

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY-7 PH 2: 17
REGION 7
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

In the Matter of:)

OMAHA LEAD SUPERFUND SITE)
OMAHA, NEBRASKA)

) ADMINISTRATIVE ORDER DIRECTING
) COMPLIANCE WITH REQUEST FOR
) ACCESS

Randell W. Mueller)
733 North 157th Circle)
Omaha, Nebraska 68118)

) Docket No. CERCLA-07-2012-0037

RESPONDENT)

) Proceeding Under Section 104(e) of the
) Comprehensive Environmental Response,
) Compensation and Liability Act,
) as amended, 42 U.S.C. § 9604(e)

ADMINISTRATIVE ORDER DIRECTING COMPLIANCE
WITH REQUEST FOR ACCESS

TABLE OF CONTENTS

I. JURISDICTION..... 1

II. STATEMENT OF PURPOSE..... 1

III. FINDINGS OF FACT..... 2

IV. CONCLUSIONS OF LAW AND DETERMINATIONS..... 6

V. ORDER..... 7

VI. ENFORCEMENT..... 9

VII. ADMINISTRATIVE RECORD..... 10

VIII. OPPORTUNITY TO CONFER..... 10

IX. EFFECTIVE DATE: COMPUTATION OF TIME..... 11

X. NOTICE OF INTENT TO COMPLY..... 12

XI. TERMINATION..... 13

LIST OF EXHIBITS

1. Warranty Deeds
2. Access Request Letter
3. Access Forms

I. JURISDICTION

1. This Administrative Order (“Order”) is issued to Randell W. Mueller (hereinafter “Respondent”), pursuant to the authority vested in the President of the United States by Section 104(e)(5) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, (“CERCLA”), 42 U.S.C. § 9604(e)(5), and the National Oil and Hazardous Substances Pollution Contingency Plan, 40 C.F.R. § 300.400(d)(4). This authority was delegated to the Administrator of the United States Environmental Protection Agency (“EPA”) on January 23, 1987, by Executive Order 12580, 52 Fed. Reg. 2923, and further delegated to the Regional Administrators of EPA on May 11, 1994 by EPA Delegation No.14-6. The Regional Administrator, EPA Region 7, re delegated this authority to the Superfund Division Director, EPA Region 7, by Regional Delegation No. R7-14-006, dated June 30, 1997, and the authority was further delegated to the Superfund Branch Chiefs by Regional Delegation No. R7-DIV-14-006, dated July 25, 1997.

II. STATEMENT OF PURPOSE

2. This Order requires Respondent to grant EPA and its authorized representatives entry and access to the property described in Paragraph 4 below (“the Property”) located in Omaha, Nebraska for the purposes of determining the need for response actions or otherwise enforcing the provisions of CERCLA by collecting environmental samples at the Omaha Lead Superfund Site (the “Site”). This Order further requires Respondent to refrain from interfering with access to the Property by EPA and its authorized representatives for the purposes set forth herein. The Property is located within the Site. Hazardous substances have been released at the

Site and the EPA is investigating the nature and extent of the release in order to evaluate the need to conduct additional response actions to remove the hazardous substances. The access is necessary at the Property to determine if hazardous substances are present and evaluate if the hazardous substances present a threat to human health or the environment.

3. This Administrative Order establishes that Respondent has denied EPA access to his property, sets forth the relief EPA is seeking, and provides Respondent with an opportunity to confer with EPA regarding access.

III. FINDINGS OF FACT

4. Respondent is the owner(s) of certain property described as:

a. a residential property at 4312 Grant Street, Omaha, Nebraska.

5. Respondent acquired current interest in the property described in Paragraph 4a on February 25, 2008. A copy of the Deed for the property is attached as Exhibit 1. Respondent owned the property at least as early as 2001 so would have been aware of the ongoing EPA actions. The property described in Paragraph 4 is herein referred to as the "Property."

6. The Site is listed on the CERCLA National Priorities List, 40 C.F.R. Part 300, App. B, pursuant to Section 105(a)(8)(B) of CERCLA, 42 U.S.C. § 9605(a)(8)(B).

7. The Site includes contaminated surface soils present at thousands of residential properties, child care facilities, and other residential-type properties in the city of Omaha, Nebraska, that have been contaminated as a result of historic air emissions from lead smelting/refining operations. The total area of the Site is approximately 27 square miles and encompasses the eastern portion of the greater metropolitan area in Omaha, Nebraska. The Site

is centered around downtown Omaha, Nebraska, where two former lead processing facilities operated.

8. American Smelting and Refining Company, Inc., (ASARCO) operated a lead refinery at 500 Douglas Street in Omaha, Nebraska, for over 125 years. The Gould Electronics Inc. (Gould) lead battery recycling plant was located at 555 Farnam Street and operated for approximately 30 years. Both facilities released lead-containing particulates to the atmosphere from their smokestacks as a routine part of their operation. The ASARCO facility was much larger and emitted most of the airborne lead contaminants. Past smelting/refining operations have resulted in the emissions of over a hundred thousand tons of lead into the air at the Site. These lead emissions migrated through airborne pathways and settled onto the ground surface in the areas of the Site, including the residential properties.

9. The Site has an extensive history of investigations and response activities to address threats to human health and the environment presented by lead contaminated soils. The EPA began sampling residential yards in March 1999. The EPA has collected soil samples from over 35,000 residential properties in the Omaha area. The EPA has had the soil samples analyzed and the results from the sampling activities have been verified. The results of this soil sampling show widespread soil lead contamination in the residential yards at the Site.

10. To address the release of the hazardous substances at the residential properties at the Site, the EPA is conducting certain response actions. These actions included the performance of an emergency removal action to cleanup contaminated soils at priority properties. In addition a Remedial Investigation/Feasibility Study (RI/FS) was performed to identify the locations of contaminated residential soils, evaluate their impact on human health and the environment, and

propose remediation alternatives to address the risks posed by the contaminated residential soils. A final Record of Decision was signed in May 2009 outlining the steps to be taken to address the lead contamination in the residential soils at the Site and additional cleanup work is being implemented. These actions require the sampling of the soil at the Property to determine if these soils are contaminated.

11. To perform the response actions described above, it will be necessary for employees, agents, contractors, and other representatives of EPA to enter the Property. The activities for which entry is required include the collection of soil samples from the Property and, if necessary, the collection of lead paint data through non-intrusive testing of the exterior painted surfaces of the structures at the Property.

12. Soil sampling activities at the Property will require approximately one hour to complete and will consist of the collection of several spoonfuls of soil at each sample location. The EPA will enter Respondent's yard and collect small soil samples for analysis. The samples are taken beneath the top layer of grass and organic matter. This is done by making a small divot in the grass, removing a few spoons full of soil, and replacing the divot. The EPA does not need to enter Respondent's home or any other outside buildings. Approximately, five to six composite samples will be taken from the front, back and side yards. Also, EPA may sample near outside play equipment or in garden areas. Generally, samples are collected away from buildings to avoid interference from any lead-based paint chips that may have fallen off buildings, but at least one sample will be taken in the area close to the foundation of the building. The small volume of soil will be removed from Respondent's Property and placed in a small container or plastic bag

for analytical testing at a laboratory or field analysis at an EPA field office location, and retained for subsequent analytical verification.

13. In addition, if the results of the soil sampling at the Property indicate that the soil at the property is contaminated above levels of concern, the EPA will return to perform a lead-based paint assessment on the exterior painted surfaces of the structures at the property. The purpose of this assessment is to evaluate the severity of any lead-based paint problem that may exist. The paint data collection activities will take a few hours to complete. EPA will collect data on each of the similarly painted exterior surfaces for all structures at the Property, including the exterior of the house, garage, and other structures, if any are present. No painted surfaces will be disturbed by this assessment. The data will be collected using an instrument placed against the painted surface that records the lead content of the painted surface. In addition, EPA will visually inspect the painted surfaces. The EPA will not enter the house or any other structure.

14. The EPA will enter the Property at reasonable times to perform the sampling. EPA will provide the sample results to the Respondent. Respondent may observe EPA sampling procedures but may not interfere with sampling activities.

15. Considerable efforts have been made by EPA to obtain permission to access the Property, but such efforts have been unsuccessful. The following contact attempts have been made:

- a. Access request letters, copies of which are attached as Exhibit 2, were sent on the following dates for the property listed in Paragraph 4a:

- i. March 10, 2003, April 23, 2004, April 11, 2005, November 28, 2007, August 21, 2008 (this letter is dated August 1, 2008 but was sent on August 21, 2008 along with an August 7, 2008 letter from the Omaha City Council), and October 13, 2010.
- b. Personal or telephone contacts were made (as documented on the Access Forms attached as Exhibit 3) on the following dates for the property listed in Paragraph 4a:
 - i. April 8, 2008.
- c. Most recently representatives of the EPA contacted a representative of the Respondent by telephone on April 17, 2012, and again Respondent refused to allow access to the Property.

Respondent has had many opportunities to enter into an access agreement with EPA. However, Respondent has rejected all attempts by EPA to obtain access for sampling the Property.

IV. CONCLUSIONS OF LAW AND DETERMINATIONS

16. The Site is a “facility” within the meaning of Section 101(9) of CERCLA, 42 U.S.C. § 9601(9).

17. Respondent is a “person” within the meaning of Section 101(21) of CERCLA, 42 U.S.C. § 9601(21).

18. Lead is a hazardous substance within the meaning of Section 101(14) of CERCLA, 42 U.S.C. § 9601(14).

19. The past and/or present disposal and migration of a hazardous substance at or from the Site constitutes an actual “release” or a threat of such a release into the “environment” within the meaning of Sections 101(8) and 101(22) of CERCLA, 42 U.S.C. §§ 9601(8) and (22), and thus there is a reasonable basis to believe that there may be a release or threat of release of hazardous substances on the Property within the meaning of Section 104(e)(1) of CERCLA, 42 U.S.C. § 9604(e)(1).

20. The Property owned or controlled by Respondent referred to in Paragraph 4 above is a property:

- a. to which a hazardous substance has been or may have been released; and
- b. where entry is needed to determine the need for a response action, within the meaning of Section 104(e)(3) of CERCLA, 42 U.S.C. § 9604(e)(3).

21. Entry to property owned or controlled by Respondent by the agents, contractors, or other representatives of the United States is needed for the purposes of determining the need for a response action, within the meaning of Section 104(e)(3) of CERCLA, 42 U.S.C. § 9604(e)(3).

22. EPA’s request for access to the Property has not been granted or Respondent’s attempts to condition its grant of access amounts to a denial of access within the meaning of Section 104(e)(5)(a) of CERCLA, 42 U.S.C. § 9604(e)(5)(a), and 40 C.F.R. 300.400(d)(4)(i).

V. ORDER

23. Based upon the foregoing Findings of Fact, Conclusions of Law and Determinations, and the Administrative Record, Respondent is hereby ordered to provide EPA and its officers, employees, agents, contractors, and other representatives, full and unrestricted

access at all reasonable times to the Property for the purpose of conducting sampling activities that EPA deems necessary to evaluate the threat to public health, welfare or the environment posed by the release or threatened release of hazardous substances at the Property.

24. Respondent shall not interfere with EPA's exercise of its access authorities pursuant to 42 U.S.C. § 9604(e) and 40 C.F.R. 300.400(d), and shall not interfere with or otherwise limit any activity conducted at the Property pursuant to this Order by EPA, its officers, employees, agents, contractors, or other representatives. Any such interference shall be deemed a violation of this Order.

25. Nothing herein limits or otherwise affects any right of entry held by the United States pursuant to applicable laws, regulations, or permits.

26. This Order shall apply to and be binding upon Respondent and its successors, heirs and assigns, and each and every agent of Respondent and upon all other persons and entities who are under the direct or indirect control of Respondent, including any and all lessees of Respondent.

27. In the event of any conveyance by Respondent or Respondent's agents, heirs, successors and assigns of an interest in the Property, Respondent or Respondent's agents, heirs, successors and assigns shall convey the interest in a manner which insures continued access to the Property by EPA and its representatives for the purpose of carrying out the activities pursuant to this Order. Any such conveyance shall restrict the use of the Property so that the use will not interfere with activities undertaken or to be undertaken by EPA and its representatives. Respondent or Respondent's agents, heirs, successors and assigns shall notify EPA in writing at

least thirty (30) days prior to the conveyance of any interest in the Property, and shall, prior to the transfer, notify the other parties involved in the conveyance of the provisions of this Order.

VI. ENFORCEMENT

28. Compliance with this Order shall be enforceable pursuant to Section 104(e)(5) of CERCLA, 42 U.S.C. § 9604(e)(5). A court may impose a civil penalty on Respondent of up to \$37,500 for each day that Respondent unreasonably fails to comply with this Order, as provided in Section 104(e)(5) of CERCLA, 42, U.S.C. § 9604(e)(5), and the Civil Monetary Penalty Inflation Adjustment Rule, 69 Fed. Reg. 7121, 40 C.F.R. Part 19.4. In addition, any person who is liable for a release or threat of release of a hazardous substance or pollutant or contaminant and who fails to comply with this Order may be liable for punitive damages in an amount up to three times the amount of any costs incurred by the United States as a result of such failure, as provided in Section 107(c)(3) of CERCLA, 42 U.S.C. § 9607(c)(3). Nothing herein shall preclude EPA from taking any additional enforcement actions, and/or other actions it may deem necessary for any purpose, including the prevention or abatement of a threat to the public health, welfare, or the environment arising from conditions at the Property, and recovery of the costs thereof.

29. Nothing in this Order constitutes a waiver, bar, release, or satisfaction of or a defense to any cause of action which EPA has now or may have in the future against Respondent, or against any entity which is not a party to this Order.

30. Nothing in this Order shall affect in any manner the right of EPA to issue any other orders or to take any other administrative or civil action against Respondent or any other parties under CERCLA which relate to this Property or any other site.

31. Nothing in this Order constitutes a decision on preauthorization of funds under Section 111(a)(2) of CERCLA, 42 U.S.C. § 9611(a)(2).

VII. ADMINISTRATIVE RECORD

32. EPA has established an Administrative Record which contains the documents that form the basis for the issuance of this Order. The Administrative Record is available for review at three branches of the Omaha Public Library in Omaha, Nebraska and by appointment at the EPA Regional Office in Kansas City, Kansas. The Administrative Record is located at the main branch (W. Dale Clarke Branch) of the Omaha Public Library at 215 South 15th Street (402-444-4800), the Washington Branch at 2816 Ames Avenue (402-444-4849), and at the South Omaha Branch at 2202 M Street (402-444-4850). A paper and electronic copy is available at the main branch with only electronic copies available at the Washington Branch and South Omaha Branch. An appointment to review the Administrative Record at the EPA Regional Office can be made by contacting Steven L. Sanders, Senior Counsel, at (913) 551-7578. The record can also be reviewed by contacting the Omaha Public Library at the numbers identified above.

VIII. OPPORTUNITY TO CONFER

33. Within seven (7) calendar days after receipt of this Order by Respondent, Respondent may request a conference with EPA, to be held no later than three (3) business days after Respondent's request, on any matter pertinent to this Order, including its applicability, the factual findings and the determinations upon which it is based, the appropriateness of any actions Respondent is ordered to take, or any other relevant and material issues or contentions which Respondent may have regarding this Order. Respondent may appear in person and/or be represented by an attorney or other representative at the conference. Respondent may also

submit written comments or statements of position on any matter pertinent to this Order no later than the time of the conference, or at least two business days before the effective date of this Order if Respondent does not request a conference. EPA will deem Respondent to have waived its right to the conference or to submit written comments if it fails to request the conference or submit comments within the specified time period(s). Any request for a conference or written comments or statement should be submitted to Steven L. Sanders, Senior Counsel, at telephone number (913) 551-7578, by facsimile number (913) 551-9578, by electronic mail at sanders.steven@epa.gov or by regular mail at U.S. Environmental Protection Agency, Region 7, 901 North 5th Street, Kansas City, Kansas 66101. The Respondents can also reach EPA toll free at 1-800-223-0425.

IX. EFFECTIVE DATE: COMPUTATION OF TIME

34. This Order shall be effective seven (7) business days after its receipt by Respondent or Respondent's designated representative unless a conference is timely requested as provided above. If a conference is timely requested, then at the conclusion of the conference or after the conference, if EPA determines that no modification to the Order is necessary, the Order shall become effective immediately upon notification by EPA of such determination. If modification of the Order is determined by EPA to be necessary, the Order shall become effective upon notification by EPA of such modification. Any EPA notification under this paragraph may, at EPA's discretion, be provided to Respondent by facsimile, electronic mail, or oral communication; provided that if EPA does use such a form of notification, it will also confirm such notification by first class, certified or express mail to Respondent or its legal

counsel. Any amendment or modification of this Order by EPA shall be made or confirmed in writing.

35. For purposes of this Order, the term "day" shall mean a calendar day unless expressly stated to be a business day. "Business day" shall mean a day other than a Saturday, Sunday or federal legal holiday. When computing any period of time under this Order, if the last day would fall on a Saturday, Sunday, or federal legal holiday, the period shall run until the next business day.

X. NOTICE OF INTENT TO COMPLY

36. On or before the effective date of this Order, Respondent shall notify EPA in writing whether Respondent will comply with the terms of this Order. Respondent's failure to notify EPA of its unconditional intent to fully comply with this Order by the time the Order becomes effective shall be (1) construed as a denial of EPA's request for access, and (2) as of the effective date of the Order, treated as a violation of the Order. Such written notice shall be sent to:

Steven L. Sanders
Senior Counsel
U.S. Environmental Protection Agency, Region 7
901 North 5th Street
Kansas City, Kansas 66101
Telephone (913) 551-7578
Facsimile (913) 551-9578.

XI. TERMINATION

37. This Order shall remain in effect for 180 days after the effective date of the Order or until Gene Gunn, Branch Chief or his designee notifies Respondent in writing that access to the Property is no longer needed, whichever comes first.

SO ORDERED.

5/2/12
Date of Issuance

Dave Drake
for Gene Gunn
Chief
Special Emphasis Remedial Branch
Superfund Division

PARC 1920 0000 08

FB 04 STATUS 2 CLASS R

EXEMPT 0 EXEMPT TYPE

TAX DISTRICT 0100 SID F-

PROP HOUSE HALF DIR ----STREET NAME----- TYPE SUFFIX APT AREA ZIP CODE
ADDRESS 04312 GRANT ST OMA 68111

-----OWNER OR TAXPAYER INFORMATION-----

NAME RANDELL W*MUELLER

DATE OF LAST CHANGE 04-01-2008

+ 733 N 157 CIR

BK/PG OR DOC# 2008 25523 QCD

ADDR

HOMESTEAD DELETE 2003-181553LC

CITY OMAHA

ST NE ZIP 68118

NON NUMERIC ZIP CODE 2180-1

-----CURRENT VALUE-----

-----HOMESTEAD-----

YEAR ---DATE--- ---LAND--- ---IMPR--- --TOTAL-- PAR RSN NUMBER TY CD PCT VALUE
2006 03-14-2006 6300 66400 72700 RA

ADDITION NO. 06740

LOT 24

HALF

BLOCK 12

HALF

CLIFTON HILL

SECT

TOWN

RANGE

PLAT 0332

-----LEGAL DESCRIPTION-----

-----LEGAL DESCRIPTION-----

1 50 X 120

2

3

4

5

6

7

8

PF1-ADFB

PF5-PNFB

PF6-PAFB

Bvd
27715

30200133



Superfund

MAR 18 2008 07:33 P 1

Nebr Doc
Stamp Tax
3-18-08
Date
EX 3
YLN

Dead
FEE 550 FB 04-0679C
BKP _____ C/O _____ COMP SK
DEL _____ SCAN _____ PV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
211 S. 17th St., Omaha, NE 68102

QUIT CLAIM DEED

2008025523

THIS INDENTURE, made this 25th day of February, 2008, between Jacobo Contreras Morales ("Grantor"), and Randell W. Mueller ("Grantee").

WITNESSETH, that the Grantor in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration duly paid, receipt of which is hereby acknowledged by Grantee, does hereby remise, release and forever quit-claim to Grantee, their heirs and assigns forever, all his, her or their right, title and interest, in and to all of the following described property ("Property"):

Lot 12 Block 12, Clifton Hill, addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
(Commonly known as: 4312 Grant)
Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described Property unto Grantee and to Grantee's heirs and assigns forever so that neither Grantor, nor any person in his, her or their name and behalf, shall or will hereafter claim or demand any right or title to the Property or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.



Jacobo Contreras Morales

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a notary public qualified for said county, personally came Jacobo Contreras Morales to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness by hand and notarial seal on February 25, 2008



Notary Public



4 NLTA

KEVIN MEYER
736 N 163 AVE
OMAHA, NE 68118.

Country

1585

BNOL # 2715

EXHIBIT 1

SEP 18 2003 13:26 P 5

RICHARD N TAKECHI
REGISTER OF DEEDS
DUGLAS COUNTY, NE

RECEIVED

Netr Doc
Stamp Tax

9-18-02

Date

\$ 213

By

cl

Fad 5/1
L/COPY
FEE 25.50 FB 04-06740
BWP _____ C/O _____ COMP PL
DEL _____ SCAN _____ FY _____

LAND CONTRACT

THIS Land Contract, made this 6th day of September, 2002, between Randell W. Mueller, hereinafter called "Seller", and Robert E. Foster and Sandra G. Foster, hereinafter called, "Buyer".

IT IS THE INTENTION OF THE PARTIES THAT THE SELLERS SHALL CONTINUE TO HOLD TITLE TO THE SUBJECT REAL ESTATE.

WITNESSETH:

1. SALE. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, on the terms and conditions hereinafter set forth, the real property located in Douglas County, Nebraska, as more particularly described hereafter, hereinafter called the "Property", to-wit:

Lot 24, Block 12, Clifton Hill Addition, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

2. TITLE. Seller shall continue to hold title to the subject Property pending the performance of this Contract.

3. PURCHASE PRICE. Buyer agrees to pay Seller for the Property the sum of Seventy-eight Thousand Dollars and No Cents (\$78,000.00), payable as follows:

3.1 \$1,450.00 down payment paid on September 6, 2002.

RETURN: Sandra Foster
4312 Grant
Omaha NE 68111
402) 991-7180

Bnd # 27715

LAND CONTRACT

PAGE 2

3.2 The balance of Seventy-six Thousand Five Hundred Fifty Dollars and No Cents (\$76,550.00) together with interest at the rate of Ten percent (10%) per annum to be paid in the following manner:

3.2.1 Buyer shall pay monthly installments of Six Hundred Seventy-One and 00/100 Dollars (\$671.00) (including principal and interest) commencing October 1st, 2002 and continuing on the 1st day of each month thereafter for a total of Three Hundred (300) months; if a payment is received more than 10 days late, Buyer shall be charged a late charge of \$50.00.

3.2.2 On or before September 6th, 2005, Buyer shall pay to Seller the entire principal balance then due together with any unpaid accrued interest.

3.3 Each payment made hereunder shall be applied first to accrued interest, and the balance, if any, shall be applied in reduction of the principal balance.

3.4 Buyer reserves the right to prepay all or any part of the principal balance due hereunder at any time. Prepayment in part shall not forgive the making of regular monthly installments of principal and interest when due.

3.5 All payments due hereunder shall be paid to the Seller at 733 N. 157th Circle, Omaha, Nebraska 68118, or at such other address as the Seller may direct.

4. PENALTY INTEREST. The unpaid balance shall bear interest at the rate of Sixteen percent (16%) per annum after the maturity hereof, whether the same becomes due by lapse of time or by reason of default in the payment of any installment due hereunder or the failure to perform or observe any of the terms, covenants or conditions to be performed by the Buyer hereunder.

5. TAXES. Consolidated real estate taxes which were due prior to September 6, 2002 shall be paid by the Seller. Special assessments shall be assumed and paid by the Buyer. Consolidated real estate taxes which become delinquent in the year of closing, shall be prorated between Buyer and Seller as of the day of closing. Buyer agrees to pay all subsequent real estate taxes and special assessments levied and assessed against the property prior to the time that any such taxes became delinquent.

6. INSURANCE. Buyer shall to maintain insurance against fire, vandalism and malicious mischief and such other perils as are, from time to time, included in a standard extended coverage endorsement, insuring the property for \$ 78,000.00. The policy shall name the Buyer as insured and shall carry a "contract for deed clause" showing the Seller as "Land Contract Vendor." A copy of all such policies shall be deposited with the Seller, and the insurance carrier shall be directed to notify Seller in writing at least ten days in advance in the event that any policy is to be canceled. In addition, Buyer shall maintain at his own expense and without expense to the Seller, public liability insurance with adequate limits to protect the parties as determined by Seller from time to time. Seller and Buyer shall be named as insureds, under such public liability insurance policy, thereunder as their respective interests may appear.

7. TAXES ON CONTRACT. Buyer agrees to pay any real estate or similar taxes levied or assessed upon this Contract or on the debt or obligations secured hereby or on the interest of the Seller in said Property.

8. MAINTENANCE OF PROPERTY. Buyer agrees to keep and maintain the buildings, improvements and other items constituting the Property in their present condition, less reasonable wear and tear and in good working order, and repair, to comply with all laws regarding the Property and its use, and not to commit or permit any waste thereon. In addition, Buyer shall permit no construction liens to be filed against the Property.

Buyd # 27715

9. **DELIVERY OF DEED.** When the entire purchase price and interest thereon, together with any other amounts advanced by the Seller hereunder, with interest thereon as above provided, shall have been fully paid by the Buyer, the Seller shall make and deliver to the Buyer a good and sufficient warranty deed conveying (the Property) to Buyer free and clear of all liens and encumbrances, except consolidated real estate taxes and special assessments which became due and payable after the effective date of this Contract and except for all subsequent real estate taxes and special assessments, protective covenants, easements and restrictions of record, and except for all liens or encumbrances created by or arising out of any act or omission of Buyer and any other liens and encumbrances which Buyer assumes under the provisions of this Contract. At the time of delivery of the Deed, Seller shall deliver to the Buyer funds sufficient to pay the documentary revenue required by the State of Nebraska. Upon request by the Buyer the Seller shall obtain a current title insurance commitment which will provide that a title insurance policy will be issued to Buyer in accordance with the provisions of the Paragraph 9, the cost of the title insurance policy which shall be divided equally between the Buyer and Seller.

10. **ESCROW.** Simultaneously, upon the execution of this Agreement, the Seller has deposited with Randell W. Mueller 733 N 157th Circle, Omaha, NE 68118, a duly executed Deed conveying the Property to the Buyer as required by Paragraph 9 above. The cost of the Escrow, if any, shall be divided equally between Buyer and Seller. Upon written notification from the Seller that all sums required to be paid by the terms of this Contract have been paid in full, and that all other terms and conditions of this Contract have been satisfied by the Buyer, then, and in such event, the said Escrow Agent shall deliver the Deed to the Buyer pursuant to the requirement of Paragraph 9 above.

11. **DEFAULT IN PAYMENT.** If the Buyer fails, neglects or refuses to pay an installment of principal or interest as herein provided, or if Buyer shall fail, neglect or refuse to pay any taxes or assessments prior to the time the same become by law delinquent, or fails to pay any insurance premiums required under this Contract, or fails to keep or perform or observe any of the terms, conditions or provisions of this Contract required of the Buyer, and if such default shall continue for a period of 5 days after written notice from Seller the Seller may, at the option of the Seller, at once and without further notice declare the entire amount of unpaid principal balance together with interest thereon at once due and immediately due and collectible, time being of the essence; and then, in each such case, the Seller may, at his option, without further notice, cancel this Contract and demand that the Escrow Agent return the warranty deed to the Seller, and, in such event, any payments made in accordance with this Contract, shall be considered as rent for the use of the Property and Buyer shall forfeit any and all rights in and to the Property acquired under and by virtue of this Contract; or Seller may maintain an action for the foreclosure of this Contract and any sums due hereunder, including interest and cost, together with amounts paid for real estate taxes, special assessments or insurance premiums, and together with the cost of extending the abstract of title or obtaining a title insurance commitment in anticipation of foreclosure proceedings. Buyer has deposited with the Escrow Agent a quitclaim deed covering the Property. In the event of acceleration, as provided hereunder, the Escrow Agent is authorized to deliver said quitclaim deed to the Seller. The failure of the Seller to exercise any one or more of said options shall not constitute a waiver with respect to any subsequent breach of any of the terms, conditions or provisions of this Contract by the Buyer.

12. **ASSIGNMENT OF RENTS.** Buyer shall be entitled to possession of the Property prior to any default in the observance and performance of the terms, conditions and provisions of this Contract, time being of the essence. Seller hereby grants permission to Buyer to collect and retain the rents, income, issues and profits from the Property, if any, as they become due and payable. Upon default, Seller may, at any time without notice, either in person, by agent or by receiver to be appointed by a Court, and without regard to the adequacy of any security for the indebtedness secured hereby, enter upon and take possession of the Property, or any part thereof, and make, cancel, enforce or modify leases; obtain and eject tenants, set rents, income, issues and profits thereof, including those past due and unpaid; and apply the same, less costs and expenses of operation and collection, but including reasonable attorney's fees and management expenses and costs, upon any indebtedness secured hereby and in such order as the Seller may determine; and except for such application, Seller shall not be liable to any person for the collection or non-collection of any rents, income, issues or profits, for the failure to assert or enforce

Enc# 27115

any of the foregoing rights, nor shall Seller be charged with any of the duties or obligations of a mortgagee in possession.

12.1 The entering upon and taking possession of the Property, the collection of rents, income, issues or profits, the doing of any other acts herein authorized or authorized by a Court and the application of said funds as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

13. **ASSIGNMENT.** This Contract shall not be assigned by the Buyer without the written consent of the Seller having been first obtained, which consent shall not be withheld unreasonably, provided however, Buyer shall not be relieved of its liability hereunder unless specifically agreed to by Seller at that time.

14. **BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.

15. **INSPECTION OF THE PROPERTY.** The parties herein described as Buyer state that they have inspected and examined the Property, including but not limited to, the status of title, and that the Seller has made no representations or statements about said property, and further that the said Buyer does hereby accept the Property in "as is" condition, without any warranties or guarantees by the Seller. Buyer shall be responsible for surveying the Property. Any statements or representations of the Seller as to the size or quantity of the Property shall be subject to any such survey.

16. **CONSTRUCTION.** In construing this Contract, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, and plural terms shall be substituted for singular for plural in any place in which the context so requires.

17. **APPLICABLE LAW.** This Land Contract shall be construed and interpreted under the laws of the State of Nebraska.

18. **NOTICE.** Any notice, request or other communication required to be given by either party to the other shall be in writing and shall be deemed given when deposited in the United States Mail, first class, postage prepaid, certified, return receipt requested, addressed as follows:

18.1 To the Seller:

Randell W. Mueller, 733 N. 157th Circle, Omaha, NE 68118

18.2 To the Buyer: Robert and Sandra Foster

Either party may, from time to time, change the address to which notices are to be mailed or delivered by giving the other party notice of such change in the manner set forth above.

19. **SEVERABILITY AND INTEREST LIMITATION.** If any provision of this Contract is invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Notwithstanding anything contained in this Contract to the contrary, in no event shall interest accrue under this Contract before or after maturity, at a rate in excess of the highest rate permitted by applicable law, and if interest (including any charge or fee held to be interest by a court of competent jurisdiction) in excess thereof be paid, any excess shall constitute a payment of, and be applied to, the principal balance hereof, and if the principal balance has been fully paid, then such interest shall be repaid to the Buyer.

Bnd# 2715

LAND CONTRACT *R.F. & S.* Page 5

~~RECORDING. The parties agree that this Contract shall not be placed of record in the office of the Register of Deeds of Douglas County, Nebraska without the written consent of both Buyer and Seller.~~

IN WITNESS WHEREOF, the parties have executed this Land Contract the day and year first above written.

SELLER:

By: _____
Randell W. Mueller

BUYER:

Robert E. Foster
Robert E. Foster
Sandra G. Foster
Sandra G. Foster

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing Land Contract was acknowledged before me this 12th day of December, 2002, by Randell W. Mueller, Seller

Void

Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing Land Contract was acknowledged before me this 12th day of December, 2002, by Robert and Sandra Foster, Buyer.



Kelli J. Meluskey
Notary Public *my commission expires 11/8/05*

Bnd # 27715

EXHIBIT 1

Doc
amp Tax

8-01

Date

78.00

by *CP*

RICHARD H. JANECH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 MAY -8 AM 9: 04

RECEIVED

DEED 2001 05483

SURVIVORSHIP WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS THAT I or WE, Pamela K. Schnell now known as Pamela K. Schnell-Juarez and Jose Juarez, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other good and valuable consideration received from grantee(s), do hereby grant, bargain, sell, convey and confirm unto ~~Randall W. Mueller and Barbara Mueller, husband and wife, as joint tenants and with rights of survivorship and not as tenants in common,~~ herein called the grantees, the following described real property in Douglas County, Nebraska: *RWM A MARRIETS PERSON,*

Lot 24, Block 12, Clifton Hill Addition, an addition to the City of Omaha, in Douglas County, Nebraska.

Deed 130
FEE _____ FB _____
BKP _____ C/O _____ COMP _____
DEL _____ SCAN *OK* FV _____

To have and to hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenants with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated: 04/26/01

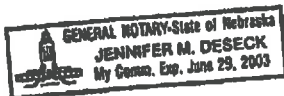
Pamela K. Schnell-Juarez
Pamela K. Schnell n/k/a Pamela K. Schnell-Juarez

Jose Juarez
Jose Juarez

STATE OF NEBRASKA)
COUNTY OF *Douglas*) SS:

The foregoing instrument was acknowledged before me on 04/26/01, by Pamela K. Schnell now known as Pamela K. Schnell-Juarez and Jose Juarez, wife and husband .

Jennifer M. Deseck
Notary Public



⑦ - 5253
01-001104 Bld# 27715



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

OFFICE OF
REGIONAL ADMINISTRATOR

March 10, 2003

Re: Omaha Lead Site
Soil Testing
EPA ID No. NESFN0703481

Dear Property Owner:

The U. S. Environmental Protection Agency (EPA) is investigating lead contamination in soil at residences in eastern Omaha, Nebraska. EPA would like to include your property in this investigation because it is located within an area that may have been influenced by historical lead sources located in or near downtown. If you choose to sign the enclosed access agreement and mail it back in the enclosed envelope, consultants hired by EPA will visit your property at a later date to collect samples of soil from your yard.

A total of about two cups of soil will be collected from various locations around your property and tested for contamination by lead and other metals. The results will be mailed to you after a quality control analysis has been performed. In addition, data from your property will be used to develop a map of the Omaha Metropolitan Area showing locations where high lead concentrations have been found. This map will be used as a tool to identify any trends that may lead to parties responsible for the contamination. It will also be used to inform the public about the progress of the investigation.

At a later date, EPA will evaluate the results of all properties it has tested to determine the need for clean-up. If your property needs to be cleaned-up, EPA will perform the work at no cost to the property owner. Properties where a child with an elevated blood lead level lives or those being used to provide licenced child care services will be considered for clean-up before all other properties.

I encourage you to sign and return the access form which will permit EPA to sample your property. Although participation in the soil investigation is voluntary, information gained by testing your soil for metals contamination could be useful as you make future decisions about the use of your property.

If you have any additional questions about this matter, please call 1-913-551-7703 or call Debbie Kring toll-free at 1-800-223-0425.

Sincerely,

Don Bahnke, Project Manager



Enclosures

Para mas informacion en espanol, por favor usen este numero 1-800-223-0425.



EXHIBIT 2



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

April 23, 2004

Dear Property Owner:

Re: Omaha Lead Site
Soil Testing
EPA ID No. NESFN0703481

The U. S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA would like to include your property in this investigation because it is located within an area that may have been influenced by historical lead sources located in or near downtown. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area.

The EPA would like to sample the soil on your property at no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. The results of the sampling will be mailed to you.

In order to perform this sampling the EPA would like your permission. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA so that your property can be sampled at no cost to you. Once the access agreement is returned the EPA will contact you to perform the sampling.

If you have any additional questions about this matter, please call me at 1-913-551-7003 or call Debbie Kring toll-free at 1-800-223-0425.

Sincerely,

A handwritten signature in cursive script that reads "Don Bahnke".

Donald Bahnke,
Project Manager

Enclosure

Para mas información en español, por favor usen este numero 1-800-223-0425.



EXHIBIT 2



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

April 11, 2005

Dear Property Owner:

Re: Omaha Lead Site
Soil Testing
EPA ID No. NESFN0703481

The U. S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA would like to include your property in this investigation because it is located within an area that may have been influenced by historical lead sources located in or near downtown. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area.

The EPA would like to sample the soil on your property at no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. The results of the sampling will be mailed to you.

In order to perform this sampling the EPA would like your permission. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA so that your property can be sampled at no cost to you. Once the access agreement is returned the EPA will contact you to perform the sampling.

If you have any additional questions about this matter, please call me at 1-913-551-7003 or call Debbie Kring toll-free at 1-800-223-0425.

Sincerely,

A handwritten signature in cursive script that reads "Don Bahnke".

Donald Bahnke,
Project Manager

Enclosure

Para mas información en español, por favor usen este numero 1-800-223-0425.



EXHIBIT 2



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101**

November 28, 2007

Re: Omaha Lead Site Required Soil Testing

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area. The EPA will need to sample all of the residential properties located within our area of investigation in eastern Omaha, which includes your property.

The sampling that EPA needs to perform at your property would be no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. The results of the sampling will be mailed to you. If EPA determines that any lead cleanup work is necessary, that work will also be performed at no cost to you.

EPA is requesting your permission to perform this sampling. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA in the enclosed postage paid envelope so that your property can be sampled at no cost to you. Once the access agreement is returned, the EPA will contact you to perform the sampling. If the EPA does not hear from you, we may be contacting you directly.

If you have any additional questions about this matter, please call the local EPA Public Information Center at 1-402-731-3045.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Feild".

**Bob Feild,
Project Manager**

Enclosure

Para mas información en español, por favor usen este numero 1-402-731-3045.

EXHIBIT 2



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

August 1, 2008

Re: Omaha Lead Site Required Soil Testing

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area. The EPA will need to sample all of the residential properties located within our area of investigation in eastern Omaha, which includes your property.

The sampling that EPA needs to perform at your property would be no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. If the soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, EPA will also need to perform a lead based paint assessment on the exterior walls of structures located on the property to determine if chipping and peeling paint on homes or other structures has the potential to fall to the ground and re-contaminate the soil. The results of the sampling and the lead based paint assessment, if required, will be mailed to you. If EPA determines that any lead cleanup work is necessary, that work will also be performed at no cost to you.

EPA is requesting your permission to perform this sampling. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA in the enclosed postage paid envelope so that your property can be sampled at no cost to you. Once the access agreement is returned, EPA will perform the soil sampling and will also perform the lead based paint assessment, if necessary. If the EPA does not hear from you, we may be contacting you directly.

If you have any additional questions about this matter, please call the local EPA Public Information Center at 1-402-731-3045.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Feild".

Bob Feild,
Project Manager

Enclosure

Para mas información en español, por favor usen este numero 1-402-731-3045.

EXHIBIT 2



OMAHA CITY COUNCIL
OMAHA/DOUGLAS CIVIC CENTER
OMAHA, NEBRASKA 68183
Telephone (402) 444-5520
Telefax (402) 444-5263

DAN WELCH
PRESIDENT
GARRY GERNANDT
VICE PRESIDENT
FRANK BROWN
CHUCK SIGERSON
JIM SUTTLE
FRANKLIN THOMPSON
JIM VOKAL

August 7, 2008

Dear Property Owner:

We are writing to encourage you to cooperate with the U.S. Environmental Protection Agency (EPA) in their ongoing investigation of lead-contaminated soils in eastern Omaha. Lead-contaminated soil poses a serious risk to children of our community.


At the request of the City Council, the EPA began investigating lead-contaminated soil in Omaha in 1999. To date, EPA has conducted soil sampling at more than 80% of the 40,000+ residential properties within the impacted area. You have been identified as an owner of a property where EPA has been unable to obtain voluntary access to perform soil sampling. The EPA intends to sample all residential properties within the impacted area. In cases where voluntary access is not provided, EPA has indicated that it intends to perform this sampling using statutory authority granted by the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, or the Superfund statute).

It is in the best interest of all property owners within the impacted area to cooperate with EPA and allow access for soil sampling. If voluntary access is granted, EPA will work with property owners to arrange a convenient time to perform the soil sampling and take into consideration other owner concerns, to the extent possible. All cleanup work that is determined to be necessary for protection of public health would be performed by EPA at no cost to the property owner if voluntary access is provided.

Enclosed is an access agreement that can be completed to grant voluntary access to EPA to conduct this important soil sampling. We urge you to complete this form for all properties owned within the impacted area, and return it to EPA in the enclosed postage-paid envelope at your earliest convenience. The EPA public information centers can be contacted for more information about the EPA lead cleanup in Omaha at (402) 731-3045, or you may contact EPA directly by calling the project manager, Robert Feild, at (913) 551-7697, or the site attorney, Steven Sanders, at (913) 551-7578. Thank you for your cooperation.

Sincerely,


Dan Welch
President


Garry Gernandt
Vice President


Frank Brown
Councilmember


Chuck Sigerson
Councilmember


Jim Suttle
Councilmember


Franklin Thompson
Councilmember


Jim Vokal
Councilmember

/Enclosure

EXHIBIT 2



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

October 13, 2010

Re: Omaha Lead Site Required Soil Testing

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area. The EPA will need to sample all of the residential properties located within our area of investigation in eastern Omaha, which includes your property.

The sampling that EPA needs to perform at your property would be no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. If the soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, EPA will also need to perform a lead based paint assessment on the exterior walls of structures located on the property to determine if chipping and peeling paint on homes or other structures has the potential to fall to the ground and re-contaminate the soil. The results of the sampling and the lead based paint assessment, if required, will be mailed to you. If EPA determines that any lead cleanup work is necessary, that work will also be performed at no cost to you.

EPA is requesting your permission to perform this sampling. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA in the enclosed postage paid envelope so that your property can be sampled at no cost to you. Once the access agreement is returned, EPA will perform the soil sampling and will also perform the lead based paint assessment, if necessary. If the EPA does not hear from you, we may be contacting you directly.

If you have any additional questions about this matter, please call the local EPA Public Information Center at 1-402-731-3045.

Sincerely,

A handwritten signature in cursive script that reads "Pauletta R. France-Isetts".

Pauletta R. France-Isetts
Project Coordinator
Superfund Division
Environmental Protection Agency

Enclosure

Para mas información en español, por favor usen este numero 1-402-731-3045.

EXHIBIT 2



27715



U.S. Environmental Protection Agency

Omaha Lead Site
Omaha, NE

Region VII
901 North 5th Street
Kansas City, Kansas 66101

Access Agreement to Perform
Soil Sampling and Lead-Based
Paint Assessments

PROPERTY ACCESS *(To be completed by property owner)*

Para recibir esta forma en español, por favor llámé el Centro De Información Público al (402) 731-3045

Black & Veatch Special Projects Corp. (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska, area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling and analysis in support of this study. If soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, property owner grants BVSPC/EPA permission to perform a lead based paint (LBP) assessment on the exterior walls of structures located on the property. Permission to perform sampling and/or LBP assessment must be obtained from the property owner. Contact the local EPA Public Information Center at (402) 731-3045 for further information.

Printed Name of Property Owner Granting Access: _____
(Property Owner's Printed Name)

(Property Owner's Signature) _____ *(Date)*

NOTE: Sampling may not be scheduled or conducted immediately upon granting access.

PROPERTY INFORMATION

(To be completed by resident and/or property owner - Please Print)

Property Address: 4312 GRANT ST OMAHA NE 68111
(CITY) (STATE) (ZIP)

Property Owner's Name: MUELLER RANDELL W

Resident's Name (If not Owner): _____

Owner's Mailing Address: 733 N 157 CIR, OMAHA, NE 68118

Owner's Telephone Number - Home: (402) ~~402-9246~~ 492-9246 Alternate: ^{office #} (402) 431-9410 Ext. 3422

Are there children under 7 years old living at this property? Yes No N/A Unknown

If yes, what is the date of birth of the youngest child? _____

Comments: _____

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS

The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property in Section 104(e) of CERCLA, 42 U.S.C. 9604(e) provides entry for "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."



Pme

ACCESS INFORMATION TRACKING SHEET

BVID: 27715 PROPERTY ADDRESS: 4312 GRANT ST.

Property Owned By: _____
(if new property owner)

Owner Contact No: Home: (402) 492-9246 Work: _____
 Cell: _____ Fax: _____

Access Contractor: Prudent Technology

DATE	TIME	Accessor	CONTACT DETAIL
<u>4/5/08</u>	<u>12:45</u>	<u>J.M.H.</u>	<u>Called Property owner; request meeting on Monday 4/7/08</u>
<u>4/8/08</u>	<u>12:30</u>	<u>J.M.H.</u>	<u>Access Refused</u>



Comments: When asked for reason of refusal, the property owner simply stated "Because I just don't want to have it done."

Please write legibly!



27715



U.S. Environmental Protection Agency Region VII

Omaha Lead Site
Omaha, NE

Residential Yard Soils
Remedial Investigation/
Feasibility Study

PROPERTY ACCESS (to be completed by property owner)

Para recibir esta forma en español por favor llámé Debbie Kring al 1-800-223-0425

Black & Veatch Special Projects Corp. (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling analysis in support of this study. For further information contact Don Bahnke, EPA Project Manager, 1-913-551-7003 or Debbie Kring at the Office of External Programs, 1-800-223-0425.

Property Access Granted By _____

(Please Print Name)

(property Owner Signature)

(date)

NOTE: Granting permission DOES NOT necessarily imply your property will be sampled at this time.

PROPERTY INFORMATION

(to be completed by resident and/or property owner - Please Print)

Resident Name: TENANTS

owner renter

Residence Address: 4312 GRANT ST

OMAHA NE 68111
(CITY) (STATE) (ZIP)

Property owned by MUELLER RANDELL W

Owner's mailing address: C/O ROBERT FOSTER ETAL LLC 4312 GRANT ST, OMAHA, NE 68111 733 N 152 CIR OMAHA NE 68118

Owner's telephone number - Home: 4024929246

Work: 616-9095

Age of home? 99 years

How long have you lived here? _____ years

Has the exterior been painted or covered with siding since 1978? Yes No

Has the interior been painted or covered since 1978? Yes No

Total number of occupants: _____ List Ages: _____

List ages of occupants under 6 years old who play in the yard for 5 or more hours per week: _____

Comments: DUPLEX-RENTERS: SANDRA FOSTER 402-453-0750 & JACOB MORALES 402-991-2571

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS

The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property for in Section 104(e) of CERCLA, 42 U.S.C. 9604(e), which provides entry for, "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."

Access Attempts: Second field sheet printed 6-1-2006

First: 09-16-06 1:20 PM Second: 10-17-06 3:50 Third: 10-21-06 11:30 AM
ASW NF ASW RS ASW NF



L#168

2300N



27715



U.S. Environmental Protection Agency Region VII

EBL

Omaha Lead Site
Omaha, NE

Residential Yard Soils
Remedial Investigation/
Feasibility Study

PROPERTY ACCESS (to be completed by property owner)

Para recibir esta forma en español, por favor llame Debbie Kring al 1-800-223-0425

Black & Veatch Special Projects Corp. (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling analysis in support of this study. For further information contact Don Bahnke, EPA Project Manager, 1-913-551-7003 or Debbie Kring at the Office of External Programs, 1-800-223-0425.

Property Access Granted By _____

(Please Print Name)

(property Owner Signature)

(date)

NOTE: Granting permission DOES NOT necessarily imply your property will be sampled at this time.

PROPERTY INFORMATION

(to be completed by resident and/or property owner - Please Print)

Resident Name: TENANTS owner renter

Residence Address: 4312 GRANT ST OMAHA NE 68111
(CITY) (STATE) (ZIP)

Property owned by RANDELL W MUELLER - 2236 N 38 AV Omaha, NE 68111

Owner's mailing address: C/O ROBERT FOSTER ETAL L/C 4312 GRANT ST, OMAHA, NE 68111

Owner's telephone number - Home: 402-453-0750 Work: _____

Age of home? 97 years How long have you lived here? _____ years

Has the exterior been painted or covered with siding since 1978? Yes No
Has the interior been painted or covered since 1978? Yes No

Total number of occupants: _____ List Ages: _____

List ages of occupants under 6 years old who play in the yard for 5 or more hours per week: _____

Comments: 2-Unit Apt Home - RENTERS! SANDRA FOSTER 402-453-0750
JACOB MORALES 402-991-2571

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS
The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property for in Section 104(e) of CERCLA, 42 U.S.C. 9604(e), which provides entry for, "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."

Access Attempts: Letter sent:

First: no body at home Second: nobody at home Third: no body at home
I leave a door hanger I leave a door hanger

Omaha Lead Site 08-22-04 6:30 pm
Black & Veatch Special Projects Corp. hanger 09-02-04
46130.0103

