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April 12, 2017

Via Fed Ex and Email

Amelia Piggott
EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202

Re: Silver Gate Ranches Proposed Subdivision, Pace Ranch Property, Park City UT

Dear Ms Piggott:

On behalf of Resort Center Associates, LLC ("RCA"), the owner of the Pace Ranch Property, I am hereby requesting that EPA provide us with a no further action letter reflecting the agency's determination that there is no contamination that would interfere with residential development of the 18 lots that RCA proposes to develop on the Pace Ranch Property. On December 2, 2016, we provided you with a copy of a letter to Summit County describing the proposed subdivision and studies that have been undertaken to date and attaching copies of those studies. We understand that those studies were forwarded to EPA program staff for their review.

Although we disagree with the County's interpretation of its ordinance, as you know, on March 22, 2017, the County responded and reiterated its contention that it requires "a certification from EPA or the State of Utah DEQ that all remediation and restoration obligations and/or plans are in place and that the development may proceed." The County also erroneously states that the scope of investigation did not extend to properties in a previously approved plat, when, in fact, the investigations described in the December 2 letter and attachments covered the entire property and supports no further action for both proposed configurations of the eighteen lots that RCA wishes to develop.

Although, as we have discussed, EPA does not provide certifications, we request that you provide us with a no further action letter confirming that the sampling described in the December 2 letter and the attached studies show no basis for concluding that contamination requring remediation exists that would interfere with residential development of the eighteen lots in either configuration.

We understand that the RPM informally informed RCA's principal, Walter Plumb, that the EPA sampling showed no issue of concern. A no further action letter confirming this informal communication will allow RCA to develop these very valuable properties without further

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interference. This would also be consistent with past EPA actions to facilitate prospective purchasers of properties with Superfund Sites.

Sincerely,

Robert B. McKinstry, Jr.

RBM/set

cc: Walter J. Plumb III
Steven D. Peterson