
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)

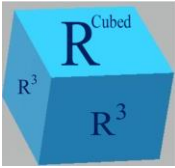
DATE: 2/10/2021

CC: THORNTON LLC

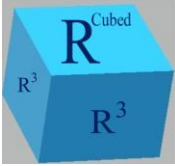
Lindsay;

Per the requirement stipulated in your June 23, 2020 correspondence, the *Bi-Weekly Status Update* for February 10, 2021 regarding the Thornton Shopping Center is as follows:

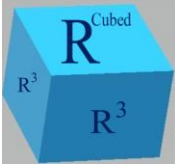
OTHER PLANNED ACTIVITIES	ESTIMATED SCHEDULE	POTENTIAL ROADBLOCKS /DELAYS			
CDPHE and Thornton LLC/Jay Brown agreed to a <i>Joint Motion for Entry of Stipulated Injunction.</i>	11/23/2020 Phase I offsite installation to be completed by 3/15/2021. Phase II offsite installation to be completed by 6/1/2021.				
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	12/10/2020				



from offsite wells MW-29, MW-30, and MW-31.					
R ³ submitted the Second <i>Semi-Annual 2020 Groundwater Monitoring Report Addendum</i> to the CDPHE for review and approval.	01/08/2021				
R ³ is obtaining necessary permits & licenses from City of Thornton to work in Phase I street rights-of-way.	1/27/2021 – 2/15/2021				
R ³ submitted a Rule Authorization Amendment to EPA Region 8 regarding proposed Phase I injection activities.	1/28/2021				
R ³ took delivery of the 1 st order of BOS 100 for Phase I.	2/8/2021				
R ³ to place 2 nd order of BOS 100 for Phase I (expected delivery on 2/26/2021).	2/10/2021				
R ³ to commence Phase I injections.	2/15/2021				



<p>Thornton LLC has obtained funding to implement Phase I and Phase II of the CAP.</p> <p>Further, Thornton LLC is working with Sterling Design design/architectural/surveying team to subdivide the shopping center 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 to develop a subdivision plan that works more closely with their needs.</p> <p>Thornton LLC is conferring with potential purchasers of the complete shopping center; has received one offer and is considering a counter offer.</p> <p>One other prospective purchaser is contacting the City of Thornton this week.</p> <p>Thornton LLC has built a construction fence around the vacant east buildings (8954 – 8988) to</p>	<p>Ongoing</p>				
--	----------------	--	--	--	--



protect against vagrants prior to demolition, which is anticipated to occur after remediation of asbestos in the Spring of 2021. Thornton LLC is aware that any remediation will be done by a licensed contractor, per CDPHE requirements.					
--	--	--	--	--	--

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,

REMEDICATION RISK REDUCTION, LLC

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

Principal