



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8
1595 WYNKOOP STREET
DENVER, CO 80202-1129
Phone 800-227-8917
<http://www.epa.gov/region08>

2011 NOV 29 PM 12: 34

FILED
EPA REGION VIII
READING CLERK

DOCKET NO.: TSCA-08-2012-0001

IN THE MATTER OF:)
)
CAPITAL GROWTH CORPORATION) FINAL ORDER
)
RESPONDENT)

Pursuant to 40 C.F.R. §22.13(b) and 22.18, of EPA’s Consolidated Rules of Practice, the Consent Agreement resolving this matter is hereby approved and incorporated by reference into this Final Order. The Respondent is hereby **ORDERED** to comply with all of the terms of the Consent Agreement, effective immediately upon receipt by Respondent of this Consent Agreement and Final Order.

SO ORDERED THIS 29th DAY OF November, 2011.

Elyana R. Sutin
Regional Judicial Officer

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 8

2011 NOV 29 PM 12:34

IN THE MATTER OF:)

Capital Growth Corporation)

Respondent.)

**COMPLAINT AND CONSENT AGREEMENT
(SIMULTANEOUS AND COMBINED)**

DOCKET NO. : TSCA-08-2012-0001

FILED
EPA REGION VIII
RECORDING CLERK

COMPLAINT

GENERAL ALLEGATIONS

1. This civil administrative enforcement action is authorized by Congress in the Residential Lead-Based Paint Hazard Reduction Act (Residential Lead Hazard Act) and the Toxic Substances Control Act (TSCA). 42 U.S.C. § 4851 *et seq.*, and 15 U.S.C. § 2601 *et seq.* EPA regulations authorized by the statutes are set out in part 745, subpart F of title 40 of the Code of Federal Regulations (C.F.R.) and, as set out in 42 U.S.C. § 4852d (b)(5), violations of the regulations constitute violations of section 16 of TSCA. This proceeding is subject to EPA's "*Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation or Suspension of Permits*, (Rules of Practice), 40 C.F.R. part 22, and this COMPLAINT AND CONSENT AGREEMENT (simultaneous combined action) is authorized by the rules. 40 C.F.R. § 22.13(b). The undersigned EPA officials have been properly delegated the authority to issue this action. These general allegations apply to each count below.
2. On February 14, 2011, an authorized representative of the EPA conducted a compliance inspection at the Willow Glen Apartment Complex in Salt Lake City, Utah to determine compliance with the Residential Lead Hazard Act. The EPA found that the facility had failed to comply with the requirements of this law. The violations are listed in paragraph 6.
3. Respondent is the Capital Growth Corporation (Respondent). Respondent, and at all times relevant to this simultaneous combined action has been, the owner, as that term is defined in 40 C.F.R. § 745.103, of the Willow Glen Apartment Complex property located at 4848 South 1300 East, Salt Lake City, Utah, which is "residential real property" within the meaning of § 1004(24) of the Residential Lead Hazard Act, 42 U.S.C. § 4851b (24), and was constructed before 1978.
4. The extent of the failure to notify violations covered by this settlement are 48 units located in the facility found at 4848 South 1300 East, Salt Lake City, Utah.
5. EPA regulations require, among other things, that an owner of housing constructed before 1978 shall, prior to obligating a lessee under a contract to lease or rent the housing, provide or include in or attach to the leasing contract, (1) an EPA-approved lead hazard information pamphlet, (2) a lead warning statement, (3) a statement disclosing the presence of any known lead-based paint and/or lead-

based paint hazards (or lack of knowledge of such presence), (4) a list of any records or reports available to the owner related to lead-based paint or hazards (or a statement that no such records exist), (5) a statement by the renter/lessee that he/she received the above information, and (6) signatures (dated) by both parties certifying the accuracy of their statements. 40 C.F.R. §§ 745.107(a)(1) and 745.113(b).

VIOLATION

6. As an owner or manager of residential real property, Respondent has failed to comply with the following requirement:
 - a. Respondent failed to include a statement disclosing the presence of any known lead-based paint and/or lead-based paint hazards (or lack of knowledge of such presence), within the lease contracts before the renters/lessees are obligated or enter into a lease contract in violation of 40 C.F.R. § 745.113(b)(2), 42 U.S.C. § 4852d(b)(5), 15 U.S.C. § 2689.

CONSENT AGREEMENT

7. Respondent admits the jurisdictional allegations and neither admits nor denies the factual allegations stated above.
8. Respondent waives its right to a hearing before any tribunal, to contest any issue of law or fact set forth in this Complaint and Consent Agreement.
9. This Complaint and Consent Agreement, upon incorporation into a final order, applies to and is binding upon EPA and upon Respondent and Respondent's heirs, successors and assigns. Any change in ownership or corporate status of Respondent, including, but not limited to, any transfer of assets or real or personal property, shall not alter Respondent's responsibilities under this agreement. This Complaint and Consent Agreement contains all terms of the settlement agreed to by the parties.
10. Section 16 of TSCA, 15 U.S.C. § 2615, and the regulations promulgated under section 6 of TSCA, 15 U.S.C. § 2605, as amended, authorize the assessment of a civil penalty of up to \$37,500 per day of violation for each violation of TSCA. In arriving at the amount of the penalty, EPA, as required by section 16(a)(2)(B) of TSCA, 15 U.S.C. § 2615(a)(2)(b), has taken into consideration, to the extent known at this time, the nature, circumstances, extent, and gravity of the violation, and, with respect to respondent, the ability to pay, effect on ability to continue to do business, any history of prior violations, degree of culpability, and other matters as justice may require. Respondent has demonstrated that it is in compliance with applicable provisions of the Residential Lead Hazard Act. Respondent consents and agrees to pay a civil penalty in the amount of **\$113.00 (one hundred thirteen dollars and no cents)**, in the manner described below in the following subparagraphs:
 - a. Payment is due within 30 calendar days from the date written on the Final Order, issued by the Regional Judicial Officer, which adopts this Complaint and Consent Agreement. If the due date falls on a weekend or legal Federal holiday, the due date is the next business day.

- b. Payment shall be made by remitting a cashier's or certified check, including the name and docket number of this case, for the amount, payable to "Treasurer, United States of America," (or be paid by one of the other methods listed below) and sent as follows:

Regular Mail:

US Environmental Protection Agency
Fines and Penalties
Cincinnati Finance Center
PO Box 979077
St. Louis, MO 63197-9000

Wire Transfers:

Wire transfers must be sent directly to the Federal Reserve Bank in New York City with the following information:

Federal Reserve Bank of New York
ABA = 021030004
Account = 68010727
SWIFT address = FRNYUS33
33 Liberty Street
New York NY 10045
Field Tag 4200 of the Fedwire message should read "D 68010727
Environmental Protection Agency"

Overnight Mail:

U.S. Bank
1005 Convention Plaza
Mail Station SL-MO-C2GL
St. Louis, MO 63101
Contact Natalie Pearson
314-418-4087

ACH (also known as REX or remittance express):

Automated Clearinghouse (ACH) for receiving US currency
PNC Bank
808 17th Street, NW
Washington, DC 20074
Contact – Jesse White 301-887-6548
ABA = 051036706
Transaction Code 22-checking
Environmental Protection Agency
Account 310006
CTX Format

On Line Payment:

This payment option can be accessed from the information below:

www.pay.gov

Enter sfo1.1 in the search field

Open form and complete required fields

A copy of the check (or notification of wire transfer or on-line payment) shall be sent simultaneously to:

Daniel Webster (8ENF-AT)
U.S. EPA Region 8
1595 Wynkoop Street
Denver, CO 80202-1129

and

Tina Artemis
Regional Hearing Clerk (8RC)
U.S. EPA Region 8
1595 Wynkoop Street
Denver, CO 80202-1129

- c. In the event payment is not received by the specified due date, interest accrues from the date of the Final Order, not the due date, at a rate established by the Secretary of the Treasury pursuant to 31 U.S.C. § 3717, and will continue to accrue until payment in full is received. (That is, on the 1st late day, 30 days of interest accrues).
- d. In addition, a handling charge of fifteen dollars (\$15) shall be assessed the 61st day from the date of the Final Order, and each subsequent thirty-day period that the debt, or any portion thereof, remains unpaid. In addition, a six percent (6%) per annum penalty shall be assessed on any unpaid principal amount if payment is not received within 90 days of the due date (that is, the 121st day from the date the Final Order is signed). Payments are first applied to handling charges, 6% penalty interest, and late interest; then any balance is applied to the outstanding principal amount.
- e. Respondent agrees that the penalty shall never be claimed as a federal or other tax deduction or credit.

11. Nothing in this Complaint and Consent Agreement shall relieve Respondent of the duty to comply with TSCA and its implementing regulations.

12. Failure by Respondent to comply with any term of this Complaint and Consent Agreement shall constitute a breach of the consent agreement and may result in referral of the matter to the Department of Justice for enforcement of this agreement and such other relief as may be appropriate.

13. Nothing in this Complaint and Consent Agreement shall be construed as a waiver by the EPA or any other federal entity of its authority to seek costs or any appropriate penalty associated with any collection action instituted as a result of Respondent's failure to perform pursuant to the terms of this agreement.

14. The undersigned representative of the Respondent certify that he/she is fully authorized to enter into the terms and conditions of this Complaint and Consent Agreement and to bind the parties he/she represents to the terms and conditions of this Complaint and Consent Agreement.

15. The parties agree to submit this Complaint and Consent Agreement to the Regional Judicial Officer, with a request that it be incorporated into a final order.

16. Each party shall bear its own costs and attorney fees in connection with this matter.

17. This Complaint and Consent Agreement, upon incorporation into a final order by the Regional Judicial Officer and full satisfaction by the parties, shall be a complete and full civil settlement of the specific violations alleged in the complaint portion of this Complaint and Consent Agreement.

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, REGION 8,

Complainant.

Date: 11/17/11

By: Cynthia J. Reynolds
Cynthia J. Reynolds, Director
Technical Enforcement Program

Date: 11/18/11

By: Matthew A. Cohn FOR
Matthew Cohn, Director
Legal Enforcement Program


Date: 11/17/11

By: Jean Belille
Jean Belille
Enforcement Attorney
Legal Enforcement Program
U.S. EPA Region 8
1595 Wynkoop Street (ENF-L)
Denver, CO 80202-1129
303.312.6556

CAPITAL GROWTH CORPORATION

Respondent.

Date: 11/14/11

By:  _____

PRINTED NAME: GARY GEE

TITLE: SENIOR PROPERTY MANAGER

CERTIFICATE OF SERVICE

The undersigned certifies that the original of the attached **COMPLAINT AND CONSENT AGREEMENT/FINAL ORDER** in the matter of **CAPITAL GROWTH CORPORATION, DOCKET NO.: TSCA-08-2012-0001** was filed with the Regional Hearing Clerk on November 29, 2011.


Further, the undersigned certifies that a true and correct copy of the documents were delivered to, Jean Belille, Enforcement Attorney, U. S. EPA – Region 8, 1595 Wynkoop Street, Denver, CO 80202-1129. True and correct copies of the aforementioned documents were placed in the United States mail certified/return receipt requested on November 29, 2011, to:

Paul D. Montgomery
Capital Growth Corporation
3989 South 900 East, Suite 201
Salt Lake City, UT 84124

E-mailed to:

Elizabeth Whitsel
U. S. Environmental Protection Agency
Cincinnati Finance Center
26 W. Martin Luther King Drive (MS-0002)
Cincinnati, Ohio 45268

November 29, 2011


Tina Artemis
Paralegal/Regional Hearing Clerk

