



1175848 - R8 SDMS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8
1595 Wynkoop Street
DENVER, CO 80202-2466
Phone 800-227-8917
<http://www.epa.gov/region08>

January 20, 2012

Ref: 8EPR-SR

Creg & Shelly Schultz
PO Box 1471
Libby MT, 59923

Re: 100 Manor Drive, Libby MT, 59923

Dear Mr. & Mrs. Schultz

With your consent, the U.S. Environmental Protection Agency (EPA) directed an investigation of your property at 100 Manor Drive, in Libby, Montana. The purpose of the inspection was to identify potential sources of Libby amphibole asbestos (LA), such as vermiculite attic insulation, vermiculite in soils, or LA in soils. The inspectors did not observe any vermiculite insulation in the home and did not observe any visible vermiculite in the soils. We collected soil samples from all accessible areas of your property and the lawn, shrubbed areas, flowerbeds, and the gravel walkway were identified to contain trace (TR) amounts of LA.

At this time, based on visual inspection and sampling results, there was no current removal trigger and the EPA does not consider the property at 100 Manor Drive to require cleanup. However, as analytical methods are improved and the EPA reaches a final cleanup approach for the Libby site, your property may require additional visits. We will contact you in advance to schedule any future work. All cleanup performed by the EPA will be at no cost to the owner, either current or future. The details of any cleanup will be discussed and agreed upon with the owner prior to any work.

If you have any questions, please contact the EPA Information Center in Libby at (406) 293-6194.

Sincerely,

Mike Cirian, P.E.
EPA On Site RPM

Property ID: AD-002069

Address: 100 Manor Dr

Geounit ID: 7522

ParentGID:

Count of ADs in Geounit: 1

Property Status Date: 6/25/2014

Property Status: Inspection Required DI

Property Status Comments: Status assigned per RSQ Tier2 6/25/2014; Amendment B criteria applied

Triggers for Action: 3.1.2

POC Review Items

☐ Review Bin B1 calculation for SUAs, CUAs, SBs, and SSs: (54%)

31450
Total area: ~~25300~~

Are primary indoor triggers present? Y (N)

Total Tr area: 16700 53.1%

- ☐ Open, non-contained, or migrating vermiculite insulation (attic or living space) [RSQ 2.1.1]
☐ Dust sample result $\geq 5,000$ s/cm² [RSQ 2.1.2]

Conditional Triggers (evaluated for possible removal only if one or more primary exterior triggers are present)

SUAs, CUAs, SBs, and SSs:

- ☐ Bin B1, if the spatial extent is less than 25% of the total area (where total area = LocationArea (ft²) of sampled SUAs + CUAs + SBs + SSs) [RSQ 4.1]
☐ Friable VCBM with a PLM-9002 or PC400 detection [RSQ 4.2]

☒ RM status check - enter any missing site visits into RM

☒ Comfort Letter check - check RM and folder, file at front of folder, barcode/post to RM if needed

☒ Access agreement check - if access agreement exists, enter access status in RM, file at front of folder

☒ Geounit Owner Address check - quick check of adjacent properties only to confirm property status

☒ Print most recent Investigation Sketch if not present

Reviewed By: L Miller

Reviewed Date: 7/11/14



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

1595 Wynkoop Street
Denver, Colorado 80202-1129
Phone 800-227-8917
www.epa.gov/region8

April 8, 2016

Ref: 8EPR-SR

Shelley Schultz
PO Box 1471
Libby, MT

Re: 100 Manor Dr (AD-002069) in Libby, MT 59923

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has been investigating and cleaning up Libby Amphibole asbestos (LA) contamination at residential and commercial properties in Libby and Troy since 2001. Studies have confirmed that the EPA's cleanups and selected remedy protect human health. According to our records you have not yet provided access to your property, so the EPA has not been able to complete an investigation for you. We are renewing our efforts to complete an investigation of your property at no cost to you.

The EPA is planning final remedial action efforts for areas of the Libby Asbestos site that include your property. At this time, the EPA is willing and able to investigate your property and, if necessary, cleanup LA contamination. The cleanup will protect human health and meet objectives of the final remedy as defined in the 2016 Record of Decision. If the EPA is unable to investigate your property, the status of your property will be recorded and maintained by the County and the State to inform future potential owners of your property that the property has not been investigated and/or cleaned up.

If you do not take advantage of this offer and if the EPA does not complete an investigation to determine whether your property requires cleanup, you may be responsible for any future LA cleanup that might be needed. You may also have a legal obligation to disclose to future buyers and lenders that your property is located within a designated Superfund site and has not been investigated or cleaned up by the EPA.

The EPA requests access to your property to determine if LA source materials (such as Libby vermiculite) are present, and whether LA is present above levels of concern in property soil. The initial investigation will determine whether additional investigation and cleanup is necessary. Fewer than ten percent of investigated properties are likely to need a cleanup.

To grant access for investigation of your property, please call an EPA representative at (406) 291-7691 or return the enclosed form in the postage-paid return envelope as soon as possible. Investigations will be scheduled on a first-come, first-served basis, and at a time convenient for you. **Please return access forms to the EPA by July 29, 2016, to schedule an investigation this year.**

→ You ACCESSED my Property in 2011.
Attached is a copy of the letter that you gave me with
Findings-

Shelley L. Schultz

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 'BM' followed by a long, sweeping horizontal line.

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



1397537 - 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.

Property Information	
Property ID:	AD-002069
Property Address:	100 Manor Dr
Property Owner:	Shelley Schuetz
Date:	5/20/16

Record of Communication	
Indicate whether the property is a refusal or deferment: <input checked="" type="checkbox"/> Refusal <input type="checkbox"/> Deferment	
Indicate the primary reason for the refusal/deferment (SELECT ONE):	
<input type="checkbox"/> No reason provided <input type="checkbox"/> Newly developed property/home <input type="checkbox"/> Never brought mine material to property <input type="checkbox"/> Quality of fill/restoration concern <input type="checkbox"/> Waiting for ROD <input checked="" type="checkbox"/> Satisfied with previous results/letter <input type="checkbox"/> Waste of money	<input type="checkbox"/> Disagrees with project and/or the EPA <input type="checkbox"/> Not concerned about sample results <input type="checkbox"/> Does not consent to interior access <input type="checkbox"/> Health issues <input type="checkbox"/> Selling the property; doesn't want yard/grass disturbed <input type="checkbox"/> Death in the family <input type="checkbox"/> Thinks sample results are wrong

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.

Owner returned last call letter stating property was inspected in 2011 & provided a copy of her consent letter dated 1-20-2012.

Refusal - do not recontact

Prepared by: LeeAnne Bacus 5/20/16
Name/Company Date

Access Status updated in Response Manager by: Paula Strauss 5/24/16
Name/Company Date

Entered into POTS by: LeeAnne Bacus 5/20/16
Name/Company Date

Entered into Records Center by: Paula Strauss 5/24/16
Name/Company Date



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
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1595 Wynkoop Street
Denver, CO 80202-1129
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www.epa.gov/region08


1401863 - R8 SDMS

November 13, 2017

Shelley Schultz
PO Box 1471
Libby, MT 59923-1471

RE: 100 Manor Dr
Libby, MT 59923
AD-002069

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.

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

272651 BOOK: PF PERM/FILES PAGE: 14101 Pages: 2
STATE OF MONTANA LINCOLN COUNTY
RECORDED: 01/31/2018 10:12 KOI: PERM/FILE
ROBIN A. BENSON CLERK AND RECORDER
FEE: \$5.00 BY: *Chate Rm*
FOR: CDM SMITH 60 PORT BLVD, LIBBY MT 59923

NOTICE OF POTENTIAL ENVIRONMENTAL CONDITIONS

WHEREAS, Shelley L Schultz is the owner of record of the real property (referred to as "the Property") located at 100 Manor Dr, Libby, MT 59923, and more particularly described as follows:

NORTHWOOD HEIGHTS, S35, T31 N, R31 W, Lot 1, ACRES 1.5, *18415*

Reference: AD-002069

WHEREAS, **For purposes of indexing in the County Clerk and Recorder's office Grantor-Grantee index only, EPA shall be considered the Grantor, and Shelley L Schultz 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-002069

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

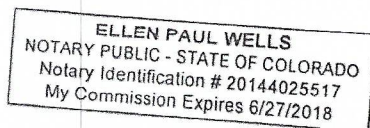
By: [Signature]
Bill Murray, Director
Superfund Remedial Program
U.S. Environmental Protection Agency
Region 8

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 23rd day of January, 2018.



Ellen Paul Wells

(Notary's Official Signature)

June 27, 2018

(Commission Expiration)