SDMS Document ID
1056232

Real Property Records

Date last updated: Friday, July 11, 2003

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

Link to property tax information for this property
Link to property sales information for this neighborhood
Link to property sales information for all Denver neighborhoods

|< << >> >| Current/Total Records: 1/2

PROPERTY INFORMATION

Property Type: Residential

Parcel: 0223407005000

Name and Address Information

FOWLER,WAYNE J
340 ASH ST
DENVER, CO 80220

Legal Description

PROVIDENT PARK B8 L7 & S 2.5FT
L6
RESIDENTIAL

Property Address:

3838 GILPIN ST

Tax District

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	19100	1520		
Improvements	135000	10750		
Total	154100	12270	0	12270
Prior Year				
Land	11500	1050		
Improvements	90500	8280		
Total	102000	9330	0	9330

Style: One Story
Year Built: 1889
Building Sqr. Foot: 1,044
Bedrooms: 2
Baths Full/Half: 1/0
Basement/Finished: 0/0

Lot Size: 3,440
Zoning: R2
Reception No.: 0000112916
Recording Date: 07/15/98
Sale Price: 85900
Mill Levy: 59.855

Project Resources Inc.

Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

Property ID:	3415
Property Address:	3838 Gilpin St
Owner:	WAYNE J FOWLER
Phone:	

Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:

☑ **I agree restoration is completed, except as noted**

☐ **I do not agree restoration is completed**

Wayne J Fowler 9-29-03

Owner's Signature **Date**

Pila R Sam 9-29-03

Contractor's Signature **Date**

US Army Corps of Engineers
Omaha District

U.S. Environmental Protection Agency
Vasquez Boulevard I/70 Superfund Site
Replacement Certificate

Property Owner **Wayne J Fowler (Pete Villa)**

Property Address **3838 Gilpin Street**

Property Identification Number **3415**

Material Removed	Quantity	Unit Price	Replacement Value
Flower bed area (square feet)	72 ft^2	$ 2.50	$180.00
Itemized plants		$7.00	
Itemized shrubs/bushes		$12.00	
Total			**$180.00**

The acceptance of the replacement certificate and the signature below is full acknowledgement by the property owner that this is a fair and reasonable compensation for plant materials removed during remediation activities, but not planted or installed by the government or it's contractors.

The total amount of $180.00 has been received by the owner in the form of a replacement certificate, # 12425, to be utilized at Paulino's Gardens, 6300 N. Broadway, Denver, CO 80216.

X Wayne J Fowler — Pete Villa 9-29-03

Property Owner's Signature Date Contractor's Signature Date

Project Resources Inc.

Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	341S
Property Address:	3838 Gilpin St
Owner:	Wayne Fowler
Phone:	303 756-0166

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation:

(Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item: Large rock in road apron
Item: Any trim around gardens in front
Item: Swamp cooler on side of house
Item: Loose brick in back yard
Item: Dog
Item: Bird bath in front
Item:
Item:

Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Not Replaced

(Use additional sheets as necessary)

Item: * Brick along street in road apron
Item: if possible pull it up and take
Item: it away.
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:

Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Replaced

(Use additional sheets as necessary)

Item: Any fencing removed for access
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:

Project Resources Inc.

Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Condition/Type/Species
Area of yard to be excavated.	1665	Square feet	
Number of trees > 2 inch trunk diameter	2	Each	1) Ash 1) silver leaf maple
Number of trees <= 2 inch trunk diameter	1	Each	
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.	N/A	Each	
Number of and size of each garden/ flower bed area. Attach a sketch of relative sizes and locations.	5	Each Square Feet	SEE sketch for locations >2 sq ft

Project Resources Inc.

Item	Quantity	Unit	Condition/Type/Species
Agreed upon value of plant materials not to be replaced by contractor. Note this value will be used to issue a replacement certificate to the property owner.	wants cert.	$	see sketch for square footage of beds.
Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed. Include a sketch of where each plant will be placed by the contractor.	N/A	Each	
Agreed upon area of property to be replaced with grass sod. Include a sketch of the area(s) to be replaced with grass sod.	1252	SF	
Area of City or County property to be landscaped per their requirements. Include a sketch of the area (s)	402	SF	
Sprinkler System Y N Required to follow-up on system diagram? Y N If no, see attached sketch.	N/A		

Large rock 304 sq feet

Project Resources Inc.

Existing Landscaping Checklist

Flower Type	Number of Plants	Estimated Value
Annuals	Gladiolas wysteria	
Perennials	N/A	
Rose Bushes	3	
Shrubs	N/A	

Project Resources Inc.

Trees	2 large trees	
Groundcovers	N/A	

Project Resources Inc.

Additional Comments / Instructions:

SEE SKETCH!

* Note location of large river rock, sod, and garden areas to be replaced.

* Take brick by street in city right-of-way.

* Can take down fence on North side of house to access area in between houses

* Large river rock goes on both sides of house and small area in back yard.

☒ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☒ I agree	☐ I do not agree	☒ I agree	☐ I do not agree
Owner's Signature	Date 08.22.2003	Contractor's Signature	Date 8/22/03

Project Resources Inc.

Property Access Checklist

Property ID: 3415	Sequence #_____
Property Address: 3838 Gilpin St	☐ WORK STARTED ON: __/__/__ ☐ WORK COMPELTED ON: __/__/__

Owner: Wayne Fowler	Renter: Pete Villa
Address: 340 Ash St. Denver, CO	Phone: 303 296-7685
	Fax:
	Cell/Pager: ~~303 525-6269~~
Phone (303) 756-0166	Additional Information: Call when home is scheduled for removal
Fax: (720) 248-3858	
Cell/Pager:	

wants plan faxed

☒ Notification Letter	Sent: 7/17/03	By: M. Smith
☒ Access Agreement	Signed: 7/25/03	By: Wayne Fowler
☒ Restoration Agreement	Signed: 8/22/03	By: Wayne Fowler
☐ Topsoil Sampling (if applicable)	__/__/__	By:
☐ Disposal Sampling (if applicable)	__/__/__	By:
☐ Garden Sampling (if applicable)	__/__/__	By:
☐ Utility Clearance	Called: __/__/__	By:
☒ Video/Photos (Before)	On: 8/22/03	By: Lynch/Meyers
☐ Video/Photos (During)	On: __/__/__	By:
☐ Video/Photos (After)	On: __/__/__	By:
☐ Video/Photos (30-Day)	On: __/__/__	By:
☐ Property Completion Agreement	Signed: __/__/__	By:
☐ Final Report	Issued: __/__/__	By:

Air Monitoring (as applicable)

☐ Community ☐ Crew	On: __/__/__	By:
Results:		
☐ Community ☐ Crew	On: __/__/__	By:
Results:		
☐ Community ☐ Crew	On: __/__/__	By:
Results:		

Project Resources Inc.

10 E. 55th Ave
Denver, CO 80216
303-295-2435
303-295-0990 fax

Denver VB/I70

To: Wayne Fowler Fax: 720 284-3858

From: J. Lynch Date: 8/22/03

Re: Restoration Copy Pages: 9

Attn:

☐ Urgent ☐ For Review ☐ Please Comment ☑ Please Reply ☐ Please Recycle

Copy of restoration agreement.

Project Resources Inc.
10 E. 55th Ave
Denver, CO 80216
303-295-2435
303-295-0990 fax

Denver VB/I70

To: Wayne Fowler Fax: 720 284-3858
From: J. Lynch Date: 8/22/03
Re: Restoration Copy Pages: 9
Attn:

☐ Urgent ☐ For Review ☐ Please Comment ☑ Please Reply ☐ Please Recycle

Copy of restoration agreement.

August 22, 2003

to J Lynch

The restoration agreement
you sent is satisfactory.
Need assurance from client
replacement certificate will
be issued at replacement
[illegible] is to be placed.

Wayne

LAW OFFICES OF
WAYNE J. FOWLER, LLC
A Limited Liability Company
The Denver Club Building
518 Seventeenth Street, Suite 1907
Denver, Colorado 80202
Telephone: (303) 756-0166
Facsimile: (720) 284-3858

July 29, 2003

USEPA (EPA-SR)
Attention: Victor Ketellapper
999 18th Street, Suite 300
Denver, CO 80202-2466

Re: EPA Soil Removal Work
3838 Gilpin Street, Denver, Colorado

Dear Mr. Kettelapper:

The Subject property is a rental property. The tenants are;

Pete and Rose Villa
3838 Gilpin Street
Denver, CO 80205
Phone No. 303-296-7685
Cell Phone: 303-525-6269

Please call them when the project is to begin and consult with the on the re-landscaping and planting.

If you have questions or concerns, please call me at 303-756-0166.

Yours very truly,

Wayne Fowler

US Army Corps of Engineers
Omaha District

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Owner's Name: WAYNE J FOWLER	**Daytime Phone:**

Addresses of Properties covered by this Agreement:	**Address:** 3838 GILPIN ST
	Address:
	Address:
	Address:
	Address:

2003 JUL 31 PM 1:39
EPA, [illegible]
SUPERFUND BRANCH

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed, the Grantor will have an opportunity to review and approve the planned soil removal, and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:

3415

US Army Corps of Engineers ®
Omaha District

Consento para el Acesso de la Propiedad

DERECHO A ENTRAR LA PROPIEDAD

Otorgante (dueño(a) de propiedad) se da consento y autoriza la Agencia para la Proteccion del Medio Ambiente de Los Estado Unidos (EPA) o su representantes autorizado, en conjunto el Cesionario, a entrar y llevar a cabo algunas actividades ambientales acerca de la propiedad describido que sigue:

Dueño de la Propiedad: WAYNE J FOWLER	**Numero Diario:**

Dirección de Propiedades Cubieto por este Acuerdo:	**Dirección:** 3838 GILPIN ST
	Dirección:
	Dirección:
	Dirección:
	Dirección:

PROPÓSITO DE ACTIVIDADES AMBIENTALES

El EPA solicita el acesso a collectar muestras de tierra y remover tierra que tiene alta concentraciónes de arsénico y/o plomo que podría ser peligroso a su salud. La tierra estará removido y el(los) area(s) excavado(s) estará reemplazado con materials limpias y restaurado. Este trabaja estará realizado abajo del Vasquez Boulevard/I-70 Superfund Site programa de remediación.

Un representante de EPA se contactará el Otorgante pesonalmente a discutir el trabajo estar realizado, el Otorgante tendrá la oportunidad a examinar y sancionar el plan de removimiento de tierra y el trabajo de restoración antes de comenzar. Cuando el trabajo se termina, el Otorgante estará pedido a revisar el trabajo, confirmar su terminación y cumplir con su aprobación. Después de terminación, el Otorgante recibirá un documento escrito por el EPA que indica la propiedad había sido remediado.

ACCIONES DE LA RESPONDENCIA AMBIENTAL.

Por su firma de este Acuerdo de Acceso, el Otorgante concede el EPA, sus empleos, contractors y subcontractors el derecho a entrar la propiedad, en tiempos razonable y sin noticia anterior, para el unico propósito a realizar trabajo. Este acceso debería persistir en efecto hasta que el trabajo había sido terminado en un estado aceptado. El Ortogante tamiben está de acuerdo con:

US Army Corps of Engineers
Omaha District

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact Jennifer Chergo at 303-312-6601 or Pat Courtney at 303-312-6631.

☒ **I grant access to my properties** ☐ **I do not grant access to my properties**

Wayne J. Fowler 7-29-03

Signature **Date** **Signature** **Date**

☐ **I would like to be present during any sampling that is required.**

3415

US Army Corps of Engineers
Omaha District

- Remover obstruciónes que incluye botes, remolque, vehículos, jugetes de niños, montones de madera, casas de perros, etc.
- Remover de bulbos de flores, o otras plantas que el Otorgante o inquilino del Otorgante quisiera guardar;
- Regar y mantener reemplazo de vegetación, incluso la aplicación de fertilizante, como es necesario subsecuente de la riega inicial por el EPA, a menos que regando está restringido por la Junta de Agua de Denver.
- Permanecer por la guia de Salud y Seguridad proveido por el EPA;
- Si la propiedad está rentado, asiste el EPA a obtener la aprobación del inquilino para acceso a la propiedad a llevar a cabo el trabajo, si el EPA está inhábil a obtener acceso; y
- Permitir a hacer un video y/o tomar fotos de la propiedad incluyendo los areas exterior y interior de edificios.

ACUERDO A NO INTERFERIR

El Otorgante está de acuerdo a no interferir o meterse en cualquier actividades o trabajo hecho, o el equipo usado a llevar de cabo los actividades, o hacer cualquier acciones en respecto de la usa de dicho propiedad que podría arriesgar la salud o bienestar de los Cesionarios o el medio ambiente, o permitir otras personas a usar la propiedad en alguna manera.

Si tiene preguntas sobre este programa, por favor contacta Jennifer Chergo at 303-312-6601 or Pat Courtney at 303-312-6631.

☐ **Si yo permito acceso a mi propiedad** ☐ **No permito acceso a mi propiedad.**

Firma **Fecha** **Firma** **Fecha**

☐ **Me gustaría ser presento durante de cualquier colleción de muestras.**

3415

FINAL PROPERTY MEASUREMENTS

DATE 9/29/03

PIN 3415

MULCH ? ~~58~~ NA

ROCK ~~304~~ ~~270~~ ~~304~~ ~~250~~ 304

DIRT ONLY ~~32~~ ~~72~~ ~~77~~ 112

DRIVEWAY GRAVEL N/A

Mulch 2'x18' = 36
2' x 7' = 14
4' x 2' = 8

Large Rock 44' x 4' and 2' x 47'
sides 176 124

Check 176
80
256
6
28
290

Soil 2' x 6'
Front 12

Not Dug
180 10' x 18'
42 7' x 6'

3' x 15' needs ?

This spreadsheet performs screening level calculations to estimate the effect of peeling leaded paint on the average concentration of lead in yard soil

3838 Gilpin Street

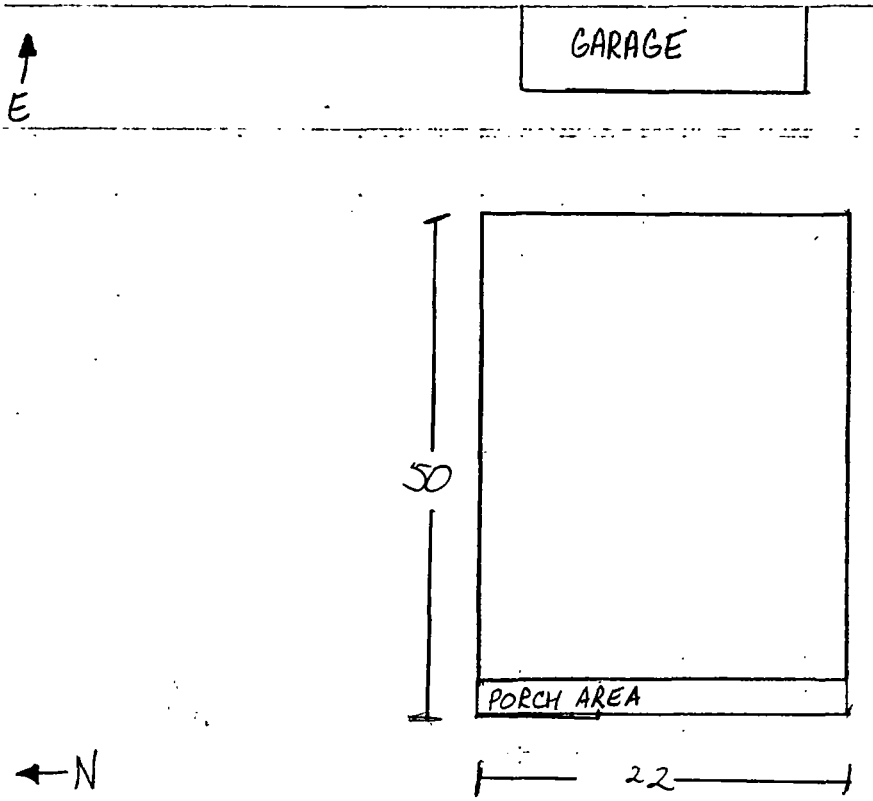
INPUTS	**Variable**	**Units**	**House**
General	Mixing depth in yard	cm	2.54
	Mixing depth in yard	inches	1
	Soil density	g/cm3	2.5
	RBC in soil	mg/kg	400
	Bkg in clean fill	mg/kg	50
			Small
House-specific	Area of the exposure unit	m2	102.1933
	Area of the exposure unit	ft2	1100
	Concentration of lead in paint	mg/cm2	24.9
	Area of peeling paint	m2	0
	Area of peeling paint	ft2	0

COMPUTATIONS			
	Mass of lead from paint	mg	0.0E+00
	Volume of soil	cm3	2.6E+06
	Mass of soil	kg	6.5E+03
	Incremental concentration	mg/kg	0.0
	Maximum acceptable area of peeling leaded paint (m2)		9.1
	Maximum acceptable area of peeling leaded paint (ft2)		98.1
DECISION			OK

Property ID:	3415

Address: 3838 GILPIN ST	Date: 7-15-05
Owner:	Telephone #:
Inspector/Assessor:	CO Certification #: 12860

Plot Plan:



-YELLOW WALLS
-BROWN TRIM

~~(50+6)(22+6) = 56 x 28 = 1568~~

(22+12)(50+12) - 22(50)

2108 - 1100 = 1008

GILPIN STREET

	Exterior Walls - YELLOW				Doors/Trim - BROWN			
	Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North								
South								
East								
West	STUCCO	—	—	—	WOOD	—	—	24.9

	BROWN Window Trim/Fascia/Soffit				Patios/Decks/Porches - YELLOW			
	Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North								
South								
East					WOOD CEILING	—	—	—
West	WOOD	—	—	14.0				

	Metal Trim/Gutters/Downspouts				Misc Structures/Garage/Fences - YELLOW			
	Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North								
South								
East					BRICK	—	—	—
West					WOOD	—	—	—

Site	Results	PbC	Floor	Room	Component	Substrate	Side	Condition	Color
3415	Negative	0	FIRST	PORCH	COLUMN	WOOD	WEST	INTACT	BROWN
3415	Positive	14	FIRST	OUTSIDE	WINDOW FRAME	WOOD	WEST	INTACT	BROWN
3415	Negative	0.01	FIRST	GARAGE	DOOR FRAME	WOOD	WEST	INTACT	BROWN
3415	Negative	0.7	FIRST	GARAGE	EXT. WALL	BRICK	WEST	INTACT	TAN
3415	Negative	0	FIRST	PORCH	CEILING	WOOD	WEST	INTACT	TAN
3415	Positive	24.9	SECOND	OUTSIDE	TRIM	WOOD	WEST	INTACT	BROWN

Note: Readings are in mg/cm^2.

Painted surfaces not tested were assessed to be in 'intact' condition at time of site visit.

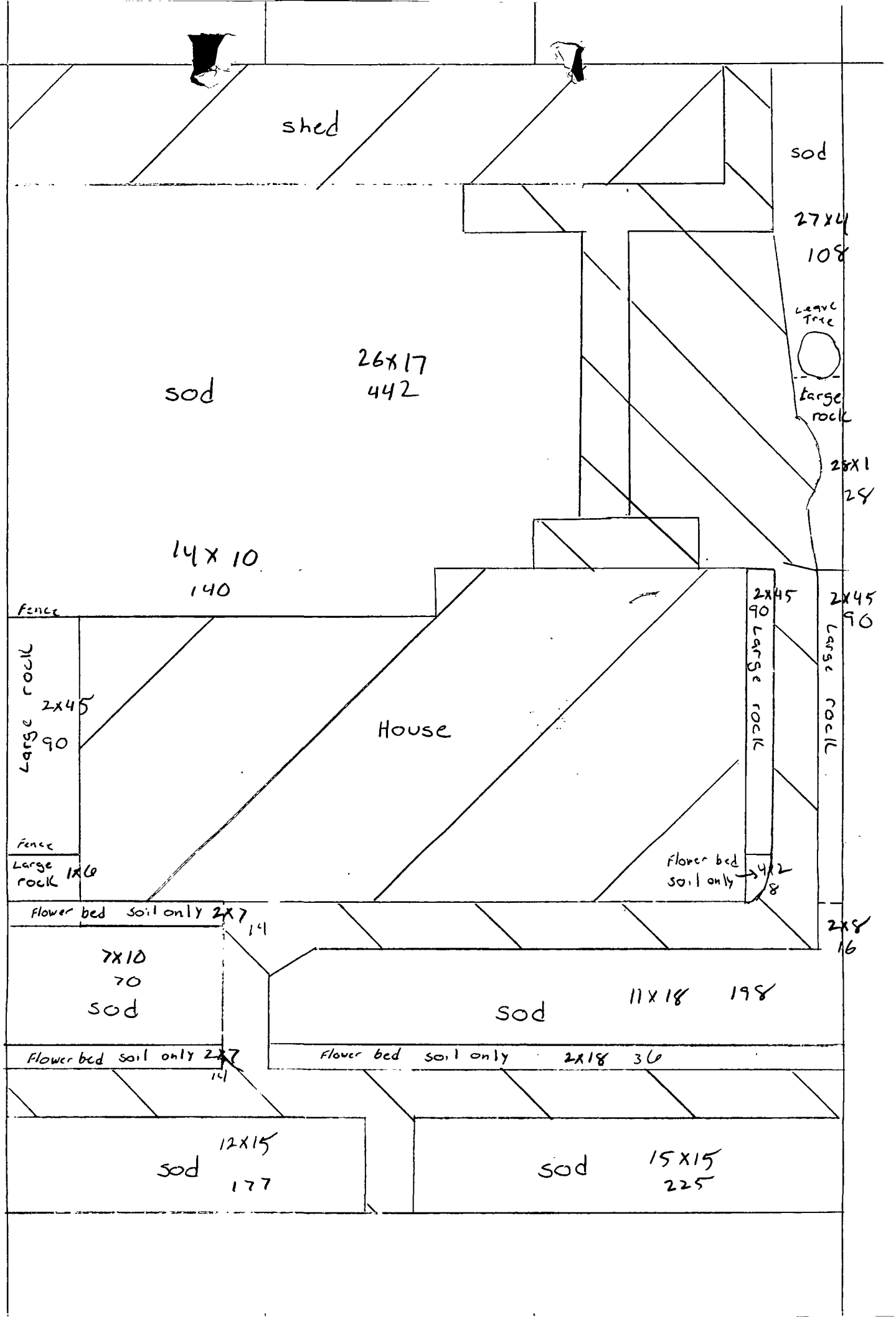
Color Photo(s)

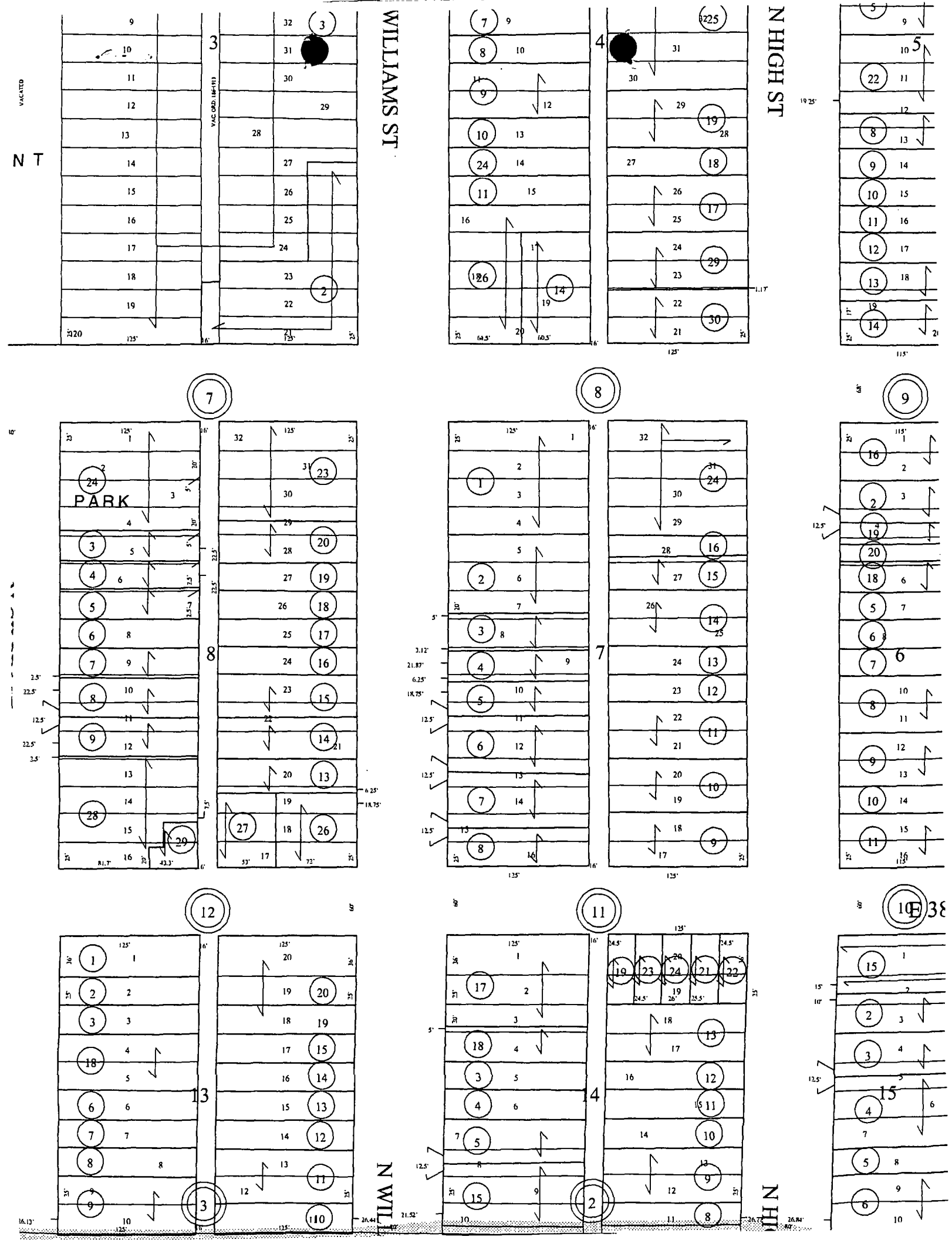
The following pages contain color that does not appear in the scanned images.

To view the actual images, contact the Region VIII Records Center at (303) 312-6473.

Property ID # 3415 / 3838 Gilpin Street

Brown wood trim contains lead paint but is in good condition


shed
sod
27x4
108
Leave Tree
large rock
26x17
442
sod
28x1
28
14x10
140
Fence
2x45
90
2x45
90
Large rock
Large rock
2x45
90
Large rock
House
Fence
Large rock 1x6
Flower bed soil only 4x2
8
Flower bed soil only 2x7
14
2x8
16
7x10
70
sod
sod
11x18
198
Flower bed soil only 2x7
14
Flower bed soil only 2x18 36
sod
12x15
177
sod
15x15
225


WILLIAMS ST
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15

TARGET SHEET

EPA REGION VIII

SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1056232

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 09/29/2003

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☐ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☑ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
  (Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

1 - DVD OF PROPERTY VIDEO, PROPERTY #3415
1 - PROPERTY DATA CD

Contact the Superfund Records Center to view available document.
(303) 312-6473