGULATORY RECORDS DOCUMENTATION

EIR Radius Map Report



EDR® Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Former Wintergreen Apartinents
6506 North 51st Plaza
Omaha, NE 68152**

Inquiry Number: 1806272.1s

November 29, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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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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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

6506 NORTH 51ST PLAZA
OMAHA, NE 68152

COORDINATES

Latitude (North): 41.318700 - 41° 19' 7.3"
Longitude (West): 95.992000 - 95° 59' 31.2"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 249562.6
UTM Y (Meters): 4578243.5
Elevation: 1152 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41095-C8 OMAHA NORTH, NE
Most Recent Revision: 1994

West Map: 41096-C1 IRVINGTON, NE
Most Recent Revision: 1994

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL RECOVERY..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
RCRA-SQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.
SWF/LF	Licensed Landfill List
SWRCY	Recycling Resource Directory
UST	Facility and Tank Data
HIST UST	Underground Storage Tank Database Listing
LAST	Leaking Aboveground Storage Tank Sites
AST	AST Data
HIST AST	Aboveground Storage Tank Database Listing
SPIILLS	Surface Spill List
INST CONTROL	Nebraska's Institutional Control Registry
VCP	RAPMA Sites
DRYCLEANERS	Drycleaner Facility Listing
BROWNFIELDS	Potential Brownfields Inventory Listing
NPDES	Wastewater Database Listing
AIRS	Air State Program List
TIER 2	Tier 2 Facility Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
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EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE AND LOCAL RECORDS

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Control's Spill Tracking Reports.

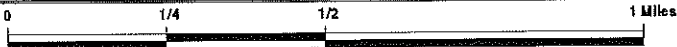
A review of the LUST list, as provided by EDR, and dated 06/27/2006 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
OMAHA PUBLIC SCHOOLS Facility Status: NFA	4845 CURTIS AVE	1/4 - 1/2 SE	1	6
<i>DAYS CONOCO</i> Facility Status: BACKLOG	<i>6727 N 56TH ST</i>	<i>1/4 - 1/2 W</i>	<i>2</i>	<i>6</i>
WOW AM TRANSMITTER Facility Status: NFA	5504 KANSAS AVE	1/4 - 1/2 SW	3	6

OVERVIEW MAP - 1806272.1s



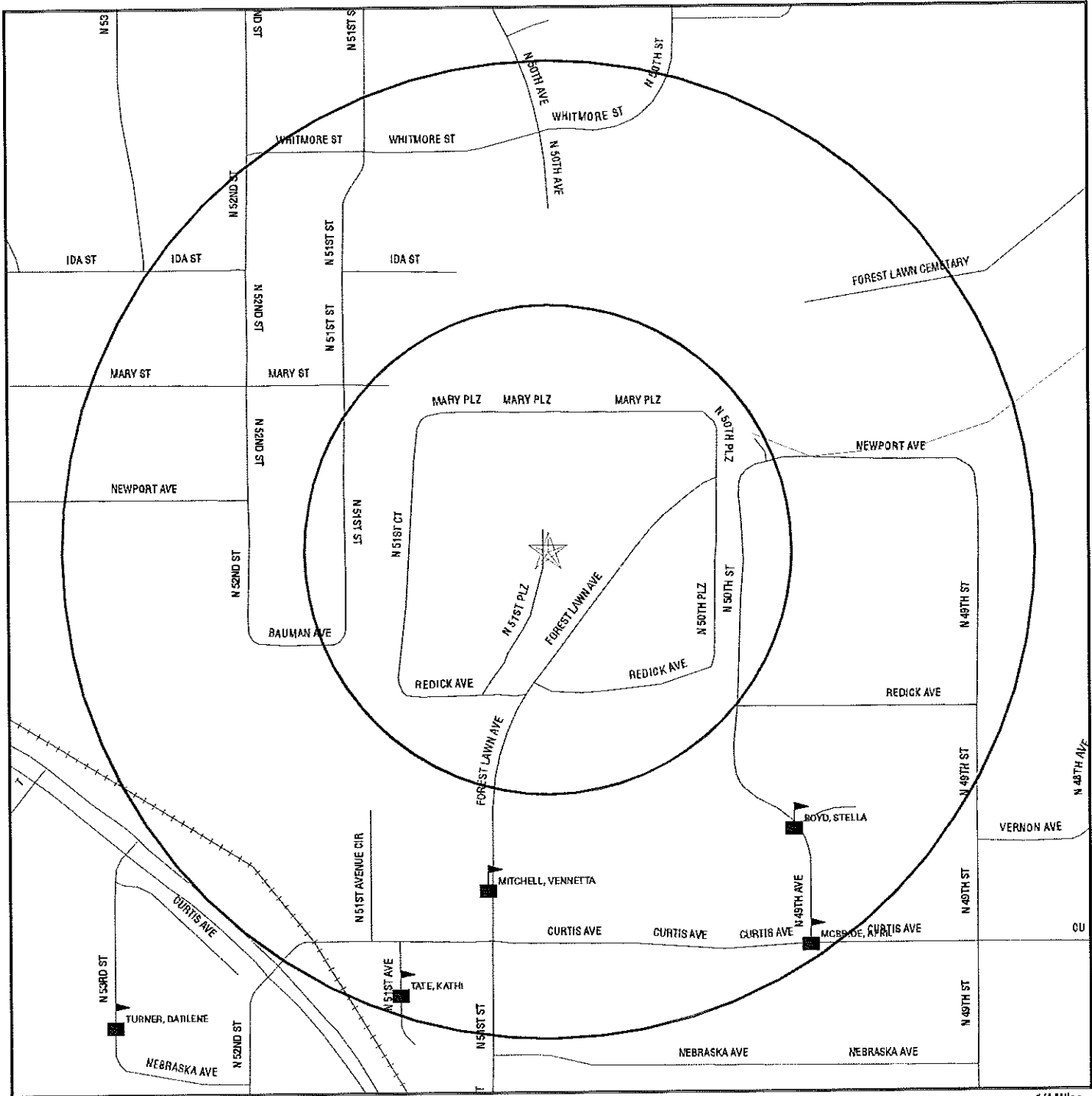
- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ▨ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



SITE NAME: Former Wintergreen Apartments
 ADDRESS: 6506 North 51st Plaza
 Omaha NE 68152
 LAT/LONG: 41.3187 / 95.9920

CLIENT: Thiele Geotech, Inc.
 CONTACT: Donna Erickson
 INQUIRY #: 1806272.1s
 DATE: November 29, 2006 7:44 pm

DETAIL MAP - 1806272.1s



- ★ 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
- ☒ Landfill Sites
- ☒ Dept. Defense Sites

- ☒ Indian Reservations BIA
- ☒ Oil & Gas pipelines
- ☒ 100-year flood zone
- ☒ 500-year flood zone



SITE NAME: Former Wintergreen Apartments
 ADDRESS: 6506 North 51st Plaza
 Omaha NE 68152
 LAT/LONG: 41.3187 / 95.9920

CLIENT: Thiele Geotech, Inc.
 CONTACT: Donna Erickson
 INQUIRY #: 1806272.1s
 DATE: November 29, 2006 7:45 pm

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
WINTERGREEN PARK APARTMENTS DOUGLAS COUNTY LANDFILL	FTTS RCRA-SQG, RCRA-TSDF, RAATS, CORRACTS
MAGELLAN OMAHA TER AVAYA LUCENT/ATT	SPILLS, LAST LUST, SPILLS, LAST SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
ABE'S HAULING	SPILLS, LAST
-	SPILLS, LAST
ZIMMER OIL CO	SPILLS, LAST
-	SPILLS, LAST
AT&T OMAHA WORKS	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
FAA	SPILLS, LAST
FED AVIATION ADMIN	SPILLS, LAST
-	SPILLS, LAST
OPPD - SOUTH OMAHA	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
CARGILL	SPILLS, LAST
ONE STOP MIDWEST C	SPILLS, LAST
FORMER UST SYSTEM FS	LUST, NPDES
FORMER OMAHA TRUCK P	LUST
MILLER ELECTRIC	LUST
COASTAL MART	LUST
FORMER SADDLE CRK SV	LUST
BUCHANAN'S AMOCO SERVICE	LUST
KWIK SHOP	SWRCY
C-MART #9242	UST
GOODYEAR	UST
NIC'S AMOCO #0486	UST
PINEWOOD ELEMENTARY SCHOOL 1-151-001	UST
JAMES ROTELLA	UST
ED MILLER AND SONS INC	BROWNFIELDS
CHAPMAN CONST FLY ASH LANDFILL	BROWNFIELDS

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Landfill		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	3	NR	NR	3
UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
LAST		0.500	0	0	0	NR	NR	0
AST		0.250	0	0	NR	NR	NR	0
HIST AST	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	Search Distance					Total Plotted
			< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	
NPDES	TP	TP	NR	NR	NR	NR	NR	0
AIRS	TP	TP	NR	NR	NR	NR	NR	0
TIER 2	TP	TP	NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

MAP FINDINGS

Map ID			
Direction			
Distance			
Distance (ft.)			EDR ID Number
Elevation	Site	Database(s)	EPA ID Number

1	OMAHA PUBLIC SCHOOLS 4845 CURTIS AVE OMAHA, NE 1/4-1/2 1859 ft.	LUST	S103219814 N/A
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Relative: Higher

Actual: 1210 ft.

LUST:
 File Number: 092989-99-0007
 Owner/RP: OMAHA PUBLIC SCHOOLS
 Facility Status: **No Further Action**
 Incident Type: LUST-EXEMPT TK
 Line Num: 773
 SFM Num: 8614

2	DAYS CONOCO 6727 N 56TH ST OMAHA, NE 68152 1/4-1/2 2132 ft.	FINDS LUST UST	1005824056 110006590634
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Relative: Higher

Actual: 1225 ft.

FINDS:
 Other Pertinent Environmental Activity Identified at Site

 NE-IIS (Nebraska Integrated Information System). The Nebraska Department of Environmental Quality's system maintains the EPA's facility files.

LUST:

File Number: 092199-TH-1259
 Owner/RP: TOTAL CONSTRUCTION S
 Facility Status: **Additional work needed, DEQ has not yet directed the work to begin**
 Incident Type: LUST
 Line Num: 995
 SFM Num: 1755

UST:

Facility ID: 1755
 Owner: MARK DAY
 Owner Address: 6727 N 56TH ST
 Owner City, St, Zip: OMAHA, NE 681520000
 Owner Phone: OMAHA, NE 681520000
 Owner Number: OMAHA, NE 681520000
 Currently In Use: 0
 Temporarily Out Of Use: 0
 Permanently Out Of Use: 0
 Closed: 0

3	WOW AM TRANSMITTER 5504 KANSAS AVE OMAHA, NE 1/4-1/2 2464 ft.	LUST	S105689876 N/A
---	--	------	-------------------

Relative: Higher

Actual: 1260 ft.

LUST:
 File Number: AP4134
 Owner/RP: WOW AM RADIO
 Facility Status: **No Further Action**
 Incident Type: LUST-EXEMPT TK
 Line Num: 308

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WOW AM TRANSMITTER (Continued)

SFM Num: 4134

Database(s) EDR ID Number
EPA ID Number

S105689876

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
OMAHA	S107415226	MAGELLAN OMAHA TER	-		
OMAHA	S105241855	AVAYA	120TH / I STREETS		SPILLS, LAST
OMAHA	S105241895	LUCENTIA/T	126TH / G		LUST, SPILLS, LAST
OMAHA	S105239570	-	12TH / WEBSTER STR		SPILLS, LAST
OMAHA	S105239473	-	24TH / GRAIG		SPILLS, LAST
OMAHA	S105239548	-	HWY 50 / I-80		SPILLS, LAST
OMAHA	S106108133	BUCHANAN'S AMOCO SERVICE	50TH / DODGE AND 80TH & DODGE	68152	SWRCY
OMAHA	1008982796	WINTERGREEN PARK APARTMENTS	6636 NORTH 51ST PLAZA		FTTS
OMAHA	S107847442	ED MILLER AND SONS INC	52ND / L STS		BROWNFIELDS
OMAHA	S106057280	ONE STOP MIDWEST C	6506 N 56TH ST		LUST, NPDES
OMAHA	S107847344	CHAPMAN CONST FLY ASH LANDFILL	HWY 75 N		BROWNFIELDS
OMAHA	S105241842	ABE'S HAULING	93RD / DUTCH HALL		SPILLS, LAST
OMAHA	S105483758	FORMER UST SYSTEM FS	BLDG 4501, FAIRCHILD		SPILLS, LAST
OMAHA	S105239261	-	#30 BLDG HIGH BAY-		LUST
OMAHA	S105241976	ZIMMER OIL CO	1 BLOCK N OF 66TH		SPILLS, LAST
OMAHA	S105239646	-	CENTRAL POWER PLAN		SPILLS, LAST
OMAHA	S105241854	AT&T OMAHA WORKS	NE CRNR OF BLDG 30		SPILLS, LAST
OMAHA	S105239586	-	9 / DAVENPORT SHOP		SPILLS, LAST
OMAHA	S105239331	-	EPPLEY AIRFIELD N		SPILLS, LAST
OMAHA	S105239332	-	EPPLEY AIRFIELD EA		SPILLS, LAST
OMAHA	S105241873	FAA	EPPLEY APT, 1902		SPILLS, LAST
OMAHA	S105241876	FED AVIATION ADMIN	FAA TURN-EPPLEY AI		SPILLS, LAST
OMAHA	S105239477	-	2702 GOMEZ		LUST
OMAHA	S105241920	OPPD - SOUTH OMAHA	108 / L ST, NE CORNE		LUST
OMAHA	S10065740	FORMER OMAHA TRUCK P	2501 ST MARY'S		SPILLS, LAST
OMAHA	S106249675	MILLER ELECTRIC	NE OF BUILDING 30		SPILLS, LAST
OMAHA	S105239245	-	OMAHA		SPILLS, LAST
OMAHA	S105239641	-	READ ST FAC 16TH /		SPILLS, LAST
OMAHA	U004057057	KWIK SHOP	6111 REDICK ST	68104	UST
OMAHA	U004054659	C-MART #9242	5855 REDICK AVE	68152	UST
OMAHA	U004056188	GOODYEAR	5815 REDICK ST	68152	UST
OMAHA	U004057991	NIC'S AMOCO #0486	6005 REDICK AVE	68152	UST
OMAHA	U004058416	PINEWOOD ELEMENTARY SCHOOL 1-151-001	6306 REDICK AVE	68152	LUST
OMAHA	S102420607	COASTAL MART	5855 REDICK AVE		UST
OMAHA	U004058699	JAMES ROTELLA	RESIDENTIAL ZONING 5035 NW RADIAL HWY		UST
OMAHA	S105832166	FORMER SADDLE CRK SV	1000 S SADDLE CRK, 4		UST
OMAHA	1000235680	DOUGLAS COUNTY LANDFILL	126 STATE ST	68104	UST
OMAHA	S105239444	-	TECH HIGH SCHOOL 3	68112	RCRA-SQG, RCRA-TSDF, RAATS,
OMAHA	S105239289	CARGILL	SO TERMINAL/12 / M		CORRACTS
					SPILLS, LAST
					SPILLS, LAST

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility has inspections under FIFRA, TSCA or EPCRA

DATABASE: FIFRA/TSCA Tracking System (FTTS)

WINTERGREEN PARK APARTMENTS
6636 NORTH 51ST PLAZA
OMAHA, NE 68152
EDR ID #1008982796

FTTS INSP:

Inspection Number: 20040827N7021 1
Region: 07
Inspection Date: Not reported
Inspector: FULLER
Violation occurred: No
Investigation Type: Lead, Section 1018, SEE
Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: Landlord/Renter Facility

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 11/01/2006	Telephone: N/A
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 11/01/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/29/2007
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 11/01/2006	Telephone: N/A
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 11/01/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/29/2007
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 11/01/2006	Telephone: N/A
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 11/01/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/29/2007
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 11/17/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/09/2006	Source: EPA
Date Data Arrived at EDR: 09/21/2006	Telephone: 703-603-8960
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/21/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/10/2006	Source: EPA
Date Data Arrived at EDR: 10/25/2006	Telephone: 703-603-8960
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/2006	Source: EPA
Date Data Arrived at EDR: 03/17/2006	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006	Source: EPA
Date Data Arrived at EDR: 06/28/2006	Telephone: 800-424-9346
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 11/22/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/12/2006	Telephone: 202-260-2342
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 10/24/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 08/01/2006	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 10/18/2006	Telephone: 202-366-4555
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 10/18/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls 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.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 09/07/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls 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.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 09/07/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 703-692-8801
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 11/10/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2005	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 09/20/2006	Telephone: 202-528-4285
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients--States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/10/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/13/2006	Telephone: 202-566-2777
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 09/11/2006
Number of Days to Update: 55	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 02/15/2005	Telephone: Varies
Date Made Active in Reports: 04/25/2005	Last EDR Contact: 11/17/2006
Number of Days to Update: 69	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/10/2006	Source: EPA
Date Data Arrived at EDR: 07/21/2006	Telephone: 703-416-0223
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 10/02/2006
Number of Days to Update: 47	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005	Source: Department of Energy
Date Data Arrived at EDR: 11/28/2005	Telephone: 505-845-0011
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 06/22/2006	Telephone: 202-566-0250
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 09/22/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 10/18/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 10/27/2006	Telephone: 202-566-1667
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 10/19/2006	Source: EPA
Date Data Arrived at EDR: 10/27/2006	Telephone: 202-566-1667
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 05/11/2006	Telephone: 202-564-4203
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 11/07/2006
Number of Days to Update: 11	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2006	Telephone: 202-564-5088
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/07/2006	Source: EPA
Date Data Arrived at EDR: 08/09/2006	Telephone: 202-566-0500
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 11/29/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/10/2006	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/20/2006	Telephone: 301-415-7169
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 10/02/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/09/2006	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/27/2006	Telephone: 303-231-5959
Date Made Active in Reports: 11/27/2006	Last EDR Contact: 09/27/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/21/2006 Source: EPA
Date Data Arrived at EDR: 07/25/2006 Telephone: N/A
Date Made Active in Reports: 09/06/2006 Last EDR Contact: 10/02/2006
Number of Days to Update: 43 Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Source: EPA
Date Data Arrived at EDR: 07/03/1995 Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995 Last EDR Contact: 09/05/2006
Number of Days to Update: 35 Next Scheduled EDR Contact: 12/04/2006
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003 Source: EPA/NTIS
Date Data Arrived at EDR: 06/17/2005 Telephone: 800-424-9346
Date Made Active in Reports: 08/04/2005 Last EDR Contact: 10/20/2006
Number of Days to Update: 48 Next Scheduled EDR Contact: 12/11/2006
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A Source: Department of Environmental Quality
Date Data Arrived at EDR: N/A Telephone: 402-471-2186
Date Made Active in Reports: N/A Last EDR Contact: 10/16/2006
Number of Days to Update: N/A Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: N/A

SWF/LF: Licensed Landfill List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/30/2006 Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/24/2006 Telephone: 402-471-4210
Date Made Active in Reports: 11/08/2006 Last EDR Contact: 10/16/2006
Number of Days to Update: 15 Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Semi-Annually

SWRCY: Recycling Resource Directory

A listing of recycling facilities.

Date of Government Version: 12/01/2003 Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/22/2003 Telephone: 402-471-6974
Date Made Active in Reports: 01/20/2004 Last EDR Contact: 10/20/2006
Number of Days to Update: 29 Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 06/27/2006	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/09/2006	Telephone: 402-471-3090
Date Made Active in Reports: 08/31/2006	Last EDR Contact: 11/08/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Quarterly

UST: Facility and Tank Data

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/01/2006	Source: Nebraska State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-9664
Date Made Active in Reports: 10/12/2006	Last EDR Contact: 11/28/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/26/2007
	Data Release Frequency: Quarterly

HIST UST: Underground Storage Tank Database Listing

A listing of underground storage tank locations. This listing contains detail information that the UST listing does not. It is no longer updated by the agency. For current information see the UST listing.

Date of Government Version: 02/28/2005	Source: State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-2027
Date Made Active in Reports: 10/11/2006	Last EDR Contact: 11/27/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 02/26/2007
	Data Release Frequency: No Update Planned

LAST: Leaking Aboveground Storage Tank Sites

Releases from an aboveground storage tank system.

Date of Government Version: 06/27/2006	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/09/2006	Telephone: 402-471-3557
Date Made Active in Reports: 08/31/2006	Last EDR Contact: 11/08/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Quarterly

AST: AST Data

Date of Government Version: 08/01/2006	Source: State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-9465
Date Made Active in Reports: 10/12/2006	Last EDR Contact: 08/30/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: Semi-Annually

HIST AST: Aboveground Storage Tank Database Listing

A listing of aboveground storage tank locations. This listing contains detail information that the AST listing does not. It is no longer updated by the agency. For current information see the AST listing.

Date of Government Version: 10/19/2004	Source: State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-2027
Date Made Active in Reports: 10/11/2006	Last EDR Contact: 09/01/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: No Update Planned

SPILLS: Surface Spill List

Releases of petroleum or hazardous substances to the air, land, or water.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/27/2006
Date Data Arrived at EDR: 08/09/2006
Date Made Active in Reports: 08/31/2006
Number of Days to Update: 22

Source: Department of Environmental Quality
Telephone: 402-471-2186
Last EDR Contact: 11/08/2006
Next Scheduled EDR Contact: 02/05/2007
Data Release Frequency: Quarterly

INST CONTROL: Nebraska's Institutional Control Registry

A list of sites within Nebraska that have institutional controls. According to the Environmental Protection Agency (EPA), institutional controls are "non-engineering measures designed to prevent or limit exposure to hazardous substances left in place at a site, or assure effectiveness of the chosen remedy. Institutional controls are usually, but not always, legal controls, such as easements, restrictive covenants, and zoning ordinances." In short, institutional controls are a type of environmental covenant typically used when property is to be cleaned up to a level determined by the potential environmental risks posed by a planned use, rather than to unrestricted use standards. This method of control has proven to be both environmentally and economically beneficial.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/01/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 402-471-2214
Last EDR Contact: 10/20/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

VCP: RAPMA Sites

The Remedial Action Plan Monitoring Act (RAPMA), initially created in 1995, provides property owners and parties responsible for contamination with a mechanism for developing voluntary environmental cleanup plans which are reviewed and approved by the Department.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/01/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 402-471-2186
Last EDR Contact: 10/20/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facility Listing

A listing of drycleaner facilities in Nebraska.

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/24/2006
Date Made Active in Reports: 03/02/2006
Number of Days to Update: 37

Source: Department of Environmental Quality
Telephone: 402-471-3557
Last EDR Contact: 10/16/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

BROWNFIELDS: Potential Brownfields Inventory Listing

"NDEQ defines a brownfields site as subpart (A) of CERCLA § 101(39): 'Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.' This is a broad-based approach to capture all potential brownfields sites. In the event that CERCLA 128(a) State Response Program funds are utilized - for example, conducting a Section 128(a) Assessment - the exclusions, site-by-site determinations, and further definitions as provided by the law would need to be met. This would be done on a site-by-site basis." A preliminary Survey and Inventory of Brownfields Sites in Nebraska was constructed based on previously submitted information including sites named specifically by city representatives. The list was built on facility characteristics, which were founded on previous, broad-based contamination experience. Additions to the inventory were made by looking for other sources of potential brownfields sites using Standard Industrial Classification (SIC) codes. A general sector list was constructed to serve as an inventory guide. This list shows all of the different types of sites that are within the inventory (sorted by SIC code), and the number of sites there are of each type. Color-coded blocks, which group together similar SIC codes and the sites that they encompass also sort the sectors.

Date of Government Version: 05/08/2006
Date Data Arrived at EDR: 06/07/2006
Date Made Active in Reports: 07/18/2006
Number of Days to Update: 41

Source: Department of Environmental Quality
Telephone: 402-471-2186
Last EDR Contact: 10/16/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: Wastewater Database Listing

A listing of permitted wastewater facilities.

Date of Government Version: 10/03/2006
Date Data Arrived at EDR: 10/06/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 33

Source: Department of Environmental Quality
Telephone: 402-471-3557
Last EDR Contact: 10/02/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Quarterly

AIRS: Air State Program List

A listing of air program facilities.

Date of Government Version: 04/12/2006
Date Data Arrived at EDR: 05/12/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 19

Source: Department of Environmental Quality
Telephone: 402-471-3389
Last EDR Contact: 10/17/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 04/11/2006
Date Data Arrived at EDR: 05/05/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 26

Source: Department of Environmental Quality
Telephone: 402-471-3557
Last EDR Contact: 11/29/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 11/10/2006
Next Scheduled EDR Contact: 02/05/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006
Date Data Arrived at EDR: 09/08/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 61

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Minnesota, Mississippi and North Carolina.

Date of Government Version: 08/24/2006
Date Data Arrived at EDR: 09/11/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 58

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005
Date Data Arrived at EDR: 01/21/2005
Date Made Active in Reports: 02/28/2005
Number of Days to Update: 38

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/11/2006	Source: EPA Region 10
Date Data Arrived at EDR: 09/11/2006	Telephone: 206-553-2857
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/06/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/04/2006	Telephone: 415-972-3372
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/30/2006	Source: EPA Region 8
Date Data Arrived at EDR: 09/06/2006	Telephone: 303-312-6271
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/06/2006	Source: EPA Region 7
Date Data Arrived at EDR: 10/04/2006	Telephone: 913-551-7003
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

Date of Government Version: 08/24/2006	Source: EPA Region 4
Date Data Arrived at EDR: 09/11/2006	Telephone: 404-562-9424
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006	Source: EPA Region 7
Date Data Arrived at EDR: 10/04/2006	Telephone: 913-551-7003
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 08/28/2006	Source: EPA Region 6
Date Data Arrived at EDR: 08/29/2006	Telephone: 214-665-7591
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006	Source: EPA Region 9
Date Data Arrived at EDR: 10/04/2006	Telephone: 415-972-3368
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 08/30/2006	Source: EPA Region 8
Date Data Arrived at EDR: 09/06/2006	Telephone: 303-312-6137
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004	Source: EPA Region 5
Date Data Arrived at EDR: 12/29/2004	Telephone: 312-886-6136
Date Made Active in Reports: 02/04/2005	Last EDR Contact: 11/17/2006
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 09/11/2006	Source: EPA Region 10
Date Data Arrived at EDR: 09/11/2006	Telephone: 206-553-2857
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

A listing of underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006	Source: EPA, Region 1
Date Data Arrived at EDR: 09/08/2006	Telephone: 617-918-1313
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2004	Source: Department of Environmental Protection
Date Data Arrived at EDR: 02/17/2006	Telephone: 860-424-3375
Date Made Active in Reports: 04/07/2006	Last EDR Contact: 09/11/2006
Number of Days to Update: 49	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2006	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 08/30/2006	Telephone: 518-402-8651
Date Made Active in Reports: 10/16/2006	Last EDR Contact: 11/29/2006
Number of Days to Update: 47	Next Scheduled EDR Contact: 02/26/2007
	Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2005	Source: Department of Natural Resources
Date Data Arrived at EDR: 03/17/2006	Telephone: N/A
Date Made Active in Reports: 05/02/2006	Last EDR Contact: 10/23/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/08/2007
	Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Listing

Source: Department of Health & Human Services

Telephone: 402-471-2306

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: National Wetlands Inventory

Source: Department of Natural Resources

Telephone: 402-471-2363

STREET AND ADDRESS INFORMATION

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INTERVIEW DOCUMENTATION

**Phase I Environmental Review
Responses to User Questionnaire**

1. Environmental cleanup liens filed or recorded against the site (CFR 312.25).

I am not aware of any such liens against the property. I have forwarded to your our title commitment from Rels Title, dated September 29, 2006, which the City relies on for complete information about any liens or legal action that may affect the property.

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)

Items 16 and 17 of the title commitment identify recorded documents regarding a mortgage and Terms and Conditions of Department of Housing and Urban Development Use Agreement pertaining low-income affordability restrictions until December 1, 2014 in compliance with a Section 8 contract subsidizing housing assistance payments on behalf of the low-income tenants.

I am not aware of any land use limitations on the site for environmental reasons.

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

I have not specialized knowledge of the property. The City of Omaha would anticipate the use of the site to be for single-family residential. The previous use was multi-family residential. All previously existing structures on the site have been demolished.

4. Relationship of the purchase price to the fair market value of the property (40 CFR 312.29).

The City of Omaha has incurred \$515,189.00 for inspection and demolition fees that are due and owing and which would be specially assessed to the property if not paid. The City will accept the property in exchange for releasing the current owner of all claims for payment of the lien or any pending special assessment.

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

The property was previously the site of multi-family residential units. The structures were demolished during July and August, 2006. Asbestos material was properly removed from the site during the demolition process. I am not aware of any other potential environmental threats to the property. No other potential environmental threats were encountered during the demolition of the structures.

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

I am not aware of any indicators that point to the presence or likely presence of contamination at the property.

ENVIRONMENTAL QUESTIONNAIRE

for
Former Wintergreen Apartments
6506 North 51st Plaza
Omaha, Nebraska
TG Project # 06623.0

The following questions are being posed owners and occupants of the referenced site. These individuals may have specialized knowledge of the assessment site due to past or current experience with the assessment site.

Please answer the questions in good faith to the extent of your knowledge of the assessment site.

When you have completed the questionnaire, please return it to Thiele Geotech, Inc. in the enclosed stamped return envelope.

Please call Donna Erickson at Thiele Geotech, Inc. (402-556-2171) if you have any questions or would like to respond to the questionnaire by telephone.

Thank you for your time and cooperation.

- | | | | |
|---|-----|-------------------------------------|--------------------------------------|
| 1a. Is the <i>property</i> used for an industrial use? | Yes | <input checked="" type="radio"/> No | Unk |
| 1b. Is any <i>adjoining property</i> used for an industrial use? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |
| 2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |
| 2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |
| 3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | <input checked="" type="radio"/> No | Unk |
| 3b. Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |

4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
--	-----	--------------------------	--------------------------------------

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
--	-----	--------------------------	--------------------------------------

5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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6a. Are there currently any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
---	-----	--------------------------	--------------------------------------

7a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that originated from a contaminated site?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
---	-----	--------------------------	--------------------------------------

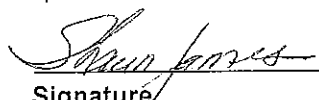
7b. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that is of an unknown origin?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
---	-----	--------------------------	--------------------------------------

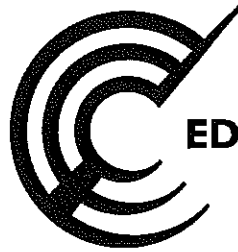
8a. Are there currently any <i>pits</i> , <i>ponds</i> , or <i>lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
---	-----	--------------------------	--------------------------------------

8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits</i> , <i>ponds</i> , or <i>lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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This questionnaire is taken from ASTM E1528-06, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process. ASTM International, 10 Barr Harbor Drive, P.O. Box C700, West Conshohocken, PA.

9a. Is there currently any stained soil on the <i>property</i> ?	Yes	No	Unk	15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?	Yes	No	Unk	15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	No	Unk	15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	No	Unk	15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk	16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	No	Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk	17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	Yes	No	Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?	Yes	No	Unk	18a. Does the <i>property</i> discharge <i>waste-water</i> (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system?	Yes	No	Unk
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ?	Yes	No	Unk	18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes	No	Unk
13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk
13b. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk				


12-7-06
 Signature Date
 SHAWN JAMES 402-991-5999
 Print Name Phone Number



EDR® Environmental
Data Resources Inc

EDR Site Report™

**WINTERGREEN PARK APARTMENTS
6636 NORTH 51ST PLAZA
OMAHA, NE 68152**

Inquiry Number:

December 26, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary	Page 3
Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.	
Section 2: Facility Detail Reports	Page 4
All available detailed information from databases where sites are identified.	
Section 3: Databases Searched and Update Information.	Page 5
Name, source, update dates, contact phone number and description of each of the databases searched for this report.	

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	WINTERGREEN PARK APARTMENTS 8636 NORTH 51ST PLAZA OMAHA, NE 68152 EDR ID #1008982798 EPA #X
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	YES - p4
Facility is listed in EPA's Index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility has inspections under FIFRA, TSCA or EPCRA

DATABASE: FIFRA/TSCA Tracking System (FTTS)

WINTERGREEN PARK APARTMENTS
6636 NORTH 51ST PLAZA
OMAHA, NE 68152
EDR ID #1008982798

FTTS INSP:

Inspection Number:	20040827N7021 1
Region:	07
Inspection Date:	Not reported
Inspector:	FULLER
Violation occurred:	No
Investigation Type:	Lead, Section 1018, SEE
Investigation Reason:	Neutral Scheme, Region
Legislation Code:	TSCA
Facility Function:	Landlord/Renter Facility

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

WASTE MANAGEMENT

RCRA: Resource Conservation and Recovery Act Information

Source: EPA

Telephone: 800-424-9346

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/13/2006
Date of Next Scheduled Update: 02/19/2007

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/15/2006
Date of Next Scheduled Update: 03/12/2007

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/04/2006
Date of Next Scheduled Update: 03/05/2007

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/27/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/04/2006
Date of Next Scheduled Update: 03/05/2007

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-566-0500

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/07/2006
Database Release Frequency: Annually

Date of Last EDR Contact: 11/29/2006
Date of Next Scheduled Update: 02/05/2007

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/02/2006
Date of Next Scheduled Update: 01/01/2007

NE AST: AST Data

Source: State Fire Marshal
Telephone: 402-471-9465

Date of Government Version: 08/01/2006
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/30/2006
Date of Next Scheduled Update: 12/25/2006

NE UST: Facility and Tank Data

Source: Nebraska State Fire Marshal
Telephone: 402-471-9664

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/01/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/28/2006
Date of Next Scheduled Update: 02/26/2007

NE LUST: Leaking Underground Storage Tank Sites

Source: Department of Environmental Quality
Telephone: 402-471-3090

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/01/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/2006
Date of Next Scheduled Update: 02/05/2007

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005
Database Release Frequency: Annually

Date of Last EDR Contact: 10/24/2006
Date of Next Scheduled Update: 01/22/2007

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 08/01/2006
Database Release Frequency: Annually

Date of Last EDR Contact: 10/18/2006
Date of Next Scheduled Update: 01/15/2007

WASTE DISPOSAL

NPL: National Priority List

Source: EPA
Telephone: Not reported

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/27/2006
Date Made Active at EDR: 11/22/2006
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/01/2006
Elapsed ASTM Days: 21
Date of Last EDR Contact: 11/01/2006

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: Not reported

Date of Government Version: 09/27/2006
Date Made Active at EDR: 11/22/2006
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/01/2006
Elapsed ASTM Days: 21
Date of Last EDR Contact: 11/01/2006

DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: Not reported

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/27/2006
Date Made Active at EDR: 11/22/2006
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/01/2006
Elapsed ASTM Days: 21
Date of Last EDR Contact: 11/01/2006

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-603-8960

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/09/2006
Date Made Active at EDR: 11/22/2006
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/21/2006
Elapsed ASTM Days: 62
Date of Last EDR Contact: 12/19/2006

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-603-8960

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/10/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/18/2006
Date of Next Scheduled Update: 03/19/2007

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/07/2006
Database Release Frequency: Annually

Date of Last EDR Contact: 10/02/2006
Date of Next Scheduled Update: 01/01/2007

NPL RECOVERY: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Made Active at EDR: 03/30/1994
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 02/02/1994
Elapsed ASTM Days: 56
Date of Last EDR Contact: 11/17/2006

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NE SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Source: Department of Environmental Quality
Telephone: 402-471-2186

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: Not reported
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/16/2006
Date of Next Scheduled Update: 01/15/2007

NE SWF/LF: Licensed Landfill List

Source: Department of Environmental Quality
Telephone: 402-471-4210

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/30/2006
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/16/2006
Date of Next Scheduled Update: 01/15/2007

MULTIMEDIA

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2004
Database Release Frequency: Annually

Date of Last EDR Contact: 12/19/2006
Date of Next Scheduled Update: 03/19/2007

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-4203

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004
Database Release Frequency: Annually

Date of Last EDR Contact: 11/07/2006
Date of Next Scheduled Update: 01/15/2007

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Database Release Frequency: N/A

Date of Last EDR Contact: 10/18/2006
Date of Next Scheduled Update: 01/15/2007

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/18/2006
Date of Next Scheduled Update: 03/19/2007

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-566-1667

Date of Government Version: 10/19/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/18/2006
Date of Next Scheduled Update: 03/19/2007

FINDS: Facility Index System/Facility Registry System

Source: EPA
Telephone: Not reported

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/11/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/02/2006
Date of Next Scheduled Update: 01/01/2007

RMP: Risk Management Plans

Source: Environmental Protection Agency
Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g. the fire department) should an accident occur.

Date of Government Version: 09/01/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 11/17/2006
Date of Next Scheduled Update: 02/19/2007

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202-564-0746
A listing of all facilities with Storm Water General Permits.

Date of Government Version: 06/02/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/28/2006
Date of Next Scheduled Update: 01/01/2007

US ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency
Telephone: 703-603-8905

A listing of sites with engineering controls in place. Engineering controls 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.

Date of Government Version: 03/21/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 09/07/2006
Date of Next Scheduled Update: 10/02/2006

US INST CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency
Telephone: 703-603-8905

A listing of sites with institutional controls in place. Institutional controls 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.

Date of Government Version: 03/21/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 09/07/2006
Date of Next Scheduled Update: 10/02/2006

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 1
Telephone: 617-918-1313
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 11/17/2006
Date of Next Scheduled Update: 02/19/2007

NE SWRCY: Recycling Resource Directory

Source: Department of Environmental Quality
Telephone: 402-471-6974
A listing of recycling facilities.

Date of Government Version: 12/01/2003
Database Release Frequency: Varies

Date of Last EDR Contact: 10/20/2006
Date of Next Scheduled Update: 01/15/2007

NE HIST UST: Underground Storage Tank Database Listing

Source: State Fire Marshal
Telephone: 402-471-2027
A listing of underground storage tank locations. This listing contains detail information that the UST listing does not. It is no longer updated by the agency. For current information see the UST listing.

Date of Government Version: 02/28/2005
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/27/2006
Date of Next Scheduled Update: 02/26/2007

NE HIST AST: Aboveground Storage Tank Database Listing

Source: State Fire Marshal
Telephone: 402-471-2027
A listing of aboveground storage tank locations. This listing contains detail information that the AST listing does not. It is no longer updated by the agency. For current information see the AST listing.

Date of Government Version: 10/19/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/01/2006
Date of Next Scheduled Update: 12/25/2006

NE SPILLS: Surface Spill List

Source: Department of Environmental Quality
Telephone: 402-471-2186
Releases of petroleum or hazardous substances to the air, land, or water.

Date of Government Version: 09/01/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/2006
Date of Next Scheduled Update: 02/05/2007

NE INST CONTROL: Nebraska's Institutional Control Registry

Source: Department of Environmental Quality
Telephone: 402-471-2214
A list of sites within Nebraska that have institutional controls. According to the Environmental Protection Agency (EPA), institutional controls are "non-engineering measures designed to prevent or limit exposure to hazardous substances left in place at a site, or assure effectiveness of the chosen remedy. Institutional controls are usually, but not always, legal controls, such as easements, restrictive covenants, and zoning ordinances." In short, institutional controls are a type of environmental covenant typically used when property is to be cleaned up to a level determined by the potential environmental risks posed by a planned use, rather than to unrestricted use standards. This method of control has proven to be both environmentally and economically beneficial.

Date of Government Version: 03/31/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 10/20/2006
Date of Next Scheduled Update: 01/15/2007

NE VCP: RAPMA Sites

Source: Department of Environmental Quality
Telephone: 402-471-2186
The Remedial Action Plan Monitoring Act (RAPMA), initially created in 1995, provides property owners and parties responsible for contamination with a mechanism for developing voluntary environmental cleanup plans which are reviewed and approved by the Department.

Date of Government Version: 03/31/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 10/20/2006
Date of Next Scheduled Update: 01/15/2007

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NE DRYCLEANERS: Drycleaner Facility Listing

Source: Department of Environmental Quality
Telephone: 402-471-3557
A listing of drycleaner facilities in Nebraska.

Date of Government Version: 01/17/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 10/16/2006
Date of Next Scheduled Update: 01/15/2007

NE BROWNFIELDS: Potential Brownfields Inventory Listing

Source: Department of Environmental Quality
Telephone: 402-471-2186

"NDEQ defines a brownfields site as subpart (A) of CERCLA ? 101(39): 'Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.' This is a broad-based approach to capture all potential brownfields sites. In the event that CERCLA 128(a) State Response Program funds are utilized - for example, conducting a Section 128(a) Assessment - the exclusions, site-by-site determinations, and further definitions as provided by the law would need to be met. This would be done on a site-by-site basis." A preliminary Survey and Inventory of Brownfields Sites in Nebraska was constructed based on previously submitted information including sites named specifically by city representatives. The list was built on facility characteristics, which were founded on previous, broad-based contamination experience. Additions to the inventory were made by looking for other sources of potential brownfields sites using Standard Industrial Classification (SIC) codes. A general sector list was constructed to serve as an inventory guide. This list shows all of the different types of sites that are within the inventory (sorted by SIC code), and the number of sites there are of each type. Color-coated blocks, which group together similar SIC codes and the sites that they encompass also sort the sectors.

Date of Government Version: 05/08/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 10/16/2006
Date of Next Scheduled Update: 01/15/2007

NE NPDES: Wastewater Database Listing

Source: Department of Environmental Quality
Telephone: 402-471-3557
A listing of permitted wastewater facilities.

Date of Government Version: 10/03/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/02/2006
Date of Next Scheduled Update: 01/01/2007

NE AIRS: Air State Program List

Source: Department of Environmental Quality
Telephone: 402-471-3389
A listing of air program facilities.

Date of Government Version: 04/12/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/17/2006
Date of Next Scheduled Update: 01/15/2007

NE TIER 2: Tier 2 Facility Listing

Source: Department of Environmental Quality
Telephone: 402-471-3557

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 04/11/2006
Database Release Frequency: Varies

Date of Last EDR Contact: 11/29/2006
Date of Next Scheduled Update: 01/01/2007

POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties

Source: EPA
Telephone: 202-564-6064
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/07/2006
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/02/2006
Date of Next Scheduled Update: 01/01/2007



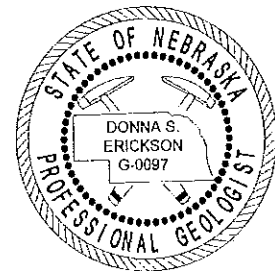
Phase I Environmental Site Assessment Report

**Former Wintergreen Apartments
6506 North 51st Plaza
Omaha, Nebraska 68152**

Prepared for:

City of Omaha
1819 Farnam Street
Omaha, Nebraska 68183

January 2, 2007
TG Project No. 06623.0



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Phase I Environmental Site Assessment Report
Former Wintergreen Apartments
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1.0 SUMMARY

SITE DESCRIPTION – The assessment site is located at 6506 North 51st Plaza, Omaha, Nebraska, 68152. The assessment site consists of approximately 32 acres of land in a generally rectangular parcel. The site was formerly occupied by the Wintergreen Apartments. The site has recently been cleared of structures.

HISTORICAL REVIEW – Historical aerial photographs, topographic maps, city directories, and interviews were reviewed and indicated that the assessment site was previously vacant land surrounded by houses and vacant land, and these activities do not appear to represent a significant environmental risk to the assessment site.

REGULATORY REVIEW – Three (3) sites (plottable) were identified by EDR, a regulatory database search firm, on the LUST list. These sites were located between one-quarter and one-half of a mile from the assessment. In addition, the assessment site, although not plotted on the EDR map, was listed on the FTTS list. It is listed because the apartments were inspected under legislation code TSCA (Toxic Substances Control Act) for lead. No violation was reported as a result of this inspection and the apartments are no longer present at the site. Therefore, none of the sites identified by EDR were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction.

SITE RECONNAISSANCE – The condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site. Therefore, a low risk for adverse environmental impact to the site from itself or neighboring properties was determined based on the observations made during the site reconnaissance conducted December 13, 2006.

INTERVIEWS – Interviews were conducted with the user and a representative of the owner. These interviews revealed that the present owner and the user know of no hazardous materials, petroleum hydrocarbons, or other environmental concerns identified at the assessment site or adjacent properties.

CONCLUSIONS – We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for property located at 6506 North 51st Plaza, Omaha, Nebraska. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

2.0 INTRODUCTION

2.1 PURPOSE

Thiele Geotech, Inc. (TG) has been retained by the City of Omaha to perform a Phase I Environmental Site Assessment (ESA) for the former Wintergreen Apartment property located at 6506 North 51st Plaza, Omaha, Nebraska, 68152.

This ESA has been prepared to characterize existing environmental conditions on the subject property, and to assess potential environmental concerns caused by current and historical activities/practices on the property and from adjoining and/or nearby properties.

This ESA was conducted in general accordance with American Society of Testing Materials (ASTM) Standard E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. According to the Standard, ". . . the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property . . . even under conditions in compliance with laws."¹ More simply stated, "The purpose . . . is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property."²

This Standard fulfills the requirements as outlined in 40 CFR 312, Standards and Practices for All Appropriate Inquiries; Final Rule. Adherence to this Standard is intended to allow the user to satisfy one of the requirements to claim protection from CERCLA liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser.³

2.2 DETAILED SCOPE OF SERVICES

Our Phase I ESA was performed by an environmental professional (EP) or under the supervision or responsible charge of an EP. The EP was involved in planning the site reconnaissance and interviews, and reviewed and interpreted the information upon which the report is based.

¹ASTM Standard E 1527-05, 1.1.1, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2005, p. 1.

²ASTM Standard E 1527-05, November 2005, p. 12.

³40 CFR 312

The Phase I ESA consisted of a records review of the property and surrounding area, site reconnaissance, interviews, and a written report. The scope of services is intended to conform to ASTM E 1527-05.

The records review attempted to obtain and review records that would help identify recognized environmental conditions in connection with the property. This review was conducted by examining available topographic, soil survey, or geologic maps and reports; aerial photographs; public records that are properly filed regarding permits, land use restrictions, activity use limitations, environmental liens, spills, underground storage tanks, landfills, and hazardous substance/waste sites; and other government records.

The site reconnaissance consisted of a visual investigation of the area. It included a walkover of the entire site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares. Observations were made of existing conditions including structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices. An attempt was made to define the current and past uses of the property, the adjoining properties, and the surrounding area.

Interviews with the user, current, and past owners/occupants of the property were conducted in an attempt to obtain information about the use and condition of the property. Also, appropriate governments officials may have been interviewed in an attempt to identify recognized environmental conditions in connection with the property.

Our report includes documentation to support the findings, opinions, and conclusions. The report attempts to characterize recognized environmental conditions on the property and to assess potential environmental concerns caused by adjoining and/or nearby properties. The report is based only upon information obtained and observations made during the course of the records review, site reconnaissance, and interviews described above.

2.3 SIGNIFICANT ASSUMPTIONS

Findings and recommendations of this ESA are based upon information obtained during the performance of this ESA and the conditions existing at the site on the date of the site reconnaissance. Past conditions, uses, etc., were approximated based on available records and observations.

2.4 LIMITATIONS AND EXCEPTIONS

No sampling or testing of soil, water, air or other materials was conducted as part of this ESA. It is possible that contamination may exist, but was undetected by this ESA. The conclusions provided in an ESA do not guarantee that environmental conditions will not arise in the future.

The results of this Report are based on information obtained by TG and on observations made during the site reconnaissance. TG does not warrant or guarantee the environmental condition of the subject property, or certify the property as clean.

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

The ASTM E 1527-05 does not include an analysis or determination as to whether the Client or site is in compliance with federal, state, or local laws, statutes, ordinances, or regulations. This Standard also does not include identification or evaluation of controlled substances, asbestos, asbestos-containing materials (ACM), lead-based paint (LBP), radon, mold, methane gas, endangered species, historical or archeological resources, floodplain/floodways or wetlands. This ESA specifically excluded sampling or testing for the presence of hazardous substances, hazardous materials, hazardous wastes, petroleum, or polychlorinated biphenyls (PCBs). This practice does not include any testing or sampling of materials such as soil, water, air, or building materials.

It is important to note that this ESA does not constitute a guarantee or warranty of the environmental condition of the subject property. "Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost." ⁴

2.5 SPECIAL TERMS AND CONDITIONS

According to ASTM E 1527-05, a Phase I ESA must be updated if they are over 180 days old including conducting a new environmental lien search. Reports cannot be updated if they are over a year old. However, information from a previous report can be used in a new Phase I ESA as long as the data is checked for accuracy and updated appropriately.

⁴ASTM E 1527-05, 4.5.1

2.6 USER RELIANCE

This ESA is an instrument of service for the exclusive use of the City of Omaha (Client) and their lender(s) only. No third party may use this report, or any information contained herein. With the permission of the Client, Thiele Geotech, Inc. (TG) may authorize a third party to use this Report, and to rely on the information contained in this report, but only to the same extent of the Client's reliance, and subject to the same contractual, technological, and other limitations to which the Client has agreed. In addition, any new user of the report is subject to the user obligations outlined in the ASTM E 1527-05 standard.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The project site is identified as former Wintergreen Apartments, and is located at 6506 North 51st Plaza, Omaha, Nebraska, 68152. The assessment site consists of approximately 32 acres of land in a generally rectangular parcel. The site was formerly occupied by the Wintergreen Apartments. The site has recently been cleared of structures.

The legal description for the site is included in the parcel information obtained from the Douglas County Assessors website and the Commitment for Title Insurance, both attached in the Appendix. The site is generally located within the Northeast Quarter of Section 31, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

The Site Vicinity Map, Topographic Map, and Parcel Map attached in the Appendix, further illustrate the disposition of the assessment site and the neighboring properties.

3.2 SITE AND VICINITY CHARACTERISTICS

The general area of the project site is primarily composed of residential development.

The City of Omaha Zoning Map was reviewed and indicated that the assessment site is currently zoned Low Density Multiple Family Residential District (R6). The area surrounding the assessment site is generally zoned: Medium Density Single Family Residential District (R3), Development Reserve District (DR), High Density Single Family Residential District (R4), and High Density Multiple Family Residential District (R8). A copy of the City of Omaha Zoning Map has been included in the Appendix.

3.3 CURRENT USE OF THE PROPERTY

Currently, the assessment site is vacant and unoccupied. The photographs taken during the site reconnaissance conducted on December 13, 2006, illustrate the condition of the site on that day, and are included in the Appendix.

3.4 IMPROVEMENTS AND EASEMENTS

It is assumed that there are easements present on-site for various public and private utilities (natural gas, electric, water, sanitary and storm sewers, cable television) that provide essential services within

the City of Omaha. All easement information is disclosed by title policy for the owner and is referenced in the Commitment for Title Insurance attached in the Appendix.

Improvements on site consist of remnant roads from the former Wintergreen Apartments.

Utilities generally accessible within the Omaha metropolitan area include:

- Electrical – Omaha Public Power District
- Water – Metropolitan Utilities District
- Gas – Metropolitan Utilities District
- Storm/Sanitary Sewer – Omaha Public Works Department
- Communications – Qwest Communications/Cox Communications

3.5 CURRENT USES OF ADJOINING PROPERTIES

The site is bordered by Mary Plaza right-of-way (ROW) to the north, by North 50th Plaza ROW to the east, by Redick Plaza ROW to the south, and by North 51st Court ROW to the west. Beyond Mary Plaza ROW to the north is residential property. Beyond North 50th Plaza ROW to the east is residential property followed by Forest Lawn Cemetery. Beyond Redick Plaza ROW to the south is residential property. Beyond North 51st Court ROW to the west is residential property.

4.0 USER PROVIDED INFORMATION

The City of Omaha is the user of the report and Mr. Chris Wayne, City Planner, responded to the User questionnaire. His responses are included in the Appendix.

4.1 TITLE RECORDS

Title documents were provided by the City of Omaha and are included in the Appendix.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

A Commitment for Title Insurance was provided by the City of Omaha, and upon review it appears that there are no environmental liens associated with the assessment site based upon publicly available real estate records. It appears that there are terms and conditions of the Department of Housing and Urban Development (HUD) Use Agreement pertaining to low-income affordability restrictions until December 14, 2014. This use limitation does not represent an environmental condition.

4.3 SPECIALIZED KNOWLEDGE

There was no specialized knowledge provided by the user.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

According to Mr. Wayne of the City of Omaha, the property was previously the site of multi-family residential structures. The structures were demolished during July and August 2006. Asbestos material was properly removed from the site during the demolition process. No other potential environmental threats were encountered during the demolition of the structures according to Mr. Wayne.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The user was questioned regarding his perception of the value of the assessment site in comparison to other similar properties. The user responded, that the City of Omaha has incurred \$515,189 for inspection and demolition fees that are due and owing and which would be specially assessed to the property if not paid. The City will accept the property in exchange for releasing the current owner of all claims for payment of the lien or any pending special assessment.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Douglas County Assessor's website, the current owner(s) of the assessment site is the First Bank of Illinois. The site is currently vacant with no occupants.

4.7 REASON FOR PERFORMING PHASE I

This assessment is being conducted as part of the screening criteria on the part of City of Omaha for obtaining a release from the HUD income restrictions so that the property can be developed with market rate housing.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this ESA, various sources of information were queried in an attempt to determine and evaluate past and present activities on and in the vicinity of the subject property that might cause environmental impacts on the subject site. Multiple aerial photographs and the current USGS Topographic Map were obtained, and regulatory database research by Environmental Data Resources, Inc. (EDR) was performed. EDR is a database search firm, specializing in Records Searches for ESAs. These efforts were performed in general accordance with ASTM Standard E 1527-05.

The ASTM Standard recommends approximate minimum search distances (AMSDs) for each type of database search, which are stated below, and were utilized in our review. The AMSDs recommended by ASTM are included on the Site Information Map included in the Appendix.

The following databases/lists and the respective ASTM AMSDs were requested and reviewed by TG:

Federal ASTM Standard

United States Environmental Protection Agency (USEPA) Office of Solid Waste and Emergency Response, National Priorities List (NPL), (commonly referred to as "Superfund List")—1.0 mile; Proposed NPL—1.0 mile; Delisted NPL—1.0 mile;

USEPA Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)—0.5 mile;

USEPA Office of Solid Waste and Emergency Response, Comprehensive Environmental Response, Compensation, and Liability Information System – No Further Remediation Planned (CERC-NFRAP)—0.5 mile;

USEPA, Resource Conservation and Recovery Act (RCRA), facilities undergoing "corrective action" List (CORRACTS)—1.0 mile;

USEPA, RCRA Treatment Storage and Disposal Facilities (RCRA-TSD)—0.5 mile;

RCRA Large Quantity Generators (RCRA-LQG)—property and adjoining properties;

RCRA Small Quantity Generators (RCRA-SQG)—property and adjoining properties;

Engineering Controls Sites List (US ENG CONTROLS)—property only;

Sites with Institutional Controls (US INST CONTROL)—property only;

Emergency Response Notification System (ERNS) List, AMSD—property only;

State ASTM Standard

State lists of hazardous waste sites identified for investigation or remediation: Nebraska does not generate a separate list for these facilities and they are included in the federal lists above.

State equivalent NPL—1.0; Not applicable for Nebraska.
State-equivalent CERCLIS—0.5 mile; Not applicable for Nebraska.

Nebraska Department of Environmental Quality (NDEQ) Directory of Sanitary Landfills (State Landfill)—0.5 mile;

NDEQ Solid Waste Recycling site (SWRCY)—0.5 mile;

NDEQ Leaking Underground Storage Tank Report (LUST)—0.5 mile;

NDEQ Underground Storage Tank Report (UST)—property and adjoining property;

NDEQ Leaking Above Ground Storage Tank (LAST)—0.5 mile;

State Fire Marshall Above Ground Storage Tank (AST)—property;

NDEQ Surface Spill List (SPILLS) sites—property only;

NDEQ Remedial Action Plan Monitoring Act Voluntary Cleanup Program (VCP)—0.5 mile;

NDEQ Potential Brownfields Inventory Listing (BROWNFIELDS)—0.5 mile;

NDEQ Institutional Control Registry (INST CONTROL)—0.5 mile;

Tribal Records

Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)—0.5 mile;

Underground Storage Tanks on Indian Land (INDIAN UST)—property and adjoining property;

Additional Environmental Record Sources

Federal Superfund Liens (NPL LIENS)—Target Property;

Hazardous Materials Information Reporting System (HMIRS)—Target Property;

Department of Defense Sites (DOD)—1.0 mile;

Formerly Used Defense Sites (FUDES)—1.0 mile;

Brownfields Sites (US BROWNFIELDS)—0.5 mile;

Superfund Consent Decrees (CONSENT)—1.0 mile;

Record of Decision (ROD)—1.0 mile;

Uranium Mill Tailings Sites (UMTRA)—0.5 mile;

Open Dump Inventory (ODI)—0.5 mile;

Toxic Chemical Release Inventory System (TRIS)—Target Property;

Toxic Substances Control Act (TSCA)—Target Property;

Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act Tracking System (FTTS)—Target Property;

Section 7 of the Federal Insecticide, Fungicide, and Rodenticide Act Tracking System (SSTS)—Target Property;

Polychlorinated Biphenyls Activity Database System (PADS)—Target Property;

Nuclear Regulatory Commission Material Licensing Tracking System (MLTS)—Target Property;

Mines Master Index Files (MINES)—0.25 mile;

Facility Index System/Facility Registry System (FINDS)—Target Property;

RCRA Administrative Action Tracking System (RAATS)—Target Property;

NDEQ Drycleaner Facility Listing (DRYCLEANERS) sites—0.50 mile;

USGS Indian Reservations (INDIAN RESERV)—1.0 mile;

Former Manufactured Gas Sites (COAL GAS) sites—1.0 mile;

The location of the sites identified within 0.25, 0.50, and 1 mile AMSDs (radii) are shown on the Site Information Map, attached in the Appendix.

A review of the EDR Report reveals there were two (2) LUST sites reported that are greater than 0.25 of a mile from the assessment site. It is unlikely that LUST sites would cause environmental conditions at that distance. The remaining sites are listed and discussed below.

The remaining site is described as follows:

MAP ID	NAME	LOCATION	LIST(S)
1	Omaha Public Schools	4845 Curtis Avenue	LUST
Not mapped	Wintergreen Apartments	6636 North 51 st Plaza	FTTS

Omaha Public Schools, 4845 Curtis Avenue, Omaha, Nebraska, 68152. This address is located approximately one-quarter of a mile to the west of the assessment site. This site is currently on the LUST list. This site has been granted a remediation status of “No Further Action.” Because remediation activities have apparently been completed to the satisfaction of the Nebraska Department of Environmental Quality (NDEQ), it does not appear that this site has significant potential to impact the assessment site.

Wintergreen Park Apartments, 6636 North 51st Plaza, Omaha, Nebraska, 68152. This address is located at the assessment site. This site is currently on the FTTS (FIFRA/TSCA Tracking System) list. It is listed because the apartments were inspected under legislation code TSCA (Toxic Substances Control Act) for lead. No violation was reported as a result of this inspection and the apartment buildings are no longer on site.. This site does not appear on any lists regarding the release or improper disposal of hazardous wastes/substances. Based on these findings, it does not appear that the conditions at the assessment site represent a risk of significant environmental impact.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

Standard sources were deemed satisfactory and there were no additional environmental records sources reviewed for this investigation.

5.3 PHYSICAL SETTING SOURCES

As shown on the updated USGS 7.5 Minute Topographic Map, Omaha North, Nebraska Quadrangle, a portion of which is included in the Appendix, the site elevation is approximately 1,130 to 1,210 feet above mean sea level (MSL). The scale of this map is 1" = 2,000' and has a contour interval of 10 feet. The topography of the assessment site is sloping toward the northeast with approximately 80 feet of relief. A site-specific topographic survey was not available at the time of this report.

Based on the topography and surface water flow directions observed during the site reconnaissance, we anticipate that the majority of the site-specific ground water flow direction is towards a creek that runs adjacent to Forest Lawn Avenue, which bisects the property and flows towards the northeast. The overall regional ground water flow direction in the vicinity of the property is reported to be to the east toward the Missouri River. Depth to ground water is anticipated to be variable, ranging from 20-50 feet below ground level.

Based on the topography and anticipated site-specific ground water flow direction, we anticipate that the area within one-half mile to the west and southwest would be in the up-gradient direction. Therefore, the anticipated up-gradient source area has been the focus of our historical and environmental records research.

The assessment site surface soils were mapped by the United States Department of Agriculture (USDA) and described in the *Soil Survey of Douglas and Sarpy Counties, Nebraska*. Surface soils mapped at the assessment site are Monona and Ida silt loams, 17 to 30% slopes (MsF2). The Monona and Ida series consist of deep, well drained, nearly level to moderately steep soils on uplands. These soils are found on cleared land. Permeability in these soils is moderate and available water capacity is high. Areas adjacent to the on-site creek are identified as Gullied Land (Gu). This soil occurs in areas along drainageways that have been deeply cut by gully erosion. A copy of the Soil Survey Map for the assessment site and adjoining area has been included in the Appendix.

5.4 HISTORICAL USE INFORMATION ON THE ASSESSMENT SITE

Complete chain-of-title documentation was not available for review at the time of this Report. Sanborn Fire Insurance Map coverage was also not available for the assessment site.

Historical sources reviewed for this investigation included the following:

Aerial Photographs: 1970 (Photobase for the Soil Survey Map), 1973, 1982, 1994, 1999, 2003, 2005

Historical Topographic Maps: 1956, 1975, 1984

Omaha Street Directories: 1915 to 1970

Based upon these sources, it appears that the assessment site was vacant land from at least 1956, until the apartment and road construction began sometime between 1970 and 1973. Apartment buildings, roads and parking lots appear to have been either under construction or recently finished in the 1973 aerial photograph. Additional apartment buildings are visible in the 1982 photograph. No significant changes on the assessment site are visible from 1982 until the 2005 aerial photograph.

The Omaha Street directories that were reviewed indicated that there was no development at this site before the construction of the Wintergreen Apartments in 1974. Streets reviewed included North 51st Plaza, Forest Lawn Avenue, North 51st Court, North 50th Plaza, and Redick Plaza.

No other use or development was revealed through review of aerial photographs, the historical topographic maps, or the Omaha street directories and, it is assumed, that the site did not incur any development between the dates of the records that were examined.

Portions of the aerial photographs and the topographic maps have been reproduced and are included in the Appendix.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Historical uses of the surrounding property were identified to the extent that this information was revealed in the course of researching the assessment site. A review of aerial photographs from 1970 (Photobase for the Soil Survey Map), 1973, 1982, 1994, 1999, 2003, and 2005 was performed as well as a review of the Omaha street directories from 1915 to 1970. Additionally the historical topographic maps from 1956, 1975, and 1984 were reviewed. Based upon these sources it appears that North 50th Street and houses were present to the east of the assessment site in 1956. By 1970, North 51st Street and houses were present to the northwest of the assessment site. Construction of the surrounding roads and houses on properties to the west and south appears to have continued until sometime between 1994 and 2005.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was performed on December 13, 2006. A walkover of the site and adjacent public thoroughfares was made and current use and condition of the property and adjoining nearby properties was noted, as well as information on land use in the vicinity. Observations were made to review existing structures, evidence of below grade tanks, distressed vegetation, signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices.

Copies of photographs taken during the site reconnaissance conducted on December 13, 2006, have been included in the Appendix and represent the condition of the site on that day.

6.2 GENERAL SITE SETTING

The site has moderate topography with approximately 80 feet of relief across the assessment site. In general, the elevation highs are along the west border of the property while the elevation lows are east border. Surface drainage of the site is southeast from the west part of the site and northwest from the southeast corner of the site toward the intermittent creek that bisects the site and runs adjacent to Forest Lawn Avenue.

Adjoining property uses are listed below:

- North – Mary Plaza ROW.
- East – North 50th Plaza ROW.
- South – Redick Plaza ROW.
- West – North 51st Court ROW.

Visual observations from the perimeter of the site and public thoroughfares were made of the surrounding vicinity. Land uses observed in the vicinity include the following:

- North - Beyond Mary Plaza ROW to the north is residential property.
- East - Beyond North 50th Plaza ROW to the east is residential property followed by Forest Lawn Cemetery.
- South - Beyond Redick Plaza ROW to the south is residential property.
- West - Beyond North 51st Court ROW to the west is residential property.

6.3 EXTERIOR OBSERVATIONS

There were no buildings on site. The former apartments were removed from site. The North 51st Plaza and Forest Lawn Avenue are still present crossing through the site. There was little rubble remaining on site. Two transformers were noted on site and appeared to have been decommissioned. OPPD owns, operates, and maintains transformers in the Omaha metropolitan area.

Indications of the storage or disposal of hazardous substances or petroleum products in quantities large enough to be a significant environmental risk to the assessment site were not observed.

In general, the condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site.

6.4 INTERIOR OBSERVATIONS

There were no buildings at the assessment site during the site reconnaissance of December 13, 2006.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

The owner of the assessment site is the Bank of Illinois. The representative for the owner is Shaun James of Slusky Law in Omaha, Nebraska. The owner was interviewed through correspondence utilizing the questionnaire from the Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, ASTM E 1528-06. This is a comprehensive questionnaire that collects current and historical observations about the assessment site and adjoining properties. Mr. James responded for the owner on the questionnaire that he knows of no hazardous materials, petroleum hydrocarbons, or other environmental concerns identified at the assessment site or adjacent properties. The completed questionnaire is included in the Appendix.

7.2 INTERVIEW WITH SITE MANAGER

The site was vacant and there was no site manager.

7.3 INTERVIEWS WITH OCCUPANTS

There were no occupants at the assessment site to be interviewed. The previous owner was Avram Cimmering. The previous owner was charged with code violations and failing to pay utilities at the Wintergreen Apartments.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Interviews with local government officials was not deemed necessary as the site was undeveloped until 1974, used for residential purposes, and there were no reported violation identified in the regulatory records review.

7.5 INTERVIEWS WITH OTHERS

No others were interviewed.

8.0 FINDINGS

The following are the findings and conclusions for the Phase I Environmental Site Assessment (ESA) conducted by Thiele Geotech, Inc. (TG) for the City of Omaha (Client) on the subject site:

SITE DESCRIPTION – The assessment site is located at 6506 North 51st Plaza, Omaha, Nebraska, 68152. The assessment site consists of approximately 32 acres of land in a generally rectangular parcel. The site was formerly occupied by the Wintergreen Apartments. The site has recently been cleared of structures.

HISTORICAL REVIEW – Historical aerial photographs, topographic maps, city directories, and interviews were reviewed and indicated that the assessment site was previously vacant land surrounded by houses and vacant land, and these activities do not appear to represent a significant environmental risk to the assessment site.

REGULATORY REVIEW – Three (3) sites (plottable) were identified by EDR, a regulatory database search firm, on the LUST list. These sites were located between one-quarter and one-half of a mile from the assessment. In addition, the assessment site, although not plotted on the EDR map, was listed on the FTTS list. It is listed because the apartments were inspected under legislation code TSCA (Toxic Substances Control Act) for lead. No violation was reported as a result of this inspection and the apartments are no longer present at the site. Therefore, none of the sites identified by EDR were found to be a significant risk of environmental concern to the assessment site based on distance, remediation status, and/or the anticipated ground water flow direction.

SITE RECONNAISSANCE – The condition and current use of the property observed during the site reconnaissance suggest that environmental concerns do not exist at the assessment site. Therefore, a low risk for adverse environmental impact to the site from itself or neighboring properties was determined based on the observations made during the site reconnaissance conducted December 13, 2006.

INTERVIEWS – Interviews were conducted with the user and a representative of the owner. These interviews revealed that the present owner and the user know of no hazardous materials, petroleum hydrocarbons, or other environmental concerns identified at the assessment site or adjacent properties.

9.0 OPINION

There were no recognized environmental conditions identified during this investigation.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 for property located at 6506 North 51st Plaza, Omaha, Nebraska. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

11.0 DEVIATIONS

There were no deletions or deviations from this practice.

12.0 ADDITIONAL SERVICES

No additional services were contracted for this investigation.

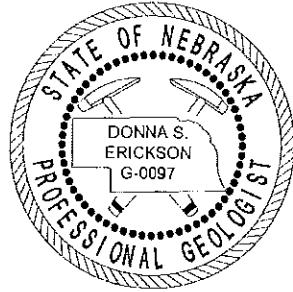
13.0 REFERENCES

References used for the completion of this investigation included the ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, the ASTM E 1528-06, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule, and Polk City Directories.

1

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I certify that this document was prepared by me or under my direct personal supervision and that I am a Professional Geologist as licensed by the State of Nebraska Board of Geologists.



Respectfully submitted,
Thiele Geotech, Inc.

Prepared by,

Donna S. Erickson, P.G., CHMM
Nebraska License G-0097

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I have a Bachelor of Science degree from the University of Nebraska at Omaha and am a licensed Professional Geologist for the States of Nebraska and Missouri. I am also a Certified Professional Geologist as certified by the American Institute of Professional Geologists. Additionally, I am a Master Level Certified Hazardous Materials Manager as accredited by the Council of Engineering and Scientific Specialty Boards (CESB). Since 1996, I have been principally engaged conducting and supervising the completion of Phase I ESA's.

APPENDIX

SITE VICINITY MAP

SITE RESEARCH DOCUMENTATION

1994 USGS Topographic Map

Parcel Maps

USDA Soil Survey Map

SITE PHOTOGRAPHS

ENVIRONMENTAL LIEN SEARCH DOCUMENTATION

HISTORICAL RESEARCH DOCUMENTATION

Aerial Photographs

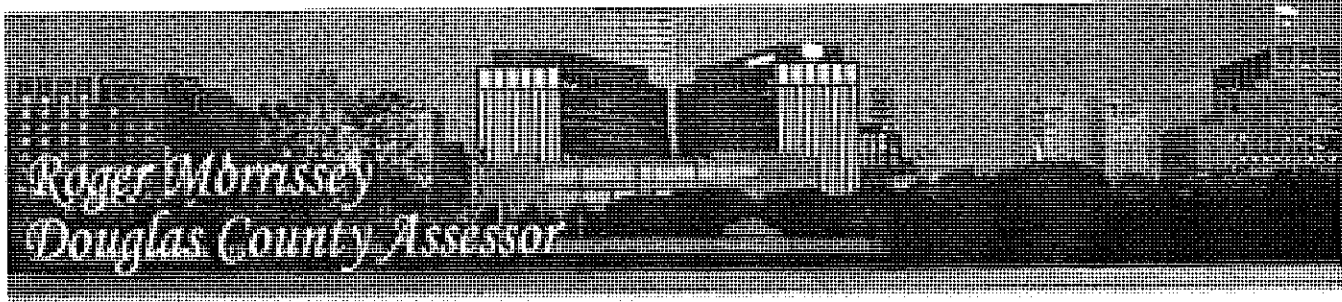
Historical Topographic Maps

Sanborn Fire Insurance Map Coverage

REGULATORY RECORDS DOCUMENTATION

EDR Radius Map Report

INTERVIEW DOCUMENTATION



Last Updated: 10/20/2006

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Owner Information:

Owner Name: FIRST BANK OF ILLINOIS

Mailing Address: 300 E NW HIGHWAY
PALATINE, IL 60067-0000

Property Information:

Key Number: 3990 0000 02

Account Type: Multiple Comm

Parcel Number: 0239900000

Parcel Address: 6506 N 51 PA
OMAHA, 68152-0000

Previous Assessed Value: \$3326000.00

Current Assessed Value: \$1475000.00

Tax Levy Information:

CITY COUNTY BUILDING	.01096
DOUGLAS COUNTY	.26427
OMAHA PUBLIC SCHOOL DISTRICT	1.21849
EDUCATIONAL SERVICE UNIT 019	.01500
METROPOLITAN COMMUNITY COLLEGE	.06740
CITY OF OMAHA	.43387
PAPIO NATURAL RESOURCE DISTRICT	.03909
OMAHA TRANSIT AUTHORITY	.04890
	.00000
	.00000
Total Levy	2.09798

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Parcel Characteristics:

Legal Description: LANDS SEC-TWN-RGE 31-16-13 -EX RD & TL 1 & STHLY 375 FT FOR HT GDNS & N 490 E 441 W 821 FOR HT GDNS 1 ST ADD & FOREST LAWN AVE- 1/2 VAC NEWPORT & REDICK AVE & NW 1/4 NE 1/4

Parcel Size: Acres: 32.41 Sq. Ft.: 1412215

Please Note:

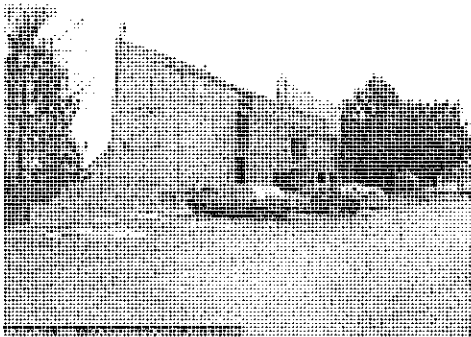
The legal description above is a courtesy provided for assessment purposes and is not intended for use in legal instruments.

Sales Information: [Click Here For Sales Data](#)

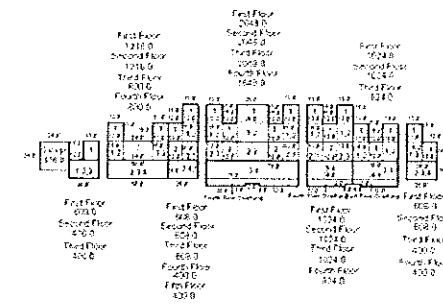
Building Characteristics:

- Building Number:** 06
- Building Size:** 18480 sq. ft.
- Year Built:** 1974
- Condition:** Poor
- Quality:** Low
- Exterior:** Frame Siding
- Units:** 26
- Bedrooms:** 0
- Baths:** 0
- Garage:**
- Garage Size:**

Property Photos/Sketches:



[Click Here To Enlarge Image](#)



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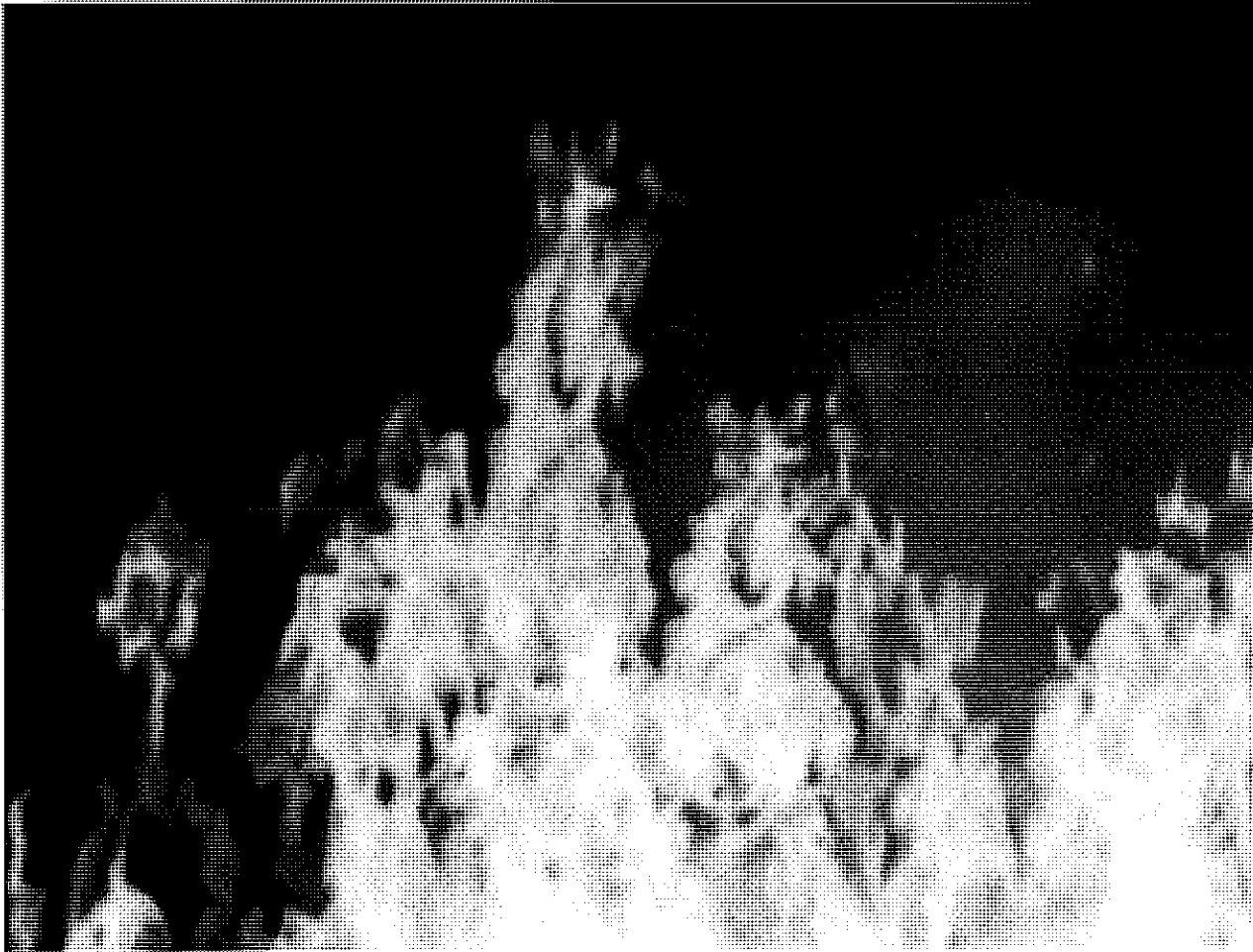
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LOCAL NEWS

Infamous Apartments Catch Fire
07/13/05



The buildings are supposed to be vacant, but early Wednesday, fire came knocking.

It's an apartment complex with a sullied reputation, and it's there's more bad news for the Wintergreen Apartments after a fire ripped through two of its buildings.

"It's always something going on over there," says Phyllis Ennis.

Neighbors are used to commotion at the Wintergreen, but they're not used to seeing smoke billowing from its rooftops. And firefighters aren't used to dealing with an apartment building with this kind of layout.

"There's open stairways, so fire that does get going, once it gets out of the apartments, it can travel in the stairway area where there's lots of wood. It can burn and burn fast," says Omaha Fire Department Assistant Chief Jim Love.

The one thing working in their favor is one is living here, and presumably no one was inside after the fire started. But people have been known to sleep here, even since the vacate notice took effect last June.

One thing is certain; no one will be sleeping here Wednesday night. And some neighbors hope this will be the beginning of the end for the Wintergreen.

"I think the best thing is just to tear it down," says Ennis.

People have been using the Wintergreen as a dumping ground since residents left. Firefighters say the abandoned furniture and rubble in the parking lots could have kept them from getting to the fire. Luckily that didn't happen.

As of Wednesday night the investigation into the cause of the fire is continuing.

Last July, another fire ripped through the building. And the owner, Avram Cimmeric, never repaired the damage.

Cimmeric has had troubles with other properties, too. In March of 2003, investigator's determined arson was to blame for two fires set at another troubled apartment complex in Louisville, Kent. Also in June of 2005, a Kentucky judge gave Cimmeric 18 months to sell every property he owns in the country, as part of a guilty plea.

Story Created: Jul 13, 2005 at 8:34 PM CST

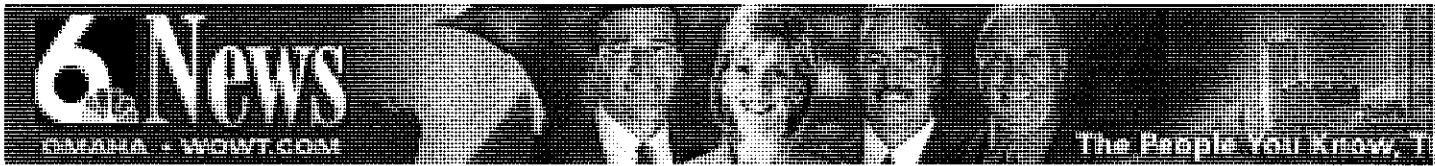
Story Updated: Aug 15, 2006 at 3:53 PM CST



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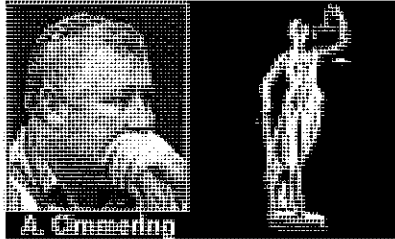


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Landlord faces Omaha court appearance



A heartland landlord accused of failing to maintain two buildings has been found guilty of similar charges in another state.

Avram Cimmeric was sentenced in Louisville, Kentucky on charges that he failed to pay utility bills on two apartment buildings.

He's been ordered to pay \$160,000 in restitution or face 10 years in prison and he was also told he must get rid of all of his properties.

Cimmeric owns the Wintergreen and Park Crest Apartments in Omaha.

He's scheduled to be in court next month for code violations and failure to pay utilities at those properties.

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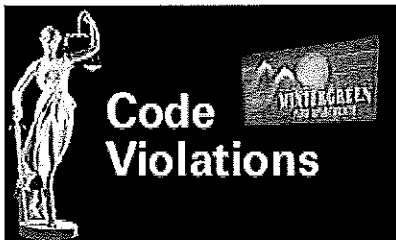


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McKnight Investigates
Catch all of McKnight Investigates here.

Owner faces court appearance



The owner of a troubled metro apartment complex will be in court Friday facing nine allegations of building code violations. Avrim Cimmericing faces the possibility of jail time and fines.

Cimmericing owns the Wintergreen Apartments.

Complaints about the facility have fallen off recently but some say that doesn't mean things

have improved.

Kathy Brown moved into the Wintergreen Apartments last October. She was looking for an apartment she could afford to live in but says the owner of the complex has made it uninhabitable.

She says, "If it was me, they would criminally charge me for being a slumlord. That's what this is. He doesn't like to be called that but that's what he is, a slumlord."

Cimmericing has a history of not paying his bills. His latest delinquency resulted in the heat and water at some of the apartments being temporarily shut off in the middle of the winter.

Last week, the owner voluntarily demolished several fire-damaged units after the city cited him for code violations.

The city has received a dwindling number of complaints from the tenants of Wintergreen but City Housing Inspector Kevin Denker attributes that to the fact that fewer people are living there. Less than 15-percent of the complex is currently occupied.

Denker says, "I think that has a lot to do with it. It's easier to maintain 25 to 30 units than 200 units. I'm sure that's why we've seen a decrease in complaints. It's a numbers game."

While each of the nine code violations that Cimmericing faces carries a maximum penalty of a \$500 fine and six-months in jail, city officials say that since it's the first time he'll be appearing in front of a judge here he will not likely face the maximum penalty and might not be given any time in jail.

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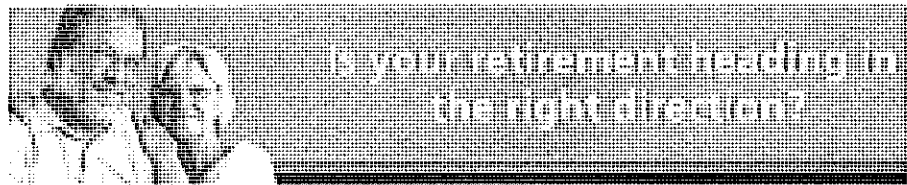
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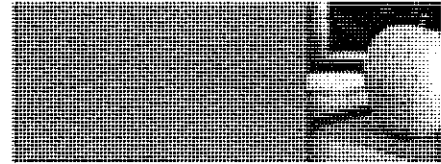


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Water, Gas Restored At Wintergreen Apartments

POSTED: 1:22 pm CST February 10, 2005
UPDATED: 5:34 pm CST February 10, 2005



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OMAHA, Neb. -- The utilities were turned back on Thursday at an Omaha apartment complex.



The Metropolitan Utilities District shut off the gas and water at the Wintergreen apartments Tuesday and Wednesday. The company said the owner of the property hadn't paid the thousands of dollars in bills. MUD had been working with him to get caught up for at least six months; when he didn't pay, workers shut everything off.

On Thursday, MUD said owner Avram Cimmeric wired a partial payment and crews were dispatched to turn on the gas and water for tenants. MUD said they are no longer accepting checks from Cimmeric.

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reconnection came just in time for residents.

"We packed our bags last night," said resident Ivory Washington.

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Estimates put residency at Wintergreen between 10 and 25 percent. Some current residents said the problems will prom them to leave.

For some, getting out isn't easy due to financial hardships. One agency is extending a helping hand. D. Conley's nonpro group Family Housing Advisory Services is assisting residents with relocation. She said she's anticipating more calls fo in coming days.

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- February 9, 2005: [Gas, Water Shut Off At Wintergreen Apartments](#)
- January 28, 2005: [Landlord Ticketed For Shoddy Condition Of Apartments](#)
- January 20, 2005: [More Park Crest Apartments Condemned](#)
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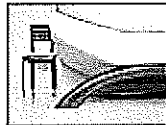
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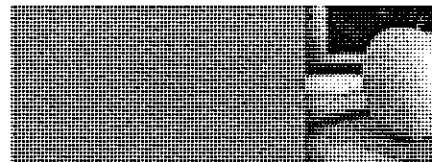


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Gas, Water Shut Off At Wintergreen Apartments

Tenants May Have To Move If Bills Remain Unpaid



POSTED: 4:10 pm CST February 9, 2005
UPDATED: 5:14 pm CST February 9, 2005

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OMAHA, Neb. -- Utility officials shut off the gas and water at the Wintergreen apartments Tuesday and Wednesday.

Video



Video: Residents Want Utilities Restored

Metropolitan Utilities District said the owner of the property hasn't paid the thousand dollars in bills. They had been working with him to get caught up for at least six months so they shut everything off.

That means there's neither water nor heat for tenants.

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surroundings, we could get ill up in here," Washington said.

Chief housing inspector, Kevin Denker, is concerned with every tenant. He said without gas, people will use stoves or ovens for heat. Denker said as many as 45 of the units are still occupied.

"I was planning moving, but I live in this apartment," said tenant Ivery Washington.

Washington wears a facemask for respiratory problems and needs the heat and water for his health.

"If I don't keep myself clean and

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"They'll have 48 hours to get the gas and water hooked up or they will have to move out of the units," he said.

The owner of the property, Avram Cimmeric, was ticketed a few weeks ago for problems with the Park Crest Apartme

The city and MUD are not hopeful that he'll come through for the tenants. They said Cimmeric has done the same thin other states.

MUD usually doesn't shut off the gas at residential accounts when it is cold outside, but this is a commercial account, so doesn't fit their guidelines.

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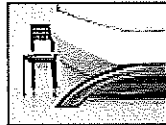
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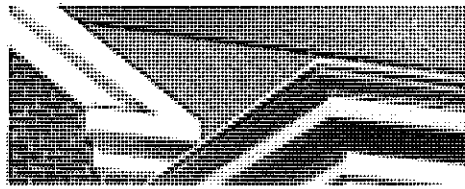
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Landlord Ticketed For Shoddy Condition Of Apartments

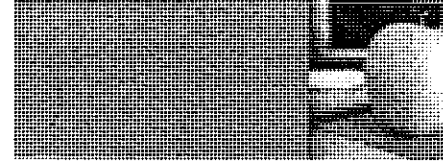
POSTED: 8:55 am CST January 28, 2005
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OMAHA, Neb. -- An Omaha landlord was ticketed Thursday on nine charges of failing to fix his buildings.



Park Crest Apartments

There have been problems brewing for months at the Park Crest Apartments, near 48th and Sahler streets, which has had frozen pipes burst in vacant apartments during cold weather. The water soa carpets in some apartments, warped paneling in others and created i and mold within the walls.

The owner of Park Crest, Avram Cimmeric, was ticketed, and issu tear-down order on another building he owns -- the Wintergreen Apartments.

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course, the opportunity to repair is always there. That would be up to him to make that determination if there's a cost va said Kevin Denker, the housing inspector.

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The landlord must go to court to face the charges on March 16. He could face up to 72 months in prison for not comply with housing rules.

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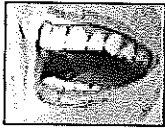
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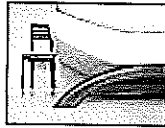
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WINTERGREEN PARK APARTMENTS
6636 NORTH 51ST PLAZA
OMAHA, NE 68152
EDR ID #1008982796

FTTS INSP:

Inspection Number:	20040827N7021 1
Region:	07
Inspection Date:	Not reported
Inspector:	FULLER
Violation occurred:	No
Investigation Type:	Lead, Section 1018, SEE
Investigation Reason:	Neutral Scheme, Region
Legislation Code:	TSCA
Facility Function:	Landlord/Renter Facility

Donna Erickson

From: Wayne, Chris (PIng) [cwayne@ci.omaha.ne.us]
Sent: Monday, December 04, 2006 2:52 PM
To: derickson@thielegeotech.com
Subject: RE: Phase I ESA for Wintergreen Apartments

Donna

Attached is a file having my responses to the questionnaire. Is the format OK or does it need to be identical to the pdf file of the questionnaire? I'm told the contact for the Bank of Illinois is Shaun James at Slusky Law, 17445 Arbor Street, Omaha, NE (991-5777).

Also, the reason for the Phase I, to my knowledge, is simply due diligence on the part of the City since we will be requesting the federal Department of Housing and Urban Development to release any restrictions income restrictions for residents on the property to allow it to be developed with market rate housing.

Let me know if I need to make any changes or if you need more information.

Chris Wayne
City Planner
Omaha Planning Department
1819 Farnam Street, #1111
Omaha, NE 68183
(402) 444-5180
cwayne@ci.omaha.ne.us

-----Original Message-----

From: Donna Erickson [mailto:derickson@thielegeotech.com]
Sent: Friday, December 01, 2006 8:58 AM
To: Chris Wayne (E-mail)
Subject: Phase I ESA for Wintergreen Apartments

**Phase I Environmental Review
Responses to User Questionnaire**

1. Environmental cleanup liens filed or recorded against the site (CFR 312.25).

I am not aware of any such liens against the property. I have forwarded to your our title commitment from Rels Title, dated September 29, 2006, which the City relies on for complete information about any liens or legal action that may affect the property.

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)

Items 16 and 17 of the title commitment identify recorded documents regarding a mortgage and Terms and Conditions of Department of Housing and Urban Development Use Agreement pertaining low-income affordability restrictions until December 1, 2014 in compliance with a Section 8 contract subsidizing housing assistance payments on behalf of the low-income tenants.

I am not aware of any land use limitations on the site for environmental reasons.

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

I have not specialized knowledge of the property. The City of Omaha would anticipate the use of the site to be for single-family residential. The previous use was multi-family residential. All previously existing structures on the site have been demolished.

4. Relationship of the purchase price to the fair market value of the property (40 CFR 312.29).

The City of Omaha has incurred \$515,189.00 for inspection and demolition fees that are due and owing and which would be specially assessed to the property if not paid. The City will accept the property in exchange for releasing the current owner of all claims for payment of the lien or any pending special assessment.

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

The property was previously the site of multi-family residential units. The structures were demolished during July and August, 2006. Asbestos material was properly removed from the site during the demolition process. I am not aware of any other potential environmental threats to the property. No other potential environmental threats were encountered during the demolition of the structures.

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

I am not aware of any indicators that point to the presence or likely presence of contamination at the property.

ENVIRONMENTAL QUESTIONNAIRE
for
Former Wintergreen Apartments
6506 North 51st Plaza
Omaha, Nebraska
TG Project # 06623.0

The following questions are being posed owners and occupants of the referenced site. These individuals may have specialized knowledge of the assessment site due to past or current experience with the assessment site.

Please answer the questions in good faith to the extent of your knowledge of the assessment site.

When you have completed the questionnaire, please return it to Thiele Geotech, Inc. in the enclosed stamped return envelope.

Please call Donna Erickson at Thiele Geotech, Inc. (402-556-2171) if you have any questions or would like to respond to the questionnaire by telephone.

Thank you for your time and cooperation.

- | | | | |
|---|-----|-------------------------------------|--------------------------------------|
| 1a. Is the <i>property</i> used for an industrial use? | Yes | <input checked="" type="radio"/> No | Unk |
| 1b. Is any <i>adjoining property</i> used for an industrial use? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |
| 2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |
| 2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |
| 3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | <input checked="" type="radio"/> No | Unk |
| 3b. Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unk |

4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
--	-----	--------------------------	--------------------------------------

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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6a. Are there currently any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
---	-----	--------------------------	--------------------------------------

6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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7a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that originated from a contaminated site?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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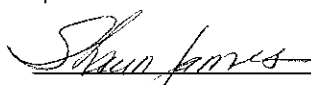
7b. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that is of an unknown origin?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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8a. Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
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This questionnaire is taken from ASTM E1528-06, Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process. ASTM International, 10 Barr Harbor Drive, P.O. Box C700, West Conshohocken, PA.

9a. Is there currently any stained soil on the <i>property</i> ?	Yes	No	Unk	15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?	Yes	No	Unk	15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	No	Unk	15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	No	Unk	15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk	16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	No	Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk	17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	Yes	No	Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?	Yes	No	Unk	18a. Does the <i>property</i> discharge <i>waste-water</i> (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system?	Yes	No	Unk
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ?	Yes	No	Unk	18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes	No	Unk
13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk
13b. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of <i>PCBs</i> ?	Yes	No	Unk
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk				

 12-7-06
 Signature Date
 SHAWN JAMES 402-991-5909
 Print Name Phone Number

Donna Erickson

From: Wayne, Chris (PIng) [cwayne@ci.omaha.ne.us]
Sent: Monday, December 04, 2006 2:52 PM
To: derickson@thielegeotech.com
Subject: RE: Phase I ESA for Wintergreen Apartments

Donna

Attached is a file having my responses to the questionnaire. Is the format OK or does it need to be identical to the pdf file of the questionnaire? I'm told the contact for the Bank of Illinois is Shaun James at Slusky Law, 17445 Arbor Street, Omaha, NE (991-5777).

Also, the reason for the Phase I, to my knowledge, is simply due diligence on the part of the City since we will be requesting the federal Department of Housing and Urban Development to release any restrictions income restrictions for residents on the property to allow it to be developed with market rate housing.

Let me know if I need to make any changes or if you need more information.

Chris Wayne
City Planner
Omaha Planning Department
1819 Farnam Street, #1111
Omaha, NE 68183
(402) 444-5180
cwayne@ci.omaha.ne.us

-----Original Message-----

From: Donna Erickson [mailto:derickson@thielegeotech.com]
Sent: Friday, December 01, 2006 8:58 AM
To: Chris Wayne (E-mail)
Subject: Phase I ESA for Wintergreen Apartments

**Environmental Assessment Proposal (#1982)
Former Wintergreen Apartments
6506 North 51st Plaza
Omaha, Nebraska
November 7, 2006**

Thiele Geotech, Inc. is pleased to submit our proposal for a Phase I Environmental Site Assessment (ESA) for your project site in Omaha, Nebraska. The following sections detail our understanding of the project, our proposed scope of services, and the estimated cost of the study. A fee schedule for the project is attached in Exhibit A and the contract terms are attached in Exhibit B. This proposal will be held open for a period of 45 days from the above date.

PROPERTY DESCRIPTION

It is our understanding that the assessment site consists of the former Wintergreen Apartments property located at 6506 North 51st Plaza in Omaha, Nebraska. The site has been recently demolished and cleared of former structures. According to the Douglas County Assessor's website, the apartments were built in 1974 and the property is currently owned by the Bank of Illinois. It is difficult to discern from the parcel map how many apartment buildings were actually on site. There was a central drive that led to a clubhouse in the middle of the property.

SCOPE OF SERVICES

Our proposed Phase I ESA will consist of a records review of the property and surrounding area, site reconnaissance, interviews, and a written report. The scope of services is intended to conform to ASTM E 1527-05.

The records review will attempt to obtain and review records that will help identify recognized environmental conditions in connection with the property. This review will be conducted by examining available topographic or geologic maps and reports; aerial photographs (if available); public records that are properly filed regarding permits, land use restrictions, activity use limitations, environmental liens, spills, underground storage tanks, landfills, and hazardous substance/waste sites; and other government records.

The site reconnaissance will consist of a visual investigation of the area. It will include a walkover of the entire site, accessible areas in the interiors of the buildings, and adjacent public thoroughfares. The presence of existing structures will be noted, along with evidence of below grade tanks, distressed vegetation (if possible), signs or evidence of hazardous substances/wastes or petroleum products, presence of waste or rubble, and evidence of illegal or questionable disposal practices. An attempt will be made to define the current and past uses of the property, the adjoining properties, and the surrounding area.

Interviews with the user, current, and past owners/occupants of the property will be conducted in an attempt to obtain information about the use and condition of the property. Also, appropriate government officials may be interviewed in an attempt to identify recognized environmental conditions in connection with the property.

Our report will include documentation to support the analysis, opinions, and conclusions. The report will attempt to characterize recognized environmental conditions on the property and to assess potential environmental concerns caused by adjoining and/or nearby properties. The report will be based only

upon information obtained and observations made during the course of the records review, site reconnaissance, and interviews described above.

In conducting this study, we may review and interpret information provided by third parties, including government agencies and private firms. An independent evaluation of the accuracy or completeness of such information will not be conducted. The scope of services will not include an analysis or determination as to whether the client or site occupant is in compliance with federal, state, or local laws, statues, ordinances, or regulations. These services also do not include identification or evaluation of asbestos, radon, mold, lead based paint, endangered species, historical or archeological resources, or wetlands. This study specifically excludes testing for the presence of hazardous substances, hazardous materials, hazardous wastes, petroleum, or polychlorinated biphenyls (PCBs).

ESTIMATED COST & SCHEDULE

Based on the indicated work scope, the total cost for this study is estimated at \$1,800. According to ASTM E 1527-05 it is the users responsibility to provide a title search for environmental liens and activity use limitations to the environmental professional. If your Commitment for Title insurance is less than 180 days old, we can use that. If we need a new report and you wish me to obtain the environmental lien search this would be an additional \$150. I would like to review a chain-of-title of previous owners of the assessment site. If you wish me to obtain this, it would be an additional \$200. The total amount of \$2,150 will not be exceeded for the Phase I ESA unless additional work is authorized.

We understand you wish have the study completed by the end of November and it is our goal to do that.

ADDITIONAL SERVICES

Subsequent to completion of the Phase I report, additional services are often required that are not included in the above estimate. These include consultation with the owner/developer or a possible Phase II ESA. If we are requested to provide additional services including, but not limited to the above, you will be billed in accordance with Exhibit A - Fee Schedule. We would be happy to provide cost estimates for any additional services at your request.

EXHIBITS

- Exhibit A - Fee Schedule
- Exhibit B - General Conditions

THIELE GEOTECH, INC.

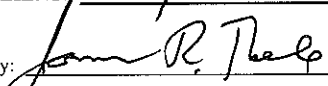
By: 

Donna S. Erickson, P.G., CHMM

13478 Chandler Road

Omaha, Nebraska 68138-3716

402/556-2171 Fax 402/556-7831

CLIENT: City of Omaha
By:  Date: 11/8/06
Name: James R. Thiele
Address: 1817 Fernan
City, State: Omaha, NE
Phone: 444-5206 Fax: 444-6140

FEE SCHEDULE

PROFESSIONAL SERVICES

Senior Engineer	\$120.00/hr.
Senior Geologist	\$120.00/hr.
Senior Project Geologist	\$98.00/hr.
Project Geologist	\$80.00/hr.
Staff Engineer	\$65.00/hr.
Staff Geologist	\$65.00/hr.
Environmental Technician	\$58.00/hr.
Senior Drafter	\$52.00/hr.
Drafter	\$42.00/hr.

REIMBURSABLE EXPENSES

Miscellaneous Expenses	Cost + 15%
------------------------	------------

OTHER SERVICES

Any item or category not listed will be billed at our normal Fee Schedule rate in effect at the time of service.

GENERAL CONDITIONS

- 1. SCOPE OF WORK:** Thiele Geotech, Inc. (including its officers, directors, employees and subconsultants, hereafter referred to as TG) shall perform the services described in the contract and shall invoice the client for those services at the Fee Schedule rates. Any cost estimates stated in this contract shall not be considered as firm figures unless specifically stated in this contract. If unexpected site conditions are discovered, the scope of services may change. TG will provide additional services at the contract Fee Schedule rates.
- 2. ACCESS TO SITES, PERMITS, AND APPROVALS:** The client shall furnish TG with right-of-access to the site in order to conduct the planned exploration. Unless otherwise agreed, the client will also secure all necessary permits, approvals, licenses, and consents necessary to the performance of the services hereunder. While TG will take reasonable precautions to minimize damage to the property, it is understood by the client that, in the normal course of work, some damage may occur, the restoration of which is not part of this agreement.
- 3. UTILITIES:** In the performance of its work, TG will take reasonable precautions to avoid damage or injury to subsurface utilities or structures. This includes requesting locates of utility owned lines and services. The client agrees to hold TG harmless and indemnify TG for any claims, payments, or other liability, including attorney fees, incurred by TG for damage to any privately owned subsurface utilities or structures which are not correctly identified to TG.
- 4. UNANTICIPATED HAZARDOUS MATERIALS:** It shall be the duty of the client to advise TG of any known or suspected hazardous substances which are or may be related to the services provided; such hazardous substances including but not limited to products, materials, or wastes which may exist on or near any premises upon which work is to be performed by TG. If TG observes or suspects the existence of hazardous materials during the course of providing services, TG may, at its option, terminate further work on the project and notify client of the conditions. Services will be resumed only after a renegotiation of scope of services and fees. In the event that such renegotiation cannot occur to the satisfaction of TG, TG may, at its option, terminate this contract. It is understood and agreed that TG does not create, generate, or at any time take possession or ownership of hazardous materials as a result of its exploration services.
- 5. REPORTS AND INVOICES:** TG will furnish up to 3 copies of reports to the client. Additional copies will be provided at the expense of the client. TG may submit invoices to the client monthly and upon completion of services. Payment is due upon presentation of invoices and past due 30 days from the invoice date. Client agrees to pay a finance charge on past due invoices of 1½ percent per month, but not exceeding the maximum rate allowed by law.
- 6. OWNERSHIP OF DOCUMENTS:** All reports, boring logs, data, notes, calculations, estimates, and other documents prepared by TG as instruments of service shall remain the property of TG.
- 7. SAMPLE DISPOSAL:** Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test.
- 8. CONFIDENTIALITY:** TG will hold confidential all business or technical information obtained from the client or generated in the performance of services hereunder and identified in writing by the client as confidential. TG will not disclose such information without the client's consent except to the extent required for; 1) performance of services under this contract; 2) compliance with professional standards of conduct for preservation of public safety, health, and welfare; 3) compliance with any court order or other governmental directive; and/or 4) protection of TG against claims or liabilities arising from performance of services under this contract. TG's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others. TG's technical and pricing information are to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of TG.
- 9. STANDARD OF CARE:** Services performed by TG under this contract will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, express or implied, is made or intended by the proposal for services or by furnishing oral or written reports of the findings made. The client recognizes that TG does not owe any fiduciary responsibility to the client. The client further recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, tests, or explorations are made by TG, and that the data, interpretations, and recommendations of TG are based solely upon the data available to TG. TG will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.
- 10. LIMITATION OF LIABILITY:** In recognition of the relative risks, rewards, and benefits to both the client and to TG, the risks have been allocated such that the client agrees to limit TG's liability to the client and all other parties claiming to have relied on TG's work provided through the client to \$50,000 or TG's total fee for services rendered on this project, whichever is greater. This limitation of liability is a business understanding between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including, but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action except for willful misconduct or gross negligence.
- 11. TERMINATION:** This contract may be terminated by either party upon 7 days prior written notice. In the event of termination, TG shall be compensated by client for all services performed up to and including the termination date and for the completion of such services and records as are necessary to place TG's files in order and/or protect its professional reputation. If either party terminates this contract, these General Conditions shall survive termination and shall remain enforceable between the parties.
- 12. DISPUTE RESOLUTION:** In an effort to resolve any conflicts that arise during or following this project, the client and TG agree that all disputes between them arising out of or related to this agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The client and TG also agree to include a similar mediation provision in all agreements with independent contractors and consultants thereby providing for mediation as the primary method for dispute resolution for all parties on the project.
- 13. PRECEDENCE:** These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding TG's services.
- 14. PROVISIONS SEVERABLE:** In the event that any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.



City of Omaha
Mike Fahey, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

Steven N. Jensen, AICP
Director

November 16, 2006

Donna Erickson
Thiele Geotech, Inc.
13478 Chandler Road
Omaha, NE 68138-3716

RE: Phase I Environmental Site Assessment
Former Wintergreen Apartments 5606 North 51st Plaza

Dear Ms. Erickson:

Enclosed is the signed proposal for the site assessment referenced above. I have also included a copy of the title commitment, dated September 29, 2006 that the City had previously ordered. It should include information about all liens on the property, however, if it does not satisfy the requirements of an environmental lien search please conduct such search as needed for your purposes.

If you have any questions or need further information about the site or project that I can provide please contact me at (402) 444-5180 or via e-mail at cwayne@ci.omaha.ne.us. Thank you for your assistance with this matter.

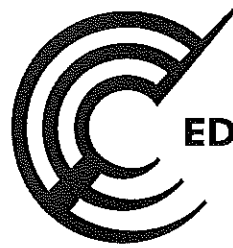
Sincerely,

Chris Wayne
City Planner

Enclosures

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
OMAHA	S107415226	MAGELLAN OMAHA TER	-		
OMAHA	S105241855	AVAYA	120TH / I STREETS		SPILLS, LAST
OMAHA	S105241895	LUCENT/ATT	126TH / G		SPILLS, LAST
OMAHA	S105239570	-	12TH / WEBSTER STR		SPILLS, LAST
OMAHA	S105239473	-	24TH / GRAIG		SPILLS, LAST
OMAHA	S105239648	-	HWY 50 / I-80		SPILLS, LAST
OMAHA	S106108133	BUCHANAN'S AMOCO SERVICE	50TH / DODGE AND 80TH & DODGE	68152	SWRCY
OMAHA	1008982796	WINTERGREEN PARK APARTMENTS	6636 NORTH 51ST PLAZA		FTTS
OMAHA	S107847442	ED MILLER AND SONS INC	52ND / L STS	68152	BROWNFIELDS
OMAHA	S106057280	ONE STOP MIDWEST C	6506 N 56TH ST		NPDES, LUST
OMAHA	S107847344	CHAPMAN CONST FLY ASH LANDFILL	HWY 75 N		BROWNFIELDS
OMAHA	S105483758	ABE'S HAULING	93RD / DUTCH HALL		SPILLS, LAST
OMAHA	S105239261	FORMER UST SYSTEM FS	BLDG 4501, FAIRCHILD		LUST
OMAHA	S105241976	ZIMMER OIL CO	#30 BLDG HIGH BAY-		SPILLS, LAST
OMAHA	S105239646	-	1 BLOCK N OF 66TH		SPILLS, LAST
OMAHA	S105241854	AT&T OMAHA WORKS	CENTRAL POWER PLAN		SPILLS, LAST
OMAHA	S105239566	-	NE CRNR OF BLDG 30		SPILLS, LAST
OMAHA	S105239331	-	9 / DAVENPORT SHOP		SPILLS, LAST
OMAHA	S105239332	-	EPPELY AIRFIELD N		SPILLS, LAST
OMAHA	S105241873	FAA	EPPELY AIRFIELD EA		SPILLS, LAST
OMAHA	S105241876	FED AVIATION ADMIN	EPPELY APRT, 1902		SPILLS, LAST
OMAHA	S105239477	-	FAA TURN-EPPELY AI		SPILLS, LAST
OMAHA	S105241920	OPPD - SOUTH OMAHA	2702 GOMEZ	68112	HIST UST
OMAHA	U003184218	DWAYNE SPIERING	2706 GOMEZ AVE		LUST
OMAHA	S100065740	FORMER OMAHA TRUCK P	14405 N HWY 73	68112	LUST
OMAHA	S106249675	MILLER ELECTRIC	108 / L ST, NE CORNE		FINDS
OMAHA	1007122688	FORMER CALIFORNIA CHEMICAL COMPANY	4424 MCKINLEY STREET		SPILLS, LAST
OMAHA	S105239259	-	NE OF BUILDING 30	68112	UST
OMAHA	U004058261	P K MFG CORP	4MI N OF I-680 ON HWY 75		CERCLIS, FINDS
OMAHA	1005440782	NAVAL SUPPORT ACTIVITY, OMAHA	FT OMAHA	68111	SPILLS, LAST
OMAHA	S105239245	-	OMAHA		CERCLIS
OMAHA	1009218905	PARKER STREET ASBESTOS BAG	4319 PARKER STREET	68111	SPILLS, LAST
OMAHA	S105239641	-	READ ST FAC 16TH /		CERCLIS
OMAHA	U004054659	C-MART #9242	5855 REDICK AVE	68104	UST
OMAHA	U004056188	GOODYEAR	5815 REDICK ST	68152	UST
OMAHA	U004057057	KWIK SHOP	6111 REDICK ST	68104	UST
OMAHA	U004057991	NIC'S AMOCO #0486	6005 REDICK AVE	68152	UST
OMAHA	U004058416	PINEWOOD ELEMENTARY SCHOOL 1-151-001	6306 REDICK AVE	68152	UST
OMAHA	S102420607	COASTAL MART	5855 REDICK AVE		LUST
OMAHA	U004056699	JAMES ROTELLA	RESIDENTIAL ZONING 5035 NW RADIAL HWY	68104	UST
OMAHA	S105832166	FORMER SADDLE CRK SV	1000 S SADDLE CRK, 4		LUST
OMAHA	1000235680	DOUGLAS COUNTY LANDFILL	126 STATE ST	68112	RCRA-SQG, RCRA-TSDF, RAATS, CORRACTS



EDR® Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Former Wintergreen Apartments
6506 North 51st Plaza
Omaha, NE 68152**

Inquiry Number: 1806272.1s

November 29, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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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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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

6506 NORTH 51ST PLAZA
OMAHA, NE 68152

COORDINATES

Latitude (North): 41.318700 - 41° 19' 7.3"
Longitude (West): 95.992000 - 95° 59' 31.2"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 249562.6
UTM Y (Meters): 4578243.5
Elevation: 1152 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41095-C8 OMAHA NORTH, NE
Most Recent Revision: 1994

West Map: 41096-C1 IRVINGTON, NE
Most Recent Revision: 1994

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL RECOVERY..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
RCRA-SQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.
SWF/LF	Licensed Landfill List
SWRCY	Recycling Resource Directory
UST	Facility and Tank Data
HIST UST	Underground Storage Tank Database Listing
LAST	Leaking Aboveground Storage Tank Sites
AST	AST Data
HIST AST	Aboveground Storage Tank Database Listing
SPILLS	Surface Spill List
INST CONTROL	Nebraska's Institutional Control Registry
VCP	RAPMA Sites
DRYCLEANERS	Drycleaner Facility Listing
BROWNFIELDS	Potential Brownfields Inventory Listing
NPDES	Wastewater Database Listing
AIRS	Air State Program List
TIER 2	Tier 2 Facility Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants ...	EDR Proprietary Manufactured Gas Plants
------------------------------------	---

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE AND LOCAL RECORDS

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Control's Spill Tracking Reports.

A review of the LUST list, as provided by EDR, and dated 06/27/2006 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
OMAHA PUBLIC SCHOOLS Facility Status: NFA	4845 CURTIS AVE	1/4 - 1/2 SE	1	6
<i>DAYS CONOCO</i> Facility Status: BACKLOG	<i>6727 N 56TH ST</i>	<i>1/4 - 1/2 W</i>	<i>2</i>	<i>6</i>
WOW AM TRANSMITTER Facility Status: NFA	5504 KANSAS AVE	1/4 - 1/2 SW	3	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
WINTERGREEN PARK APARTMENTS DOUGLAS COUNTY LANDFILL	FTTS RCRA-SQG, RCRA-TSDF, RAATS, CORRACTS
MAGELLAN OMAHA TER	SPILLS, LAST
AVAYA	LUST, SPILLS, LAST
LUCENT/ATT	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
ABE'S HAULING	SPILLS, LAST
-	SPILLS, LAST
ZIMMER OIL CO	SPILLS, LAST
-	SPILLS, LAST
AT&T OMAHA WORKS	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
FAA	SPILLS, LAST
FED AVIATION ADMIN	SPILLS, LAST
-	SPILLS, LAST
OPPD - SOUTH OMAHA	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
-	SPILLS, LAST
CARGILL	SPILLS, LAST
ONE STOP MIDWEST C	LUST, NPDES
FORMER UST SYSTEM FS	LUST
FORMER OMAHA TRUCK P	LUST
MILLER ELECTRIC	LUST
COASTAL MART	LUST
FORMER SADDLE CRK SV	LUST
BUCHANAN'S AMOCO SERVICE	LUST
KWIK SHOP	SWRCY
C-MART #9242	UST
GOODYEAR	UST
NIC'S AMOCO #0486	UST
PINEWOOD ELEMENTARY SCHOOL 1-151-001	UST
JAMES ROTELLA	UST
ED MILLER AND SONS INC	UST
CHAPMAN CONST FLY ASH LANDFILL	BROWNFIELDS BROWNFIELDS

MAP FINDINGS SUMMARY

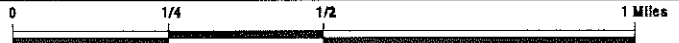
Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Landfill		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	3	NR	NR	3
UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
LAST		0.500	0	0	0	NR	NR	0
AST		0.250	0	0	NR	NR	NR	0
HIST AST		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0

OVERVIEW MAP - 1806272.1s



- ☆ 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
- ▩ Landfill Sites
- ▧ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ▬ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



SITE NAME: Former Wintergreen Apartments
ADDRESS: 6506 North 51st Plaza
 Omaha NE 68152
LAT/LONG: 41.3187 / 95.9920

CLIENT: Thiele Geotech, Inc.
CONTACT: Donna Erickson
INQUIRY #: 1806272.1s
DATE: November 29, 2006 7:44 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPDES		TP	NR	NR	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
TIER 2		TP	NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

MAP FINDINGS

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
1	SE	1/4-1/2	1859 ft.		OMAHA PUBLIC SCHOOLS 4845 CURTIS AVE OMAHA, NE	LUST	S103219814	N/A
	Relative: Higher				LUST: File Number: 092989-99-0007 Owner/RP: OMAHA PUBLIC SCHOOLS Facility Status: No Further Action Incident Type: LUST-EXEMPT TK Line Num: 773 SFM Num: 8614			
	Actual:		1210 ft.					
2	West	1/4-1/2	2132 ft.		DAYS CONOCO 6727 N 56TH ST OMAHA, NE 68152	FINDS LUST UST	1005824056 110006590634	
	Relative: Higher				FINDS: Other Pertinent Environmental Activity Identified at Site			
	Actual:		1225 ft.		NE-IIS (Nebraska Integrated Information System). The Nebraska Department of Environmental Quality's system maintains the EPA's facility files.			
					LUST: File Number: 092199-TH-1259 Owner/RP: TOTAL CONSTRUCTION S Facility Status: Additional work needed, DEQ has not yet directed the work to begin Incident Type: LUST Line Num: 995 SFM Num: 1755			
					UST: Facility ID: 1755 Owner: MARK DAY Owner Address: 6727 N 56TH ST Owner City,St,Zip: OMAHA, NE 681520000 Owner Phone: OMAHA, NE 681520000 Owner Number: OMAHA, NE 681520000 Currently In Use: 0 Temporarily Out Of Use: 0 Permanently Out Of Use: 0 Closed: 0			
3	SW	1/4-1/2	2464 ft.		WOW AM TRANSMITTER 5504 KANSAS AVE OMAHA, NE	LUST	S105689876	N/A
	Relative: Higher				LUST: File Number: AP4134 Owner/RP: WOW AM RADIO Facility Status: No Further Action Incident Type: LUST-EXEMPT TK Line Num: 308			
	Actual:		1260 ft.					

Map ID
Direction
Distance
Distance (ft.)
Elevation

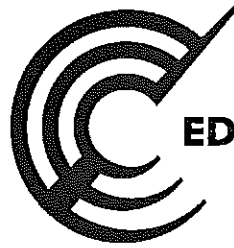
MAP FINDINGS

WOW AM TRANSMITTER (Continued)

SFM Num: 4134

Database(s)
EDR ID Number
EPA ID Number

S105689876



EDR® Environmental
Data Resources Inc

EDR Site Report™

**WINTERGREEN PARK APARTMENTS
6636 NORTH 51ST PLAZA
OMAHA, NE 68152**

Inquiry Number:

December 26, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 WINTERGREEN PARK APARTMENTS 6636 NORTH 51ST PLAZA OMAHA, NE 68152 EDR ID #1008982796 EPA #X
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	YES - p4
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility has inspections under FIFRA, TSCA or EPCRA

DATABASE: FIFRA/TSCA Tracking System (FTTS)

WINTERGREEN PARK APARTMENTS
6636 NORTH 51ST PLAZA
OMAHA, NE 68152
EDR ID #1008982796

FTTS INSP:

Inspection Number:	20040827N7021 1
Region:	07
Inspection Date:	Not reported
Inspector:	FULLER
Violation occurred:	No
Investigation Type:	Lead, Section 1018, SEE
Investigation Reason:	Neutral Scheme, Region
Legislation Code:	TSCA
Facility Function:	Landlord/Renter Facility

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
OMAHA	S107415226	MAGELLAN OMAHA TER	-		SPILLS, LAST
OMAHA	S105241855	AVAYA	120TH / I STREETS		LUST, SPILLS, LAST
OMAHA	S105241895	LUCENT/ATT	126TH / G		SPILLS, LAST
OMAHA	S105239570	-	12TH / WEBSTER STR		SPILLS, LAST
OMAHA	S105239473	-	24TH / GRAIG		SPILLS, LAST
OMAHA	S105239648	-	HWY 50 / I-80		SPILLS, LAST
OMAHA	S106108133	BUCHANAN'S AMOCO SERVICE	50TH / DODGE AND 80TH & DODGE	68152	FTTS
OMAHA	1008982796	WINTERGREEN PARK APARTMENTS	6636 NORTH 51ST PLAZA		BROWNFIELDS
OMAHA	S107847442	ED MILLER AND SONS INC	52ND / L STS		LUST, NPDES
OMAHA	S106057280	ONE STOP MIDWEST C	6506 N 56TH ST		BROWNFIELDS
OMAHA	S107847344	CHAPMAN CONST FLY ASH LANDFILL	HWY 75 N		SPILLS, LAST
OMAHA	S105241842	ABE'S HAULING	93RD / DUTCH HALL		LUST
OMAHA	S105483758	FORMER UST SYSTEM FS	BLDG 4501, FAIRCHILD		SPILLS, LAST
OMAHA	S105239261	-	#30 BLDG HIGH BAY-		SPILLS, LAST
OMAHA	S105241976	ZIMMER OIL CO	1 BLOCK N OF 66TH		SPILLS, LAST
OMAHA	S105239646	-	CENTRAL POWER PLAN		SPILLS, LAST
OMAHA	S105241854	AT&T OMAHA WORKS	NE CORNR OF BLDG 30		SPILLS, LAST
OMAHA	S105239566	-	9 / DAVENPORT SHOP		SPILLS, LAST
OMAHA	S105239931	-	EPLEY AIRFIELD N		SPILLS, LAST
OMAHA	S105239332	-	EPLEY AIRFIELD EA		SPILLS, LAST
OMAHA	S105241873	FAA	EPLEY APRT, 1902		SPILLS, LAST
OMAHA	S105241876	FED AVIATION ADMIN	FAA TURN-EPLEY AI		SPILLS, LAST
OMAHA	S105239477	-	2702 GOMEZ		SPILLS, LAST
OMAHA	S105241920	OPPD - SOUTH OMAHA	2706 GOMEZ AVE		LUST
OMAHA	S100065740	FORMER OMAHA TRUCK P	108 / L ST, NE CORNE		SPILLS, LAST
OMAHA	S106249675	MILLER ELECTRIC	2501 ST MARY'S		SPILLS, LAST
OMAHA	S105239259	-	NE OF BUILDING 30		SPILLS, LAST
OMAHA	S105239245	-	OMAHA		LUST
OMAHA	S105239641	-	READ ST FAC 16TH /	68104	SPILLS, LAST
OMAHA	U004057057	KWIK SHOP	6111 REDICK ST		UST
OMAHA	U004054659	C-MART #9242	5855 REDICK AVE	68152	UST
OMAHA	U004056188	GOODYEAR	5815 REDICK ST	68152	UST
OMAHA	U004057991	NIC'S AMOCO #0486	6005 REDICK AVE	68152	UST
OMAHA	U004058416	PINEWOOD ELEMENTARY SCHOOL 1-151-001	6306 REDICK AVE	68152	UST
OMAHA	S102420607	COASTAL MART	5855 REDICK AVE	68152	LUST
OMAHA	U004056699	JAMES ROTELLA	RESIDENTIAL ZONING 5035 NW RADIAL HWY	68104	LUST
OMAHA	S105832166	FORMER SADDLE CRK SV	1000 S SADDLE CRK, 4		RCRA-SQG, RCRA-TSDF, RAATS,
OMAHA	1000233580	DOUGLAS COUNTY LANDFILL	126 STATE ST	68112	LUST
OMAHA	S105239444	-	TECH HIGH SCHOOL 3		CORRACTS
OMAHA	S105239289	CARGILL	SO TERMINAL/12 / M		SPILLS, LAST
					SPILLS, LAST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 11/01/2006	Telephone: N/A
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 11/01/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/29/2007
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 11/01/2006	Telephone: N/A
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 11/01/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/29/2007
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/27/2006	Source: EPA
Date Data Arrived at EDR: 11/01/2006	Telephone: N/A
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 11/01/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/29/2007
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 11/17/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/09/2006	Source: EPA
Date Data Arrived at EDR: 09/21/2006	Telephone: 703-603-8960
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/21/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/10/2006	Source: EPA
Date Data Arrived at EDR: 10/25/2006	Telephone: 703-603-8960
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/2006	Source: EPA
Date Data Arrived at EDR: 03/17/2006	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006	Source: EPA
Date Data Arrived at EDR: 06/28/2006	Telephone: 800-424-9346
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 11/22/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/12/2006	Telephone: 202-260-2342
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 10/24/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 08/01/2006	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 10/18/2006	Telephone: 202-366-4555
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 10/18/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls 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.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 09/07/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls 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.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 09/07/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 703-692-8801
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 11/10/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2005	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 09/20/2006	Telephone: 202-528-4285
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/10/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/13/2006	Telephone: 202-566-2777
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 09/11/2006
Number of Days to Update: 55	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 02/15/2005	Telephone: Varies
Date Made Active in Reports: 04/25/2005	Last EDR Contact: 11/17/2006
Number of Days to Update: 69	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/10/2006	Source: EPA
Date Data Arrived at EDR: 07/21/2006	Telephone: 703-416-0223
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 10/02/2006
Number of Days to Update: 47	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005	Source: Department of Energy
Date Data Arrived at EDR: 11/28/2005	Telephone: 505-845-0011
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 06/22/2006	Telephone: 202-566-0250
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 09/22/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 10/18/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/19/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 10/27/2006	Telephone: 202-566-1667
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 10/19/2006	Source: EPA
Date Data Arrived at EDR: 10/27/2006	Telephone: 202-566-1667
Date Made Active in Reports: 11/22/2006	Last EDR Contact: 09/18/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 05/11/2006	Telephone: 202-564-4203
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 11/07/2006
Number of Days to Update: 11	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2006	Telephone: 202-564-5088
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/07/2006	Source: EPA
Date Data Arrived at EDR: 08/09/2006	Telephone: 202-566-0500
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 11/29/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/10/2006	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/20/2006	Telephone: 301-415-7169
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 10/02/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/09/2006	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/27/2006	Telephone: 303-231-5959
Date Made Active in Reports: 11/27/2006	Last EDR Contact: 09/27/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/21/2006	Source: EPA
Date Data Arrived at EDR: 07/25/2006	Telephone: N/A
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 10/02/2006
Number of Days to Update: 43	Next Scheduled EDR Contact: 01/01/2007
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 09/05/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003	Source: EPA/NTIS
Date Data Arrived at EDR: 06/17/2005	Telephone: 800-424-9346
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 10/20/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: N/A	Telephone: 402-471-2186
Date Made Active in Reports: N/A	Last EDR Contact: 10/16/2006
Number of Days to Update: N/A	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: N/A

SWF/LF: Licensed Landfill List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/30/2006	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/24/2006	Telephone: 402-471-4210
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 10/16/2006
Number of Days to Update: 15	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Semi-Annually

SWRCY: Recycling Resource Directory

A listing of recycling facilities.

Date of Government Version: 12/01/2003	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/22/2003	Telephone: 402-471-6974
Date Made Active in Reports: 01/20/2004	Last EDR Contact: 10/20/2006
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/15/2007
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 06/27/2006	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/09/2006	Telephone: 402-471-3090
Date Made Active in Reports: 08/31/2006	Last EDR Contact: 11/08/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Quarterly

UST: Facility and Tank Data

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/01/2006	Source: Nebraska State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-9664
Date Made Active in Reports: 10/12/2006	Last EDR Contact: 11/28/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/26/2007
	Data Release Frequency: Quarterly

HIST UST: Underground Storage Tank Database Listing

A listing of underground storage tank locations. This listing contains detail information that the UST listing does not. It is no longer updated by the agency. For current information see the UST listing.

Date of Government Version: 02/28/2005	Source: State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-2027
Date Made Active in Reports: 10/11/2006	Last EDR Contact: 11/27/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 02/26/2007
	Data Release Frequency: No Update Planned

LAST: Leaking Aboveground Storage Tank Sites

Releases from an aboveground storage tank system.

Date of Government Version: 06/27/2006	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/09/2006	Telephone: 402-471-3557
Date Made Active in Reports: 08/31/2006	Last EDR Contact: 11/08/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 02/05/2007
	Data Release Frequency: Quarterly

AST: AST Data

Date of Government Version: 08/01/2006	Source: State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-9465
Date Made Active in Reports: 10/12/2006	Last EDR Contact: 08/30/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: Semi-Annually

HIST AST: Aboveground Storage Tank Database Listing

A listing of aboveground storage tank locations. This listing contains detail information that the AST listing does not. It is no longer updated by the agency. For current information see the AST listing.

Date of Government Version: 10/19/2004	Source: State Fire Marshal
Date Data Arrived at EDR: 09/01/2006	Telephone: 402-471-2027
Date Made Active in Reports: 10/11/2006	Last EDR Contact: 09/01/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 12/25/2006
	Data Release Frequency: No Update Planned

SPILLS: Surface Spill List

Releases of petroleum or hazardous substances to the air, land, or water.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/27/2006
Date Data Arrived at EDR: 08/09/2006
Date Made Active in Reports: 08/31/2006
Number of Days to Update: 22

Source: Department of Environmental Quality
Telephone: 402-471-2186
Last EDR Contact: 11/08/2006
Next Scheduled EDR Contact: 02/05/2007
Data Release Frequency: Quarterly

INST CONTROL: Nebraska's Institutional Control Registry

A list of sites within Nebraska that have institutional controls. According to the Environmental Protection Agency (EPA), institutional controls are "non-engineering measures designed to prevent or limit exposure to hazardous substances left in place at a site, or assure effectiveness of the chosen remedy. Institutional controls are usually, but not always, legal controls, such as easements, restrictive covenants, and zoning ordinances." In short, institutional controls are a type of environmental covenant typically used when property is to be cleaned up to a level determined by the potential environmental risks posed by a planned use, rather than to unrestricted use standards. This method of control has proven to be both environmentally and economically beneficial.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/01/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 402-471-2214
Last EDR Contact: 10/20/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

VCP: RAPMA Sites

The Remedial Action Plan Monitoring Act (RAPMA), initially created in 1995, provides property owners and parties responsible for contamination with a mechanism for developing voluntary environmental cleanup plans which are reviewed and approved by the Department.

Date of Government Version: 03/31/2006
Date Data Arrived at EDR: 05/01/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 402-471-2186
Last EDR Contact: 10/20/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facility Listing

A listing of drycleaner facilities in Nebraska.

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/24/2006
Date Made Active in Reports: 03/02/2006
Number of Days to Update: 37

Source: Department of Environmental Quality
Telephone: 402-471-3557
Last EDR Contact: 10/16/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

BROWNFIELDS: Potential Brownfields Inventory Listing

"NDEQ defines a brownfields site as subpart (A) of CERCLA § 101(39): 'Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.' This is a broad-based approach to capture all potential brownfields sites. In the event that CERCLA 128(a) State Response Program funds are utilized - for example, conducting a Section 128(a) Assessment - the exclusions, site-by-site determinations, and further definitions as provided by the law would need to be met. This would be done on a site-by-site basis." A preliminary Survey and Inventory of Brownfields Sites in Nebraska was constructed based on previously submitted information including sites named specifically by city representatives. The list was built on facility characteristics, which were founded on previous, broad-based contamination experience. Additions to the inventory were made by looking for other sources of potential brownfields sites using Standard Industrial Classification (SIC) codes. A general sector list was constructed to serve as an inventory guide. This list shows all of the different types of sites that are within the inventory (sorted by SIC code), and the number of sites there are of each type. Color-coded blocks, which group together similar SIC codes and the sites that they encompass also sort the sectors.

Date of Government Version: 05/08/2006
Date Data Arrived at EDR: 06/07/2006
Date Made Active in Reports: 07/18/2006
Number of Days to Update: 41

Source: Department of Environmental Quality
Telephone: 402-471-2186
Last EDR Contact: 10/16/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: Wastewater Database Listing

A listing of permitted wastewater facilities.

Date of Government Version: 10/03/2006
Date Data Arrived at EDR: 10/06/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 33

Source: Department of Environmental Quality
Telephone: 402-471-3557
Last EDR Contact: 10/02/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Quarterly

AIRS: Air State Program List

A listing of air program facilities.

Date of Government Version: 04/12/2006
Date Data Arrived at EDR: 05/12/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 19

Source: Department of Environmental Quality
Telephone: 402-471-3389
Last EDR Contact: 10/17/2006
Next Scheduled EDR Contact: 01/15/2007
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 04/11/2006
Date Data Arrived at EDR: 05/05/2006
Date Made Active in Reports: 05/31/2006
Number of Days to Update: 26

Source: Department of Environmental Quality
Telephone: 402-471-3557
Last EDR Contact: 11/29/2006
Next Scheduled EDR Contact: 01/01/2007
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 11/10/2006
Next Scheduled EDR Contact: 02/05/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006
Date Data Arrived at EDR: 09/08/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 61

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Minnesota, Mississippi and North Carolina.

Date of Government Version: 08/24/2006
Date Data Arrived at EDR: 09/11/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 58

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005
Date Data Arrived at EDR: 01/21/2005
Date Made Active in Reports: 02/28/2005
Number of Days to Update: 38

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 11/17/2006
Next Scheduled EDR Contact: 02/19/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/11/2006	Source: EPA Region 10
Date Data Arrived at EDR: 09/11/2006	Telephone: 206-553-2857
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/06/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/04/2006	Telephone: 415-972-3372
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/30/2006	Source: EPA Region 8
Date Data Arrived at EDR: 09/06/2006	Telephone: 303-312-6271
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/06/2006	Source: EPA Region 7
Date Data Arrived at EDR: 10/04/2006	Telephone: 913-551-7003
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

Date of Government Version: 08/24/2006	Source: EPA Region 4
Date Data Arrived at EDR: 09/11/2006	Telephone: 404-562-9424
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006	Source: EPA Region 7
Date Data Arrived at EDR: 10/04/2006	Telephone: 913-551-7003
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 08/28/2006	Source: EPA Region 6
Date Data Arrived at EDR: 08/29/2006	Telephone: 214-665-7591
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 71	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006	Source: EPA Region 9
Date Data Arrived at EDR: 10/04/2006	Telephone: 415-972-3368
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 08/30/2006	Source: EPA Region 8
Date Data Arrived at EDR: 09/06/2006	Telephone: 303-312-6137
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004	Source: EPA Region 5
Date Data Arrived at EDR: 12/29/2004	Telephone: 312-886-6136
Date Made Active in Reports: 02/04/2005	Last EDR Contact: 11/17/2006
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 09/11/2006	Source: EPA Region 10
Date Data Arrived at EDR: 09/11/2006	Telephone: 206-553-2857
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

A listing of underground storage tank locations on Indian Land.

Date of Government Version: 09/07/2006	Source: EPA, Region 1
Date Data Arrived at EDR: 09/08/2006	Telephone: 617-918-1313
Date Made Active in Reports: 11/08/2006	Last EDR Contact: 11/17/2006
Number of Days to Update: 61	Next Scheduled EDR Contact: 02/19/2007
	Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/17/2006
Date Made Active in Reports: 04/07/2006
Number of Days to Update: 49

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 09/11/2006
Next Scheduled EDR Contact: 12/11/2006
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 08/30/2006
Date Made Active in Reports: 10/16/2006
Number of Days to Update: 47

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/29/2006
Next Scheduled EDR Contact: 02/26/2007
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 05/02/2006
Number of Days to Update: 46

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/08/2007
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Listing

Source: Department of Health & Human Services

Telephone: 402-471-2306

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

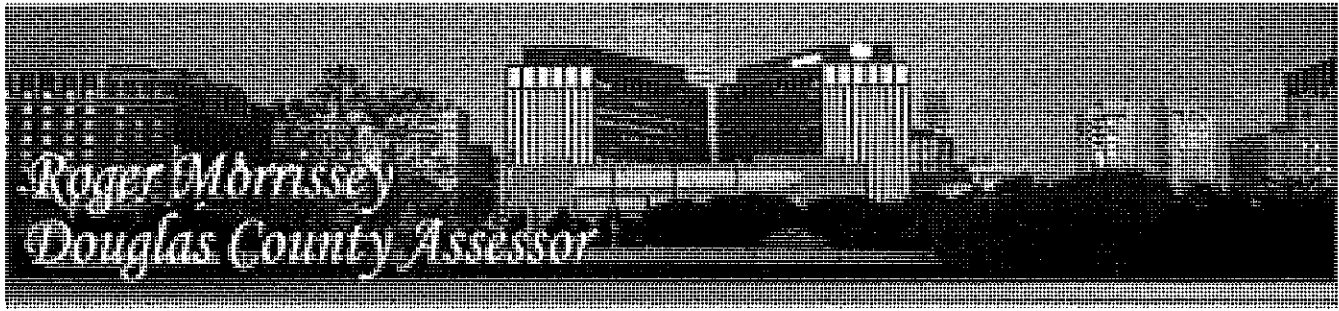
State Wetlands Data: National Wetlands Inventory

Source: Department of Natural Resources

Telephone: 402-471-2363

STREET AND ADDRESS INFORMATION

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Last Updated: 12/16/2006

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[Print this page](#)

Owner Information:

Owner Name: FIRST BANK OF ILLINOIS

Mailing Address: 300 E NW HIGHWAY
PALATINE, IL 60067-0000

Property Information:

Key Number: 3990 0000 02

Account Type: Multiple Comm

Parcel Number: 0239900000

Parcel Address: 6506 N 51 PA
OMAHA, 68152-0000

Previous Assessed Value: \$695200

Current Assessed Value: \$695200

Tax Levy Information:

CITY COUNTY BUILDING	.01096
DOUGLAS COUNTY	.26144
OMAHA PUBLIC SCHOOL DISTRICT	1.19930
EDUCATIONAL SERVICE UNIT 019	.01500
METROPOLITAN COMMUNITY COLLEGE	.06740
CITY OF OMAHA	.43387
PAPIO NATURAL RESOURCE DISTRICT	.03844
OMAHA TRANSIT AUTHORITY	.04871
	.00000
	.00000
Total Levy	2.07512

[View Douglas County Treasurer's Tax History Information](#)

Parcel Characteristics:

Legal Description: LANDS SEC-TWN-RGE 31-16-13 -EX RD & TL 1 & STHLY 375 FT FOR HT GDNS & N 490 E 441 W 821 FOR HT GDNS 1 ST ADD & FOREST LAWN AVE- 1/2 VAC NEWPORT & REDICK AVE & NW 1/4 NE 1/4

Parcel Size: Acres: 32.41 Sq. Ft.: 1412215

Please Note:

The legal description above is a courtesy provided for assessment purposes and is not intended for use in legal instruments.

Sales Information: [Click Here For Sales Data](#)

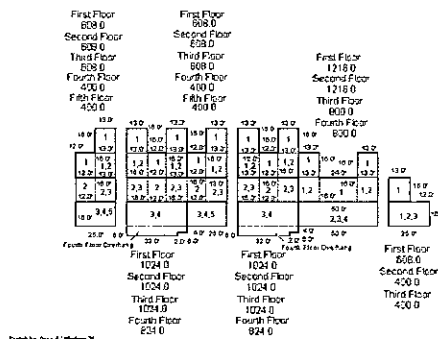
Building Characteristics:

- Building Number:** 06
- Building Size:** 18480 sq. ft.
- Year Built:** 1974
- Condition:** Poor
- Quality:** Low
- Exterior:** Frame Siding
- Units:** 26
- Bedrooms:** 0
- Baths:** 0
- Garage:**
- Garage Size:**

Property Photos/Sketches:



[Click Here To Enlarge Image](#)



[Click Here To Enlarge Image](#)

View Parcel Map

The Douglas County Assessor's office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

FIRST AMERICAN TITLE

FIRST AMERICAN TITLE, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

First American Title Insurance Company

BY

Gary L. Keruett

PRESIDENT

ATTEST

Mark L. Anderson

SECRETARY



By:

Aminda Carter

Authorized Signatory

SCHEDULE A

1. Effective Date: **September 29, 2006 at 8:00 a.m.**

2. Policy or Policies to be issued:	Amount	Premium
(a) ALTA Owner's Policy	\$ 0.00	\$
Proposed Insured: City of Omaha		
(b) ALTA Loan Policy	\$	\$
Proposed Insured:		
(c)	\$	\$
Proposed Insured:		
Closing Protection Endorsement		\$ 25.00

3. The estate or interest in the land described or referred to in this commitment and covered herein is **fee simple** and title hereto is at the effective date hereof vested in:

First Bank and Trust Company of Illinois, an Illinois banking corporation

4. The land referred to in this commitment is located in the County of **Douglas**, State of **Nebraska** and is described as follows:

**Legal Description attached hereto as Schedule C
and by this reference incorporated herein.**

First American Title Title Insurance Commitment

Loan No.

Commitment No. 1451-633249-06

SCHEDULE B - Section 1 Requirements

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
3. Pay us the premiums, fees and charges for the policy.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Order verbal update from Title Company prior to closing to detect any matters appearing of record after effective date of this commitment.
6. Signed affidavit from present Titleholders stating that all bills have been paid for any work done on subject property within the last 120 days.
7. Provide attached Privacy Notices to the parties involved.
8. Corporation Warranty Deed executed by the president of **First Bank and Trust Company of Illinois, an Illinois banking corporation, to City of Omaha.**
9. Payment of any Inspection Fees for Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033265** .
Release of Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033265** .
10. Payment of any Inspection Fees for Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033266** .
Release of Code Enforcement Notice filed **March 16, 2004** as Inst. No. **2004033266** .
11. Payment of any Inspection Fees for Code Enforcement Notice filed **April 25, 2005** as Inst. No. **2005045954** .
Release of Code Enforcement Notice filed **April 25, 2005** as Inst. No. **2005045954** .
12. Payment of any Inspection Fees for Code Enforcement Notice filed **June 10, 2005** as Inst. No. **2005066891** .
Release of Code Enforcement Notice filed **June 10, 2005** as Inst. No. **2005066891** .
13. Payment of any Inspection Fees for Code Enforcement Notice filed **August 8, 2005** as Inst. No. **2005095965** .

Release of Code Enforcement Notice filed **August 8, 2005** as Inst. No. **2005095965** .

14. Payment of any Inspection Fees for Code Enforcement Notice filed **March 13, 2006** as Inst. No. **2006027877** .

Release of Code Enforcement Notice filed **March 13, 2006** as Inst. No. **2006027877** .

First American Title Title Insurance Commitment

Loan No.

Commitment No. 1451-633249-06

SCHEDULE B - Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

Special Exceptions

Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.

No coverage is provided for special assessments levied and certified to the Office of the County Treasurer after the effective date of the title insurance policy.

8. Tax ID # 3990 0000 02
2005 County and 2006 City Taxes, Total \$69,778.82, First Installment, \$34,889.41, PAID, Second Installment, \$34,889.41, PAID, .
2004 County and 2005 City Taxes, All Paid.
9. Right of Way Agreement filed July 10, 1941 in Book 157, Page 238 in the office of the Register of Deeds of Douglas County, Nebraska. Assignment of Right of Way Agreement filed January 15, 1960, in Book 350, page 29; and Assignment of Right of Way Agreement, filed January 13, 1984, in Book 703, page 395.
10. Easement Granted to Sanitary and Improvements District No. 117 dated January 11, 1964 in Book 408, Page 436 in the office of the Register of Deeds of Douglas County, Nebraska.

11. Reservation of easement rights as set forth in Resolution filed March 17, 1971 in Book 497, Page 581 in the office of the Register of Deeds of Douglas County, Nebraska.
12. Reservation of easement rights as set forth in Resolution dated May 27, 1969 as Inst. No. in Book 507, Page 689 in the office of the Register of Deeds of Douglas County, Nebraska.
13. Easement and Right of Way to Metropolitan Utilities District filed August 18, 1972 in Book 513, Page 353 in the office of the Register of Deeds of Douglas County, Nebraska.
14. Easement Granted to Sanitary and Improvement District No. 114 and the City of Omaha, Nebraska filed August 25, 1972 in Book 513, Page 533 in the office of the Register of Deeds of Douglas County, Nebraska.
15. Easement Granted to Omaha Public Power District and Northwestern Bell Telephone Company filed November 28, 1972 in Book 516, Page 343 in the office of the Register of Deeds of Douglas County, Nebraska.
16. Regulatory Agreement for Limited Distribution Mortgagors under Section 236 of the National Housing Act filed April 15, 1982 in Book 669, Page 397 in the office of the Register of Deeds of Douglas County, Nebraska.
17. Terms and conditions of Department of Housing and Urban Development Use Agreement by and between Green Acres Townhouses Associates, an Indiana Limited Partnership and the Secretary of Housing and Urban Development, acting by and through the Assistant Secretary of Housing-Federal Housing Commissioner filed September 1, 2000 in Book 1350, Page 138 in the office of the Register of Deeds of Douglas County, Nebraska.

Issue Date: October 17, 2006

Rels Title - Closing Office

Rels Title

1055 North 115th Street, Third Floor, Omaha, NE 68154

Omaha, NE 68154

Phone: (402)498-0600 Fax: (402)498-0066

Rels Title

1905 Harney Street, 3rd Floor

Omaha, NE 68102

Phone: (402) 346-3701 Fax: (402) 346-3181

 **Rels** Rels Title

SCHEDULE C
Legal Description

The land referred to is situated in the State of Nebraska, County of Douglas and is described as follows:

A part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of said Northeast Quarter, all in Section 31, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as Tracts "A" and "B" as follows:

Tract "A"

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 00 degrees 03 minutes 22 seconds West (assumed bearing) along the East line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 500.00 feet to the Southeast corner of Tax Lot 1; thence North 89 degrees 57 minutes 40 seconds West, along the South line of said Tax Lot 1, a distance of 16.00 feet to the point of beginning; thence South 00 degrees 03 minutes 22 seconds West, a distance of 10.00 feet; thence South 35 degrees 13 minutes 58 seconds West, a distance of 128.45 feet; thence South 00 degrees 03 minutes 22 seconds West, a distance of 75.00 feet; thence South 89 degrees 56 minutes 38 seconds East, a distance of 31.81 feet to a point on the Northwesterly right-of-way line of Forest Lawn Avenue; thence Southwesterly, along said Northwesterly right-of-way line of Forest Lawn Avenue, on a curve to the left with a radius of 613.70 feet, a distance of 296.55 feet, said curve having a long chord which bears South 51 degrees 28 minutes 00 seconds West, a distance of 293.68 feet; thence South 37 degrees 37 minutes 24 seconds West, along said Northwesterly right-of-way line of Forest Lawn Avenue, a distance of 563.86 feet to a point on the south line of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 89 degrees 58 minutes 08 seconds West, along said South line of the Northwest Quarter of the Northeast Quarter of Section 31, a distance of 63.47 feet to a point on the West right-of-way line of 51st Street; thence South 00 degrees 03 minutes 22 seconds West, along said West right-of-way line of 51st Street, a distance of 15.00 feet to a point on the centerline of vacated Redick Avenue; thence South 89 degrees 58 minutes 08 seconds West along said centerline of vacated Redick Avenue, a distance of 290.24 feet; thence North 00 degrees 09 minutes 48 seconds East, along the extended East line of Lot 24, Hilltop Gardens, a distance of 194.22 feet to a point on the South line of Lot 25, said Hilltop Gardens; thence South 89 degrees 50 minutes 12 seconds East, along said South line of Lot 25, Hilltop Gardens, a distance of 57.00 feet to the Southeast corner of said Lot 25, Hilltop Gardens; thence North 00 degrees 09 minutes 48 seconds East, along the East line of Lots 25, 26, 27, 28 and 29, in said Hilltop Gardens, a distance of 650.07 feet to a point on the Southerly right-of-way line of Mary Street on the following described courses; thence South 89 degrees 56 minutes 28 seconds East a distance of 253.17 feet; thence Southeasterly, along a curve to the right with a radius of 161.75 feet, a distance of 43.05 feet; thence South 74 degrees 41 minutes 28 seconds East, a distance of 78.00 feet; thence Easterly, along a curve to the left with a radius of 211.50 feet, a distance of 56.37 feet, said curve having a long chord which bears South 82 degrees 19 minutes 34 seconds East, a distance of 56.20 feet to the point of intersection of said Southerly right-of-way line of Mary Street and the East right-of-way line of 50th Avenue; thence North 00 degrees 02 minutes 20 seconds East, along said East right-of-way line of 50th Avenue, a distance of 25.00 feet to the Southwest corner of said Tax Lot 1; thence South 89 degrees 57 minutes 40 seconds East, along said South line of Tax Lot 1, a distance of 484.00 feet to the point of beginning, and vacated portion of Newport Avenue adjacent thereto.

Tract "B"

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 00 degrees 03 minutes 02 seconds West, (assumed bearing) along the East line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 752.02 feet to the point of intersection of the West right-of-way line of 50th Street and the Southeasterly right-of-way line of Forest Lawn Avenue; thence continuing South 00 degrees 03 minutes 22 seconds West; along said East line of the Northwest Quarter of the Northeast Quarter of Section 31, a distance of 567.14 feet to a point on the South line of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 89 degrees 58 minutes 08 seconds West, along said South line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 530.48 feet to the point of intersection of said Southeasterly right-of-way line of Forest Lawn Avenue and the North right-of-way line of Redick Avenue; thence North 37 degrees 37 minutes 24 seconds East, along said Southeasterly right-of-way line of Forest Lawn Avenue, a distance of 502.14 feet; thence Northeasterly along said Southeasterly right-of-way line of Forest Lawn Avenue, on a curve to the right with a radius of 533.70 feet, a distance of 284.80 feet, said curve having a long chord which bears North 52 degrees 54 minutes 40 seconds East, a distance of 281.43 feet, to the point of beginning.

COMMITMENT

Conditions and Stipulations

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim, or other matter, the Company, at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate of interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, exclusion from coverage, and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim or loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this Commitment.

First American Title

CLOSING PROTECTION COVERAGE ENDORSEMENT

(AUTHORIZED AND EFFECTIVE ONLY IN THE STATE OF NEBRASKA)

In connection with the closing of the proposed real estate transaction referenced in the attached commitment in which a policy of title insurance will be issued by First American Title (hereinafter "the Company"), and in which you are the real estate broker, seller, lessee or purchaser of an interest in and/or a lender secured by a mortgage or deed of trust (including any other security instrument) (hereinafter "mortgage") of an interest in the land described in Schedule A of the attached commitment, or a borrower of such lender, the Company, subject to the Conditions and Exclusions set forth below, hereby agrees to reimburse you for the actual loss incurred by you in connection with such closing when conducted by an Issuing Agent (an agent authorized to issue title insurance commitments and/or title insurance policies for the Company), an Approved Attorney (an attorney upon whose certification of title the company issues title insurance) or an Approved Closing Services Vendor (third party designated by you and approved in writing by the Company to handle escrows, settlements or closing services) and when such loss arises out of:

1. Failure of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor to comply with your written instructions to the extent that they relate to (a) the status of the title to said interest in land or the validity, enforceability and priority of the lien of said mortgage on said interest in land, including the obtaining of documents and disbursement of funds necessary to establish such status of title or lien, or (b) the obtaining of any other document specifically required by you, but not to the extent that said instructions require a determination of the validity, enforceability or effectiveness of such other document, or (c) the collection and payment of funds due you; or
2. Fraud or dishonesty of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor in handling your funds or documents in connection with such closings.

Conditions and Exclusions

- A. The company will not be liable to you for a loss arising out of:
 1. Failure of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor to comply with your closing instructions which require title insurance protection inconsistent with that set forth in the attached title insurance commitment issued by the Company. Instructions which require the removal of specific exceptions to title or compliance with the requirements contained in said commitment shall not be deemed to be inconsistent.
 2. Loss or impairment of your funds in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension, except such as shall result from failure of the Issuing Agent, Approved Attorney or Approved Closing Services Vendor to comply with your written closing instructions to deposit the funds in a bank which you designated in writing and by name.
 3. Mechanics' and materialmen's liens in connection with your purchase or lease or construction or other loan transactions, except to the extent that protection against such liens is afforded by a title insurance policy of the Company.
- B. When the Company shall have reimbursed you pursuant to this endorsement, it shall be subrogated to all rights and remedies which you would have had against any person or property had you not been so reimbursed. Liability of the Company for such reimbursement shall be reduced to the extent that you have knowingly and voluntarily impaired the value of such right of subrogation.
- C. Any liability of the Company for loss incurred by you in connection with the closing of the proposed real estate transaction by an Issuing Agent, Approved Attorney or Approved Closing Services Vendor shall be limited to the protection provided by this endorsement. However, this endorsement shall not affect the protection afforded by a title insurance commitment or policy of the Company.
- D. Written notice of any claim made pursuant to this Closing Protection Coverage Endorsement must be received by the Company not later than, and all liability of the Company under this Closing Protection Coverage Endorsement shall terminate one year after the later of (i) the date of closing of the transaction referenced in the attached commitment or (ii) the effective date shown in Schedule A of the attached commitment. Claims shall be made promptly to the company at its principal office at 1 First American Way, Santa Ana, California 92707, to the attention of the Claims Department. Written or other notice to the Issuing Agent, Approved Attorney or Approved Closing Services Vendor will not constitute binding notice on the Company. Subject to the one year limitation above, when the failure to give prompt notice shall prejudice the Company then liability of the Company hereunder shall be reduced to the extent of such prejudice.
- E. The protection herein offered extends only to real property transactions in the State of Nebraska.
- F. Notwithstanding your instructions to the Issuing Agent, Approved Attorney or Approved Closing Services Vendor nothing herein shall be construed to impose any liability on the Company on account of any consumer credit protection, truth-in lending or similar law, or the provisions of the Flood Disaster Protection Act of 1973.
- G. The protection herein afforded does not extend to any funds held by the Issuing Agent, the Approved Attorney or the Approved Closing Services Vendor for purposes of facilitating a 1031 exchange or to fund an escrow that is intended to be or is in fact held by the Issuing Agent, the Approved Attorney or the Approved Closing Services Vendor for a period in excess of six months after the later of the following: (i) the date of closing of the transaction referenced in the attached commitment or (ii) the effective date shown in Schedule A of the attached commitment.

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Real Estate Transfer Statement

• 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 Douglas	2 County Number 28	3 Date of Sale/Transfer Mo. 07 Day 20 Yr. 2021	4 Date of Deed Mo. 07 Day 19 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha, a Municipal corporation in the State of Nebraska Street or Other Mailing Address 1819 Famam Street Suite 1111 City Omaha, NE 68183 State State Zip Code Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Habitat for Humanity of Omaha, Inc., a Nebraska corporation Street or Other Mailing Address 1701 N 24 th St City Omaha, NE 68110 State State 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	

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____
---	---------------------	--	--	--	---	--	--

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse
<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child

14 What is the current market value of the real property? \$1.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>ATS</u>
---	---

18 Address of Property 6506 North 51st Plaza & 6721 1/2 North 51 st Street Omaha, NE 68152 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as # 6
---	---

20 Legal Description (Attach additional pages, if needed.) See attached Exhibit "A"	
21 If agricultural, list total number of acres transferred in this transaction _____	

22 Total purchase price, including any liabilities assumed	22 \$ 0
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.) (see instructions)	23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0

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

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	Habitat for Humanity of Omaha, Inc., a Nebraska corporation	same as #6
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Grantee	07/20/2021
	Title	Date

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

Grantee — Retain a copy of this document for your records.

Exhibit "A"

A part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of said Northeast Quarter, all in Section 31, Township 16, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as Tracts "A" and "B" as follows:

Tract "A"

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 00 degrees 03 minutes 22 seconds West (assumed bearing) along the East line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 500.00 feet to the Southeast corner of Tax Lot 1; thence North 89 degrees 57 minutes 40 seconds West, along the South line of said Tax Lot 1, a distance of 16.00 feet to the point of beginning; thence South 00 degrees 03 minutes 22 seconds West, a distance of 10.00 feet; thence South 35 degrees 13 minutes 58 seconds West, a distance of 128.45 feet; thence South 00 degrees 03 minutes 22 seconds West, a distance of 75.00 feet; thence South 89 degrees 56 minutes 38 seconds East; a distance of 31.81 feet to a point on the Northwesterly right-of-way line of Forest Lawn Avenue; thence Southwesterly, along said Northwesterly right-of-way line of Forest Lawn Avenue, on a curve to the left with a radius of 613.70 feet, a distance of 296.55 feet, said curve having a long chord which bears South 31 degrees 28 minutes 00 seconds West, a distance of 293.68 feet; thence South 37 degrees 37 minutes 24 seconds West, along said Northwesterly right-of-way line of Forest Lawn Avenue, a distance of 563.86 feet to a point on the South line of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 89 degrees 58 minutes 08 seconds West, along said South line of the Northwest Quarter of the Northeast Quarter of Section 31, a distance of 63.47 feet to a point on the West right-of-way line of 51st Street; thence South 00 degrees 03 minutes 22 seconds West, along said West right-of-way line of 51st Street, a distance of 15.00 feet to a point on the centerline of vacated Redick Avenue; thence South 89 degrees 58 minutes 08 seconds West along said centerline of vacated Redick Avenue, thence South 89 degrees 58 minutes 08 seconds West along said centerline of vacated Redick Avenue, a distance of 290.24 feet; thence North 00 degrees 09 minutes 48 seconds East, along the extended East line of Lot 24, Hilltop Gardens, a distance of 194.22 feet to a point on the South line of Lot 25, said Hilltop Gardens; thence South 89 degrees 50 minutes 12 seconds East, along said South line of Lot 25, Hilltop Gardens, a distance of 57.00 feet to the Southeast corner of said Lot 25, Hilltop Gardens; thence North 00 degrees 09 minutes 48 seconds East, along the East line of Lots 25, 26, 27, 28 and 29, in said Hilltop Gardens, a distance of 650.07 feet to a point on the Southerly right-of-way line of Mary Street on the following described courses; then South 89 degrees 56 minutes 28 seconds East a distance of 78.00 feet; thence Easterly, along a curve to the left with a radius of 211.50 feet, a distance of 56.37 feet, said curve having a long chord which bears South 82 degrees 19 minutes 34 seconds East, a distance of 56.20 feet to the point of intersection of said Southerly right-of-way line of Mary Street and the East right-of-way line of 50th Avenue; thence North 00 degrees 02 minutes 20 seconds East, along said East right-of-way line of 50th Avenue, a distance of 25.00 feet to the Southwest corner of said Tax Lot 1; thence South 89 degrees 57 minutes 40 seconds East, along said South line of Tax Lot 1, a distance of 484.00 feet to the point of beginning, and vacated portion of Newport Avenue adjacent thereto.

Tract "B"

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 00 degrees 03 minutes 02 seconds West, (assumed bearing) along the East line of Northwest Quarter of the Northeast Quarter of Section 31, a distance of 752.02 feet to the point of intersection of the West right-of-way line of 50th Street and the Southeasterly right-of-way line of Forest Lawn Avenue; thence continuing South 00 degrees 03 minutes 22 seconds West; along said East line of the Northwest Quarter of the Northeast Quarter of Section 31, a distance of 567.14 feet to a point on the South line of said Northwest Quarter of the Northeast Quarter of Section 31; thence South 89 degrees 58 minutes 08 seconds West, along said South line of said Northwest Quarter of the Northeast Quarter of Section 31, a distance of 530.48 feet to the point of intersection of said Southeasterly right-of-way line of

38942A

Forest Lawn Avenue and the North right-of-way line of Redick Avenue; thence North 37 degrees 37 minutes 24 seconds East, along said Southeasterly right-of-way line of Forest Lawn Avenue, a distance of 502.14 feet; thence Northeasterly along said Southeasterly right-of-way line of Forest Lawn Avenue, on a curve to the right with a radius of 533.70 feet, a distance of 284.80 feet, said curve having a long chord which bears North 52 degrees 54 minutes 40 seconds East, a distance of 281.43 feet to the point of beginning.

AND

The East 15 feet of Lot 30, Hilltop Gardens, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

38942A

PURCHASE AND SALE AGREEMENT

(This is a legally binding contract. If not understood, seek legal advice.)

Investors Realty, Inc., Broker

Buyer (whether one or more) agrees to purchase, and Seller agrees to sell, pursuant to the terms of this Purchase Agreement (this "Agreement"), the Property described as follows:

1. **Address:** 4966 Newport Avenue, Omaha, NE 68152
2. **Legal Description (Property):** See Exhibit "A". (the "Property"), Exhibit "B" shows the aerial of the property.
3. **Personal Property:** The only personal property included is as follows: The Seller may remove anything from the property during the term of their lease.
4. **Conveyance:** Seller represents that it has good, valid and marketable title, in fee simple, and agrees to convey title to the Property to Buyer or its nominee by general warranty deed, free and clear of all liens and encumbrances or special taxes levied or assessed. The Property will be conveyed subject to tenants in possession. The sale and purchase of the Property is subject to all applicable building codes and zoning laws, and other governmental laws and regulations.
5. **Assessments:** Seller agrees to 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 agrees to pay One Million, Six Hundred Thousand and no/100 Dollars (\$1,600,000.00) (the "Purchase Price") on the following terms: Twenty Five and no/100 Dollars (\$25,000.00) (the "Deposit") deposited with Ambassador Title Services (the "Title/Escrow Agent") within four (4) business days after full execution of this Agreement. The Title/Escrow Agent will provide a receipt. In the event of refusal or failure of the Buyer to consummate the purchase, the Seller may, as its sole option, retain the Deposit as liquidated damages as Seller's sole remedy for failure to carry out the terms of this Agreement; it being the agreement of the parties that upon the happening of such event, the Seller may have sustained damages, the exact amount of which would not be easily ascertained and the Deposit is agreed by the parties to be equitable compensation to Seller for the actual loss which may have been sustained. The Deposit amount shall be credited against the Purchase Price subject to adjustment as set forth herein and the balance of the Purchase Price is to be paid in immediately available funds at Closing.
7. **Applicable Conditions:** This Agreement is conditioned upon the happening of each of the following events. If each of the same have not occurred within the time stated, this offer shall be null and void, and any Deposit promptly returned to Buyer.
 - A. **Due Diligence:** Buyer shall have forty five (45) days after acceptance hereof to inspect the Property and complete engineering, environmental and such other studies Buyer requires to determine that the Property is suitable for Buyer's intended use. If Buyer, in Buyer's sole discretion, determines the Property is unsuitable, Buyer may terminate by giving written notice within said forty five (45) days and the Deposit will be refunded at re. **Buyer or Buyer's agents will have access to the property with 24 hour notice and at reasonable times to enter upon the Property, to perform such investigations as Buyer deems necessary including without limitation soil tests and environmental audits.** Buyer will promptly repair and restore any damages to the Property caused by such inspections. Buyer will not permit any liens or encumbrances to arise against the Property in connection with their investigation, and shall indemnify, defend and hold Seller harmless against any and all loss, liability and costs relating to Buyer's (or Buyer's agents, employees or representatives) entry and investigation of the Property.
 - B. **Environmental Hazards:** Buyer may, at its sole expense, cause an Environmental Study or Survey of the Property to determine any Environmental Hazards or Liabilities within forty five (45) days after full execution hereof. Buyer will act in good faith to see that the study is diligently and expediently completed. When an Environmental Study or Survey of the Property is obtained by the Buyer, a copy of such Environment Study or Survey, together with all related documents, reports and test results shall be delivered to the Buyer and Seller. If hazardous defects are found by the Study, the Seller shall have the option to correct such defects, at its expense. If the Seller refuses or declines to correct the defects, then the Buyer may, at its option, waive the defects and complete the purchase of the Property. If the Buyer does not waive the defects and complete the purchase, then this Purchase Agreement shall terminate and the Deposit shall be promptly returned to Buyer. In the event that the Seller determines to correct such Environmental Defects, then the closing shall be postponed until such defects have been removed; providing further that if such Environmental Defects may not be cured within a reasonable period of time, then the Buyer may rescind this agreement and the Deposit shall be promptly returned to Buyer.
 - C. **Financing:** Intentional deleted.
 - D. **Survey:** The Buyer may obtain a current survey, prepared by a registered land surveyor showing all the corners with stakes ,along with any easements and encroachments, adequate to satisfy the standard ALTA exclusions such that the same meets the minimum standard detail requirements for ALTA/ACSM Land Title Surveys for Urban Surveys (2016) within forty five (45)days,with twenty (20) days after receipt of the survey if the survey discloses material items inconsistent with previous representations, in which case Buyer may terminate this Agreement and the Deposit will be returned to Buyer.
 - E. **Documentation:** Within ten (10) days following the effective date hereof, Seller shall deliver to Buyer copies of the following documents (Documents), if in Seller's possession or control.
 - i. surveys of the Property;

- ii. existing Leases;
- iii. environmental surveys, studies and notices;
- iv. any notices from governmental agencies received within the past number of years (numeric value) years regarding zoning, eminent domain, life safety or traffic; and

F. Seller Condition: The Seller Shall have one year to obtain necessary funds to be used to purchase other property and to make the improvements of buildings and fencing. The closing will be delayed until this contingency has been removed from this agreement

8. **Taxes:** Urban 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 those taxes shall be prorated as of the Closing Date, and all the prior years' taxes, interest, and other charges, if any, will be paid by Seller.

9. **Rents, Deposit and Leases:** At closing, the Seller will sign a one year six month lease to continue to occupy the property and allow the Seller to Purchase another property and move to that property during the one year period. The lease shall include the following:

- A. Seller shall carry two Million Liability Insurance Policy on the property.
- B. Seller may remove anything from the property during the 18 month period.
- C. Seller shall pay the following rent:
 - 1. Free rent during the first 180 days.
 - 2. \$2,500.00 per month during the next 90 days.
 - 3. \$5,000.00 per month during the next 90 days
 - 4. \$7,500.00 per month during the next 180 days
- D. The Seller/Tenant may cancel the lease at anytime after Seller vacates the property

10. Immediately after closing, the Seller will allow the Buyer to have access and improve the west 60 feet of the property, which will include tree removal, survey work grading and street improving. The Buyer will also be allowed to do preliminary survey and topo work without distributing the animals.

11. **Title:** As soon as practical after the full execution of this Agreement (the "Effective Date"), Buyer shall obtain from Ambassador Title Services (the "Title Company") and deliver to Seller an A.L.T.A. commitment for a standard owner's policy of title insurance (the "Title Commitment") with respect to the Property issued by the Title Company, together with copies of all documents listed as an exception thereon. Buyer shall notify Seller within ten (10) days after receipt of any title objections and the curative steps requested by Buyer. If Seller is unable or unwilling to take such curative steps within thirty (30) days thereafter, Buyer may either (i) terminate this Agreement and receive a refund of the Deposit in which case neither party will have any further obligation to the other or (ii) waive the title objections and proceed to closing, subject to the other terms and conditions of this Agreement.

12. **Closing:** Subject to the terms and conditions of this Agreement, the closing of the transaction contemplated by this Agreement shall close (the "Closing") on or before fourteen days after the forty five day due diligence period. (the "Closing Date"). **Time is of the essence.** The Closing shall occur at a time mutually agreeable to Buyer and Seller on the Closing Date. Possession of the Property will be delivered on the Closing Date, subject to the lease signed by the Buyer and Seller.

13. **Escrow Closing:** Buyer and Seller acknowledge and understand that the closing of the sale may be handled by the Title Company and that the Broker is authorized to directly Deposit or transfer the Deposit or any other funds it receives from Buyer or Seller pertaining to the Closing to the Title Company. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds.

14. **Other Costs and Prorations:**

A. **State Documentary Tax:** The State Documentary Tax on the deed shall be paid by the Seller.

B. **Attorney's Fees:** Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any of Seller's Closing Documents or Buyer's Closing Documents will pay the reasonable attorney's fees and court costs incurred by the non-defaulting party to enforce its rights regarding such default.

C. **Recording Costs:** Seller will pay the cost of recording all documents necessary to place record title in the condition required by this Agreement. Buyer will pay the cost of recording all other documents.

D. **Title Insurance:** Buyer and Seller will equally share the cost of an owners Title Insurance Policy. Buyer will be responsible for the cost of any endorsements requested by Buyer.

E. **Escrow Closing Fees:** Escrow closing fees charged by the Title/Escrow Agent shall be equally divided between Buyer and Seller.

15. **Wood Infestation:** Intentionally deleted.
16. **Smoke Detector:** Intentionally deleted.
17. **Condition of Property:** Seller represents to the best of Seller's knowledge, information and belief, there are no latent defects in the Property.
18. **Environmental:** Except as otherwise disclosed to Buyer in writing, 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.
19. **As-Is/Where-Is:** Buyer acknowledges and agrees that Seller is selling and conveying to Buyer, and Buyer is accepting, the Property "AS IS, WHERE IS, WITH ALL FAULTS", except to the extent expressly provided in any document executed by Seller and delivered to Buyer at Closing. Except as expressly set forth in this Agreement, Buyer acknowledges that it has not relied and will not rely on, and Seller has not made and is not liable for or bound by, any express or implied warranties, representations or information pertaining to the Property furnished by Seller or any agent representing or purporting to represent Seller. Buyer represents that it is a knowledgeable, experienced and sophisticated purchaser of real estate and that, except as expressly set forth in this Agreement, it is relying solely on its own expertise and that of its representatives in purchasing the Property. Buyer further acknowledges that it will conduct such investigations and inspections of the Property as Buyer deems necessary and shall rely exclusively on the same.
20. **Agency:** The REALTOR(S) involved in this transaction are:
Rachel McClanahan of PJ Morgan Real Estate is acting as limited agent for Seller
Jerry Heinrichs of Investors Realty, Inc is acting as a limited agent for the Buyer
21. **Broker Compensation:** Buyer and Seller acknowledge that PJ Morgan Real Estate is being paid a fee by Seller and Investors Realty Inc is being a fee by the Buyer.
22. **Offer Expiration:** This offer to purchase is subject to acceptance by Seller on or before Thursday, August 23, 2022 at 3:00 PM o'clock () M.
23. **Notice:** Any notice, or other communication which may or shall be given or served by Seller to or on Buyer, or by Buyer to or on Seller, shall be deemed to have been given or served on the date the same is deposited in the United States Mail, registered or certified, return receipt requested, postage prepaid or given to a nationally recognized overnight courier service for next business day delivery and addressed as set forth below. The addresses set forth below may be changed at any time by the parties by notice given in the manner provided above.

If to Seller: Scatter Joy Acres, Inc
Attn: Joy Bartling
e-mail: joy@scatterjoyacres.org
Phone: 402-709-9401

With a Copy to: PJ Morgan Real Estate
Attn: Rachel McClanahan
e-mail: rmcclanahan@pjmorgan.com
Phone: 402-960-1034

If to Buyer: Habitat for Humanity of Omaha, Inc
Attn: Drew Lier
Phone: 402-880-6360
e-mail: dlier@habitatomaha.org

With a Copy to: Investors Realty, Inc
Attn: Jerry Heinrichs
e-mail: jheinrichs@investorsomaha.com
Phone: 402-778-7551

24. **Enforceability:** If any provision of this Agreement is held to be illegal, invalid or unenforceable, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part hereof.
25. **Counterparts:** This Agreement may be executed in multiple counterparts, including but not limited to facsimile and electronic mail transmittal, and each shall be deemed to constitute an original for all purposes.

26. **Entire Agreement:** This Agreement contains the entire agreement between Seller and Buyer, and there are no other terms, conditions, promises, undertakings, statements or representations, either written or oral or express or implied, concerning the sale contemplated by this Agreement. This Agreement shall supersede any and all prior communications or agreements between the parties.

27. **Governing Law; Jurisdiction/Venue:** This Agreement shall be construed in accordance with the laws of the State of Nebraska.

28. **Authority/Representation/Warranty:**

A. Buyer is duly and legally authorized to enter into this Agreement and Buyer's representative executing this Agreement is authorized to act on behalf of and bind Buyer to the terms of this Agreement.

B. Seller is duly and legally authorized to enter into this Agreement and Seller's representative executing this Agreement is authorized to act on behalf of and bind Seller to the terms of this Agreement.

29. **Insurance:** Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer.

30. **Access & Inspection:** Buyer or Buyer's agents have the right to enter upon the Property, at reasonable times in order to perform such investigations as Buyer deems necessary including without limitation soil tests and environmental audits. Buyer will promptly repair and restore any damages to the Property caused by such inspections. Buyer will not permit any liens or encumbrances to arise against the Property in connection with their investigation, and shall indemnify, defend and hold Seller harmless against any and all loss, liability and costs relating to Buyer's (or Buyer's agents, employees or representatives) entry and investigation of the Property.

31. **Assignment of the Purchase Agreement:** The Buyer shall have the privilege of assigning this agreement to any person, partnership, 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.

Witness: J. Z. Heinrichs

Buyer: Habitat for Humanity of Omaha, Inc

Date: 8/19/22

By: [Signature]
Drew Lier

1701 North 24th Street, Omaha, NE 68110 Phone: 402-880-6360

ACCEPTANCE

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:

Rachel McClanahan
dotloop verified
08/20/22 12:30 PM CDT
CH0B-GLU6-D2VR-TCPR

CATTER JOY ACRES. INC

Date: _____

By: Joy Bartling
Joy Bartling
dotloop verified
08/20/22 12:44 PM CDT
HJDN-FIMQ-G2X1-FRIK

Street Address: 4966 Newport Ave

City: Omaha

ST: NE

Zip: 681252

BUYER RECEIPT AND ACCEPTANCE

Buyer acknowledges a fully executed copy of this Agreement and accepts Counter Proposal as set out above, if any.

Habitat for Humanity of Omaha, Inc

By: _____

Exhibit "A"

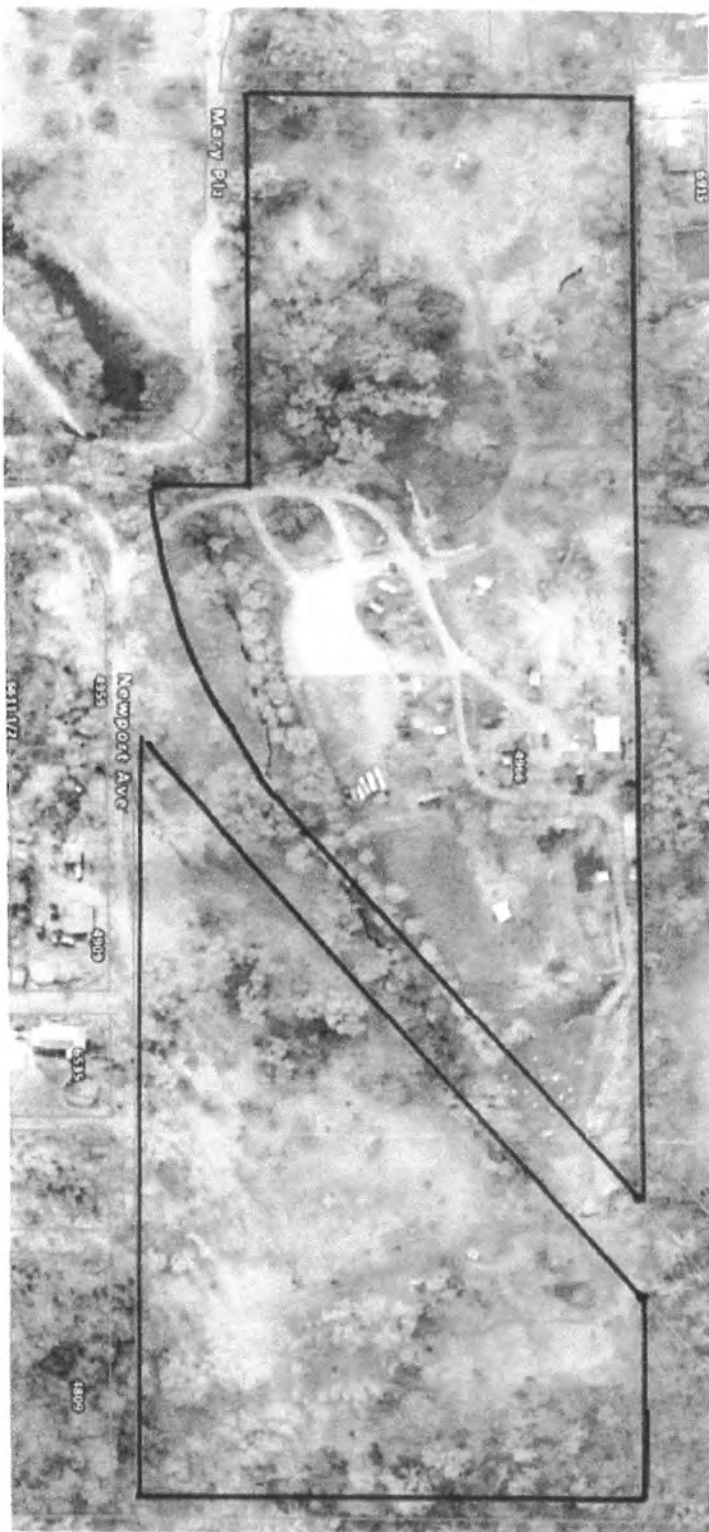
That part of the NW1/4 of the NE1/4 of S31, T16 North, R13, commencing at the NE corner of the NW1/4 of the NE1/4 of said Section 31, running thence South 500 feet, thence West 500 feet, then North 500 feet, thence East to place of beginning known as Tax Lot 1 in said Section.

and

The N1/2 of the NE1/4 of the NE1/4 of S31, T16 North, R13 East of the 6th P.M., Douglas County, Nebraska, except those parts NWNE and NENE taken for Road purposes.

EXHIBIT B

EXHIBIT "B"



Grant Application

Row 15

Organization Name (if applicable)	Omaha Economic Development Corporation
Physical Address	2221 North 24th Street Omaha, NE 68110
Mailing Address	Same
Website	www.oedc.info
Social Media Accounts	Facebook (https://www.facebook.com/OEDCOmaha/); Instagram (https://www.instagram.com/oedcomaha/)
Name	Michael B. Maroney
Title	President/CEO
Email Address	mmaroney@oedc.info
Phone	+1 (402) 346-2300
Team	Yes
	<p>This project relies on the expertise of Omaha Economic Development Corporation and its consultants: Alley Poyner Macchietto Architecture (Architecture); Ehrhart Griffin & Associates (Engineering Firm); LundRoss Constructors (General Contractor); McGill Gotsdenier Workman LEPP (Legal Consulting Firm); Thompson, Dressen & Dorner, Inc. and Alvine Engineering.</p>
Organizational Chart	OEDC Organizational Chart is uploaded as an attachment.
Other Completed Projects and/or Accomplishments	<p>Founded in 1977 to address blight and poverty, OEDC's mission and goals are to transform the quality of life of the residents of North Omaha by implementing economic development and community revitalization projects that result in the creation of diverse housing choices, commercial space, jobs, networked training and business ownership opportunities. As an organization, we invest in people and projects so that individuals and families are empowered to become financially self-sufficient and to actively participate in the community. Our strategy is to connect multiple facets of revitalization through a common plan, on a place-based, place-driven level.</p> <p>Organizationally, we believe that the root of poverty lies in the political and economic structures that have and continue to limit equality of opportunity and restrict economic mobility. We prioritize equity through activities that, based on local data and national best practices, will generate a better standard of living for all residents within our service area; activities that provide affordable places to live, across income ranges; that re-shape locally based economic systems in a sustainable way; and that have a scalable impact on people's day to day experience. Our</p>

vision is to transform North Omaha into a viable, residentially and economically successful community that enables its residents to grow and live in a prosperous environment by working in partnership with local residents and community stakeholders. Our website, www.oedc.info, shares the details of our responses to adversity, trauma and tragedy in North Omaha. Our economic activities have created commercial space opportunities for minority owned start-up/emerging businesses and job creation include: Long School Shopping Center, the Learning Center of North Omaha, the Fair Deal Village MarketPlace, North End Teleservices, and the renovation of the Omaha Star. We have assembled nearly \$15 million of investment dollars, leading to the provision of low cost commercial space for 28 small businesses. We invested \$2.4 million to seed the start-up of one urban job center – North End Teleservices. Our residential activities have addressed physical deterioration and the lack of diverse housing types for a variety of income levels, taking blighted/abandoned properties and transforming them into than 500 multi-family and single-family housing units, to stabilize living conditions that are critical to building on our vision. We have taken bold steps in constructing housing that is both environmentally responsible and healthy for tenants, including: The Margaret, a completely green (solar and geothermal energy) affordable multi-family development; Neighborhood Stabilization Program Single Family homes with renewable energy technologies (5 owner occupied; 5 rentals); and the Fair Deal Village East Senior Apartments (healthy indoor/outdoor living features for seniors). Currently, we have six new single-family houses, for sale to middle income households (80-200% AMI), under construction and an adaptive reuse project, the Larimore, converting the facility into 45 units of senior housing. OEDC's Total Dollars assembled, invested and managed for residential real estate development is in excess of \$60,000,000. OEDC has been recognized for its ability to manage and administer Federal grants, including three Office of Community Services, Community Economic Development awards. Staff have successfully completed semi-annual and annual fiscal and performance reporting requirements, annual and bi-annual onsite monitoring visits, and all grant closeout processes.

Proposal Title	Community Innovation Campus
Total Budget (\$)	\$11,830,400.00
LB1024 Grant Funding Request (\$)	\$9,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	The Community Innovation Campus is a collaborative project undertaken between OEDC and CHI Health to support the relocation of CHI's commissary kitchen and to create a new dietary call center. The project will relocate a function that had been moved deep into the suburbs of Omaha, where North Omaha residents, many of whom previously staffed the kitchen, couldn't work due to transportation and commute time constraints. To support this project, OEDC will rehab a 19,000+ SF facility located in North Omaha at 1127 North 20th Street. The Community Innovation Campus addresses the issues of income inequality and access to urban jobs with significant career ladder opportunities for local residents. All of the jobs will pay in excess of the Living Wage, offer benefits, and are well

above current per capita income levels in the targeted QCTs. The Community Innovation Campus meets the preliminary criteria in LB1024, including funding commitments, timing and project readiness. The Campus aligns with our mission, and that of the Legislature, to be transformational, improving the quality of life of North Omaha residents. The Campus is a strategically designed project that demonstrates how a well-shepherded, public-private partnership can lead to sustainable economic outcomes. It will cause a next level change in the economic performance of North Omaha, providing opportunity to low-income residents to raise household income levels, which brings more dollars to circulate within the surrounding neighborhood businesses. A key strategy included with this project is the targeted disadvantaged recruitment and hiring of local residents who are low income. The negotiated lease terms contribute to long lasting economic growth that is sustainable. Construction Documents are complete, have been reviewed by the City of Omaha Planning Department, and the building permit is ready. We anticipate rehabilitation on/conversion of the facility into the Community Innovation Campus to begin within 90 days of state-approved ARPA funds for this project. In working with our General Contractor, LundRoss Constructors, we are monitoring lead times for materials and equipment orders. With fluctuations in delivery times, we anticipate the project will be completed within 12-18 months of the Notice to Proceed for the contractor.

Timeline

Concept (2017) and schematic (2019) design for the Community Innovation Campus are complete. Following several interruptions to the process (CHI merger with Dignity Health to form CommonSpirit, change in local CHI leadership, reopening lease negotiations with CommonSpirit and COVID-19), Construction Documents are complete, have been reviewed by the City of Omaha Planning Department, and the building permit is ready. We anticipate rehabilitation on/conversion of the facility into the Community Innovation Campus to begin within 90 days of state-approved ARPA funds for this project. In working with our General Contractor, LundRoss Constructors, we are monitoring lead times for materials and equipment orders. With fluctuations in delivery times, we anticipate the project will be completed within 12-18 months of the Notice to Proceed for the contractor.

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 Community Innovation Campus specifically addresses the following identified community needs identified in Appendix A: 1) Sustainable Community: Development within the Specific Context for General Business Uses, Industry/Workforce, Office Uses; 2) Other Infrastructure: A Business District Establishment or Space; 3) Quality of Life: Safety. It aligns with the objectives listed in Appendix B: create sweeping economic growth through investing in employment and job creation that will foster multi-generational wealth in North Omaha. The Campus is a collaborative project by OEDC and CHI Health to support the relocation of CHI's commissary kitchen and to create a new dietary call center. The project effectively repatriates a function that was moved deep into the suburbs of Omaha, where North Omaha residents, many of whom previously staffed the kitchen, could no longer work due to transportation and commute time constraints. To support this project, OEDC will rehab a 19,000+ SF facility located in North Omaha which will be leased to CHI Health under a 10-year NNN lease, with an option for (4) renewal 5-year terms. The kitchen facility will operate 24/7 to provide fresh healthy foods to patients and others across its footprint. At full staffing, CHI anticipates 6,000 meals per day will be prepared and distributed across its service area geography in Nebraska and Iowa. The dietary call center will offer/receive information from the clinical staff and will coordinate the management and control the food service dietary restrictions for patients to ensure the best nutrition for those patients. The biggest threat to a sustainable community has been/remains income inequality. The Per Capita Income of residents in QCT 11 and 12/Zip Code 68110 and 68111 is \$13,921, compared to Douglas County, \$42,815 (2016-2020 ACS 5 Year Estimates). This equates to an average hourly wage of \$6.69/hr/QCT vs \$20.58/hr/County. When measuring Median Household Income (MHI), within the project target QCTs it is \$29,365, compared to \$89,914 Douglas County. Using the US Census OnTheMap application, we found that 22% of employed workers earn \$1,250 or less per month (\$7.81/hr); 35% earn between \$1,251 and \$3,333 per month. The impact of these economic conditions has caused the formation of concentrated, persistent poverty tracts where individuals and households live well below a living wage level. For Douglas County, NE, this ranges from \$17.30/hr for a single person household, \$34.08/hr for 2 person household, and \$42.68 for 3 person household. The project addresses the issues of income inequality and access. It will provide easily accessible, urban jobs for local residents, and career ladder opportunities for employees. All of the jobs will pay in excess of the Living Wage, offer benefits, and are well above current per capita income levels in the targeted QCTs. Because CHI Health is in a growth mode, the facility will accommodate future growth with immediate employment starting at approximately 75 FTEs, and a goal to grow that to 175 FTEs within 3-5 years of occupancy. The executed lease contains a special provision detailing CHI's commitment to "having at least 75% of all new or replacement jobs be prioritized for low-income residents", household incomes to be validated by an employee income affidavit. Additionally, the rehabilitation of the site will create approximately 34 construction FTEs earning a projected median wage of \$20.74 per hour (based on the most recent BLS Labor Statistics). Located at 1127 North 20th Street,

Omaha, NE, the Campus strengthens the connections between the neighborhoods and the emerging N 24th business district. With improvements to the sidewalks, street and parking lot lighting, and landscaping the facility will elevate a sense of safety and security.

Visioning Workshop Findings Alignment

In reviewing the Visioning Workshops SWOT summary found in Appendix B for North Omaha, OEDC identified several gaps/needs that the Community Innovation Campus project addresses including: - the perceived inability to positively impact economic development strategies for sustainability/longevity, - the lack of spatially connected businesses and the related impact on lack of safe, walkable streets, - land ownership by entities outside the local community, and - most importantly, the project addresses the ongoing concern over the lack of jobs within the area. The Campus is a strategically designed project that demonstrates how a well-shepherded, public-private partnership can lead to sustainable economic outcomes. As stated in the response to the previous question regarding community needs, the Campus is a collaborative project undertaken by OEDC and CHI Health to support the relocation of CHI's commissary kitchen and to create a new dietary call center. Negotiations and planning began in 2017; both parties have remained committed to getting this project done. The terms of the executed agreement guarantee a minimum ten year lease period, with the possibility of the business continuing up to another twenty years, contingent upon 5 year renewals. In creating its second urban job center in North Omaha, OEDC worked through terms that contain a special provision that CHI is committed to "having at least 75% of all new or replacement jobs be prioritized for low-income residents", household incomes to be validated by an employee income affidavit. At full scale operations, this facility will employ up to 175 full-time individuals across a variety of career paths. Pay scales are above the 2022 livable wage calculation for Douglas County and benefits offered equate to an additional \$3/hr above paid wages. This project will be implemented on property owned by OEDC (evidence of site control included in attachments) and will remain under the organization's ownership for the duration of the lease. Located at 1127 North 24th Street, the Community Innovation Campus strengthens the south entrance between the neighborhoods and the emerging business district along North 24th Street. The activated facility will elevate a sense of safety and security as residents benefit from its 24/7 operations.

Priorities Alignment

LB 1024 directs the use of ARPA funds for "the economic recovery of those communities and neighborhoods within qualified census tracts...that were disproportionately impacted by the COVID-19 public health emergency. Legislative priorities emphasized housing needs, assistance for small businesses, job training and business development within these communities and neighborhoods. It is our understanding that expected outcomes should foster desirable transformation, lead to fundamental change, and result in long lasting growth. The Community Innovation Campus meets the preliminary criteria in LB1024, including funding commitments, timing and project readiness. The Campus is located in a Qualified Census Tract, 12, and with a targeted hiring strategy directed to low-income persons, it is a direct benefit to residents of all Qualified Census Tracts in North and South Omaha. The 2.1 acre site is owned by OEDC. With an allocation of an ARPA grant in the amount of \$9,000,000, this project is ready to begin in late spring, 2023; all construction documents have been reviewed and approved

by the City of Omaha Planning Department and the Building Permit is ready. All additional funding has been secured through a combined capital stack of Office of Community Services Community Economic Development Grant (\$800,000); a Douglas County ARPA Grant (\$500,000); a Weitz Family Foundation Grant (\$500,000); Tax Increment Financing (\$385,000); and Owner Equity (\$645,400). The Campus aligns with our mission, and that of the Legislature, to be transformational, improving the quality of life of North Omaha residents. Similar to the job creation impact our first job center (North End Teleservices) generated, it will cause a next level change in the economic performance of North Omaha, providing opportunity to low-income residents to raise household income levels, which brings more dollars to circulate within the surrounding neighborhood businesses. The terms of the lease contribute to long lasting economic growth that is sustainable; our capital stack demonstrates the ability the project has had to attract outside investment.

Economic Impact Staffing at this new urban job center will grow from the current 75 employees to 175 positions (approx.), entry level to high level management, with benefits. Jobs housed at the facility include: Division Director; Operations Directors; Clinical Nutrition Director; Central Diet Office Supervisor; Nutrition and Operation Assistants; Executive Chefs; Cooks; Executive bakers; Truck Drivers; Tray and Dish Line staff. Average hourly wages range from \$18.48/hr to \$43.58/hr, related to the position.

175

34

Average hourly wages range from \$18.48/hr to \$43.58/hr. related to the position. Projected median wages of \$20.74 per hour for construction jobs is based on the recent BLS Labor Statistics.

While OEDC will not be involved in the day-to-day business of CHI Health, concept development discussions have always included the possibility that, as the Campus evolves, space may be dedicated to start-up/emerging locally owned businesses that would complement the needs of the healthcare system, such as wheel chair repair service, etc.

Community Benefit With the incorporation of the North Omaha Village Revitalization Plan into the City of Omaha's Master Plan in 2011, OEDC re-focused its economic development activities toward the diversification of real estate that accommodates large and small businesses. The vision is intentional: reverse the North Omaha business desert, with a particular focus on the historic North 24th Street Corridor. We initiate projects to improve property value and promote job creation. The community has benefited from this decision in our generation/housing of 28 new small business and an urban job center in QCTs 11 and 12. This has contributed to modest improvements in the business climate in/around North 24th Street. The community has also benefited from visible signs of improvement in physical assets which has increased the area's livability. The Community Innovation Campus is our second urban job center project. It furthers our commitment to implement projects that provide meaningful employment opportunities, good wages and benefits for low-

income residents. A key strategy included with this project is the targeted disadvantaged recruitment and hiring of local residents who are low income.

Our experience reinforces our commitment to build strong, sustainable neighborhoods and communities in North Omaha; our efforts address income inequality and social injustice. We use our real estate development activities as a mechanism to foster access for those who live, because of their race/ethnicity, a poor quality of life filled with the stress of living in concentrated, persistent community level poverty, un/underemployment, limited access to higher wage occupations, rent cost burdens, and significantly reduced capacity to build wealth. This project promotes equity and inclusion by incorporating hiring strategies for those who have been marginalized economically when seeking opportunities for security and advancement. While not comprehensive, it is how we are working to fundamentally transform systems that have previously constructed barriers to security and advancement. In this way, the Campus contributes to the long-term sustainability of the community.

Best Practices/Innovation

The Community Innovation Campus incorporates proven community building strategies that focus on hospitals as active partners with nonprofit community development organizations in building the local economy and community wealth, specifically in low-income communities. This concept of hospitals as “anchor institutions” emerged in the early 1990’s where groups such as Catholic Healthcare West (now Dignity Health) in San Francisco, Gundersen Lutheran Hospital in Wisconsin, and Mayo Clinic implemented policies and investment strategies to target pressing economic and health challenges in the communities where they had a physical location. Since then, more and more hospital systems have leveraged their financial and human resources to become leading employers in local economic engines. One of the best examples of success with this practice is Evergreen Cooperatives, Cleveland, OH. University Hospitals and Cleveland Clinic along with the Cleveland Foundation financed the group that hires from target neighborhoods, providing low-income individuals with jobs and the opportunity to own part of a business and build wealth. The Brookings Institute found that anchor institution hospitals account for 35% of the locally employed workforce. Research from The Initiative for a Competitive Inner City notes that anchor institutions are an essential part of the strategic framework for potentially increasing incomes and helping reduce poverty and unemployment in underserved communities. From the beginning, the Community Innovation Campus was framed to hire locally, provide livable wages and benefits, and have the future potential to generate small locally owned businesses.

Outcome Measurement

OEDC uses the following criteria to measure the success of job creation projects. The criteria are part of the Office of Community Services Community Economic Development program reporting requirements and were developed in partnership with The Community Action Partnership and are applicable to this project. Typical Key Employment Outcomes measured are: - Total # of full-time positions created for low-income and non-low-income individuals - Total # of full-time positions created for low-income individuals - Total # of part-time positions created for low-income individuals - # of full-time positions that were created for low-income individuals at least six months ago - # of full-time positions created for low-income

individuals that have been or were operational in the community for AT LEAST six consecutive months - Total # of full-time positions created for low-income individuals with health care benefits - Total # of full-time positions created for low-income individuals with paid sick leave - Total # of low-income individuals trained in skills for the jobs created - Average STARTING wage of all low-income individuals, placed in full-time positions - # of individuals in full-time positions created who received job promotions - # of individuals in full-time positions created who received pay raises - Total # of low-income individuals who retained their full-time jobs for AT LEAST six consecutive months.

Data is collected, aggregated and analyzed by OEDC's Research and Development Director, using an Excel Spreadsheet. Reports are typically provided semi-annually in a Word table format, facilitating risk management of identified outcomes.

No

Partnerships Yes

The collaborative partner in this project is CHI Health. OEDC will work with the Urban League and Heartland Workforce Solutions to refer potential employees to CHI.

Our partnership with CHI has been formalized by a 10 year lease agreement with multiple renewal options.

Displacement No

Displacement explanation

Physical Location OEDC owns the building and site of the Community Innovation Campus, 1127 North 20th Street, Omaha, Nebraska 68102. The building has been vacant for several years. The site measures 2.05 acres, including an industrial building measuring 19,060 square feet.

Qualified Census Tract Within one or more QCTs

Additional Location Documents Documents are uploaded.

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding Yes

Yes

General Contractor Yes

Yes

Request Rationale Within 12-18 months of a \$9,000,0000 Omaha Economic Recovery ARPA grant, the Community Innovation Campus will be operationalized. This project will provide meaningful employment opportunities, good wages and benefits for low-income residents of North Omaha. This request is for those non-recurring construction and equipment costs associated with the repurposing of 1127 North 20th Street to meet CHI's needs for a commercial kitchen and dietary call center that will ultimately employ 175 individuals to meet production demand for 6,000 meals per day. When concept design began in 2017, preliminary construction costs estimates were \$4.8 million; equipment, \$1.8 million. With price fluctuations and interruptions to supply chains across the scope of this project, these costs have escalated to \$7.24 million on the construction side and \$2.4 million on the equipment side. This does not include soft costs. Response for fiscal support of this project was initially strong. However, over time, private funding for this project has become limited. While the Weitz Foundation provided a \$500,000 grant, other foundations have not. We have reached our five-year deadline for fulfilling our obligations under the Community Economic Development grant; as a result, the \$800,000 may be at risk. Since 2021, we have been working with the TAG Group, CityScape Capital, and US Bank to secure a New Market Tax Credit Allocation. All 2022 allocations were expended. We are continuing to work with TAG to identify a possible 2023 allocation, but there are many projects already in line for NMTC. With an Omaha Economic Recovery grant, work on the Community Innovation Campus project can begin within 90 days of award. All post rehab recurring expenses are covered by the lease terms.

Grant Funds Usage As shown in the Table of Uses document, LB1024 grant funds will be used to support construction and equipment costs associated with the rehab of the facility.

Proposal Financial Sustainability Yes

The Campus project is an economically sound investment on the part of OEDC. Anticipated cash flow from rent revenues generated to OEDC from this project will cover the ongoing future recurring expenses and have a positive impact on our operating budget. The tenant, CHI Health, is committed to a 10-year lease based on the following terms: Years 1-3: \$8.00/sf; Years 4-5: \$9.00/sf; Years 6-7: \$10.00/sf; Years 8-9: \$11.00/sf; Year 10: \$12.00/sf. This is a NNN lease. Tenant is the sole tenant and will pay all expenses. Lease terms include options to renew, at a scaled increase, for four additional five-year terms, following the first 10 year term.

Funding Sources All additional funding has been secured through a combined capital stack of Office of Community Services Community

Economic Development Grant (\$800,000); a Douglas County ARPA Grant (\$500,000); a Weitz Family Foundation Grant (\$500,000); Tax Increment Financing (\$385,000); and Owner Equity (\$645,400).

All additional funding has been secured.

This project will not be able to continue without an award through the Omaha Economic Recovery Act opportunity.

Scalability No, this project is not scalable; tenancy requires it must be completed in one phase.

Financial Commitment OEDC is providing an Owner Equity in the amount of \$645,400 to this project as well as staff time.

ARPA Compliance Acknowledgment

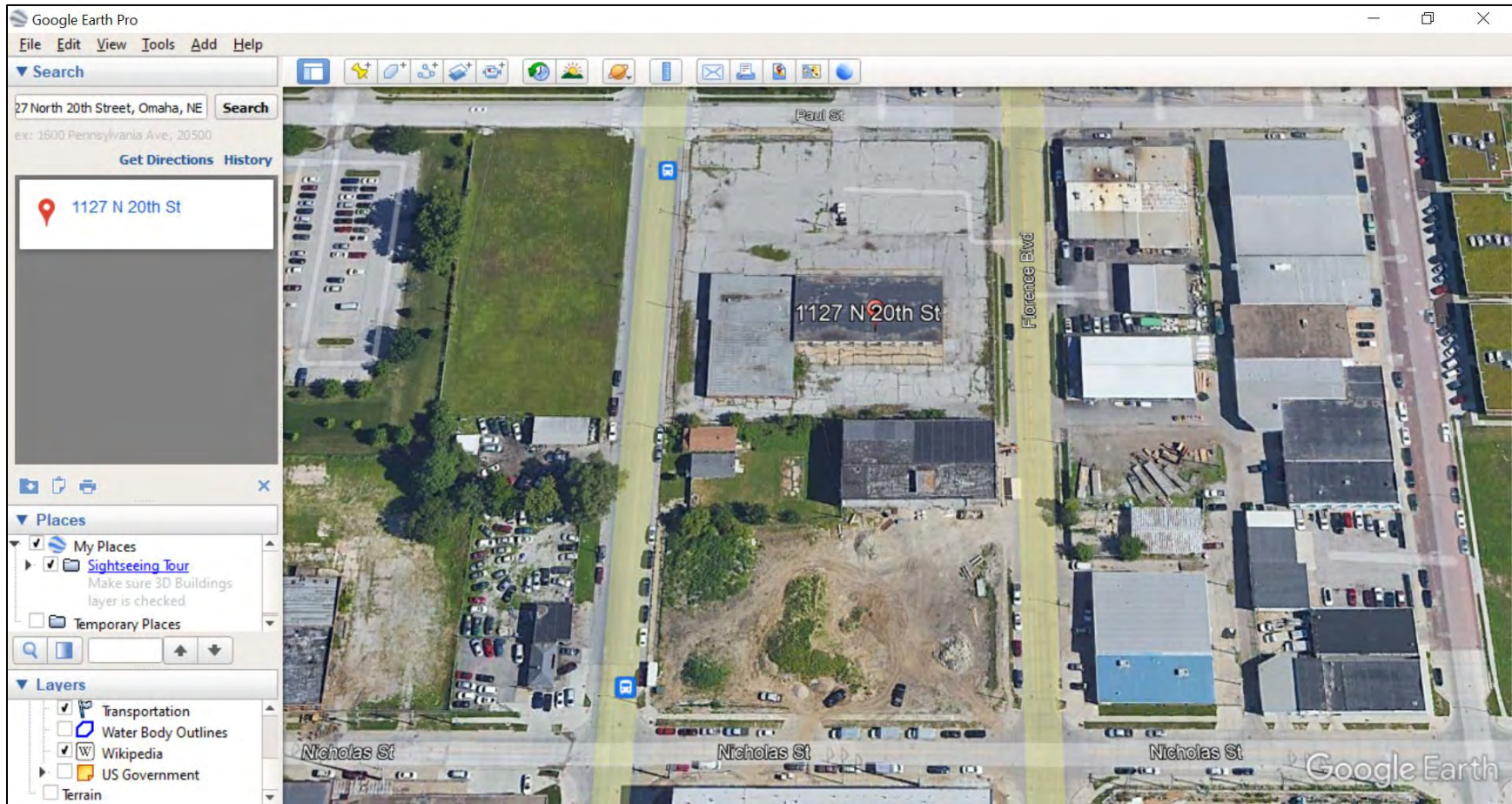
ARPA Reporting and Monitoring Process Acknowledgment

LB1024 Funding Sources Acknowledgment

Public Information

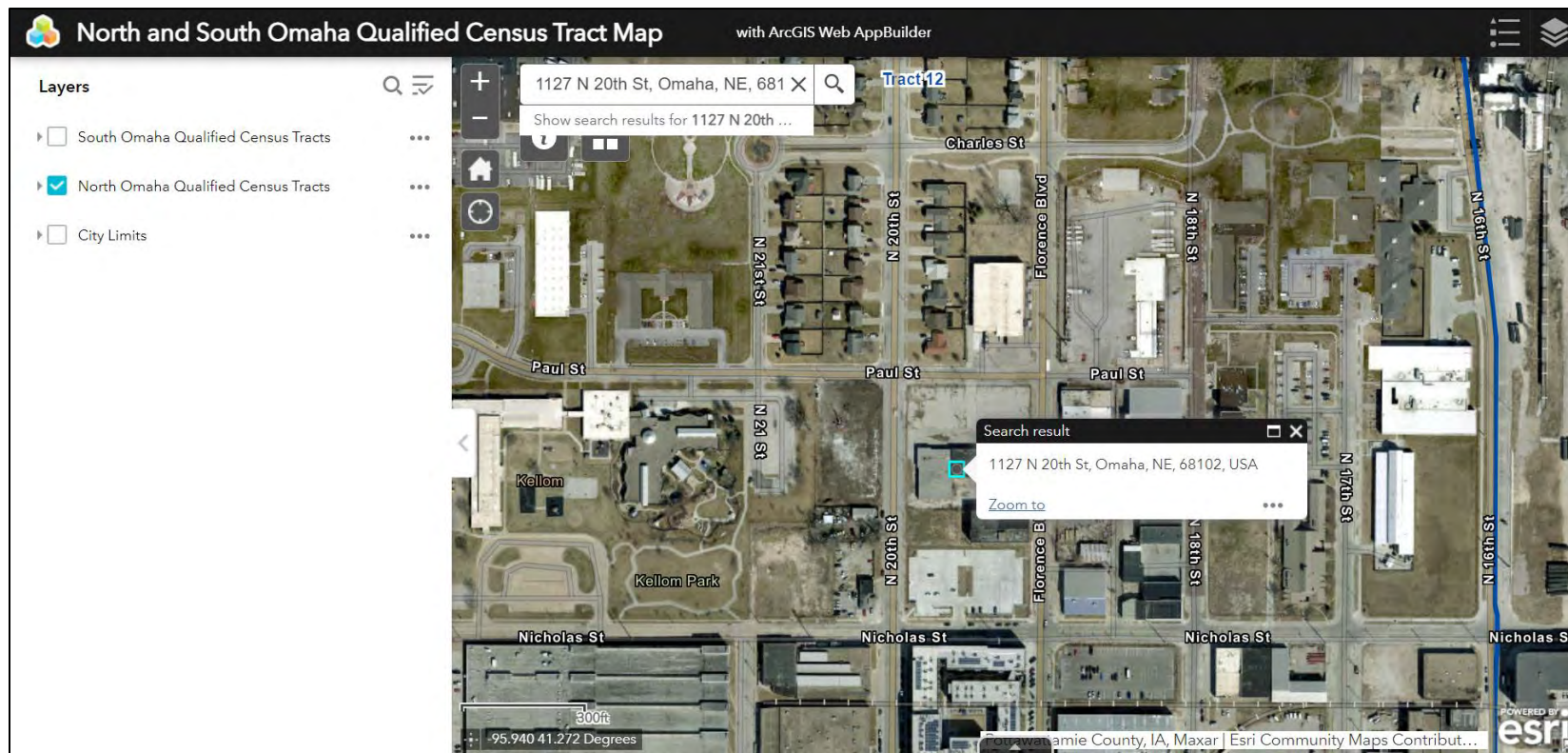
File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject 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 Schedule

OMAHA ECONOMIC DEVELOPMENT CORPORATION
COMMUNITY INNOVATION CAMPUS
LOCATION AND SITE MAP

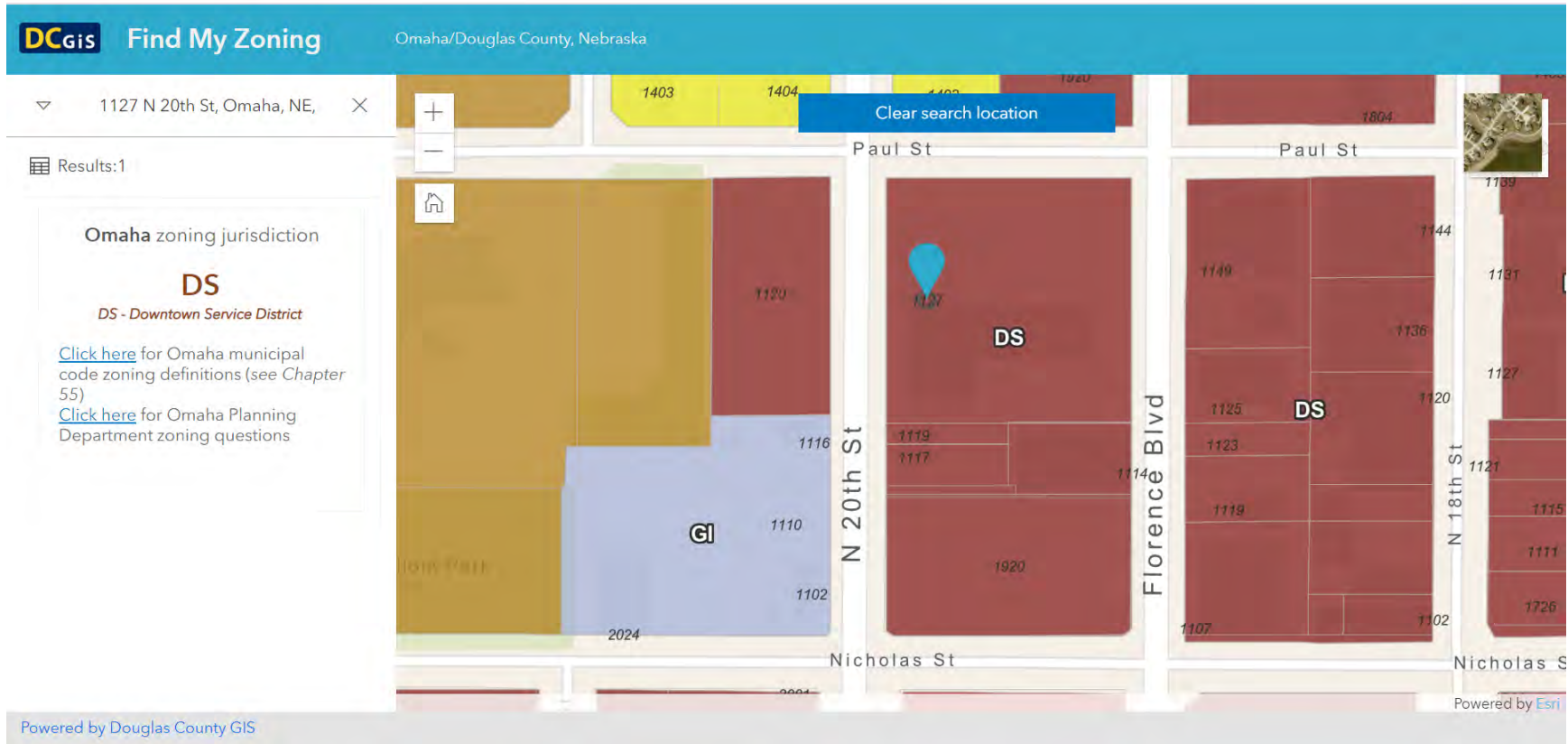


COMMUNITY INNOVATION CAMPUS

QUALIFIED CENSUS TRACT LOCATION MAP



OMAHA ECONOMIC DEVELOPMENT CORPORATION
COMMUNITY INNOVATION CAMPUS
ZONING MAP



OMAHA ECONOMIC DEVELOPMENT CORPORATION

COMMUNITY INNOVATION CAMPUS

TABLE OF USES OF OMAHA ECONOMIC RECOVERY ACT FUNDS

ACTIVITY	AMOUNT
Construction Renovation	\$7,000,000
Equipment	\$2,000,000
TOTAL	\$9,000,000

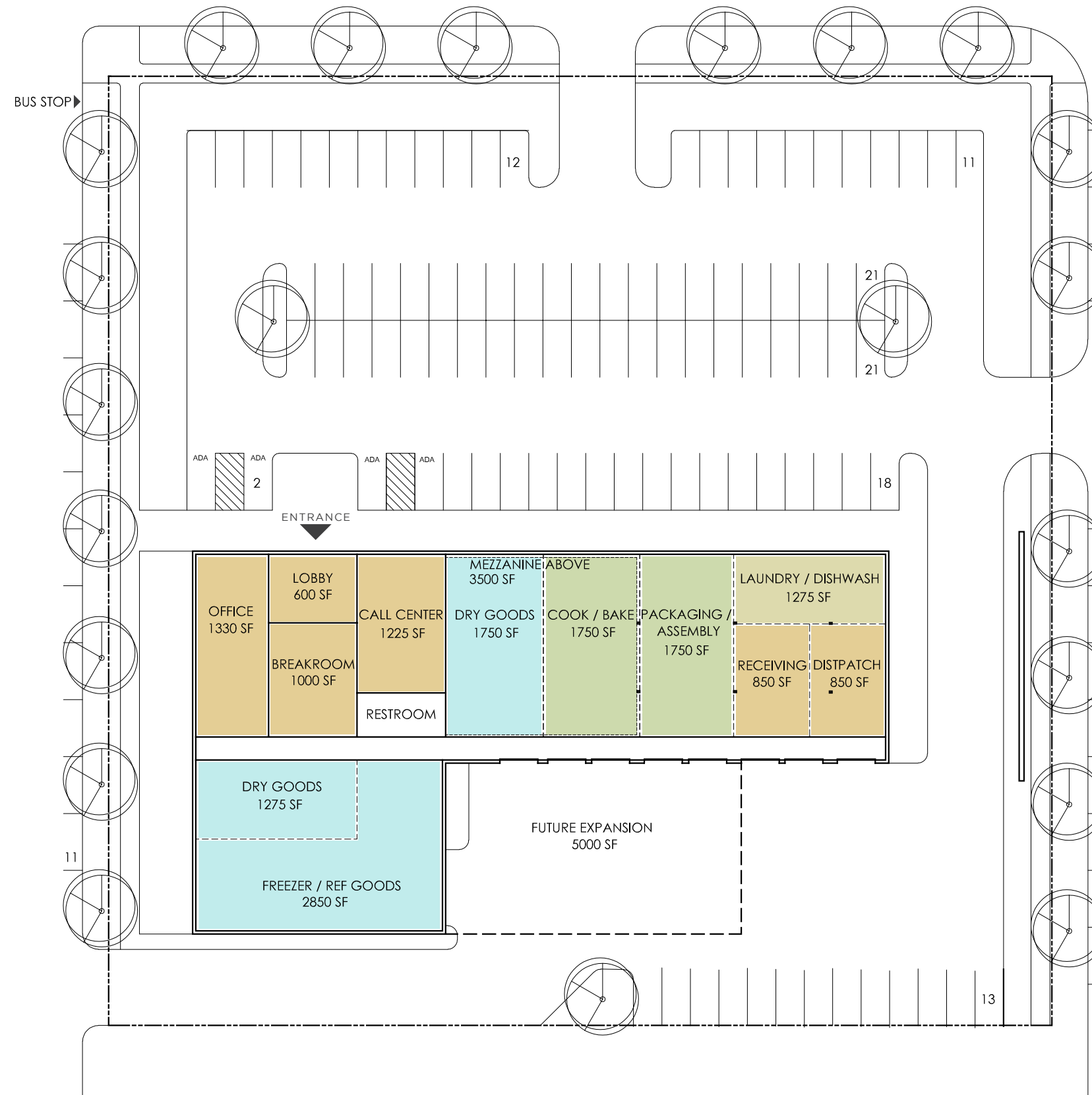


OEDC INNOVATION CAMPUS

1127 N 20th St

2018-07-12

#18094



SITE PLAN // FLOOR PLAN

1" = 40'-0"

1127 N 20TH ST

#18094











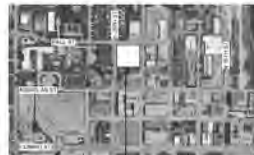
OEDC Community Innovation Campus

Detail Set for Construction

04.29.2022



LOCATION MAP



Project Location
127 N 20th St
Omaha, NE 68102

PROJECT NOTES

1. Flanking for the project/campus is part from the ACP /DCS CED & TIP.
2. This is a single-course project.

ALTERNATE #1:
PROVIDE NEW 8" CONCRETE SLAB ON GRADE THROUGHOUT ENTIRE BUILDING IN LIEU OF SLAB WORK SHOWN ON A1.1.

PROJECT CONTACT INFORMATION

OWNER
Omaha Economic Development Corporation
Attn: T. Antkowiak, M.S.
2221 North 24th Street
Omaha, NE 68102
(71) 402 505 6041

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(71) 402 541 1544
www.alleypoyner.com

CIVIL ENGINEER
Ehgart Griffin & Associates
Terry Morrison
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Omaha, NE 68131
(71) 402 575 0678

STRUCTURAL ENGINEER
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Kic Squire
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Omaha, NE 68134
(71) 402 330 8860

MECHANICAL ENGINEER
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Stech Guy
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Omaha, NE 68102
Phone / Fax:

ELECTRICAL ENGINEER
Alvine Engineering
Mary Wurst
1201 Cass Street
Omaha, NE 68102
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LANDSCAPE ARCHITECT
Vinea
Robin Ferdycer
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Suite 102
Omaha, NE 68102
(71) 402 372 0736

TENANT
CommonSpirit Health
Donald Mandel
2080 West Dodge Road
Omaha, NE 68104
(71) 402 343 4441

CONTRACTOR
LundRox Constructors
Scott Thompson
4801 F Street
P.O. Box 3588
Omaha, NE 68117
(71) 402 342 8775

SHEET INDEX

SUBMITTAL	STRUCTURAL
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1001 GENERAL INFORMATION	1001 GENERAL INFORMATION
	1002 GENERAL NOTES
	1003 GENERAL NOTES
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	1197 GENERAL NOTES
	1198 GENERAL NOTES
	1199 GENERAL NOTES
	1200 GENERAL NOTES

This Set is for Reference Only - Refer to Construction Documents and Revisions for all information. Contractor is responsible for identifying and discrepancies between this set and the original Construction Documents and subsequent Revisions (Addenda, AM's, etc.).

VERIFIED BY:
AIA (A) - [Signature]
AIA (E) - [Signature]
AIA (S) - [Signature]
AIA (C) - [Signature]

OEDC Community Innovation Campus
127 N 20th Street
Omaha, NE 68102

AGENCY APPROVAL

ALLEY POYNER MACCHIETTO ARCHITECTURE



L. Jay Pata and the Coordinating Professionals on the OEDC Community Innovation Campus Project.

REVISION DATE
Project Number: 16094
Date: 04-29-2022
L. JAY PATA, P.E.

COVER SHEET

GO.O

Douglas County, Nebraska Property Record - R1403180000

Information is valid as of 2022-09-30

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OMAHA ECONOMIC DEVELOPMENT

2221 N 24 ST #200
OMAHA NE 68110-0000**Property Information****Key Number:** 0318 0000 14**Account Type:** Commercial**Parcel Number:** 1403180000**Parcel Address:** 1127 N 20 ST
OMAHA NE 68102-0000**Abbreviated Legal Description:** HORBACHS 2ND ADD LOT 11 BLOCK 6 VAC ALLEY ADJ & -EX S 13 INCHES-
LOT 2 & ALL LOTS 3 TO & INC**Value Information**

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$357,600	\$287,800	\$645,400
2021	\$357,600	\$257,800	\$615,400
2020	\$357,600	\$261,200	\$618,800
2019	\$357,600	\$261,200	\$618,800
2018	\$357,600	\$386,900	\$744,500
2017	\$357,600	\$386,900	\$744,500

Sales Information**Sales Date:** 1994-12-09**Deed Type:** D **Book:** 1994 **Page:** 068**Price:** \$280,000**Grantor:****Grantee:****Valid/Invalid:** Valid**Exclusion Reason:**[Show All Transactions](#)**Land Information**

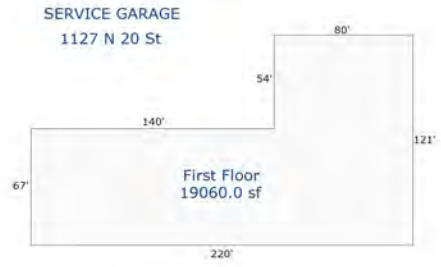
<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
2.05	89400.0	0.0	0.0	0.0	

Improvement Information**Building 1**

--	--



[CLICK TO ENLARGE IMAGE](#)



[CLICK TO ENLARGE IMAGE](#)

Square Footage:	19060.0	Percent Complete:	100.0%
Perimeter	682.0	Quality:	Fair
Unit Type:		Condition:	Poor
Built As:	Service Garage	Condo Square Footage:	0.0
HVAC:	Space Heater	Rooms:	0.0
Exterior:		Units:	1.0
Interior:	Drywall	Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	1.0
Floorcover:		Foundation:	Concrete
		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>
1958	0	0%	1958	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Add On	Chain Link Fence	600.0
Add On	Paving Asphalt Park	70000.0

To interact more fully with Google Maps and Street View go to this link [Google](#).

OMAHA ECONOMIC DEVELOPMENT CORPORATION
COMMUNITY INNOVATION CAMPUS
SOURCES AND USES

SOURCES

	AMOUNT
Omaha Economic Recovery American Recovery Act Program - Grant	\$ 9,000,000
Office of Community Services, Community Economic Development - Grant	\$ 800,000
Douglas County ARPA – Grant	\$ 500,000
Weitz Family Foundation – Grant	\$ 500,000
Tax Increment Financing	\$ 385,000
Owner Equity	\$ 645,400
TOTAL	\$11,830,400

USES

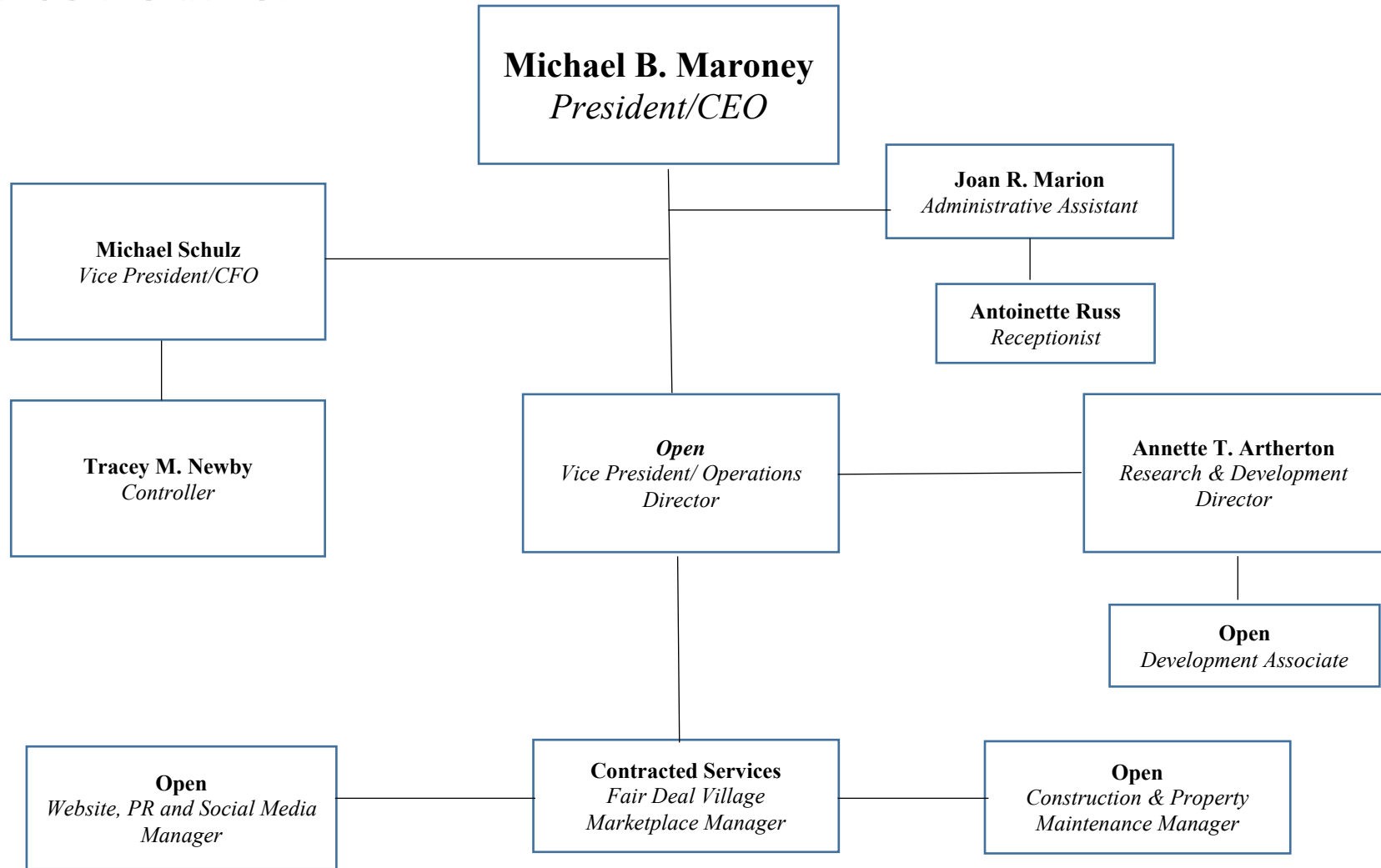
	AMOUNT
Acquisition	\$ 645,400
Construction Renovation	\$ 7,240,237
Equipment	\$ 2,000,000
Soft Costs (15%)	\$ 1,944,763
TOTAL	\$11,830,400

**OMAHA ECONOMIC DEVELOPMENT CORPORATION
COMMUNITY INNOVATION CAMPUS
TIMELINE**

Concept (2017) and schematic (2019) design for the Community Innovation Campus are complete. Following several interruptions to the process (CHI merger with Dignity Health to form CommonSpirit, change in local CHI leadership, reopening lease negotiations with CommonSpirit and COVID-19), Construction Documents are complete, have been reviewed by the City of Omaha Planning Department, and the building permit is ready. We anticipate rehabilitation on/conversion of the facility into the Community Innovation Campus to begin within 90 days of state-approved ARPA funds for this project. In working with our General Contractor, LundRoss Constructors, we are monitoring lead times for materials and equipment orders. With fluctuations in delivery times, we anticipate the project will be completed within 12-18 months of the Notice to Proceed for the contractor.



**Omaha Economic
Development
CORPORATION**



PHASE I ENVIRONMENTAL SITE ASSESSMENT



**1127 North 20th Street
Omaha, Nebraska 68102**

Prepared by:

The Assessment Group Inc.
7364 North 122nd Avenue Circle
Omaha, Nebraska 68142

October 2021

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1127 North 20th Street
Omaha, Nebraska 68102

Prepared for:

Omaha Economic Development Corporation
2221 North 24th Street
Omaha, Nebraska 68110

Prepared by:

The Assessment Group Inc.
7364 North 122nd Avenue Circle
Omaha, Nebraska 68142-1670
(402) 679-4291
E-mail: tagwilson@cox.net

October 2021

TAG Project Number: 1021-565-16

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1.0 EXECUTIVE SUMMARY

The Client has engaged The Assessment Group Inc. (TAG) to perform a Phase I Environmental Site Assessment (ESA) on the property located at 1127 North 20th Street - Omaha, Nebraska (Site). This ESA is in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice 1527-13. Key Site information is summarized as follows:

- ❑ The Site size is approximately 2.05-acres (one parcel). The Site improvements consist of a single, one-story garage/warehouse/office building, and associated paved parking areas.
- ❑ The Site is located on the south side of Paul Street between Florence Boulevard (east) and North 20th Street (west), just north of the downtown central business district of Omaha, Nebraska. The Site and vicinity are characterized by commercial businesses and residential dwellings.
- ❑ Based on the information obtained to date, TAG has identified the following:
 - *Recognized environmental conditions* at the Site: none.
 - *Historical recognized environmental conditions* at the Site: see below.
 - *Controlled recognized environmental conditions* at the Site: none.
- ❑ Based on our findings, no further action or investigation is warranted at this time.

The following summary is for convenience only, and should not be relied upon without first reading the full contents of this ESA report, including the Appendix materials:

Environmental Review Category	Assessment	Routine Solution	Estimated Cost	Reference Section
Current Site Conditions				
On-Site Operations	Acceptable			3.3
Regulatory Database Review	The Site is listed in multiple State and Federal environmental databases, likely from the former UST (removed in 1992), and prior Site tenant operations that used/handled hazardous wastes/materials.			4.0, 6.0
Surface Areas	Acceptable			4.2
Hazardous Materials	Acceptable			5.1, 5.2
Storage Tanks	In 1992, a steel, waste oil UST (size unknown) was removed from the front/north side of the Site building (office portion). While multiple holes were observed in the tank shell, the UST excavation appeared visually clean, and no site assessment (i.e., soil sampling/testing) was performed.			5.3, 6.0
PCBs	Acceptable			5.4
Waste Generation	Acceptable			5.5
Physical Characteristics	Acceptable			5.6
Drinking Water/Sewage Disposal Systems	Acceptable			5.7
Asbestos	Limited sampling of suspect ACMs indicated asbestos only in the original window interior window frame caulking (along east building exterior wall).			5.8, 6.0
Lead-based Paint (LBP)	Not sampled/tested			5.9
Radon	Not sampled/tested			5.10
Mold	Not sampled/tested			5.11
Vapor Intrusion	Acceptable			5.12
Historical Site Conditions	Acceptable			3.5
Adjoining Properties				
Regulatory Database Review	Acceptable			4.1

2.0 INTRODUCTION

2.1 Purpose

The purpose of a Phase I ESA is to identify any "recognized environmental conditions," "historic recognized environmental conditions" or "controlled recognized environmental conditions" at the subject property, as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13, or alternatively, to reasonably illustrate the lack thereof.

The term "recognized environmental conditions" (RECs) is defined by the ASTM standard as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of future release. *De minimis* conditions are not recognized environmental conditions."

The term "historic recognized environmental conditions" (HRECs) is defined by the ASTM standard, in relevant part, 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 (e.g., property use restrictions, [activity and use limitations], institutional controls, or engineering controls). . . ."

The term "controlled recognized environmental conditions" (CRECs) is defined by the ASTM standard, in relevant part, as ". . . a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA 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 . . ."

This Phase I ESA is intended to permit the user to satisfy the "All Appropriate Inquiry" requirement (inquiry "into the previous ownership and uses of the property, consistent with good commercial or customary practice"), needed to qualify for *the innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601).

2.2 Inspection Methodology

The Phase I ESA consists of a site reconnaissance, interviews, review of documents, and a written report setting forth TAG's findings, conclusions and recommendations.

TAG researched available information as recommended in ASTM Method E 1527 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. TAG has developed and performed "all appropriate inquiries" in conformance with the standards and practices set forth in 40 CFR 312.

During the site reconnaissance, TAG inspected for visible evidence of hazardous or potentially hazardous substances and noncompliance areas. TAG conducted a visual inspection of the interior and exterior of the property. No testing was done for asbestos, lead, radon or mold, unless specifically requested by the client.

2.3 Limitations

All contents of this report are based upon the facts and circumstances known at the time this report was prepared, as determined by visual inspection, readily available records, interviews, and/or other secondary sources. It is TAG's experience that these sources are generally accurate and complete. However, TAG has made no independent investigation of these sources and does not warrant the accuracy or completeness of information obtained from them. TAG also does not warrant that any contamination that may exist on the Site has been discovered, that the property is suitable for any particular purpose, or that the property is clean or free of liability.

Because a Phase I ESA does not include subsurface exploration or chemical screening of soil and groundwater beneath the Site, no statement of scientific certainty can be made regarding latent subsurface conditions, which may be the result of on-site or off-site sources. Based on evidence of the historical use of surrounding properties, TAG may offer its opinion regarding the likelihood of subsurface contamination caused by contaminants migrating through surface water, air or groundwater. However, the lack of such contamination cannot be determined with absolute certainty.

The ability to accurately address any environmental risk associated with transport in these media is beyond the scope of this investigation. Verification of hazardous waste, asbestos, lead-based paint, radon, oil or other latent conditions related to waste management activities on adjacent properties is also not within the scope of this ESA.

Any surveys conducted as part of this assessment to determine the presence of asbestos containing material (ACM), lead-based paint (LBP) or radon on the Site, were limited in nature, and should not be considered as a comprehensive investigation for the presence of such materials in all areas of the building(s), or as meeting any standards established for conducting such surveys.

Any cost estimates provided in this report for abatement or mitigation measures are based on general comparisons with past projects of similar scope and size. Actual costs from contractors or design-phase estimates may vary substantially from these estimates.

Unless specifically noted otherwise in this ESA, no significant data gaps were encountered that would alter the opinions on recognized environmental conditions given in this report.

This report was prepared for the exclusive use of TAG's client, and the use of it or reliance on it by any other party is unauthorized and at such party's sole risk.

2.4 Qualifications

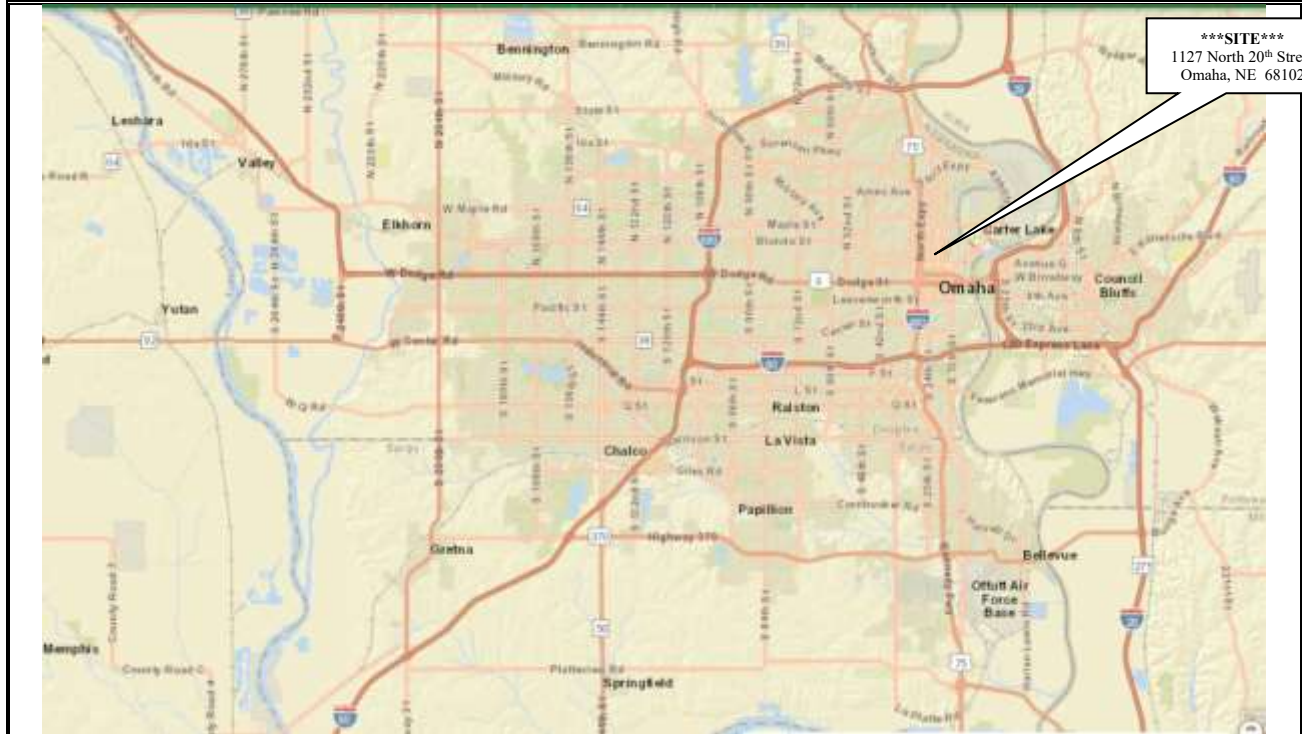
TAG declares that to the best of its professional knowledge and belief, it meets the definition of "environmental professional" as defined in Section 312.10 of 40 CFR 312. TAG has the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. TAG has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

3.0 SITE DESCRIPTION

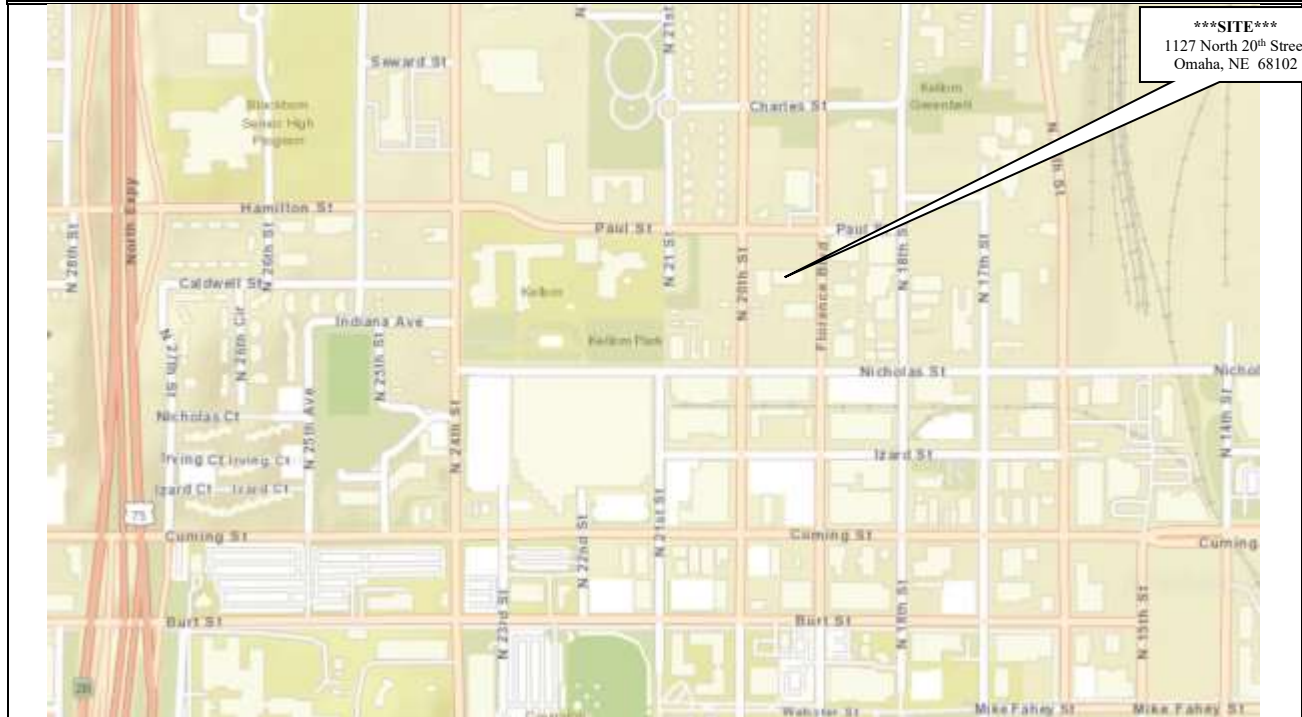
3.1 Location and Legal Description

The Site is located on the south side of Paul Street between Florence Boulevard (east) and North 20th Street (west), just north of the downtown central business district of Omaha, Nebraska. The Site is located in the NW¼ of Section 15 - Township 15 North - Range 13 East, Douglas County, Nebraska. An approximate legal description for the Site is in the Appendix.

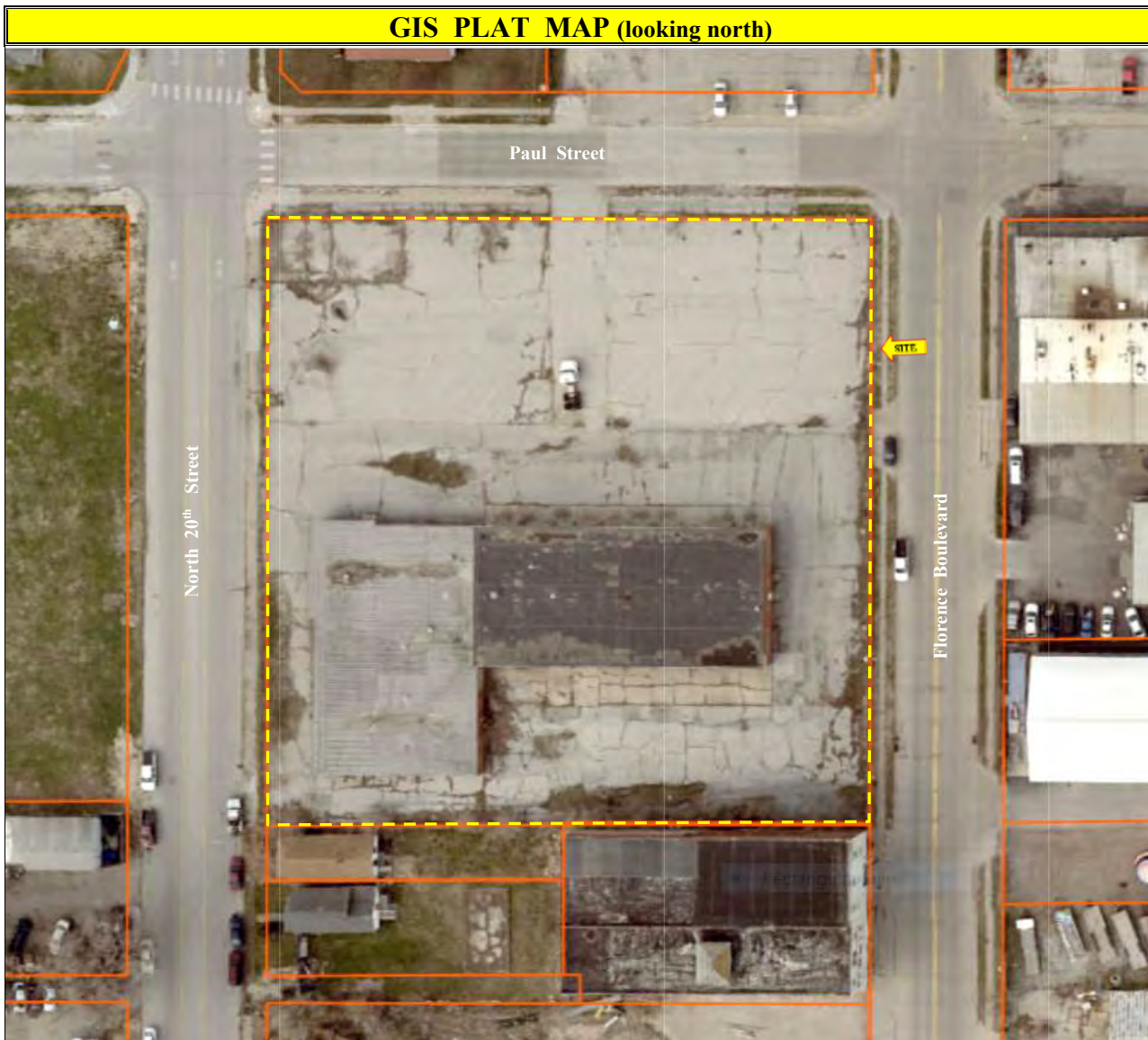
VICINITY MAP



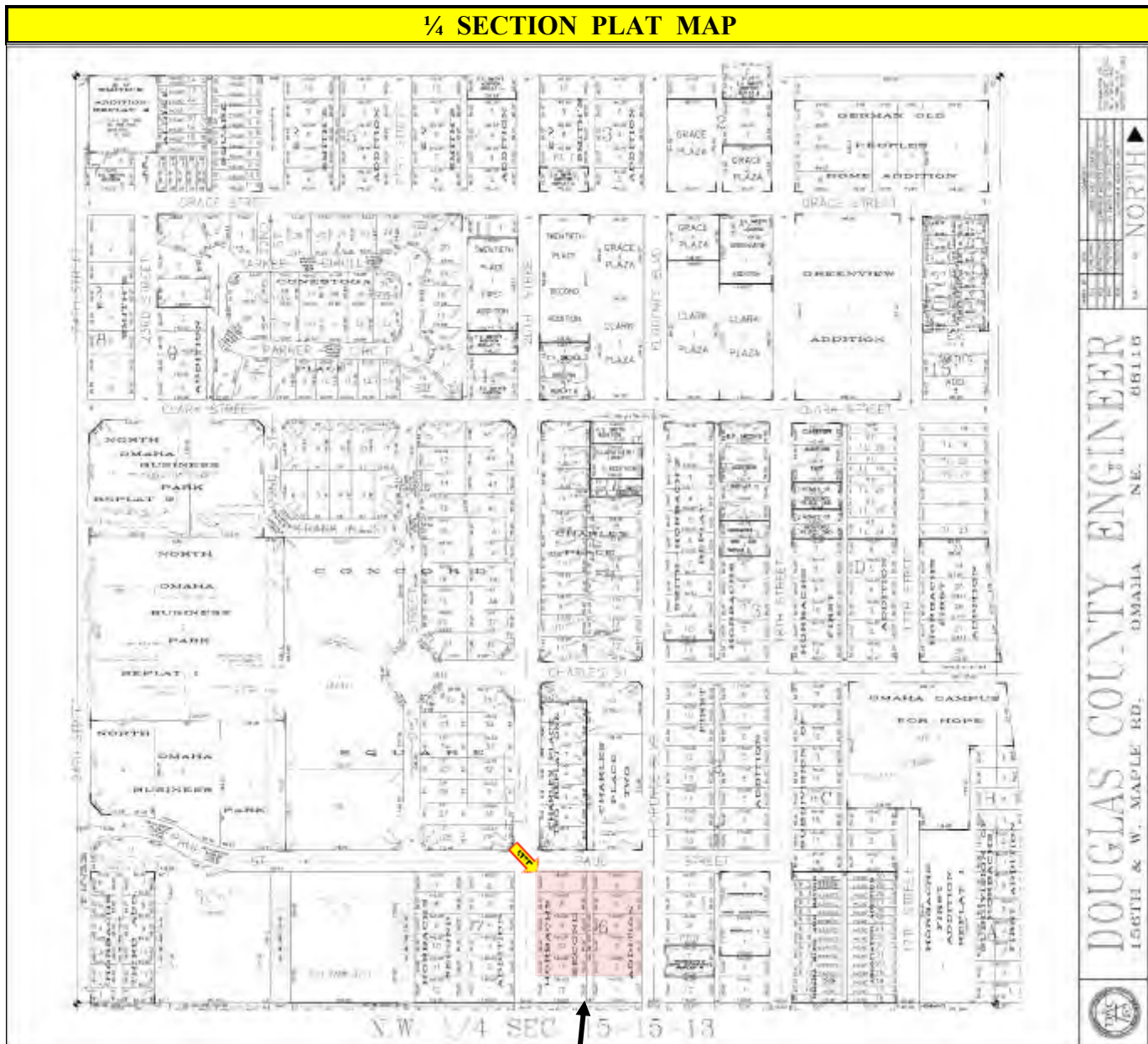
LOCATION MAP







¼ SECTION PLAT MAP



DOUGLAS COUNTY ENGINEER
 156TH & W. MAPLE RD. OMAHA, NE. 68116
 NORTH



3.2 Site and Vicinity Characteristics

The Site is currently developed as a garage/office/warehouse building. The vicinity is a mix of commercial/light industrial, including public school bus parking, and residential dwellings. The Site has the following vicinity characteristics:

Site size: Approximately 2.05-acres.

Direction from Site	Description of Boundaries and Vicinity
North	Paul Street, followed by residential dwellings and commercial developments.
South	Multi-family residential/apartment building and commercial developments.
East	Florence Boulevard, followed by commercial developments.
West	North 20 th Street, followed by vacant lots and commercial developments.



2020 BIRD'S-EYE SITE & VICINITY PHOTOS



Looking north at the Site and vicinity.



Looking east at the Site and vicinity.



Looking south at the Site and vicinity.



Looking west at the Site and vicinity.

ROOFTOP VICINITY PHOTOS



Looking north at the Site and vicinity.



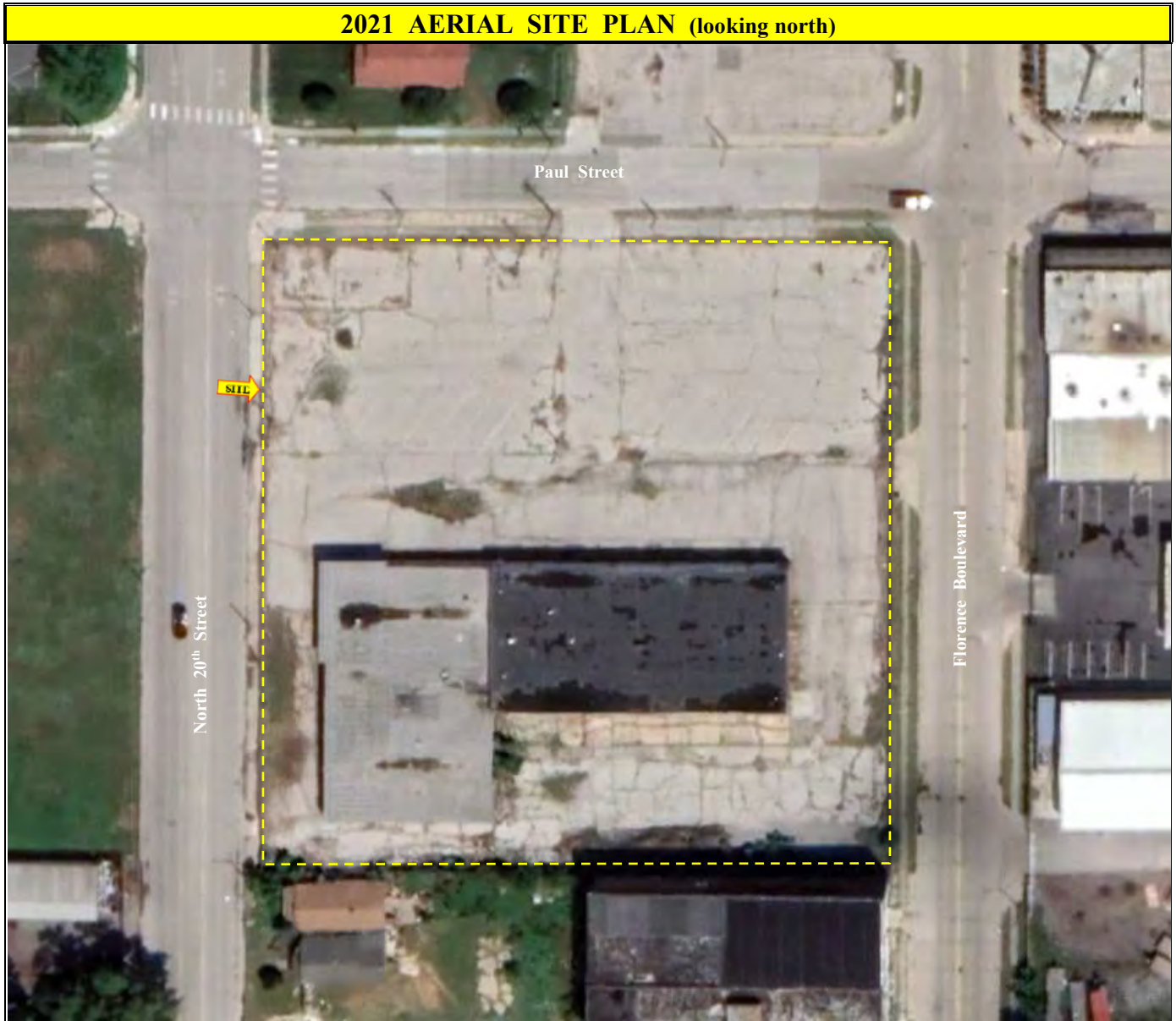
Looking west at the Site and vicinity.



Looking south at the Site and vicinity.

3.3 Descriptions of Structures, Roads, Other Improvements on the Site

The Site improvements currently consist of a single, one-story, commercial garage/warehouse building (with an office area), originally constructed in 1958 (*Douglas County Assessor*). The Site perimeter is secured with a 6' chain-link fence (topped with barbed-wire), and a locked gate off Paul Street.



EXTERIOR SITE PHOTOS



Looking southeast at the north/front and west sides of the Site.



Looking southwest at the east and north/front sides of the Site.



Looking northwest at the south/rear and east sides of the Site.



Looking northeast at west and south/rear sides of the Site.

EXTERIOR SITE BUILDING PHOTOS



Looking southeast at the north/front and west sides of the Site building.



Looking southwest at the east and north/front sides of the Site building.



Looking northwest at the south/rear and east sides of the Site.



Looking northeast at west and south/rear sides of the Site.

SITE BUILDING INTERIOR PHOTOS



Typical views of the office area.



Views of southwest warehouse/storage bay.



Views of middle vehicle maintenance bay.



Looking southeast at the main/east side vehicle storage garage bay area.



Looking northeast at the main/east side vehicle storage garage bay area.



Looking northwest at the main/east side vehicle storage garage bay area.



Looking southwest at the main/east side vehicle storage garage bay area.

3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

At the time of this assessment, the current owner or representative was not aware of any outstanding environmental liens, environmental violations, and/or activity use limitations (AUL) levied against the Site. In addition, the Site was not identified in the EDR regulatory database search report (see Appendix), where records of environmental liability would most likely be reported.

3.5 Current and Past Uses of the Site and Adjoining Properties

Current and past uses of the Site and adjoining properties were researched using historical aerial photographs, city directories and USGS topographic maps (see Appendix). Sanborn Fire Insurance Maps were researched, but found to be unavailable for the Site. Historical Site address include 1121- 1153 North 20th Street, 1126- 1154 North 19th Street, and 1903-1923 Paul Street. The current Site address is listed as 1127 North 20th Street. The following table summarizes the information obtained:

SOURCE	COMMENT
1901 Sanborn Fire Insurance Maps	The Site is visible with multiple residential structures over eight parcels.
1911, 1920, 1931, 1940 & 1951 City Directories	Site addresses are listed under residential names.
1934 Sanborn Fire Insurance Map	The Site is visible with multiple residential structures and a single commercial structure at the 1125/1125 ½ parcel is labeled as an auto repair building.
1941 Aerial Imagery	The Site is visible with multiple residential structures and mature trees. Paul Street is visible to the north; North 20 th Street is visible to the west.
1955, 1962 & 1973 Aerial Imagery	The Site appears as it does today with its current improvements. The vicinity is mostly residential dwellings and commercial developments.
1961 & 1970 City Directory	Site address is first listed as: <i>International Harvester Co.</i> (motor truck).
1961 & 1970 City Directories	Site address is listed as <i>International Harvester Company</i> (motor truck).
1962 Sanborn Fire Insurance Map	The Site is visible with its current improvements.
1982 Aerial Imagery	The Site appears as it does today with its current improvements. The vicinity is mostly commercial developments with some vacant lots.
1980 & 1990 City Directory	Site address is unlisted.
1993 & 2001 Aerial Imagery	The Site appears as it does today with its current improvements. The vicinity is mostly commercial developments with some vacant lots and multi-family residential dwellings.
2000 City Directory	The Site is listed as: <i>Goodlife Transportation</i> (bus charter service).
2003 City Directory	The Site is listed as: <i>Kincaid Coach Lines</i> (buses - charter & rental).
2010, 2016 & 2022 City Directories	Site address is unlisted.
2010 & 2021 Aerial Imagery	The Site and vicinity appear much it does currently.

The current Site building is unoccupied, and apparently was used as a truck sales and service, or as a bus/motor coach storage/service operation in previous years. The current Site improvements were built in 1958. Before 1958, the Site consisted of primarily multiple residential dwellings, with an auto storage building on the south side of the Site. These residential dwellings date back to at least 1901. The Site building appears to have been vacant/unoccupied for almost 20 years.

TAG has no specific knowledge that any environmentally sensitive operations have occurred at the Site, other than what is mentioned above.

These historical Site uses/operations (i.e., truck/bus maintenance/repair work, such as oil/antifreeze changes, brake work, battery changes, etc.) all had the potential to contribute contamination to the soil and groundwater from dumping/disposing, spilling and leaking of hazardous chemicals (e.g., solvents, acids, heavy metals, etc.) and petroleum hydrocarbon fuels (i.e., gasoline and diesel fuels, crankcase oil, antifreeze, etc.). Environmental regulations controlling the disposal and clean-up of these contaminants were not enacted/enforced until the early 1980s. TAG found no specific knowledge that these activities actually occurred at the Site.

3.6 Previous Environmental Investigations

The following previous environmental reports were available for review (refer to these documents for specific information regarding any environmental concerns related to the Site property:

Report	Author	Date	Summary
Phase I Environmental Site Assessment	<i>The Assessment Group, Inc.</i>	August 2016	Following an evaluation of the findings, it was concluded that this assessment has revealed no evidence of recognized environmental conditions in connection with this property. No additional environmental investigation is warranted at this time.

4.0 RECORD/DOCUMENT REVIEW

TAG reviewed information from the United States Environmental Protection Agency (USEPA) and the State concerning the status of environmental regulatory activity in the vicinity of the Site. These data searches include programs, which report known environmental problems, underground storage tank closures, and compliance registrations of hazardous materials and/or storage tanks. TAG also reviewed other sources of information such as publications and maps pertaining to physical characteristics of the Site and the surrounding properties.

4.1 Standard Environmental Record Sources, Federal and State

The USEPA and the State maintain record sources pertaining to environmental quality. These sources include the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTs), RCRA Violators, RCRA Treatment and Disposal (TSD) Facilities, Toxic Release Inventory System, National Priorities List (NPL), and various other lists maintained by the State.

Information from these sources concerning the status of environmental regulatory activity in the vicinity of the Site has been reviewed. The data search was provided by a third party information service. This database was utilized to determine whether the Site is located within a given proximity to any of the known listed sites or activities, that is, within the distance established for each record type in American Society for Testing and Materials (ASTM) Practice E1527-05. The results are included in the Appendix. Each database is discussed below.

4.1.1 CERCLIS Regulatory Activity in the Vicinity

CERCLIS List Sites

The CERCLIS list is a compilation by the USEPA of known or suspected, uncontrolled or abandoned, hazardous waste sites, which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA or Superfund Act). The American Society for Testing and Materials (ASTM) recommends a minimum distance search of one-half mile from the Site.

SEMS now replaces CERCLIS listings. The number of SEMS sites reported within the recommended search radius of the Site is: **one (1)**, the Omaha Lead Superfund Site. This listing is further discussed under *National Priorities List Sites (NPL)*.

Details of these listings are provided in the Appendix.

CERCLA NFRAP (No Further Remedial Action Planned) sites are listings that have been removed from the USEPA's CERCLIS database and placed in the NFRAP status category. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the National Priorities List (NPL), or the contamination was not serious enough to require federal Superfund action or NPL consideration.

SEMS-ARCHIVE now replaces CERCLIS-NFRAP (no further remedial action plan) listings. The number of SEMS-ARCHIVE sites reported within the recommended search radius of the Site is: **two (2)**. Based on their status and locations with respect to estimated groundwater flow direction, topography, and distance from the Site, these listings are not a significant environmental concern for the Site.

Details of these listings are provided in the Appendix.

National Priorities List Sites (NPL)

After a facility has been identified as a CERCLIS site, the USEPA conducts an assessment of the property. If the assessment shows contamination, a Hazard Ranking Package (HRP) is completed for possible ranking on the NPL. The degree of contamination determines whether the site makes the NPL or is referred to the state for further action under state programs. ASTM recommends a minimum distance search of one mile from the Site for NPL listings.

The following NPL site is reported within the recommended radius:

♦ Omaha Lead

The Omaha Lead site encompasses an area in the east-central portion of the City of Omaha and Douglas County, Nebraska. According to USEPA documentation on the site, this area covers approximately 8,840 acres. This area extends from approximately Ames Avenue (north) to “L” Street (south) and from 45th Street (west) to the west bank of the Missouri River (east). The Asarco facility conducted lead refining operations from the early 1870s until 1996. The Asarco facility was located near Interstate 480 and Abbott Drive, on approximately 23 acres on the west bank of the Missouri River in downtown Omaha (about 1.1 miles east of the Site).

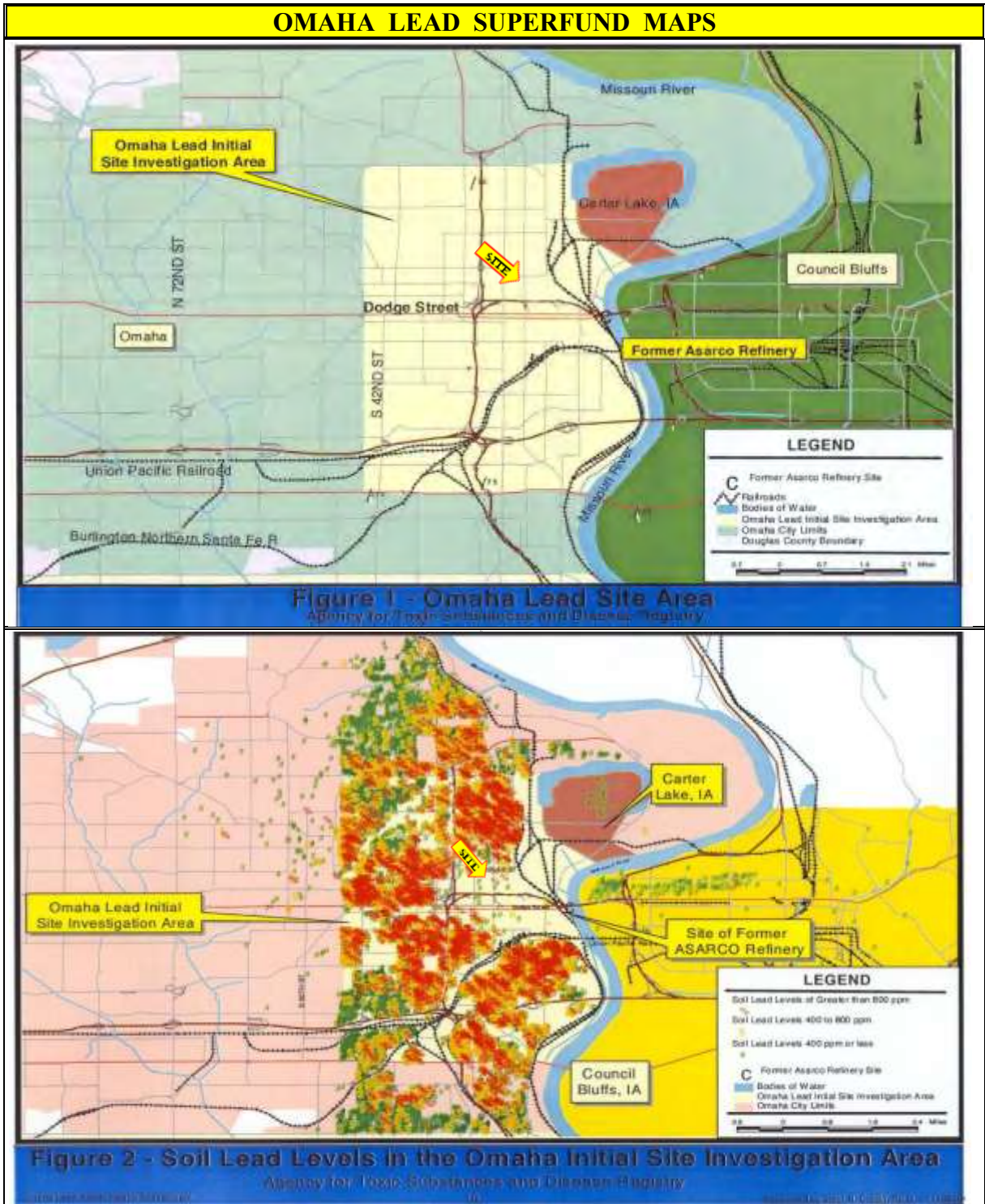
During the plant's operational period, lead and other heavy metals were emitted into the atmosphere through smoke stacks. The pollutants were transported downwind in various directions and deposited on the ground surface due to the combined process of turbulent diffusion and gravitational settling.

In addition, Gould, Inc., operated as a lead battery recycling plant just south of Asarco, 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 USEPA in addressing problems with lead contamination in the Omaha area. In 1999 the USEPA initiated the process to investigate the lead contamination in the area under the authority of CERCLA. Removal actions, including excavation of lead-contaminated soils from a number of properties in the area, were carried out up until 2015. The lead clean-up priority has been on properties where young children live or occupy (e.g., apartments, dwellings, day care centers, schools, etc.).

Since 2015, additional lead clean-up activities have been carried out as grant funding from the USEPA are available.

The maps below show the general area of Omaha that is included in the Omaha Lead Superfund cleanup program, and the lead-in-soil concentrations within the program area. The Site is within the Omaha Lead Superfund investigation area.



The following map shows the lead-in-soil cleanup status for the Site parcel:



Based on the Omaha Lead status reports on the Site parcel, this non-residential Site has not been tested or cleaned up. Lead-in-soil sampling/testing is the only way to determine lead concentration levels in the Site surface soil (estimated cost of \$600). Lead health risks are especially prone in residential structures, and where children live or are present (e.g., schools or daycare). However, the Site is currently almost entirely covered with the building footprint or asphalt pavement (i.e., little exposed soil or landscaping).

State Priority List Sites (SPL)

The SPL records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent to Superfund) are identified along with sites where potentially responsible parties will pay for cleanup. ASTM recommends a minimum distance search of one mile from the subject property.

The number of SPL listings reported within the recommended search radius of the Site is: **none**.

4.1.2 Resource Conservation and Recovery Act (RCRA) Sites in the Vicinity

The USEPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Notifiers are those sites that have filed notification forms with the USEPA in accordance with RCRA requirements regarding the business's generation, storage, transportation, treatment or disposal of hazardous waste. See the Agency Report, located in the Appendix, for a listing of ASTM recommended minimum distance search radii of the subject property for related RCRA Notifiers.

(RCRA Notifiers include: small quantity generators (SQGs), small quantity generators or conditionally exempt small quantity generators (CESQGs), large quantity generators (LQGs), no longer generating (NonGen), emergency response notification service listings (ERNS), RCRA storage and disposal listings (TSDs), and solid waste landfill listings (SWLFs)).

Of the RCRA Notifiers listed above, the number identified within the recommended search radii of the Site is: **13**. The Site is a RCRA Notifiers listing: *Trac Corp. Inc.* (circa 1993). These listings are for notification or permitting purposes only, and are not indicative of environmental violations.

The number of LQG, ERNS, and TSD listings identified within the recommended search radii of the Site is: none. Details of these listings are provided in the Appendix.

One other type of notifier, RCRA CORRACTS listings, identifies sites at which hazardous constituents have been released into the environment from a hazardous waste treatment, storage or disposal facility, and USEPA or the State has ordered corrective action.

The number of CORRACTS listings identified within the recommended search radii of the Site is: **none**.

4.1.3 Leaking Underground & Aboveground Storage Tanks (LUSTs/LASTs) in the Vicinity

The State maintains a record of sites reported by owners and operators of LUST systems in which spills, overfills or leaks of petroleum or related products have resulted in releases to the environment. The data may reflect the type of substance, status of the leak, or contamination. ASTM recommends a minimum distance search of one-half (0.5) mile from the Site for releases from underground storage tanks and within one-eighth mile of the Site for petroleum spills.

Contamination in water and soil migrates in the same general direction as the groundwater. Therefore, contaminant migration from a LUST site presents a significant risk to a nearby property only when the groundwater flows from the LUST property towards the subject property. A determination of groundwater flow direction is estimated by proximity to the closest body of water and relative surface 2.4 miles east of the Site. Therefore, shallow groundwater at the Site location would be expected to flow primarily towards the east. Accordingly, only LUST listings located to the west or adjacent to the Site represent a significant risk for contaminant migration.

The number of LUST listings identified within the recommended search radius of the Site is: 50. The status of those listings is as follows:

LUST Status	No. of Listings
"Lust Trust Fund Priority List - Pending Work"	2
"Active Investigation/Cleanup"	4
"Nebraska RBCA Tier I or II Investigation"	2
"No Further Action (incidnet closed)"	42

Contamination in water and soil migrate in the same general direction as the groundwater. A determination of the groundwater flow direction is estimated by proximity to the closest body of water and relative surface topography. Shallow groundwater would be expected to flow primarily towards the east, based on the local estimated topography. The nearest body of water is the *Missouri River*, which is located about 1.0-mile east of the Site (flowing south-southeast). Thus, only LUST listings located to the north, west or adjacent to the Site represent a significant risk for contaminant migration.

The number of LAST listings reported within the recommended search radius of the Site is: **none**.

Based on these LUST locations with respect to estimated groundwater flow direction or topography and distance, or status, there are no LUST listings which represent a significant environmental concern for this Site.

Although there are LUST listings located within the recommended search radius, the soils in the area have and will continue to undergo intrinsic remediation (also known as natural attenuation). Natural attenuation processes include biodegradation, dispersion, dilution, sorption, volatilization, and/or chemical and biochemical stabilization, which will effectively reduce over time the contaminant toxicity, mobility, or concentration to levels that are not considered a risk to human health and/or the ecosystem. Also, the groundwater is not used for drinking water or other purposes, and even if the groundwater is contaminated, it would not normally pose a threat unless encountered during construction excavation activities.

In addition, in a downtown central business district setting with numerous underground utilities, considerable disruption and barriers to normal groundwater flow (i.e., utility trenches) are expected.

If contamination from any nearby LUST site were to impact the Site, the last owner/operator of that LUST would be responsible for any cleanup or remediation associated with that spill. According to the State, if the last owner/operator cannot be identified or is insolvent, the State would then assume responsibility for investigation and remediation, if necessary.

4.1.4 Registered Storage Tanks (ASTs, LASTs and USTs) in the Vicinity

The State also maintains a list of all registered aboveground storage tanks (ASTs), leaking above ground storage tanks (LASTs), and underground storage tanks (USTs). Listings to be evaluated for ASTs and USTs include those up to 0.25-mile of the Site. However, ASTM recommends that a minimum distance search of the Site and adjoining property (within 1/8-mile) receive the greatest consideration with respect to USTs.

The number of AST listings reported within the recommended search radius of the Site is: **None**.

The number of UST listings reported within the recommended search radius of the Site is: **10**. The Site is a UST listing: *Double Check Co. of NE/IA Inc.* (circa 1992). These listings are for notification or permitting purposes only, and are not indicative of any violations.

If contamination from any nearby UST site were to impact the Site, the last owner/operator of that UST would be responsible for any cleanup or remediation associated with that spill. According to the State, if the last owner/operator cannot be identified or is insolvent, the State would then assume responsibility for investigation and remediation, if necessary.

NOTE: The Site address is listed in multiple categories in the regulatory environmental database search report (see summary below).

Target Site Summary Report						
Target Property: 1127 NORTH 20TH STREET OMAHA, NE 68102			JOB: 1021-565-16			
TOTAL: 96		GEOCODED: 90		NON GEOCODED: 6		
Map ID	DB Type -ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	FINDS -110005974669	GOOD LIFE TRANSPORTATION INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+0	N/A
A4	FINDS -110004083848	TRAC CORP INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+0	N/A
A1	ICIS -110005974669	GOOD LIFE TRANSPORTATION INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+0	N/A
A3	ICIS -110005974669	GOOD LIFE TRANSPORTATION INC	1127 N 20TH STREET OMAHA, NE 68102	0.00	+0	N/A
A5	NE UST -8443 -1 / Not Reported	DOUBLE CHECK CO OF NE/IA INC	1127 N 20TH ST OMAHA, NE 68102	0.00	+0	N/A
A2	RCRA NonGen / NLR -NED986387975	TRAC CORP INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+0	N/A
A3	US AIRS -110001520970	GOOD LIFE TRANSPORTATION INC	1127 N 20TH STREET OMAHA, NE 68102	0.00	+0	N/A

All of these Site listings are for notification purposes only, and are not necessarily indicative of any violations. The specific listings are described as follows:

- FINDS** - EPA's Facility Index System database or FINDS, is a comprehensive listing of facilities regulated under a variety of EPA programs. The FINDS database provides some basic information about each facility and a listing of its ID numbers in other EPA databases. With these ID numbers, you know where to look for more information (if you can somehow get access to the other EPA databases.). The FINDS system was succeeded by EPA's Facility Registration System (FRS), the latest of EPA's efforts to integrate facility-level information across reporting programs.

Just because a property is identified on the FINDS list, does not mean it is a hazardous materials site. For example, a facility can be on the list solely because it has an NDPES permit, but is not a hazardous waste site. Using this database can be misleading when a site is only on the FINDS, and not related to any other database such as CERCLIS, RCRA Info, UST, and LUST's etc.

- **Integrated Compliance Information System (ICIS)** - provides a database that, when complete, will contain enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

- **UST** - Underground Storage Tanks are defined as anyone or a combination of tanks that have 10% or more of their volume below the surface of the ground in which they are installed (as is the case with the Site tanks). This definition includes the tank, connected underground piping, underground ancillary equipment, and containment system. Further, this definition specifically pertains to UST systems that contain regulated substances such as solvents, methanol, and ethylene glycol (antifreeze).

- **RCRA NonGen / NLR - RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non-classification:
 - Failure to report in a timely matter.
 - No longer in business.
 - No longer in business at the listed address.
 - No longer generating hazardous waste materials in quantities which require reporting.

- **US AIRS** - The Air Facility System (AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

The Site is likely listed in the above environmental databases due to its operational use as a commercial truck sales and service business, as a commercial bus/motor coach storage and service business, and other commercial operations from the late 1950s up until the early 2000s.

4.2 Physical Setting Source(s) and Information

TAG reviewed the following documents, and interviewed the following sources so that a general assessment of the topography, geologic conditions, surface water drainage and flooding, which may influence potential contaminant migration could be identified:

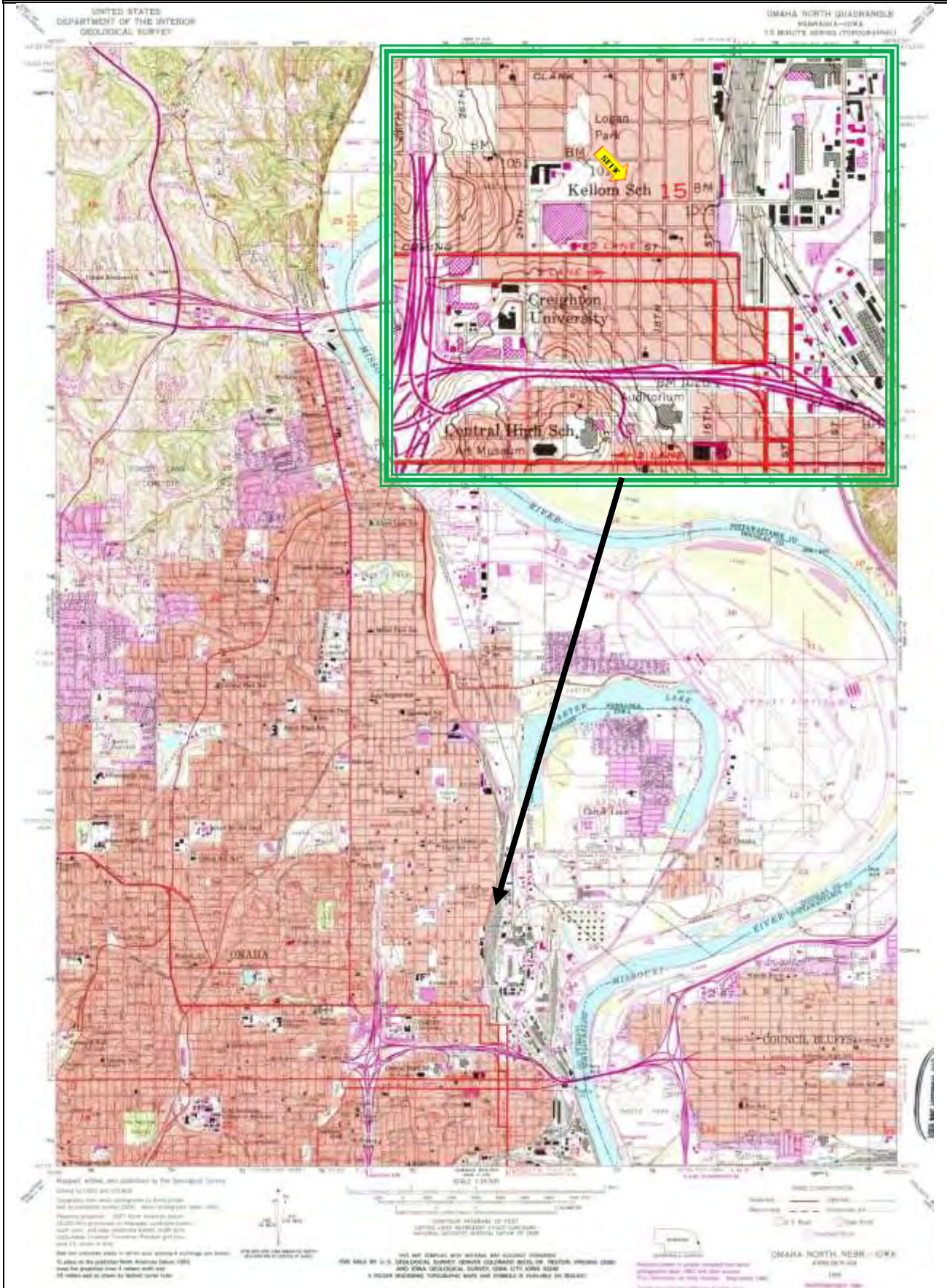
- OMAHA NORTH, NEBR., USGS 7.5 Minute Series Topographic Map 1956 (photo revised 1984).
- SOIL SURVEY OF DOUGLAS AND SARPY COUNTIES, NEBRASKA, UNITED STATES DEPARTMENT OF AGRICULTURE, Soil Conservation Service in cooperation with University of Nebraska Conservation and Survey Division, December 1973.
- FEMA FLOOD INTERACTIVE MAP, DOUGLAS COUNTY, NEBRASKA and INCORPORATED AREAS.
- DOUGLAS COUNTY ENGINEERS OFFICE.
- DOUGLAS COUNTY ASSESSOR.

4.2.1 Topography and Drainage Conditions

The Site is relatively flat, with a slight downward slope (primarily west to east and north to south). Storm water on the Site will drain towards adjacent properties, and to the city storm sewer system in the adjacent city streets. The Site is located at an elevation of about 1,010 -1,014-feet above mean sea level. The closest body of water is the *Missouri River* (flowing south-southeast), located 1.0-mile east-southeast of the Site.



Omaha North, NEBR., USGS 7.5 Minute Topographic Map – 1956 (photo revised 1984)

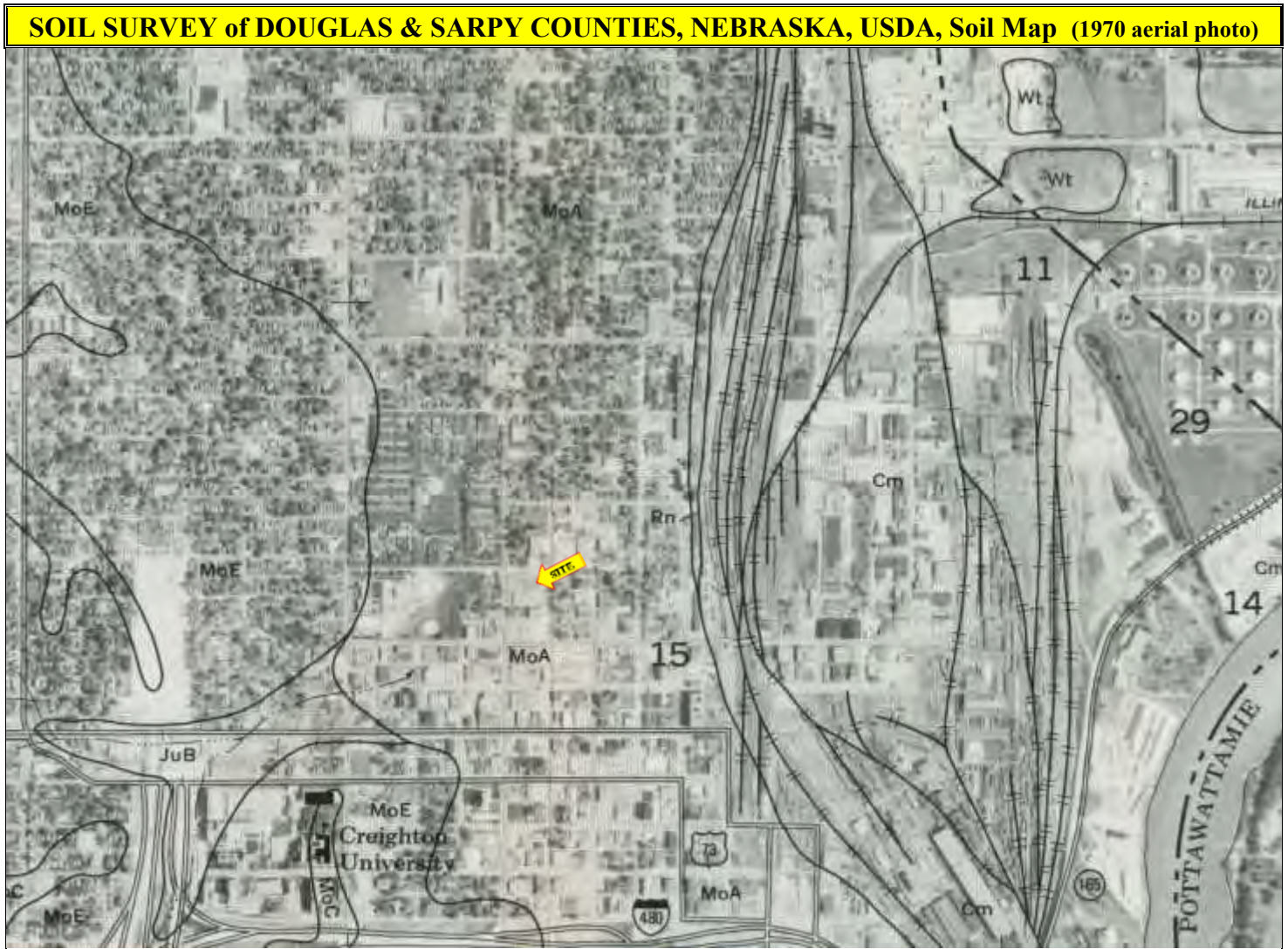


4.2.2 Geologic and Groundwater Conditions

According to the United States Department of Agriculture, Soil Conservation Service, the Site is primarily situated over the following soil type(s):

Soil Type	Map Symbol	Permeability	Available Water Capacity	Runoff	Hazards
Monona silt loam, 0 to 1 percent slopes	MoA	Moderate	High	Medium	-

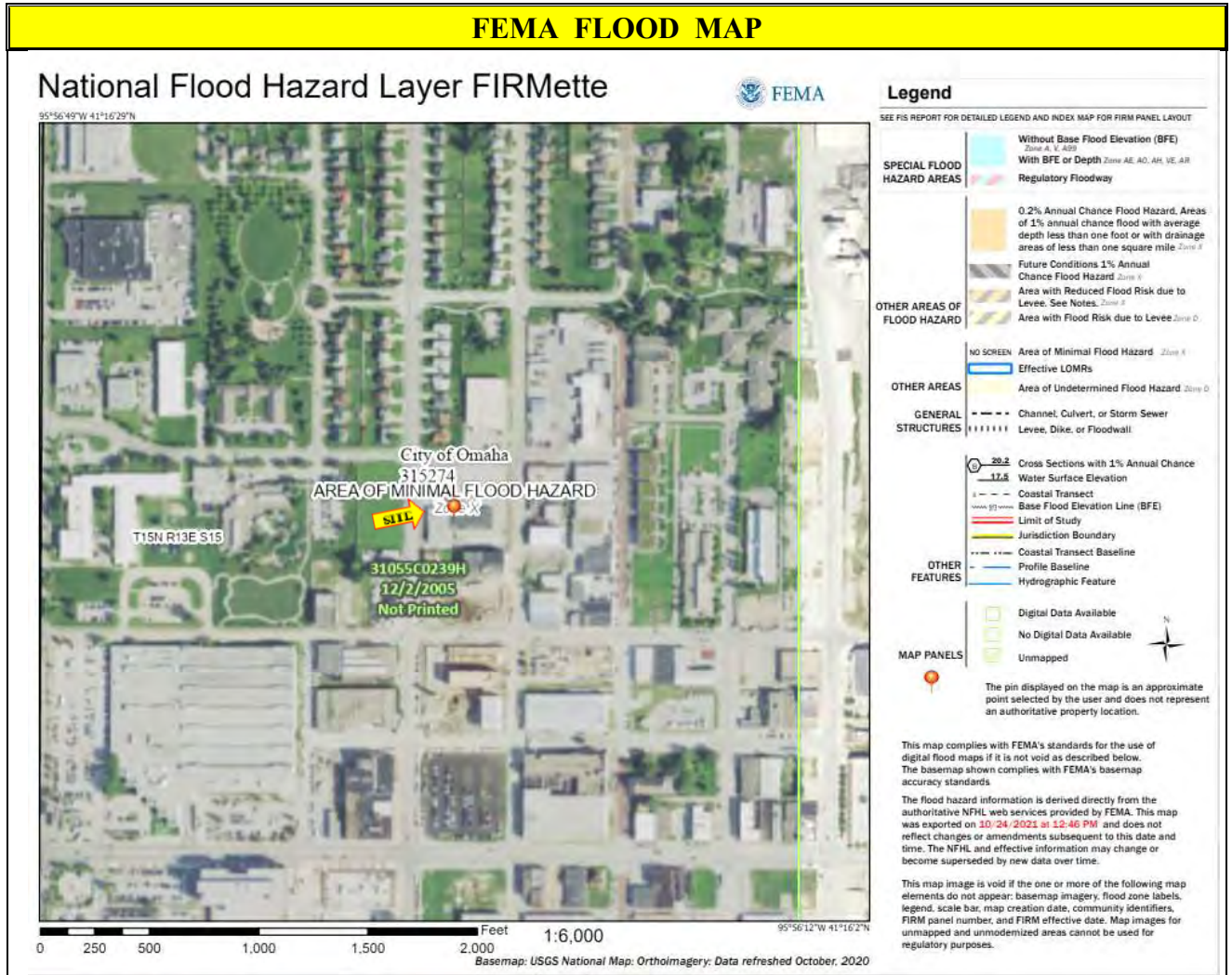
The actual depth of the permanent ground water aquifer at the Site is unknown, but shallow/perched groundwater is assumed to be less than 20 feet deep.



4.2.3 FEMA Flood Designation

The Site is located in the following flood zone(s):

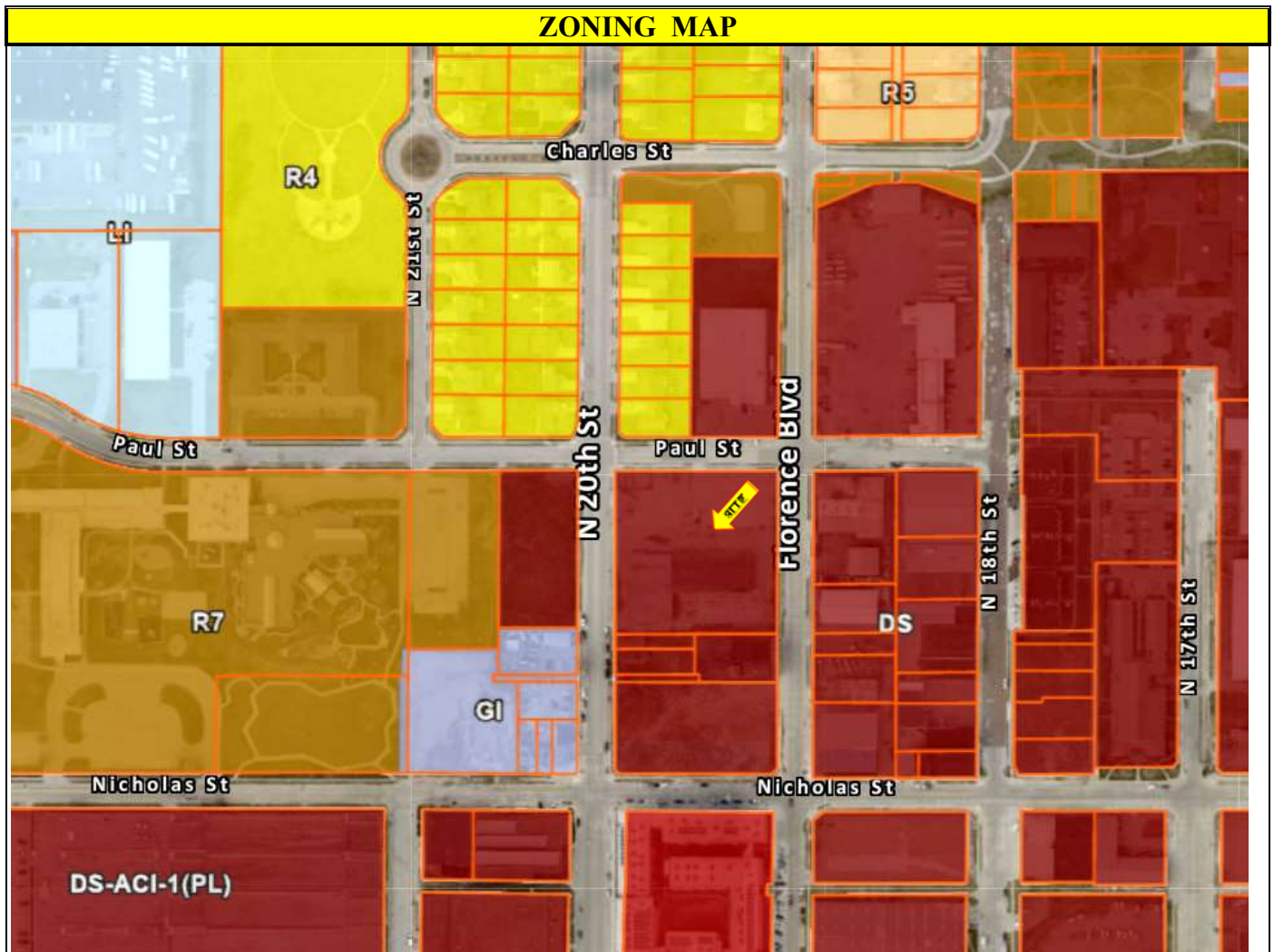
- ♦ **Zone X (unshaded)** – which is, “Areas determined to be outside the 500-year or 0.2% annual chance flood plain”; or “Area of Minimal Flood Hazard”.



4.2.4 Zoning

The Site is currently zoned as DS (Downtown Service District).

The DS downtown service district applies to area on the periphery of the central business district. These areas characteristically display a mixture of residential, commercial, office and light industrial uses. These uses require close proximity to downtown Omaha and occasionally have operating characteristics that are not appropriate in other commercial zoning districts. The DS district also is intended to respond to the continued growth of downtown Omaha and accommodate development which supports this growth (*City of Omaha Municipal Code, Section 55-442*).



4.2.5 Wetlands

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance.

For regulatory purposes under the *Clean Water Act*, the term wetlands means "*those areas that are inundated or saturated by surface or groundwater 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. Wetlands generally include swamps, marshes, bogs and similar areas.*" [taken from the EPA Regulations listed at 40 CFR 230.3(t)].

No wetlands areas are based on the *U.S. Fish & Wildlife Service National Wetlands Inventory* (NWI) map (see below). These maps were created solely from an interpretation of aerial imagery (i.e., no field inspection was performed). Also, no indications of wetland conditions (i.e., vegetation, soil and hydrology) were observed at the Site.



5.0 SITE RECONNAISSANCE and INTERVIEWS

TAG conducted a site reconnaissance, inspecting for visible evidence of hazardous or potentially hazardous substances and noncompliance areas. TAG conducted the visual observations of the property and interviews on October 19, 2021. Weather conditions at the time of the inspection were: sunny, and an ambient temperature of about 65 °F.

5.1 Hazardous Substances in Connection with Identified Uses

The following hazardous substances in connection with identified uses were observed on the Site: none.

5.2 Hazardous Substance Containers and Unidentified Substance Containers

The following unidentified hazardous substance containers were observed on the Site: none.

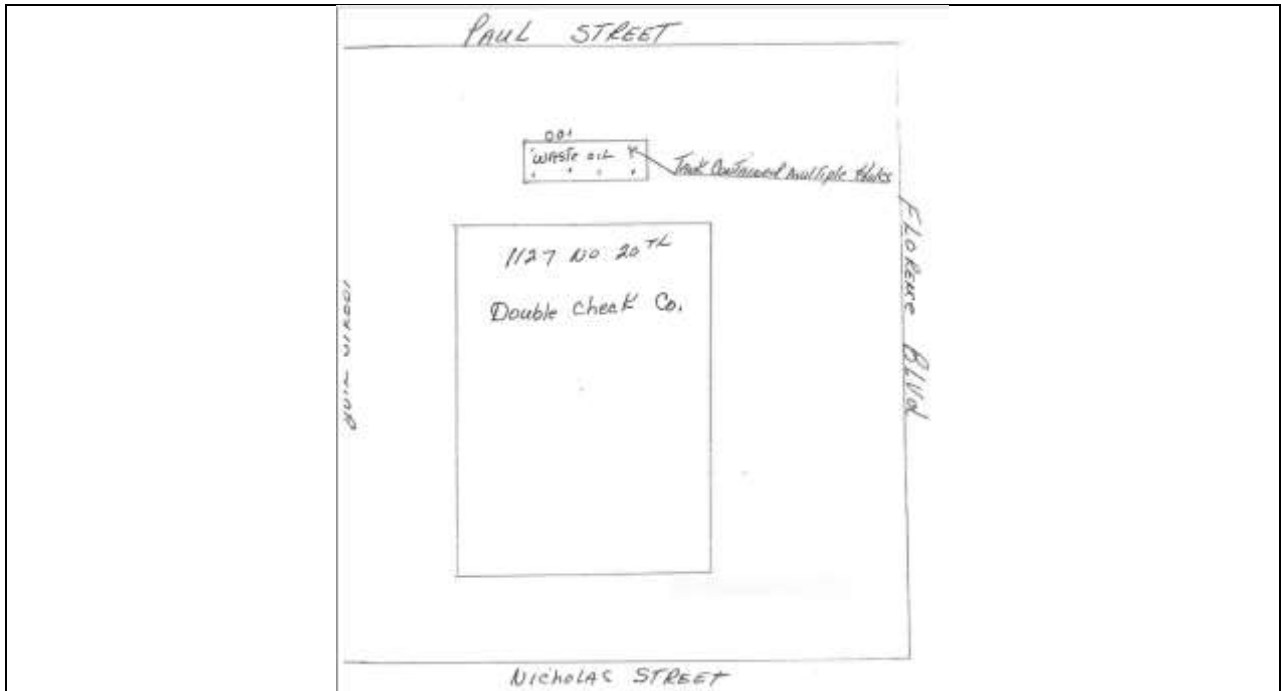
5.3 Storage Tanks

TAG inspected the Site for physical evidence such as fill caps, vent lines, and dispenser remains, which may indicate the presence of an underground storage tank. The following evidence of underground storage tanks was observed: none. No aboveground storage tanks were observed.

The auto/vehicle lifts at the Site were all aboveground lifts. However, it is likely, based on the age of the building (60+ years), that the previous vehicle service operations used lifts with buried hydraulic oil equipment and tanks/reservoirs. These old buried hydraulic oil tanks (typically < 25-gallons) had the potential to leak. However, experience indicates that this type of hydraulic oil contamination, due to its relatively high/thick viscosity, does not typically migrate in the soil very far (e.g., a few feet). Only if the soil were loose or sandy, or if there is a high-water table, would contamination migrate significantly.

In 1992, a steel, underground waste/used crankcase oil tank (and piping) was removed from the Site (north of the building office portion – see location documents below), by *Double Check Company of NE/IA Inc.*, with the following summary:

- UST size/capacity – not listed on the closure documents. However, waste oil tanks like this were typically in the 500-2,000-gallon size range.
- UST age or installation date - not listed on the closure documents.
- 150-gallons of waste oil were removed prior to the UST removal.
- Multiple holes were observed in the tank shell when removed.
- No indications that groundwater was encountered in the UST removal excavation.
- The visual observation of the UST excavation was indicated as “Excavation clean – no site assessment required. Tank contained multiple holes”.
- No soil sampling and on-Site or laboratory testing was conducted.
- As a result, it is possible that minor residual soil contamination exists at or near the former waste oil tank basin (i.e., at the base of the former waste oil UST, about 6-8 feet below the ground surface). However, as with the buried vehicle hydraulic lifts, waste oil is fairly thick/viscous and does not migrate through the soil readily (except for sandy soil or high-water table conditions, neither of which are expected at the Site).



UST location sketch (from the 1992 closure checklist).



2020 aerial site plan (looking south).



Views of aboveground vehicle lift equipment.



Views of suspected former buried/underground hydraulic vehicle lifts.

5.4 Indications of PCBs

No indications of transformer leaks or other indications of potential PCB contamination were observed. The on-site transformers are pole-mounted, and are owned and maintained by the local utility company (*OPPD*). Should leaks occur, generally it is the responsibility of the utility to clean up the leak and replace the transformer unit. NOTE: PCB-containing transformers were typically installed before 1978, and PCB manufacturing, distribution and use was banned in the US in 1979.



5.5 Indications of Solid Waste Disposal

At the time of this assessment, the indications of solid waste disposal observed at the Site were: none.

5.6 Physical Characteristics

At the time of this assessment, TAG did not observe stressed vegetation around the Site. The following evidence of water wells, lagoons, septic tanks, or suspect fill materials were observed on the Site: none.

5.7 Drinking Water and Sewage Disposal Systems

Drinking water is supplied by the Metropolitan Utilities District. Wastewater is treated at the City of Omaha wastewater treatment plant.

5.8 Asbestos-Containing Materials (ACM)

Limited testing for ACMs was done as a part of the scope of this report. Based on the age of the building (1958), which is before asbestos was generally banned or voluntarily discontinued in American-made building materials in 1980, the presence of ACMs is likely in any original building materials. Also, the potential exists that imported building materials could contain asbestos, though TAG has no specific knowledge of this. However, the Site building has been extensively renovated over the years, likely removing many of the original building materials. Sampling and laboratory testing is the only way to determine asbestos content of building materials.

TAG sampled the primary suspect ACMs in the building interior and exterior, which were: 12" x 12" floor tile (and mastic), 2x4 suspended ceiling tiles, window frame caulking, window glazing compound, built-up roof material layers, and roof vent flashing mastics.

According to the laboratory results, the following materials tested positive (i.e., > 1%) for the presence of asbestos:

- **Window frame caulking (interior), which is non-friable and in good condition. This caulking was found only on the original building windows on the east side of the building.**

TAG recommends removing this limited amount (20 sf) of window frame caulking (interior) in conjunction with the proposed over-all renovation the Site building (estimated cost of \$900).

This asbestos survey of the building was limited in scope. As a result, there is always the possibility to encounter ACMs in inaccessible places (e.g., above hard ceilings, pipe chaises, masonry block wall cavities, roof areas, etc.) that could not be reasonably or safely identified for sampling/testing until demolition work exposes those inaccessible areas.

ASBESTOS SAMPLE LOCATION PHOTOS





Sample #3.



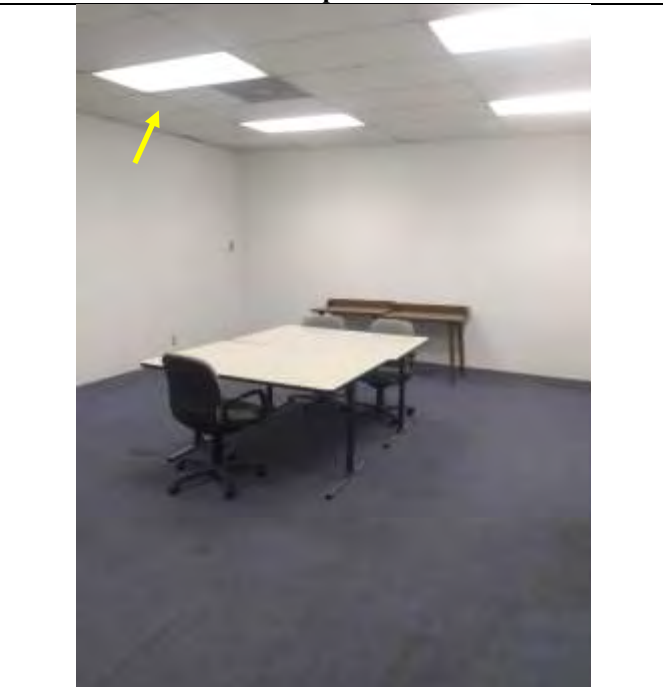
Sample #4.



Sample #5.



Sample #6.



Sample #7.



Sample #8 (interior window frame caulking). Tested positive for asbestos.



Sample #9.



Sample #10.



Sample #11.

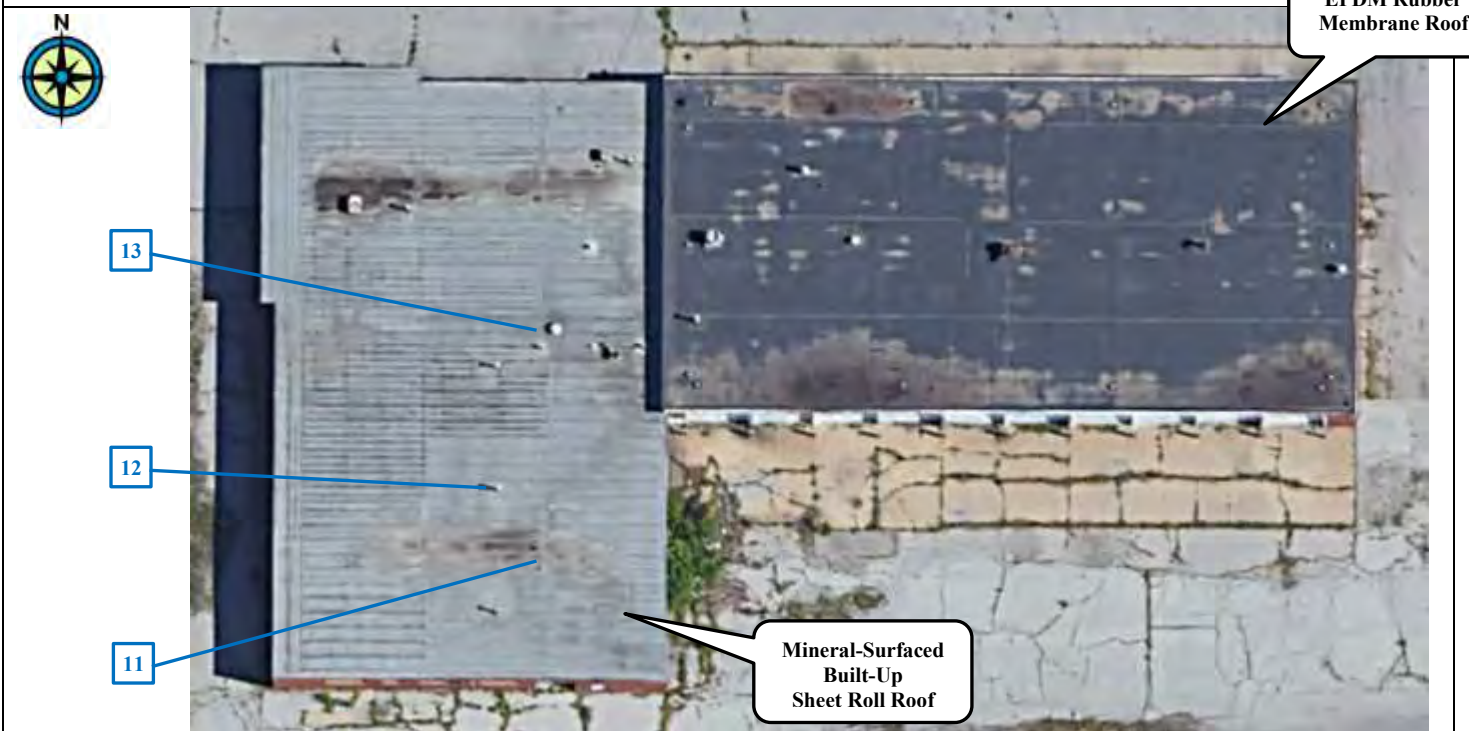
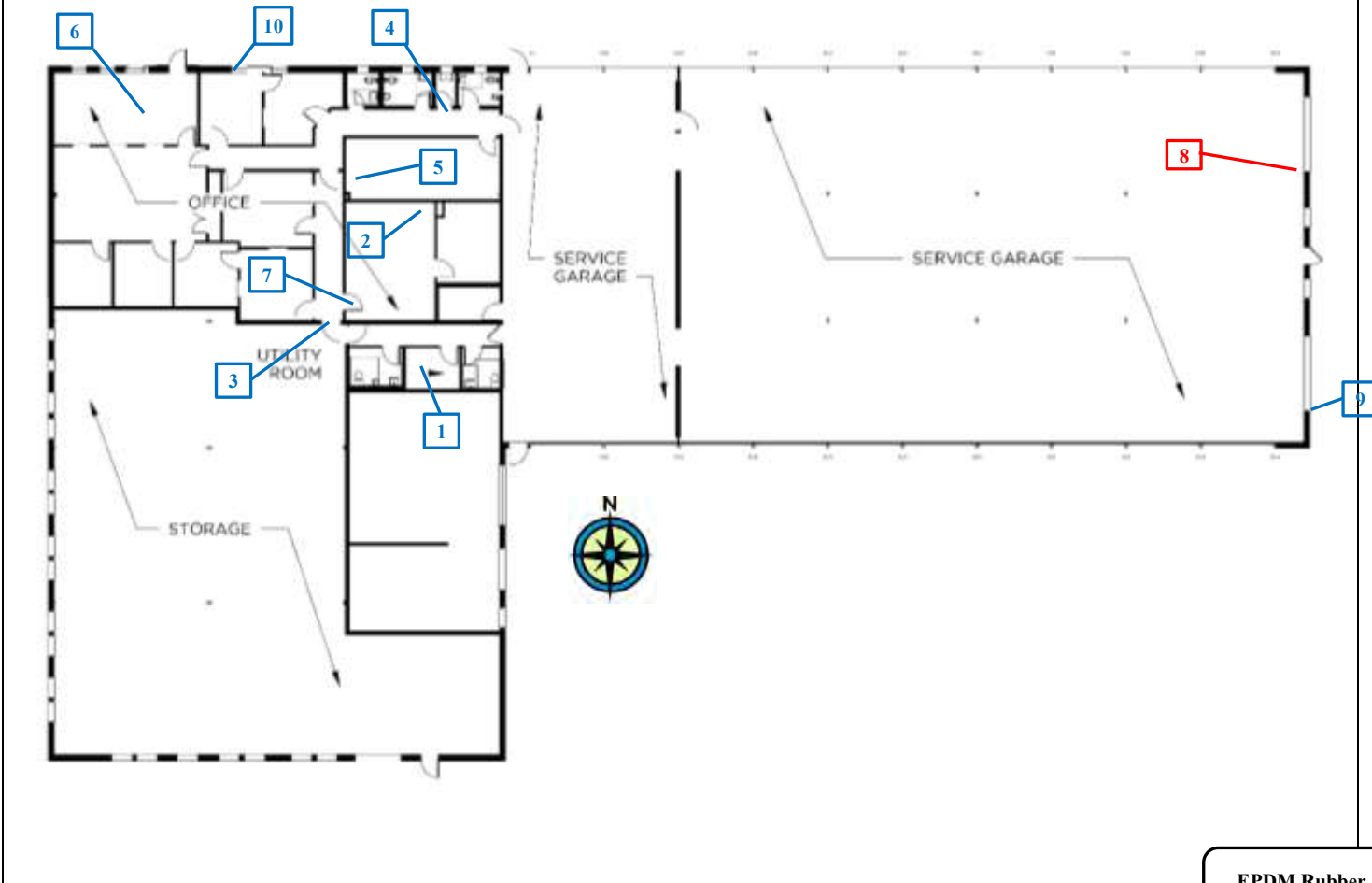


Sample #12.



Sample #13.

**SITE BUILDING FLOOR & ROOF PLANS
with ASBESTOS SAMPLE LOCATIONS (looking north)**



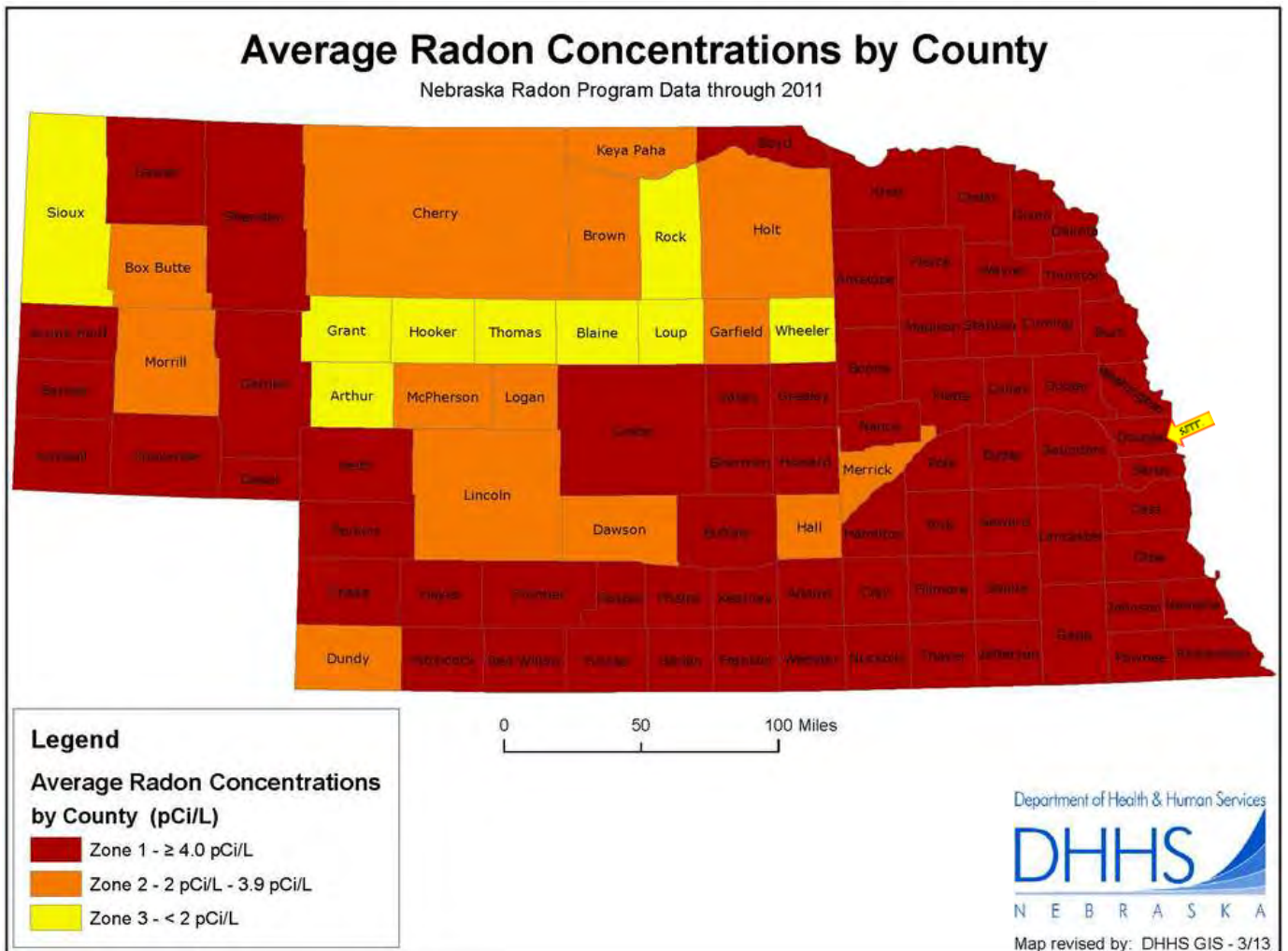
[X] : Asbestos Sample Numbers

5.9 Lead-Based Paint

No testing for lead-based paint (LBP) was done as a part of the scope of this report. The Site building was constructed in 1958, which was before the discontinuance of the use of LBP in residential construction (1978), thus the presence of LBP is possible in the remaining original painted surfaces. Also, the use of LBP in commercial/industrial applications is still possible (e.g., structural steel primer paint). Testing of the painted surfaces is the only way to determine the actual presence of LBP. It is likely that interior renovations over the years have already removed many of the original painted building materials. No sampling or testing is recommended at this time in this non-residential structure.

5.10 Radon

No testing for radon gas was done as a part of the scope of this report. In general, the Douglas County/Omaha area is classified as “Zone 1: Highest Potential (greater than 4 pCi/L)”. See the radon risk zone map for Nebraska below.



No radon testing is warranted at this time in this non-residential structure.

5.11 Mold

During the property visit, TAG performed the following tasks related to mold and water/moisture:

- Looked for evidence of water intrusion and mold in leased unit spaces and common areas inspected, and the building exteriors.
- Inspected areas where significant leaks were reported, building components, and areas most likely associated with water intrusions.
- Observations for defective building conditions that could lead to future water intrusions.
- Conducted a visual and olfactory inspection for evidence of current or past water leakage and/or mold growth.

Based on these observations, no evidence of significant mold growth was observed at this property at the time of the inspection. However, unoccupied buildings, as the Site building is, can go many days or weeks with a roof or plumbing leak undetected. As such, TAG recommends inspecting the Site building interior at least once a week until it is occupied.

5.12 Vapor Intrusion

Screening for Vapor Intrusion (VI) sources was conducted as a part of the scope of this report (*ASTM E2600 - 10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*). This guide is intended for use on a voluntary basis by parties who wish to conduct a vapor encroachment screen (VES) on a parcel of real estate to determine if a vapor encroachment condition (VEC) is identified for the target property (TP) (that is, the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the TP caused by the release of vapors from contaminated soil and/or groundwater either on or near the TP).

5.12.1 Tier 1 Vapor Encroachment Screen (VES)

The purpose of a Tier 1 in the VES process is to conduct a screen using the information from this Phase I ESA report to determine if a VEC exists at the Site. The following recognized environmental conditions (RECs) relative to this VES were identified in this ESA:

- The Site formerly had a waste/used oil UST (removed in 1992). Waste oil is not likely to result in vapor encroachment.
- No off-Site VI sources (e.g., gas stations, dry cleaners, etc.) were identified up-gradient (i.e., north or west) from the Site within a 0.1-mile radius of the Site, except for: none.
- The Site building is a concrete slab on-grade structure, with no basement.

Based on these Phase I ESA findings, it is TAG's professional opinion that it is unlikely that a VEC exists at the Site, and that a Tier 2 VES is not warranted.

6.0 FINDINGS and CONCLUSIONS

TAG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 at 1127 North 20th Street – Omaha, Nebraska. Any exceptions to, or deletions from, this practice are described in Sections 2.3 and 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- The current Site building is unoccupied, and apparently was used as a truck sales and service, or as a bus/motor coach storage/service operation in previous years. The current Site improvements were built in 1958. Before 1958, the Site consisted of primarily multiple residential dwellings, with an auto storage building on the south side of the Site. These residential dwellings date back to at least 1901. The Site building appears to have been vacant/unoccupied for almost 20 years.

TAG has no specific knowledge that any environmentally sensitive operations have occurred at the Site, other than what is mentioned above.

These historical Site uses/operations (i.e., truck/bus maintenance/repair work, such as oil/antifreeze changes, brake work, battery changes, etc.) all had the potential to contribute contamination to the soil and groundwater from dumping/disposing, spilling and leaking of hazardous chemicals (e.g., solvents, acids, heavy metals, etc.) and petroleum hydrocarbon fuels (i.e., gasoline and diesel fuels, crankcase oil, antifreeze, etc.). Environmental regulations controlling the disposal and clean-up of these contaminants were not enacted/enforced until the early 1980s. TAG found no specific knowledge that these activities actually occurred at the Site.

The auto/vehicle lifts at the Site were all aboveground lifts. However, it is likely, based on the age of the building (60+ years), that the previous vehicle service operations used lifts with buried hydraulic oil equipment and tanks/reservoirs. These old buried hydraulic oil tanks (typically < 25-gallons) had the potential to leak. However, experience indicates that this type of hydraulic oil contamination, due to its relatively high/thick viscosity, does not typically migrate in the soil very far (e.g., a few feet). Only if the soil were loose or sandy, or if there is a high-water table, would contamination migrate significantly.

- In 1992, a steel, underground waste/used crankcase oil tank (and piping) was removed from the Site (north of the building office portion – see location documents below), by *Double Check Company of NE/IA Inc.*, with the following summary:
 - UST size/capacity – not listed on the closure documents. However, waste oil tanks like this were typically in the 500-2,000-gallon size range.
 - UST age or installation date - not listed on the closure documents.
 - 150-gallons of waste oil were removed prior to the UST removal.
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 - No indications that groundwater was encountered in the UST removal excavation.
 - The visual observation of the UST excavation was indicated as “Excavation clean – no site assessment required. Tank contained multiple holes”.
 - No soil sampling and on-Site or laboratory testing was conducted.
 - As a result, it is possible that minor residual soil contamination exists at or near the former waste oil tank basin (i.e., at the base of the former waste oil UST, about 6-8 feet below the ground surface). However, as with the buried vehicle hydraulic lifts, waste oil is fairly thick/viscous and does not migrate through the soil readily (except for sandy soil or high-water table conditions, neither of which are expected at the Site).

- TAG sampled the primary suspect ACMs in the building interior and exterior, which were: 12" x 12" floor tile (and mastic), 2x4 suspended ceiling tiles, window frame caulking, window glazing compound, built-up roof material layers, and roof vent flashing mastics.

According to the laboratory results, the following materials tested positive (i.e., > 1%) for the presence of asbestos:

- **Window frame caulking (interior), which is non-friable and in good condition. This caulking was found only on the original building windows on the east aide of the building.**

TAG recommends removing this limited amount (20 sf) of window frame caulking (interior) in conjunction with the proposed over-all renovation the Site building (estimated cost of \$900).

This asbestos survey of the building was limited in scope. As a result, there is always the possibility to encounter ACMs in inaccessible places (e.g., above hard ceilings, pipe chaises, masonry block wall cavities, roof areas, etc.) that could not be reasonably or safely identified for sampling/testing until demolition work exposes those inaccessible areas.

The only way to definitively determine if soil/groundwater contamination from past operations at the Site and in the area has impacted the Site is to conduct a Phase II ESA, with multiple borings sampling and testing for specific contaminants. **However, this is not recommended at this time because of the following mitigating factors:**

- ❑ Groundwater from Site or vicinity wells is not used for potable or industrial uses, thus the likelihood of contamination becoming a concern or impacting current uses is very remote.
- ❑ Sampling and testing of groundwater in such a former commercial/industrial district area is likely to detect contamination from multiple off-site sources, which have co-mingled over the years, making it extremely difficult and costly to resolve responsibility for clean-up. Because of this, environmental impacts are not usually isolated to one property. If contamination exists in this area, it probably will impact a large number of properties. This tends to minimize the economic impact on any individual property.
- ❑ As long as the source of the contamination (e.g., dumping or spills) is stopped or removed, natural attenuation processes (e.g., bioremediation, dispersion, and groundwater dilution) continue to reduce contaminant levels. The last known UST ceased operation and was removed almost 30 years ago.
- ❑ The only benefit of conducting a Phase II ESA at this time would be to determine the potential cost impact on the value or use of the property, should soil or groundwater contamination be found. The value and/or existing or proposed use of the Site should not be significantly impacted, even if minor/residual contamination is found (except possibly for future buildings with basements).
- ❑ Due to the historical and documented environmental history at the Site, it is likely that future buyers of the Site, in performing their pre-purchase due diligence, will likely encounter the same Site environmental history and recognized environmental concerns. The Site environmental history may keep some prospective buyers from purchasing the Site, and for some buyers it could cause them to offer a lower purchase price. Many conservative lenders (e.g., SBA, etc.) would require a Phase II ESA.

Following an evaluation of the findings, it was concluded that this assessment has revealed some evidence of recognized environmental conditions in connection with this property. However, based on the discussion above, no additional environmental investigation is warranted at this time.

However, should a prospective buyer of the Site desire to have a Phase II ESA completed, the estimated cost of such a Phase II ESA would be \$5,000, and take about 6+ weeks to complete.

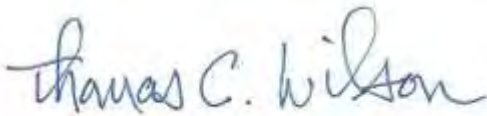
Also, should the future use/construction of the Site involve deep excavation work, it is possible that petroleum hydrocarbon soil/groundwater contamination, and possibly underground tanks could be encountered. In that situation, proper OSHA worker safety regulations must be followed, as well as environmental regulations governing the handling and disposal of contaminated soils.

Should any future structures at the Site have basement levels, it is possible that petroleum hydrocarbon vapors could migrate into the building. It is recommended that proper design measures be used in the new building construction to minimize any such vapor or groundwater intrusions.

7.0 SIGNATURES

TAG's work was performed in a professional manner with the best interests of our client in mind. Our objective was to perform work with care, exercising the customary skill and competence of consulting professionals in the relevant disciplines. The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity and our interpretation of the available historical information and documents reviewed. The opinions and recommendations presented herein apply to Site conditions existing at the time of our investigation, and those reasonably foreseeable. TAG cannot act as insurers, and no expressed or implied representation or warranty is included or intended in our report. Our work was performed within the limits prescribed by our clients, and with the customary thoroughness and competence of our profession.

Prepared by:



Thomas C. Wilson, P.E.
Principal Engineer

October 27, 2021

Date

8.0
APPENDIX

**8.1
CURRENT
SITE DOCUMENTATION**

Douglas County, Nebraska Property Record - R1403180000

Information is valid as of 2021-10-22

[Print Report](#)
[View Interactive GIS Map](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Owner

OMAHA ECONOMIC DEVELOPMENT

2221 N 24 ST #200
 OMAHA NE 68110-0000

Property Information

<i>Key Number:</i>	0318 0000 14
<i>Account Type:</i>	Commercial
<i>Parcel Number:</i>	1403180000
<i>Parcel Address:</i>	1127 N 20 ST OMAHA NE 68102-0000
<i>Legal Description:</i>	HORBACHS 2ND ADD LOT 11 BLOCK 6 VAC ALLEY ADJ & -EX S 13 INCHES- LOT 2 & ALL LOTS 3 TO & INC

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2021	\$357,600	\$257,800	\$615,400
2020	\$357,600	\$261,200	\$618,800
2019	\$357,600	\$261,200	\$618,800
2018	\$357,600	\$386,900	\$744,500
2017	\$357,600	\$386,900	\$744,500
2016	\$178,800	\$386,900	\$565,700

Sales Information

<i>Sales Date:</i>	1994-12-09				
<i>Deed Type:</i>	D	<i>Book:</i>	1994	<i>Page:</i>	068
<i>Price:</i>	\$280,000				
<i>Grantor:</i>					
<i>Grantee:</i>					
<i>Valid/Invalid:</i>	Valid				
<i>Exclusion Reason:</i>					

[Show All Transactions](#)

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
2.05	89400.0	0.0	0.0	0.0	

Improvement Information

Building 1



[CLICK TO ENLARGE IMAGE](#)



[CLICK TO ENLARGE IMAGE](#)

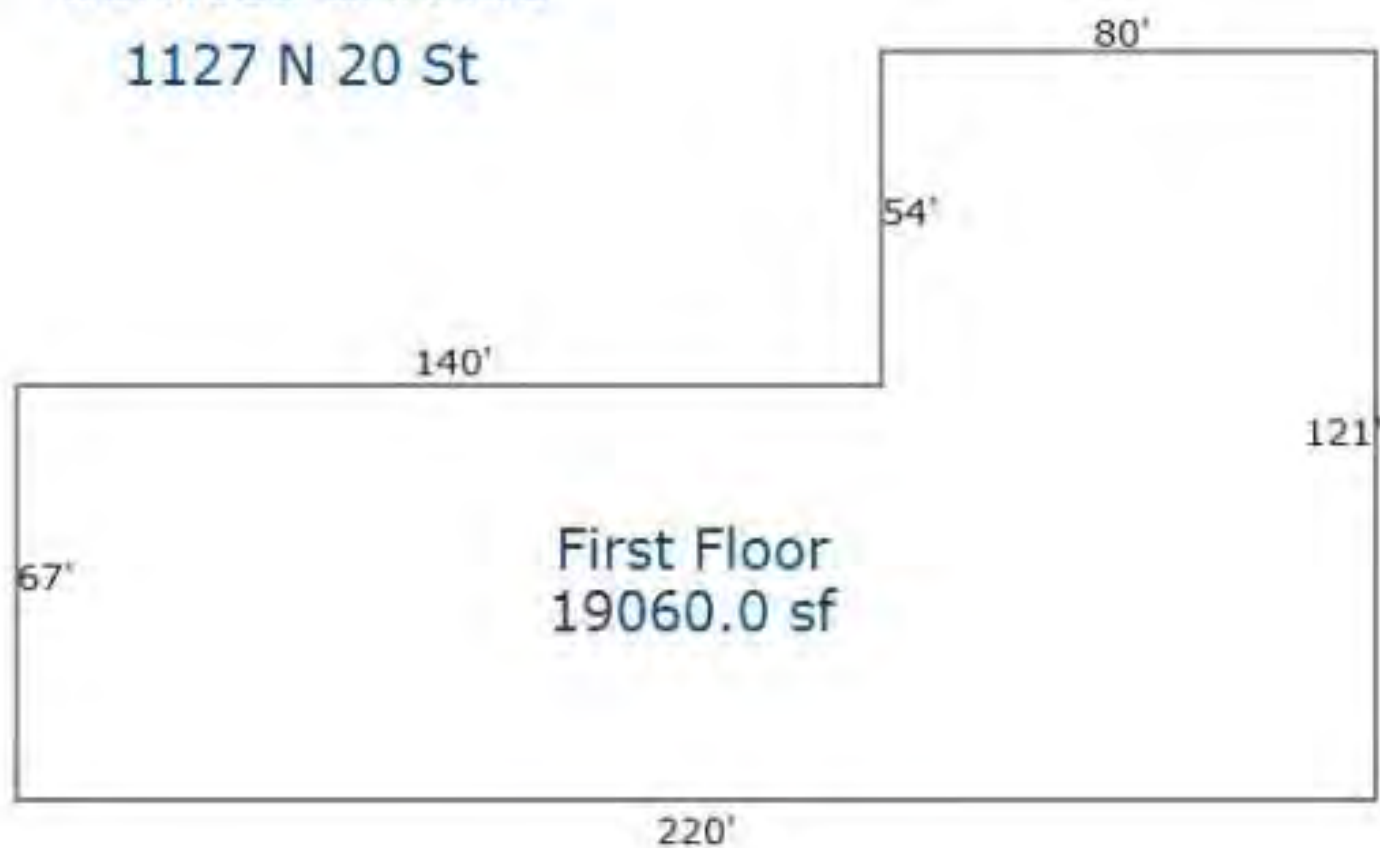
Square Footage:	19060.0	Percent Complete:	100.0%
Perimeter	682.0	Quality:	Fair
Unit Type:		Condition:	Poor
Built As:	Service Garage	Condo Square Footage:	0.0
HVAC:	Space Heater	Rooms:	0.0
Exterior:		Units:	1.0
Interior:	Drywall	Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Flat	Stories:	1.0
Floorcover:		Foundation:	Concrete
		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>
1958	0	0%	1958	0

<i>Detail Type</i>	<i>Detail Description</i>	<i>Units</i>
Add On	Chain Link Fence	600.0
Add On	Paving Asphalt Park	70000.0

SERVICE GARAGE

1127 N 20 St



**8.2
HISTORICAL
SITE DOCUMENTATION**

1941
AERIAL PHOTO



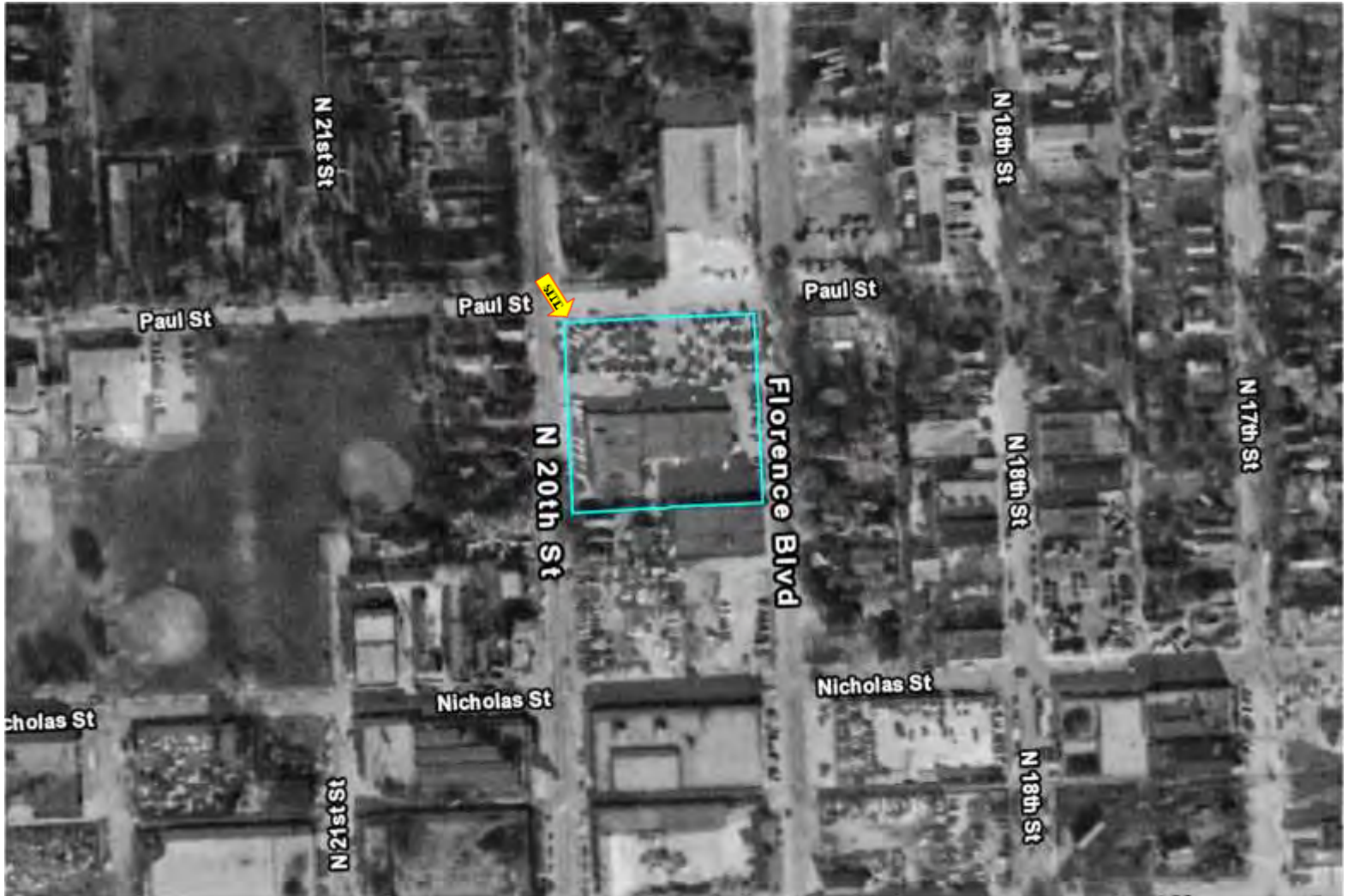
1955
AERIAL PHOTO



1962
AERIAL PHOTO



1973
AERIAL PHOTO



1982
AERIAL PHOTO



1993
AERIAL PHOTO



2001
AERIAL PHOTO



2010
AERIAL PHOTO



2021
AERIAL PHOTO



Image © 2021 Maxar Technologies

Imagery Date: 6/19/2021 41°16'11.76" N 95°56'26.03" W

FOR FARM LANDS IN SOUTH TEXAS, SEE
THE INTERNATIONAL LAND & INVESTMENT CO.

JOHN H. SHARY, President and Manager.

1202-1212 City National Bank Building

Phones: Douglas 3133; Ind. A-2376



ELECTRIC WIRE

411-413 SOUTH 10th STREET

PHONES: Douglas 456; Ind. A-2376

1911
CITY DIRECTORY
North 19th Street

1034

OMAHA DIRECTORY CO.'S

- NINETEENTH N.—Continued**
- | | | |
|--|-----------------------------------|-------------------------------|
| 1105 Mrs Minnie Brown (e)
furn rooms. | 1519 J H Peterson. | 2013 N K Neisen. |
| 1115 Chas Warden (c). | 1520 Chris Dysegard. | 2014 Adolph Moskovitz. |
| 1117 J A Bowler. | 1520 Anton Paulsen. | 2017 Mrs Albertine Schneider. |
| 1119 O R Ricketts (c). | 1521 Theo Hubenett (rear). | 2020 Jno Gansle. |
| 1121 Michael Levine. | 1521 Emanuel Wickstrom. | 2024 Oscar Leistener. |
| 1121 Mrs Rose Solomon
(rear). | 1524 S A Neveleff. | 2025 W M Sweeney. |
| 1123 Saml Feildman. | 1525 Nels Larson. | 2028 Nate Spicer. |
| 1125 Othello Rountree (c). | 1525 Matinus Thompson. | 2029 Elias Jacobs. |
| 1127 Thos McGrath. | 1526 L K Harding. | 2031 C S Walters. |
| 1128 Jno Bekins. | 1528 Barney Feinsteln. | 2032 Mrs M A Freid. |
| 1129 Oslas Cornbleth. | 1528 Saml Priesman. | 2034 C D Brown. |
| 1132 H H Moore. | 1529 Alex Greenberg. | 2035 T D Stoney. |
| 1133 J R Nicholson. | 1529 Lewis Greenberg. | 2036 Louis From. |
| 1134 Carl Shoemaker. | 1529 Nathan London. | 2047 C J Hall. |
| 1135 H J Petersen. | 1532 J S Gresham. | 2049 Mrs S E Moore. |
| 1135 Mrs Mary Peterson. | 1533 Wm Arnold. | 2050 J C Moore. |
| 1136 Edw Lenger. | 1535 A E Grieb. | 2051 J J Simon. |
| 1138 S R Canon. | 1535 J L Wiedemeler. | 2051 Edw Simon. |
| 1139 Jacob Oberman. | 1537 Anton Dawsy. | 2053 David Kassler. |
| 1140 J R Dirney. | 1537 Mrs Rosa Freiden. | 2055 Jacob Sherman. |
| 1140 Harry Moyer. | 1537 A W Molucan. | 2060 Max Burkenroad. |
| 1141 W I Malcolm. | 1537 Mrs Ella Lawless
(rear). | 2061 Benj Chesno. |
| 1144 Abraham Goren. | 1539 Ralph Sherman. | 2202 J M Melcher. |
| 1145 Wm Shean. | 1541 Harry Morrison. | 2203 J S Lausford. |
| 1148 Jens Anderson. | 1541 J P Wright. | 2204 W E Jones (c). |
| 1148 Chas Crume. | 1544 Aaron Rubenstein. | 2204 Mrs A A Muncie. |
| 1149 J H Palmer. | 1545 W L Edwards. | 2205 L E Grubtill. |
| 1150 Anton Johnson. | 1546 H A Baumann. | 2207 W F Matthew. |
| 1153 J E Emblen. | 1546 J T Leary. | 2208 W R Fitch. |
| 1153 Mrs M E McMillan. | 1547 Chris Petersen. | 2208 Mrs A M Paxton. |
| 1154 P J Beyer. | 1548 Max Plothow. | 2209 R S Christie. |
| 1401 Burnet Welner. | 1551 Mrs M A Muthauser. | 2212 Marceus Soule. |
| 1403 Mrs Sophia Flood. | 1551 F E Weeks (rear). | 2212 J A Stone. |
| 1404 Mrs M V Sydnor. | 1552 C A Kenner physk. | 2213 C O Ahlquist. |
| 1405 Mrs Mary Davis. | 1553 J P Christensen. | 2214 Wm McCarty. |
| 1408 W S Lester. | 1553 Clarence Van Wie
(rear). | 2214 M D Thomas. |
| 1411 Mrs F A Walker. | 1556 Patrick Quinn. | 2215 J A Rutherford. |
| 1412 Michael Tighe. | 1557 Michael Foley. | 2216 Mrs Mary Morse. |
| 1413 W C King. | 1558 Max Graceman. | 2217 C C Foley. |
| 1414 Mrs M F Bull. | 1559 J A Du Rae. | 2219 C W Nabb. |
| 1417 R H Walker. | 1563 W L Hooton. | 2219 M D Thomas. |
| 1419 L T Bullock. | 1563 Mrs Cecelia Norden-
berg. | 2220 Mrs C V Schroth. |
| 1422 Mrs M J Fletcher. | 1802 Mrs M A Adkins. | 2221 Mrs Elvina Lorange. |
| 1422 Walt Myrie. | 1805 Chris Wenz. | 2222 C V De Pew. |
| 1422 L W Richards. | 1806 C M Clark. | 2229 J B Carey. |
| 1422 Mrs Cynthia Scott. | 1806 G L Garrison. | 2230 W R Willard. |
| 1423 Mrs M F Channel. | 1808 Mrs A J Nelson. | 2232 Harry Wohlner. |
| 1424 Fred Meckley. | 1811 T W Jones. | 2237 P A Forsell. |
| 1424 F G Nattestad. | 1811 E A Masterson. | 2239 C J Wenger. |
| 1425 Saml Rasnick. | 1812 Anthony Foote. | 2242 Michael Lawless. |
| 1426 Jos Baum. | 1813 Herman Wesel. | 2243 W L Dodson. |
| 1428 J F Beard. | 1814 J E Arnston. | 2244 Andr Hutton. |
| 1429 D M Moon. | 1817 W C Gerst. | 2247 P J McGovern. |
| 1431 M U Priesman. | 1817 Abraham Jaffe. | 2250 H L Seward. |
| 1432 Caleb Winter. | 1818 Mrs Jeanette Arnston. | 2251 P A Woods. |
| 1435 Jacob Voegell. | 1818 Jas Larsen (rear). | 2252 C L Trapp. |
| 1436 J L Jensen. | 1819 C M Johnson. | 2400 Lake School. |
| 1436 D A Reno (rear). | 1820 Mrs Theresia Miller. | 2403 W H Thorp. |
| 1437 Jno Lausterer. | 1821 David Millar. | 2407 Wm Volker. |
| 1438 Chas Gardiner. | 1821 Arthur Mitchell. | 2411 Mrs Clara Curtis. |
| 1439 Carl Thorson grocer. | 1822 Reuben Forer. | 2415 Henry Schroeder. |
| 1443 Mrs Freida Cohen gro-
cer. | 1825 J H Freeder. | 2420 Lake School. |
| 1445 Jno G Looker. | 1826 Jacob Jaeger. | 2506 Lewis Schiller. |
| 1502 C V Althaus. | 1828 Mrs Minnie Ludwig. | 2507 F G Linnemann. |
| 1502 Hilda Lindquist. | 1829 Frances M Pargeter. | 2508 T W Mills. |
| 1507 P J Martin. | 1834 C D Williams. | 2509 J H Nessley. |
| 1508 H G Stierle. | 1836 Henry Stehr. | 2509 C H Patton. |
| 1512 Saml Goss. | 1837 Mrs Tessie Murphy. | 2513 W A Rogers. |
| 1512 Morris Kusselman. | 1839 Wm McQuade. | 2515 J L Kramfer. |
| 1512 Richd Stanbery. | 1840 G M Hall. | 2516 W H Amanson. |
| 1513 Morris Cohn. | 1840 J H McGann. | 2518 Jno Paul. |
| 1513 Max Yoselson. | 1842 Jas Perkins. | 2520 C D Burns. |
| 1514 David Lipsey. | 2004 C E Linden. | 2521 F W Hill. |
| 1514 Jos Lipsey. | 2004 Mrs S E Von Lackum. | 2523 C A Larson. |
| 1517 Nathan Yaffe. | 2008 H E Krebs. | 2526 J P Moriarty. |
| 1518 A G Kattelman. | 2009 F N Brankson. | 2529 T S Vinegar (c). |
| 1519 Mrs Kate Lingle. | 2011 G C Goff. | 2530 Frank Linneman. |
| | 2012 Lewis Wohlner. | 2531 F J Linneman. |
| | | 2535 Mrs Catherine Cullom. |
| | | 2536 Frank Garretty. |

SEEDS The Nebraska Seed Co.

SALT ROOM, 1613 HOWARD STREET
General Office and Warehouse, 1-8-11-12 Jones St.

1911

OMAHA CITY DIRECTORY, 1912.

1911
CITY DIRECTORY
North 20th Street

TWELFTH S.—Continued.

- 2424 J B Schupp cigar mkr.
- 2501 J V Kaspar.
- 2512 Alb Leutenegger.
- 2513 E F Pryer.
- 2517 Frank Kugler.
- 2519 Jno Jemes.
- 2520 G R Pickett.
- 2522 Frank Buresh.
- 2523 Frank Vejvoda.
- 2524 Frank Simceek.
- 2525 Jos Smetka.
- 2526 Jno Cerny.
- 2528 Jos Kuzela.
- 2529 Jos Ripa.
- 2604 S P Nelsen.
- 2605 G W Baird.
- 2606 Carl Wicklend.
- 2608 Jos McQuade.
- 2610 Edw Thoruburg.
- 2612 F J Timm.
- 2614 J J Heildvogel.
- 2616 Mrs M A Smith.
- 2618 J W Benedict.
- 2704 Edward Bridges.
- 2708 J F Dickey.
- 2710 Mathew Grulet.
- 2711 Phil Smith.
- 2714 Jno Wachtler.
- 2718 Mrs Katherine Sch-nelder.
- 2720 Bohumil Nigrin.
- 2721 Jacob Havranek.
- 2722 Matthew Hafer.
- 2726 Julius Schmidt.
- 2727 Saml Belfore.
- 2730 Jno Gabler.
- 2731 Marchesi Pasquall.
- 2732 Jos Grasso.
- 2733 Frank Grasso.
- 2734 Wm Maxwell.
- 2736 Mathias Pollack.
- 2737 Saml Sequenzia.
- 2737 Jos Sesto.
- 2740 Rosario Messino.
- 2743 Frank Hirsh.
- 2743 Jas Jirsak.
- 2744 E F Wagener.
- 2745 Jos Pollack.
- 2748 P C Vithen.
- 2751 Phil Miller.
- 2752 Fred Blazek.
- 2755 Andr Lang.
- 2756 E K Kleine.
- 2767 F W Zotzmann.
- 2772 Joe Kiser.
- 2780 J W Dober.
- 2784 Mrs Ida Karnett.
- 4011 Jas Zemanek tailor.
- 4102 Anton Leip.
- 4203 Barney Hempel.
- 4206 J L Fritchman.
- 4207 J B Petricek.
- 4208 Wm McGrath.
- 4215 J H Nielsen.

TWENTIETH AV—SOUTH.

- 2405 Mrs Elizabeth Bihler.
- 2409 P C Peterson.
- 2411 Herman Pifer.
- 2413 Mrs Margaret Cousin.
- 2415 Richd Hoyer.
- 2419 Gus Berling.
- 2422 Emiel Smith.
- 2423 Frank Gross.
- 2423 Valentine Gross.
- 2423 G M Wolf.
- 2424 T W Peterson.
- 2426 J C McIntosh.

- 2426 Jno Wenninghoff.
- 2434 Jos McIntosh.
- 2434 Fred Wend.
- 2435 Gus Abramson.
- 2437 Michael Kriegler.
- 2440 C E Anderson.
- 2440 McWeideman.
- 2501 Godfried Peterson.
- 2502 Mrs S J Hallberg.
- 2503 Herbert Anderson.
- 2504 Nels Hammer.
- 2505 F C Bryant.
- 2506 F L Frye.
- 2508 W A Price.
- 2509 W A Chrisman.
- 2510 Mrs Sophla Auguston.
- 2512 Robt Johnson.
- 2514 Jno Danielson.
- 2515 Carl Frederickson.
- 2628 Mrs M M Denny.
- 3212 Saml Fales.
- 3214 J F Carroll.
- 3314 W W Allen.
- 3320 J C Miller painter.
- 3324 H G Jackson.
- 3501 Arthur Pilley contr.
- 3505 A G Scott.
- 3506 Jno Kautsky.
- 3508 Chas Komrofske.
- 3514 Arthur Wilson.
- 3517 A R Hooze florist.
- 3527 E P Wright.
- 3529 Henry Jacobsen.

TWENTIETH STREET—NORTH.

- 107 Mrs Mayme Cohee furn rooms.
- 109 Mrs A M Royer.
- 111 Mrs Carrie Whelan furn rooms.
- 115 Mrs Lillian Kramer furn rooms.
- 117 Mrs Marie Hamelster.
- 119 L J Jones.
- 121 Mrs Mary Kenney.
- 201 D W Clark.
- 201 Edw Riche.
- 205 Chas Skinner.
- 207 Mrs Rose Donnell.
- 209 Mrs Gertrude Hull.
- 209 Herman Witthe.
- 225 First Methodist Epis-copal Church.
- 302 G D Poland bdghouse.
- 308 Belle Stowell furn rooms.
- 312 O A Nelson.
- 313 Alonzo Buckley.
- 315 Mrs L A Swinney furn rooms.
- 315 S P Swinney.
- 316 Mrs Winifred Cruise.
- 320 Israel Pearlman.
- 404 J D Creighton.
- 411 J E Busch.
- 411 Mrs Mary Busch furn rooms.
- 415 Jas McKeena.
- 418 Ide Cummings.
- 502 F W Fogg.
- 504 F J Juesling.
- 506 J C Small.
- 508 Ernest Ittner.
- 510 Wm Hornby.
- 512 Jno Betts.
- 514 Mrs Maud Burstall.
- 511 Anna Olson.
- 518 Saml Robinson.
- 521 J H Muldoon.
- 523 F A Howard.

- 524 W D Russun.
- 605 L C Slausen.
- 605 A F Holland.
- 605 Danl Sandon.
- 605 J M Thompson.
- 607 Henry Carse.
- 607 Ike Graham.
- 607 Carl Nelson.
- 611 J M Franks.
- 613 Aug Arriens furn rooms.
- 613 C K McCoy.
- 613 H M Wedmore.
- 615 J M Washington.
- 615 Katherine Washington furn rooms.
- 617 Jno Callman.
- 617 Chas Crawford.
- 617 Mrs Elvera Dolinsky furn rooms.
- 623 Jno Okerlund.
- 624 C A Owens.
- 712 Hugo Pracht.
- 713 Mrs Libble Moon.
- 714 Mrs Nellie Poofenbar-ger.
- 715 J E Coursin.
- 715 W A McFarland.
- 717 J M Cronin.
- 717 Leo Donnelly.
- 717 Emil Hansen.
- 720 Mrs Pauline Goets.
- 801 Morris Rosensteln gro-cer.
- 803 Mrs Marie Mitchell (c).
- 805 G W Bartlow.
- 805 Wm Hartnett.
- 807 H E Townsley.
- 807 H E Townsley.
- 809 F M Ball.
- 809 Mrs Claudice Drew.
- 813 D C Middleton glove clnr.
- 814 W G Slevers.
- 819 Theo East (c).
- 823 Altman & Elewitz gro-cers.
- 912 Mrs Maggie Murr (c).
- 913 Mrs Parlee Poynter (c).
- 915 Baker Ice Machine Co.
- 917 Mrs Lola Staples (c).
- 919 J H Banks.
- 921 Louis New (c).
- 1106 Jos Margolin.
- 1110 Jacob Hymanson.
- 1112 Fred Smith.
- 1115 J E Brown (c).
- 1116 Clarence Boone.
- 1116 Jacob Gouldstine.
- 1117 Edw Turner (c).
- 1118 Falk Krawetz grocer.
- 1118 Jas West.
- 1119 Geo Hansett (c) coal.
- 1120 M F Arndt.
- 1121 Herman Zeigman.
- 1122 Moses Cohn.
- 1122 Saml Harris.
- 1122 1/2 Meyer Giventer.
- 1123 Morris Barmish.
- 1124 Mrs V A Howard (c).
- 1125 Fritz Mohr.
- 1126 Vencie Van Cura.
- 1126 Mrs A M Palmer (rear).
- 1127 Mrs Eliza Grossman.
- 1127 S L Crow (rear).
- 1128 Henry Koplan.
- 1131 Jacob Cassman.
- 1132 Morris Rich.

STEWART'S SEED STORE
Field, Flower and Garden Seeds

119 North 16th Street

Poultry Supplies and Insecticides

A. W. Johns-Manville Co.

Roofings—Asbestos Shingles—Building Papers

McCague Investment Co.
1506 DODGE STREET :: TELEPHONE DOUGLAS 415

Real Estate
Insurance

1911
CITY DIRECTORY
Paul Street

1042

OMAHA DIRECTORY CO.'S

PAUL—Continued.

1913 Solomon Taler hebrew
tehr.
1914 Morris Sultzter.
1916 Alb Kneller.
1923 Mrs Ellen Chatsky.
1923 Max Holzman.
1923 Morris Ostrovetz.
2005 J A Ewing (c).
2007 Wesley Horn (c).
2009 Mrs Alice Page (c).
2011 Chas Onell.
2011 Israel Goldstein, rear.
2012 Benj Hubermann.
2014 Hyman Lieb.
2015 Reuben Greenberg.
2016 J R Saunders.
2017 Mrs Ellen Hardigan.
2019 Harry Zlessman.
2101 Gross H Lumber &
Wrecking Co.
2105 Edw Miller.
2106 Jno Hamilton (c).
2108 J W Rennex (c).
2115 Etache Himmelstein blk-
smith.
2124 Abraham Kanter.
2202 Jesse London (c).
2214 Henry Williams (c).
2222 Meyer Potashnik.
2224 A N Wade (c).
2318 Mrs Effie Patterson
(c).
2320 Wm Gimpel.
2322 Wm Stewart (c).
2324 Peter Sheppard (c).

PHELPS STREET.

1320 H M Paulsen.
1415 C W Mathews.
1419 Wm Klatt.
1423 A C Anderson.
1435 C A Kennedy.
1439 F E Peter.
1443 G E Toy.
1447 Jas Mogensen.
1451 Mrs C L Kirk.
1455 D W Shafer.
1459 Soren Jorgensen.
1479 Jas Thimmernann.
1491 F B Rohr.
1497 Jno Johnson.
1499 Lauritz Christensen.

PIERCE STREET.

213 Louis Jacobsen.
305 Jos Polifka.
307 Lawrence Kleidoady.
317 Jas Paderka.
321 H A Born barber.
402 Willow Springs Dis-
tillery.
405 Jas Kubat.
408 Mrs Emma Carter.
408 Mrs Whicie Lynch.
411 Mrs Scoggins.
412 R A Berry.
414 Wm Farmer.
421 Jas Franzenmore.
421 Anton Scaroni.
421 Michael Tedesco.
501 E C Munsch.
502 H E Benson.
504 W R Murray.
505 W H Hall.
506 Maurinus Paulson.
508 Sebastian Noufia.
509 C W Graves.
511 G A Baumann.
511 Patrick McCarthy.

516 Mrs Christine Over-
gard.
517 C F Straub.
602 F M Muck.
602 P J Vachal druga.
603 Mrs Emma Armour
notions.
604 Alfo Garrotto.
604 Jos Negro.
605 Carmelo Falcone.
606 Saml Manganello.
607 Andrea Calabro.
608 Sando Bonocoss.
608 Louis Correntino.
608 Jos Piccolo.
610 Jno Vaconde.
611 Wm O'Meara.
612 Jos Braigna.
614 Nicholas Morino.
614 Anton Costantino
(rear).
615 F E Lantzsch.
617 F J Ollver.
618 Nicholas Negri.
619 Jno Vaconde.
620 T P Carey.
621 Mrs Belle Mulvehill.
623 L C Gehrke.
623 J J Kane.
623 F J Murphy (rear).
625 Mrs Henrietta Johnson.
706 Geo Stribling.
708 Anuncio Bianco.
708 Antonia Vengenzo.
710 Chas Vacanti.
710 Jno Vacanti.
714 Mrs S E Murray.
715 Salvatore Rotolo.
717 Mrs Alice Ellis (c).
718 Sebastian Pottavino.
720 Mrs Margaret Hale.
721 Marius Aletta.
721 Chas Caniglia.
721 Jos Vaxano.
721 Saml Campagna (rear)
722 Thos McDermott.
723 Rosl Mangano.
723 Sebastian Mangano.
723 Jos Salerno.
723 Anton Gbillsco.
724 Mrs Mary Conoyer.
727 Hose Co No 5.
729 Anton Biesli.
801 A J Alvord.
801 T H Campbell.
801 Mrs S A Smith.
807 Chris Montobiano.
808 Sebastian Dimairo.
808 1/2 Jno Benson.
812 L L Gruhn.
814 A C Godwin.
814 1/2 C L Kinsey.
815 Josiah Kent.
817 J F Linaberry.
817 Clarence Kenzie (rear).
818 Sebastian Pattivino.
822 Louis Veck.
825 Mrs Kate Bolamperti.
825 Peter Nelson.
912 Alfo Amado.
912 Filidilla Catania.
912 Giuseppe Verd.
914 Sebastian Mangano
abonkr.
918 Louis Franco.
918 Gatzia Alfo.
1201 Jos Raunio.
1201 Mrs Calarna Brogna.
1203 Metaor Peris.
1205 Jno Kussan.
1207 1/2 S J Elias.

1209 Thos Corritore.
1209 Henry Joseph.
1209 Pardo Michelotte.
1211 Mrs Margaret Kugeler.
1211 Chas Amato (rear).
1212 Mrs Ann McDermott.
1213 Carmelo Gbillsco.
1213 Thos Izzn.
1213 Mariano Dino (rear).
1214 Louis Tadlock.
1214 Bert Wilson.
1215 Sebastian Scavalat.
1215 Sebastian Vigillo.
1218 C P Duas.
1219 Wm Hothead.
1307 Diedrich Hibbeler.
1307 Lazar Kranovic (rear).
1307 Danl Miller (rear).
1308 Simon Majahed.
1309 Danl Berg.
1311 Frank Svoboda.
1314 A H Saad grocer.
1314 Chas Abboud (rear).
1316 F V Jackson.
1317 Geo Basanee (rear).
1317 Jos Techa (rear).
1318 Luciano Radella.
1319 Dominick Scaletta.
1319 Nicholas Liposac
(rear).
1321 Mrs Anna Washington
(c).
1323 C E Morris (c).
1416 H C Gross.
1417 Augusta Hall.
1417 Frank Krist (rear).
1417 Mrs Mary Pluler.
(rear).
1418 Jno Foral.
1418 Martin Foral.
1418 Jno Spacek.
1419 Fred Pluler Jr.
1421 G J Johaneh.
1422 Roy Kilne.
1423 Peter Bugger.
1424 W E Beers.
1808 Fred Doerwald.
1814 Jas Little (c).
1814 Malrie Shipman (c).
1818 F G Henderson.
1914 J E Compton feed.
2013 J D Murphy.
2014 David Settle.
2015 Gabriele Pietromonte.
2016 Alf Incontro.
2018 Salomon Hohenberg
expman.
2020 Jos Gillette.
2021 Emil Rwash.
2023 Fred Spenzlerl.
2023 Jos Spenzlerl.
2028 J L McIntosh.
2038 Willie Shafe.
2104 Sandy Monico.
2105 Frank Danata.
2105 Giacomo Stranul.
2123 Columbus Hall.
2125 Italian Hall.
2129 Saml Mancuso.
2137 Touey Sola.
2201 H J Brandt.
2202 Mrs Mary Hoach.
2207 Herman Monico.
2207 Peter Sculzo.
2208 Jos Perry.
2209 Peter George.
2210 Peter Mercurio.
2211 Peter Calisto.
2212 Vilka Kalzo.
2214 Dominick Carvello.
2218 Teresa Helenstec.

SEEDS The Nebraska Seed Co.

Real Estate, Loans
Insurance, Rentals

State Bank of Omaha

Corner 16th and Harney Streets

Deposits are protected by
Guarantee Fund of the S
4% Paid on Time
3% Paid on Savin
Safety Deposit Boxes \$3.

1920
CITY DIRECTORY
North 19th Street

GREATER OMAHA CITY DIRECTORY—1920

4426 J S Stahl
4427 J C Rowe
4428 Paul Warts
4429 Chas Hutter
4432 L V Pulltan
Felix Melons
4436 Walter Galloway
4504 H A Surface
4506 W C Marsh
4510 J A Hunter
4516 Henry Reed
4518 G W Howe
4519 A P Madsen
4522 Jno Keane
4523 J A Crystal
4525 A A Thurlow
4526 O R Miller
4530 J G Jacobson
4534 R D Weir
4535 A A Nixon
4538 S I Park
4541 Fred Johnson
4546 H B Wlig
4716 Hawthorne Schae
4719 A H Waite
4721 S E Morgan
4725 J P Long
4726 O D Mork
4730 F J Haas
4733 A J Suchy
4734 Jos Sierba
4737 R H Snyder
4738 Phil McEvoy
4741 M A Martin
4742 Brad Roberts
4745 J L Horby
4746 Henry Bergmann
4750 F G Mower
4751 Wm Carroll
4754 Mrs Henrietta
4755 Edw Stollberg
4918 rear J P Stran
4918 Jas Zivny
4920 Louis Lonker
4932 Jas Skalak
4936 Harvey Williams
5002 Warren Alston
5005 Andr Haernick
5008 Andr Kozina
5009 Mrs Mary Gutb
5010 Joseph Trunces
5011 Chas Prkyne
5013 Danl Mossie
5014 Jos Budin
5017 Frank Chalek
5018 Jas Binko
5021 Jno Vaber
5025 Jas Rada
5026 Frank Pesek
5028 C H Weber
5029 Edw Bedmarik
5030 Ralph Marcon
5034 C J Karlik
5102 Jno Yalouk
5104 Jas Rous
5107 G H Romer
5108 Jno Vioek
5112 Mrs Katherine Bay
5113 Oscar Olsen
Mrs Gertrude Effe
5114 Saml Ourada
5117 Mrs Marie Kuntze
Frank Vanecok
5119 Jno Chadek
5120 Saml Ourada
5123 Alb Slegal
5125 Jas Benesk
5126 Jos Cenk
5129 Mrs Mary Chalek
5132 Mrs K A Toman

Jno Dworak
Frank Rothonal
Sels Olsen
Jos Smola
Mrs Lucy Wehte
Frank Svacina
Jas Barta
Jos Nemecek
Dominic Novotny
David Dvorak
Anton Havlicek
vacant
Jno Kozlik
Mrs Mary Mathan-
son
C F Carlen
E A McCauley
Louis Wagner
Ben Banks
Jos Koterba
Jos Janousek
Jas Pavlik
C B Paspeshel
Loren Miller
Jos Harvat
Adolph Kasper
Jos Tesnohildek Jr
Frank Kohel
Mrs Frances Perina
Jos Tesnohildek
Frank Calek
Jas Best
Julian Vermeulen
Michael Verbak
Fred Krudrnc
Michael Mateju
Joseph Rumel
Alb Oliver
Frank Madishek
Jno Dworak
Jos Kluson
F R Corson
Jos Kolar
Ray Waterman
Michael Zdan
Jno Fedar
Frank Sekera
Chas Swanberg
W W Burnworth
Frank Povondra
Jos Vanek
R E Pavlik
Jno Mikovec
Oscar Thornberg
Frank Cimburek
Jos Sperl
Jno Hazuka
Edw Pert
Jos Pert
Jos Svoboda
Jno Vavra
Mrs Anna Svoboda
Jos Polster
Jos Frey
V A Ewell
L F Krupicka
Chas Pokorny
Jos Chapk
Anton Chapk
J K Kennedy
W J Russell
Chas Armstrong
Clyde Armstrong
C W Coffin
Jno Cottle
A M Sanford
Louis Kavan
H V Armstrong
Arth East
Anton Reida
Carl Nelson
Ignaz Weber
Oscar Nelson

19th N (See also Florence
Houl) from Dodge n to
Sahler and from Fow-
ler av to Grand av
15 Clarence Workman
132 Able M Higgins
202 Mrs Viola Miller
202 J M Clifford
202 Jno Priest
203 Earl Kendall
206 C H Kendall
206 Mae Gilla
207 C G Elmore phya
C J Connett
209 Mrs Sarah Greer
furn rms
210 J A Mace
211 C H Leptin
W J Berlo
David Love
216 Alf Cameron
B A MacCanna phya
216 O F Dotson
216 Elsie Weise
218 Fred Watts
220 Nathan McBride
Fred Christman
222 Mrs Sarah Greer
furn rms
222 Bervil Whitworth
224 Edythe Hamm furn
rms
314 Godfrey Seaberg
316 Chas Schnanber
318 Geo Watson
320 C L Perkins
Robt Neil
W J Dunn
324 Phil Jackson
405 Mrs Lulu Barton
furn rms
407 Mrs Bertha Day
409 Geo Nelson
C A Melton
409 Mrs P Kelly
409 A G Wagner
411 Henry Miller
Cecil Gray
415 W G Hansen
416 A E Anderson
418 Claude Roberts
W H Hansen
A W Hayden
420 Mrs Ettie Smith
420 Mrs Virgie Heskett
J E Noonan
422 S J Brooks
424 S W Miskle
509 C L Hedling
511 Alb Carlson
Gust Carlson
Walter Wallace
Anna Ostrom
Amel Neiberg
Jno Jullin
Olaf Hawkinson
513 Mrs Anna Cnes
Harry Ward
514 Ralph Palmer
Jno Swanson
Jno Johnson
Anth Ackerson
516 T B Inman
F K Robinson
Edw Blake
518 Mrs Mary Ettleman
furn rms
521 Chas Wascue
521 Chas Wascue
522 Mrs Stella White
furn rms
C P White

523 Mrs Susan Tunnel
furn rms
525 A R Judson
607 Mrs Eunice Brown
furn rms
607 J E Yike
613 Arth Laserowitz
614 C W Monts
Everett Fox
Alex Buzard
616 Mrs D G Henry
Halleck Buzzard
619 C J Klifer furn rms
620 Frank Goggin
621 Mrs Minnie Cowman
622 Mitchell Blasser
603 Saml Vangrovitch
dry goods
624 Mrs Sallie Thomas
624 J M Hilliard
702 A P Lilla
Roland Dollmann
706 Wm Clifton
706 W F Lowden
711 J J Vickery
712 Geo Seull
Louis Segall
Harry Segall
712 Wm Lenz
Geo Sannall
714 Edmond Lang
rear Edmond Lang
box mnfr
718 Mrs Mary Green
721 Congregation Beth
Hamedresh Hago-
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722 M E Bennett furn
rms
802 F B Seelemire
804 G T Baldwin
806 Jno Swanson
807 J L Madden
808 Geo Shifflet
808 Mrs Ellen Foss furn
rms
811 Rev T O Carlstrom
818 Jas Gross
913 Mrs C E Elliott furn
rms
922 G T Anderson
923 A A Knowland
cor Izard Guiou Lumber
Co
1023 Mrs Anna Mc Millan
1103 Mrs Della Brown
1105 Hattie Cook
Ellie Watkins
1107 J A Alexander
Ross Dean
1119 Oscar Ricketts
1119 Victor Houston
1125 Othello Roundtree
1127 F W Moyer
1134 Harry Negus
1136 Jas Mace
1139 Isadore Ranger
Jacob Oberman
1146 Morris Cohn
1320 Henry Rosenblam
1412 Richd Tighe
1413 W W Myrick
1414 E N Barretta
1423 Chester Kalu
1424 B L Wells
1426 Henry Hamann
1429 Harry Feldman
1431 Phil Zalatochin
1432 Mrs F D Fitzsim-
mons
1432 R W Ball
1436 Max Holtzman
1438 F C Gardner

BRUKERAGE
COMPANY

Investments
Oil Leases
Royalties
Production

747-9 Brandeis
Building

Phone Tyler
5052

PAYNE
Investment

Company

CITY
Real Estate
Investments
Rentals
Insurance

Omaha
National
Bank
Building

1920
CITY DIRECTORY
North 20th Street

3412 Mrs Anna Edghill	514 Mrs L C Lee	1122 1/2 Saml Waterman
3414 Ross Manchester	518 S L Robinson	1123 Max Sobolsky
3420 Virgil Houck	521 Fred Bauer	1124 Moses Fete
3418 Harry Forrey 4715 C M Hillock	523 C A Barney	1124 1/2 Robt Jackson Mrs M E Pettman
4349 Jno Sirko	521 Lee Wilson R S Carell Geo Paulson	1125 Saml Pittman
10 th av S from Howard to Jones and from U P tracks to Center	524 Chas David Mrs Anna Dermody Ansil Hoover	1126 Vincil Van Cura Jas Svojtak
628 G G Wolfe	530 Frank Bean	1127 Mrs Eliza Grossman
629 Frederick Gribnaw Casper Albinger	603 J R Muir	1128 Max Kaplan
631 Francis Brissand	605 Wm Tetrick	1131 M G Cohen
649 Berkeley Apts V H J Gira-Gosian phys Nelson Corey Mrs Frances Caley	605 Edgar Corbin	1132 Morris Rich
651 W A Latter	607 Elizabeth Baldwin	1133 Frank Dodimead Samuel Tucker
20 th N from Dodge n to Ames av	607 Mrs Dorothy Spyer W F Zollman	1141 Isaac Steinberg
107 Leada B Ellis furn rins	610 V P Hirseh	1142 Lee Hall
109 Mrs E O Williford	611 Lipsey Bros grocers	1144 Jno Johnson
111 G W Redman	613 Anna Dally B J Wagner	1145 Aaron Cohen
113 Carl Irwin	615 Sam Che Geo Deeds	1146 Mrs Mel Cooper R T Hooper Mrs Mary Hubbard
117 Ida Walling Tony Lelakios	617 L M Kuhney	1147 Lincoln January
119 Robt Bales	617 C C Welch N P Woodbury	1401 Harry Stein
121 Lark Knawl Martin Noffsinger	618 Mrs Katherine Hem- pen	1402 Nathan Slobodinsky
124 Central High School	623 Alb Glasgow	1404 Saml Fant
121 Flo-Les Apts J J Miller A S Jacobs Wm Koener Jr 3 T W Jones P B Stephenson 8 H O Hunter 12A B Sachs 14 G A Bennett 16 J M Sullivan	624 Mrs Josephine Dot- son furn rms	1406 Anth Ruvcio
203 Gust Drahos T M Jones Emma B Kessler	710 Jos Bernstein	1409 J A McCloy
207 F H Belnert H E Bigelow Dora E Hendricks Clyde O'Neill C E Rossiter	712 Mrs S E Lamont clairvoyant	1410 Jacob Bernstein
211 First M E Church	713 W R Smith	1411 Thos De Martino
202 R Jones W S Paynter	713 R A Harry Newton Nelson	1413 A J Bond
308 R E Glass J S Kezlan Victor Hogstrom	714 Mrs Sadie Latham Mrs Anna Mayfield Mrs Anna Philips	1416 Israel Smith
310 G S Barnett Josephine Bret- houwer	715 F L Smith	1417 J S Doyle
Mrs Julia Brooks	716 Henry Slack Herbert Zingsheim	1419 Isidor Katakofsky
311 John Clark H W Schulz	716 C C Tschackect	1420 C D Mandelson Max Markowitz Phemach Mandelson
312 T J Hargadon	717 Geo Elbert	1422 Isadore Tessler
312 Mrs E M Roland	802 Benj Kras grocer	1423 Henry Anderson
313 B F Lespie	803 Samuel Rabinowitz apron mnfr Northwestern Sales Co	1424 Harris Rosenthal
316 A L Todd J R Wathen	805 Patrick Raridan	1425 Louis Baum
320 L E Champlon Mary Ewing	809 Steven Freeland	1425 C F Sanderholn
404 J D Crelghton	813 D C Middleton	1426 Saml Stein
411 Mrs B Wilson	819 Helne Delrogh	1428 Mrs Rose Sachari
411 J E Busch Wm Hansen S T Iverson G A Lee Fred Millard Fred Tomek	821 E W Poore	1429 Morris Goldberg
415 C C Larson	913 Cora Allison	1430 Mrs Aida Bernstein
415 E K Wise	917 A F Walker	1432 Max Gifkin
502 S E Coleman	919 Jos Bradbury	1433 Phil Masters
504 W L Weltz	924 Anna Banks	1434 Jas Bush
	1106 Robt Christian E R Dahlke	1435 L C Wheeler
	1110 Wm Sampson	1436 Jas Hahn
	1112 C A Strahle	1436 S E Klaver
	1115 F J Liverpool	1437 Saml Kuhlin
	1116 Mrs Fannie Boone G W Decker	1438 C E Vincent
	1117 Mrs Bessie Morgan	4441 Chas Guss
	1118 Elmer Davis W A Lieser Jno McMillan Arthur Schultz	1441 1/2 Jas Salinsky
	1119 Jas Morgan	1442 Casey Collier
	1120 Saml Lewis Wm Savage	1445 Meyer Straus
	1121 Max Holzman	1446 Jasper Cole
	1122 Geo Freeman	1446 Wm Davis phys
		1446 Mrs Hattie Sampy
		1447 G V Divers
		1454 Jos Slobodinsky
		1501 Herman Davis gro- cer
		1502 Philip Gazpinkel
		1505 J S Hobbs
		1506 Morris Stein
		1507 S L Hughes
		1508 Jos Slinger
		1508 Jos Goodman
		1510 Morris Fisher Wymen Goldberg
		1511 Jas Tyler
		1512 Julius Goldberg
		1513 W E Horn
		1514 Edw Benvenuto
		1515 Sweet Perry
		1518 Hyman Gross
		1521 Jno Mangan
		1522 Morris Kesselman
		1524 Bruce Napier
		1526 Jno Terry
		1527 A J Blakely

NATIONAL
AMERICAN
FIRE
INSURANCE
CO.

6th Floor Barker
Block
Tyler 5188

W. R. Ahmanson
President
Jas. E. Foster
Sec'y-Treas.
M. E. Lease
Agcy-Supt.

Capital & Surplus
\$3,000,000.00

OOSE LEAF DEVICES
Nelson Loose Leaf Corp.
Omaha Made Goods
Your Stationer

MID-WEST
ELECTRIC
CO. 1920
WHOLESALE DISTRIBUTORS
Representatives for
General Electric Apparatus and Supplies

1918	1920—R. L. POLK & CO.'S
PAUL Thirteenth n of Dodge from 18th w to 24th	1459 G C Millard
1811 J L Buzard	1461 E C Fisk
1812 P J Small	1467 W C Hoffman
1813 Donald Hegarty	1469 Lauritz Christensen
1815 W W Higgins	PIERCE Twelfth s of Dodge from 2d w to 27th and from 42d to 56th
1816 Louis Rubenstein	2 Paul Farar
1818 Nathan Lande	115 Howard Berkahire
1902 Harry Chew	118 Anth Stalana
1903 Olaf Johnson	305 Geo Berry
1905 Mrs Hannah Johnson	310 Michael Ballgaard
1911 Mrs Mary Coleman	317 Jos Pasderka
1912 D M Mathews	401 4th Great Western Commercial Body Co truck bodies
1913 Alf Green	405 Jas Kubat
1914 Frank Smith	414 E L Hermon
1916 Alb Kneller	421 Chas Barowsky
1923 Morris Cohen	Jas Mosco
Mrs Naomi Irving	rear Thos Marshello
Pedro Perez	501 Mrs Marie Batalia
Mathew Russel	Antone Nicolo
2005 Jan Neal	rear Sebastino Mar-mato
2007 J T Joyna	502 Michael Krupa
2009 Mrs Rose Taylor	504 A D Kirkland
2011 A C Allen	505 Frank Lombardo
2012 H J Parker	506 Jas Pert
2014 E B Westfield	509 Fred Petsold
2016 C E Moore	511 G A Bauman
2017 Chas Sweth	516 Mariano Teresi
2019 Geo Rounds	517 Chas Straub
2023 Saml Burns	601 Paul Milone grocer
2102 W Q Jones	602 P J Vachal drugs
2104 Jno Harris	602 1/2 Chas Vacanti
2106 Monroe Moffett	603 Nick Franese
2108 A J Campbell	604 Bellia Prochek
2109 Lee Adams	605 Frank George
2110 Mrs Liza Connor	Saml Parise
2122 Gust Hupp	Tony Piccolo
2124 Pleasant Dream Baptist Church	Alfino Robino
2202 Rev John Costello	607 Carlo Lupo
2212 Duke Ewing	Queen Theatre
2213 vacant	608 Alf Marchese
2214 Wm Sheldon	Frank Gotorn
2222 Henry Smith	Jas Dugan
2224 Bell Penn	610 Enrichetta Casoria
2238 W B Bostie	611 Alf Garrotto
2320 Mrs Amanda Blaydes	612 Nicholas Marino
2322 Mrs Georgia Bowman	C Fisicaro
PAULINE AV from 20th and D s e to 18th and F	615 Carmelo Quattrocchie
PAXTON BOULEVARD from 31st av w to Fontenelle Park first s of Boyd	Sebastina Catalano
PAXTON COURT TERRACE bet 25th av and 26th running s 1/2 block from Douglas	615 rear Antonio Ran-leri
204 Athlone Apartments	Tony Sorrentino
205 E N Bauer	616 Nicholas Marino grocer
207 C M Beard	617 Milton Bell
208 Arthur Phillips	619 Sebastiano Nigro grocer
210 L S Asten	Pietro Mariani
212 Jennings Wandbold	620 Frant Gibraltar
H G Holmes	621 Dominic Scarpello
215 O G Cobry	623 Alfio De Mauro
Carl Johnson music-ian	Delfo Suelo
P H Prante	Tony Marchese
216 Elvera Frostrum	Tony Cannoni
PHILIPS Thirty-eighth s of Dodge from 13th w to 16th	Mrs Nancy Valen
1320 H A Hultgren	Sebastino Valem
1415 Matt Mattson	624 Jos Bellarino grocer
1423 A C Anderson	625 Filadelfio Gibilisco
1435 M J Kauffman	701 Anth De Stephano grocer
1439 Frank Peter	708 Geo Stribling
1447 Bernard Donnelly	708 Louise Gentile
1451 Mrs Cora L Kirk	Jos Patane
1455 Marlon H Kirk	Saml Butera
	Saml Carnazzo
	Salvatore Carnazzo fruit
	710 Anth Delizzi
	Jno Vacanti
	724 Jos Piccolo
	Rozerio Terratore
	725 Saml Rotolo
	Louis Caporaso
	Jas Vacanti
	Antonio Salerno
	Dominico DiGiaria
	Face McDermott
	Jos Salerno
	Giuliano Gazzo
	Jos Mandolfo
	J H Morress
	729 Sebastino Salerno
	801 Saml Greco
	801 Jos Pirruccello gro- cer
	802 1/2 Antonio Perru- cello soft drinks
	804 Antonio Perruocelle
	804 1/2 Jos Pirruccello rear Jos Maugas
	805 Ignazio Merle
	805 Christopher Montal- bano
	807 Angelo Cocomo
	Tony Cattelli
	808 Alfio Caniglia
	809 Theo De Leon
	Angelo Lupo
	810 Jos Circo
	810 1/2 Louis Russo
	Fred Basso
	811 Edw Contreras
	814 Eugene Harmon
	E D Hawk
	814 1/2 Saml Cattano
	815 C J Van Hooser
	818 P D Sferas
	817 Mrs Katherine Be- lamparti
	819 Cecilio Carnejo
	823 G Mascarello
	825 Peter Nelson
	912 Carl De Marco
	Max Bogdon
	915 Saml Monek
	Sandora Salerno
	s w cor 10th Diets Mem- orial M E Church
	1007 J H Loomis
	Rev E M Brown
	1118 Mrs Myrtle Deering
	1205 Thos Izzen
	1207 Saml Catalano
	Fred Scrape
	1207 rear Concetto Nas- sto
	1207 1/2 Elias Jacobs
	S J Elias
	1208 Jos Costantino
	1209 Jno Novetti
	1211 Jas Francis
	Mrs Margaret Kugel
	1212 Wm Hatheot
	1213 Richd Polk
	Mrs Maude White
	1214 Jos Ira
	1215 Saml Nansto
	1215 Tony Venio
	Saml Dagosta
	Saml Millite
	Antonio Circo
	Anth Siciliano
	Stellanie & Pistoni
	1219 Jos Goldena
	Carmo Caltona
	1307 Thos Sasp
	Jno Harker
	Diederich Hibbeler
	1308 Jesse Bean
	1309 Crisci Rossi
	1311 Geo Garofalo
	1317 Wm Ninemires

SEEDS THE NEBRASKA SEED CO.

FOSTER-BARKER COMPANY

"If It's Worth Anything, Have It Insured"

JACKSON 3511

209-11 S. 19th ST.

1931
CITY DIRECTORY
North 19th Street

CADILLAC



LA SALLE

Greenlease-Lied

Distributors

PHILCO RADIO

FARNAM AT 26th

Phone Atlantic 1770

Oldsmobile



VIKING

Moeller, McPherrin & Judd

Certified Public Accountants

OMAHA NATIONAL BANK BUILDING
OMAHA, NEBRASKA
TEL. JACKSON 2119

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10TH N—Contd
613-15-17 Magzamin Saml furn
rms

623 Marriott Ella Rose
O'Neill Thos J
Bixby Allen
Mayberry Jas A

Wabster intersects

701 Pickwick-Greyhound Lines
(garage)

710 Sawtelle Harold
712 Hendricks Josephine Mrs
713 Leptien Richd
714 Olson Oscar Mrs
714½ Olson Ole
715 Adams Thos J
716 Olson Christine I Mrs
717 Lazzaro Jos
725 Phillips Petroleum Co fill
sta

Burt intersects

801 Comisar Frank gro
803 Springer Paul printer
805 Vacant
rear Conklin Paul
807 Vacant
809 Harms Chas ©
Petersen Edwin
813 Middleton David C glove
clnr
818 Nelsen Arnold C restr
819 Carlson Alvin R
821 Vacant

Cuming intersects

913 Aimesworth Leslie E
915 Ellis Arth J
919 Taylor Sicily Mrs
923 American Oil Co fill sta
924 Continental Baking Co

**Izard intersects
Nicholas intersects**

sw cor Public Coal Yds

1110 Hill John
1112 Boone Wm S
1115 Grady Otis C ©
1116 Lyon Jack
1116½ Boone Fannie Mrs
1117 Vacant
1118 Vacant
1118½ Addington Mae
1119 Rogers Chas E
1120 Apostolic Faith Mission
Hewitt Isaac Rev

1120½ McCurdy Chas

1121 Miller Fred

1122 Boone Clarence J

1122½ King Fred W

1123 Swendt David G

1124 Jones Wm

1124½ O'Neill Hattie Mrs

1125 Vacant

1126 Klatt Minnie Mrs ©
Vealdez Jos

1126½ Klatt Paul A

1127 Grossmann Eliz Mrs ©

1127½ Grossman Fred F

1128 Shafer Jesse W ©

1128½ Davis Elmer

1131 Steward Arlie

1132 Rich Morris ©

1133 Morello Carmelo ©

1141 David Chas K ©

1142 Vacant

1142½ Johnson Elijah

1144 Weathers Virgis Mrs

1145 Williams Jesse ©

1146 Gillum Forest P

1146½ Smith Earl

1147 Lewis Mattie Mrs

1148 Beckman Pearl Mrs

1154 Butcher Monroe

1154½ Vacant

Paul intersects

1401 Anderson Geo D
1402 London Max gro
1402½ King Fred M coal dlr
1404 Thomas Sheldon
1406 Ruvolo Antonio
1409 Hobbs Jas S
1410 Szawicki Anna Mrs
1411 Vacant
1413 Bond Violet Mrs ©
1416 Bako Paul ©
1417 Doyle John S
1419 Stein Saml
1420 Mendelson Chemach D Rev
©

1422 Selner Nathan

1423 Connors Norma Mrs

1423½ Stanton Thos F

1424 Rosenthal Jacob gro

1424½ Rosenthal Jacob ©

1425 Thomas Stella Mrs

Indry
Thomas Flou

1426 Banks Arlene Mrs
1428 Watkins Alex
1429 Goldberg Benj planing
mill

1430 Brown John W
Jones Nell Mrs

1431 Taylor Ralph

1432 Howard Turner

1433 Piccolo Saml ©

1434 Walton Jas

1435 Hubbell Ira C
Larkin Thos

1436 Reed Chas

1437 Rosenbloom Max ©

1437½ Hadlock John

1438 Vincent Chas E ©

1441 Spivak Morris ©

1441½ Vacant

1442 Cook Henry H

1445 Irwin Josephine

1447 Bartlett Clarence L
sw cor Rosenbaum Nathan fill
sta

Charles intersects

1501 Smith Ike gro
Smith Bros Printing Co

1502 Mercurio Angelo

1505 Rogers Ellen Mrs

1506 Greenberg Julius

1507 Moore Brooks

1508 Singer Jacob M

1510 Letwin Phillip

1512 Goodman Irwin

1513 Vacant

1514 Flowers Walter L

1515 Hupp Gus

1518 Morris Gerald restr

1518½ Montgomery Chas

1520 Vacant

1521 Polikov Benj B ©

1522 Vacant

1523 Byron Wm J

1524 Napier Bruce ©

1526 Terry John ©

1527 Camenzind Jos A ©

1527½ Caldwell Gladys Mrs

1528 Siegel David ©

1529 Sklar Abr ©

1529½ Pinkovitz Leble Mrs

1530 Edell Max ©

1531 Osherhoff Jos W

1534 McGughy Berl

1535 Berg Gustave ©

1536 Liverpool Ella L Mrs ©

1537 Kozberg Harry

1539 Litman Benj ©
Garfinkel Phillip

1540 Jones Wm

1542 Greenberg Nathan blksmith

1544 Greenberg Nathan ©

1545 Riekes S & Son bottles

1547 Ziegler Wm

1548 Vacant

1548½ Vacant

1550 Vacant

1550½ Vacant

1551 Weissblood Benj

1552 Soskin & Kosberg meats

1552½ Miller Ruth Mrs
Cooper Raymond

1553 Cohn Chas K
Meyers Anna Mrs ©

1554 Done Benj

1558 Schon Walter H

1560 Vacant

1564 Kreculov Isadore ©

Clark intersects

1802 Baker Jacob M gro

1804 Marks Harry meats

1805 Vacant

1806 Singer Jacob shoe repr

1807 Vacant

1808 Ideal Bottling Co

1811 Baker Jacob M

1814 Vacant

1814½ Vacant

1815 Himmelstein Israel ©

1816 Richlin Harry ©

1817 Alexander Morris ©
Baker Norvilla Mrs

1818 Novak Julia Mrs

1819 Bosco Jos ©

1820 Gerelick Anna Mrs ©

1821 Blnardo Jacob ©

1822 Vacant

1824 Vacant

1826 Nigro A Saml ©

1830 Wilson Bernard W

1830½ Wheeler Sanders J

1833 Wintroub Morris junk

1835 Franklin Chas F garage

1836 Wilson Delbert A

1836½ Schmidt Mark

1838 Ruback Ellen Mrs ©
Lorkis Saml

1839 Vac
1841 Laf
1842 Rec
1843 Joh
1844 Mor
1845 Bau
1846 Har
1848 Rosenbaum Saml gro
Brown Harry

1931

CITY DIRECTORY

North 20th Street

Grace intersects

2001 Vacant

2001½ Reed Jos
Smith Gus

2002 Brodsky Nathan gro

2003 Mann Mary Baptist Mission

2003½ Mills Ora L

2004 Paskach Benj meats

2005½ Loveall Edw

2008 Smith Edw N

2009 Fisher Abr

2010 Brodsky Nathan ©

2011 Wolfson Benj ©

2015 Zuker Nathan

2016 Sanders John A ©

2019 Olander Saml ©

2020 Parmelee Wm H ©

2021 Gendler Arth

2023 Vacant

2025 Vacant

2027 Pettit Sarah J Mrs

2029 Charney David

2031 Bush Jos ©

2033 Himmelstein Louis ©

2034 Murphy John ©

2038 Pollay Saml tailor

2040 McAndrews Kath ©

2043 Resnick Milton C

2044 Walling Loyle C

2049 Selinsky John

2051 Stump Wm C Rev

2053 StMarks Lutheran Church
Burdette intersects

2201 Gadway Lewis
Dolly Wm J

2203 Hook Nellie Mrs
Ruser Henry

2205 Houck Harry E
Mohler Arth C

Jones Jeanette L Mrs
Gochanour Clarence

2207 Oliver Grant
Spoonor Otis

Baugh Ephraim

2209 Vacant

2211 Cassidy Orville
Purvey Clarence A

2219 Giller Aaron ©

2221 Olive Nancy Mrs

2223 Johnson Sarah Mrs gro

2223½ Mathisen Fred

2225 Calkins Geo W tire shop

2225½ Calkins Geo W

2227 Barnell Carl E

2233 Gass Frank C ©

2235 Wilson Jas A ©

2237 Ideal Cleaners & Dyers

2239 Allesandro Jas

2243 Lesh Jas B ©

2247 Nanfito Saml

2249 Nanfito Sebastiano ©

2251 Lentz Lacy J

2254 Baum Louis ©

Willis av intersects

nw cor Bethany Presbyterian
Church

2414 Weibush Frank L

Lake intersects

2504½ Redman Thos F

2505 Weitzel Albert C plmbr

2507 Flemmer Carl

2509 Kendrick Sarah Mrs ©

2513 Muir John W ©

2516 Peterson Andrew auto repr

2517 Vacant

2518 Kreider L Raymond

2520 Williams Donald R

2523 Muir W Glenn

2524 Moore Lawrence H

2525 Sterner Thos J pntr

2529 Lagman Carl

2531 Rosen Paul

2533 Steinberg Isaac

Ohio intersects

nw cor Standard Oil Co filling
sta

se cor Church of the Good
Shepherd

(For numbers from 2607 to
4435 see Florence blvd)

20TH S—From Dodge south to
Hocter blvd, and from F to
Washington

101 Consumers Oil Co fill sta

102-12 Central Motors Inc

SELL Used Office Furniture and **P-H-O-N-E**
Equipment with a World-
Herald WANT AD. **JA 6633**

ATH (East Omaha)—
2990 Lovett Dora 1 @
2991 Perry Jack 1 @
2992 Brandt Louis E 4 @
2993 Starna Nelson J 4
2994 Ritter Geo W 2
2995 Vacant
2996 Mitchell Grace Mrs 1
2997 Stransky Lyle 3
2998 Quall Russell P 1
2999 Hirsler Phil 2
3000 Lindner Clyde 2
3001 Kirschner Harry Jr 3
3002 Brown John R 2 @
3003 Smith Emil C 2 @
3004 Lind Elmer E 1
3005 Richards Bertha 1
3006 Theobalds Harry 2
3007 Johnson D Vernon 2 @
3008 Sewell John M 2 @
3009 Sewell Oscar T 2 @
3010 Oghorn Melvin 2 @
3011 Liable Wallace 3
3012 Vacant
3013 Frampton Benj F 2 @
3014 Ward Britton 3 @
3015 Kleinfelder Carl 1 @
3016 Rinsberger Virthal E 3
3017 Davidson Wendell C 4

2701 Reals Geo 2 @
2702 Worthington John H 1 @
2703 Wallace Delbert L 2
2704 Hickok Chas M 2 @
2800 Noble Minnie Mrs 1 @
2801 Noble Jas G 1 @
18TH N (See also Florence Blvd)—
From Dodge north to Sahler and
from Fowler to Grand av
1010 Boerr's Super Service auto
repairs
1140 Music Box Ballroom dancing
on cor Central Auto Park
Capitol av intersects
2010 Sax Morris gro
2020 Capitol Garage
Rent-A-Ford Co
Capitol Delivery Service
207-09 Jones Eliz L Mrs 16 furn
rms
2110 Elmore Chas G 2 @
2111 1/2 Omaha Expert Window &
House Cleaning Co
Cowell Robt J 2
216 Daniels Maybelle 17 furn
rms
218-20 Thompson Elma Mrs 30
furn rms
Morse Lillian Mrs
222 Wilke Walter 18
2240 Dragon Bertha 11
Davenport intersects
on cor Labor Temple
304 Witnesses of Jehovah Church
314 Markley Wm J 8
316-20 Schnauber Angela Mrs 3
318 Patton Dora Mrs 6
320 Vacant
3240 Weiner Winifred M Mrs 3
Chicago intersects
403-11 Dale Apts
Apartments:
1 Hoppe Emil B 3
2 Welch Wm J 2
3 Vacant
4 Vacant
5 Vacant
6 Vacant
7 Dean LeRoy 1 2
8 Vacant
9 Showalter Gerald S 2
10 Vacant
11 Trapp Chas L 2
12 Vacant
13 Tornblom Lloyd 2
14 Vacant
15 Vance Harold 2
16 Vacant
17 Grove Geo K 2
18 Vacant
19 Vacant
20 Pontessa Leonard A 2
21 Vacant
22 Sokey Albert 2
23 Vacant
24 Bacon Buddy 2
25 Palmer Edw P 3
26 Lamoreaux Alvin R 2
27 Vacant
28 Vacant
29 Walters Harold 2
30 Stoddard Blanche 1
31 Vacant
32 Sokey John 2
33 Vacant
34 Vacant
35 Smith Orvil 3
36 Vacant
37 Vacant
38 Vacant
Street continued
414 Urmost Apts
Apartments:
1 Olson Harold W 3
2 Lohnes Edgar E 3
3 Curry Haney E 2
4 Watkins Audie 2
5 Green Saml T 2
6 Stepanek Edw F 3
7 Dunn Wm 2 mgr
8 Wilson Earl H 4
9 Beadle Noreen Mrs
10 Watkins Dale 2
11 Corwin Carl 2
Street continued
415 Grand Union Tea Co
416 Vacant
418 Meredith Cain B 4
420 Hermes Howard 12
422 Axelson Aleck E 5
424 McCoy Garland W 3
Cass intersects
514 Allen Delbert 20
516 Bomer Elva 1 10

3142 Wade Virginia Mrs 20
Prize Month
322 Murray John 6
California intersects
614 Thomsen John W 3
614 Saubert Eddie M 8
616 Ellis Lee 8
618 Australium Carl 6
621 Carpenter Wm 2 2 @
622 VanHouten Ross V 12
623 Reed's Home Made Ice Cream
Co (br)
624 Herbert Chas R 7
Webster intersects
701 Vacant
702 Essensohn Otto H 4 @
706 Phillips Earl L 13
708 Snaathaug Hans 1
711 Anderson Alva W 8
712 Sage Marie Mrs 8
722 Brown Eunice Mrs 8 @
725 Beth Hamedrahn Hogodol
Synagogue
Burl intersects
802 Trow Claude H 4
804 Robinson Marv A Mrs
806 Swanson John 5
Swanson Ellen Mrs 1 @
808 Sullivan B Frank 2 @
Sullivan Arth C 5
Cuming intersects
809 Schroeder Fred R coal
922 Wilson Jennie Mrs 6
Izard intersects
1001 Gordon Fuel Co
Kuehnel Albert J 2
1020 Michlin Lumber Co
1022 Midwest Adv Agency
Nicholas intersects
1103 Oehrle Alf P 3
1105 Wilson Jas W 8
1107 Turner Anna Mrs 13
1111 Graham Michl E 3
1118 Vacant
1120 Vacant
1121 Willis Fred B 1
1121 1/2 Wafeman Saml 2
1123 Torres Melchor 2
1125 Roundtree Leslie F 4 @
1126 Vacant
1127 Roberts Jas W 5
1128 Guinn Wm L 4
1129 Sherman Leonard 8
1132 Peterson Carl 3
1134 Vacant
1135 Sadofsky Israel J 3 @
1136 Sparges Steph 8
1138 Bolter Jas 7
1139 Malcolm Roderick 1 @
1140 Ruscike Louise Mrs 1
1141 Hill Cecil G 2
1144 Foote Loren A 4
1145 Allano Nuncio 5 @
1146 Cohn Moses 2 @
1150 Shenkel Edgar M 2
1154 Lane Bert 7
Paul intersects
1401 Shiff Saml W gro
1403 Vacant
1404 Howe Archie W 5
1408 Vacant
1411 Henriksen Harry 2 sausage
mkr
1412 Weiner Louis 4 @
1413 Buono Frank 8 @
1414 Cable Walter P 4 @
1417 Walker Roy H 6 notary
public
1419 Vacant
1421 Diehoff Edw 1
Ettleman David S 5
1422-24 Jean Apts
Apartments:
1 Stuart Geo L 6
2 Thompson Jas L 3
2A Johnson Jas 2
3 Schuster John M 3
4 Clark Ray A 3
5 Faulkner Geo T 2
6 Clear Goldie Mrs 2
7 Ely Maude Mrs 4
8 McIntosh Arth 1
9 Peterson Chas A 5
10 Breithaupt Harry A 4
11 Vacant
12 Folgate Theron K 5
14 Vacant
15 Williams Earl 7
Street continued
1425 Santo Mariano 7 @
1426 Crane Earl H 6
1428 Stickney Chas W 11
1429 Radclia Lucien 7 @
1431 Vreeland Newton W 2
1432 Hoagland Raymond J 6

W
Securities
Co.
—
Loans
Insurance
Real Estate
Rentals
—
Safe
Deposit
Boxes
—
Tel.
Atlantic
1075
—
19th at
Douglas

The
Harry A.
Koch Co.
Inc.
—
Surety
Bonds
—
Life and
General
Insurance
—
18th and
Howard Sts.
Telephone
Ja. 6611
Omaha, Neb.

20TH N—Contd

- 1127 Grossmann Frank J 2
- 1128 Gillespie Nannie Mrs 3
- 1128½ Vacant
- 1131½ Weakley Erasmus L 2
- 1132 Morris J Earl 7
- 1133 Batey Arth 3
- 1141 White Beryl I 3
- 1142 Dortch Paul 2
- 1144 Turner Willie Mrs 1
- 1145 Williams Jesse D 2
- 1146ΔMullin Steph 4
- 1147 Harris Marie 1
- 1148-54ΔBreslow Max Auto Parts Co
- 1154½ Vacant

Paul intersects

- 1401ΔMorella Carmelo 5 ①
- (See N 20th (Logan-Fontenelle Homes))
- 1403 Beber Albert gro and meats
- 1413 Vacant
- 1417 Doyle Anne Mrs 2
- 1419ΔStein Saml 4
- 1423ΔBurness Alex 3
- 1423½ Stanton Thos 4
- 1425 Thomas Floyd 3
- 1429 Vacant
- 1431 Franco Saml 5
- 1433 Piccolo Saml 4 ①
- 1435 Hatridge Bert 3
- 1437 Zlotkin Chas 4
- 1437½ Walker Wm R 5
- 1441 Spivak Morris 2 ①
- 1441½ Semin John A 6 ①
- 1445 Vacant
- 1447 Bartlett Ethel Mrs 1 ①

Charles intersects

- 1501 Weinstein Nathan gro
- 1507 Walton John S 5
- 1511ΔTwentieth Street Garage
- 1513 Smith Thurman 7 rear Vacant
- 1515 Davis LeRoy 4
- 1521ΔPolikov Abr 5 ①
- 1523ΔKutler Saml M 4
- 1527ΔCamenzind Jos A 9 ①
- 1527½ Thurston Fred H 7
- 1529 Feldman Dave 5
- 1529½ Lloyd Badgley 2
- 1531 Bondarin Herman 4
- 1535ΔBerg Dora Mrs 4 ①
- 1536 Vacant
- 1537ΔGarfinkle Philip 4 ①
- 1539 Litman Etta Mrs 2 ①
- 1540 Vacant
- 1542 Vacant
- 1544ΔGreenberg Rebecca Mrs 4 ①
- 1545ΔSeven-Up Omaha Co beverages

- 1547ΔFredkin David 5
- 1548 Vacant
- 1548½ Vacant
- 1550 Vacant
- 1550½ Vacant
- 1551ΔWeissblood Barney 6 ① junk
- 1552 Vacant
- 1552½ Vacant
- 1553ΔCohen Chas K 4 ①
- 1554 Vacant
- 1555 Patton Ralph F filling sta Clark Ruthwin E 2
- 1558 Vacant
- 1560 Stiles Ori V 9
- 1564 Rosenberg Jos filling sta Wilson Bernard W 2
- 1568 Feldman Simon gro

Clark intersects

- 1801 Larkins Anna M 5
- 1802ΔLettween Minnie Mrs gro
- 1804ΔMarks Harry meats
- 1806ΔMachal Frank J uphol ΔProctor Mfg Co ΔJackson Louis R mattress mfr
- 1807 Vacant
- 1809 Vacant
- 1811ΔNovak Julia Mrs 3
- 1814ΔParilman Isadore 4
- 1814½ΔWidger Myron J 5
- 1815 Sheehan Margt Mrs 1
- 1816ΔRichlin Harry 3 ①
- 1817 Alexander Morris 4 ①
- 1818 Messina Peter 3 ①
- 1819ΔVacanti Thos J 3

- 1820 Messina Peter barber
- 1821 Bosco Matthew M 4
- 1826 Nigro Saml 5 ①
- 1832 Hawley Clifford C 7
- 1832½ Bovee Raymond M 4
- 1833ΔMidwest Junk Co
- 1835 Mahoney Raymond C auto repr
- 1836 Stafford Luther V 4
- 1836½ Campbell Perl 6
- 1838 Brick Harold 7
- 1839ΔVacanti Filidelfio 2 ①
- 1841 Laferla Fred Y 6 ①
- 1842 Rose Chas 2
- 1843 Logan Fontenelle Clnrs ΔKoenck Hattie Mrs 2
- 1844 Perkins Nathaniel 2
- 1844½ Phillips Jos 6
- 1845ΔParker David 4 ① sheet metal wkr
- 1846ΔElmore Leo 2
- 1846½ Pitts Effie Mrs 3
- 1848ΔRosenblum Jos D gro
- 1848½ Brown Harry 2

Grace intersects

- 2001½ Vacant
- 2002ΔBrodsky Nathan gro Oruch Albert meats
- 2003 Mann Mary Mission
- 2003½ Potter Gerald R 5
- 2005½ Marshall Roy 8
- 2008 Short Wm B 7
- 2009ΔFisher Abr 8 ①
- 2010ΔBrodsky Nathan 4 ①
- 2011ΔWolfson Boruch M 5 ①
- 2015ΔZuker Nathan 4
- 2016 Murphy Jacob 1
- 2019ΔOlander Rae Mrs 3 ①
- 2020 Parmelee Wm H 5 ①
- 2021 Wickline Leslie 6
- 2023 Harvey Edw 9
- 2025 Niday Chas 7
- 2027 Harris Raymond 9
- 2029 Hasselbring Wm F 8
- 2031 Bush Jos 2 ①
- 2033ΔHimmelstein Louis 5 ①
- 2034ΔRossen Wm 3 ①
- 2038ΔFalcone Paul T 5 ①
- 2040 Cicciulla Filadelfo 6 ①
- 2043 Freitiak Clara Mrs 5 ①
- 2044 Hughes Sherman L 3
- 2049ΔFranco Frank 3
- 2051ΔStump Wm C Rev 4
- 2053 StMark's Lutheran Church

Burdette intersects

- 2205 Thacker Albert L 8 bsmt Vacant
- 2207 McEwen Annabel I Mrs 1
- 2207½ Daniel Oris 6 bsmt Goatcher Vernon M 8
- 2209 Huston Walter H 2
- 2209½ York Clara Mrs 2
- 2211 Harger John C 3
- 2211½ Kinzie Henry 3
- 2219 Giller Aaron 6 ①
- 2221ΔRose Herbert L 1 uphol
- 2221½ Wagner Freeman 2
- 2223ΔJohnson Sarah Mrs 1 gro
- 2223½ Hartner Jos T 10
- 2225 Vacant
- 2225½ Vacant
- 2227 McMasters Winfield S 5
- 2233 Gass Frank C 3 ①
- 2235 Miller Lillian N Mrs 3 ①
- 2237 Vacant
- 2239 Allesandro Vincenzo 3 ①
- 2243ΔLesh Jas B 2 ①
- 2247 Nanfito Saml 4
- 2249ΔNanfito Sebastiano 3 ①
- 2254ΔByron Wm J 6

Willis av intersects

- 2402ΔBethany Presby Church
 - 2414 Jurgensmeier Jos 3
- Lake intersects**
- 2504 Berger Fritz 8
 - 2505 O-Ma Potato Chips
 - 2507 Quail Chas D 2
 - 2509 Kendrick Sarah Mrs 3
 - 2513 Muir Robt W 1
 - 2517ΔMarconcini Jos 6
 - 2518 Holmes Lewis C 7
 - 2520 Clark Wm Z 4
 - 2523ΔRedman Harry H 7
 - 2524 Conway Vernon J 3

2525
2529
2531
2533

**1940
CITY DIRECTORY
North 20th Street**

2602
2919ΔLee Rezie E 14 ①
(For numbers from 2607 to 4435 see Florence blvd)

20TH N (Logan-Fontenelle Homes) — From Paul north to property line

- 1402ΔSnyder Helen M Mrs 2
- 1434 Rumsey Velma Mrs 2
- 1602 Kinsman Richd M 2

20TH S — From 2000 Dodge south to Washington (partly closed—see information)

- 101ΔCoryell L L & Son filling sta
 - 102ΔOpitz John Inc autos
 - 117ΔHughes Edwin F filling sta
- Douglas intersects**
- 201ΔGoodrich Silvertown Stores tires
 - 213ΔWhite Spot restr
 - 214ΔTri-Sttae Typewriter Co
 - 216ΔHarley Tailors
 - 217 Barnes Robt H barber
 - 218ΔCongress Cafe restr
 - 219ΔAcme Bearing Service
 - 220ΔCongress Hotel
 - 221 **Baldridge Bldg**

Rooms:

- 202ΔClark Wm J dentist
- McVaney Raymond J dentist
- 203ΔNolan Wm J phys
- 205-06 Vanderford Irene Mrs beauty shop
- 207 Vacant
- 208 Twentieth Century Ins Agcy Marks Harry S ins
- 210 Vacant
- 211 Vacant
- 212ΔHelms Wm dental laboratory
- 214 Berryman Piano Conservatoire

Street continued

- 223 Fredkin David tailor
 - 225 Inserra Carl shoe repr
 - 227 Vance Laundry & Clnrs
- Farnam intersects**
- 311ΔNickel-Ette System restr
 - 320ΔSkelly Oil Co filling sta
- Harney intersects**
- 415 Nebraska Power Co (power house)

Howard intersects

- 510ΔWolfe Lewis G 2
- 511ΔOmaha Testing Laboratories
- 512 Vacant
- 513ΔMortimer Everett 9
- 514ΔPullman Chas S 12 furn rms
- 515ΔState Farm Mutual Auto Ins Co
- ΔNichols T E Agency ins
- ΔState Farm Ins Co's

- 518 Vacant
 - 520ΔBonacci Anthony filling sta
 - 525ΔPremium Oil Co filling sta
- StMary's av intersects**
- 615-21ΔYellow Cab & Baggage Co
 - 618-20ΔSandou Lou Mrs 18
 - 622ΔRazee Manley G 10
 - 628ΔRasmussen Orville 18

Jones intersects

- 709ΔKlein Abr 4 gro
 - 714ΔWhite Motor Co The trucks
- Leavenworth intersects**
- 802 Third Presbyterian Church
 - 807 Cunningham Clara Mrs 3
 - 807½ Reynolds Montgomery 3
 - 808ΔReeves Myrel 12
 - 809ΔJohanson Emma Mrs 20
 - 813ΔRoss Henry M 13
 - 815 Goff Vern M 4
 - 817ΔWeckbach Augusta Mrs 2 ①
 - 821 Vacant
 - 821½ Haffke Frank P 10
 - 822 Tomasello Antonio T 7 ①
 - 823ΔO'Grady Fredk J 11
 - 824 Abney Clifford E 4
 - 825ΔGardner Wm A 9

19TH AV S—Contd
 Berkley Apts—Contd
 9Δ Stephenson Suzanne A 2
 10Δ Allen Lenora 1
 11Δ White Janet M 1
 12 Vacant
 14Δ Huffman Chas 1

Jones intersects
 (Not open between Jones
 and CB&QRR)
CB&QRR crosses
Center intersects

7
 20TH N—From 2000 Dodge north to
 city limits (not open between
 Ohio and Carter blvd and be-
 tween Ogden and Whitmore) (See
 also N 20th Logan Fontenelle
 Homes)

101Δ Bureau of Jewish Education
 Δ Jewish Welfare Bureau
 Δ Jewish Federation
 Δ Federation for Jewish Service
 Δ Jewish Press

115Δ Wilmont Warren W 2
 117Δ Flinn Howard M 3
 119Δ Nielsen Hans C 8
 121Δ Storrs Arth A 7
 124Δ Central High School

Capitol av intersects

203-07 Flo-Les Apts
 1Δ Baumgarten Carl H 3
 2Δ Wright C J 2
 3Δ Dean Roy I 2
 4Δ Case Willis E 3
 5Δ McQuillan John V 3
 6Δ Futter Herbert 2
 7Δ Smith Lester B 4
 8Δ Anderson Carl W 2
 9Δ Britton Jos R 2
 10Δ Kantor Abr Rev 3
 11Δ Erdman Jos F 2
 12Δ Parashus John K 2
 14Δ Curfman Arth L 3
 15Δ Johnson Edwin R 2
 16Δ Hood Violet Mrs 2
 17Δ Baumann Everett L 2
 18Δ Gartland Cath Mrs 2
 19Δ Osler Lyle F 2
 20Δ Rosenthal Abr 2
 21Δ Etter Jas H 3
 22Δ Young Lindsey 2

Street continued

231Δ First Methodist Church
Davenport intersects

302Δ Jones Horace G 19 ②
 308Δ Murphy Jas H 3
 310Δ Shupe Julia M Mrs 3 ②
 311Δ Verbeck Carl
 312Δ Bass Carsie L 16
 313Δ Birch John 5
 315Δ Mitchell Ernest L 6
 316 No return
 320Δ Klotz Lura Mrs 6 ②

Chicago intersects

404Δ Cunningham Lessa ②
 Δ Cunningham Nursing Home
 411Δ Thiem Wm J 9
 415Δ Halverson Doris Mrs 5
 420Δ Plotkin Bros gros
 424Δ Central Pharmacy

Cass intersects

502Δ Soukup Jos J 9
 504Δ Bales Robt 2
 506 Fidone Jos 5
 508Δ Schroeder John T 14
 510Δ Evanos Mamie H 7
 511Δ Hileman Michl E auto repr
 512Δ Josten Chris 6
 514Δ Wilson Mabel Mrs 6 ②
 516 Hogen Robt 5
 518Δ McCree Elza J 2
 521Δ LeStrange Wm J 2 ②
 523 Tucker Roy 7
 524Δ Hupp Maudie Mrs 13

California intersects

609 Vacant
 611Δ Gridiron Bar The
Webster intersects

701 Vacant
 710Δ Ellis Robt L 4
 712Δ Seaman Glenn E 4
 713Δ Chamber Minnie Mrs 8

715Δ Durante Frank 5
 717 Garrolls Jos 7
 723Δ Jensen Howard 66 Serv Sta
Burt intersects

801Δ Comisar Frank 2 ② gro
 805 Vacant
 805½ Scampaino Jos 1
 807Δ Manzer Arth 8
 809Δ Tippery Edw A 5
 818Δ Nelson's Barbecues (No 2)
 819Δ Coppock Edw R 5
 821Δ Barden Pauline M Mrs 4

27
Cuming intersects

913 Vacant
 915Δ Hanighen J J Co Inc plmb
 917 Pullum Mills P 1
 923 Vacant
 924Δ Continental Baking Co

Izard intersects

1024 Vacant

Nicholas intersects

1102Δ Martin Service Sta
 1110 Edwards Daisie Mrs 3
 1112Δ Nelson Phyllis Mrs 4
 1115 Lawson Lester 1
 1117Δ Finley Hanah Mrs 2
 1119Δ Tate Earl 7 ②
 1121Δ Johnson Jasper 7 ②
 1123Δ Brown Emanuel 4 ②
 1125Δ McGruder Fred 7 ②
 1126Δ Rabiola Josephine Mrs 6 ②
 1126½ Stuck Wm 6
 1127Δ Davis Effie Mrs 4 ②
 1128Δ Butler Alberta Mrs 3
 1128½ Vacant
 1131Δ Offord Edw L Rev 5 ②
 1132Δ Darby Lula Mrs 1
 1133Δ Vaccaro Frank 5 ②
 1141Δ Hunley Howard 2 ②
 1142 Steele Louella M 1
 1144Δ Keyes Otis 2
 1146Δ White Jas E 6 ②
 1147 Vacant

1154Δ Kirshenbaum Abr gro
 1154½Δ Slutzky Saml 2

Paul intersects
**N 20th (Logan-Fontenelle
 Homes) begins**

1401-03Δ Morello Caremol 4 ② gro
 1402Δ Tosawk Statia A 2
 1409-11Δ Jones Barrel Co
 1413 Bond Viola Mrs 2 ②
 1417 Vacant
 1419Δ Stein Saml 4 ②
 1423Δ Satcher Leroy 5 ②
 1423½ Bessey Willard A 4
 1425Δ Szawicke Edw J 4 ② trucker
 1429 Fox Construction Co (whse)
 1431Δ Bohr Edw 5
 1433Δ Piccolo Nello Mrs 2 ②
 1434Δ Lewis Chas 2
 1435 Kirchoff Albert F 2
 1437 Epperson Clara Mrs 1 ②
 1437gΔ Neitzel Fred G 4
 1441Δ Anderson Ben 4 ②
 1441½ Moore Edw J jr 1
 1445Δ Smith John 2 ②
 1447 Spiker W Jack 2 ②

Charles intersects

1501Δ Charles Street Market gro
 1507Δ Walton John S 4 ②
 1511Δ Motz Phil 1
 Δ Twentieth St Garage

1513 **Walker Apts**
 1Δ Johnson Herbert 2
 2Δ Cook Melvin 3
 3Δ Givens Sam 1
 4Δ Scott Alma L 2
 5 Jones Chas J 1
 6 Cobb Eddy L 1

Street continued

1515Δ Knox Chas 3 ②
 1521Δ Polikov Eva Mrs 5 ②
 1523Δ Polikov Abe 5 ②
 1527Δ Camenzind Jos A 4 ②
 1527½Δ Lambert Dale A 5
 1529Δ Pope Wm R 3 ②
 1529½Δ Hanson Chas 1
 1531Δ Harrison Robt 4
 1535 Day Jos C jr

**N 20th (Logan-Fontenelle
 Homes) ends**

1537Δ
 1539
 1545Δ

1553Δ
 sw cor

1951
CITY DIRECTORY

North 20th Street

31

Clark intersects

1801½ Crowley Geraldine B 2
 1802Δ Shrago Harry I gro
 1806Δ Fontenelle Uphol & Frame
 Works Inc
 1807Δ Edna's Cafe
 Perkins Ella 2
 1809Δ Cooper Sherman C 4 ②
 1811Δ McCants Frank 7
 1814Δ Parilman Irving 4 ②
 1814½ No return
 1815Δ Carter Obra D 2
 1816 Feder Louis 4 ②
 1817Δ Donovan Robt E 4
 1818Δ Messina Peter 2 ②
 1819Δ Baker Joe C 5
 1820 No return
 1821 Jansa Lew 2
 1826Δ Brown Lillie 6 ②
 1832Δ McFalls Ola Mrs
 1833-35Δ Ace Welding and Repairing
 1836 Brown Augusta 7
 1836½Δ Ford Wm
 1838Δ Anders Frances Mrs 3 ②
 1839Δ Weil Andrew 2 ②
 1841Δ Mahr Steph C 3
 1842Δ Paris Eliz Mrs 7 ②
 1843 Hickok Maurice furn repr
 1844-46Δ Peoples Hospital The
 1845Δ Tway's Van & Storage Co
 Payne Transfer Co
 Hanscom Park Transfer Co
 Natl Van Lines
 1845½Δ Tway Linden 5 ②
 1848Δ Rosenblum Edith A gro
 1848½Δ Rosenblum Edith A Mrs 1 ②

Grace intersects

2002Δ Oruch Albert 2 gro
 2008Δ Reynolds Jos N 4 ②
 2009Δ Fisher Abr 3 ②
 2010Δ Anderson Bernard 2 ②
 2011Δ Wilson Viola L Mrs 2 ②
 2015Δ Pugh John 8 ②
 2016Δ Rowland Lena Mrs 3 ②
 2019Δ Sund Gust 2
 2020Δ Grazier Thos 6 ②
 2021Δ Zukey Meyer 5
 2023Δ Jefferson Erwin W jr 4 ②
 2025Δ Curtis Sim 3 ②
 2027 Coran Willie 8 ②
 2029Δ Curtis Clarence L 4
 2031 Hollingsworth Sam C H 3 ②
 2033Δ Himmelstein Louis 2 ②
 2034Δ Rossen Wm 2 ②
 2038Δ Falcone Paul A 3 ②
 2040Δ Ciciulla Filadelfo 5 ②
 2043 No return
 2044 Copling Clarence E 2 ②
 2049Δ Franco Frank 3 ②
 2051Δ Williams Z W Rev 2 ②
 2053 Morning Star Baptist Church

Burdette intersects

2205Δ Glover Camellius G 2
 bsmtΔ Watson Dorothea 2
 2205½ Marks Henry
 2207Δ Glover Mildred 3
 2209Δ Fisher Virgil 3
 bsmtΔ Harris Mamie Mrs 1
 2211Δ Shepard Othello 3
 bsmt Kenzie Dora M Mrs 2
 2219Δ Duncan Geo W 7 ②
 2221Δ Rose Herbert L 1 pntr
 2221½Δ Moore Garland 5
 2223 No return
 2223½Δ Wright Phillip M
 2225Δ Williams Mattie 2
 2225½Δ Spain Clara Mrs 6
 2227Δ Banks Isom 2 ②
 2233Δ Hupp Floyd E 2 ② contr
 2235Δ Breckenridge Bert 2 ②
 2237 Rifle & Pistol Club
 2239Δ Alessandro Jas V 3 ②
 2243Δ Siragusa John I 2 ②
 2247Δ Paulson Don W 5 ②
 2249Δ Costanza Chas 3

Willis av intersects

UNION PACIFIC FINANCE CORPORATION
COMPLETE LOAN SERVICE
 We Do Not Charge Brokerage
 Phone Webster 7100
 Sec Us and Save Money — We Do Not Charge Brokerage
 928-935 City National Bank Bldg.
 C. W. LEE MAN, President

JA 5252

WILKINSON'S Men's Wear

Complete Clothiers for Men

1951
CITY DIRECTORY
 Paul Street

PARK WILDE AV—Contd
 15190 McQuade Mae Mrs 4 @
 15140 Russo Jack F 3 @
 15170 Amato Alito 2 @
 15180 Pribyl Jos F 2 @
 15210 Caniglia Carl C 4 @
 15250 Pavlik Louis 2 @
 15250 Mangano Marie Mrs 2 @
 15260 Keogh Frank M 4 @
 1531 Novak John J 4 @
Pine intersects

PASADENA AV — From opposite 42
 3721 S (41st west beyond S 15th)
 14010 Gruber Fred F 4 @
 14020 Kopecky Emil 3 @
 14050 Puzoska Jas F 2 @
 14080 Mirasky Mary L Mrs 1 @
 14090 Placock Fred 4 @
 14120 Walasek Edw 3 @
 14130 Karonok Richd 4 @
 14160 Wesolowski Roy 3 @
 14190 Walasek Albina 2 @
 14200 Prokop Wm 2 @
 14230 Barry Geo P 4 @
 14240 Gabelle Theo R 3 @
 14270 Mathews Robt 5 @
 14280 Larsen Richd S 3 @
 14290 Mitrovsky Jas A 4 @
 14320 Rasterio Stanley 2 @
 14330 Stanek Anna A Mrs 3 @
 14340 Forman John 4 @
 14350 Rosse Jas N 5 @
S 15th intersects
 15020 Janda Jas J 2 @
 15030 Horak Jerry F 3 @
 15060 Jones Chas W 3 @
 15070 Benda Anton 2 @

PATRICK AV—From 2100 N 24th
 west to Military av (not open between N 27th and N 33d and between N 36th and 1 block east of N 42d)

2401 Apartments
 1 No return
 2 Zentimon Elmo S 2
 3 Steamer Willard H 4
 4 Smith Mollie B Mrs 2

Street continued
 2482 Ritz Cab Co @
 2490 McGee Ruben R 1 @ fish
 2411 Keeler Wm M 1 @
 2420 Craig German 4
 rear Hudson Richard 1
 2424 Hinton Rose L Mrs 2 @
 2428 Taylor Benj F 3 @
 2429 Irving Walter Rey 5 @
 2430 Long Helen 7 @
 2431 Hirt Ernest H Jr 4
 2434 Parks Archie D 5 @
 2435 Davis Cordell 6
 2436 Davis Olive J 6

N 25th intersects
 2502 Wheeler Birds Mrs 4 @
 beauty shop
 2504 Brown Coy L 3
 2506 Stewart Peter H 1 @
 2507 Greath John E 6 @
 2508 Gitchardson Theo 4 @
 2513 Morris Gladie 3
 2516-18 Love's Apts
 rear Vacant
 bent Boulder Rose Mrs 2
 1 Bryckenridge Lindsay 2
 2 Reynolds Henry E 1
 3 Bennett Walter 2
 401 Neil Wilber 2
 5 Perkins Fred 2
 6 Watkins Linnie M Mrs 2
 7 Boons Henry 2
 8 Bennett Harvey 2
 9 Crawford Genevieve Mrs 1
 10 Boone Albert J 2
 11 Fisher Jas 2
 12 Southburg Frances Mrs 1
Street continued
 25180 Young Aaron 2
 25190 Blair Myrtle Mrs 3
 25210 Hudson Lenora Mrs 2 @
 25220 Jennings Mattie Mrs 3
 25240 Gray Nora Mrs 3
 25270 Lennox Geo. B 1 @
 25290 Hamilton Chas 3 @

25300 Allison Jennie M Mrs 3 @
 25320 Chambers Wm 4 @
 25370 Hill Robt H 2
N 26th intersects

26010 Wright Louis 3 @
 26060 Johnson Frank W 2 @
 26080 Hamilton Ada Mrs 2 @
 26100 McCants Emma Mrs 2
 26110 Farmer Rosa S @
 26120 Anderson Abbe M Mrs 3 @
 26130 Douglas Myrtle Mrs 2 @
 2614 Leary Warren R 5 @
 26150 Bradford Bessie Mrs 2 @
 26270 Bell John L 2
 Walker Clarence A 7 @
 26300 Hobson Mae Mrs 4
 26310 Atkins Wm 2 @
 26320 Heasley Wilford 4
 26340 Whidner Geo M 3
 26350 McFadden Marianna 1
N 27th intersects
 (Not open between N 27th and N 33d)

N 27th intersects
 (Not open between N 27th and N 33d)
N 33d intersects
 33510 Hagedorn Ralph M 3 @
 33550 Pullen Helene M 1
 33590 Nichell Mettril W 3
 33620 Handel Edw D 3
 33650 Rosey Frank E 6 @
 33640 Johnson H Arnold 2 @
 33670 Johnson Myrtle H 6 @
 33700 Andersen Edw A 5 @
 33710 Rohlfing Albert E 6 @
N 34th intersects

34040 Fielding Harry 2 @
 34070 Holoubek Jos 5 @
 34110 Evans Ralph 4 @
 34120 Goetz John F 5 @
 34130 Frankum Robt N 4 @
 34140 Carbaugh Harvey 3 @
N 34th av intersects
 34290 Pugh Herman J 3 @
 34350 Brodin Minnie Mrs 6 @
 34360 McCorkle Antha I Mrs 2 @
 34361/2 Austin Arlene 1
N 35th intersects

35330 Martin Glenn R 3 @
 35340 Miller Raymond J 7 @
 35350 Christensen Chris M 2 @
 35360 Raunaker Blanche Mrs 3 @
 35390 Green Francis 3 @
 35390 McLaughlin Jos F 2 @
N 36th intersects
 (Not open between N 36th and 1 block east of N 42d)

41140 Hurray Lillian Mrs 1 @
 41170 Randolph Joe W 6
 rear Moore Lovenia 1
Mo Pac RR crosses
N 42d intersects
 4202 Wilson Wm J 4 @
 4203 Beck Paul L 2 @
 42070 Farwell Arth E 2 @
 42100 Spaction Chas M 3 @
 42110 Luckett Clyde 3 @
 42140 Marks Harry H 4 @
 42150 Holman Ralph H 2 @
 42190 Hald Lester M 4 @
 42210 Boez John 3 @
 42220 Mills Edith O 1 @
 42240 Benolien Norman W 4 @
 42250 Holmstrom Alner P 9 @
 42260 Haacke John M 4 @
 42270 Hunter Ruth Mrs 2 @
 4230 Sip Jos 2 @
 42340 Boyle Thos P 2 @
 42350 Gibbreath Leon G 2 @
 42370 Hiron Claude J 2 @
 42380 Alston Wm H 3 @
 42420 Clark Frank J 4 @
 42430 Benson Maurice K 2 @
 42440 Wortman Earl E 6 @
 42450 McCandless Andrew L 2
 4251 Coxfield Jas E 5 @
N 43d intersects

43050 Olasev Anna Mrs 1 @
 43040 McShall Bert 2 @
 43070 Wilke Walter G 5 @
 43080 Bushman Rott J 7 @
 43090 Miller Albert 3 @
 43110 Rootwick Kella H 5 @

43120 Hansen John 2 @
 43160 Jett J D 2 @
 43200 Tobin Frank J 2 @
 43201/2 Pudge Dorothy Mrs 2
 43210 Olson Roy A V 4 @
 43230 Murray Jennie Mrs 2 @
 43235 Vacant
 43260 Ormsby Wm J 2 @
Military av intersects

PATTERSON—From 4426 S 37th
 west beyond S 39th
S 38th intersects
 3821 Kobivski Jos R 6 @
S 39th intersects
 3828 Niederle Jos J 6 @
 38410 Madej Thaddeus 3 @
 38600 Matysa John J @
 38670 Dault John 5 @
 38910 Hayes Clarence K 2 @
 3894 Wulski Edw 2 @
 38950 Stillmuck Clyde W 4
 38960 Whitman Konstanty J 7 @
 38920 Nlepleka Mary Mrs 5 @
 38930 Paprocki Josephine Mrs 3 @
 3897 Harding Alvah Mrs 1 @
 38980 Badura Stanley 2 @
 3896 Fidelity Albert 2
 39170 Donae Kazimer 3 @
 39180 Umbie Robt 4 @
 3920 Gibson Harry 2 @
 39210 Kramer Leon 2 @
 3927 Matysa Louis G 9 @
 39280 Lorenzen Paul F 2 @
 39330 Podwinski Roman 5 @
 39350 Wildes Percy 5 @
 39350 Kowal Bernard J 3 @
 39340 VanLong Frank 3 @
 39341/2 VanLong Morris 4
 39350 Stanley Walter E 2 @
 39320 Woodring Earl 4 @
 39320 Bates Chas E 6 @
 39330 Urzandowski Benj 5 @
 39300 Hedfeld Richd G 3 @
 39310 Urzandowski Frank 4 @

PAUL—From 1400 N 18th west to N 24th (see Paul; Logan-Fontenelle Homes)
 18040 Brown's Transfer
 Arrow Freight Lines
 Transamerican Freight Lines
 Iowa-Neb Transp Co
 Clark Bros Transfer
 Roman Motor Freight
 Neylon Bros Freight Terminal
 1811 Vacant
 18160 Katsakee David W 5 @
 1818 Steinman Sol 5
 18200 Shiff Saml W 3 @
N 19th intersects
 19020 Nystrom Albin H 3
 1912 Reynolds Henry O 3
 1913 Vacant
1923 Paul Apts
 10 Johnson Olea rms 5
 2-3-40 Smith Frank 5 @
 5-60 Peters Henry 4
 7-8 Coffee Leon 6
N 20th intersects
 Paul (Logan-Fontenelle Homes) begins
N 21st intersects
N 22d intersects
N 23d intersects
N 24th intersects

PAUL (Logan-Fontenelle Homes)
 —From 1400 N 20th west to N 24th
 2002 Stoney Thos D 2
 20040 Bogdanoff Wm 2
 20060 Tiets Chas 2
 20080 Adlesic Ann Mrs 3
 20100 Craig Pearl Mrs 3
 20120 Swanson Gertrude Mrs 5
 20140 Lesley John D 5
 2016 Gardener Albert 2
 20180 Kapissa Dorothy M 4
 2020 Chandler Phillip 3
 20220 Potter Anne Mrs 2
 20240 Field Violet Mrs 4
 20260 Lombard Minnie 3
 20280 Stephens Bernice H Mrs 2

Who Sells It?
 Is Answered by the Classified Business Lists in this Directory

Petersen & Petersen, Inc.

505 N. 15th
 FAST FREIGHT SERVICE
 STORAGE
 ATLantic 1107

20TH N—Contd
 504 Bornholdt Paul M 342-0352
 506 Miller Lillian M Mrs 346-9195
 508 Lewis Kath Mrs 341-6174
 510 Laird Roy R
 511 Burt Street Garage 346-9618
 512 Josten Iva Mrs @ 345-8963
 514-16 Thompson Edgar E furn rooms 341-9470
 Stevenson Dora B Mrs 346-9803
 518 McCree Eliza J @ 346-2218
 523 Salvation Army (Divisional Hdqtrs) 346-5155
 524 Harvey J Lyle 345-7528
 California intersects
 609 Dividend Oil Co gas sta 341-8447
 611 Gridiron Bar 342-8835
 Webster intersects
 701 O'Keefe Elevator Co 345-4056
 OK Door Co Inc 345-4056
 710 Stuart Vernon
 rear Fullerton Lyle T
 712 Roberts Hazel G Mrs 345-1593
 713 Carter Mervin W 341-4746
 715 West Josephine Mrs
 717 Durant Frank R 345-9590
 723 Delps "66" Service Sta 342-9523
 Burt intersects
 801 Simms Jos W 345-7885
 Coin Operated Laundromat 342-8937
 803 Holst Refrigeration repr 341-9596
 807 Morton Ira M
 809 Jarecki Edw L
 810 Ruegg Sup Co 345-4060
 818 Made-Rite Cafe 342-9927
 819 Cooper Ella Mrs
 821 Harms Mervin L
 Cuming intersects 34
 902 Continental Baking Co ofc 342-4592 and 342-9144
 913 Pioneer Pipe & Sup Co 345-9775
 915-21 Hanighen J J Co plmb 346-7170
 Izard intersects
 Nicholas intersects
 1006 Electric Fixture & Sup Co 342-3050
 1102 Frost's Serv Sta 342-9140
 1110 Kimes Saml 346-6917
 1112 Vacant
 1115 Lawson Leslie 341-2316
 1117 Vacant
 1119 Perkins Leroy
 1126 Rabiola Josephine Mrs @ 346-4386
 1126½ Durnell Mary Mrs
 1127 International Harvester Co mtr truck br 346-7555
 1128 Turner Howard V @ 346-7473
 1132 Darby Lulu Mrs @ 346-0388
 1144 Howard John @
 1146 Sheppard Jas A @ 345-3732
 1146½ Ward Mack 342-1379
 1148 Vacant
 1154 Church of God in Christ
 1154½ Bennett Frances Mrs 34-0334
 Paul intersects
 1401 Quinlan Leonard J 345-6720
 1402 Tosaw Statia A Mrs 345-9175
 1403 Omaha Popcorn Co
 1409-11 Jones Barrel Co 342-2231
 1413 Friis Eug A 342-6014
 1417 Michel Dave D 346-8641
 1419 Stein Eliz Mrs @ 346-6305
 1423 Combs Lloyd C
 1423½ Holmes Dora Mrs 342-4579
 1425 Szawicki Bernice VMrs @ 345-2181
 1431 Vacant
 1433 Piccolo Nellie Mrs 346-2727
 1434 Moore Edith B Mrs 346-9551
 1435 Vacant
 1437 Walker Venita Mrs
 1441 Anderson Hattie Mrs 346-2996
 1441½ McIntosh Theodus 345-2110
 1445 Smith John @ 341-2639
 1447 Anderson Stanley D 345-5861
 Charles intersects 58
 1501 Charles Street Market gro 341-8444
 1507 Walton John S @ 346-0761

1511 Twentieth St Garage auto repr 346-0779
 1513 Cox Clarence 346-3047
 1515 Knox Chas B @ 345-6389
 1521 Wheeler Lillie I Mrs 341-0584
 1523 Stickney Lowell 346-1338
 1527 Camenzind Matilda Mrs @ 346-4168
 1527½ Ray Chas L
 1529 Athey Dave
 Lawson Fred J 342-6342
 1531 No Return
 1535 Evans Emery F 341-9188
 N 20th (Logan-Fontenelle Homes) ends
 1537 McWilliam Lorene Mrs 341-9788
 1539 Burns Edw 346-3451
 1539½ Dixon John L
 1545 Seven-Up Bottling Co of Omaha (whse) 341-9092
 1553 Potish Sophie Mrs @ 346-0260
 1567 Peterson's Garage 345-0720
 sw cor Logan-Fontenelle Chapel
 Clark intersects
 1801½ Crowley Geraldine B 346-8524
 1802 Shrago Grocery & Meats 346-6444
 1806 Econ-O-Wash Indry 342-9882
 1807 Perkins Carrie 342-8058
 Young Oralee T
 1808 Andy's Transmission Serv 342-9871
 1809 Davis Joe W 345-8675
 1811 McCants Bertha M Mrs @ 345-2962
 1814 Offord Edw L Rev 346-7839
 1814½ Powell Willie I 342-3978
 1815 Carter Ciso I Mrs @ 346-4527
 1816 Beasley Oscar R @ 345-6657
 1817 Vacant
 1818 Bandy Wilna Mrs
 1819 No Return
 1820 Messina Peter barber
 1821 Branch Walter 346-6113
 1832 McFalls Ola F Mrs @ 345-2410
 1835 Ace Welding & Repairing 341-5884
 1838 Anders Frances M Mrs @ 342-2215
 1839 Weil Andrew @ 346-2732
 1841 Gaines Clifford E 345-3532
 1842 Jones Amanda J Mrs 345-0213
 1844 MacMillan Apartments
 McMillan A M 346-4906
 Scott Mildred 341-6274
 1845 Vacant
 1848 B&W Market 346-9757
 1848½ Vacant
 Grace intersects
 2002 Fantastic Steak House 342-9509
 2008 Reynolds Jos N @ 346-4092
 bsmt Reynolds Teddy
 2009 Conner Edw @ 345-7365
 2010 Pikney Precious C Mrs @ 346-5475
 bsmt Moore Jessie Mrs 346-3530
 2011 Wilson Viola L Mrs @ 342-3392
 2015 Pugh Nettie C Mrs @ 346-4163
 Mitchell Willie 341-7841
 2016 Farmer Lena Mrs @ 346-0965
 Four Roses Beauty Shop 346-0965
 2019 Brown Lorene Mrs 344-4484
 Moore Rowena Mrs @ 342-4212
 2020 Glazier Thos L @
 2021 Burroughs Juston @ 342-4226
 2023 Johnson Gus 345-1035
 Black Gladly 341-6347
 2025 Curtis Sim @ 341-1768
 2027 Holmes Wm
 2027½ Booker Jas
 2029 Jefferson Jos
 2029½ Ware Lewis
 2031 Hollingsworth Sam C @ 345-8694
 2033 Horton Jas W @ 341-7160
 2034 Rossen Wm @ 346-1513
 2038 Moore Luther @ 346-3753
 2040 Ciciulla Filadelfo @ 346-4731
 2043 Jefferson Saml
 2044 Copling Clarence E @ 346-2696
 2049 Jackson Frank R 341-3175
 2051 Williams Zelman W Rev 346-6182
 2053 Morning Star Bapt Ch 342-0081
 2056 McMillan Aaron M phys 342-3634
 Burdette intersects

2205 Ma
 bsmt Va
 2205½ V
 2207 Ta
 bsmt Hu
 2207½ Walker Ophelia Mrs 346-7352
 2209 Fisher Wilburt 341-9985
 Hill Anna Mrs 346-5601
 2209½ Concer John
 2211 Hanes Connie L 342-7153
 Hughes Frank J 342-4835
 2219 Wilson Alex @
 2221 Vacant
 2221½ Vacant
 2223 Cowen Carlton
 2223½ Lilly Raymond
 2225 Lee Ira 345-1470
 2225½ Vacant
 2227 Banks Christine Mrs @ 342-7579
 2233 Bartram Roy E @ 341-8320
 2235 Breckenridge Bert @ 342-4134
 2237 Vacant
 2239 Alessandro Jas V @ 342-4483
 2243 Vacant
 2247 Bryant Geo 346-2261
 2249 Robbins Guy B @ real est 341-6927
 Willis av intersects
 2254 Avant Thelma Mrs @ 341-0628
 2402 Volunteers of America Mission 342-2739
 2414 Turner Emery H @ 341-6570
 Lake intersects
 2507 Mollner Augusta C Mrs 345-4654
 2509 Vacant
 2513 Smith Griffin P @ 345-1926
 2517 White Lena Mrs
 Hicks John W 346-4080
 2518 Buford Mary Mrs
 2520 Jimerson Mayhue W @
 2523 Reynolds Robt S 346-9465
 Davis Mary Mrs 341-0687
 2524 Williams Chas J
 Nero Clifford W @ 342-7019
 2525 Babe's Variety Shop 342-5737
 2529 Williams Edna L @ 342-5737
 McAlister Jas R jr 342-5737
 2529½ Hoskins Car Refinishing
 2531 Booth Elbert A @ 341-5186
 2533 Carlentine Louie @ 345-4926
 2541 Empire Clns 341-8177
 Ohio intersects
 2600-2606 Joe Turco Garage 341-0496
 2618 Cook Russell L @ 341-7389
 (Continues as Florence blvd)

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418

20TH N (East Omaha)—From 2 blks south of Avenue H north to Avenue K
 2310 No Return
 2400 Kreuger Ed L
 2401 Vacant
 2402 McNary Harry @
 2403 Dedmond Robt J @ 341-6583
 2404 Miles Geo M @ 346-1412
 Ideal Window Cln Co 346-1412
 2405 O'Malley Francis P @
 2408 Otto Clarence E @
 2409 Vacant
 2411 Vacant
 Avenue H intersects
 2505 Dueling Harold H
 2506 McQuinn Geo C @ 341-8795
 2509 Smith Mildred C Mrs @
 rear Bass David
 2513 Brown Geo C
 2514 Bleyhl Donald
 2517 Mars Ralph R
 2521 Gustin Don D
 2522 Norman Wallace E @ 346-2257
 2601 Vacant
 2605 No Return
 2606 Coffelt Edw G 346-1478
 2609 Thrapp Norman E 344-4273
 2610 McKinney Clifford 341-2962
 2617 Vacant
 2618 Kirschner Harry L @ 342-0229
 2621 Johnson Orvan
 Avenue J intersects

124 NORTH ST NORTH-CONTD
 JEWISH COMMUNITY CENTER BLDG
 -CONTD
 WORKMEN'S LOAN ASSN WELFARE
 CENTRAL HIGH SCHOOL 341-6066
 CAPITAL AV INTERSECTS
 DAVENPORT INTERSECTS

- 302 JONES HORACE G • 345-0774 900
 JULIAN WM R
 SERRTORE ANN MRS 345-9298
 WILSON RICHD 345-1367
 308 APARTMENTS
 1 VACANT
 2 VAN DYKE BARBARA J 342-4279
 3 LA FINNIERE ALICE J MRS
 345-7138
 4 MEYER THOS P 342-2848
 5 TOWNLEY JIM 345-8278
 310 VACANT
 312 APARTMENTS
 11 NO RETURN
 12 WRRALL CHARLES
 13 NEWBIGGING BETTY
 14 KARRER JOEL
 15 BECKMAN DON
 320 PALMS APARTMENTS 341-1714
 20 NOBLE ELMER R 345-5945
 31 SHEELEY CHARLES M 346-8614
 32 HARRINGTON MARGUERITE G MRS
 346-0498
 33 LANNING RICHD J 346-6719
 34 CUSHING SHARON R 345-9362
 35 CREAVER JESSIE MRS 341-3079
 36 VACANT
 37 WILLCOCK EDW D 342-0659
 38 WILLIAMS LYDIA R MRS 345-3365
 41 PETERSEN DIANE 342-5437
 42 FUNK RUSSELL
 43 LINNANE LUCY M MRS 348-1225
 44 GREENBERG BELLE 345-6057
 45 FOUR POINTS CONSULTANTS SLS
 CONSULTANTS 346-2462
 45 BLANTON ALEX J 346-2462
 46 DEATS CHARLES
 47 PARKS JOYCE
 48 LEWIS HAROLD T 345-8771
 51 GUMB HAZEL MRS 346-4578
 52 VANCE LILLIE
 53 ERWIN FOREST W 345-9229
 54 WHALEN ETHEL 342-7781
 55 NELSON OLIVER H 341-7853
 56 VALRIE CAROLYN
 57 CALLAND DOROTHY
 58 LANGERBERG W D
 61 KENNARD FRANK B 345-0391
 62 ECKHARDT JESSIE A MRS
 341-4136
 63 BAHNSON ROCKNE M 348-0548
 64 ADAMS JACK D 342-8056
 65 BANKS HELENE L MRS 346-1794
 66 HILTON JOHN
 67 WILLIAMS JOHN F 345-2962
 68 MEKLMANN ROGER L 345-5363
 71 CROSBY RAYMOND C 341-6631
 72 WENDLING E M 342-0156
 73 SATTLER DONALD C
 74 WINK RICHD W 346-6697
 75 KSIAZEK LORETTA A 346-3199
 76 DYER ROSE S MRS 344-4185
 77 EPPERSON JAMES JR 342-3762
 78 GILLIN CHARLES
 81 RHODES LUCILLE 345-5405
 82 FOLLMAN ANNE C MRS 344-4764
 83 NORTHRUP AGNES B MRS 345-3370
 84 BAUERLY VIRGINIA 341-3688
 85 TANSLEY HELEN H MRS 348-1848
 86 SCHWERTLEY JOHN H 346-4054
 87 MANLEY ELIZ T MRS 341-0894
 88 SEDERSTROM CHARLES V 342-1694
 91 SORENSEN JOAN
 92 JACKSON MARILYN
 93 CRAFT MILDRED 344-4149
 94 HOFER FRED A 346-0996
 95 PLUMMER IRMA MRS
 96 BOCKWITZ JEWELL W 341-3026
 97 WICKMAN R L
 98 BYERS MARY S 342-2635
 101 RYAN EVA C MRS 345-7604
 102 SANDERS ELWOOD L 341-6330
 103 KUSTERMANN STUART D 345-5088
 104 SUMNER ROBERT 342-6658
 105 KALAL DONNA
 106 KERSEY BRAD
 107 SHEA VERNONICA A 342-4569
 108 PEARSON HELEN A 346-2326
 111 ERLEWINE EDW G 345-8731
 112 MC ADAMS JULIE C 346-3290
 113 ASKEW MARY F 346-5090
 114 FRANDSEN MARCIA K 342-1048
 115 JOHNSON BARBARA A
 116 HOBBS WM
 117 BRANSON KATHY M 342-0716
 118 ROSS MARJORIE E MRS 345-7937
 121 VACANT
 122 VACANT
 123 HAYS DONALD L 345-1819
 124 VACANT
 125 VACANT
 126 STRAUSS HERBERT
 127 WIEHE STEVE C 342-4937
 141 KOUTSKY FRANK JR 341-2886
 142 VACANT
 143 VACANT
 144 BLAKELY THOMAS H II 341-5120
 145 HAWK THOS W 342-2598

- 146 HART JOSEPH
 147 VACANT
 148 VACANT
 151 VACANT
 152 NORELIUS ANNA D MRS 345-4719
 153 DE BARBIERI ALBERT A
 345-8843
 154 MORRISSEY JOHN J AUTHOR
 344-4140
 155 MAGILL KENNETH E 341-5351
 156 PERRY FLORENCE C MRS
 342-4825
 157 VACANT
 158 HART WM E 341-0529
 161 PIATT C FAY 346-2783
 162 ROBERTSON LAURIE S 341-2147
 163 KIBBIE MARGT P 345-6568
 164 WENDL JANICE 345-5276
 165 VACANT
 166 WOODS ROBT
 167 VACANT
 168 NOVAK CHARLES J 342-6814
 ---CHICAGO INTERSECTS
 ---CASS INTERSECTS
 502 MYERS RAY O 346-8055 28
 504 AVERILL HAZEL MRS 345-4772
 506 LEAR LOIS M 345-5290
 508 BRISTOL PAT A
 510 WATERMAN PRESTON
 512 JOSTEN IVA E MRS 345-8963
 514 WHITE LEVI J 345-7664
 COATES EVA A MRS 345-5054
 518 VACANT
 523 SALVATION ARMY THE (DIVISION
 HEADQUARTERS) 346-5155
 SALVATION ARMY CITADEL CORPS THE
 346-5155
 524 SPAULDING MILDRED MRS
 ---CALIFORNIA INTERSECTS
 609 DIVIDEND BONDED GAS GAS STA
 341-8447
 611 GRIDIRON BAR 342-8835
 ---WEBSTER INTERSECTS
 700 BURT TOWERS APTS 342-9036
 LARVIE WALTER
 201 MC FARLAND JOSEPHINE MRS
 346-5704
 202 GREYHAIR CLYDE 346-3177
 203 KINNEY LILLIAN C MRS
 346-8739
 204 PHIPPS GRACE MRS 345-0765
 205 VILLONE SAM
 206 HARTFELDER EMILY MRS
 342-7382
 207 SCHUSSTER JOHN M 345-1425
 208 SHROPSHIRE THOS B 341-6587
 209 PRICE HENRY
 301 VACANT
 302 SALLENG SARAH E MRS 342-7546
 303 GALLOWAY BLANCHE A MRS
 345-6243
 304 WOODS GEO A 346-2298
 305 GRELL ROY 341-0656
 306 ESLER BERT 345-3887
 307 WILLMOTH WM L 341-0572
 308 BURKE GEO W 346-5664
 401 STRONG ELSIE MRS 346-8894
 402 STINSON IDA MAE MRS 345-5531
 403 MATHISON JENS 346-0247
 404 CLASSEN ELLEN MRS 346-6754
 405 MC CARTY FLOYD
 406 HEYWOOD EDNA MRS 345-4343
 407 BESSEY ARTH W 346-5413
 408 DORR KATH D MRS 344-4530
 409 PAULLIN PAULINE C MRS
 345-6184
 501 WOODWORTH ELEANORE MRS
 345-3488
 502 PORTER MAMIE E MRS 345-1644
 503 REDMOND JAMES E 342-6019
 504 RICHARDSON THOS H 341-6780
 505 REZAC CHRISTINA 345-1155
 506 BORNHOLDT PAUL M 342-0352
 507 CONNOLLY WINIFRED M MRS
 346-2512
 508 SEDLACEK ANNA MRS
 601 ROUTH RUBY A MRS 345-0722
 602 LAWLESS BERTIE MRS 342-4742
 603 CARLSON ZELDA G MRS 346-5516
 604 HANSEN MAUDE 346-5745
 605 O'DONNELL JOHN
 606 PAULSEN FREDERICKA D MRS
 345-8207
 607 LOWE EDWARD F 346-7307
 608 MALONEY ANN
 609 ETCHISON ADA MRS 346-9311
 701 NICHOLS ELLYN
 702 CURTIS EVA MRS 342-6425
 703 MILLER HATTIE MRS
 704 DUNKLE LENA A MRS 345-0174
 705 POJAR MARIE MRS 345-4882
 706 HEADRICK EDNA J MRS
 707 MURNAN ADELIN W MRS
 345-4082
 708 O'DONNELL MILDRED 346-6133
 801 MERZ ANNA MRS 344-4619
 802 GRAHAM JOYCE E MRS 345-0375
 803 PHERIGO ELMER T
 804 JOHNSON LULA MRS 346-5809
 805 ZANGER THOS
 806 KANE EUG T 342-1983
 807 SULLIVAN MARGT MRS 346-0857
 808 ANDREWS ELVA MRS 345-8488
 809 THOREN MARY E MRS 345-3411
 901 CHRISTIANSEN ARTEL M MRS
 345-0144

- 902 S
 903 P
 904 G
 905 E
 906 W
 907 S
 908 BRACE CLARA D MRS 346-4175
 1001 HAMILTON NELLIE MRS
 342-7309
 1002 GILLILAND MINNIE MRS
 346-9068
 1003 DODENDORF HELEN MRS
 342-2234
 1004 MUFFLEY HARRY 345-9483
 1005 JENSEN ANTON 345-6574
 1006 LIPSMAN MAURICE 346-5487
 1007 KELLEY FRANCES R MRS
 344-4521
 1008 MC KENNY SADIE L 345-4193
 1009 HROUDA MARIE MRS
 1101 SIMS LOTTIE G MRS 345-2895
 1102 KREBS GENEVA 345-6668
 1003 SULLIVAN CATH E MRS
 346-3384
 1104 SIRAGUSA JOHN 345-9487
 1105 PINKOVITZ LEONARD P
 342-5802
 1106 NILIUS FRANK C 346-5189
 1107 LUND EDNA R MRS 346-0661
 1108 SMLANICH MICHL
 1201 WARRING FLORENCE M MRS
 346-4673
 1202 LEVISON MARIE A MRS
 341-6946
 1203 MC CABE JOSEPH A 346-4184
 1204 HENRY ROY
 1205 NOVESKI STANLEY
 1206 BOLTER JAMES A 342-1284
 1207 ERICKSON ARTH W 346-3244
 1208 HILL BEN 342-3218
 1209 HOWARD BERNICE MRS 344-4689
 1301 FOSTER IRMA MRS 345-2399
 1302 HOUSE MARGT L 342-2540
 1303 FUJII TAZUMI MRS 346-6268
 1304 LARSON CLARENCE 346-4970
 1305 RADLEY JAMES N 346-4171
 1306 PAPIER HELEN 345-4896
 1307 AGEE ALBERT
 1308 YENTES CHARLES 346-7091
 1401 MARSTON GRACE K MRS
 346-5546
 1402 BROWN MAMIE E MRS 346-6024
 1403 MOORE HARRY
 1404 COSTELLO HENRY H 345-0274
 1405 BOLT GUY G 345-9749
 1406 BREEDEN GEORGE 342-5548
 1407 ANDERSON VELMA M MRS
 341-1958
 1408 SCULL MARY E MRS 345-6674
 1409 COLLINS ELLA L MRS 345-4215
 1501 QUEEN NELLIE E MRS 346-1773
 1502 RASMUSSEN LUCY M MRS
 345-8427
 1503 HARMS G M
 1504 GRAVES FRANK J 342-0363
 1505 HUI TINK MOW
 1506 PLAMBECK ARTH 345-8887
 1507 DANIELS KENNETH R 346-6209
 1508 HERSHNER FANNIE A MRS
 342-5015
 1509 TAYLOR NELL MRS 345-5475
 701 KIMBALL BROS ELEV CO 345-4056
 O'KEEFE ELEVATOR CO INC 345-4056
 710 OMAHA HOUSING AUTHORITY 344-7250
 723 BOB'S SIXTY SIX STATION 342-9523
 ---BU Y ST INTERSECTS
 801 CCIN OPERATED LAUNDROMAT SELF
 SERV 342-8535
 803 LAMBERT T C TOOL CO INC
 POWDERACTUATED TOOLS 342-0886
 807 FULLERTON LYLE T 342-7640
 809 TEETERS MAURICE L 341-3540
 810 DECO ENGINEERING PRODUCTS ENG
 SUP 341-4836
 818 VACANT
 ---CU HNG ST INTERSECTS
 902 CONTINENTAL BAKING CO (OFC) 34
 342-4592
 915 MALNOVE SPECIALTY BOX CO
 348-1050
 ---IZARD ST INTERSECTS
 1006 ELECTRIC FIXTURE & SUPPLY CO
 WHOL 342-3050
 1101 GERBER SONNY AUTO SALES
 342-2421
 1102 POOR RICHARD 66 SERVICE STATION
 342-9140
 FROSTY'S COOPER TIRE
 DISTRIBUTING CO 342-3540
 1110 VACANT
 1112 VACANT
 1115 MITCHELL LESTER 341-9350
 1116 ACE FOREIGN CARS STGE
 1117 BOYD JOHN H 346-8079
 1119 WALSTONE ROBT
 1126 VACANT
 1126 VACANT
 1127 INTERNATIONAL HARVESTER CO (MTR
 TRUCK BR) 346-7555
 TURNER HOWARD 346-7473
 1128 BROWN BARBARA J MRS
 1132 VACANT
 1142 VACANT
 1144 VACANT
 1146 VACANT
 1146 VACANT

1970
 CITY DIRECTORY
 North 20th Street



17TH ST—Contd

- 5401 Benesh Frank J @ 731-0861
 5405 Dominguez Macario R @ 731-2393
 5406 Lara Felix J @ 733-0426
 5409 Rose Robt D @ 731-1806
 5413 Fisher Joseph @ 733-7831
 5414 Riha Louis @ 733-2751
 5418 Rodriguez Felipe 731-9926
 5420 Wilger James 731-6892
 5422 Epps Neil C @ 733-1729
 5426 Lyons Dolly Mrs @ 731-7675
 5428 Kaspar Besse M @ 731-0376
 5431 Andrews James F 342-1180
 5433 Monarrez Juan M @ 733-5904
- U INTERSECTS**
 5403 Popejoy Eug G @ 733-4658
 5406 Lupomech Rose M Mrs @ 731-2740
 5410 Vacant
 5412 Taylor Mildred F Mrs @ 731-9366
 5415 Marra Elementary & Junior High School 733-5206
 5416 Brita Hugo J Jr @ 731-8267
 5418 Koubaky Frank @ 731-4550
 5422 Spreitzer Rudolph B @ 731-6743
 5426 Pipal Emil F @ 731-5825
 Jaros James 733-7325
- 5630 Winger Paul M
 5632 Nabity Betty A 734-4215
 5634 Dore Susan Mrs 734-1334
 5636 Eymann Tom R @ 733-4799
 5638 Vacant
 5642 Riha Frances M Mrs @ 731-4288
 5646 Pesek Marie E @ 731-2973
- W ST INTERSECTS**
 5801 Dobranich J J @
 5805 Tomkus Victoria J Mrs @ 731-8151
 5809 Marsik Wm @ 731-1320
 5812 Lucas C @ 733-2749
 5813 Straka Erhart @
 5814 Hazuka Edw J @ 731-1124
 5817 Povondra John L @ 731-2178
 5818 Delezal James J @ 731-2557
 5821 Heisser Jerry D emp @ 734-4769
 5822 Hruska John C III @ 731-6825
 5825 Owens Wm R @ 734-3666
 5826 Vacant
 5828 Varez Robt A @ 731-2314
 5829 Jaros Peter G @ 731-7679
 5830 Trujillo Maria P Mrs @ 731-9478
 5834 Woksa Josephine A Mrs @ 731-0581
 5837 Vavra Joseph J @
 5838 Linkletter James W Jr @ 733-3328
 5841 Boukal Lawrence P @ 733-3655
 5845 Bailey Ann Mrs @ 731-8857
- Y ST INTERSECTS**

- 6001 Mc Cormick James P @ 733-5880
 6002 Hagedorn Dale R @ 733-8476
 6005 Fiodone Sebastian S @ 734-2755
 6008 No Return
 6009 Hahne Anthon G @ 731-2731
 6012 Campbell Myron D @ 733-8869
 6015 Williams Alexander @ 731-5192
 6018 Marr Lena L Mrs @ 731-0193
- Z INTERSECTS**
 6103 Kankovsky Frank J @ 731-8254
 6105 Vitamvis Adolph @
 6107 Soukup Michl E 734-1083
 6115 No Return
- WASHINGTON INTERSECTS**
 (NOT OPEN BET WASHINGTON AND DREXEL)
DREXEL INTERSECTS
 ZIP CODE 68147
HARRISON INTERSECTS

- 20TH AV SOUTH —FROM OPP 2018 CASTELAR SOUTH TO WASHINGTON**
- ZIP CODE 68108
 2401 Kreps Rose M Mrs @ 341-1937
 2405 Vacant
 2409 Weyer Edw L @ 342-0617
 2411 Vieska Mayme O @ 345-2676
 2412 Stebbins Merle @ 345-0345
 2413 Winters Magdalena A Mrs @ 345-0665
 2416 Domina Michl F @ 342-2577
 2418 No Return
 2419 Wycarver Theo E Jr @
 2422 Pleuler Louise M Mrs @ 342-1073
 2423 Logue Dennis L @
 *Ashcraft Michl R 345-4645
 2424 Walker Steve @ 345-8458
 2426 Lohmann Ronald L 342-2434
 2434 Quiggins Myrtle F Mrs @ 346-9479
 2435 Wirtzman Marie C @ 345-8840
 2436 Johnson Opal M Mrs @ 342-6613
 2437 Thomas Ronald D @ 345-5721
 2501 Myers Kenneth F @ 346-8041
 2502 Hoffman Mildred L Mrs @ 346-3924

- 2503 Gelsette John Co Inc home improvement contra 346-4962
 Gelsette John A Jr @ 341-7850
 2504 Winter Wanda B Mrs @ 341-7850
 2505 Fiala Geo A @
 2506 Moore Glenn L @ 345-8834
 2508 Gustafson Patricia E Mrs @ 342-4493
 2509 Vacant
 2510 Engelke Marian M @ 348-1833
 2512 Kohout Joseph @ 845-0070
 2514 Mohatt Richd L 346-2415
 2516 Hicks Doris E Mrs @ 346-6289
 2518 Craig Herman @ 346-4450
 2519 Holcomb Kelly L @ 345-8399
- ARBOR INTERSECTS**
 (NOT OPEN BET ARBOR AND BANCROFT)
 ZIP CODE 68107
Y INTERSECTS
 6002 Tesel Theo J @ 731-6566
 6003 Janousek Frank E @ 731-2939
 6005 Lee Donald L
 Beed Byron H @ 731-6139
 6006 De Leon Jesse M @ 734-3354
 6012 Slegl Emily Mrs @
 6013 Montelongo Thos V @ 734-1066
 6014 No Return
 6016 White Carl J Jr
 6017 Vacant
- Z INTERSECTS**
 6101 Huerta Lupe Mrs @ 733-6808
 6102 Schindler Steph A @ 733-3479
 6105 Brandt Geo M @ 733-5025
 6109 Jensen Sam L @ 731-1596
 6116 Millard Karen K Mrs
- WASHINGTON INTERSECTS**

- 20TH AV PLAZA NORTH —FROM FRANKLIN PLAZA NORTH TO CLARK**
- ZIP CODE 68104
 1701 03 Vacant
 1705 Shrader Charles D
 1709 Parks Arthur 846-7347
 1711 Garrett Laurie 345-8293
 1713 Rooks Jane 346-9156
 1715 Vacant (5 Uses 1717, 1723)
 1718 Vacant
 1720 Vacant
 1723 Vacant
 1724 Mathews Louise 346-0344
 1725 Burton Marie E 346-0917
 1726 No Return
 1727 Vacant
 1728 Benton Sandra 346-8743
 1729 Bailey Janet 346-8408
 1730 Vacant
 1731 Vacant

- 20TH ST NORTH —FROM 2000 DODGE NORTH**
- ZIP CODE 68102
 124 Central High School 978-7100
- CAPITAL AV INTERSECTS**
DAVENPORT INTERSECTS
- 302 Jones Horace G @ 345-0774
 308 Apartments
 1 Vacant
 *Sikma Michl 341-3404
 3 Lieb Arth R 344-0182
 4 Necklace Elmer 341-2489
 5 Bell Kathy S
- 310 Apartments
 7 Goetsch Ardis 342-0333
 8 Jones Chris J 346-7892
 9 Bell Patricia
 10 Hendrix John R 3
- 312 Apartments
 11 Tasaki Todd T 34
 12 No Return
 13 Songeroth Michl 342-2705
 14 Helms Thos G 346-2856
 15 Haller Kenneth A Jr 342-5571

- 320 Palms Apartments
 20 Vacant
 31*Hucal Geo
 32*Curran Thos
 33*Moss Steve
 34*Barrack Gerald
 35*Cadigan Patk
 36*Abate Greg
 37*Beam Mark
 38*Baker Robt
 41*Mackey Mark
 42*Hogan Robt
 43 Vacant
 44*Bayns Michl
 45*Hauser Richd
 46*O'Meara James

- 47 Vacant
 48*Castellanos Danl
 51*Graham Timothy
 52*Brum James
 53*Breanden Michl
 54*Hardy Reef
 55*Endicott Jeff
 56*Mc Intosh Craig
 57*Bernhart David
 58*Mc Cabe Michl
 61*Howard Dan
 62*Moriarty Leo
 63*Johnson Kenneth
 64*Groat David
 65*Campbell Mark
 66*Dougherty Thos
 67*Bome Michl
 68*Fujino Kelvin
 71*Breuneman Gerald
 72*Davis Wm
 73*Anstey Joseph
 74*Lammers Michl
 75*Davin Michl
 76*Berner Michl
 77*Panneton Mark
 78*Cotton Byron
 81*Barnes John D
 82*Kumpf Rex
 83*De Maio Warren
 84*Pecheck Danl
 85*Hampton Trenton
 86*France Robt 346-2340
 87*Botzaro Patk
 88*Krust Douglas
 91*Morgan Mark
 92*Bailey James
 93*Matich Robt
 94*Dunklin Jerome
 95 Vacant
 96*Abraham James
 97*Grolenbus Van 341-2325
 98*Curry Tony
 101*Beitman Joseph
 102*Caseo Sal
 103 Mr Mahoy Edw J
 104*Hedman Edw
 105*Bernard John
 106*Bloom James
 107*Kiefer Ray
 108*Hansen Frank
 111*Hansen Wm
 112*Giles John
 113*Hirshkover Wm
 114*Wagner David
 115*Wm Wm
 116*Hirshkover Wm
 117*Klinger Wm 342-8421
 118*Norman Gene
 119*Clark Keith
 120*Gula Nobby
 121*Huber Julio
 124*Boadle Patricia
 125*Clampitt Mary
 126*Creveling Lasa
 127*Masuda Lm
 128*Jensen Ruth
 131*Caskey Bonnie
 142*Hunter Mary
 143 No Return
 144*Dougherty Jann
 145*Potter Mary
 146*Hautzinger Lari
 147*Klein Dana
 148*Dwyer Kathleen 346-2350
 151*Becker Julie
 152*Huerler Mary
 153*Cullin Diana 345-2355
 154*Johansen Janne
 155*Amiotte Dotma
 156*Crawford Anne
 157*Hupeper Kathy
 158*Hose Guy
 *Rochelle
 *Denise
 *Barab

- 160*Curran Mildred
 166*O'Brien Jean
 167*Merrill Megan
 168*Kuramoto R
- CHICAGO INTERSECTS**
CASS INTERSECTS
- 511 Salvation Army Community Services Bldg
 514-516*Bobee Ray 342-5996
 Miller Marvella 341-1497
 523 Salvation Army The (Division Headquarters) 346-5155
 Salvation Army Citadel Corps The 346-6462
 524 No Return
- CALIFORNIA INTERSECTS**
 609 Dividend Bonded Gas gas sta 341-8447
 611 Staakiewicz's bar 346-0330

- WEBSTER INTERSECTS**
 700 Burt Towers apts
 101 Carlson E O 344-3784
 201 Wells Mabel Mrs 342-0692
 202*Henrickson G E 341-9119
 303 Giles Henry 342-7752
 204*Renfrow Kathie 342-4469
 205 Villone Sam
 207 Watt Edna A 342-6269
 208 Worthy Owlin 342-6228
 209*Canon La Vonna
 301 Russell Mattie 341-9009
 302 O'Donnell Mildred C Mrs 346-6133
 303*Green Hazel 341-6943
 304 Woods Mary Mrs 341-3106
 305*Zerfoas Robt 346-0488
 306 Joseph Mildred R Mrs 341-7159
 307 Bianchi Anna Mrs 341-7497
 308 Lancaster Nelhe Mrs 344-3640
 401 Strong Elsie A Mrs 346-8894
 402 Myles Minerva 341-2994
 403 Langbehn H Wm 341-9014
 404 Wilson John A 341-9565
 405 Koff Violet Mrs 342-2979
 406 Myers Mary Mrs
 407 Thornton Marguerite Mrs 342-4293
 408 Dorr Kath D Mrs 341-4530
 409 Resse Christina N 345-7465
 501 Wright R John
 502 Parks Mary Mrs 342-4931
 503 Gillette Lillian E Mrs 346-4045
 504*Pettis Marla 342-5274
 505 Baker Wm C 345-0187
 506 Bolter Lula C 341-9878
 507 Keur Ruby
 508 Hall Willie M 345-6596
 601 Stewart Rachel 345-9278
 602 Lawless Bertie Mrs 342-4742
 603 Baker Earl E 345-0519
 604 Hansen Maude M 346-5745
 605*Sanders Susan 344-2324
 606 Paulsen Fredericka D Mrs 345-8207
 607 Lowe Yvonn S Mrs 346-7307
 608 Bateman Sarah Mrs 346-1430
 609*Dairymple James
 701 Dunning Mary A Mrs 346-8973
 702 Gordon Beulah
 703 Smith Odessa 345-4258
 704 White Raymond
 705 Brady Raymond A 341-5175
 706 Mendes Doris V Mrs 345-9316
 707 Nuschy Irene C Mrs 346-0694
 708 Farrell Virginia A
 801*Isom Lyn 341-3844
 802 Graham Joyce E Mrs 345-0375
 803 Brown Pearl R Mrs 346-0043
 804 Johnson Mary W Mrs 344-0608
 805*Burnell Thos
 806 Kane Marie Mrs 342-1983
 807 Marrs Olive Mrs 342-0427
 808 Andrews Elva E Mrs 345-8488
 809 Bowen Robt 341-2335
 901 Christiansen Ariel M Mrs 345-0144
 902 Derbin Marion Mrs
 903 Cortese Louise Mrs 341-5739
 904 Bulter John J 344-3355
 905 Pettis Sam 345-4039
 906 Edwards Joyce Mrs
 907 Trobe Leonard C 341-1794
 908 Bracy Clara D Mrs 346-4175
 1001*Stenson Gilbert
 1002 Wiggins Harley 344-0299
 1003 Fish Orlan 346-6981
 1004 Swain Geo 341-8571
 1005 Ouley Minnie 341-9826
 1006*Jensen Fern
 1007 Kelley Frances R H Mrs 346-7204
 1009 Mc Lucas Alberta 342-2547
 1009 Capell Barbara M Mrs 345-5155
 1101 Sims Lottia G Mrs 345-2895
 1102 Krebs Geneva V Mrs 345-6668
 1103 Sullivan Cath E Mrs 346-3384
 1104 Siragusa Eliz E Mrs 345-9487
 1105 Simmons Leona Mrs 342-3108
 1106 Nilius Phoebe M Mrs 346-5189
 1107 Bush Joseph
 1108 Smilanich Michl
 1201 Willis Isaiah
 1202 Levison Marie A Mrs 341-6946
 1203 Mc Cabe Margt L 346-4184
 1204 Henry Rovida M Mrs 346-0385
 1205 Kamphuis Joseph 342-2661
 1206 Andrus Wilbur S 346-2496
 1207 Vacant
 1208 Durant Frank R 346-3652
 1209 Howard Bernice Mrs 344-4689
 1301 Vacant
 1302*Larson Blanch 341-3376
 1303 Fujii Tazumi Mrs
 1304 Vacant
 1305*Praper Sam
 1306 Weems Daisy Mrs 345-5931
 1307 Agee Albert W
 1308 Murry Lesco 346-4767
 1401 Hastings Helen L 345-9743

Site Address Unlisted.

**2000
CITY DIRECTORY
North 20th Street**

S 19TH ST
5025 Not Verified
5028 **Monarez Alejandro M** 734-9359
Monarez Frederico C
5029 **Mora Luz** 734-9359
Mora Sergio 734-9359
5035 **Borrego Andrew L & Alice** 733-5450
+P ST INTERSECTS
5103 **Caudillo Isaac** 731-3659
Caudillo Francisco 731-3659
Perea Jesus M 738-1464
Perea Joe 738-1464
5109 Not Verified
5111 **Poulcick Lillian B** 731-9915
5112 Not Verified
5113 **McVay Kelly W**
5115 Not Verified
5116 **Torres Loreto** 738-1089
Torres Reyes 738-1089
5117 Not Verified
5118 **Locke Suzanne C** 731-6818
Locke David C
5120 **Gomez Dion M** 734-6818
Gomez Joann F
Hiatt Bonnie F
5121 **Barrientos John N Jr** 731-1539
Barrientos Suzanne M
5123 **Williams James L & Meridian** 932-0216
5124-5127 Not Verified (2 Hses)
5128 **Lujano Daniel R** 731-8254
5131 **Gonzalez Martin**
Gonzalez Beatriz
5134 **Espejo Ezequiel S & Juana** 731-4032
+Q ST INTERSECTS
- ZIP CODE 68107 CAR-RT C013
5202 **Popp Paul W**
Prucha Jennifer L
Prucha Debra J
5210 **Calderon Jose** 734-6818
Calderon Eduardo 734-6818
5214 **Bailey Regina** 731-7658
5218 **Bartlett Robert G** 738-1075
Bartlett Josiah Z 738-1075
5222 **Osborn B L** 932-7736
5226 **Goodro James** 731-8353
5230 **Antill Al**
Antill Rita M
5232 **Jansa Julie A**
Ramirez Leticia
Ramirez Fabiola
5236 **Ramirez Joseph & Agatha** 733-0721
5241 **Gaudreau Jeanette I** 734-4855
+S ST INTERSECTS
5403 **Livingston Gaylan D**
Livingston David G
5405 **Dominguez Macrino & Gloria** 731-2393
5406 **Lara Cleofas L & Gerarda** 733-0426
5409 **Stevens James F** 733-0972
5413 **Kirke Tommy** 734-7055
5414 **Riha Frank J** 733-2751
5420 **Dyneck Jerry J III** 733-1728
5422 **Epps Niel C & Mary** 733-1728
5426 **Gonzalez Sanjuanita**
Gonzalez Francisco J
5428 **Kaspar Joseph A** 731-0376
5431 **Erlenbach James H & Kyong** 731-4656
5433 **Garcia Magdalena A** 734-0617
5452 1/2 Not Verified
+U ST INTERSECTS
5608 **Popejoy Eugene G & Vivian** 733-4658
5606 Not Verified
5610 **Baker Gerald D & Johanna** 731-5744
5616 **Pena Martin** 731-5744
Pena Maria C
5618 **Lara Lazaro S** 733-0937
Robles Melton B
5619 **OMAHA PUBLIC SCHOOLS**
MARRS ELEMENTARY
SCHOOL Elmtry scndry sch
567-4400
5622 **Graser Harold L** 932-5743
Graser Roxanna 932-5743
5626 **Freed Shawn M**
5630 **Homan William J**
Homan Patricia A
5632 **Ramos Yvonne C**
5634 **Manson Mary M**
5636 **Loucks Diane M** 932-8700
Ronault Carl 731-8921
5638 **Thomas Gerald L & Helen** 731-8921
5642 **Chantry J** 731-3805
5646 Not Verified
+W ST INTERSECTS
5801 **Haehn Melanie L** 731-1320
5805 Not Verified
5809 **Marsik William** 731-1320
Marsik Mattie M 731-1320
5812 **Lucas John Jr & Lillian** 733-2749
5813 **Chairez Javier** 731-2790
Chairez Antonio 731-2790
5814 **Padilla Laura E**
5814 **Valta Frank J & Maryann** 733-4391
5817 **Thomsen Douglas J & Mary**
THOMSEN DOUG
PHOTOGRAPHY photo
studios prt 731-4109
5818 **Dolezal James J & Lois** 734-4587
5822 **A K RACING**
COLLECTIBLES hobby toy
shop 731-9349
Bigford Patricia A 731-9349

S 19TH ST
5825 **Busch Josiah M** 733-2809
Busch Sarah R 733-2809
5826 **Novy Martin J & Debra** 734-5803
5828 **Vacek Robert A & Dorothy** 731-2314
5829 **Robins Susan G & Christopher** 731-6897
5830 **Alba Benito & Connie** 733-1353
5834 **Holt Richard C** 731-9531
5837 **Warren Shane D & Kathleen**
5838 **Linkletter James III & Erica** 731-3774
5841 **Boukal Lawrence P & Marge** 733-3655
5845 **Bailey Ann V** 731-8857
5921 Not Verified
+Y ST INTERSECTS
6001 **Bergstrom Frederick R** 733-8476
6002 **Hagedorn Dale** 733-8476
6005 **Plog John** 734-6019
6008 **Williams Raymond R & Betty** 731-1215
6009 Not Verified
6012 **Campbell Stella** 733-8869
6015 Not Verified
6015 **Lara Raul** 738-8175
6017 Not Verified
6018 **Rilling Neil J**
6050 Not Verified
+Z ST INTERSECTS
- ZIP CODE 68107 CAR-RT C014
6103 **Kankovsky Frank J** 731-8254
6105 **Becerra Felix B** 6107 **Castorena Jose**
Castorena Martha
6115 **Griffin Russ E & Sharon** 533-2747
+WASHINGTON ST INTERSECTS
+DREXEL ST CONTIGUES
BUSINESSES 44 HOUSEHOLDS 458
N 20TH AVE (BLAIR)-FROM 2079
PARK ST NORTH
- ZIP CODE 68008 CAR-RT C002
527 **Andersen Kim A** 533-2747
Andersen Larry D
543 **Kelly Karlin S** 533-2747
Kelly Shelley A
548 **Kurtz Ty M & Sharon** 533-8269
Spacher Dan D
600 Not Verified
627 **Swingholm John A** 426-4260
655 **Madsen Albert S Jr & Alice** 426-4256
+WRIGHT ST INTERSECTS
- ZIP CODE 68008 CAR-RT C004
717 **Svendgard Alan J & Jane** 426-9598
726 Not Verified
+HERMAN BLVD INTERSECTS
HOUSEHOLDS 9
S 20TH AVE (OMAHA)-FROM 2018
CASTELAR ST SOUTH
- ZIP CODE 68108 CAR-RT C002
2401 **Costanzo Jeanne L** 341-4947
2405 Not Verified
2409 **Weyer Robert D** 342-0617
Weyer Edward L 342-0617
2411 **Salazar R** 344-2025
2412-2415 Not Verified (3 Hses)
2418 **Woods Fayrene M** 342-0030
2419-2422 Not Verified (2 Hses)
2423 **Vazquez Gabino G**
Vazquez Margarita
2426 Not Verified
2435 **Jimenez Diana L** 932-6268
Jimenez Hector Jr 932-6268
2436 **Ramirez Guadalupe** 342-0422
2502 **Mendoza Alba**
2502 Not Verified
2503 **Eppert J E** 346-1812
Johnston Trevor L 341-5919
Orand Gerald D
2504 **Winter Wanda B** 341-4941
Winter Gary
2505 Not Verified
2506 **Moore Glenn L Sr** 341-4941
Moore Marjorie L
2508 **Offry Randall**
2510-2512 Not Verified (2 Hses)
2514 **Rodriguez Julian** 342-4613
2516 **Ochoa Pablo & Sylvia** 344-3698
2518 **Aguilar Juan & Petra** 341-4941
2519 **OElerbeck Ronald E**
+ARBOR ST INTERSECTS
- ZIP CODE 68107 CAR-RT C013
6006 **Thompson Donald R L** 734-7980
6012 **Tinoco Javier**
+Z ST INTERSECTS
- ZIP CODE 68107 CAR-RT C014
6101 Not Verified
+WASHINGTON ST INTERSECTS
HOUSEHOLDS 32
N 20TH CT (OMAHA)-
- ZIP CODE 68110 CAR-RT C005
3201 **Moore Jacqueline B**
Moore Jason P
3205 **Mosley Phyllis D** 455-7519
3207 **Buder Rosind L & Roy**
Robinson Ladonna
3215 **Byers Chandra**
3253 **Johnson Vera L** 455-3461

N 20TH CT (O)
3255-3261 Not Verified (2 Hses)
3263 **Harmon Bettye A** 453-0581
3303 **Scott William & Rose**
3305 Not Verified
3311 **Gallagher Pamela S**
Gallagher Micki
3321 Not Verified
HOUSEHOLDS 13
20TH ST (OMAHA)-FROM 1999
WHITMORE ST NORTH
+READ ST INTERSECTS
N 20TH ST (BLAIR)-
- ZIP CODE 68008 CAR-RT C002
128 **Davey Brad A** 426-0342
Hansen Shelly 426-9880
137 **Schutt Karen K** 426-9880
Schutt Elth C 426-9880
231 **Breitkreutz Scott J & Cindy** 533-4435
243 **Groves Walter L & Patricia** 426-9798
249 Not Verified
269 **Penke Russell J** 426-3395
349 **Penry Randy** 426-4916
450 **Jensen Jens E & Loia** 426-4916
HOUSEHOLDS 9
N 20TH ST (OMAHA)-FROM 1999
DODGE ST NORTH
+S 20TH ST BEGINS
- ZIP CODE 68102 CAR-RT C045
124 **CENTRAL HIGH SCHOOL**
elmtry scndry sch 557-3300
124 Not Verified
+CAPITOL AVE ENDS
+DAVENPORT ST INTERSECTS
302 **Neilson K** 341-5789
3 Not Verified
308 **Johnson Van** 345-5608
Nguyen Huu 342-3018
2 **Boyce Brian A** 346-7138
4 **Payabyab Eduardo T** 344-8899
310 **Banerjee Chandra** 7 Not Verified
8 **Ramoran Felix J**
8 **Ramoran Jamie F**
9-10 Not Verified (2 Apts)
312 **Anderson Richard** 341-6805
Zhang Hong Y 342-3572
12 Not Verified
13 **Vo Liem** 344-0142
14 Not Verified
320 **Ash Jason W**
Ford Julie E
307 **Nguyen Diana T**
403 **Ritterbusch John V**
406 Not Verified
1001 **Qwanga Esther**
1004 **Frascarelli Mai T**
1004 **Frascarelli Frances M**
1208 **Gabuzda Richard J**
1501 **McAndrews Levi J**
+CASS ST INTERSECTS
511-548 Not Verified (2 Hses)
+CALIFORNIA ST INTERSECTS
+WEBSTER ST INTERSECTS
700 **Anderson Bill** 346-4117
Anderson D 341-2705
Battle George 422-0301
Bowman Louise 341-0666
Brady Drake 342-3270
Callahan E 345-7607
Chambers Jack 342-9236
Cleven Joann 341-8645
Dawson Felix 341-4830
Dejmal Louise 342-4443
Deplanty J 345-2505
Garrow Robert 342-7752
Giles Henry 346-3658
Gulick Kenneth 341-9119
Henrichson Jean 341-9119
Henrichson Genevieve J 341-9119
Herman Williamae 341-8035
Josslyn Patricia 341-6527
Kelley Carma 345-7907
Lewis James 341-9099
Lyle Marva A 344-4815
Lyle Carl E 344-4815
Lyons Rebecca 346-5647
Mace Edgar E 344-8155
McCallister Iris 346-7656
McCallister Napoleon Jr 346-7656
McKenzie David 344-8870
McPtee Solomon 344-8715
Sayton Hansel R 346-6607
Smith J 341-6256
Stober Marlin 346-3728
Wetterstrom Dean 342-3131
Wheat Jeanette 346-6215
Whitfield Georginna 342-7921
11 **Hunt Willie J** 345-4725
508 Not Verified
101 **Cooks Byron F & Erma** 451-3717
201 Not Verified
204 **Cotton Clifton** 391-2908
208 Not Verified
305 **Morrall Naomi T**
307-406 Not Verified (2 Apts)
501 **Confers Sandra L**
501 **Confers Eric D**
503-508 Not Verified (3 Apts)

N 20TH ST (O)
602 **Foraker Mabel E** 341-5191
603-608 Not Verified (2 Apts)
707 **Bender Leon** 342-9111
802 **Engelhaupt Pamela N**
808-1002 Not Verified (4 Apts)
1004 **Day James** 345-4111
1204 Not Verified
1208 **Schriner Dean R**
1303-1407 Not Verified (6 Apts)
1504 **Nelson Andrew** 330-9268
1508 **Johnson Bertha** 344-7213
1509 Not Verified
701 **O'KEEFE ELEVATOR COMPANY** indus equip 345-4056
723 **WORLEY BODY SHOP** pnt & body rpr 342-7930
+BURT ST INTERSECTS
+S 20TH ST ENDS
801 **DAY HOUSE CATHOLIC WORKER** religious orgs 341-2400
GITZSCHMAN ROOFING & SHEET METAL rfn 346-7424
song sht ml 346-6795
Mejia Jose A 346-6795
Mejia Elizabeth M 346-6795
810 **Munson Franklin L**
+CUMING ST INTERSECTS
915 **BEIER INDUSTRIES** fabric mills mnmad 341-2823
+IZARD ST INTERSECTS
+S 19TH ST INTERSECTS
1006 **ELECTRIC FIXTURE & SUPPLY CO** elec apparatus equip 342-3050
Pruch Tim
+NICHOLAS ST INTERSECTS
1102 **CROWN AUTO SALES** used car dealers 345-8348
1119 **Clark Edmon C** 341-2837
1127 **GOODLIFE TRANSPORTATION** bus chr svc 342-1855
Schumacher Frank T & Mary
+POPPLETON AVE INTERSECTS
+WOOLWORTH AVE INTERSECTS
+PAUL ST INTERSECTS
1409 **STAN & SON TOWING** SERVICE auto svcs 342-9111
1431 **Turner Dennis H** 346-3612
TURNER AUTO SERVICES auto rpr 346-3612
+HAMILTON PLZ BEGINS
1441 Not Verified
+RAILROAD CROSSES
+CHARLES PLZ BEGINS
+CHARLES ST INTERSECTS
+SEWARD PLZ BEGINS
- ZIP CODE 68110 CAR-RT C051
1501 Not Verified
1511 **NORTHSIDE COMMUNITY LUTHERAN CHURCH** religious orgs 346-2734
1551 Not Verified
1567 **Cox Douglas M & Diane**
1716 **Petersen David** 891-1191
1802 **M B T REAL ESTATE COMPANY** real est agts/mgrs 344-8380
Torrence Billy
1826 **Young Dashauna C**
1829 **Williams Tammy L** 344-3474
1831 **Duval Randall C** 344-3835
Duval Tanya M 344-3835
1832 **Burrell Phillip W & Lyvonia** 342-6042
1835 **Simpson Tammy D**
1836 **Curry Karen A** 344-8486
TERRY'S GARAGE auto rpr 346-3760
1837 **Balkler Sharlene S**
1839 **Brown Cheryl A** 348-0615
1840 **Easter Lonnie** 346-6680
1841 **Wilson Danella L** 341-9323
Wilson Gregory K 341-9323
1842 **White Lakhia V** 346-6440
1843 **Hawkins Sharon F** 341-9216
Ross Mark R
1845 **Wells Julie** 345-5182
+CENTER ST ENDS
2001 **Pickett John**
1 Pickett Stephanie L
2009 **McShore Connie V**
2010-2019 Not Verified (2 Hses)
2021 **Corson Amelia** 342-1532
Leviage Shelia A 342-1532
Leviage Allen C Jr 342-1532
2028 Not Verified
2031 **Woods Alice H** 342-4048
Woods Arina C 342-4048
2033 **Horton James M & Tammy** 341-7160
2038-2044 Not Verified (3 Hses)
2049 **Slachetka Bobbie** 341-8398
+DORCAS ST ENDS
2200 **NORTH OMAHA G EPPLEY BOYS CLUB** civic social assns 342-2300
2209 Not Verified
2219 **Wilson Alise L**
2232 **Savage Beverly A**
2235 **Robinson N** 345-8157
Robinson Robert H 345-8157
2237-2239 Not Verified (2 Hses)
2243 **Lee Rodney E**
2254 **Wells Craig S**
+MARTHA ST INTERSECTS
+DUPONT ST BEGINS
+CASTELAR ST INTERSECTS
2414 **Turner Elnora** 341-6570
2518-2529 Not Verified (2 Hses)
2600 **FRANKLIN BODY SHOP** pnt & body rpr 344-2506
2617 **Snyder Jeff C**
+BANCROFT ST INTERSECTS

ZIP CODE 68110 CAR-RT C058
4401 **3 NORTHERN INTERIORS**
OF OMAHA plstrng dwall instl 451-7501
3 **SIMPSON SUPPLY** plstrng dwall john E 451-7500
4403 **Meigs Linda S**
4424 **SIMET ENTERPRISES** plumb-hg-a-c 451-4442
4431 **BLOOM J F & COMPANY** misc rlt str 393-6222
OMAHA SVOBODA MONUMENT CO cut stne sine prds 451-6000
BUSINESSES 21 HOUSEHOLDS 148
N 20TH ST E (OMAHA)-
- ZIP CODE 68110 CAR-RT C048
2722 **Ward Chalmers & Gertrude** 346-3106
HOUSEHOLDS 1
S 20TH ST (BLAIR)-FROM 101 N
20TH ST SOUTH
+WASHINGTON ST INTERSECTS
- ZIP CODE 68008 CAR-RT C001
134 **Warrick Abe L & Marjorie** 426-9777
141 **Emslie John** 426-9560
+LINCOLN ST INTERSECTS
+FRONT ST INTERSECTS
205 **FIRST CHRISTIAN CHURCH** religious orgs 426-3771
214 **Bunch Kenneth A & Dawn** 533-2843
+GRANT ST INTERSECTS
+RAILROAD CROSSES
315 **Haack Paul A & Sandra** 426-4024
RIVERSIDE CONSTRUCTION nonresid constr 426-8432
345 **Hemmingson Marie E** 426-4993
+COLFAX ST INTERSECTS
+NEBRASKA ST INTERSECTS
+SOUTH ST INTERSECTS
+PARK ST INTERSECTS
BUSINESSES 2 HOUSEHOLDS 5
S 20TH ST (OMAHA)-FROM 1999
DODGE ST SOUTH
+N 20TH ST BEGINS
- ZIP CODE 68102 CAR-RT C025
112 **Lemcke James C** 422-2543
+DOUGLAS ST INTERSECTS
202 **Edic Curtis O** 342-1300
SCOTTISH RITE CATHEDRAL civic social assns 342-1300
+FARNAM ST INTERSECTS
+HARNEY ST INTERSECTS
- ZIP CODE 68102 CAR-RT C021
410 Not Verified
430 **DOWNTOWN YMCA**
AFFORDABLE MESSAGE ofcs hlth prnrs 341-1600
Kolzen Scott M 341-1600
YMCA civic social assns 977-4300
3 **INTERNATIONAL MANAGEMENT COUNCIL** YMCA busn assns 345-1904
412 **Banks Darren & Justine** 593-0622
419 Not Verified
510 **Lacy Kathleen L**
609 **Pauley Jeffrey C** 392-2045
+HOWARD ST INTERSECTS
500 **OMAHA CHILDRENS MUSEUM INC** museums art gallery 342-6164
501 **AUTO GLASS CENTER** auto glass rpr 342-0295
515 **ROSE & CROWN PUB** drinking places 346-8242
515 **Not Verified**
+SANT MARYS AVE INTERSECTS
- ZIP CODE 68102 CAR-RT C028
615 **MONEY MAKERS**
AUTOMOTIVE SUPPLY mtr vhcl sps prts 346-1564
631 **Olson David S** 235-3880
SCOTT MANUFACTURING CO canvas rtd prdcts 341-1492
+JONES ST INTERSECTS
709 **EASTERN NEBRASKA FORENSIC LABORATORY** testing labs 346-4764
710 Not Verified
714 **GRUNWALD MECHANICAL CONTRACTORS** plumb-hg-a-c 342-1911
+LEAVENWORTH ST INTERSECTS
- ZIP CODE 68108 CAR-RT C003
801 **MOTION INDUSTRIES** indus equip 344-7332
POWER DRIVES AND BEARINGS DIVISION
indus equip 344-7323
825 **ORP ADT dttv armrd car sv** 341-2930
826 **Wallace Arthur** 342-4034

2016 CITY DIRECTORY North 20th Street

Site Address Unlisted.

- 3315 Rose Flori
3318 Hegarty Matthew T
3319 Cortese Jesse
3321 Williams Vera J
3322 Hunter Kathleen A
3325 Arroyo Juanita
3326 Croft Robert G
3327 Wilson Joseph R
3328 Mora Octavio
3329 Castro Faucunda
3330 Bruce Jennifer
3331 Raymond W Sr & Christine
3332 Carter Jocelyn C
3333 Beck Sarah K
3334 Francia Nicolasa
3335 Stickney Sara
3336 McKinney William A & Lisa M
3337 Plaza Mary L
3338 Baglio Frederick L
3339 Rowe Christine
3340 Jimenez Jose J
3341 Jimenez Cindy
3342 Andazola Esmeralda
3343 Antonio Gonzales
3344 Laforia Sheila
3345 No Current Listing
3346 Dolores A & Gabriel
3347 Chavez Crescencio & Rosa M
3348 Ocampo Luciano L & Luz M
3349 Ackles Richard L & Virginia M
3350 Garcia Angel
3351 Beasley Nancy L
3352 Margaret L
3353 McKinney Jennifer
3354 Sedlacek Jack L Jr & Sherri
3355 Sedlacek Peggy L
3356 Sedlacek Betty
3357 Perera Alex
3358 Grzebiewski Cory J & Jamie
3359 Jacinto Miguel A
3360 Jacinto Juana M
3361 Martinez Martha
3362 Vallecillo Antonio L & Antonia
3363 Rodriguez Yesenia
3364 Rodriguezjinez Salvador J
3365 Clark Marie A
3366 Clark Jerome
3367 Blanco Eliseo A & Patricia
3368 Martinez Alfred Jr & Deiores M
3369 Garcia Andres
3370 Bjerkke Lisa D
3371 Dewitt Patricia J
3372 Dewitt Jeffrey E
3373 Campbell Ashley M
3374 Campbell Cassie
3375 Johnson Kenneth C
3376 Johnson Wendy L
3377 Boldt Todd E
3378 Chavez Juana
3379 Limones David & Kathleen
3380 Galvan Kathy
3381 Bernabe Andres
3382 Nunez Jesse J
3383 Zaragoza John J
3384 Zaragoza Rebecca A

- 3385 Sula Guzman
3386 Barrett Robert G
3387 Hawkes Samantha
3388 Hawkes Omalea
3389 Menjivar Jose C & Rina
3390 Villa Jessica
3391 Ramirez Joseph & Agatha
3392 Gaudreau Jeanette I
3393 Livingston Jackie L
3394 Livingston Gaylan D
3395 Dominguez Macrino R
3396 Lara Felix J
3397 No Current Listing
3398 Delgado Jose
3399 Riha Frank J
3400 Guevara Jose J
3401 Martinez Victor M
3402 No Current Listing
3403 Gavia Jose G
3404 Gavia Guadalupe
3405 Legarreta Armando & Fabiola
3406 Kmiecik Rex L
3407 Pryor Michael S
3408 Kniebeck Brandon
3409 Tuli Hope
3410 Gomez Roman F
3411 Gomez Reyna
3412 Vizcaino Miguel
3413 Arine Rodriguez
3414 Fernandez Deyra J
3415 No Current Listing
3416 Lara Lazaro S & Sivana B
3417 MARRS MIDDLE SCHOOL
3418 Rapier Kenneth P & Janie F
3419 Villagomez Jose G & Josefina
3420 Dasher Kathleen
3421 Dasher Rebecca
3422 No Current Listing
3423 Rodriguez Anibal
3424 Rodriguez Jonathan
3425 Stacy Weaver
3426 Gonzalez Enrique
3427 No Current Listing
3428 Burtas Gerald P
3429 Chantry Johanna L
3430 Chantry Helen L
3431 Franco Crystal
3432 Richards Krystal J
3433 Johnston Sarah J
3434 Johnston Daniel D
3435 Masiak Larry
3436 Reyes Gabriela
3437 Charez Javier & Herminia
3438 No Current Listing
3439 Thomson Mary A & Douglas J
3440 Dolezal James J & Lois L
3441 No Current Listing
3442 Kiewer Elnae R & Charlotte M
3443 Busch Kim B
3444 Busch Linda M
3445 Novy Martin J Jr & Sheri R
3446 Luttman Mila K
3447 Zarazua Joaquin
3448 Vilcinkas Jeffrey L & Deborah
3449 Zabela Manuel A
3450 Warren Sharie T & Kathleen M
3451 Diesen Sean A
3452 Melgar Carlos & Amelia
3453 Ochoa Roberto
3454 No Current Listing
3455 No Current Listing
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- 1102 High Definition auto detail
1103 No Current Listing
1104 Taylor Kimberly S
1105 Taylor Glenner
1106 Reagan Bridget
1107 Temple Arlene J
1108 Temple Lance Jr
1109 Bryson Sharea A
1110 Bryson Jason P
1111 No Current Listing
1112 Gasse James
1113 Hayes Roseanna
1114 Brown Reggie A
1115 Brown Jacqueline
1116 Jerry Calvin & Stephanie J
1117 Clayton James R III
1118 HAMPTON PLZ BEGINS
1119 Hollingsworth Anna R
1120 CHARLES PLZ BEGINS
1121 CHARLES ST ENDS
1122 CHARLES PLZ BEGINS
1123 CHARLES ST ENDS
1124 ZIP CODE 68110 CAR-RT C052
1125 Marshall C L
1126 Marshall Maria H
1127 Conway Vickie A
1128 No Current Listing
1129 Wright Todd
1130 Wright Lisa
1131 Chambers Nicole R
1132 Frazier Cole
1133 Frazier Rhoda L
1134 Frazier Roland
1135 Wright Joseph J
1136 Wright Jason
1137 Miller Cheryl L & Charles
1138 Johnson Rontasha N
1139 Macheok Susan
1140 Jackson Lyndia L
1141 Jackson Adonis V
1142 Littleton Jimmy D
1143 Murphy Barbara L & Anthony
1144 Mitchell Phil L
1145 Mitchell Awaleha
1146 Moore Diamond C & Pamela
1147 Ramos Hilario
1148 Medina X
1149 Medina Jose
1150 Abraham Douglas
1151 Beverly Ronald R
1152 Beverly Marina A
1153 Sargent Jameelah
1154 Green Tennis R
1155 Johnson Fonda
1156 Anguiano-Rios Juvenal
1157 No Current Listing
1158 Bass Mary & Maynard
1159 Faulkner Linda
1160 Faulkner Kenneth A
1161 Mann Willie A
1162 No Current Listing
1163 Stevenson Constance J
1164 Stevenson Aarica
1165 Lucas Fin
1166 Franklin Angela
1167 Franklin Jasmine
1168 Sharon J
1169 Carroll Anna
1170 Carroll Anastasia
1171 Burton Janisha
1172 Sweet Steak
1173 Sweet-Strickland Latrina
1174 Lewis Isis
1175 Pierce Regina R
1176 Barnes Mildred
1177 Daniela Wilson
1178 Conway Bumice
1179 Kelly Mary C
1180 Washington Tonja
1181 Bland Annette M
1182 PLZ BEGINS
1183 Roundtree Mary K
1184 Roundtree Taylor
1185 Cooper Kwanita R
1186 Cooper Terrence
1187 Slaughter Marlina
1188 Shaw Trudy G
1189 No Current Listing
1190 Scott Joshua J
1191 Taylor Carmelinda
1192 Walker Veronica
1193 Bullion William
1194 No Current Listing
1195 Stratford Donald G Jr & Chiquita
1196 No Current Listing
1197 BURDETTE ST INTERSECTS
1198 HOPE EDUCATION youth org
1199 No Current Listing
1200 McKinney Danelia L

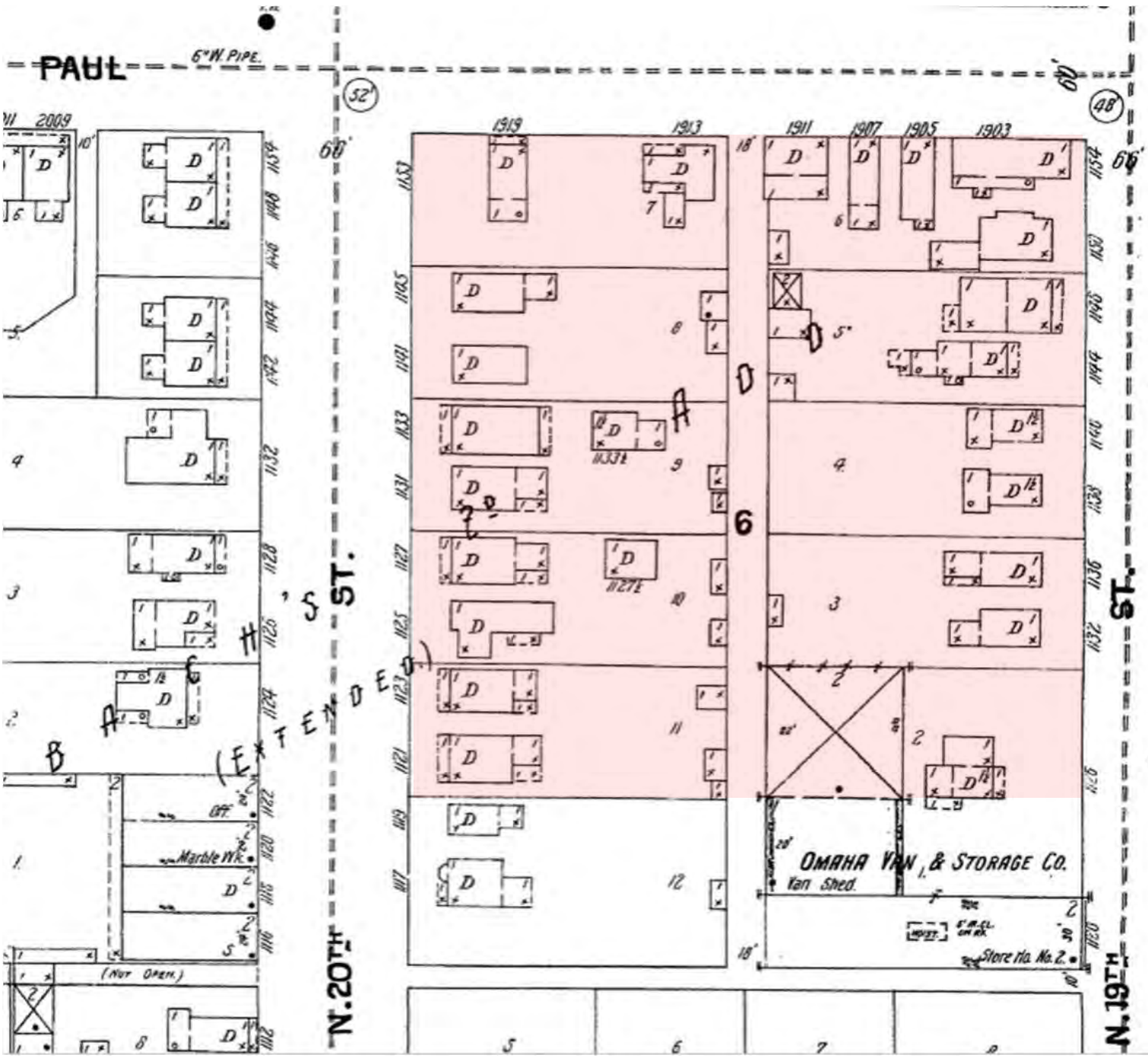
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- 20TH AVE (BLAIR)-FROM 2079 PARK ST NORTH
ZIP CODE 68008 CAR-RT C002
527 No Current Listing
543 Hruby Sheri J
544 Hruby Brandon J
545 Lee Brandee
546 Matzen Liela A & Robert E
547 No Current Listing
548 No Current Listing

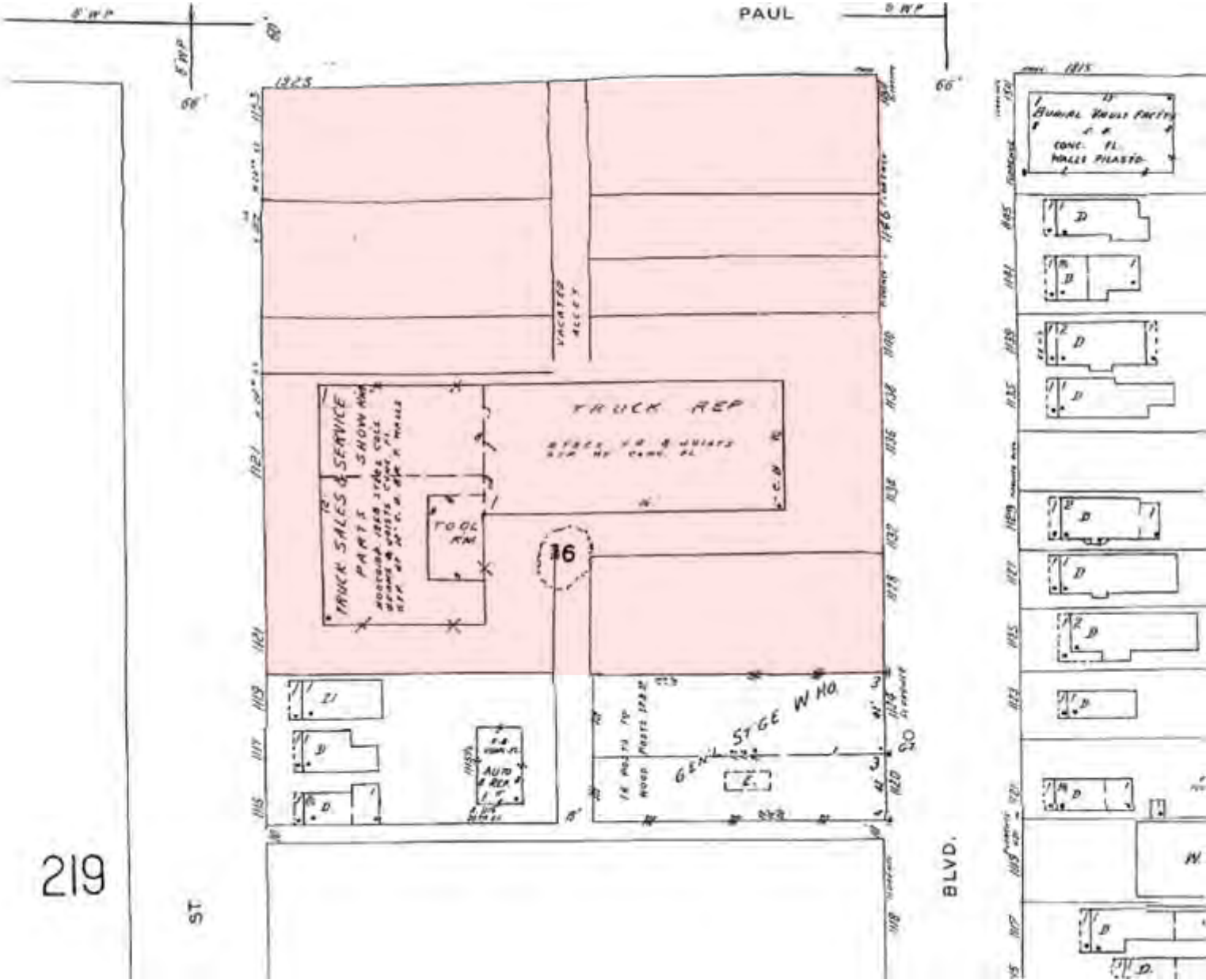
- 20TH ST (BLAIR)
ZIP CODE 68008 CAR-RT C002
128 No Current Listing
137 Schullt Karen K
230 DOWNTOWN STORAGE storage-household & commercial
231 No Current Listing
243 Gabriel Harley G
269 Penke Russell J
349 Leslie Karin J
350 Leslie Antonio M
351 Hignar Larry
BUSINESSES 1 HOUSEHOLDS 7
20TH ST (OMAHA)-FROM 1999 IZARD ST NORTH
ZIP CODE 68102 CAR-RT C025
6103 CENTRAL phys therapists
CENTRAL HIGH SCHOOL schools
Senira Denia
ZIP CODE 68178 CAR-RT C000
320 CREIGHTON UNIVERSITY KENEFICK schools
623 DAYCLOUD STUDIOS website design serv
602 CREIGHTON UNIVERSITY health serv
ZIP CODE 68102 CAR-RT C009
700 Giles Henry
701 Wallace Dusty
NICHOLAS ST INTERSECTS

- 20TH AVE (BLAIR)-FROM 2079 PARK ST NORTH
ZIP CODE 68008 CAR-RT C002
527 No Current Listing
543 Hruby Sheri J
544 Hruby Brandon J
545 Lee Brandee
546 Matzen Liela A & Robert E
547 No Current Listing
548 No Current Listing

1901
Sanborn Fire
Insurance Map



1962
Sanborn Fire
Insurance Map



8.3
REGULATORY
DOCUMENTATION

1127 North 20th Street
1127 North 20th Street
Omaha, NE 68102

Inquiry Number: 6697218.5s
October 08, 2021

FirstSearch Radius Screen



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 1127 NORTH 20TH STREET
OMAHA, NE 68102**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	1	0	0	0	0	1
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	1	0	0	-	0	1
<i>NFRAP</i>	Y	0	0	2	0	-	2	4
<i>RCRA COR ACT</i>	Y	0	0	0	0	2	0	2
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	2	0	-	-	0	2
<i>Federal IC / EC</i>	Y	0	2	0	0	-	0	2
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	2	6	39	-	4	51
<i>State/Tribal Tanks</i>	Y	1	4	5	-	-	0	10
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	1	-	0	1
<i>US Brownfields</i>	Y	0	1	0	2	-	0	3
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	6	5	6	-	-	0	17
- Totals --		7	18	19	42	2	6	94

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Search Summary Report

**TARGET SITE: 1127 NORTH 20TH STREET
OMAHA, NE 68102**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	07/29/2021	1.000	0	1	0	0	0	0	1
	Proposed NPL	07/29/2021	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	07/29/2021	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	07/29/2021	0.500	0	1	0	0	-	0	1
NFRAP	SEMS-ARCHIVE	07/29/2021	0.500	0	0	2	0	-	2	4
RCRA COR ACT	CORRACTS	03/22/2021	1.000	0	0	0	0	2	0	2
RCRA TSD	RCRA-TSDF	03/22/2021	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	03/22/2021	0.250	0	0	0	-	-	0	0
	RCRA-SQG	03/22/2021	0.250	0	1	0	-	-	0	1
	RCRA-VSQG	03/22/2021	0.250	0	1	0	-	-	0	1
Federal IC / EC	US ENG CONTROLS	05/17/2021	0.500	0	1	0	0	-	0	1
	US INST CONTROLS	05/17/2021	0.500	0	1	0	0	-	0	1
ERNS	ERNS	06/14/2021	TP	0	-	-	-	-	0	0
State/Tribal SWL	NE SWF/LF	06/09/2021	0.500	0	0	0	0	-	0	0
	IA SWF/LF	06/09/2021	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	NE LUST	07/06/2021	0.500	0	2	6	39	-	4	51
	NE LAST	07/06/2021	0.500	0	0	0	0	-	0	0
	IA LAST	07/06/2021	0.500	0	0	0	0	-	0	0
	IA LUST	07/06/2021	0.500	0	0	0	0	-	0	0
	INDIAN LUST	04/28/2021	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	NE UST	03/18/2021	0.250	1	4	5	-	-	0	10
	IA UST	03/18/2021	0.250	0	0	0	-	-	0	0
	NE AST	03/22/2021	0.250	0	0	0	-	-	0	0
	IA AST	03/22/2021	0.250	0	0	0	-	-	0	0
	INDIAN UST	04/28/2021	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	NE INST CONTROL	03/15/2021	0.500	0	0	0	0	-	0	0
	IA INST CONTROL	03/15/2021	0.500	0	0	0	0	-	0	0
State/Tribal VCP	NE VCP	03/15/2021	0.500	0	0	0	1	-	0	1

Search Summary Report

**TARGET SITE: 1127 NORTH 20TH STREET
OMAHA, NE 68102**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	IA VCP	03/15/2021	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	06/10/2021	0.500	0	1	0	2	-	0	3
Other Haz Sites	US CDL	05/18/2021	TP	0	-	-	-	-	0	0
Spills	HMIRS	09/12/2021	TP	0	-	-	-	-	0	0
	NE SPILLS	07/06/2021	TP	0	-	-	-	-	0	0
	IA SPILLS	07/06/2021	TP	0	-	-	-	-	0	0
	NE SPILLS 90	10/09/2012	TP	0	-	-	-	-	0	0
	IA SPILLS 90	10/09/2012	TP	0	-	-	-	-	0	0
	NE SPILLS 80	04/15/2003	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	03/22/2021	0.250	1	4	6	-	-	0	11
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2018	TP	0	-	-	-	-	0	0
	SSTS	04/19/2021	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	12/30/2020	TP	0	1	-	-	-	0	1
	PADS	11/19/2020	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	2	-	-	-	-	0	2
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/08/2021	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	1	-	-	-	-	0	1
	FINDS	05/05/2021	TP	2	-	-	-	-	0	2
	- Totals --			7	18	19	42	2	6	94

Site Information Report

RADON

State Database: NE Radon

Radon Test Results

Num Tests	Avg pCi/L	# > pCi/L	% > pCi/L	Max pCi/L
42	4.0	15	36%	11.5

Target Site Summary Report

Target Property: 1127 NORTH 20TH STREET
 OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	FINDS --110005974669	GOOD LIFE TRANSPORTATION INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A4	FINDS --110004083848	TRAC CORP INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A1	ICIS --110005974669	GOOD LIFE TRANSPORTATION INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A3	ICIS --110005974669	GOOD LIFE TRANSPORTATION INC	1127 N 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A5	NE UST --8443 --1 / Not Reported	DOUBLE CHECK CO OF NE/IA INC	1127 N 20TH ST OMAHA, NE 68102	0.00	+ 0	N/A
A2	RCRA NonGen / NLR --NED986387975	TRAC CORP INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A3	US AIRS --110001520970	GOOD LIFE TRANSPORTATION INC	1127 N 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
77	CORRACTS --NED000610576	ENVIRONMENTAL SERVICES INC	1521 N 11TH ST OMAHA, NE 68110	0.63 ENE	- 32	N/A
78	CORRACTS --NED000829754	UNION PACIFIC RAILROAD	9TH & CASS 12TH & WEBSTER OMAHA, NE 68179	0.77 SE	- 23	N/A
A1	FINDS --110005974669	GOOD LIFE TRANSPORTATION INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A4	FINDS --110004083848	TRAC CORP INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A1	ICIS --110005974669	GOOD LIFE TRANSPORTATION INC	1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
A3	ICIS --110005974669	GOOD LIFE TRANSPORTATION INC	1127 N 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
B10	NE LUST --032798-99-0002 --01179-DBH-1130 --NO FURTHER ACTION (INCIDENT CLOSED)	FIRST STUDENT INC 20897	1804 PAUL ST OMAHA, NE 68102	0.08 ENE	- 2	N/A
D14	NE LUST --091206-MP-1535 --120192-NM-0900 --NO FURTHER ACTION (INCIDENT CLOSED)	BUILDING 2	2024 NICHOLAS STREET OMAHA, NE 68110	0.11 SW	+ 6	N/A
E21	NE LUST --110493-NM-1528 --NO FURTHER ACTION (INCIDENT CLOSED)	SMITTY'S VAN AND STORAGE	1417 N 18TH ST OMAHA, NE	0.15 NE	- 3	N/A
F25	NE LUST --07110-KSA-1300 --NO FURTHER ACTION (INCIDENT CLOSED)	CONTINENTAL BAKING CO	902 N 20 ST OMAHA, NE	0.19 SSW	+ 17	N/A
29	NE LUST --021621-JB-1515 --NEBRASKA RBCA TIER I OR TIER II INVESTIGATION	ARMORED KNIGHTS	2330 PAUL ST OMAHA, NE 68102	0.23 WNW	+ 15	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
 OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
31	NE LUST --100488-TH-1005 --NO FURTHER ACTION (INCIDENT CLOSED)	LOGAN FONTENELLE HOMES	21ST PLZ & FRANKLIN STS OMAHA, NE	0.23 NNW	- 2	N/A
G33	NE LUST --010395-CT-1135 --NO FURTHER ACTION (INCIDENT CLOSED)	BRIGHT IDEAS INC	1624 IZARD ST OMAHA, NE 68102	0.24 SE	- 10	N/A
H34	NE LUST --060592-99-0000 --NO FURTHER ACTION (INCIDENT CLOSED)	FEHRS TRACTOR	1811 CUMMINGS OMAHA, NE	0.25 SSE	+ 8	N/A
36	NE LUST --120789-99-0032 --NO FURTHER ACTION (INCIDENT CLOSED)	DEMO PROPERTY	1615 IZARD STREET OMAHA, NE 68102	0.26 SE	- 10	N/A
I37	NE LUST --031518-KM-1408 --ACTIVE INVESTIGATION/CLEANUP	1713 CUMING ST TANK SITE	1713 CUMING ST OMAHA, NE	0.27 SSE	+ 4	N/A
38	NE LUST --12079-DWT-1330 --NO FURTHER ACTION (INCIDENT CLOSED)	KELLOM SCHOOL	1311 N 24 ST OMAHA, NE	0.27 West	+ 23	N/A
I39	NE LUST --101791-CT-1105 --LUST TRUST FUND PRIORITY LIST - PENDING WORK	O'KEEFE ELEVATOR CO	821 N 18TH ST OMAHA, NE 68102	0.27 SSE	+ 6	N/A
40	NE LUST --AP2507 --NO FURTHER ACTION (INCIDENT CLOSED)	TINY HOUSES THE COTTAGE	1528 NORTH 16TH STREET OMAHA, NE 68102	0.28 NE	+ 1	N/A
41	NE LUST --120396-NM-0800 --LUST TRUST FUND PRIORITY LIST - PENDING WORK	MODERN EQUIPMENT CO	816 N 19TH ST OMAHA, NE	0.29 South	+ 16	N/A
42	NE LUST --111212-KM-1515 --042198-99-0006 --101696-CT-1505 --041814-KM-1330 --ACTIVE INVESTIGATION/CLEANUP --NO FURTHER ACTION (INCIDENT CLOSED) *Additional key fields are available in the Map Findings section	METRO AREA TRANSIT	2222 CUMING ST OMAHA, NE 68102	0.29 SW	+ 21	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
43	NE LUST --AP8452 --NO FURTHER ACTION (INCIDENT CLOSED)	ORPHAN UST	1802 N 20TH ST OMAHA, NE	0.29 North	+ 1	N/A
44	NE LUST --051899-NM-1410 --NO FURTHER ACTION (INCIDENT CLOSED)	VACANT LOT	1501 N 24TH ST OMAHA, NE	0.30 WNW	+ 15	N/A
45	NE LUST --12269-DWT-1300 --NO FURTHER ACTION (INCIDENT CLOSED)	CON AGRA FLOUR MILL	1521 N 16 ST OMAHA, NE	0.30 NE	+ 0	N/A
46	NE LUST --111816-TH-1510 --NO FURTHER ACTION (INCIDENT CLOSED)	FIREHOUSE 4 BUILDING	999 N 16TH ST OMAHA, NE	0.30 ESE	- 17	N/A
47	NE LUST --110916-ML-1055 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON DENTAL COLLEGE	2102 BURT ST OMAHA, NE	0.31 SSW	+ 32	N/A
48	NE LUST --05208-DBH-1515 --NO FURTHER ACTION (INCIDENT CLOSED)	MIDTOWN II AUTOMOTIVE	723 N 20 ST OMAHA, NE	0.31 South	+ 24	N/A
49	NE LUST --042403-99-0000 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON UNIVERSITY	822 N 22ND ST, CUMMING & OMAHA, NE	0.32 SSW	+ 34	N/A
50	NE LUST --100688-TH-1155 --NO FURTHER ACTION (INCIDENT CLOSED)	LOGAN FONTENELLE HOMES	22ND & CLARK STS OMAHA, NE	0.33 NNW	- 3	N/A
51	NE LUST --081403-GW-1300 --110191-CT-1101 --NO FURTHER ACTION (INCIDENT CLOSED)	FILCO SUPER GAS	901 N 24TH ST OMAHA, NE 68102	0.33 SW	+ 20	N/A
52	NE LUST --061208-TH-1330 --NO FURTHER ACTION (INCIDENT CLOSED)	MURPHY BUILDING	701 NORTH 20TH STREET OMAHA, NE 68131	0.35 South	+ 23	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
53	NE LUST --020311-TH-1315 --NO FURTHER ACTION (INCIDENT CLOSED)	COMMERCIAL BUILDING	1620 CLARK STREET OMAHA, NE 68110	0.35 NE	+ 6	N/A
54	NE LUST --110916-ML-1045 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON UNIVERSITY	2204 BURT STREET OMAHA, NE	0.35 SW	+ 41	N/A
55	NE LUST --AP11604 --NO FURTHER ACTION (INCIDENT CLOSED)	CITY OF OMAHA	1836 N 20TH OMAHA, NE	0.37 North	+ 5	N/A
56	NE LUST --082905-KM-1532 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON WASTE OIL TANK	20TH & WEBSTER OMAHA, NE	0.37 South	+ 25	N/A
57	NE LUST --AP5171 --NO FURTHER ACTION (INCIDENT CLOSED)	WALKERS INC UNIFORM	724 NO 16TH OMAHA, NE	0.38 SSE	- 4	N/A
59	NE LUST --APHO0370 --NO FURTHER ACTION (INCIDENT CLOSED)	BURKLEY ENVELOPE CO	1702 WEBSTER ST OMAHA, NE	0.40 SSE	+ 3	N/A
60	NE LUST --111816-TH-1420 --110916-ML-1100 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON UNIVERSITY	822 N 22ND ST OMAHA, NE 68178	0.41 NNW	+ 1	N/A
61	NE LUST --053019-NH-1030 --NEBRASKA RBCA TIER I OR TIER II INVESTIGATION	ENERGY CENTER OMAHA BURT	2420 BURT ST OMAHA, NE 68102	0.42 SW	+ 42	N/A
62	NE LUST --042313-NM-1409 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON, SOCCER FLD	625 FLORENCE BLVD OMAHA, NE	0.42 South	+ 18	N/A
J63	NE LUST --AP8064 --NO FURTHER ACTION (INCIDENT CLOSED)	WELDERS SUPPLY	1810 CALIFORNIA OMAHA, NE	0.43 South	+ 16	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
K64	NE LUST --022208-TH-0910 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON UNIVERSITY DORM	1624 WEBSTER OMAHA, NE	0.43 SSE	- 3	N/A
65	NE LUST --062294-SM-0715 --ACTIVE INVESTIGATION/CLEANUP	A B GENDLER	1112 N 13TH ST OMAHA, NE	0.43 East	- 27	N/A
66	NE LUST --053003-99-0001 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON SOCCER #1	17TH & CALIFORNIA, S 120W OMAHA, NE	0.43 SSE	+ 5	N/A
L68	NE LUST --070187-TH-1200 --NO FURTHER ACTION (INCIDENT CLOSED)	EPSER HILLMER GRAPHICS	2002 CALIFORNIA ST OMAHA, NE	0.44 South	+ 32	N/A
L69	NE LUST --AP6040 --NO FURTHER ACTION (INCIDENT CLOSED)	EPSER HILLMER GRAPHICS CO	2000 CALIFORNIA ST OMAHA, NE 68102	0.44 South	+ 31	N/A
L70	NE LUST --10240-MRF-1310 --NO FURTHER ACTION (INCIDENT CLOSED)	EPSER HILLMER GRAPHICS	2020 CALIFORNIA STREET OMAHA, NE 68102	0.44 South	+ 34	N/A
J71	NE LUST --012198-99-0007 --NO FURTHER ACTION (INCIDENT CLOSED)	WELLS FARGO ARMORED SVC	1720 CALIFORNIA ST OMAHA, NE	0.44 South	+ 17	N/A
M72	NE LUST --053003-99-0000 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON SOCCER #4	1721 CALIFORNIA ST, SE CR OMAHA, NE	0.45 South	+ 18	N/A
73	NE LUST --011096-TH-0852 --ACTIVE INVESTIGATION/CLEANUP	OK MART - A & B ONE STOP	2542 CUMING ST OMAHA, NE	0.47 WSW	+ 38	N/A
M74	NE LUST --051303-GW-0817 --NO FURTHER ACTION (INCIDENT CLOSED)	VERIZON WIRELESS	1821 CALIFORNIA ST OMAHA, NE 68102	0.48 South	+ 21	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
75	NE LUST --121189-99-0009 --NO FURTHER ACTION (INCIDENT CLOSED)	ASHTON WHOLESAL	1218 NICHOLAS OMAHA, NE 68102	0.49 East	- 26	N/A
76	NE LUST --072497-99-0010 --NO FURTHER ACTION (INCIDENT CLOSED)	MARKOE HALL-CREIGHTON UNI	25TH & BURT OMAHA, NE	0.50 SW	+ 34	N/A
	NE LUST --092288-TH-1010 --NO FURTHER ACTION (INCIDENT CLOSED)	LOGAN-FONTENELLE HOMES	21ST & HAMILTON OMAHA, NE	NON GC	N/A	N/A
	NE LUST --110916-ML-1050 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON DENTAL COLLEGE	BTWN 21ST & 22ND CUMING/B OMAHA, NE	NON GC	N/A	N/A
	NE LUST --090790-99-0005 --NO FURTHER ACTION (INCIDENT CLOSED)	CREIGHTON UNIVERSITY	25 & CALIFORNIA, NE CORNE OMAHA, NE	NON GC	N/A	N/A
	NE LUST --061316-SM-1500 --NO FURTHER ACTION (INCIDENT CLOSED)	OMAHA AIRPORT AUTHORITY	NE CORNER N 25TH ST E & A OMAHA, NE	NON GC	N/A	N/A
A5	NE UST --8443 --1 / Not Reported	DOUBLE CHECK CO OF NE/IA INC	1127 N 20TH ST OMAHA, NE 68102	0.00	+ 0	N/A
7	NE UST --3743 --1 / Not Reported	RALPH FROST	1102 N 20TH ST OMAHA, NE 68102	0.08 SW	+ 4	N/A
B9	NE UST --4415 --1 / Not Reported	LIDLAW TRANSIT #897	1804 PAUL ST OMAHA, NE 68102	0.08 ENE	- 2	N/A
D15	NE UST --12368 --1 / Not Reported	PRODUCTS UNLIMITED INC	2024 NICHOLAS ST OMAHA, NE 68112	0.11 SW	+ 6	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
 OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96 GEOCODED: 90 NON GEOCODED: 6

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
16	NE UST --10463 --1 / Not Reported	OMAHA COMPOUND CO	2001 NICHOLAS ST OMAHA, NE 68102	0.11 SSW	+ 6	N/A
19	NE UST --12613 --1 / Permanently Out of Use	ORPHAN	1800 NICHOLAS ST OMAHA, NE 68111	0.13 SE	- 6	N/A
E20	NE UST --8202 --1 / Not Reported	SMITTYS VAN & STORAGE	1417 N 18TH ST OMAHA, NE 68102	0.15 NE	- 3	N/A
F24	NE UST --1103 --1 / Not Reported	CONTINENTAL BAKING CO	902 N 20TH ST OMAHA, NE 68102	0.19 SSW	+ 17	N/A
29	NE UST --12196 --1 / Temporarily Out of Use --2 / Temporarily Out of Use	ARMORED KNIGHTS	2330 PAUL ST OMAHA, NE 68102	0.23 WNW	+ 15	N/A
G32	NE UST --2439 --1 / Not Reported	ROSS TRANSFER INC	1624 IZARD ST OMAHA, NE 68102	0.24 SE	- 10	N/A
40	NE VCP	TINY HOUSES THE COTTAGE	1528 NORTH 16TH STREET OMAHA, NE 68102	0.28 NE	+ 1	N/A
Reg	NPL --703481 --NESFN0703481	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
Reg	PRP	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
A2	RCRA NonGen / NLR TRAC CORP INC --NED986387975		1127 NORTH 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
B8	RCRA NonGen / NLR FIRST STUDENT INC 20897 --NER000000620		1804 PAUL STREET OMAHA, NE 68102	0.08 ENE	- 2	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
11	RCRA NonGen / NLR --NED078014594	AMERICAN LITHO GRAPHIC CORP	1107 N 19TH ST OMAHA, NE 68102	0.09 SSE	- 3	N/A
13	RCRA NonGen / NLR --NED981507353	R & R SERVICE	1429 N 20TH ST OMAHA, NE 68110	0.10 NNW	- 1	N/A
C17	RCRA NonGen / NLR --NED042576058	PRODUCTS UNLIMITED	1127 N 18TH OMAHA, NE 68102	0.12 ESE	- 5	N/A
22	RCRA NonGen / NLR --NER000501965	TIGER DOOR LLC	1802 IZARD STREET OMAHA, NE 68102	0.18 SE	- 3	N/A
23	RCRA NonGen / NLR --NER000513663	SIENA FRANCIS EMERGENCY SHELTE	1111 NORTH 17TH STREET OMAHA, NE 68102	0.19 East	- 8	N/A
26	RCRA NonGen / NLR --NED007259617	AIRLITE PLASTICS CO	914 N 18TH ST OMAHA, NE 68102	0.21 SSE	+ 2	N/A
28	RCRA NonGen / NLR --NED035143254	SAFETY SERVICE CO INC	1605 NICHOLAS OMAHA, NE 68102	0.23 ESE	- 11	N/A
H30	RCRA NonGen / NLR --NEN000704254	ANDERSON EXCAVATING FIRE SITE	902 S 18TH ST OMAHA, NE 68108	0.23 SSE	+ 9	N/A
35	RCRA NonGen / NLR --NED006970164	FEHRS TRACTOR & EQUIP CO	1809 CUMING ST OMAHA, NE 68102	0.25 SSE	+ 12	N/A
6	RCRA-SQG --NED007494966	INDUSTRIAL PLATING INC	1149 FLORENCE BLVD OMAHA, NE 68102	0.05 East	- 2	N/A
C12	RCRA-VSQG --NED054302492	OMAHA NEON SIGN CO	1120 N 18TH ST OMAHA, NE 68102	0.10 ESE	- 4	N/A
Reg	SEMS --0703481 --NESFN0703481	OMAHA LEAD	INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
 OMAHA, NE 68102

JOB: 1021-565-16

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
G27	SEMS-ARCHIVE --0703626 --NESFN0703626	FORMER LORENZ CHEMICAL	1024 NORTH 17TH ST OMAHA, NE 68102	0.22 SE	- 7	N/A
H30	SEMS-ARCHIVE	ANDERSON EXCAVATING FIRE SITE	902 S 18TH ST OMAHA, NE 68108	0.23 SSE	+ 9	N/A
	SEMS-ARCHIVE --0704910 --NEN000704910	FORMER LAWRENCE SHOT & LEAD FA	24TH & BEUCROFT OMAHA, NE 68102	NON GC	N/A	N/A
	SEMS-ARCHIVE --0701855 --NED007268436	AIR PRODUCTS	9TH ST & GRACE ST OMAHA, NE 68110	NON GC	N/A	N/A
A3	US AIRS --110001520970	GOOD LIFE TRANSPORTATION INC	1127 N 20TH STREET OMAHA, NE 68102	0.00	+ 0	N/A
18	US BROWNFIELDS --173043 ---	AAA WELDING CO INC	1121 N 18TH ST OMAHA, NE 68102	0.12 ESE	- 5	N/A
58	US BROWNFIELDS --124742 ---	MAX I. WALKER UNIFORM RENTAL D	724 AND 714 NORTH 16TH ST OMAHA, NE 68102	0.40 SE	- 6	N/A
K67	US BROWNFIELDS --70022 ---	FORMER MORECO PLATING COMPANY	1608 WEBSTER ST OMAHA, NE 68102	0.44 SSE	- 4	N/A
Reg	US ENG CONTROLS OMAHA LEAD --NESFN0703481 --NESFN0703481		INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
Reg	US INST CONTROLS OMAHA LEAD --NESFN0703481		INTERSECTION I480 & ABBOT OMAHA, NE 68102	0.00		N/A
C12	WI MANIFEST --A --0 --NED054302492	OMAHA NEON SIGN CO	1120 N 18TH ST OMAHA, NE 68102	0.10 ESE	- 4	N/A

Sites Summary Report

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

TOTAL: 96

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
22	WI MANIFEST --A --0 --NER000501965	TIGER DOOR LLC	1802 IZARD STREET OMAHA, NE 68102	0.18 SE	- 3	N/A

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls 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. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Licensed Landfill List

State/Tribal LTANKS: LAST LUST - Leaking Underground Storage Tank Sites. Releases from an aboveground storage tank system. LUST - Leaking Aboveground Storage Tank Sites INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Facility and Tank Data AST - AST Data. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: INST CONTROL A list of sites within Nebraska that have institutional controls. According to the Environmental Protection Agency (EPA), institutional controls are "non-engineering measures designed to prevent or limit exposure to hazardous substances left in place at a site, or assure effectiveness of the chosen remedy. Institutional controls are usually, but not always, legal controls, such as easements, restrictive covenants, and zoning ordinances." In short, institutional controls are a type of environmental covenant typically used when property is to be cleaned up to a level determined by the potential environmental risks posed by a planned use, rather than to unrestricted use standards. This method of control has proven to be both environmentally and economically beneficial. INST CONTROL - Nebraska's Institutional Control Registry

State/Tribal VCP: VCP The Remedial Action Plan Monitoring Act (RAPMA), initially created in 1995, provides property owners and parties responsible for contamination with a mechanism for developing voluntary environmental cleanup plans which are reviewed and approved by the Department. VCP - RAPMA Sites

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs PFAS - PFAS Site Contamination Listing.

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Surface Spill List. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. PCS ENF - Enforcement data. PCS INACTIVE - Listing of Inactive PCS Permits. PCS - Permit Compliance System. MINES MRDS - Mineral Resources Data System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal SWL: Department of Environmental Quality

Varies

State/Tribal LTANKS: Department of Environmental Quality

Updated Quarterly

State/Tribal Tanks: Nebraska State Fire Marshal

Updated Annually

State/Tribal IC / EC: Department of Environmental Quality

Updated Annually

Database Sources

State/Tribal VCP: Department of Environmental Quality

Updated Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 1127 NORTH 20TH STREET
OMAHA, NE 68102

JOB: 1021-565-16

Street Name	Dist/Dir	Street Name	Dist/Dir
Charles Plz	0.14 NNW		
Charles St	0.14 North		
Cuming St	0.22 South		
Florence Blvd	0.03 East		
Franklin St	0.23 NNW		
Izard St	0.15 South		
N 16th St	0.24 East		
N 17th St	0.17 East		
N 18th St	0.10 East		
N 20th St	0.03 West		
N 21st St	0.10 WNW		
Nicholas St	0.08 South		
Paul St	0.03 North		

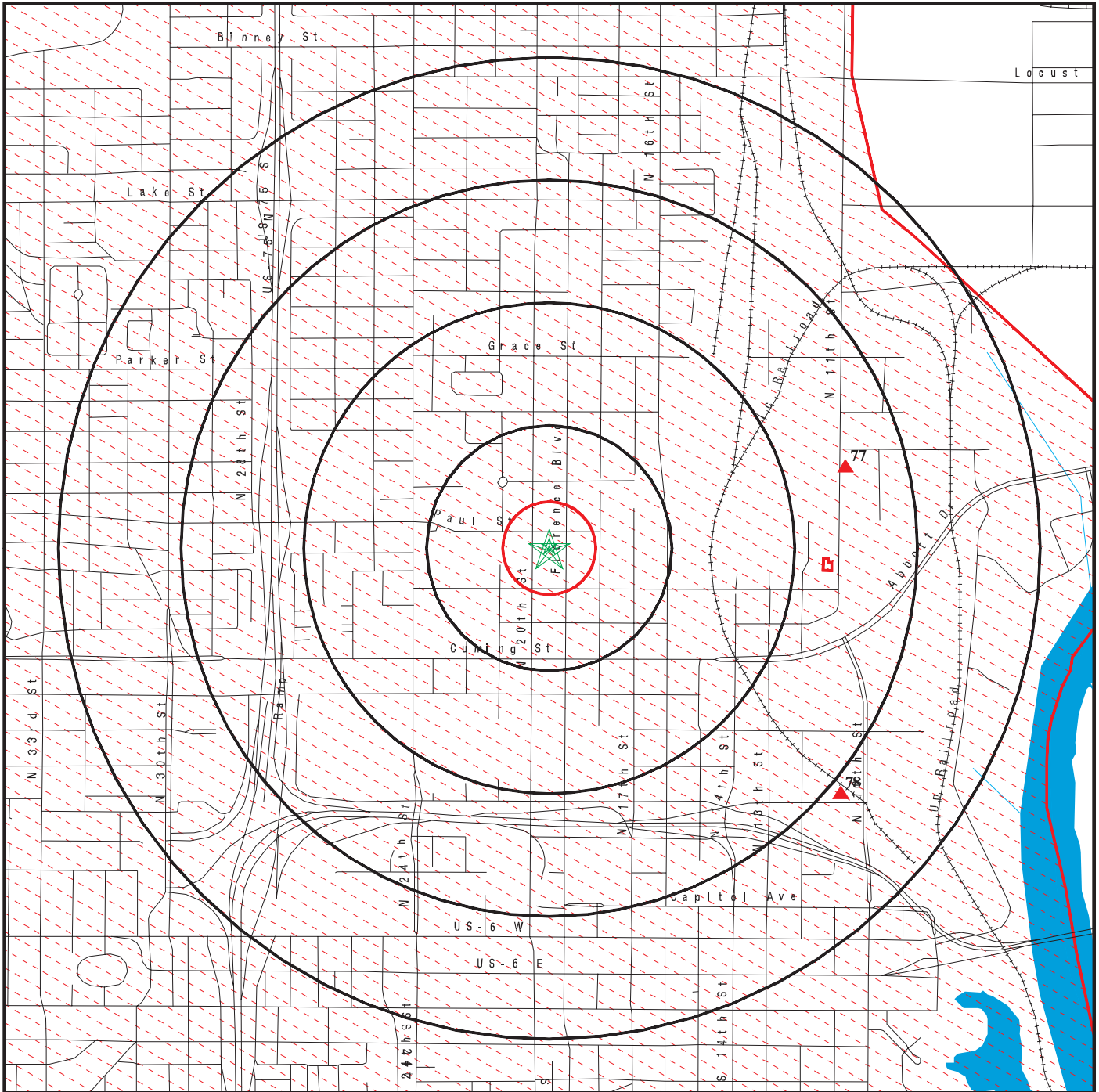
Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



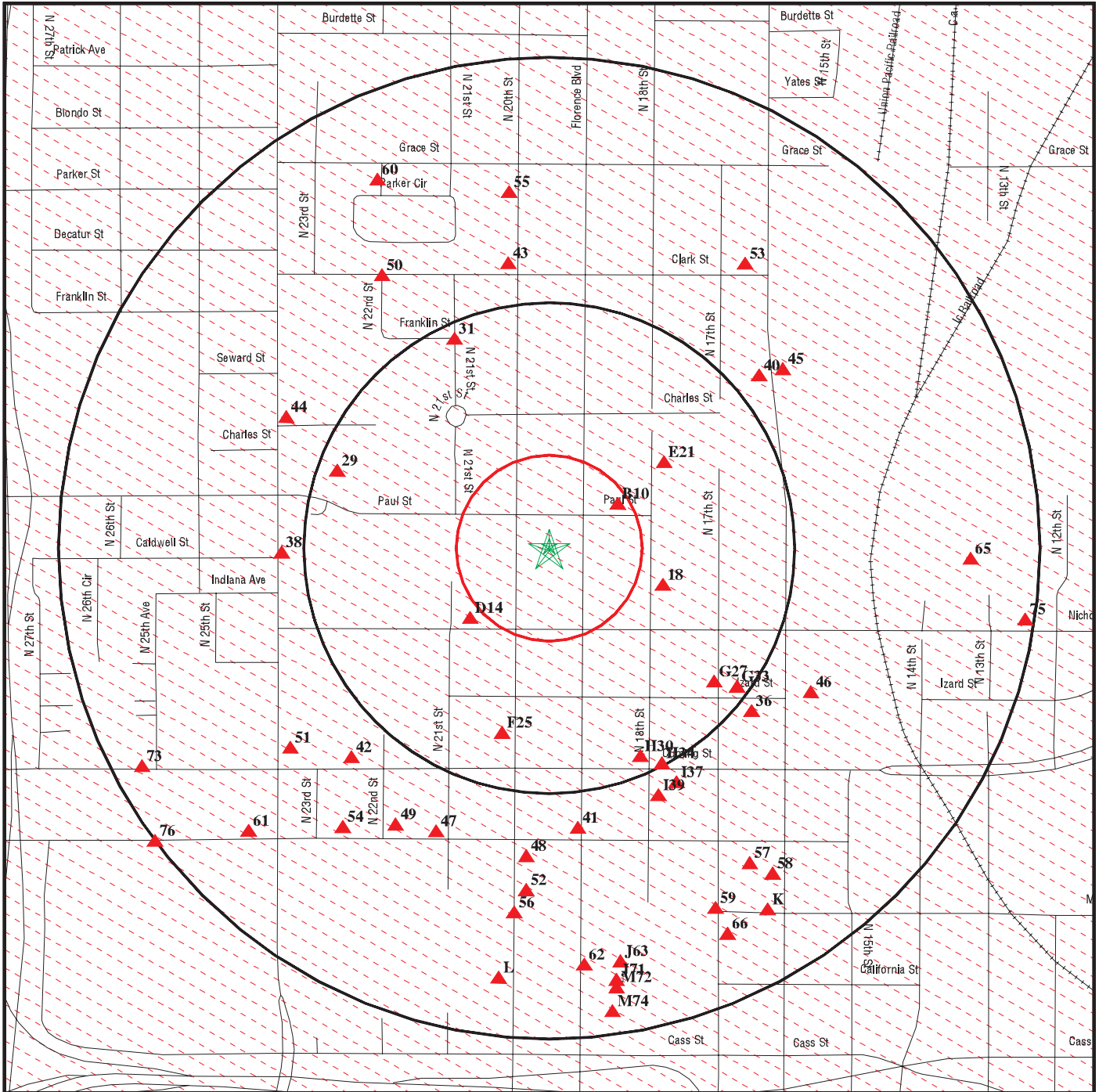
1127 NORTH 20TH STREET OMAHA, NE 68102



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.271223 Longitude: 95.941713)
- ▲ Identified Sites
- ▣ National Priority List Sites
- ▨ Indian Reservations BIA

1127 NORTH 20TH STREET OMAHA, NE 68102



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 41.271223 Longitude: 95.941713)
- Identified Sites
- National Priority List Sites
- Indian Reservations BIA

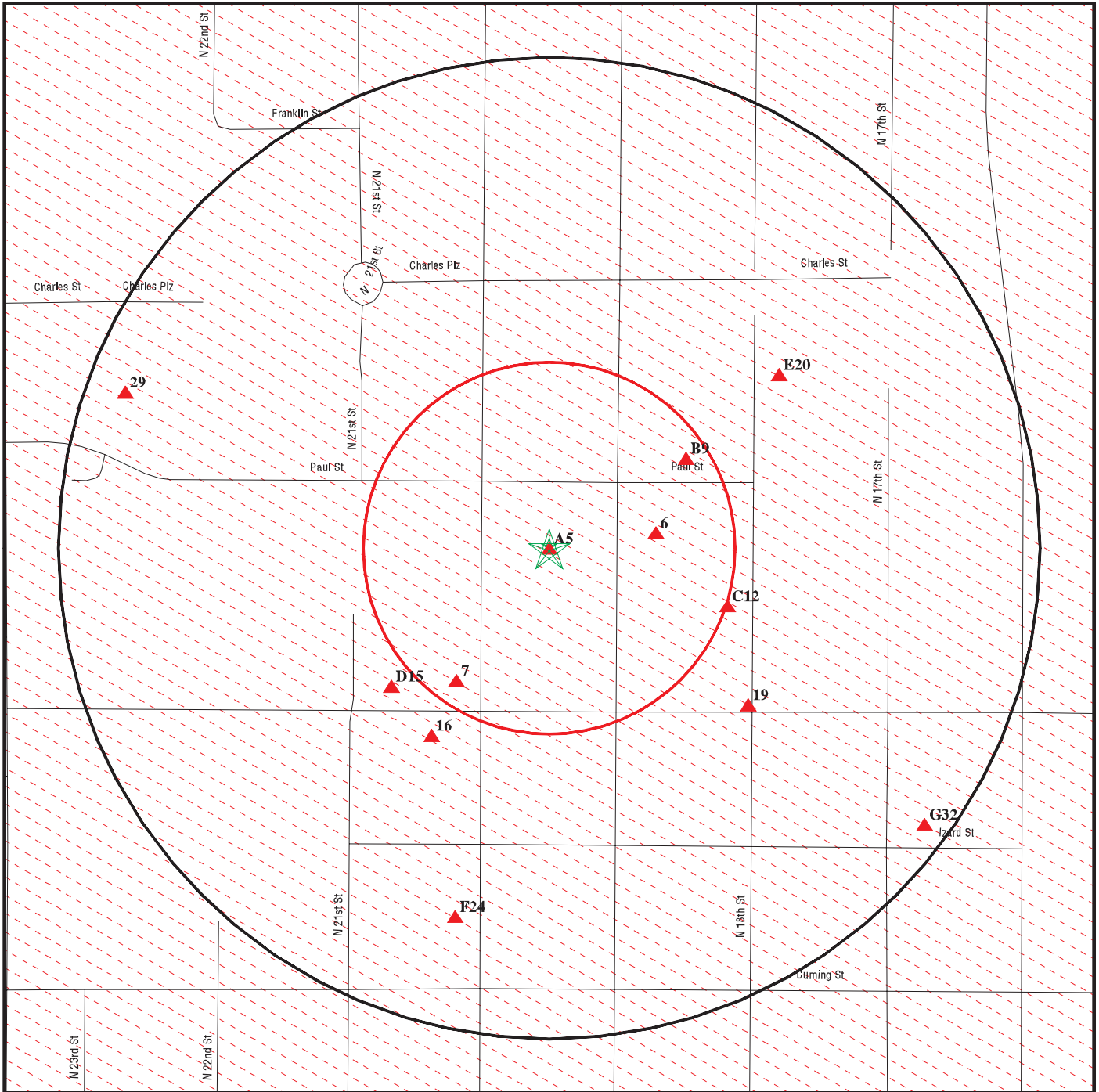
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



1127 NORTH 20TH STREET OMAHA, NE 68102



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

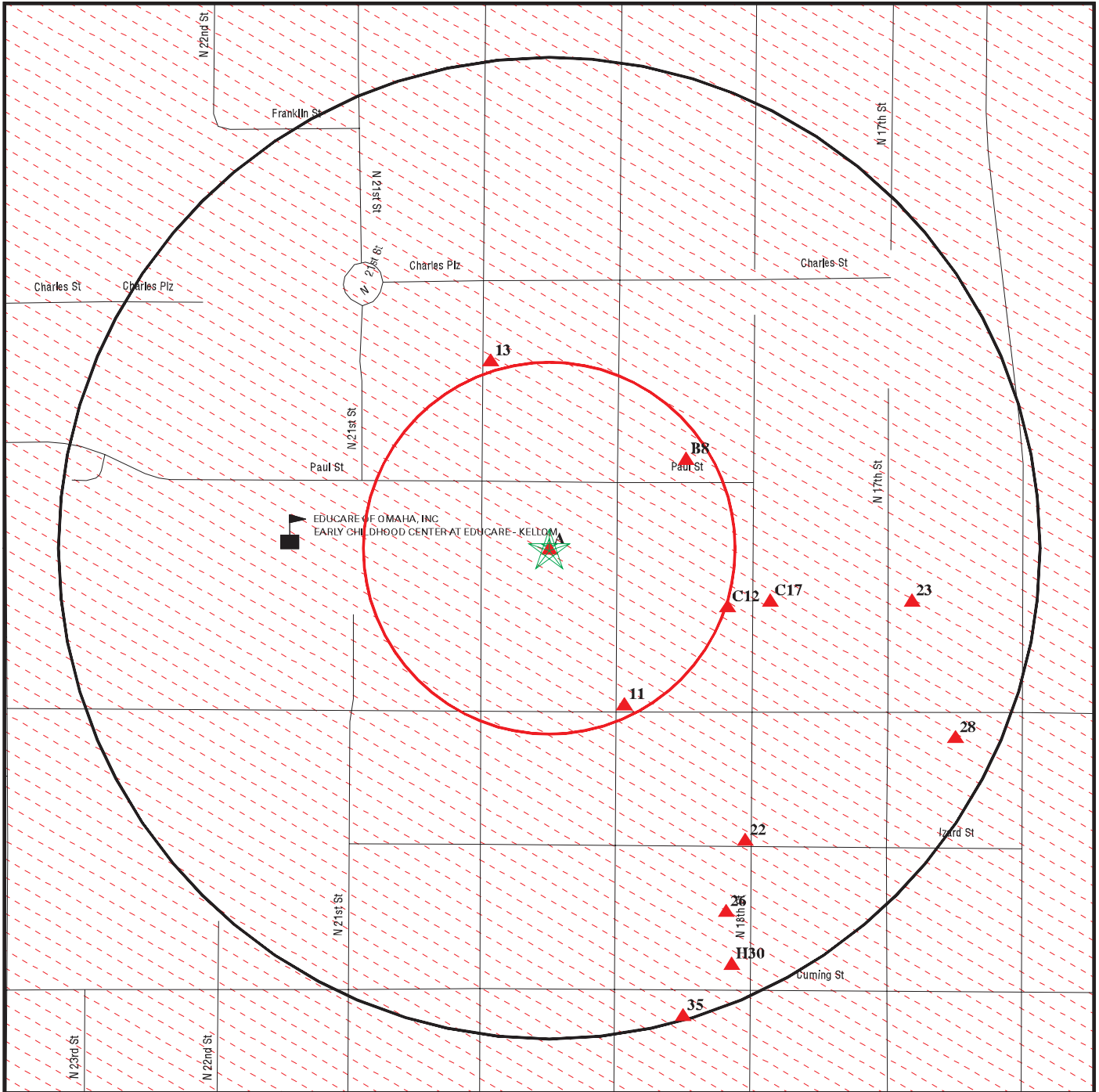
-  Target Property (Latitude: 41.271223 Longitude: 95.941713)
-  Identified Sites
-  National Priority List Sites
-  Indian Reservations BIA

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



1127 NORTH 20TH STREET OMAHA, NE 68102



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.271223 Longitude: 95.941713)
- ▲ Identified Sites
- Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Indian Reservations BIA

8.4
LABORATORY
RESULTS

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0262808

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	THE ASSESSMENT GROUP	Job# / P.O. #:	
Address:	7364 N. 122ND AVE CIRCLE	Date Received:	10/21/2021
	OMAHA NE 68142	Date Analyzed:	10/22/2021
Collected:	10/19/2021	Date Reported:	10/25/2021
Project Name:	1127 NORTH 20TH ST, OMAHA, NE	EPA Method:	EPA 600/R-93/116
Address:		Submitted By:	TOM WILSON
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0262808-001 1	MECHANICAL/FURN ACE RM	LAYER 1 12"x12" Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber 2% Quartz Carbonates Binder/Filler 98%
0262808-002 2	CONFERENCE RM (SOUTH)	LAYER 1 12"x12" Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic - Bottom, Black	No	None Detected	Cellulose Fiber 5% Quartz Carbonates Binder/Filler 95%
		LAYER 3 Mastic - Top, Yellow	No	None Detected	Cellulose Fiber 1% Quartz Carbonates Binder/Filler 99%
0262808-003 3	HALLWAY (SOUTH END)	LAYER 1 12"x12" Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Black	No	None Detected	Cellulose Fiber 5% Quartz Carbonates Binder/Filler 95%

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Address:		Submitted By:	TOM WILSON
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0262808-004 4	HALLWAY (OUTSIDE JANITOR'S CLOSET)	LAYER 1 12"x12" Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Black	No	None Detected	Cellulose Fiber 2% Quartz Carbonates Binder/Filler 98%
0262808-005 5	CONFERENCE RM (NORTH)	LAYER 1 12"x12" Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Black	No	None Detected	Cellulose Fiber 5% Quartz Carbonates Binder/Filler 95%
0262808-006 6	CONFERENCE RM (NWC)	2x4 Ceiling Tile, White/ Gray	No	None Detected	Cellulose Fiber 60% Mineral Wool 20% Carbonates Perlite Binder/Filler 20%
0262808-007 7	CONFERENCE RM (SOUTH)	2x4 Ceiling Tile, White/ Gray	No	None Detected	Cellulose Fiber 60% Mineral Wool 20% Carbonates Perlite Binder/Filler 20%

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		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0262808-008 8	EAST WALL (NORTH END)	Window Frame Caulking (Interior), Gray/ Tan	Yes	Chrysotile 4%	Talc 1% Carbonates Quartz Binder/Filler 95%
0262808-009 9	EAST WALL (SOUTH END)	Window Pane Glazing (Exterior), Gray/ White	No	None Detected	Wollastonite 1% Carbonates Quartz Binder/Filler 99%
0262808-010 10	NORTH WALL (WEST END)	Window Frame Caulking (Exterior), Gray	No	None Detected	Cellulose Fiber 1% Carbonates Quartz Binder/Filler 99%

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Address:		Submitted By:	TOM WILSON
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0262808-011 11	WEST ROOF (SEC)	LAYER 1 Built Up Roofing, Black/ Gray	No	None Detected	Cellulose Fiber Quartz Carbonates Binder/Filler	15% 85%
		LAYER 2 Built Up Roofing, Black	No	None Detected	Cellulose Fiber Carbonates Binder/Filler	30% 70%
		LAYER 3 Insulation, Tan	No	None Detected	Cellulose Fiber Perlite Gypsum Binder/Filler	85% 15%
		LAYER 4 Tar, Black	No	None Detected	Cellulose Fiber Quartz Carbonates Binder/Filler	15% 85%
		LAYER 5 Plaster/ Concrete, White/ Gray	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates Mica Binder/Filler	2% 98%
0262808-012 12	WEST ROOF (SEC)	Vent Flashing Mastic, Black	No	None Detected	Cellulose Fiber Quartz Carbonates Binder/Filler	3% 97%
0262808-013 13	WEST ROOF (EAST SIDE-MIDDLE)	Vent Flashing Mastic, White	No	None Detected	Carbonates Quartz Binder/Filler	 100%

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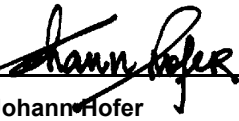
Laboratory Report
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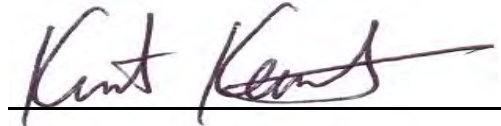
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Analyst - Johann Hofer


Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHI																					
Pro Forma																					
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Base Rent	171,000	171,000	171,000	190,000	190,000	209,000	209,000	228,000	228,000	247,000	269,800	269,800	269,800	269,800	269,800	294,880	294,880	294,880	294,880	294,880	
Additional Rent	62,620	63,580	64,569	65,587	66,636	67,717	68,830	69,976	71,157	72,373	73,625	74,915	76,244	77,613	79,023	80,475	81,971	83,511	85,098	86,732	
Generator Rent	58,560	58,560	58,560	58,560	58,560																
TIF Proceeds	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	
Total Income	308,835	309,795	310,784	330,802	331,851	293,372	294,485	314,631	315,812	336,028	360,080	361,370	362,699	364,068	365,478	392,010	393,506	395,046	396,633	398,267	
Insurance	32,000	32,960	33,949	34,967	36,016	37,097	38,210	39,356	40,537	41,753	43,005	44,295	45,624	46,993	48,403	49,855	51,351	52,891	54,478	56,112	
Real Estate Tax-Base	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	
Real Estate Tax-Increase	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	16,820	
Total Expenses	62,620	63,580	64,569	65,587	66,636	67,717	68,830	69,976	71,157	72,373	73,625	74,915	76,244	77,613	79,023	80,475	81,971	83,511	85,098	86,732	
Net Income Before Debt	246,215	246,215	246,215	265,215	265,215	225,655	225,655	244,655	244,655	263,655	286,455	286,455	286,455	286,455	286,455	311,535	311,535	311,535	311,535	311,535	
Permanent Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TIF Loan	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	
Total Debt Service	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	16,655	
Cash Flow	229,560	229,560	229,560	248,560	248,560	209,000	209,000	228,000	228,000	247,000	269,800	269,800	269,800	269,800	269,800	294,880	294,880	294,880	294,880	294,880	

Grant Application

Row 16

Organization Name (if applicable)	Omaha Public Schools Foundation
Physical Address	3861 Farnam Street Omaha, NE 68131
Mailing Address	
Website	https://omahapublicschoolsfoundation.org
Social Media Accounts	https://www.facebook.com/OmahaSchoolsFoundation ; @OPS_Foundation (Twitter) ;
Name	Toba Cohen-Dunning
Title	Executive Director
Email Address	toba.cohendunning@ops.org
Phone	+1 (402) 502-3032
Team	Yes
	Toba Cohen-Dunning, Executive Director of the OPS Foundation, Dr. Cheryl Loga, OPS Superintendent, Thompson Rogers, Campaign co-chair, Michael Yanney, Campaign co-chair, Rebecca Noble, Retired Omaha South High School Curriculum Specialist, Alley Poyner Architects.
Organizational Chart	
Other Completed Projects and/or Accomplishments	The OPS Foundation has raised over \$42m since 2006 to improve facilities for Omaha Public Schools students east of 72nd Street. These were done as public private partnerships with the City of Omaha, the District and private donors.
Proposal Title	South Omaha Education and Community Center at South High School
Total Budget (\$)	\$28,000,000.00
LB1024 Grant Funding Request (\$)	\$15,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	This new center will feature a highly visible dramatic facade which will open into a commons area perfect for community and school gatherings, events in the studio theatre, exhibits at the art gallery or home athletic events. This ensures that all students invested in the arts can fully participate and succeed.

It solidifies South High School's commitment to community investment by providing facilities and programs to benefit the vibrant South Omaha neighborhood. This new center will expand community partnerships with leading arts organizations around the region, will create new job opportunities in education in the fine and performing arts. The facility will be located at the south end of the school near the corner of 24th and L Streets. No existing businesses will be affected. Wells Fargo located at 24th and L Street has offered parking for all events. (See timeline below)

Timeline	Fundraising began in earnest in August of 2021. All private donations are anticipated to be received by April 15, 2023. Alley Poyner anticipates construction to be completed within 18 months of all secured funding. The ground breaking is anticipated to be July 1, 2023. Grand opening ceremonies are anticipated to occur by January of 2025.
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 South Omaha community has identified a strong need for fine and performing arts opportunities through a series of surveys conducted by Canopy South. While this new facility will also provide updated athletic event space, the primary goal of the new center is to enrich, enhance and educate through the arts. There is no current facility in the vicinity that offers a state of the art comprehensive building to hold events, classes, workshops that will enhance every age group in the area. Thanks to engaged community partners, South Omaha revitalization is continually emerging to improve infrastructure and connects all aspects from business to education to social emotional well-being. A 2002 Princeton University study revealed "that there is a measurable impact that the arts pose on communities. The study showed a correlation between strong arts participation and presence and prosperity in a community, economically, socially and individually."
Visioning Workshop Findings Alignment	A primary goal of this project is to ensure equity through the arts through access, high quality state of the art facilities, and opportunities for growth for all members of the community

(personal, cultural, social/emotional). Another priority is to enhance infrastructure. This \$28m project is unique because it focuses entirely on community enrichment through access to the arts. It is also anticipated that it will attract exceptional arts organizations and opportunities. Schools are most often viewed as a cornerstone of any community, Omaha South High School is no exception. This project ensures that the community is an active partner in the future of the growth of South Omaha.

Priorities Alignment This project enhances the new housing initiatives in the area because successful communities have proven that expanded arts venues/experiences/access attracts people to its uniqueness. "Through the arts, diverse participants can learn to share and hear each other differently, increase understanding and manage conflict. Arts-based engagement gives more diverse groups a stake in overall community change." (Jackson Hole, WY, Chamber of Commerce 2/2021). The Omaha Chamber of Commerce states that if a student can make more than \$5000 over his parents, it adds \$168m in economic impact. Arts and Culture adds nearly \$60B more than construction and \$227B more than transportation and warehousing to the US economy (arts.gov 2019).

Economic Impact For example - in the realm of afterschool community classes that will be offered, it is anticipated that more than two dozen new workshops/lessons/programs will be offered through new employment. The venue itself will create new jobs through technicians, maintenance, administration, accounting and human resources. It will also provide income for visiting artists (dance companies, artists in residency, vocal ensembles, etc.). The way that the facility is designed to have a centralized ticketing and events common space, the result will be to expand small business interaction with all patrons through a variety of mediums. This \$28m project will favorably impact employment through engineers, consultants, electrical, plumbing, transportation, purchasing, and construction.

30

Professional wage levels average of \$100k for 20 people; construction labor (general contractors) \$40-\$50k for 60 people; \$3.5m-\$4m on wages for the project.

Omaha Public Schools has a proven process and track record of working primarily with professionals in the workforce within the designated area. In addition, OPS requires a percentage of the design and construction team to qualify as emerging businesses.

Community Benefit We have engaged the National Endowment of the Arts and are working on data related to employment rates and future wage growth related to education in the arts for this project. This project will create the connection of the public's small businesses and connecting them to education in an innovative way. It provides access and presence for education in South Omaha which has never been realized. It will also be a new regional draw which brings in artists, patrons and other venues that will change the local economy. Those educated in the arts will work within the community to continue to improve public spaces.

Communities with strong arts programs are more economically viable by creating quality public space and infrastructure. It also diversifies arts patrons and participants! This is a much needed transformational project to provide the opportunity to level the equity and access in South Omaha and beyond. South High School is an educational facility that has represented South High as a community and cultural cornerstone for 124 years. This project would maintain the pride and tradition while moving forward as a transformational and equitable education facility to be utilized by the entire community.

Best Practices/Innovation

This new center will provide innovative space for education, participation, and community growth. It will create synergies between the local business community and students providing access to opportunities for future growth and jobs.

Outcome Measurement

The creation of small businesses by students will be measurable; employment percentages; college and university placement.

The creation of small businesses will be measured by stakeholders including the Chamber of Commerce, the NE Hispanic Chamber Foundation, and the Omaha Public Schools. We are in the process of networking with local and national organizations and creating a system by which we will measure the outcomes.

No

Partnerships

Yes

Canopy South - assisting with research and data collection, The Omaha Community Playhouse, Omaha Symphony, Omaha Performing Arts and Omaha Conservatory of Music have committed to partnering on events, workshops and programs. El Museo Latino and Joslyn Art Museum have committed to similar collaborations. Partnering organizations will increase number of events that they can complete per year (with the new space), which will also spur new job growth for those organizations, plus providing rental income towards financial sustainability. This also exponentially increases touring opportunities for the South community to showcase their talents in other parts of the region.

All MOUs are anticipated to be completed by September 1, 2023.

Displacement

No

Displacement explanation

Physical Location

4519 South 24th Street. It will be a two-story addition, plus a basement, to the existing athletic facility on the south end of the school. The project will create a monumental entrance for community visitors for athletics and the arts. The design celebrates the historical nature of South High School while securing its legacy for the future.

Qualified Census

Within one or more QCTs

Tract

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding Yes

No

Third party estimator

General Contractor No

Request Rationale The budget for construction is \$28m. The \$15m request from the state is vital. The project was budgeted prior to Covid and the extreme rise in inflation. Donor dollars in the community are not available due to commitments to the Joslyn Art Museum renovation, the Omaha Performing Arts venue, Gene Leahy Mall, the new science museum and new development at UNMC. The District has committed \$7m, which includes a \$1m budget for furniture and equipment. The OPS Foundation has committed \$500,000 for the project. Since there is no land acquisition, the anticipated soft costs of the project are estimated to be \$3m-\$4m. The balance of funding will come from private donors. This project will be an important part of the South Omaha revitalization project and requires funding from the Economic Recovery Act Bill in order to move forward. We are immensely grateful for your consideration.

Grant Funds Usage 95% construction fees, 5% project costs.

Proposal Financial Sustainability Yes

The facility is owned by and will be operated and maintained by the Omaha Public Schools District.

Funding Sources None

All private donor funding will be secured by May 1, 2023.

Yes - all.

Scalability No

N/A

**Financial
Commitment**

The OPS Foundation has committed \$500,000 to the project and will act as the fiscal agent during the entire process.

**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

VISUAL ARTS		FUTURE				RENOVATION	ADDITION	TEACHING SPACES	DETAILS
Mark	Type	QTY	Approx Room Dims	NSF/Room	Total NSF				
Gallery									
	Art Gallery	1	25'x40'	1,000	1,000				Windows - into school and onto street could be smaller Could this double as a waiting area for concert hall or other spaces
Pottery									
	Pottery Studios	2	30'x45'	1,350	2,700				2 spaces with kiln in between - windows into classroom Area to mix glazes Storage for work waiting to dry or be fired shared space for wheels - 15 wheels wheel area could include slab roll Lot of storage, fixed or movable cabinetry Each room needs storage for 8 classes of works 28 students per classroom sinks spaced out 4 students at a table
	Kiln Room	1	10'x10'	100	100				Could be combined with drying room would like 3 kilns
	Drying Room	1	10'x15'	150	150				Could be combined with drying room Racks
	Pottery Wheel Room	1	12'-6"x20'	250	250				15 Wheels windows into adjacent pottery rooms in between the pottery studios Slab roller pug mill
	Pottery Storage	1	18'x20'	360	360				Clay storage clay mixing Pug mill could be in here
Fine & Visual Arts Center									
	Art Classroom	5	30'x45'	1,350	6,750				Flexible lighting and power pull down lighting and power from ceiling with grid Sized somewhere in between the large and small classrooms - all the same size Large open shelving - for paper large open shelving for students work Perimeter of counter Sinks in all classrooms - spaced out around room Demonstration mirrors so student can see what the educator is doing. Windows - UV filter
	Metal Smithing Classroom/ Applied Design	1	30'x45'	1,350	1,350				Counterspace with power Locations with no uppers for clearance Ventilatoir for exhaust Kiln area - different type than pottery
	Metal Smithing storage	1		50	50				
	Spray Booth	1	10'x10'	100	100				Shared among all arts
	Supply/Storage	1		500	500				High density storage as an option
	Art Office	1			0				8-10 people
	Art Workroom	1		625	625				
	Shared flex room	1		900	900				Shared for conferencing, etc Alumni room
					NSF Subtotal:	14,835	#REF!	#REF!	#REF!
					Grossing Factor:	1.50			
					GSF Subtotal:	22,253			

MEDIA ARTS		FUTURE				RENOVATION	ADDITION	TEACHING SPACES	DETAILS
Mark	Type	QTY	Approx Room Dims	NSF/Room	Total NSF				
	Music Technology and Film Lab	1	25'x40'	1,000	1,000				
	Recording Studio	1	10'x20'	200	200				Mixing board connected to all music rooms could double as practice studio
	Control Room	1	10'x10'	100	100				Adjacent to recording studio
	Production Studio	1	20'x30'	600	600				no windows green screen Ability to leave all items up animation studio at oklahoma city University slightly higher ceiling height
	Storage Room	1	8'x10'	80	80				80-100 sf
					NSF Subtotal:	1,980	0	0	0
					Grossing Factor:	1.50			
					GSF Subtotal:	2,970			

TOTAL		FUTURE				RENOVATION	ADDITION	TEACHING SPACES	DETAILS
					NSF Subtotal:	50,435	#REF!	#REF!	#REF!
					Grossing Factor:	1.50			
					GSF Subtotal:	75,653			

NOTES
Do these need to be separate or can they be shared space? PACE Pottery studio is 20'x20'
Can this be shared space with drying room?
Can this be shared space with kiln?
Do you want shared storage room or storage within studios?
PACE art classrooms are 45'x33'
Separate room or within one room?

NOTES

NOTES

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
FINAL SUMMARY SHEET		Cost Per Square Foot			
NEW ADDITION - LOWER, FIRST AND SECOND LEVELS					
	New Addition - Sitework (Page 3)	55,100	S.F.	\$14.01	\$771,700.00
	New Addition - General Construction (Pages 4-8)	55,100	S.F.	\$251.73	13,870,540.00
	New Addition - Mechanical Construction (Pages 9-10)	55,100	S.F.	\$84.09	4,633,360.00
	New Addition - Electrical Construction (Pages 11-12)	55,100	S.F.	\$41.75	2,300,210.00
	NEW ADDITION TOTAL =	55,100	S.F.	\$391.58	\$21,575,810.00
RENOVATION - LOWER, FIRST AND SECOND LEVELS					
	Renovation Lower Level - Arts and Pottery (Page 13)	9,120	S.F.	\$223.31	\$2,036,600.00
	LOWER LEVEL RENOVATION TOTAL =				\$2,036,600.00
	Renovation First Level - Decentralized Admin (Page 13)	1,550	S.F.	\$175.33	\$271,760.00
	Renovation First Level - Art Gallery (Page 14)	1,290	S.F.	\$189.24	244,120.00
	Renovation First Level - Blackbox Support and Music Film/Recording (Page 14)	3,840	S.F.	\$222.64	854,940.00
	FIRST LEVEL RENOVATION TOTAL =				\$1,370,820.00
	Renovation Second Level - New Use Classroom (Page 15)	1,210	S.F.	\$128.02	\$154,900.00
	Renovation Second Level - Scene Shop, Dress, Toilet Rooms, Storage and Black Box Theaters (Page 15)	8,290	S.F.	\$230.99	1,914,900.00
	SECOND LEVEL RENOVATION TOTAL =				\$2,069,800.00
	RENOVATION TOTAL =	25,300	S.F.	\$216.49	\$5,477,220.00
	NEW ADDITION AND RENOVATION PROJECT TOTAL =				\$27,053,030.00
NOTE:	The following mark-ups are included in the above costs:				
	General Conditions, Overhead, Profit, Insurance and Bond -	15%			
	Design Contingency -	10%			
	Escalation -	10%			

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
FINAL SUMMARY SHEET		Cost Per Square Foot			
NEW ADDITION:					
	Lower Level New Addition	18,080	S.F.		
	First Level New Addition	24,220	S.F.		
	Second Level New Addition	12,800	S.F.		
	TOTAL =	55,100	S.F.		
RENOVATION:					
	Lower Level Renovation	9,120	S.F.		
	First Level Renovation	6,680	S.F.		
	Second Level Renovation	9,500	S.F.		
	TOTAL =	25,300	S.F.		
QUALIFICATIONS					
1 No sales tax is included. Assumed facility is tax exempt.					
2 No asbestos removal is included.					
3 No costs are included for furniture, furnishings or movable equipment.					
4 No costs are included for major fixed equipment.					
5 The estimated construction costs assumed the project will be competitively bid with a minimum of 3-4 bidders.					
6 Assumed construction to be during normal working hours.					
7 The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.					
8 The construction totals are rounded to the nearest \$10.00.					
9 CAUTION: While this estimate is based on sound estimating and experience and historical costs, the current construction market is extremely unstable and we are seeing dramatic increases in the price of material that are extremely hard to predict. On the high side, within the past 3 months, construction materials have increased 10%-100% depending on the material. Some sub-contractors are only holding their bids for 5-15 days in lieu of 90+ days. It is typically assumed material costs are updated annually, but at this time they are rising weekly and monthly. As to the future, some reports have indicated this could last 6 months to a year. We are working hard to provide the most accurate unit costs in our estimates. In our 34 years of estimating, we have never experienced such volatility in material costs.					

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - Sitework (Page 3)					
1	Remove concrete paving - 27,000 S.F. / 9 =	3,000	S.Y.	12.00	\$36,000.00
2	Rough, fine grading and layout.	36,500	S.F.	0.35	12,780.00
3	Cut and fill grading on site.	1,500	C.Y.	10.00	15,000.00
4	Concrete parking and drives - 12,320 S.F. / 9 =	1,370	S.Y.	60.00	82,200.00
5	Concrete sidewalks with various exposed aggregate.	11,840	S.F.	8.50	100,640.00
6	Concrete curbs and gutters.	950	L.F.	14.00	13,300.00
7	Concrete benches with mosaic on vertical surfaces.	430	S.F.	240.00	103,200.00
8	Storm curb inlets.	4	EA.	3,750.00	15,000.00
9	12" RCP storm drain piping.	600	L.F.	40.00	24,000.00
10	15" RCP storm drain piping.	100	L.F.	55.00	5,500.00
11	Area inlets.	4	EA.	3,250.00	13,000.00
12	Medium size trees.	18	EA.	650.00	11,700.00
13	Small size trees.	34	EA.	450.00	15,300.00
14	Various mulch areas.	2,730	S.F.	3.00	8,190.00
15	Turf grass and irrigation.	9,180	S.F.	1.50	13,770.00
16	Pedestrian lights, conduit and wiring.	25	EA.	3,400.00	85,000.00
SUBTOTAL =					\$554,580.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$771,700.00
COST PER SQUARE FOOT FOR		55,100	S.F.	=	\$14.01

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
1	Clear and grub site - minimal.	25,000	S.F.	0.20	\$5,000.00
2	Bulk excavation at lower level - 18,080 S.F. x average 6' x 1.20 =	4,800	C.Y.	6.50	31,200.00
3	Over excavation - 170' x 2' x average 6' x 1.20 =	90	C.Y.	7.00	630.00
4	Concrete lower level wall - 170' x average 6' x 1'-2" =	44	C.Y.	460.00	20,240.00
5	Waterproofing at lower level walls.	1,020	S.F.	3.50	3,570.00
6	2" rigid foundation insulation - 170' x 4' =	680	S.F.	5.00	3,400.00
7	Compacted backfill use excavation.	90	C.Y.	18.00	1,620.00
8	Haul-off excess excavation.	4,710	C.Y.	10.00	47,100.00
9	Remove partial exterior walls and floors at west and north three levels.	14,000	S.F.	20.00	280,000.00
10	Concrete footings at lower level exterior walls - 170'x 1'-6" x 3'-0" =	30	C.Y.	320.00	9,600.00
11	Concrete pile caps - 16 each x 5' x 5' x 1'-6" =	22	C.Y.	360.00	7,920.00
12	Geopiers at 4 / column x 20' long each x 30 each.	2,400	L.F.	22.00	52,800.00
13	Exterior concrete structural stoops.	150	S.F.	40.00	6,000.00
14	Concrete slab-on-grade at lower level and partial first.	24,220	S.F.	6.75	163,490.00
15	Structural steel columns and beams at first and second - 18,080 + 5,500 S.F. = 23,580 S.F. x 12 lbs. / S.F. =	140	Ton	5,500.00	770,000.00
16	Structural steel columns and beams at roof - 24,220 x 10 lbs. / S.F.	12	Ton	5,500.00	66,000.00
17	Miscellaneous steel angles, plates and tubes.	22	Ton	6,000.00	132,000.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
18	Exterior aluminum vertical sunshades at west elevator recital hall - 16 S.F. x 44' high x 7 each = 4,900 + 4,700 =	9,600	S.F.	45.00	432,000.00
19	Exterior aluminum vertical sunshades at west elevation vocal and music room - 13 S.F. x 25' high x 24' each =	7,800	S.F.	45.00	351,000.00
20	Exterior aluminum tops and bottoms of sunshades - 300' x 6' =	1,800	S.F.	45.00	81,000.00
21	Roof skylights.	600	S.F.	120.00	72,000.00
22	Exterior wall - 22,000 S.F.: Exterior face and back-up system.	7,100	S.F.	55.00	390,500.00
	Exterior aluminum frame curtain wall.	5,400	S.F.	110.00	594,000.00
	Exterior aluminum frame windows.	800	S.F.	65.00	52,000.00
	Exterior metal panel.	8,700	S.F.	60.00	522,000.00
23	Exterior custom mosaic wall at entry.	800	S.F.	80.00	64,000.00
24	Carpet at existing main corridor.	4,000	S.F.	6.00	24,000.00
25	Exterior / interior full glass doors, frames and hardware.	14	Sets	3,250.00	45,500.00
26	Exterior fac brick and glass at existing building.	11,000	S.F.	60.00	660,000.00
27	Storm shelter at lower level - concrete footings, concrete wall and hollow concrete ceiling.	5,544	S.F.	28.00	155,230.00
28	Single steel storm doors at storm shelter.	2	EA.	3,500.00	7,000.00
29	Interior monumental 2 flights stairs, handrails and landings at lobby.	1	EA.	90,000.00	90,000.00
30	Interior stair, handrails and landings at south exit.	1	EA.	40,000.00	40,000.00
31	Remove existing 3-stop elevator, walls and pit.	1	L.S.	25,000.00	25,000.00
32	Concrete elevator pit.	1	EA.	7,500.00	7,500.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
33	3-stop hydraulic elevator and walls.	1	EA.	90,000.00	90,000.00
34	Expansion joints.	600	L.F.	30.00	18,000.00
35	Metal deck and concrete fill at first and second levels.	30,880	S.F.	12.00	370,560.00
36	Metal roof deck.	24,220	S.F.	7.00	169,540.00
37	T.P.O. roof system, insulation and flashing.	24,220	S.F.	15.00	363,300.00
38	Exterior 2X wood blocking, caulking and sealant.	1	L.S.	40,000.00	40,000.00
39	Interior handrails at second floor at open area to first level lobby.	170	L.F.	80.00	13,600.00
40	Folding glass wall at upper concrete - 65' x 10' =	650	S.F.	180.00	117,000.00
41	Interior windows and frames.	600	S.F.	45.00	27,000.00
42	Interior glass wall at dance studio - 35' x 10' =	350	S.F.	40.00	14,000.00
43	Interior metal studs and gyp board walls with sound insulation - 2,700' x 18' =	48,600	S.F.	14.50	704,700.00
44	Mirrors at dance studios - 100' x 10' =	1,000	S.F.	30.00	30,000.00
45	Ballet rails.	100	L.F.	40.00	4,000.00
46	Interior folding wall at second floor corridor.	750	S.F.	55.00	41,250.00
47	Interior solid wood core doors, frame and hardware.	52	EA.	1,300.00	67,600.00
48	Interior double solid wood core doors, frames and hardware.	5	Sets	2,400.00	12,000.00
49	Interior plumbing access doors, frames and hardware.	12	EA.	475.00	5,700.00
50	Counter shutters at ticket room at recital hall.	4	EA.	3,500.00	14,000.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
51	Upholstered seating - continuous seats and backs with wood trim - automatic telescoping.	300	EA.	1,250.00	375,000.00
52	Entrance canopies - structure, roofing and soffits.	200	S.F.	100.00	20,000.00
53	3-stall toilet room accessories.	4	EA.	9,500.00	38,000.00
54	Markerboards at various rooms.	12	EA.	550.00	6,600.00
55	Bulletinboards at lobbies.	2	EA.	400.00	800.00
56	Display cases at lobbies.	2	EA.	2,500.00	5,000.00
57	Manual roller shades at exterior windows.	800	S.F.	15.00	12,000.00
58	Acoustic panels at walls and ceilings of auditorium, music, dance and lobbies.	28,500	S.F.	25.00	712,500.00
59	Vanity counters at restrooms.	20	L.F.	200.00	4,000.00
60	Work counters.	16	L.F.	170.00	2,720.00
61	Base cabinets.	170	L.F.	280.00	47,600.00
62	Wall cabinets.	170	L.F.	250.00	42,500.00
63	Full music storage cabinets.	200	L.F.	210.00	42,000.00
64	Wall finishes - 7,000 L.F.:				
	V.W.C. - 200' x 10' =	2,000	S.F.	12.00	24,000.00
	Porcelain tile - 300' x 10' =	3,000	S.F.	16.00	48,000.00
	Paint - 6,500' x 10' = 65,000 S.F. + 900' x 15' = 1,500 S.F. =	78,500	S.F.	1.50	117,750.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
65	Flooring and base - 55,100 S.F.:				
	Porcelain toilet at toilet rooms.	800	S.F.	18.00	14,400.00
	V.C.T. - high quality at first level corridor.	3,300	S.F.	10.00	33,000.00
	Carpet.	21,300	S.F.	6.00	127,800.00
	V.C.T. - medium quality.	15,100	S.F.	7.50	113,250.00
	Ceramic tile at entrance and lobby.	5,800	S.F.	22.00	127,600.00
	Wood at recital hall.	5,500	S.F.	18.00	99,000.00
	Concrete storm system at dance studios and stage.	3,600	S.F.	4.00	14,400.00
66	Ceilings - 55,100 S.F.:				
	Painted gyp board and suspension system.	3,500	S.F.	15.00	52,500.00
	2 x 2 ATC and suspension system - high quality.	34,200	S.F.	6.50	222,300.00
	Exposed structure painted.	2,300	S.F.	1.25	2,880.00
	Painted acoustic plaster and suspension system.	15,100	S.F.	18.00	271,800.00
67	Steel structure and purlins at stage.	1,500	S.F.	10.00	15,000.00
68	Fire extinguishers and cabinet.	6	EA.	850.00	5,100.00
69	Interior 2X wood blocking, caulking and sealant.	1	L.S.	25,000.00	25,000.00
70	Tie-into existing building.	1	L.S.	30,000.00	30,000.00
	SUBTOTAL =				\$9,968,050.00
	Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =				\$13,870,540.00
	COST PER SQUARE FOOT FOR	55,100	S.F.	=	\$251.73

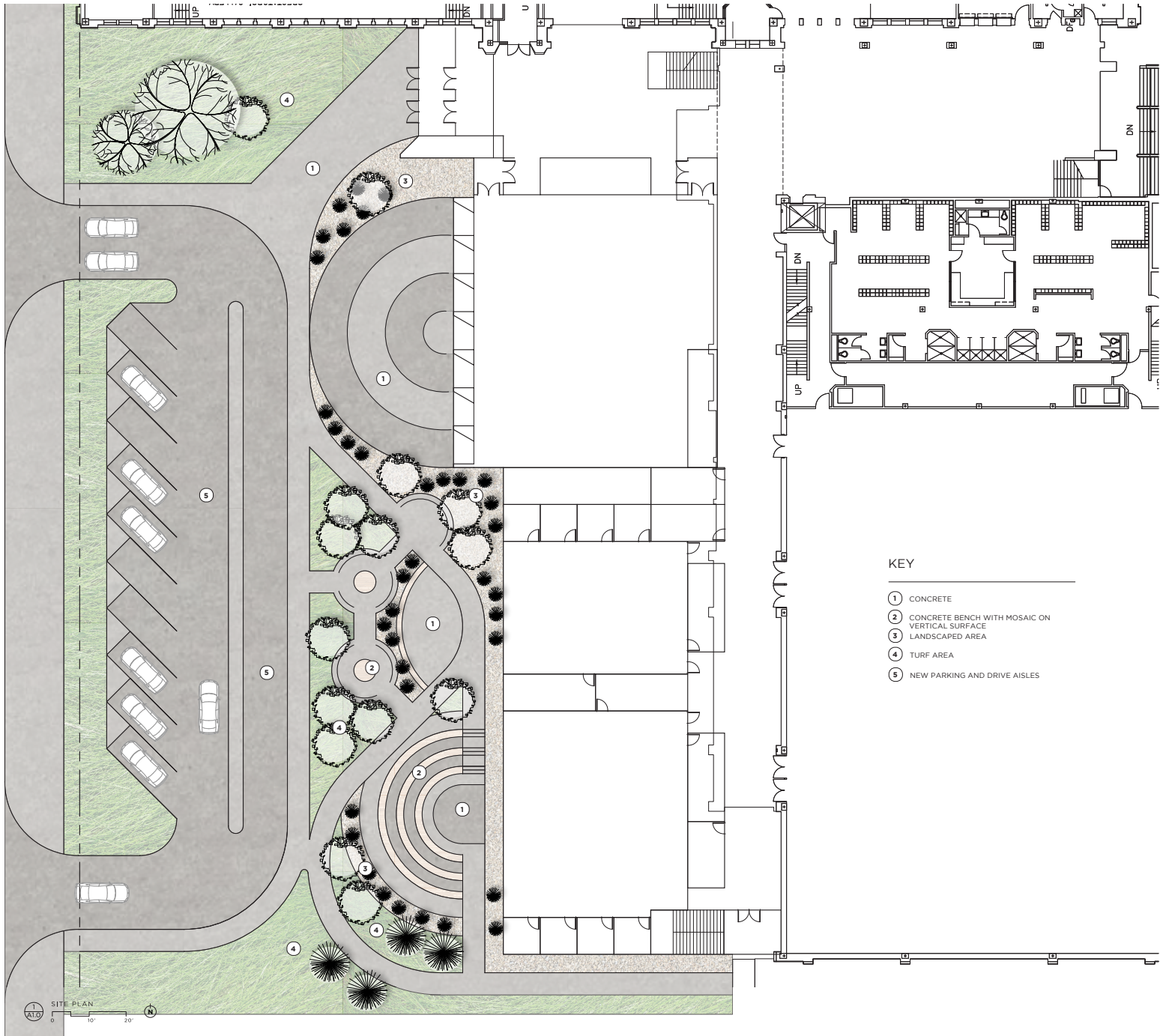
Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
New Addition - Mechanical Construction (Pages 9-10)					
1	Sprinkler heads and piping.	55,100	S.F.	5.00	\$275,500.00
2	No fire pump is included.	1	EA.	0.00	0.00
3	Plumbing fixtures and piping:				
	Water closets.	10	EA.	2,700.00	27,000.00
	Urinals.	2	EA.	2,400.00	4,800.00
	Counter sinks.	10	EA.	2,100.00	21,000.00
	Hi/lo drinking fountain at first level.	1	EA.	4,000.00	4,000.00
	Floor drains.	5	EA.	1,050.00	5,250.00
	Exterior hose bibb.	1	EA.	450.00	450.00
	Roof drains.	10	EA.	1,250.00	12,500.00
4	25,000 CFM A.H.U.'s.	2	EA.	400,000.00	800,000.00
5	2,500 MBH hot water boiler.	1	EA.	60,000.00	60,000.00
6	120 ton air cooled chiller.	1	EA.	150,000.00	150,000.00
7	H.V.A.C. pumps.	4	EA.	10,250.00	41,000.00
8	15,000 CFM energy recovery unit.	1	EA.	150,000.00	150,000.00
9	Exhaust fans at toilet rooms.	4	EA.	500.00	2,000.00
10	Main H.V.A.C. piping.	400	L.F.	75.00	30,000.00
11	Expansion tank.	1	EA.	7,500.00	7,500.00
12	Air / dirt separator.	1	EA.	4,500.00	4,500.00
13	V.A.V. air terminal with hot water reheat.	85	EA.	1,700.00	144,500.00
14	Hot water supply and return piping to V.A.V.'s.	5,500	L.F.	35.00	192,500.00
15	Fintube radiant heaters at curtain wall.	400	L.F.	120.00	48,000.00
16	Cabinet unit heaters at vestibules.	2	EA.	3,750.00	7,500.00

Budget Estimate	BCC Building Cost Consultants, Inc.					
5/16/22	Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056		QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION					
New Addition - Electrical Construction (Pages 11-12)						
1	1,000 amp main electrical, breakers and feeders.		1	EA.	85,000.00	\$85,000.00
2	Primary electrical empty conduit.		200	L.F.	35.00	7,000.00
3	1,000 amp secondary electrical feeder.		50	L.F.	300.00	15,000.00
4	400 amp electrical panels, breaker and feeders.		2	EA.	9,000.00	18,000.00
5	225 amp electrical panels, breakers and feeders.		6	EA.	7,700.00	46,200.00
6	75 KVA dry-type transformers.		3	EA.	8,500.00	25,500.00
7	No emergency generator is included.		1	EA.	0.00	0.00
8	Exterior / interior lights, switches, conduit and wiring:					
	Lower level.		18,080	S.F.	12.00	216,960.00
	First level.		24,220	S.F.	16.00	387,520.00
	Second level.		12,800	S.F.	14.00	179,200.00
9	Electrical outlets, conduit and wiring.		55,100	S.F.	5.50	303,050.00
10	Lighting controls.		1	L.S.	25,000.00	25,000.00
11	Electrical supply and connection to mechanical equipment.		1	L.S.	17,000.00	17,000.00
12	Public address system.		55,100	S.F.	1.25	68,880.00
13	Security system - cameras and card readers.		55,100	S.F.	0.75	41,330.00
14	Cable tray.		860	L.F.	35.00	30,100.00
15	Audio-visual and sound system at concert hall.		5,500	S.F.	4.00	22,000.00

Budget Estimate	BCC Building Cost Consultants, Inc.					
5/16/22	Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056		QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION					
Renovation Lower Level - Arts and Pottery (Page 13)						
1	Interior demolition - general, mechanical and electrical.		9,120	S.F.	15.00	\$136,800.00
2	General construction:					
	Walls, doors, millwork, finishes and accessories.		9,120	S.F.	85.00	775,200.00
	Pottery kilns and pottery wheel.		1	L.S.	50,000.00	50,000.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.		9,120	S.F.	33.00	300,960.00
4	Electrical construction - reuse panels, lights, outlets and special systems.		9,120	S.F.	22.00	200,640.00
SUBTOTAL =						\$1,463,600.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =						\$2,036,600.00
COST PER SQUARE FOOT FOR			9,120	S.F.	=	\$223.31
Renovation First Level - Decentralized Admin (Page 13)						
1	Interior demolition - general, mechanical and electrical.		1,550	S.F.	15.00	\$23,250.00
2	General construction - walls, doors, millwork, finishes and accessories.		1,550	S.F.	65.00	100,750.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.		1,550	S.F.	28.00	43,400.00
4	Electrical construction - reuse panels, lights, outlets and special systems.		1,550	S.F.	18.00	27,900.00
SUBTOTAL =						\$195,300.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =						\$271,760.00
COST PER SQUARE FOOT FOR			1,550	S.F.	=	\$175.33

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
Renovation First Level - Art Gallery (Page 14)					
1	Interior demolition - general, mechanical and electrical.	1,290	S.F.	15.00	\$19,350.00
2	General construction - walls, doors, millwork, finishes and accessories.	1,290	S.F.	67.00	86,430.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	1,290	S.F.	31.00	39,990.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	1,290	S.F.	23.00	29,670.00
	SUBTOTAL =				\$175,440.00
	Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =				\$244,120.00
	COST PER SQUARE FOOT FOR	1,290	S.F.	=	\$189.24
Renovation First Level - Blackbox Support and Music Film/Recording (Page 14)					
1	Interior demolition - general, mechanical and electrical.	3,840	S.F.	15.00	\$57,600.00
2	General construction: Walls, doors, millwork, finishes and accessories.	3,840	S.F.	95.00	364,800.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	3,840	S.F.	30.00	115,200.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	3,840	S.F.	20.00	76,800.00
	SUBTOTAL =				\$614,400.00
	Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =				\$854,940.00
	COST PER SQUARE FOOT FOR	3,840	S.F.	=	\$222.64

Budget Estimate	BCC Building Cost Consultants, Inc.		QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22	Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056					
ITEM	DESCRIPTION					
Renovation Second Level - New Use Classroom (Page 15)						
1	Interior demolition - general, mechanical and electrical.	1,210	S.F.	10.00	\$12,100.00	
2	General construction - minimal walls, doors, millwork, finishes and accessories.	1,210	S.F.	40.00	48,400.00	
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	1,210	S.F.	25.00	30,250.00	
4	Electrical construction - reuse panels, lights, outlets and special systems.	1,210	S.F.	17.00	20,570.00	
SUBTOTAL =						\$111,320.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =						\$154,900.00
COST PER SQUARE FOOT FOR		1,210	S.F.	=		\$128.02
Renovation Second Level - Scene Shop, Dress, Toilet Rooms, Storage and Black Box Theaters (Page 15)						
1	Interior demolition - general, mechanical and electrical.	8,290	S.F.	16.00	\$132,640.00	
2	General construction - minimal walls, doors, millwork, finishes and accessories.	8,290	S.F.	90.00	746,100.00	
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	8,290	S.F.	35.00	290,150.00	
4	Electrical construction - reuse panels, lights, outlets and special systems.	8,290	S.F.	25.00	207,250.00	
SUBTOTAL =						\$1,376,140.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =						\$1,914,900.00
COST PER SQUARE FOOT FOR		8,290	S.F.	=		\$230.99



- KEY**
- ① CONCRETE
 - ② CONCRETE BENCH WITH MOSAIC ON VERTICAL SURFACE
 - ③ LANDSCAPED AREA
 - ④ TURF AREA
 - ⑤ NEW PARKING AND DRIVE AISLES

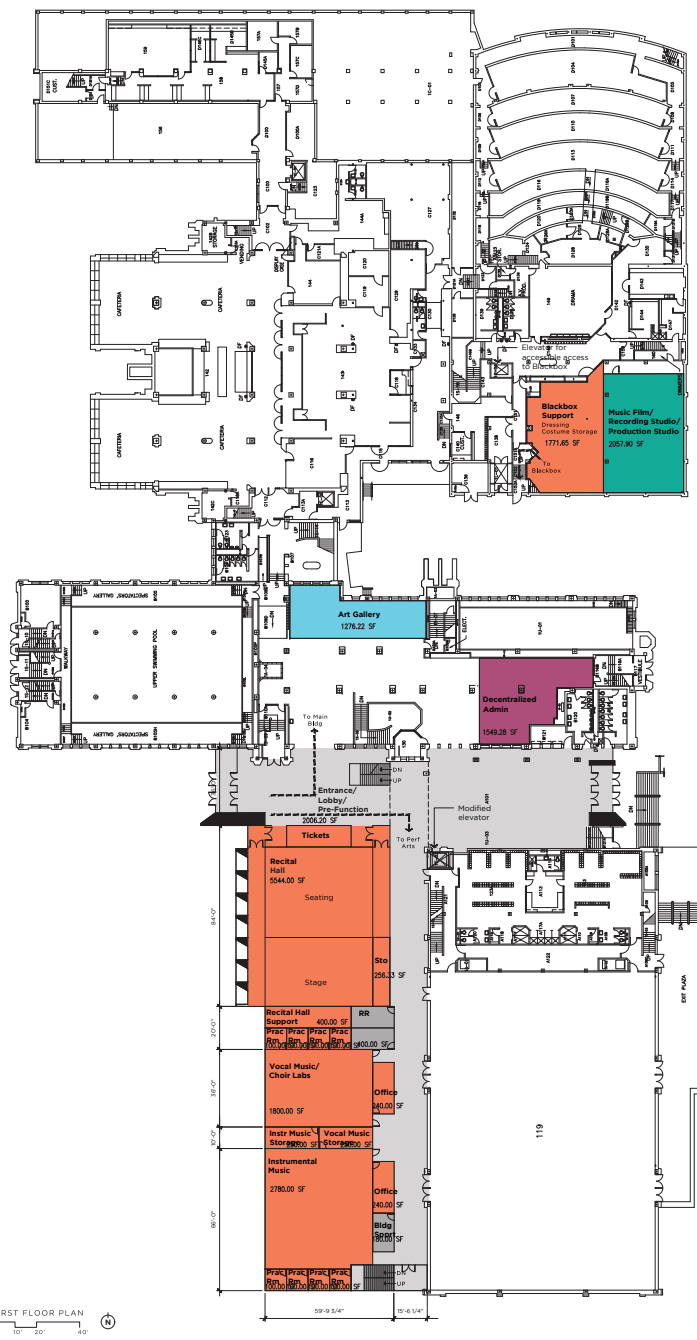
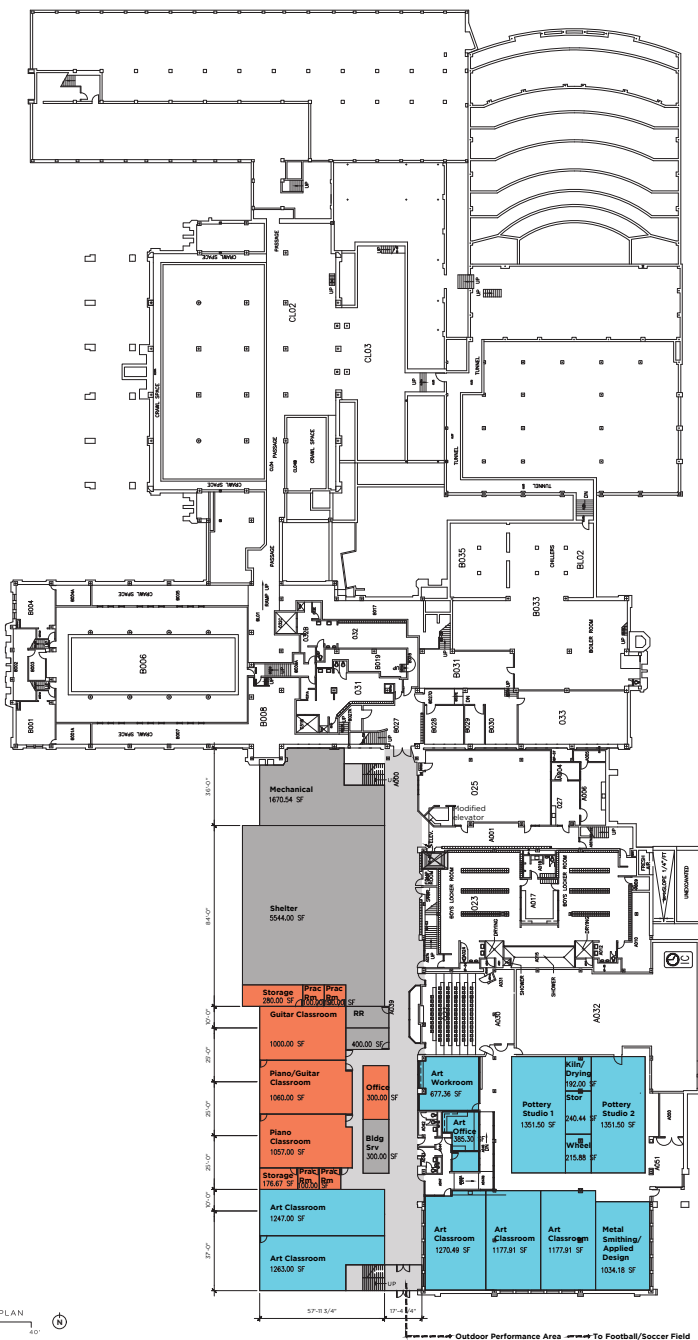


ALLEY POYNER
MACCHIETTO
ARCHITECTURE

CONCEPTUAL DESIGN
05.05.2022

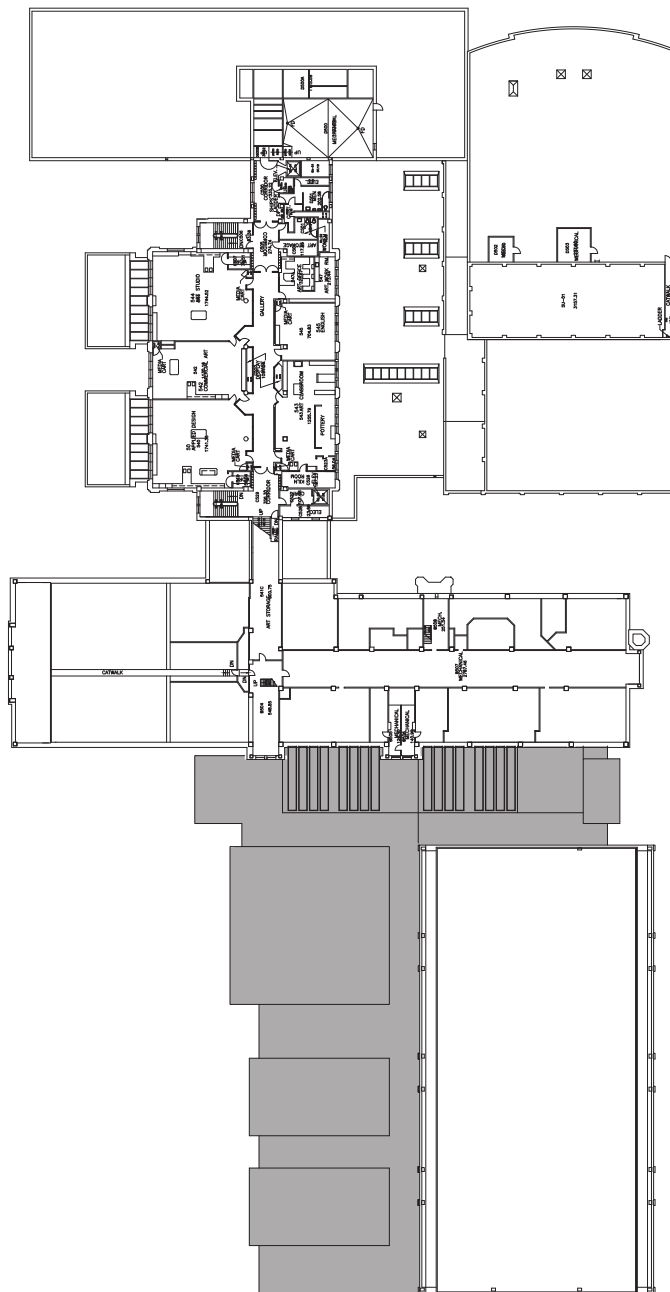
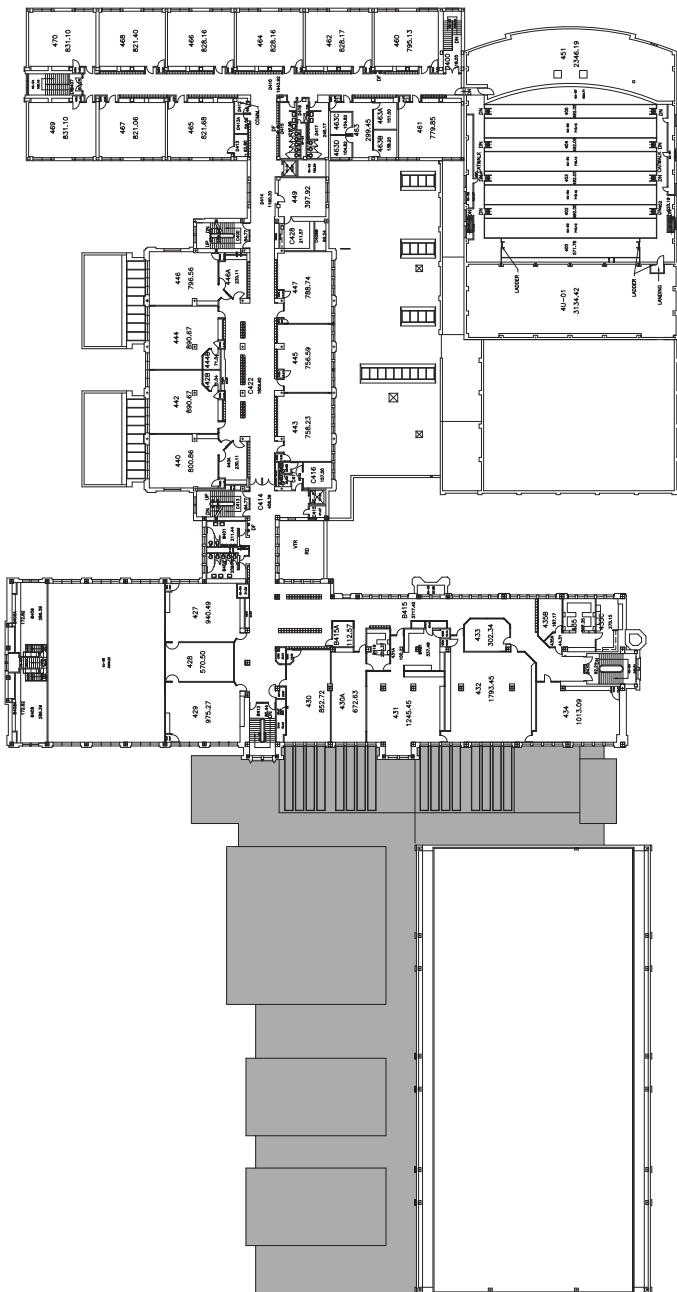
SITE AND PLAZA
PLAN

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CONCEPTUAL DESIGN
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FLOOR PLANS



Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056				
5/16/22		QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
FINAL SUMMARY SHEET		Cost Per Square Foot			
NEW ADDITION - LOWER, FIRST AND SECOND LEVELS					
	New Addition - Sitework (Page 3)	55,100	S.F.	\$14.01	\$771,700.00
	New Addition - General Construction (Pages 4-8)	55,100	S.F.	\$251.73	13,870,540.00
	New Addition - Mechanical Construction (Pages 9-10)	55,100	S.F.	\$84.09	4,633,360.00
	New Addition - Electrical Construction (Pages 11-12)	55,100	S.F.	\$41.75	2,300,210.00
	NEW ADDITION TOTAL =	55,100	S.F.	\$391.58	\$21,575,810.00
RENOVATION - LOWER, FIRST AND SECOND LEVELS					
	Renovation Lower Level - Arts and Pottery (Page 13)	9,120	S.F.	\$223.31	\$2,036,600.00
	LOWER LEVEL RENOVATION TOTAL =				\$2,036,600.00
	Renovation First Level - Decentralized Admin (Page 13)	1,550	S.F.	\$175.33	\$271,760.00
	Renovation First Level - Art Gallery (Page 14)	1,290	S.F.	\$189.24	244,120.00
	Renovation First Level - Blackbox Support and Music Film/Recording (Page 14)	3,840	S.F.	\$222.64	854,940.00
	FIRST LEVEL RENOVATION TOTAL =				\$1,370,820.00
	Renovation Second Level - New Use Classroom (Page 15)	1,210	S.F.	\$128.02	\$154,900.00
	Renovation Second Level - Scene Shop, Dress, Toilet Rooms, Storage and Black Box Theaters (Page 15)	8,290	S.F.	\$230.99	1,914,900.00
	SECOND LEVEL RENOVATION TOTAL =				\$2,069,800.00
	RENOVATION TOTAL =	25,300	S.F.	\$216.49	\$5,477,220.00
	NEW ADDITION AND RENOVATION PROJECT TOTAL =				\$27,053,030.00
NOTE:	The following mark-ups are included in the above costs:				
	General Conditions, Overhead, Profit, Insurance and Bond -	15%			
	Design Contingency -	10%			
	Escalation -	10%			

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056				
5/16/22		QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
FINAL SUMMARY SHEET		Cost Per Square Foot			
	NEW ADDITION:				
	Lower Level New Addition	18,080	S.F.		
	First Level New Addition	24,220	S.F.		
	Second Level New Addition	12,800	S.F.		
	TOTAL =	55,100	S.F.		
	RENOVATION:				
	Lower Level Renovation	9,120	S.F.		
	First Level Renovation	6,680	S.F.		
	Second Level Renovation	9,500	S.F.		
	TOTAL =	25,300	S.F.		
QUALIFICATIONS					
1 No sales tax is included. Assumed facility is tax exempt.					
2 No asbestos removal is included.					
3 No costs are included for furniture, furnishings or movable equipment.					
4 No costs are included for major fixed equipment.					
5 The estimated construction costs assumed the project will be competitively bid with a minimum of 3-4 bidders.					
6 Assumed construction to be during normal working hours.					
7 The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.					
8 The construction totals are rounded to the nearest \$10.00.					
9 CAUTION: While this estimate is based on sound estimating and experience and historical costs, the current construction market is extremely unstable and we are seeing dramatic increases in the price of material that are extremely hard to predict. On the high side, within the past 3 months, construction materials have increased 10%-100% depending on the material. Some sub-contractors are only holding their bids for 5-15 days in lieu of 90+ days. It is typically assumed material costs are updated annually, but at this time they are rising weekly and monthly. As to the future, some reports have indicated this could last 6 months to a year. We are working hard to provide the most accurate unit costs in our estimates. In our 34 years of estimating, we have never experienced such volatility in material costs.					

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - Sitework (Page 3)					
1	Remove concrete paving - 27,000 S.F. / 9 =	3,000	S.Y.	12.00	\$36,000.00
2	Rough, fine grading and layout.	36,500	S.F.	0.35	12,780.00
3	Cut and fill grading on site.	1,500	C.Y.	10.00	15,000.00
4	Concrete parking and drives - 12,320 S.F. / 9 =	1,370	S.Y.	60.00	82,200.00
5	Concrete sidewalks with various exposed aggregate.	11,840	S.F.	8.50	100,640.00
6	Concrete curbs and gutters.	950	L.F.	14.00	13,300.00
7	Concrete benches with mosaic on vertical surfaces.	430	S.F.	240.00	103,200.00
8	Storm curb inlets.	4	EA.	3,750.00	15,000.00
9	12" RCP storm drain piping.	600	L.F.	40.00	24,000.00
10	15" RCP storm drain piping.	100	L.F.	55.00	5,500.00
11	Area inlets.	4	EA.	3,250.00	13,000.00
12	Medium size trees.	18	EA.	650.00	11,700.00
13	Small size trees.	34	EA.	450.00	15,300.00
14	Various mulch areas.	2,730	S.F.	3.00	8,190.00
15	Turf grass and irrigation.	9,180	S.F.	1.50	13,770.00
16	Pedestrian lights, conduit and wiring.	25	EA.	3,400.00	85,000.00
	SUBTOTAL =				\$554,580.00
	Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =				\$771,700.00
	COST PER SQUARE FOOT FOR	55,100	S.F.	=	\$14.01

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
5/16/22					
New Addition - General Construction (Pages 4-8)					
1	Clear and grub site - minimal.	25,000	S.F.	0.20	\$5,000.00
2	Bulk excavation at lower level - 18,080 S.F. x average 6' x 1.20 =	4,800	C.Y.	6.50	31,200.00
3	Over excavation - 170' x 2' x average 6' x 1.20 =	90	C.Y.	7.00	630.00
4	Concrete lower level wall - 170' x average 6' x 1'-2" =	44	C.Y.	460.00	20,240.00
5	Waterproofing at lower level walls.	1,020	S.F.	3.50	3,570.00
6	2" rigid foundation insulation - 170' x 4' =	680	S.F.	5.00	3,400.00
7	Compacted backfill use excavation.	90	C.Y.	18.00	1,620.00
8	Haul-off excess excavation.	4,710	C.Y.	10.00	47,100.00
9	Remove partial exterior walls and floors at west and north three levels.	14,000	S.F.	20.00	280,000.00
10	Concrete footings at lower level exterior walls - 170'x 1'-6" x 3'-0" =	30	C.Y.	320.00	9,600.00
11	Concrete pile caps - 16 each x 5' x 5' x 1'-6" =	22	C.Y.	360.00	7,920.00
12	Geopiers at 4 / column x 20' long each x 30 each.	2,400	L.F.	22.00	52,800.00
13	Exterior concrete structural stoops.	150	S.F.	40.00	6,000.00
14	Concrete slab-on-grade at lower level and partial first.	24,220	S.F.	6.75	163,490.00
15	Structural steel columns and beams at first and second - 18,080 + 5,500 S.F. = 23,580 S.F. x 12 lbs. / S.F. =	140	Ton	5,500.00	770,000.00
16	Structural steel columns and beams at roof - 24,220 x 10 lbs. / S.F.	12	Ton	5,500.00	66,000.00
17	Miscellaneous steel angles, plates and tubes.	22	Ton	6,000.00	132,000.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
18	Exterior aluminum vertical sunshades at west elevator recital hall - 16 S.F. x 44' high x 7 each = 4,900 + 4,700 =	9,600	S.F.	45.00	432,000.00
19	Exterior aluminum vertical sunshades at west elevation vocal and music room - 13 S.F. x 25' high x 24' each =	7,800	S.F.	45.00	351,000.00
20	Exterior aluminum tops and bottoms of sunshades - 300' x 6' =	1,800	S.F.	45.00	81,000.00
21	Roof skylights.	600	S.F.	120.00	72,000.00
22	Exterior wall - 22,000 S.F.:				
	Exterior face and back-up system.	7,100	S.F.	55.00	390,500.00
	Exterior aluminum frame curtain wall.	5,400	S.F.	110.00	594,000.00
	Exterior aluminum frame windows.	800	S.F.	65.00	52,000.00
	Exterior metal panel.	8,700	S.F.	60.00	522,000.00
23	Exterior custom mosaic wall at entry.	800	S.F.	80.00	64,000.00
24	Carpet at existing main corridor.	4,000	S.F.	6.00	24,000.00
25	Exterior / interior full glass doors, frames and hardware.	14	Sets	3,250.00	45,500.00
26	Exterior fac brick and glass at existing building.	11,000	S.F.	60.00	660,000.00
27	Storm shelter at lower level - concrete footings, concrete wall and hollow concrete ceiling.	5,544	S.F.	28.00	155,230.00
28	Single steel storm doors at storm shelter.	2	EA.	3,500.00	7,000.00
29	Interior monumental 2 flights stairs, handrails and landings at lobby.	1	EA.	90,000.00	90,000.00
30	Interior stair, handrails and landings at south exit.	1	EA.	40,000.00	40,000.00
31	Remove existing 3-stop elevator, walls and pit.	1	L.S.	25,000.00	25,000.00
32	Concrete elevator pit.	1	EA.	7,500.00	7,500.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
33	3-stop hydraulic elevator and walls.	1	EA.	90,000.00	90,000.00
34	Expansion joints.	600	L.F.	30.00	18,000.00
35	Metal deck and concrete fill at first and second levels.	30,880	S.F.	12.00	370,560.00
36	Metal roof deck.	24,220	S.F.	7.00	169,540.00
37	T.P.O. roof system, insulation and flashing.	24,220	S.F.	15.00	363,300.00
38	Exterior 2X wood blocking, caulking and sealant.	1	L.S.	40,000.00	40,000.00
39	Interior handrails at second floor at open area to first level lobby.	170	L.F.	80.00	13,600.00
40	Folding glass wall at upper concrete - 65' x 10' =	650	S.F.	180.00	117,000.00
41	Interior windows and frames.	600	S.F.	45.00	27,000.00
42	Interior glass wall at dance studio - 35' x 10' =	350	S.F.	40.00	14,000.00
43	Interior metal studs and gyp board walls with sound insulation - 2,700' x 18' =	48,600	S.F.	14.50	704,700.00
44	Mirrors at dance studios - 100' x 10' =	1,000	S.F.	30.00	30,000.00
45	Ballet rails.	100	L.F.	40.00	4,000.00
46	Interior folding wall at second floor corridor.	750	S.F.	55.00	41,250.00
47	Interior solid wood core doors, frame and hardware.	52	EA.	1,300.00	67,600.00
48	Interior double solid wood core doors, frames and hardware.	5	Sets	2,400.00	12,000.00
49	Interior plumbing access doors, frames and hardware.	12	EA.	475.00	5,700.00
50	Counter shutters at ticket room at recital hall.	4	EA.	3,500.00	14,000.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
51	Upholstered seating - continuous seats and backs with wood trim - automatic telescoping.	300	EA.	1,250.00	375,000.00
52	Entrance canopies - structure, roofing and soffits.	200	S.F.	100.00	20,000.00
53	3-stall toilet room accessories.	4	EA.	9,500.00	38,000.00
54	Markerboards at various rooms.	12	EA.	550.00	6,600.00
55	Bulletinboards at lobbies.	2	EA.	400.00	800.00
56	Display cases at lobbies.	2	EA.	2,500.00	5,000.00
57	Manual roller shades at exterior windows.	800	S.F.	15.00	12,000.00
58	Acoustic panels at walls and ceilings of auditorium, music, dance and lobbies.	28,500	S.F.	25.00	712,500.00
59	Vanity counters at restrooms.	20	L.F.	200.00	4,000.00
60	Work counters.	16	L.F.	170.00	2,720.00
61	Base cabinets.	170	L.F.	280.00	47,600.00
62	Wall cabinets.	170	L.F.	250.00	42,500.00
63	Full music storage cabinets.	200	L.F.	210.00	42,000.00
64	Wall finishes - 7,000 L.F.:				
	V.W.C. - 200' x 10' =	2,000	S.F.	12.00	24,000.00
	Porcelain tile - 300' x 10' =	3,000	S.F.	16.00	48,000.00
	Paint - 6,500' x 10' = 65,000 S.F. + 900' x 15' = 1,500 S.F. =	78,500	S.F.	1.50	117,750.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - General Construction (Pages 4-8)					
65	Flooring and base - 55,100 S.F.:				
	Porcelain toilet at toilet rooms.	800	S.F.	18.00	14,400.00
	V.C.T. - high quality at first level corridor.	3,300	S.F.	10.00	33,000.00
	Carpet.	21,300	S.F.	6.00	127,800.00
	V.C.T. - medium quality.	15,100	S.F.	7.50	113,250.00
	Ceramic tile at entrance and lobby.	5,800	S.F.	22.00	127,600.00
	Wood at recital hall.	5,500	S.F.	18.00	99,000.00
	Concrete storm system at dance studios and stage.	3,600	S.F.	4.00	14,400.00
66	Ceilings - 55,100 S.F.:				
	Painted gyp board and suspension system.	3,500	S.F.	15.00	52,500.00
	2 x 2 ATC and suspension system - high quality.	34,200	S.F.	6.50	222,300.00
	Exposed structure painted.	2,300	S.F.	1.25	2,880.00
	Painted acoustic plaster and suspension system.	15,100	S.F.	18.00	271,800.00
67	Steel structure and purlins at stage.	1,500	S.F.	10.00	15,000.00
68	Fire extinguishers and cabinet.	6	EA.	850.00	5,100.00
69	Interior 2X wood blocking, caulking and sealant.	1	L.S.	25,000.00	25,000.00
70	Tie-into existing building.	1	L.S.	30,000.00	30,000.00
SUBTOTAL =					\$9,968,050.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$13,870,540.00
COST PER SQUARE FOOT FOR		55,100	S.F.	=	\$251.73

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
New Addition - Mechanical Construction (Pages 9-10)					
1	Sprinkler heads and piping.	55,100	S.F.	5.00	\$275,500.00
2	No fire pump is included.	1	EA.	0.00	0.00
3	Plumbing fixtures and piping:				
	Water closets.	10	EA.	2,700.00	27,000.00
	Urinals.	2	EA.	2,400.00	4,800.00
	Counter sinks.	10	EA.	2,100.00	21,000.00
	Hi/lo drinking fountain at first level.	1	EA.	4,000.00	4,000.00
	Floor drains.	5	EA.	1,050.00	5,250.00
	Exterior hose bibb.	1	EA.	450.00	450.00
	Roof drains.	10	EA.	1,250.00	12,500.00
4	25,000 CFM A.H.U.'s.	2	EA.	400,000.00	800,000.00
5	2,500 MBH hot water boiler.	1	EA.	60,000.00	60,000.00
6	120 ton air cooled chiller.	1	EA.	150,000.00	150,000.00
7	H.V.A.C. pumps.	4	EA.	10,250.00	41,000.00
8	15,000 CFM energy recovery unit.	1	EA.	150,000.00	150,000.00
9	Exhaust fans at toilet rooms.	4	EA.	500.00	2,000.00
10	Main H.V.A.C. piping.	400	L.F.	75.00	30,000.00
11	Expansion tank.	1	EA.	7,500.00	7,500.00
12	Air / dirt separator.	1	EA.	4,500.00	4,500.00
13	V.A.V. air terminal with hot water reheat.	85	EA.	1,700.00	144,500.00
14	Hot water supply and return piping to V.A.V.'s.	5,500	L.F.	35.00	192,500.00
15	Fintube radiant heaters at curtain wall.	400	L.F.	120.00	48,000.00
16	Cabinet unit heaters at vestibules.	2	EA.	3,750.00	7,500.00

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
New Addition - Electrical Construction (Pages 11-12)					
1	1,000 amp main electrical, breakers and feeders.	1	EA.	85,000.00	\$85,000.00
2	Primary electrical empty conduit.	200	L.F.	35.00	7,000.00
3	1,000 amp secondary electrical feeder.	50	L.F.	300.00	15,000.00
4	400 amp electrical panels, breaker and feeders.	2	EA.	9,000.00	18,000.00
5	225 amp electrical panels, breakers and feeders.	6	EA.	7,700.00	46,200.00
6	75 KVA dry-type transformers.	3	EA.	8,500.00	25,500.00
7	No emergency generator is included.	1	EA.	0.00	0.00
8	Exterior / interior lights, switches, conduit and wiring:				
	Lower level.	18,080	S.F.	12.00	216,960.00
	First level.	24,220	S.F.	16.00	387,520.00
	Second level.	12,800	S.F.	14.00	179,200.00
9	Electrical outlets, conduit and wiring.	55,100	S.F.	5.50	303,050.00
10	Lighting controls.	1	L.S.	25,000.00	25,000.00
11	Electrical supply and connection to mechanical equipment.	1	L.S.	17,000.00	17,000.00
12	Public address system.	55,100	S.F.	1.25	68,880.00
13	Security system - cameras and card readers.	55,100	S.F.	0.75	41,330.00
14	Cable tray.	860	L.F.	35.00	30,100.00
15	Audio-visual and sound system at concert hall.	5,500	S.F.	4.00	22,000.00

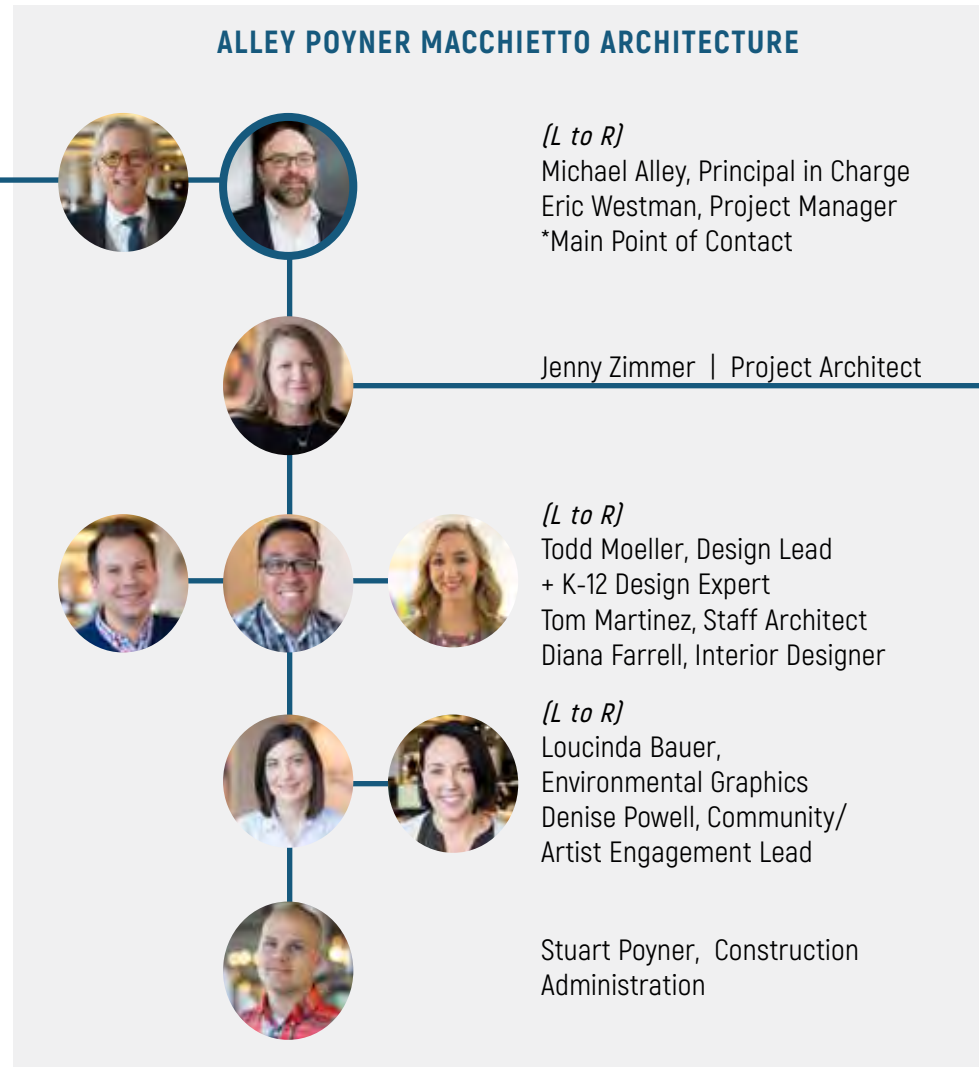
Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056				
5/16/22		QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
ITEM	DESCRIPTION				
Renovation Lower Level - Arts and Pottery (Page 13)					
1	Interior demolition - general, mechanical and electrical.	9,120	S.F.	15.00	\$136,800.00
2	General construction:				
	Walls, doors, millwork, finishes and accessories.	9,120	S.F.	85.00	775,200.00
	Pottery kilns and pottery wheel.	1	L.S.	50,000.00	50,000.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	9,120	S.F.	33.00	300,960.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	9,120	S.F.	22.00	200,640.00
SUBTOTAL =					\$1,463,600.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$2,036,600.00
COST PER SQUARE FOOT FOR		9,120	S.F.	=	\$223.31
Renovation First Level - Decentralized Admin (Page 13)					
1	Interior demolition - general, mechanical and electrical.	1,550	S.F.	15.00	\$23,250.00
2	General construction - walls, doors, millwork, finishes and accessories.	1,550	S.F.	65.00	100,750.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	1,550	S.F.	28.00	43,400.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	1,550	S.F.	18.00	27,900.00
SUBTOTAL =					\$195,300.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$271,760.00
COST PER SQUARE FOOT FOR		1,550	S.F.	=	\$175.33

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
Renovation First Level - Art Gallery (Page 14)					
1	Interior demolition - general, mechanical and electrical.	1,290	S.F.	15.00	\$19,350.00
2	General construction - walls, doors, millwork, finishes and accessories.	1,290	S.F.	67.00	86,430.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	1,290	S.F.	31.00	39,990.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	1,290	S.F.	23.00	29,670.00
SUBTOTAL =					\$175,440.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$244,120.00
COST PER SQUARE FOOT FOR		1,290	S.F.	=	\$189.24
Renovation First Level - Blackbox Support and Music Film/Recording (Page 14)					
1	Interior demolition - general, mechanical and electrical.	3,840	S.F.	15.00	\$57,600.00
2	General construction: Walls, doors, millwork, finishes and accessories.	3,840	S.F.	95.00	364,800.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	3,840	S.F.	30.00	115,200.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	3,840	S.F.	20.00	76,800.00
SUBTOTAL =					\$614,400.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$854,940.00
COST PER SQUARE FOOT FOR		3,840	S.F.	=	\$222.64

Budget Estimate	BCC Building Cost Consultants, Inc. Omaha Public Schools South High School - Art in the Heart of South Omaha New Addition and Renovation Omaha, Nebraska BCC Job No.: 22-05-0056	QTY. NO. UNITS	QTY. UNIT	MATERIAL & LABOR PER UNIT	MATERIAL & LABOR TOTAL
5/16/22					
ITEM	DESCRIPTION				
Renovation Second Level - New Use Classroom (Page 15)					
1	Interior demolition - general, mechanical and electrical.	1,210	S.F.	10.00	\$12,100.00
2	General construction - minimal walls, doors, millwork, finishes and accessories.	1,210	S.F.	40.00	48,400.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	1,210	S.F.	25.00	30,250.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	1,210	S.F.	17.00	20,570.00
SUBTOTAL =					\$111,320.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$154,900.00
COST PER SQUARE FOOT FOR		1,210	S.F.	=	\$128.02
Renovation Second Level - Scene Shop, Dress, Toilet Rooms, Storage and Black Box Theaters (Page 15)					
1	Interior demolition - general, mechanical and electrical.	8,290	S.F.	16.00	\$132,640.00
2	General construction - minimal walls, doors, millwork, finishes and accessories.	8,290	S.F.	90.00	746,100.00
3	Mechanical construction - reuse major H.V.A.C. equipment, sprinklers, plumbing and H.V.A.C. distribution system.	8,290	S.F.	35.00	290,150.00
4	Electrical construction - reuse panels, lights, outlets and special systems.	8,290	S.F.	25.00	207,250.00
SUBTOTAL =					\$1,376,140.00
Construction Total with General Conditions, Overhead, Profit, Insurance, Bond, Design Contingency and Escalation =					\$1,914,900.00
COST PER SQUARE FOOT FOR		8,290	S.F.	=	\$230.99

Project Team

OMAHA PUBLIC SCHOOLS + PROJECT STAKEHOLDERS



SPECIALTY CONSULTANTS

SCHULER SHOOK



(L to R)
 Todd Hensley, Partner in Charge
 Christopher Sprague, Sr. Theatre Consultant

LIGHTEN UP



Carol Wisner, Theatre Tech

C+C CONSULTANTS



Dominique Chéenne, Acoustical Engineer

ASSISTOLOGY



Meaghan Walls, Universal Design + Accessibility Consultant

BUILDING COST CONSULTANTS



Dennis Sieh, Cost Estimator

ENGINEERING CONSULTANTS

MORRISSEY ENGINEERING



(L to R)
 Nate Sheets, Mechanical Project Manager
 Andy Lang, Electrical Project Manager
 Jeff Hemje, Low Voltage Systems Specialist

THOMPSON, DREESEN & DORNER, INC (TD2)



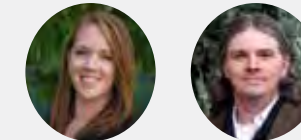
Drew Johnson, Sr. Structural Engineer

LT BUTLER PROFESSIONAL ENGINEERING, LLC



Lawrence Butler, Civil Engineer

VIREO



Robin Fordyce, Landscape Architect
 Mike Henrichs, Landscape & Site Designer



ALLEY POYNER
MACCHIETTO
ARCHITECTURE

CONCEPTUAL DESIGN

05.05.2022

EXTERIOR
RENDERINGS

A3.2



LOBBY



DANCE STUDIO



RECITAL HALL



LOBBY

Grant Application

Row 17

Organization Name (if applicable)	DESTINY ELEVATE EXCELENCE, LLC
Physical Address	1910 S. 44TH Omaha 68105 Suite 300
Mailing Address	18605 Oak Plaza Omaha Ne, 68130
Website	www.deeglobal.us
Social Media Accounts	Dahlia Dee & D.E.E Publishing International
Name	Dahlia Doyley
Title	C.E.O
Email Address	Dahlia@deeglobal.us
Phone	+1 (402) 973-4987
Team	Yes
	see attachement
Organizational Chart	see attachement
Other Completed Projects and/or Accomplishments	<p>D.E.E. is an up-and-coming publication. The company publish books and branding business and helps other with their business to elevate to excellence. We have published 55 books and have held three successful conferences, and launched the publishing publication. Alongside this, The 360-Program allows giving a complete turn and re-direction. The 360-Program created by D.E.E. Publishing International Business Academy educates and serves a community of people by providing them with knowledge and understanding of various businesses. We have coached 12 people so far under this program. Six clients have been coached into business, and two clients with reaching their vision. Six completed our Financial Literacy Program. We love to work with those in the neighborhood of people that have long been underserved and underprivileged and who would like to start their own business but do not have the formal training. Our students will learn servers' core business areas, referred to as B.F.B (Base, foundation, Build.)The B.F.B. will help them finish what they've started and achieve successful outcomes in their businesses. Training Sessions: Our training sessions are meticulously planned by our trainers and designed in a manner geared toward the maximization of efficiency.</p>
Proposal Title	DESTINY ELEVATE EXCELENCE ,LLC
Total Budget (\$)	\$50,000.00

LB1024 Grant Funding Request (\$)	\$1,000,000.00
Proposal Type	Service/program
Brief Proposal Summary	D.E.E Publishing International & Business Academy is a guide to developing and educating our communities to cultivate business properly. The classes will help us build more resilience, help us withstand the pressure, and have the patience to develop our business. Through information gathering and sharing, change the mindset to cultivate a business-keeping structure in your business. The business academy plan is an effort to help all of us in business whether the changes are coming into the future. It's a way for business owners to raise their business revenue and credibility and implement the correct strategies into their business and their journey to success. The service will help our students to understand their Base Foundation Build (BFB). D.E.E Center Infrastructure area: 1. Business Academy - The 360 Program 2. Book Publishing: D.E.E Publishing International 3. Daycare center: Mommy's Little Helper (MLH). EDUCATION 360 STANDARDS Business Coaching Business Branding Business Strategies Vision Writing / Book Writing Life Coach Management Leadership Coaching Credit /Finance Management (D.E.E) Destiny Elevate Excellence, LLC Cultivate Business Name Design Logo & Branding Editing & Constructing Content & Introduction Pages Design Book Cover & Flyers Photographs & Headshots Business Program: The 360 Program Investment, Credit & Finance
Timeline	D.E.E. LLC, Center, would like to be fully up and running within six months, including the following: Purchase of a building - For the D.E.E LLC Center within the next six months The funds will be used for Design Layout - have the building redesigned to fit our infrastructure within three months of the purchase. E.g., Plumbing, carpeting, and installation. All Amenities include computers, Software, Educational Tools, and Furniture within four months from the purchase of the building. Transportation - Vans, Carseats, and Booster Seats within six months of the purchase of the building. We would like to have all the programs integrated up and running in full within one year.
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.)
"other" explanation	
Proposal Description and Needs Alignment	Provide information critical for business owners and teach the fundamentals of business and etiquette. To develop and improve how we operate in our company to benefit and grow

the business. Understand the project and plan each move and strategy before approaching and after the client's needs.

Visioning Workshop Findings Alignment

D.E.E LLC, serves a community of people giving knowledge and understanding of business. We serve the community in need and the underprivileged needing to start their own business but do not have formal training, especially for single-parent families. Our students will learn Several core business areas: The (BFB) BASE FOUNDATION BUILD. Your BFB will help you finish what you've started and see success.

Priorities Alignment

Economic Impact 15000- 45,000

The program will create and increase jobs for about 10- 15 people, and over time, more work as the daycare, publication, and D.E.E LLC, expands. Our study shows that there will be an 80% increase in temporary or permanent wages.

n/a

\$15 - \$45

Community Benefit

To develop and improve clients' knowledge in-order to operate in the business to benefit and grow their business. Our goal is to teach the community foundation core of financial literacy with the mindset to become financially free from debt.

It creates an opportunity to fulfill their plan for their lives and learn how to maintain our stands. It is a choice and agreement. It expands different areas on the path to freedom, advancing into the areas of passion and progressively into your future.

Best Practices/Innovation

My duties are teaching the foundation core of the business and the mindset of a business owner. What to look for; the knowledge and understanding of your skill set and to identify the main areas of the business and master those areas—teaching keywords in business on a world audience scale and key branding points to your target audience. Also, set a layout for your business needs and plans before you approach the financial need analysis. What would you need to cultivate that brand and business to meet your goal and succeed? Well, it help to bring new concepts to Omaha's young and future leaders.

Outcome Measurement

The outcome is to test the areas and provide them with the knowledge, tools, and support for financial literacy. The community will have the opportunity to build an excellent credit score, manage finances, and provide legal documents for business, family, and personal use. That also allows us to create, strategize, and cultivate a culture leading to financial freedom through education and publication.

As a outcome our students will be tested in the area we taught, to get them to see their strengths and weakness; the test will expose the knowledge they have learned and what they need to work on as they move forward and this will all give the instructor information if that student may need additional help

after the class or one on one time is need. This also gives us the opportunity to build that student interest in business and start cultivating a logo and brand for the future legally.

	n/a
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	N/A
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	Douglas County, Nebraska Property Record
General Contractor	No
Request Rationale	N/A
Grant Funds Usage	Purchase of a building - For the D.E.E LLC Center within the next six months The funds will be used for Design Layout - have the building redesigned to fit our infrastructure within three months of the purchase. E.g., Plumbing, carpeting, and installation. All Amenities include computers, Software, Educational Tools, and Furniture within four months from the purchase of the building. Transportation - Vans, Carseats, and Booster Seats within six months of the purchase of the building.
Proposal Financial	Yes

Sustainability

N/A

Funding Sources

N/A

we like be to in fully functional by 2023

N/A

Scalability

N/A

N/A

**Financial
Commitment**

SEE ATTACHMENT

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



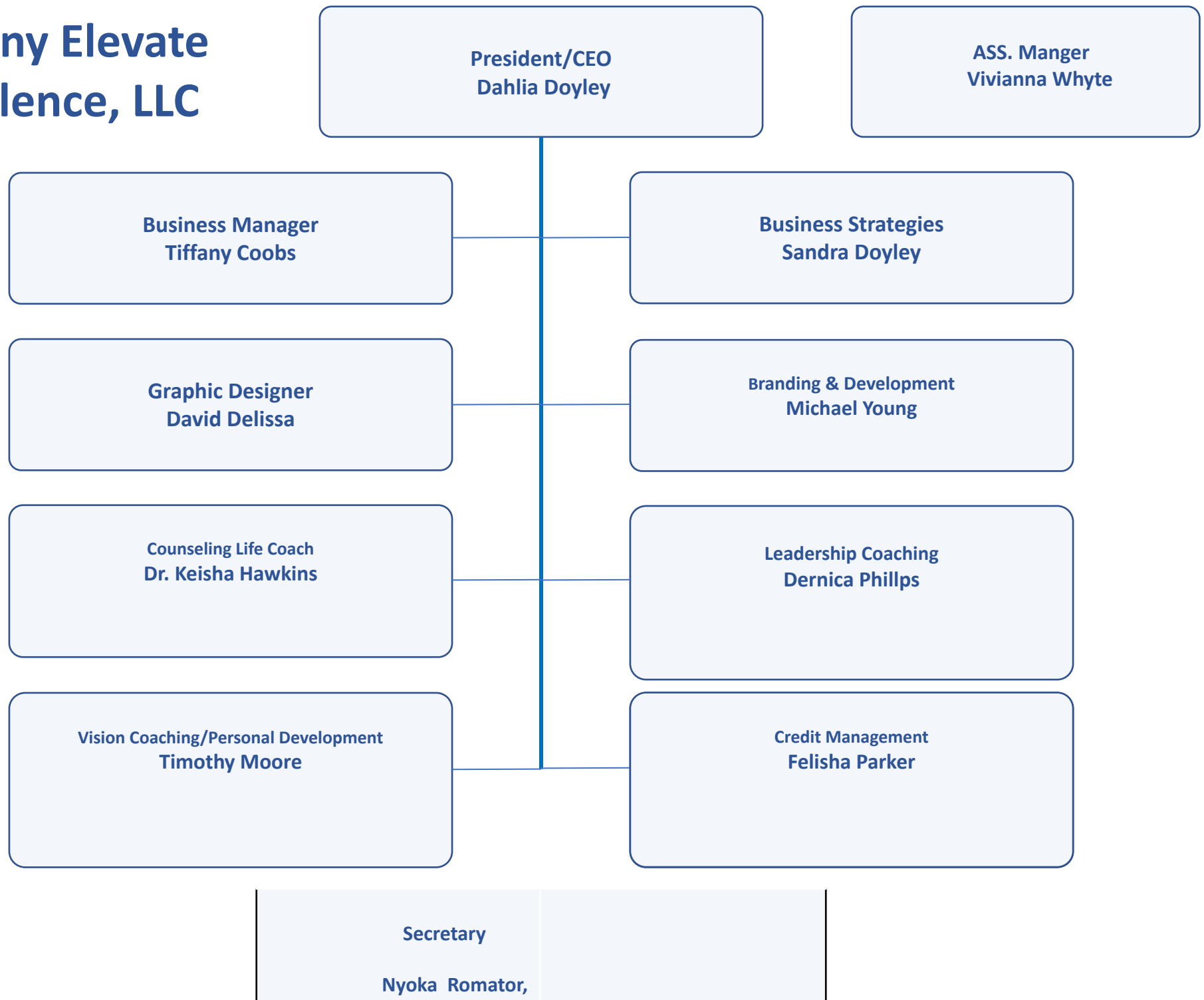
Public Information



File Uploads

Organizational Chart

Destiny Elevate Excellence, LLC



(D.E.E) DESTINY ELEVATE EXCELLECE,LLC

Business Plan

Prepared by:

President Dahlia Doyley
1910 S. 44th Street Omaha,Ne 68105 Suite 300

I. EXECUTIVE SUMMARY

D.E.E Business Academy is a guide to developing and educating our communities globally and internationally to cultivate business properly. The classes will help us build more resilience, help us withstand the pressure, and have the patience to build our business. Through information gathering and sharing, change the mindset to cultivate a business-keeping structure in your business. The business academy plan is an effort to help all of us in business weather the changes coming into the future. It's a way for business owners to raise their business revenue and credibility and implement the correct strategies into their business and their journey to success. The service will help our students to understand their Base Foundation Build (BFB).

D.E.E. is an up-and-coming publication. The company publish books and branding business and helps other with their business to elevate to excellence. Alongside this, The 360-Program allows giving a complete turn and re-direction. The 360-Program created by D.E.E. Publishing International Business Academy educates and serves a community of people by providing them with knowledge and understanding of various businesses. We work with those in the neighborhood of people that have long been underserved and underprivileged and who would like to start their own business but do not have the formal training. Our students will learn several core business areas, referred to as B.F.B (Base, Foundation, and Build). The B.F.B. will help them finish what they've started and achieve successful outcomes in their businesses.

The outcome is to test the areas and provide them with the knowledge, tools, and support for financial literacy. The community will have the opportunity to build an excellent credit score, manage finances, and provide legal documents for business, family, and personal use. That also allows us to create, strategize, and cultivate a culture leading to financial freedom through education and publication.

The program will create and increase jobs for about 10- 15 people and, over time, more work as the daycare, publication, and D.E.E LLC expands. Our study shows that there will be an 80% increase in temporary or permanent wages. Provide information critical for business owners and teach the fundamentals of business and etiquette.

To develop and improve clients' knowledge in-order to operate in the business to benefit and grow their business. Our goal is to teach the community foundation core of financial literacy with the mindset to become financially free from debt.

2.

VISION COMPANY OVERVIEW

D.E.E LLC, Center is an international business school that serves a community of people giving knowledge and understanding of business. We serve the community in need and the underprivileged needing to start their own business; but do not have formal training, especially for single-parent families. Our students will learn Several core business areas: your (BFB) BASE FOUNDATION BUILD. Your BFB will help you finish what you've started and see success.

Branding and Marketing an education that must be taught in our "cultural" environment. That will allow our youth today the opportunity to become more educated by those they can relate to. In my opinion, our youth excel at a higher capacity when they learn from someone with a similar background. That will help broaden the student's vision and the clients we work for and educate.

The goal is to educate our community with the knowledge to become debt free by properly managing money and credit and identifying specific target areas which may need additional knowledge. Our approach is to build a strong foundation to allow you to succeed in Business and Day to Day life skills.

Our Goals:

- Provide **information** critical for business owners and teach the **fundamentals** of business and etiquette.
- To develop and improve clients' knowledge to operate in the business to **benefit** and grow their business.
- To understand the project and plan out each move and **strategy** before you approach the client and after the client's needs.

Our Plans:

- The plan is to divide the section of the class into seven classes for the student.
- To help the student have a clear vision and provide overall guidance for their plans.
- The seven key classes comprise the refinement of the planning plan area-wide implementation plan to distinguish your area of business.

II.

BUSINESS SUMMARY

Industry Overview - In the United States, the school industry presently makes over fourteen billion dollars in sales yearly. It also includes daycares. A single parent has little time to complete the years of education to build a business. The program will provide less time, essential business preparation, and fair pricing and options.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions: S.P.C.C

- Safety
- Peace of Mind
- Convenience
- Cost

Daycare Logo



Legal Issues.

The Company affirms that its promoters have acquired all legally required trademarks and patents. The student will receive a certification that identifies the course of attention for their future.

1. The 360 programs will be insurance for safety and student safety reasons for the company.
2. There will take all measures to ensure the correct information to our students.
3. All reach searches consider our students and partners to help those who will be paying for our program.
4. Students will receive a packet about the school class, the online course, and the instructor's manual management.

The business will provide a set amount based on the attendants. A project of what we think the business will produce will be attached to show promises of payment if granted a loan. But the purpose is to receive funding to help build the city, community, and international assistance for all to learn and receive the education needed to take a step toward their future.

Our Motto; BUILDING THE FOUNDATION OF PEOPLE THAT CAN BUILD OTHERS.

III. MARKETING SUMMARY

Target Markets - The Company's major target markets will be local and international, target single parents and or the less fortunate that need the education to get started in their business, as well as new and existing businesses that will help others to increase their business as they increase their learning ability through the training program seven success keys. The student is then encouraged to move into their business by cultivating the brand, whether books are product having and outlook is important.

The 7 Success Keys - The 360 Program

- Business Coaching
- Business Branding
- Business strategies
- Vision Writing
- Business Principal
- Life Coaching
- Credit Management

Certification Seal



(D.E.E) Destiny Elevate Excellence, LLC

- Cultivate Business Name
- Design Logo & Branding
- Editing & Constructing
- Content & Introduction Pages
- Design Bookcover & Flyers
- Photographs & Headshots
- Business Program: The 360 Program
- Investment, Credit & Finance

Business Logo



Each class will be market individual, the reason being that our economy changes at times and finances are sometimes limited, so offering the class will benefit our target audience according to their need, budget, and affordability. The estimated number of potential clients within the Company's geographic scope is 12-24 students per class weekly, about 60- 100 people every month.

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. Clients will receive conscientious, one-on-one, timely service in all capacities should conflicts or complaints arise. Which is expected to create a loyal brand, increasing business and customer returns.

IV.

SWOT ANALYSIS

Strengths- The thought of having a facility to eliminate some problematic issues in our kid's experience is a huge advantage to the development process. Many opportunities for our athletes, and ordinary people to get stronger, more educated, and skills will be presented. Safety is a challenge for families in our market. We want to provide a “safe-heaven” environment for our youth. The vision and mission are created one of a kind. Very cost-efficient and investment friendly. Convenient for the underprivileged to have access to a useful facility within a 7-mile radius. Summer employment will be created for our youth. Made available for outside groups and organizations to use in teaching our youth the value of Business and Management.

Weaknesses- Competitors with facilities that include more space to get athletes and ordinary people better. History of not enough adequate community support. Lack of outside resources to grow within the community. The unique model will be new to a very competitive industry. Employees will be young and lack mature knowledge to rapidly advance the business. Not being able to pay an acceptable “wage” for skilled employees in areas that serve our youth development.

Opportunities- Franchise opportunities outside the target market; other cities and states. Investment special for cash flow purposes due to demands of having a facility in areas where affordable land is presented. Business marketing due to social media platforms. Able to be built on reasonable size land. Thousands of kids will get the opportunity to work toward success with more resources. The facility will present youth job placement within our business. The facility will be key to youth development in many phases of life. Able to build more relationships with the community. Youth will have access to “professional” style training and be mentored by many former and current business gurus with whom our company works. NBA NFL and local community financial institute speaker.

IV.

FINANCIAL PLAN

PROJECTION YEAR 1

Calendar	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Revenue	9000	7200	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
Operating Cost												
Utilities	300	300	300	300	300	300	300	300	300	300	300	300
Mortgage	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Salary	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Transportation	200	200	200	200	200	200	200	200	200	200	200	200
Miscellaneous	150	150	150	150	150	150	150	150	150	150	150	150
Administration Cost	150	150	150	150	150	150	150	150	150	150	150	150
Total OP Cost	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900
Net Income	5100	3,300	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
Donation	0											
Fund Raising	0											

Total Investment	5100	3,300	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
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Total revenue 11 month = \$99,000 & 1 month 7,200

Total revenue = 106,200.00

Total operation cost = 46,800

Total net income =59,400

This calculation is based on a population of 24 student weekly

FINANCIAL PLAN

PROJECTION YEAR 2

Letter T = Thousand

Calendar	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Revenue	18Th	14Th	18Th	18Th	18Th	18Th	18Th	18Th	18Th	18Th	18Th	18Th
Operating Cost												
Utilities	400	400	400	400	400	400	400	300	400	400	400	400
Mortgage	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Salary	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Transportation	200	200	200	200	200	200	200	200	200	200	200	200
Miscellaneous	150	150	150	150	150	150	150	150	150	150	150	150
Administration Cost	150	150	150	150	150	150	150	150	150	150	150	150
Total OP Cost	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900	3900
Net Income	5100	3,300	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
Donation	0											
Fund Raising	0											

Total Investment	5100	3,300	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
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Total revenue 11 month = \$198,000 & 1 month \$14,400

Total revenue = \$212,200.00

Total operation cost =\$ 46,800

Total net income = \$169,600

Expense Ledger Entry - Dahlia Doyley

Date	Expenses	Actual	Different	Balance	Owed
5th	Mortgage /Rent	\$1300	0	0	0
6th	Electric	\$155	0	0	0
4th	MUD	\$40	0	0	0
5th	Credit card weekly	\$500	100	400	0
3th	Car note	\$30,000	598	0	-\$20,356.12
14th	Car + renters Insurance	\$716			
30th	Cox	\$120			0
29th	Website + Microsoft	\$50	0	0	0
27th	Grammarly	144			
16th	BBB	\$49			
30th	Gas car	\$200	0	0	0
5th/	Smart Sales & Lease	\$1250	\$150	0	-1100
5th	OFFICE SPACE	\$300	0	0	0
27th	LIFE INSURANCE	130			
10th	IRS	\$3500	\$1500		-2000
5th	Phone bill	\$85			
6th	Basik Studio	1227		0	-12ia
7th	Faith Publishing	1447	0	0	-1447

Total annual household Expense \$50.770

Grant Application

Row 18

Organization Name (if applicable)	Styles of Evolution
Physical Address	2522 N 24th St Omaha, NE 68110
Mailing Address	
Website	
Social Media Accounts	Styles of Evolution
Name	Donald McPherson
Title	Owner
Email Address	stylesofevolution@hotmail.com
Phone	+1 (402) 850-6468
Team	Yes
	Team members listed: Donald McPherson Owner 17 Years Yvonne McPherson Co-Owner 17 Years Danielle McPherson Secretary 8 Years Donald McPherson- Buyer International Sales 4 Years Treasa McNeal- Buyer 4 Years
Organizational Chart	My organization chart is as follows: Donald McPherson Owner 17 Years Yvonne McPherson Co-Owner 17 Years Danielle McPherson Secretary 8 Years Donald McPherson- Buyer International Sales 4 Years Treasa McNeal- Buyer 4 Years
Other Completed Projects and/or Accomplishments	Our Mission is to make shopping fun and great experience I want to continue providing clothing that is fashionable in an underserved community. I would like to set a professional standard for others to model. Being a mentor for the youth in the community I have served on DECA board giving lecture on retail sales, dressing success. I received an award in ST Louis from the KEY program. This Program talks about positivity for young people. This helped to build skills to help youth achieve goals.
Proposal Title	Capacity Building for Styles of Evolution
Total Budget (\$)	\$84,548.00
LB1024 Grant Funding Request (\$)	\$319,350.00
Proposal Type	Combination of capital project and service/program

Brief Proposal Summary	Research shows as it stands in 2021, the number of digital buyers is at about 2.14 billion. In other words, more than one out of every four people you see around you is an online shopper. As a store front, I'm missing those sales. A black owned business that has been operating for 17 years need support to compete with competitors. The number of online shoppers has been growing over the past few years we want to be a part of that growth. We know this virtual for stability.
Timeline	What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, upload your schedule at the end of the application.
Percentage completed by July 2025	83%
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	This proposal will allow Styles of Evolution to create 4-6 permeant job for the community. People will be able to shop in their community following the model live work and play right in your community. The money will be able to stay in our community. An online store allows accessibility for people with disability. Our retail store caters to the needs of the people in our community. While sharing culture to others outside of community.
Visioning Workshop Findings Alignment	Describe how the proposal aligns with the findings in the Visioning Workshop Summary and identify the specific gaps or other community needs that your proposal addresses. My proposal aligns with the Visioning Workshop Summary with job creation, we live in a underserved community, I will be able to meet some of those needs.
Priorities Alignment	Describe how the proposal aligns with LB1024's strategic priorities. This proposal aligns with Sustainable Community. This model I'm creating can be duplicate for young entrepreneurs. I will be coming to mentor the youth and be able to build up the capacity to make a greater impact on my community.
Economic Impact	What is the anticipated job creation and wages associated with

your proposal (temporary and permanent)? 4-6 permanent jobs paying employees 15-20 an hour.

6

6

\$15-20 an hour

Styles of Evolution is located on 2522 N 24th Omaha NE 68110 which is in the Qualified Census Tracts.

Community Benefit This proposal creates jobs and the community have buying power in their community. This allows people to shop freely, and comfortably, and allow the youth to learn how to dress for success.

This proposal aligns with Sustainable Community. This model I'm creating can be duplicate for young entrepreneurs. I will be coming to mentor the youth and be able to build up the capacity to make a greater impact on my community.

Best Practices/Innovation This model can be duplicated allowing others to succeed as well.

Outcome Measurement Job creation where people can work in their community.

How many jobs created

This will fill full my expansion goals.

Partnerships Yes

Spark

None

Displacement No

Displacement explanation

Physical Location 2522 N 24th St Omaha NE 68110.

Qualified Census Tract Within one or more QCTs

Additional Location Documents 2522 N 24th St Omaha NE 68110.

Property Zoning Yes

Is the project connected to utilities?

	Yes
	No
Design, Estimating, and Bidding	Yes
	No
	No construction
General Contractor	No
Request Rationale	N/A
Grant Funds Usage	Hire Staff Equipment and Materials Website to house online store
Proposal Financial Sustainability	Yes
	Profit will grow up-to 75% will be able to sustain initial investment.
Funding Sources	Please refer to organizational chart no other partners
	N/A
	NA
Scalability	Yes , can hire fewer staff members and scale up
	The budget for staff and benefits will decrease
Financial Commitment	100% invested
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	

BUDGET PROPOSAL - ORGANIZATION	Budget Line Item Amount
SALARIES	
Staff member	\$ 40,000.00
Staff member	\$ 40,000.00
Staff member	\$ 31,200.00
Staff member	\$ 31,200.00
Staff member	\$ 31,200.00
Staff member	\$ 31,200.00
Staff member	
Salary Subtotal	\$ 204,800.00
BENEFITS	
Staff member	\$ 5,000.00
Staff member	\$ 5,000.00
Staff member	\$ 5,000.00
Staff member	\$ 5,000.00
Staff member	\$ 5,000.00
Staff member	\$ 5,000.00
Staff member	
Benefits Subtotal	\$ 30,000.00
STAFF TOTAL	\$ 234,800.00
EQUIPMENT CATEGORY	
EQUIPMENT PURCHASE	
Computer/Server/Website Maintenance Agreements	\$ 5,000.00
EQUIPMENT LEASE/RENTAL	
Scales	\$ 250.00
EQUIPMENT MAINTENANCE AGREEMENTS	
Shipping Supplies	\$ 8,000.00
	\$ -

EQUIPMENT TOTAL	\$ 13,250.00
OTHER CATEGORY	
PROFESSIONAL SERVICES	
Attorney	\$ 2,500.00
Audit	\$ 1,000.00
Bookkeeping/Accounting	\$ 5,000.00
Information Technology	\$ 10,000.00
Liability Insurance - Office	\$ 1,600.00
Liability Insurance - Directors & Officers	
Marketing/Outreach	\$ 1,000.00
Worker's Comp	\$ 5,000.00
Payroll Service	\$ 8,000.00
Printing/Reproduction	\$ 4,000.00
Staff Training/Education	\$ 5,000.00
Computer Software	\$ -
Meeting Room Charge	\$ -
PROFESSIONAL MEMBERSHIP DUES/SUBSCRIPTIONS	
Organizational Membership Dues	\$ 500.00
Other Membership Dues	\$ -
Newspaper Meeting Notices	\$ -
Office Supplies	\$ 400.00
Program Supplies	\$ -
Postage and Overnight Mail	\$ 400.00
REASONABLE ACCOMMODATIONS	
Interpreter Services	\$ -
OCCUPANCY EXPENSES	
Rent	\$ 18,000.00
Cleaning/Maintenance	\$ 500.00
Utilities	\$ 7,200.00
TELEPHONE/INTERNET/FAX	
Cell phone service	\$ -
Land line telephone service	\$ 1,200.00

Teleconference Line	\$ -
Internet service	\$ -
TRAVEL	
Travel - Lodging	\$ -
Travel - Meals	\$ -
Travel - Transportation	\$ -
Administrative Overhead	\$ -
OTHER TOTAL	\$ 71,300.00
GRAND TOTAL	\$ 319,350.00

Grant Application

Row 19

**Organization Name
(if applicable)**

Physical Address 2827 N. 16th Street Omaha, NE 68111

Mailing Address 7417 S. 48th Street Lincoln, NE 68516

Website

**Social Media
Accounts**

Name Elton & Connie Edmond

Title Owners

Email Address EdmondEC88@gmail.com

Phone +1 (402) 430-6045

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments** N/A

Proposal Title 16th Street Building Renovation

Total Budget (\$) \$1,667,500.00

**LB1024 Grant
Funding Request (\$)** \$1,617,500.00

Proposal Type Capital project

**Brief Proposal
Summary** We propose to completely renovate the commercial building located at 2827 N. 16th street for business use. The renovation will update the building and attract retail businesses, offices, or housing in the area and help promote a healthy and thriving community in the area. The building is a staple in the Neighborhood and is located on the corner of 16th and Locust in a high traffic area. It's in close proximity to the airport, downtown, Creighton Univeristy etc.

Timeline November 2022 - Approval of Grant November 2022 - Obtain Assessment and Design Nov/Dec 2022 Create preliminary

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) 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 to renovate the building on the corner of 16th & locust and resurface the parking lot to have it available for commercial and retail use. It will address community needs as follows: 1. There is a gap in investment in existing buildings and infrastructure. This proposal will be an investment in an existing building and help close that gap. 2. There is a lack of commercial and retail businesses in the community. The renovation of this building will provide an opportunity for retail businesses in the community. 3. There is a lack of thriving businesses. The renovation of this building will provide a space for thriving businesses in the community. 4. There is a lack of updated and safe buildings. The renovation of this building will provide an updated and safe business for consumer and client safety experience. In summary, thriving businesses provide services to the community and create a positive impact as an investment in the people of the community. It also allows businesses to partner with the community and assist with financial support. This will help energize, recharge the community and greatly impact the quality of life.

Visioning Workshop Findings Alignment

The proposal to renovate the building on the corner of 16th & locust to have it available for commercial and retail use will address community needs as follows: 1. There is a gap in investment in existing buildings and infrastructure. This proposal will be an investment in an existing building and help close that gap. 2. There is a lack of commercial and retail businesses in the community. The renovation of this building will provide an opportunity for retail businesses in the community. 3. There is a lack of thriving businesses. The renovation of this building will provide a space for thriving businesses in the community. 4. There is a lack of updated and safe buildings. The renovation of this building will provide an updated and safe business for consumer and client safety experience. In summary, thriving businesses provide services to the community and create a positive impact as an investment in the people of the community. It also allows businesses to partner with the community and assist with financial support. This will help energize, recharge the community and greatly impact the quality of life.

Priorities Alignment LB 1024 Economic Development has a strategy to stimulate economic recovery and development in census tracking areas that were disproportionately impacted by Covid 19. Renovating this building will greatly increase economic viability and be a catalyst to attract more businesses to the area.

Economic Impact Approximately 60 jobs with average wages of \$24-\$65 per hour.

~20-50

~75-120

\$25-\$50 per hour

Advertise and recruit talent from within the area. Request contractors hire and partner with sub contractors within the area.

Community Benefit 1. Greater Community Involvement of Business Owners Volunteer work, charitable donations, or participating in community festivals and events are all common for small business owners. 2. Increase Community Economic Health Local businesses tend to support other local businesses. An area eatery may need cleaning services, legal assistance, or an accountant to reconcile bills and process payroll. Many times, a localized company will deliberately patronize other local businesses to create a thriving local economy. Bolstering sales of their friends and neighbors creates strong community bonds and keeps money in the community, instead of sending it to corporate shareholders. Shopping local also means creating more jobs in the community. These local workers will spend their money in town, promoting the economic cycle. Additionally, employees of small businesses tend to be happier —70% of small business employees reported their happiness level to be a 5 or higher on a scale of 1 to 10. 3.Promote Environmental Friendly Many locally owned businesses are part of an overall downtown revitalization process. Older downtown buildings have been remodeled and repurposed for different businesses, and the structures themselves don't typically lend themselves to a big box retailer occupant. These smart growth places also reduce environmental damage from the new building projects, especially multi-acre corporate warehouse stores with enormous parking lots. A compact building can also help protect ecologically sensitive areas of the community and reduce urban blight common in downtown areas where shopping malls have taken over. The Environmental Protection Agency (EPA) has reported that clusters of small businesses in a walkable area, or near residential areas, may reduce car usage and encourage biking and walking for shoppers. Areas of the city designed for walking and outdoor shopping help reduce emissions from vehicles, improving the air quality. Traffic congestion is lessened, making the streets safer and a better experience for those driving in the community. Small business owners looking for a storefront can take advantage of older, historic buildings that give a sense of charm and uniqueness to their shop. Additionally, 66.3% of small business owners use recycled materials. Protecting the environmental health of your community is an indirect way that small businesses can improve their towns. 4. Encourage Entrepreneurship A community with successful small businesses inspires others to take that leap and develop their own passion. Starting a small business means that the owner is taking charge of their future

through innovation and prosperity. Other like-minded individuals may follow suit, seeing the success of small businesses. In towns where business regulations and tax credits are beneficial to small businesses, it's easier for those with drive and perseverance to succeed. 5. Create Local Jobs According to the U.S. Small Business Administration's August 2017 Small Business Quarterly Bulletin, small businesses have created two out of every three net new jobs since 2014. This is more than most people would think, but every local job that's created means that more people are able to stay in their community. An overwhelming majority of people leave small towns and mid-sized cities for better job opportunities. A city with a thriving small business environment encourages people to stay, making it economically feasible to do so. Local workers may shop locally, as well, maintaining the cash flow throughout a town. Rather than commuting to a neighboring city, people are able to work closer to home, improving the quality of life for many. Many people choose to shop and dine near their workplace; for those working in their own town, this may mean running errands in local shops, grabbing lunch or after-work drinks at a local pub or eatery, and patronizing local shops for clothing or hobby supplies. Money stays local and the community vibes.

1. Greater Community Involvement of Business Owners Volunteer work, charitable donations, or participating in community festivals and events are all common for small business owners. 2. Increase Community Economic Health Local businesses tend to support other local businesses. An area eatery may need cleaning services, legal assistance, or an accountant to reconcile bills and process payroll. Many times, a localized company will deliberately patronize other local businesses to create a thriving local economy. Bolstering sales of their friends and neighbors creates strong community bonds and keeps money in the community, instead of sending it to corporate shareholders. Shopping local also means creating more jobs in the community. These local workers will spend their money in town, promoting the economic cycle. Additionally, employees of small businesses tend to be happier —70% of small business employees reported their happiness level to be a 5 or higher on a scale of 1 to 10. 3. Promote Environmental Friendly Many locally owned businesses are part of an overall downtown revitalization process. Older downtown buildings have been remodeled and repurposed for different businesses, and the structures themselves don't typically lend themselves to a big box retailer occupant. These smart growth places also reduce environmental damage from the new building projects, especially multi-acre corporate warehouse stores with enormous parking lots. A compact building can also help protect ecologically sensitive areas of the community and reduce urban blight common in downtown areas where shopping malls have taken over. The Environmental Protection Agency (EPA) has reported that clusters of small businesses in a walkable area, or near residential areas, may reduce car usage and encourage biking and walking for shoppers. Areas of the city designed for walking and outdoor shopping help reduce emissions from vehicles, improving the air quality. Traffic congestion is lessened, making the streets safer and a better experience for those driving in the community. Small business owners looking for a storefront can take advantage of older, historic buildings that give a sense of charm and uniqueness to their shop. Additionally, 66.3% of small business owners use recycled materials. Protecting the environmental health of your community is an indirect way that small businesses can improve their towns. 4. Encourage Entrepreneurship A

community with successful small businesses inspires others to take that leap and develop their own passion. Starting a small business means that the owner is taking charge of their future through innovation and prosperity. Other like-minded individuals may follow suit, seeing the success of small businesses. In towns where business regulations and tax credits are beneficial to small businesses, it's easier for those with drive and perseverance to succeed. 5. Create Local Jobs According to the U.S. Small Business Administration's August 2017 Small Business Quarterly Bulletin, small businesses have created two out of every three net new jobs since 2014. This is more than most people would think, but every local job that's created means that more people are able to stay in their community. An overwhelming majority of people leave small towns and mid-sized cities for better job opportunities. A city with a thriving small business environment encourages people to stay, making it economically feasible to do so. Local workers may shop locally, as well, maintaining the cash flow throughout a town. Rather than commuting to a neighboring city, people are able to work closer to home, improving the quality of life for many. Many people choose to shop and dine near their workplace; for those working in their own town, this may mean running errands in local shops, grabbing lunch or after-work drinks at a local pub or eatery, and patronizing local shops for clothing or hobby supplies. Money stays local and the community vibes.

Best Practices/Innovation	Revitalizing this area will encourage others to be innovative in participating in building up and developing this area.
Outcome Measurement	HOPE! For better opportunities to become educated, obtain better paying jobs that are career oriented, and improving the quality of life for residents and their families.
	They will be measured by the people in the community whoms standard of living has improved by the investment in life and activity in their community. It can be measured by people and business moving in, not out. New jobs for people within their community and a catalyst for continue change.
	Yes, always looking for ways to unite a community through partnership.
Partnerships	Yes
	Con Eddy Corp
Displacement	No
Displacement explanation	
Physical Location	2827 N. 16th Street Omaha, NE. Two story commercial building with parking lot, that was previous used as a business on the main level and rental space on the upper level.
Qualified Census Tract	Within one or more QCTs
Additional Location	Not available at this time.

Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

By the meeting with Olson Consulting team estimating renovations cost per square foot and then a cushion for overages.

General Contractor Yes

Request Rationale \$400 per square feet for renovations and a 25% allowance for overage.

Grant Funds Usage The funds will be used to invest in the building to do a complete renovation.

Proposal Financial Sustainability Yes

The building will be able to sustain itself with positive cash flow from rental and lease activities.

Funding Sources No other funding sources.

No other funding sources.

Scalability Yes

Can provide with consultation of engineers, designers and contractors.

Financial Commitment We commit to general maintenance and repairs while proposal pending and cost to obtain an engineer, architect and design consultants. \$50,000.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process

Acknowledgme

LB1024 Funding
Sources
Acknowledgment



Public Information



File Uploads

General Contractor	Yes
Request Rationale	\$400 per square feet for renovations and a 25% allowance for overage.
Grant Funds Usage	The funds will be used to invest in the building to do a complete renovation.
Proposal Financial Sustainability	Yes The building will be able to sustain itself with positive cash flow from rental and lease activities.
Funding Sources	No other funding sources. No other funding sources.
Scalability	Yes Can provide with consultatin of engineers, designers and contractors.
Financial Commitment	We commit to general maintenance and repairs while proposal pending and cost to obtain an engineer, architect and design consultants. \$50,000.
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	

Proposed Budget for 2827 N. 16th Street Renovation

Archietect Fees	\$ 7,500.00
Design Fees	\$ 25,832.00
Engineering Fees	\$ 16,668.00
Constrution Cost	\$ 1,200,000.00
Fixtures and Equipment	\$ 35,000.00
Miscellaneous/overage	\$ 300,000.00
Resurface parking lot	<u>\$ 82,500.00</u>
Total estimated cost	\$ 1,667,500.00

Please note: More defined budget will be provided after meeting with Construction Team.

Grant Application

Row 20

Organization Name (if applicable)	Compassion in Action Inc
Physical Address	2001 North 35th Street
Mailing Address	P.O. Box 11483
Website	www.compassioninactioninc.com
Social Media Accounts	facebook
Name	Teela Ann Mickles
Title	Founder/CEO
Email Address	teela@compassioninactioninc.com
Phone	+1 (402) 502-9890
Team	Yes
	Project Leader -Project Manager- Architect - Electrician - Plumber - IT - Work Crew Manager- Finance Coordinator
Organizational Chart	Will upload Organizational Chart
Other Completed Projects and/or Accomplishments	<p>Compassion In Action Inc., (CIA) relocated to the property of the former Wesley House in 2013. This historic site was the location of the first Social Service Office in Omaha in the early 60's. CIA relocated to this property to expand services to people confined in prison and begin the RAW DAWGS Youth Corps Gang Prevention Program for boys 5 to 13 to break the cycle from cradle to crime. The RD Program embraced academics, parents, teachers, families, coaches, Omaha Police Department, UNMC College of Public Health and other entities in its operations. In 2017, the building was vandalized and due to lack of funding and staff, the RD Program was terminated but will be resurrected as funding and staffing are sufficient. Many civic leaders and citizens in Omaha have cherished childhood memories from the former Wesley House and CIA constructed a "Community Mural" to express some of those memories and honor the rich history of family service from the Wesley House. The Community Mural is located on the entire west wall of the Mission Church building, also located on the same property. At the time of its inception, the Wesley House mainly served African American families until they closed in 2010. Today, CIA and Mission Church continue to expand services and support to people groups of 14 different languages. These are struggling disenfranchised individuals and families who were already affected by cultural change, poverty, systemic racism, addictions and other negative social ills. Now, they are</p>

attempting to recover from the effects of the Covid pandemic with additional concerns, including mental, emotional and physical adjustments. The prison population that CIA serves, tripled during the pandemic and now all Pre-Release Education/Reentry Preparation Courses are facilitated via correspondence. In addition, the number of people we serve in the community including families affected by incarceration, through our food pantry has also tripled. CIA in partnership with Saving Grace is managing to provide fresh produce, dairy products, eggs and prepared meals to families through our Community Pantry once a week. This is also due to the food shortage nationwide resulting from the pandemic. CIA received the 2020 Black History "Trailblazer" Award from Congressman Don Bacon for services in the North Omaha Community. We are listed in the Congressional Records of the United States of America House of Representatives for the second time. The first time was when Congressman Lee Terry recognized and honored the work of CIA in 2004. According to former Executive Director of the Wesley House, Paul Bryant, the flagpole on the east side of CIA was donated by the Woodman Tower to the Wesley House and was the first flagpole to go up in North Omaha after 911. Today, a flag from our Nation's Capital, which was presented by Congressman Don Bacon, waves from that flagpole, honoring our location.

Proposal Title	Compassion In Action Renaissance Project
Total Budget (\$)	\$20,000,000.00
LB1024 Grant Funding Request (\$)	\$20,000,000.00
Proposal Type	Combination of capital project and service/program Service/program
Brief Proposal Summary	The overview of the project is to develop the property with a state of the arts, auditorium that will provide the headquarters and meeting place for the Omaha RAW DAWGS Youth Corps Gang Prevention program and serve 100+ boys. The renovation of our commercial kitchen for job training. Attached to the auditorium, is a stage for the Ampitheater, on the north side of the building including all interior and exterior property and building improvements to accommodate the completion of the project. The location is Compassion In Acton -2001 North 35th Street- Omaha, NE 68111. The timeline for the project will be projected to be at least 90% completed by 2025 if all necessary city requirements are approved in a timely manner for construction.
Timeline	The timeline for the completion of the project is proposed to be 2025 with the understanding some situations beyond our control could delay the process. A timeline schedule will be uploaded at the end of the grant 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 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 Compassion In Action Inc. (CIA) has been serving men, women and youth confined in prison and families affected by incarceration since 1994. The Pre-Release Education/Reentry Preparation Program is the preliminary service which is implemented prior to their release from prison. Enrollment is voluntary and well known throughout all Nebraska Department of Correctional institutions. The services and support provided cover, pre-release, reentry, post-release, transition and community reestablishment for program participants. CIA is embracing the person in prison to validate and empower them, while rebuilding their family through community resources and trained volunteers while breaking the racial injustice, systemic, economic and negative cultural cycles that have become generational. The longevity of our program has placed CIA in a unique position to create personal and meaningful curriculum, seminars, workshops and trainings to meet the needs of the most disenfranchised group of people in our society, the incarcerated and their offspring. Each level of service to this population has exposed a new need as well as connected our cause to different resources in the community. CIA has a more realistic approach to violence prevention among youth by developing inspired, educated and engaged parents. Thus, enhancing the quality of life for citizens who experience additional stress and social struggles due to criminal histories. CIA learned from serving parents in prison, the generational challenges they have passed onto their offspring, setting them up for failure without adequate intervention and prevention of violent behavior. As this property is developed according to the proposal, CIA will continue to create and enhance services and support to families affected by incarceration and the 14 different languages in the community. The auditorium will support civic uses for meeting, celebrating and developing neighborhood improvements, recreation and sports competitions. Improvement of the quality of life is the focus for most non-profits and Compassion In Action's Renaissance Project will provide extended education in finances, health, cultural competency and the Ampitheater for the expression of the arts, dance, drama and music in North Omaha.

Visioning Workshop Findings Alignment I need to review the Visioning Workshop Summary to complete this section

Priorities Alignment The LB1024 strategic priorities focus is on the additional lack of services and support imposed on the already disenfranchised population in certain geographic areas prior to Covid-19. CIA is serving and supporting individuals in prison and families affected by incarceration who are usually not included in

community awareness of a suffering population. In addition to racial injustices, lack of economic opportunities, poor education, cultural adjustments and systemic generational challenges, criminal history further deprives them of opportunities for advancement. The pandemic simply made a negative living situation worse. Now, in addition to their 'norm' of life challenges, those same individuals are struggling with depression, poor health, suicide and a sense of hopelessness. When adequately supported the confined population can make significant strides in improving the economy once given the proper training and opportunity to work. They are desperate to prove themselves in the communities they once offended. The LB 1024 strategic priorities encompass the journey of this population to recover from the effects of the pandemic in a very major way. The Compassion In Action Renaissance Project will provide ongoing strategies for life coaching, job training, gainful employment and job retention. This will not only be for the prison population in their different levels of transformation toward success but all individuals in this geographic area for generations to come.

Economic Impact

The anticipated job creation and wages associated with this proposal will be both temporary and permanent. Temporary jobs and wages will be through the planning, zoning, construction and completion of the site. Once completed, it will house workshops and seminars for life skills, network with other entities for job skills and placement of gainful employment. Since the Compassion In Action Renaissance is geared to serve several generations concurrently, permanent employment and job retention will evolve from the process.

That number can only be estimated to be in the hundreds as the program will be progressive and one group learns another group begins.

That number will also be determined by the Construction Planner which will probably be 100

The job wage levels will be determined according to the required skill of the contract managers and workers.

The plans being created for the development of the property will provide immediate opportunities for business and contractors in the Qualified Sensus Tracts. At the completion of the project, the ongoing opportunities for the development of new business owners and contractors will be a main focus for the Project.

Community Benefit

The population being served is and has always been diversified and will impact the economy accordingly. Latina workers are committed skilled laborers but lack opportunities for various reasons including the setback from Covid-19. African American laborers lack the inspiration and motivation to plan for a future and focus immediate needs. The CIA Renaissance Project will provide that validation and genuine motivation from the progression of early childhood, intervention in criminal lifestyles and empowering families to break negative generational systemic cycles of poverty. The local neighborhood will be improved as Returning Citizens are adequately equipped and prepared to become law-abiding citizens making positive contributions to the communities they once offended. The local neighborhood is where these individuals were raised, and negatively influenced which resulted in criminal acts and

incarceration. CIA provides services and support to break those cycles for individuals to return to their neighborhoods and give back. This process also positively impacts the livability in the community as restored returning citizens become a positive part of deterring violence and criminal acts. CIA Renaissance Project has the opportunity to address more than one generation at a time, reuniting the family and fostering community unity for the benefit of all.

Citizens who are restored and recover from the challenges of life including the pandemic, produce committed workers seeking to become business owners or consider a viable career of their choosing beyond basic "9 to 5" employment. The processes mentioned in this project proposal exposes individuals to their own personal hidden potential. Many times, it took incarceration for these individuals to even see value and purpose beyond their negative path of self-destruction. These are the people who will be committed for the long haul after the construction of the CIA Renaissance Project. They will become the leaders, project managers, worker recruiters and demonstrate positive examples to follow for natural environment and quality of life in this community. These same individuals were problems in the community at one time of their lives and know all too well where the needs are for stabilization and quality of life.

Best Practices/Innovation

The newest concept for Omaha to realize is the actual recovery, restoration and value of the population we are discussing. The prison population impacts every single citizen in Omaha in one way or another. Their involvement in the development and success of this Project is new.

Outcome Measurement

Restored individuals to society, reunified families, youth violence prevention on a large scale improved education for underserved youth, new jobs, job retention, new job opportunities, demonstration and display of the arts for 14 different languages, cultural diversity at a higher level, safe impoverished neighborhoods.

They would be measured by a hired staff keeping track of the involvement and progress of each individual and family.

Hopefully, this is a catalyst for co-investment and even secondary investment as the project progresses to completion and then operates from there on for generations to come

Partnerships

Yes

Most Reentry programs such as RISE, ReConnect, Metropolitan Community College Reentry Program are some we currently partner with, and new partners will be those who come on board for the development and construction of this project.

Only those who will be involved in the development and construction of the project. Their MOUs will be downloaded at the end of the application.

Displacement

No

Displacement

explanation

Physical Location Compassion In Action 2001 North 35th Avenue, Omaha, NE
68111 and Mission Church 3401 Patrick Avenue, Omaha, NE
68111

Qualified Census Tract Within one or more QCTs

Additional Location Documents The above applicable documents will be downloaded at the end of this form.

Property Zoning No

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

Estimated by The Wells Resource LLC

General Contractor No

Request Rationale will upload the rationale for the dollar amount request

Grant Funds Usage They will be used for the entire project.

Proposal Financial Sustainability No

A plan of action for the project will be downloaded

Funding Sources We have none

N/A

Not sure of the question

Scalability Not sure

Not sure

Financial Commitment We are totally committed to the completion and operation of this project going forward.

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 Proposal Budget/Sources and Uses Request Rationale Documentation Schedule
