



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

REPLY TO THE ATTENTION OF:

**Mail Code: S-6J**

**VIA FACSIMILE & FEDEX**

April 13, 2000

Dan Brown, Project Manager  
Partners Environmental Consulting, Inc.  
34200 Solon Road  
Solon, Ohio 44139

**RE: Approval of the Site Investigation Report for the Copley Square Plaza Site  
formerly known as the O'Shux Golf Course**

Dear Mr. Brown:

On February 15, 2000, Partners Environmental Consulting, Inc., met with the United States Environmental Protection Agency ( U.S. EPA) to discuss a Prospective Purchaser Agreement (PPA) and the approval of the Site Investigation Report. During our meeting U.S. EPA pointed out several concerns that needed to be addressed in the Site Investigation Report before we could issue a comfort letter for the PPA. The report lacked adequate information on community concerns, institutional controls and deed restrictions.

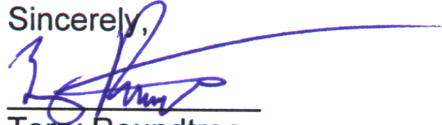
The report was resubmitted in March with the requested information regarding community concerns, institutional controls and deed restrictions. The Agency has reviewed the revised report and found the report to be consistent with our requirements for documenting environmental conditions at a Superfund site. The data collected by Partners Environmental Consulting Inc., demonstrated that development of the site as residential housing will not result in unacceptable risk to human health and the environment. The Risk Assessment and the Ecological Evaluation made several conservative assumptions regarding site conditions. In both cases, chemicals of concern did not exceed the acceptable limits for human health and the environment.

Furthermore, based on the results of this investigation. U.S. EPA finds the reports submitted to be acceptable, and hereby recommends that the Office of Regional

Counsel issue a comfort letter for a PPA in accordance with the policy of the U.S. EPA to promote the development of the land where it has been shown that it can be safely improved and enhance the economical well being of a community with out creating any unacceptable risk to human health and the environment.

If you have any questions, please call me at (312) 353-3236.

Sincerely,



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Terry Roundtree  
Project Manager  
U.S. EPA

cc: Kathleen Schnieders, ORC  
Jeffery C. Simler, Ameri-Con, Inc.