1892479 - R8 SDMS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8
1595 Wynkoop Street
Denver, CO 80202-1129
Phone 800-227-8917
www2.epa.gov/region8

Ref: 8 EPR

Date: July 14, 2014

Mr. Michael A. Hogan
4125 Garfield Street
Denver, CO 80216-6528

Re: 4115 Garfield Street

Dear Mr. Michael A. Hogan:

This letter and enclosure serves to inform you that the U.S. Environmental Protection Agency (EPA) has placed a Notice of Potential Environmental Conditions (Notice) in the property file of 4115 Garfield Street at the City and County Denver Clerk and Recorder's office. A copy of the recorded Notice which was filed at the Clerk and Recorder's office on June 25, 2014 is enclosed.

The property is located within the Vasquez Boulevard & Interstate 70 (VB/I-70) Superfund Site boundaries. The VB/I-70 Superfund Site includes four square miles and all or part of five neighborhoods: Swansea/Elyria, Cole, Clayton, northern Curtis Park, and southwest Globeville. Since 1998, EPA has been working closely with the State of Colorado and the City and County of Denver to address soil contamination in these neighborhoods. For more information about the VB/I-70 Superfund Site, please visit http://www2.epa.gov/region8/vasquez-boulevard-i-70.

The purpose of the Notice is to inform *future buyers* of the property that there is potential contamination in the soil above levels that EPA considers safe. EPA considers levels above 400 ppm lead and/or 70 ppm arsenic to pose an unacceptable risk to the health of residents living within the VB/I-70 Superfund Site boundaries. Both children and adults can suffer a variety of serious health problems if they are exposed to too much lead and/or arsenic.

Between 2003 and 2013, EPA has made numerous efforts through mailings, community meetings, and door-to-door campaigns to gain your permission for EPA to access and sample your property. Most recently, EPA mailed two letters in 2012 - 2013, again seeking your permission to access and sample your property. In addition, these last two letters informed you of EPA's plan to place a Notice of Potential Environmental

Conditions in the property file at the City and County of Denver Clerk & Recorder's Office if permission to access your property was not granted. Since access was not granted to EPA, EPA has filed the enclosed Notice in the property records.

In addition to placing the Notice in the property record, EPA will mail an informational letter annually to both the owner of the property and to the residents living at the property. The purpose of the annual informational letter (not enclosed) is to alert *current residents* at the property that there is known contamination that could be harmful to the health of the residents. The informational letter will be mailed to this same address and to the property owner's address, (if they differ), beginning in early 2015.

If you have any additional questions, please feel free to contact either Paula Schmittdiel at 303-312-6861 or Jennifer Chergo at 303-312-6601.

Sincerely,

Bill Murray, Director
Superfund Remedial Response Program