

ALERT!

DO NOT RECONTACT

Access Date: 02/13/2013

Access Status: Refused (no access)

Access Comment: ALERT! Use extreme caution due to owner at neighboring property (geounit 1382). Spoke to Sally Hufford; when I stated that I worked for a sub contractor of the EPA and ask to visit about her property at 42162 US Hwy 2, she said "I'm on a don't call list, don't call again. I'm not interested." She was very agitated and hung up.

Geounit ID: 2102

ParentGID

Count Of ADs in Geounit 1

PropertyID: AD-006607

Address: 42162 US Highway 2

Property Status Date: 6/9/2014

Property Status Inspection Required Initial SI

Comments:

Status updated post-Amendment B





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

1595 Wynkoop Street
Denver, CO 80202-1129
Phone 800-227-8917
www.epa.gov/region08

November 13, 2017

Del & Sally Hufford
42162 US Highway 2
Libby, MT 59923-7620

RE: 42162 US Highway 2
Libby, MT 59923
AD-006607

To Whom It May Concern:

The U.S. Environmental Protection Agency (EPA) has made multiple attempts to secure access to your property to conduct an investigation to determine if Libby amphibole asbestos (LA) is present at unacceptable levels and to remediate if appropriate. You have chosen not to grant access for those activities. Although EPA and the Montana Department of Environmental Quality (MDEQ) do not have complete investigation data for this property, we consider it important to inform future buyers and current and future residents, including tenants, that this property *may* have soil and/or building material LA contamination. Accordingly, if access to your property is not granted to EPA within 30 days of delivery of this letter, EPA intends to record a Notice of Potential Environmental Conditions with the Lincoln County Clerk and Recorder's office (an example of the Notice of Potential Environmental Conditions is enclosed with this letter). In order to withdraw a Notice of Potential Environmental Conditions in the future, submission of investigation data and proof of remediation, if applicable, to EPA and MDEQ will be required and will be the responsibility of the property owner.

EPA's investigations have shown that activities which disturb soils or building materials and generate dust contaminated with LA may result in unacceptable exposures to airborne asbestos fibers. Studies have demonstrated inhalation exposures of LA may cause a variety of serious health effects, including cancer (lung cancer, mesothelioma) and non-cancer effects (asbestosis, pleural thickening).

Despite numerous attempts over many years, including mailings, meetings, flyers, door-to-door efforts and more, we were not granted access to complete sampling this property. Thus, we can only tell you that your soil and building materials *may* have LA at levels that would pose a health risk. Due to the potential exposures, we recommend hiring a trained professional to assist you with any potential asbestos-related work. Also, you may contact the Lincoln County Asbestos Resource Program prior to beginning any work, in order to provide any known information about your property and for suggested next steps. Steps you can take to reduce exposure to these possible soil contaminants are provided in the attached information sheet.

For perspective, of the more than 7,800 properties that EPA and MDEQ have sampled, approximately thirty percent contained LA in soil and/or building materials at levels posing unacceptable risk. The rest of the properties sampled contained no LA or levels of LA below our level of concern and required no further action.

Please refer to the *Reducing Asbestos Exposure* handout enclosed with this letter. You may also contact the EPA Information Center at 406-293-6194 to grant access to your property or for further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'B Murray', with a long horizontal flourish extending to the right.

Bill Murray, Director
Superfund Remedial Program
U.S. Environmental Protection Agency, Region 8

Enclosures:

1. Example of Notice of Potential Environmental Conditions
2. *Reducing Asbestos Exposure* handout

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

272572 BOOK: PF PERM/FILES PAGE: 14036 Pages: 2
STATE OF MONTANA LINCOLN COUNTY
RECORDED: 01/30/2018 2:39 KOI: PERM/FILE
ROBIN A. BENSON CLERK AND RECORDER
FEE: \$5.00 BY: *[Signature]*
FOR: CDM SMITH 60 PORT BLVD, LIBBY MT 59923

NOTICE OF POTENTIAL ENVIRONMENTAL CONDITIONS

WHEREAS, Del Hufford, Sally Hufford is the owner of record of the real property (referred to as "the Property") located at 42162 US Highway 2, Libby, MT 59923, and more particularly described as follows:

S24, T29 N, R31 W, ACRES 30.5263, TR 2D2 IN E2NE, ASSR#0000010066

Reference: AD-006607

WHEREAS, **For purposes of indexing in the County Clerk and Recorder's office Grantor-Grantee index only, EPA shall be considered the Grantor, and Del Hufford, Sally Hufford shall be considered the Grantee.** Nothing in this Notice shall be construed to create or transfer any right, title or interest in the Property, create a lien against the Property, or restrict the use and enjoyment of the Property. Rather, it is intended to provide notice and information concerning the potential presence of contamination at the Property and to caution interested parties against using the Property in any manner that may increase the risk of exposure to the potential contamination and result in an imminent and substantial endangerment to public health, welfare, or the environment.

WHEREAS, the Property is within the boundaries of Operable Unit 4 of the Libby Asbestos Superfund Site (Site), as described in the Record of Decision (ROD) signed by the United States Environmental Protection Agency (EPA) on February 8, 2016. The ROD established cleanup objectives for Libby amphibole asbestos (LA) present at those properties by a combination of replacing contaminated soil with clean backfill and/or physical removal of contaminated building materials and along with institutional controls.

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

NOW, THEREFORE, NOTICE is hereby given that, as of the date of this Notice, the EPA has not completed investigation of soil or building material from the above-described Property.

As of December 2017, the EPA obtained samples from over 7,800 properties within the Operable Units 4 and 7 of the Site. Of this total, over 2,500 properties showed levels of LA contamination that could present unacceptable risk to or make the property unsafe for children or adults.

As of the date of this Notice, the owner of the Property has not consented to EPA accessing and investigating 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.

[Second Page Follows]


The EPA's records regarding the Property and the Site, may be requested by contacting:

U.S. Environmental Protection Agency, Region 8
Superfund Remedial Program, Remedial Project Manager
Libby Asbestos Superfund Site
1595 Wynkoop Street
Denver, Colorado 80202

Reference: AD-006607

The information in this Notice may represent potential 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

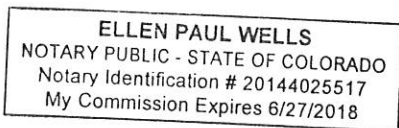
By: 
Bill Murray, Director
Superfund Remedial Program
U.S. Environmental Protection Agency
Region 8

Date: JAN 23 2018

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 23^d day of January, 2018.




(Notary's Official Signature)

June 27, 2018
(Commission Expiration)



1175317 - R8 SDMS

Libby Asbestos Project
Property Owner Refusal/Deferment Form

This form is used to document the refusal or deferment of EPA activities at the specified property.

6P12 24
6P12102

Property Information			
Property ID:	AR-006607	Property Owner:	Sally Hufford
Property Address:	42162 US Hwy 2 Libby, MT 59923	Date:	2/12/13
Record of Communication			
Indicate whether the property is a refusal or deferment. Briefly summarize the conversation that took place with the property owner. If the property owner supplied a written statement, attach it to the back of this form.			
<input checked="" type="checkbox"/> Refusal		<input type="checkbox"/> Deferment	
<p>Spoke to Sally Hufford. When I stated that I worked for a subcontractor of the EPA and asked if Mrs. Hufford to visit about her property at 42162 US Hwy 2, Mrs. Hufford stated, "Simon a do not call list, don't call again, I'm not interested." Mrs. Hufford then hung up. She was very agitated. Refusal. Do not contact again.</p>			
Prepared by: Kim Benefield Name/Company COMSMITH		Entered into POTS by: Kim Benefield Name/Company COMSMITH	
Date: 2/12/13		Date: 2/12/13	
Access Status updated in Response Manager by: Rudy Miller Name/Company COMSMITH		Entered into Records Center by: Paula Schiess Name/Company	
Date: 2-13-13		Date: 2/14/13	



This form is used to document the conversations and interactions that take place with property owners.

[illegible]