



FIGURES

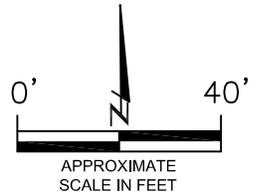
Figure 1: Monitoring Well Location Map



LEGEND

● APPROXIMATE MONITORING WELL LOCATION

BACKGROUND: GOOGLE EARTH AERIAL IMAGERY JULY 2019



MONITORING WELL LOCATION MAP
TUCKER #1
HISTORICAL RELEASE
40.369398 / -105.061807
NE1/4 SE1/4 SEC.25 T5N R69W 6PM
LARIMER COUNTY, COLORADO
LOCATION ID 307112
REMEDIAION # 16244

DATE:
4/12/23
DRAWN BY:
DAC
FIG.
NO. 1



EAGLE
ENVIRONMENTAL
CONSULTING, LLC
8000 W 44th Ave, Wheat Ridge, CO 80033
Ph: 303-433-0479 • F: 303-325-5449



TABLES:

Table 1: Groundwater Analytical Results Summary

**TABLE 1
GROUNDWATER ANALYTICAL RESULTS SUMMARY
TUCKER #1
DECOMMISSIONING ASSESSMENT
40.369398 / -105.061807
NE1/4 SE1/4 SEC.25 T5N R69W 6PM
LARIMER COUNTY, COLORADO
LOCATION ID 307112
REMEDIATION # 16804**

Sample Location (Latitude/Longitude)	Date	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)	1,2,4- Trimethylbenzene (ug/L)	1,3,5- Trimethylbenzene (ug/L)	Naphthalene (ug/L)
COGCC Table 915-1 Cleanup Concentrations		5	560	700	1,400	67	67	140
MW-01	06/23/21	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<4.00
(40.369566 / -105.061949)	04/21/23	<1.00	<1.00	<1.00	<1.00	<2.00	<2.00	<2.00
MW-02	06/23/21	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<4.00
(40.369660 / -105.062019)	04/21/23	<1.00	<1.00	<1.00	<1.00	<2.00	<2.00	<2.00
MW-03	06/23/21	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<4.00
(40.369612 / -105.061814)	04/21/23	<1.00	<1.00	<1.00	<1.00	<2.00	<2.00	<2.00
MW-04	06/23/21	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<4.00
(40.369493 / -105.061853)	04/21/23	DESTROYED						
MW-05	06/23/21	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<4.00
(40.369506 / -105.062052)	04/21/23	<1.00	<1.00	<1.00	<1.00	<2.00	<2.00	<2.00

COGCC = Colorado Oil and Gas Conservation Commission

ug/L = micrograms per liter

ppm-v = parts per million by volume

Values presented with a less than symbol (<) did not contain concentrations at or above the laboratory reporting limit.

Values presented in **BOLD** contained concentrations exceeding applicable COGCC Table 915-1 Regulatory Limits





ATTACHMENT A

Laboratory Analytical Report



May 01, 2023

Eagle Environmental Consulting, LLC

Martin C Eckert III

8000 W 44th Ave

Wheat Ridge CO 80033

Project Name - Magpie - Tucker #1

Project Number - [none]

Attached are your analytical results for Magpie - Tucker #1 received by Origins Laboratory, Inc. April 21, 2023. This project is associated with Origins project number Y304513-01.

The analytical results in the following report were analyzed under the guidelines of EPA Methods. These methods are identified as follows; "SW" are defined in SW-846, "EPA" are defined in 40CFR part 136 and "SM" are defined in the most current revision of Standard Methods For the Examination of Water and Wastewater.

The analytical results apply specifically to the samples and analyses specified per the attached Chain of Custody. As such, this report shall not be reproduced except in full, without the written approval of Origin's laboratory.

Unless otherwise noted, the analytical results for all soil samples are reported on a wet weight basis. All analytical analyses were performed under NELAP guidelines unless noted by a data qualifier.

Any holding time exceedances, deviations from the method specifications or deviations from Origins Laboratory's Standard Operating Procedures are outlined in the case narrative.

Thank you for selecting Origins for your analytical needs. Please contact us with any questions concerning this report, or if we can help with anything at all.

Origins Laboratory, Inc.
303.433.1322
o-squad@oelabinc.com



1725 Elk Place, Denver, CO 80211 | Phone: 303.433.1322 | Fax: 303.265.9645

Eagle Environmental Consulting, LLC
8000 W 44th Ave
Wheat Ridge CO 80033

Martin C Eckert III
Project Number: [none]
Project: Magpie - Tucker #1

CROSS REFERENCE REPORT

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-01	Y304513-01	Water	April 21, 2023 9:55	04/21/2023 11:35
MW-02	Y304513-02	Water	April 21, 2023 10:00	04/21/2023 11:35
MW-03	Y304513-03	Water	April 21, 2023 10:10	04/21/2023 11:35
MW-05	Y304513-04	Water	April 21, 2023 10:25	04/21/2023 11:35

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1



www.originslaboratory.com

4304513

page 1 of 1

Client: Eagle Environmental Consulting
 Address: 8000 W 44th Ave
Wheat Ridge, CO 80033
 Telephone Number: 303-433-0479
 Email Address: dcastro@eagle-environment.com

Fax: 303.265.9645

Project Manager: David Castro
 Project Name: Tucker #1
 Project Number: -
 Samples Collected By: CT

Sample ID Description	Date Sampled	Time Sampled	# of Containers	Preservative				Matrix			Analysis		Sample Instructions		
				Unpreserved	HCl	HNO ₃	Other	Groundwater	Soil	Air Summa Continer #	Other	BTEX		PAHs	
MW-01	04/21/23	0955	3	X				X				X			
MW-02		1000													
MW-03		1010													
MW-05		1025													
Relinquished By: <u>CT</u>	Date: <u>04/21/23</u>	Time: <u>1135</u>	Received By: <u>[Signature]</u>	Date: <u>4/21/23</u>	Time: <u>1135</u>	Turnaround Time: <input type="checkbox"/> Same Day <input type="checkbox"/> 24 Hr <input type="checkbox"/> 48 Hr <input checked="" type="checkbox"/> Standard									
Relinquished By:	Date:	Time:	Received By:	Date:	Time:										

Temp Received: 3 Date Results Needed: 4/21/23

Origins Laboratory, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

Origins Laboratory

F-012207-01-R1
 Effective Date: 01/09/12

Sample Receipt Checklist

Origins Work Order: 4304512

Client: Eagle

Client Project ID: Tucker #1

Checklist Completed by: EHS

Shipped Via: HD

(UPS, FedEx, Hand Delivered, Pick-up, etc.)

Date/time completed: 4/24/12

Airbill #: NA

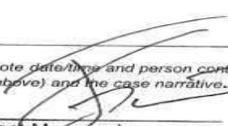
Matrix(s) Received: (Check all that apply): Soil/Solid Water Other: _____

Cooler Number/Temperature: 1 13.0 °C 1 °C 1 °C (Describe) °C

Thermometer ID: T004

Requirement Description	Yes	No	N/A	Comments (if any)
If samples require cooling, was the temperature between 0°C to ≤ 6°C ⁽¹⁾ ?	/			
Is there ice present (document if blue ice is used)	/			
Are custody seals present on cooler? (if so, document in comments if they are signed and dated, broken or intact)		/		
Are custody seals present on each sample container? (if so, document in comments if they are signed and dated, broken or intact)		/		
Were all samples received intact ⁽¹⁾ ?	/			
Was adequate sample volume provided ⁽¹⁾ ?	/			
Are short holding time analytes or samples with HTs due within 48 hours present ⁽¹⁾ ?		/		
Is a chain-of-custody (COC) present and filled out completely ⁽¹⁾ ?	/			
Does the COC agree with the number and type of sample bottles received ⁽¹⁾ ?	/			
Do the sample IDs on the bottle labels match the COC ⁽¹⁾ ?	/			
Is the COC properly relinquished by the client with date and time recorded ⁽¹⁾ ?	/			
For volatiles in water – is there headspace (> ¼ inch bubble) present? If yes, contact client and note in narrative.		/		
Are samples preserved that require preservation and was it checked ⁽¹⁾ ? (note ID of confirmation instrument used in comments) / (preservation is not confirmed for subcontracted analyses in order to insure sample integrity)/(pH <2 for samples preserved with HNO3, HCL, H2SO4) / (pH >10 for samples preserved with NaAsO2+NaOH, ZnAc+NaOH)	/			NC
Additional Comments (if any):				

⁽¹⁾ If NO, then contact the client before proceeding with analysis and note date/time and person contacted as well as the corrective action to in the additional comments (above) and the case narrative.

Reviewed by (Project Manager) 

Date/Time Reviewed 4/25/12

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

MW-01
4/21/2023 9:55:00AM

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
---------	--------	-----------------	-------	----------	-------	---------	----------	----------	-------

Origins Laboratory, Inc.
Y304513-01 (Water)

BTEX+N+TMBs by 8260D

1,2,4-Trimethylbenzene	ND	2.00	ug/L	1	B3D2433	JSM	04/25/2023	04/25/2023	U
1,3,5-Trimethylbenzene	ND	2.00	"	"	"	JSM	"	"	U
Benzene	ND	1.00	"	"	"	JSM	"	"	U
Ethylbenzene	ND	1.00	"	"	"	JSM	"	"	U
Naphthalene	ND	2.00	"	"	"	JSM	"	"	U
Toluene	ND	1.00	"	"	"	JSM	"	"	U
Xylenes, total	ND	1.00	"	"	"	JSM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	127 %	70-130			"	"	"	"	
Surrogate: Toluene-d8	103 %	70-130			"	"	"	"	
Surrogate: 4-Bromofluorobenzene	110 %	70-130			"	"	"	"	

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

MW-02

4/21/2023 10:00:00AM

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
---------	--------	-----------------	-------	----------	-------	---------	----------	----------	-------

Origins Laboratory, Inc.
Y304513-02 (Water)

BTEX+N+TMBs by 8260D

1,2,4-Trimethylbenzene	ND	2.00	ug/L	1	B3D2433	JSM	04/25/2023	04/25/2023	U
1,3,5-Trimethylbenzene	ND	2.00	"	"	"	JSM	"	"	U
Benzene	ND	1.00	"	"	"	JSM	"	"	U
Ethylbenzene	ND	1.00	"	"	"	JSM	"	"	U
Naphthalene	ND	2.00	"	"	"	JSM	"	"	U
Toluene	ND	1.00	"	"	"	JSM	"	"	U
Xylenes, total	ND	1.00	"	"	"	JSM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	124 %	70-130			"	"	"	"	
Surrogate: Toluene-d8	110 %	70-130			"	"	"	"	
Surrogate: 4-Bromofluorobenzene	101 %	70-130			"	"	"	"	

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

MW-03

4/21/2023 10:10:00AM

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
---------	--------	-----------------	-------	----------	-------	---------	----------	----------	-------

Origins Laboratory, Inc.
Y304513-03 (Water)

BTEX+N+TMBs by 8260D

1,2,4-Trimethylbenzene	ND	2.00	ug/L	1	B3D2433	JSM	04/25/2023	04/25/2023	U
1,3,5-Trimethylbenzene	ND	2.00	"	"	"	JSM	"	"	U
Benzene	ND	1.00	"	"	"	JSM	"	"	U
Ethylbenzene	ND	1.00	"	"	"	JSM	"	"	U
Naphthalene	ND	2.00	"	"	"	JSM	"	"	U
Toluene	ND	1.00	"	"	"	JSM	"	"	U
Xylenes, total	ND	1.00	"	"	"	JSM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	122 %	70-130			"	"	"	"	
Surrogate: Toluene-d8	107 %	70-130			"	"	"	"	
Surrogate: 4-Bromofluorobenzene	99.7 %	70-130			"	"	"	"	

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

MW-05

4/21/2023 10:25:00AM

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
---------	--------	-----------------	-------	----------	-------	---------	----------	----------	-------

Origins Laboratory, Inc.
Y304513-04 (Water)

BTEX+N+TMBs by 8260D

1,2,4-Trimethylbenzene	ND	2.00	ug/L	1	B3D2433	JSM	04/25/2023	04/25/2023	U
1,3,5-Trimethylbenzene	ND	2.00	"	"	"	JSM	"	"	U
Benzene	ND	1.00	"	"	"	JSM	"	"	U
Ethylbenzene	ND	1.00	"	"	"	JSM	"	"	U
Naphthalene	ND	2.00	"	"	"	JSM	"	"	U
Toluene	ND	1.00	"	"	"	JSM	"	"	U
Xylenes, total	ND	1.00	"	"	"	JSM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	121 %	70-130			"	"	"	"	
Surrogate: Toluene-d8	110 %	70-130			"	"	"	"	
Surrogate: 4-Bromofluorobenzene	97.7 %	70-130			"	"	"	"	

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch B3D2433 - EPA 5030B (Water)

Blank (B3D2433-BLK1)

Prepared: 04/25/2023 Analyzed: 04/25/2023

1,2,4-Trimethylbenzene	ND	2.00	ug/L							U
1,3,5-Trimethylbenzene	ND	2.00	"							U
Benzene	ND	1.00	"							U
Ethylbenzene	ND	1.00	"							U
Naphthalene	ND	2.00	"							U
Toluene	ND	1.00	"							U
Xylenes, total	ND	1.00	"							U
Surrogate: 1,2-Dichloroethane-d4	77		"	62.5	124		70-130			
Surrogate: Toluene-d8	66		"	62.5	106		70-130			
Surrogate: 4-Bromofluorobenzene	65		"	62.5	104		70-130			

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch B3D2433 - EPA 5030B (Water)

LCS (B3D2433-BS1)

Prepared: 04/25/2023 Analyzed: 04/25/2023

1,2,4-Trimethylbenzene	42.5	2.00	ug/L	50.0		85.0	70-130			
1,3,5-Trimethylbenzene	43.5	2.00	"	50.0		86.9	70-130			
Benzene	44.9	1.00	"	50.0		89.8	70-130			
Ethylbenzene	46.0	1.00	"	50.0		92.0	70-130			
m,p-Xylene	89.0	2.00	"	100		89.0	70-130			
Naphthalene	41.9	2.00	"	50.0		83.8	70-130			
o-Xylene	42.0	1.00	"	50.0		84.0	70-130			
Toluene	50.3	1.00	"	50.0		101	70-130			
Surrogate: 1,2-Dichloroethane-d4	74		"	62.5		119	70-130			
Surrogate: Toluene-d8	64		"	62.5		102	70-130			
Surrogate: 4-Bromofluorobenzene	72		"	62.5		115	70-130			

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch B3D2433 - EPA 5030B (Water)

Matrix Spike (B3D2433-MS1)	Source: Y304506-01			Prepared: 04/25/2023 Analyzed: 04/25/2023						
1,2,4-Trimethylbenzene	40.4	2.00	ug/L	50.0	ND	80.7	70-130			
1,3,5-Trimethylbenzene	40.6	2.00	"	50.0	ND	81.3	70-130			
Benzene	42.3	1.00	"	50.0	ND	84.6	70-130			
Ethylbenzene	43.8	1.00	"	50.0	ND	87.7	70-130			
m,p-Xylene	86.6	2.00	"	100	ND	86.6	70-130			
Naphthalene	39.0	2.00	"	50.0	ND	77.9	70-130			
o-Xylene	40.4	1.00	"	50.0	ND	80.9	70-130			
Toluene	47.9	1.00	"	50.0	ND	95.9	70-130			
Surrogate: 1,2-Dichloroethane-d4	74		"	62.5		118	70-130			
Surrogate: Toluene-d8	62		"	62.5		99.8	70-130			
Surrogate: 4-Bromofluorobenzene	71		"	62.5		113	70-130			

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
 8000 W 44th Ave
 Wheat Ridge CO 80033

Martin C Eckert III
 Project Number: [none]
 Project: Magpie - Tucker #1

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch B3D2433 - EPA 5030B (Water)

Matrix Spike Dup (B3D2433-MSD1)	Source: Y304506-01			Prepared: 04/25/2023 Analyzed: 04/25/2023						
1,2,4-Trimethylbenzene	39.7	2.00	ug/L	50.0	ND	79.4	70-130	1.65	20	
1,3,5-Trimethylbenzene	40.7	2.00	"	50.0	ND	81.3	70-130	0.0738	20	
Benzene	43.8	1.00	"	50.0	ND	87.7	70-130	3.60	20	
Ethylbenzene	44.7	1.00	"	50.0	ND	89.4	70-130	1.97	20	
m,p-Xylene	86.5	2.00	"	100	ND	86.5	70-130	0.0693	20	
Naphthalene	37.5	2.00	"	50.0	ND	75.0	70-130	3.90	20	
o-Xylene	40.1	1.00	"	50.0	ND	80.2	70-130	0.869	20	
Toluene	48.6	1.00	"	50.0	ND	97.1	70-130	1.29	20	
Surrogate: 1,2-Dichloroethane-d4	74		"	62.5		119	70-130			
Surrogate: Toluene-d8	61		"	62.5		98.2	70-130			
Surrogate: 4-Bromofluorobenzene	75		"	62.5		119	70-130			

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Eagle Environmental Consulting, LLC
8000 W 44th Ave
Wheat Ridge CO 80033

Martin C Eckert III
Project Number: [none]
Project: Magpie - Tucker #1

Notes and Definitions

U Sample is Non-Detect.

ND Analyte NOT DETECTED at or above the reporting limit

RPD Relative Percent Difference

All soil results are reported at a wet weight basis.

Origins Laboratory, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.