
MEMORANDUM

TO: LINDSAY MASTERS – COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, HAZARDOUS MATERIALS & WASTE MANAGEMENT DIVISION

FROM: TOM HARP - REMEDIATION RISK REDUCTION, LLC

SUBJECT: BI-WEEKLY STATUS UPDATE – THORNTON SHOPPING CENTER, NORTHWEST CORNER 88TH AND CORONA, THORNTON, CO – EPA #COR000212639, M&E 3.2, THORNTON LLC (THORNTON SHOPPING CENTER)

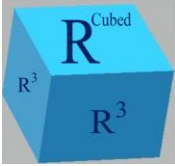
DATE: 12/31/2020

CC: THORNTON LLC

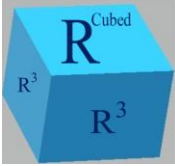
Lindsay;

Per the requirement stipulated in your June 23, 2020 correspondence, the *Bi-Weekly Status Update* for December 30, 2020 regarding the Thornton Shopping Center is as follows:

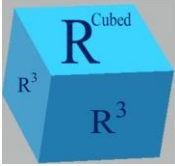
OTHER PLANNED ACTIVITIES	ESTIMATED SCHEDULE	POTENTIAL ROADBLOCKS /DELAYS			
R ³ conducted the second semi-annual 2020 groundwater sampling event.	10/20/2020 – 10/22/2020				
CDPHE and Thornton LLC/Jay Brown agreed to a <i>Joint Motion for Entry of Stipulated Injunction.</i>	11/23/2020				
R ³ finalized and submitted the <i>Second Semi-Annual 2020 Groundwater Monitoring Report</i> to the CDPHE for review and approval.	12/02/2020				



CDPHE requested that offsite wells MW-29, MW-30, and MW-31 (installed by RETTEW) be sampled in 2020.	12/08/2020				
R ³ collected groundwater samples from offsite wells MW-29, MW-30, and MW-31.	12/10/2020				
Thornton LLC and RESIGHT teleconference with City of Thornton.	12/21/2020				
R ³ received laboratory results for groundwater samples collected from offsite wells MW-29, MW-30, and MW-31.	12/24/2020				
R ³ will prepare an <i>Addendum</i> to the <i>Second Semi-Annual 2020 Groundwater Monitoring Report</i> to transmit laboratory results and summarize field activities to the CDPHE for review and approval.	On or about 01/05/2021				
Thornton LLC is working on multiple fronts to obtain funding to effect the CAP. Further, Thornton LLC working with	Ongoing				



<p>Sterling Design design/architectural/surveying team to effect a subdivision of the shopping center to be able to sell additional parcels to developers. With that in mind, Thornton LLC is in discussion with real estate brokers and multiple potential users for the site in order to develop a subdivision that works more closely with their needs.</p> <p>Thornton is conferring with 2 other potential purchasers of the complete shopping center; both of which have been in touch with City of Thornton.</p> <p>Thornton LLC has received approval to build a construction fence around the vacant east buildings (8954 – 8988) in order to protect them from vagrants prior to demolition, which is anticipated to occur after remediation of asbestos in Spring, 2021.</p>					
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The Thornton Development Authority approved a Resolution authorizing staff to explore acquisition of some or all of the Thornton Shopping Center. Next meeting scheduled for January 19, 2021.	Ongoing				
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I will notify you if there are any pending additions/deletions to this update. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

REMEDIATION RISK REDUCTION, LLC

Thomas A. Harp, P.G., M.S.C.E., M.B.A.

Principal