1892335 - R8 SDMS

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06/25/2014 10:33 AM R $16.00 D $0.00
City & County of Denver NTC

When Recorded Return To:
Remedial Project Manager, EPR-SR
Vasquez Boulevard and Interstate 70 Superfund Site
U.S. Environmental Protection Agency, Region 8
1595 Wynkoop Street, Denver, CO 80202

NOTICE OF ENVIRONMENTAL CONDITIONS

WHEREAS, Ms. Diana Vasquez is the owner of record of the real property (referred to as "the Property") located at 3430 Jackson Street, Denver, CO 80205, and more particularly described as follows:

L 8 & 9 BLK 1 EAST VIEW ADD

WHEREAS, **For purposes of indexing in the County Clerk and Recorder's office Grantor-Grantee index only, EPA shall be considered the Grantor, and Diana Vasquez shall be considered the Grantee**. Nothing in this Notice shall be construed to create or transfer any right, title or interest in the Property.

WHEREAS, the Property is within the boundaries of Operable Unit 1 of the Vasquez Boulevard and Interstate 70 Superfund Site (Site), as described in the Record of Decision (ROD) signed by United States Environmental Protection Agency (EPA) on September 25, 2003. The ROD established cleanup objectives for lead and arsenic in residential soils to protect human health and prevent unacceptable exposures to adults and children.

WHEREAS, the EPA has prepared and recorded this Notice of Environmental Conditions ("Notice") to disclose specific environmental conditions of the Property to subsequent owners of the Property.

NOW, THEREFORE, NOTICE is hereby given that the EPA obtained soil samples from the Property, and those soil samples show levels of lead and/or arsenic contamination above health-based action levels.

The levels at which the EPA determined that lead and/or arsenic in soil in residential yards present an unacceptable risk (the so-called "action levels" in the ROD) are 400 parts per million (ppm) or greater for lead and 70 ppm or greater for arsenic. At the Property, the EPA's sampling of the surface soils found 77 ppm of lead and 76 ppm of arsenic.

As of the date of this Notice, the Property remains contaminated as the owner of the Property declined the EPA's offer to clean up the Property. The owner of the Property has been provided written notice of and the opportunity to comment on the Notice and the filing of this Notice by certified mail.

The records regarding sampling at the Property and other documents relevant to the Property and the Site, generally, may be requested from:

[Second Page Follows]

U.S. Environmental Protection Agency, Region 8
Superfund Remedial Program, Remedial Project Manager
Vasquez Boulevard and Interstate 70 Superfund Site
1595 Wynkoop Street
Denver, CO 80202

The information in this Notice may represent environmental conditions of which a seller would have current actual knowledge and thus, should be disclosed by the seller to the buyer prior to the sale or transfer of the Property.

United States Environmental Protection Agency

By: _____ Date: 6/12/14
Bill Murray, Director
Superfund Remedial Program
U.S. Environmental Protection Agency
Region 8

State of Colorado)
) ss:
County of Denver)

Before me, a notary public, in and for said county and state, personally appeared Bill Murray, Director at the United States Environmental Protection Agency, who acknowledged to me that he did execute the foregoing instrument.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this 12th day of June, 2014.

Antonia M Artemis
Antonia M. Artemis, Notary Public

ANTONIA M ARTEMIS
Notary Public
State of Colorado
Notary ID 19984002377
My Commission Expires Mar 1, 2018