

REPORT OF WORK COMPLETION (ROWC)

Property:

Starkey 7
QB Energy Operating, LLC
Garfield County, Colorado
Remediation Project Number: TBD

July 17, 2025

Ensolum Project No. 09D2436035

Prepared for:

QB Energy Operating, LLC
1001 17th Street #1600
Denver, Colorado 80202
Attention: Mr. Andrew Verbonitz

Prepared by:



Meredith Roberts
Staff Geologist
765-426-4006
mroberts@ensolum.com



Tanna Lyon
Senior Scientist/Biologist
970-509-0947
tlyon@ensolum.com

TABLE OF CONTENTS

- 1.0 INTRODUCTION**
 - 1.1 Site Description**
 - 1.2 Site Background**
- 2.0 FIELD ACTIVITIES**
 - 2.1 Initial Assessment**
 - 2.2 Source Water Sampling**
- 3.0 FINDINGS AND CONCLUSIONS**

LIST OF APPENDICES

Appendix A – Figures

- Figure 1 - Topographic Map
- Figure 2 - Site Vicinity Map
- Figure 3 – Soil Sample Location Map

Appendix B – Tables

- Table 1 – Soil Sampling Summary
- Table 2 – Soil Analytical Results – Organics
- Table 3 – Soil Analytical Results – Inorganics
- Table 4 – Water Analytical Results – Source Water

Appendix C – Photographic Log

Appendix D – Pressure Test Data

1.0 INTRODUCTION

Ensolum, LLC (Ensolum) was contracted by QB Energy Operating (QB Energy) to complete soil assessment activities at the Starkey 7 Site located in Garfield County, Colorado, hereinafter referred to as the "Site". The soil assessment screening and sampling was conducted in accordance with Colorado Energy & Carbon Management Commission (ECMC) guidelines.

1.1 Site Description

The Site is located approximately 5.6 miles west-northwest of Parachute, CO within the Logan Mesa Field. Land use is primarily rangeland and oil & gas operations. The Site is located on the western portion of the South Fork Starkey Gulch, with topography sloping to the east-northeast. The nearest surface water feature is an unnamed stream, approximately 1,256 feet east and 520 feet lower in elevation than the point of release (POR). According to data from the Division of Water Resources (DWR), the nearest water well (Permit # 271289) with depth to water data is located approximately 0.87 miles west of the POR and approximately 1,035 feet lower in elevation. The construction report indicates the well was drilled to a maximum depth of 605 feet below ground surface (bgs) with groundwater encountered at 234 feet bgs. Depth to water is estimated to be greater than 100 feet bgs.

1.2 Site Background

On April 28, 2025, the operator noted a small puddle above the dumpline corridor. A pressure test was performed, and it was confirmed that the dumpline had failed, as documented in Initial Form 19, Document Number 404181563. The dumpline was immediately isolated and shut in. The release volume is unknown.

2.0 FIELD ACTIVITIES

2.1 Initial Assessment

On May 6, 2025, an initial assessment was conducted at the site via hydrovac and hand auger. One (1) soil sample was collected from the POR (STARKEY7-(POR)@4) at a depth of approximately 4 feet bgs. The soil sample was field screened for volatile organic compound (VOC) concentrations using a photoionization (PID) detector and exhibited a reading of 27.1 parts per million (ppm). The soil sample was submitted to Elevation Diagnostics (Elevation) for analysis of the full Table 915-1 analytical suite with a standard turnaround request.

Additionally, four delineation soil borings (STARKEY7-(SB01)@4, STARKEY7-(SB02)@4, STARKEY7-(SB03)@4, and STARKEY7-(SB04)@4) were collected in the four cardinal directions around the POR from a depth of four feet bgs. The soil samples were field screened for VOC concentrations using a PID and exhibited readings ranging from 0.0 to 0.3 ppm. All four samples were submitted to Elevation for analysis of the full Table 915-1 analytical suite with a standard turnaround request.

Based on the May 6, 2025, analytical results, all five soil samples exceeded ECMC Table 915-1 standards for pH and arsenic. All samples also exceeded Table 915-1 protection of groundwater standards for barium, cadmium, chromium VI, and selenium, while soil sample STARKEY7-(SB01)@4 exceeded groundwater protection standards for lead.

A general site location map is included as Figure 1, the Site Map displaying the location of the Site on aerial imagery is included as Figure 2, and all sample locations are included as Figure 3. The photographic log is included as Appendix C.

2.2 Source Water Sampling

On November 18, 2024, a source fluid sample from a tank on the adjacent Starkey 6 well pad was collected to characterize the Arsenic and pH content of the fluid being produced from the Starkey 7 location. The sample was submitted to Elevation for pH and arsenic only on a standard turnaround request.

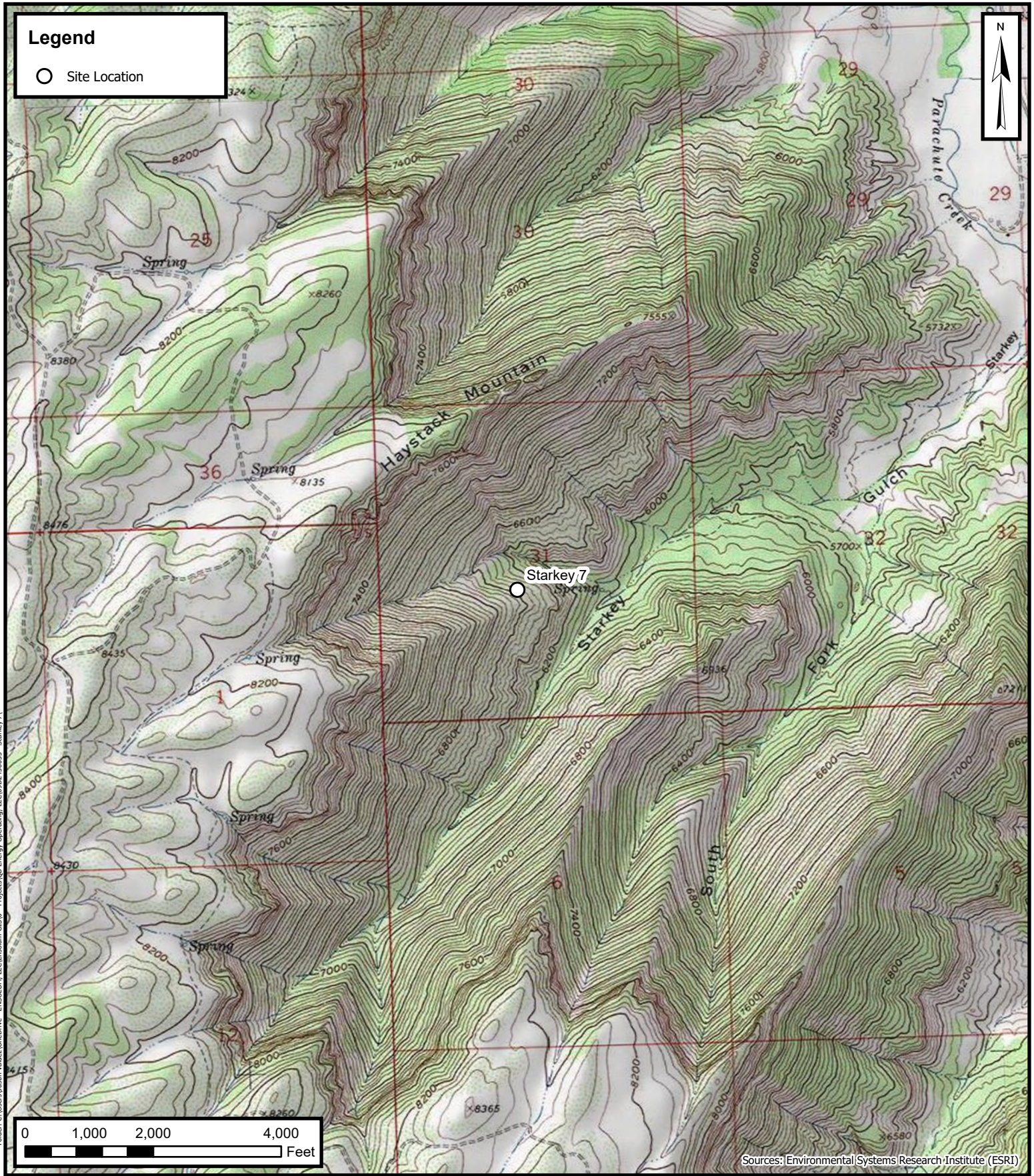
3.0 FINDINGS AND CONCLUSIONS.

Based on the analytical results from the November 18, 2024, source water sampling event, the produced fluid exhibited a pH reading of 7.45 and an arsenic concentration of 0.00388 mg/kg. As a result, all pH and arsenic exceedances in soil samples STARKEY7-(POR)@4, STARKEY7-(SB01)@4, STARKEY7-(SB02)@4, STARKEY7-(SB03)@4, and STARKEY7-(SB04)@4 do not appear to be associated with oil and natural gas production activities but are instead representative of naturally occurring background concentrations within the area.

Additionally, on May 14, 2025, a pressure test was done on the Starkey 7 dumpline that showed no leaks in the dumpline. As a result, it was determined that no leak had occurred at the location and standing fluid on the pad surface was not associated with oil and gas production activities. Details from the May pressure test are included as appendix D.

Ensolum concludes there is no reasonable pathway for groundwater within the investigation area. According to data from the DWR, the nearest water well (Permit #271289) with depth to water data is located approximately 0.87 miles west of the POR and approximately 1,035 feet lower in elevation. The construction report indicates the well was drilled to a maximum depth of 605 feet below ground surface (bgs) with groundwater encountered at 234 feet bgs. Depth to water is estimated to be greater than 100 feet bgs. Ensolum recommends a request to the ECOM for using Table 915-1 Residential Soil Screening Levels (RSSL) cleanup concentrations. Assuming the request is approved, all soil samples will be considered compliant with Table 915-1 standards.

Based on the May 6, 2025, analytical results, all soil samples collected during the site assessment are below ECOM cleanup standards when compared to RSSL concentrations. Based on the produced fluid analytical results, the elevated pH and arsenic concentrations in soils appear to be naturally occurring and not associated with oil and natural gas production activities. Based on the May 2025, analytical results, and pressure test data QB Energy respectfully requests a No Further Action (NFA) determination for this location.

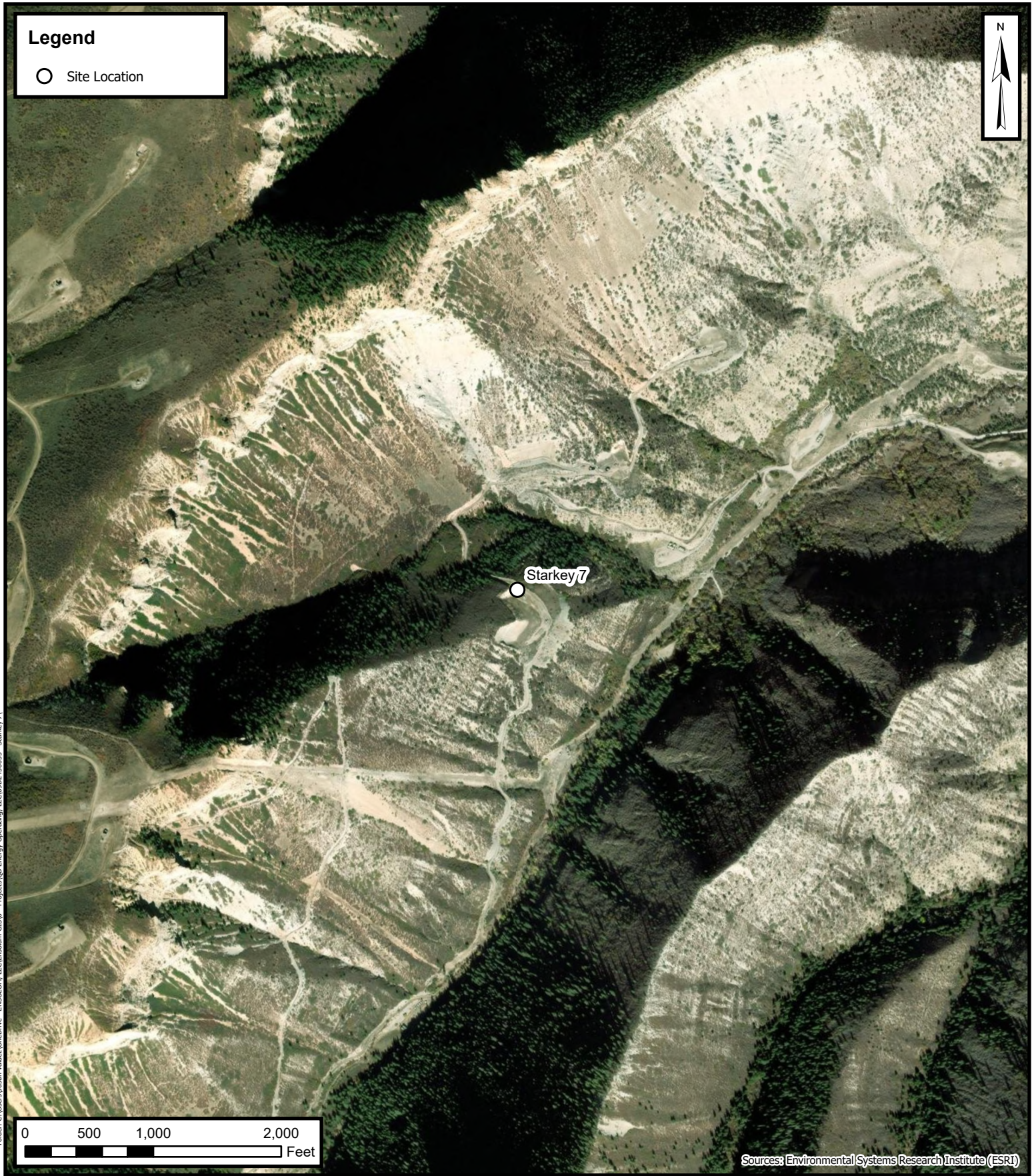


Folder: C:\Users\Justin Velazquez\OneDrive - ENSOLUM, LLC\Documents\Projects\QB Energy Operating, LLC\09D2436035 - Starkey 7



Topographic Map
Starkey 7
QB Energy Operating, LLC
NESW, Sec 31, T06S, R96W
Garfield County, Colorado
Project Number: 09D2436035

FIGURE
1



Folder: C:\Users\Justin Velez\OneDrive - ENSOLUM, LLC\Ensolium GIS\0 - Projects\QB Energy Operating, LLC\09D2436035 - Starkey 7



Aerial Site Location Map
 Starkey 7
 QB Energy Operating, LLC
 NESW, Sec 31, T06S, R96W
 Garfield County, Colorado
 Project Number: 09D2436035

FIGURE
2

Legend

+ Soil Sample Location - Pending Analysis



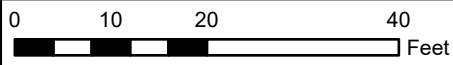
SB04@4

SB01@4

POR@4

SB03@4

SB02@4



Sources: Environmental Systems Research Institute (ESRI)

Soil Sample Location Map

Starkey 7

QB Energy Operating, LLC

NESW, Sec 31, T06S, R96W

Garfield County, Colorado

Project Number: 09D2436035

FIGURE

3





ECMC Location Name (ID): 335092	Legal Description: NESW Sec 31 T06S R96W
Client Location Name: Starkey 7	Coordinates (Lat/Long): 39.478682/-108.151567
ECMC Remediation Project(s): NA	County: Garfield County, Colorado

Table 1 - Soil Sampling Summary

Soil Sample ID	Sample Type	Depth (FT BGS)	PID Reading (ppm)	Odor (Y/N)	Odor Description (If Applicable)	Staining (Y/N)	Staining Description (If Applicable)	Grab (G) or Composite (C)	Submitted for Analysis (Y/N)	Analysis or Rationale for no Submittal	Turnaround Time (TAT)
POR@1	POR	1	2.9	N	-	N	-	G	N	Vertical Delineation	-
20250506-STARKEY7-(POR)@4	POR	4	27.1	N	-	N	-	G	Y	Full Table 915-1	Standard
20250506-STARKEY7-(SB01)@4	Delineation	4	0.1	N	-	N	-	G	Y	Full Table 915-1	Standard
20250506-STARKEY7-(SB02)@4	Delineation	4	0.2	N	-	N	-	G	Y	Full Table 915-1	Standard
20250506-STARKEY7-(SB03)@4	Delineation	4	0.3	N	-	N	-	G	Y	Full Table 915-1	Standard
20250506-STARKEY7-(SB04)@4	Delineation	4	0.0	N	-	N	-	G	Y	Full Table 915-1	Standard



SOIL ANALYTICAL RESULTS TABLE 3
STARKEY 7

				EC	SAR	PH	HWS Boron	Arsenic	Barium	Cadmium	Chromium VI	Copper	Lead	Nickel	Selenium	Silver	Zinc	
Analyte				4	6	8.3	2	0.29	82	0.38	0.00067	46	14	26	0.26	0.8	370	
915-1 PROTECTION OF GW				4	6	8.3	2	0.68	15000	71	0.3	3100	400	1500	390	390	23000	
915-1 RESIDENTIAL SOIL																		
Units				mmhos/cm	No Unit	SU	mg/L	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Sample Name	Sample Type	Sample Date	Lab Report															
20250506-STARKEY7-(POR)@4	POR	05/06/2025	4669	0.43	2.37	8.65	0.14	7.98	206.61	0.46	< 0.080	19.09	10.93	17.43	4.84	< 0.25	70.25	
20250506-STARKEY7-(SB01)@4	Soil Boring	05/06/2025	4669	0.80	1.23	8.43	0.14	16.68	406.05	0.45	< 0.080	20.15	14.26	14.56	4.60	< 0.25	66.87	
20250506-STARKEY7-(SB02)@4	Soil Boring	05/06/2025	4669	1.00	3.00	8.50	0.10	5.98	205.19	0.49	< 0.080	14.45	10.01	16.53	6.71	< 0.25	80.53	
20250506-STARKEY7-(SB03)@4	Soil Boring	05/06/2025	4669	0.63	2.63	8.48	0.19	4.76	1478.18	0.43	< 0.080	15.06	12.61	15.56	5.47	< 0.025	80.77	
20250506-STARKEY7-(SB04)@4	Soil Boring	05/06/2025	4669	0.52	1.90	8.49	0.18	8.90	177.65	0.40	< 0.080	16.27	11.99	15.83	6.53	< 0.25	87.12	


Notes:
 Bold with silver highlight: Exceeds RSSLs
 Bold with blue highlight: Exceeds POGS
 "<" (as in, less than laboratory reporting detection limit)


**WATER ANALYTICAL RESULTS TABLE 4
STARKEY 7**

				TDS	TSS	Chloride	Sulfate	EC	pH	Arsenic	Barium	Bromide	Cadmium	Chromium	Copper	Fluoride	Iron
				mg/L	mg/L	mg/L	mg/L	umhos/cm	SU	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Sample Name	Sample Type	Sample Date	Lab Report #	Units													
20241118-LMSOURCE-(STARKEY6-1)	Source Fluid	11/18/2024	L1802054						7.45	0.00388							

Notes:

Bold with blue highlight: Exceeds Water Standards
 "<" (as in, less than laboratory reporting detection limit)

PHOTOGRAPHIC LOG		
QB Energy Operating, LLC	Starkey 7 Garfield County, Colorado	Sample ID: NA
Date: May 6, 2025	Photo No. 1	Coordinates Lat/Long: 39.478681/-108.151599
<p>Date & Time: Tue, May 06, 2025 at 08:00:53 MDT Position: +039.478681° / -108.151599° (±45.5ft) Altitude: 6580ft (±19.7ft) Datum: WGS-84 Azimuth/Bearing: 211° S31W 3751mils True (±12°) Elevation Angle: -19.8° Horizon Angle: +02.7° Zoom: 0.5X POR</p> 		
View facing southwest of dumphine failure location.		

PHOTOGRAPHIC LOG		
QB Energy Operating, LLC	Starkey 7 Garfield County, Colorado	Sample ID: 20250506-STARKEY7-(POR)@4
Date: May 6, 2025	Photo No. 2 - POR	Coordinates Lat/Long: 39.478650/-108.151491
<p>Date & Time: Tue, May 06, 2025 at 10:43:55 MDT Position: +039.478650° / -108.151491° (±45.9ft) Altitude: 6578ft (±9.8ft) Datum: WGS-84 Azimuth/Bearing: 211° S31W 3751mils True (±12°) Elevation Angle: -80.9° Horizon Angle: -18.1° Zoom: 0.5X POR@4</p> 		
View facing southwest of POR location.		

PHOTOGRAPHIC LOG

QB Energy Operating, LLC

Starkey 7
Garfield County, Colorado

Sample ID:
20250506-STARKEY7-(SB01)@4

Date: May 6, 2025

Photo No. 3 – SB01

Coordinates Lat/Long:
39.478705/-108.151583



View facing north of SB01.

PHOTOGRAPHIC LOG

QB Energy Operating, LLC

Starkey 7
Garfield County, Colorado

Sample ID:
20250506-STARKEY7-(SB03)@4

Date: May 6, 2025

Photo No. 4 – SB02

Coordinates Lat/Long:
39.478672/-108.151601



View facing northeast of SB02.

PHOTOGRAPHIC LOG

QB Energy Operating, LLC	Starkey 7 Garfield County, Colorado	Sample ID: 20250506-STARKEY 7-(SB03)@4
Date: May 6, 2025	Photo No. 5 – SB03	Coordinates Lat/Long: 39.478700/-108.151680



Date & Time: Tue, May 06, 2025 at 11:36:12 MDT
Position: +039.478700° / -108.151680° (±11.6ft)
Altitude: 6572ft (±9.8ft)
Datum: WGS-84
Azimuth/Bearing: 284° N76W 5049mils True (±21°)
Elevation Angle: -56.5°
Horizon Angle: -01.6°
Zoom: 0.5X
SB03

View facing northwest of SB03.

PHOTOGRAPHIC LOG

QB Energy Operating, LLC	Starkey 7 Garfield County, Colorado	Sample ID: 20250506-STARKEY7-(SB04)@4
Date: May 6, 2025	Photo No. 6 – SB04	Coordinates Lat/Long: 39.478766/-108.151793



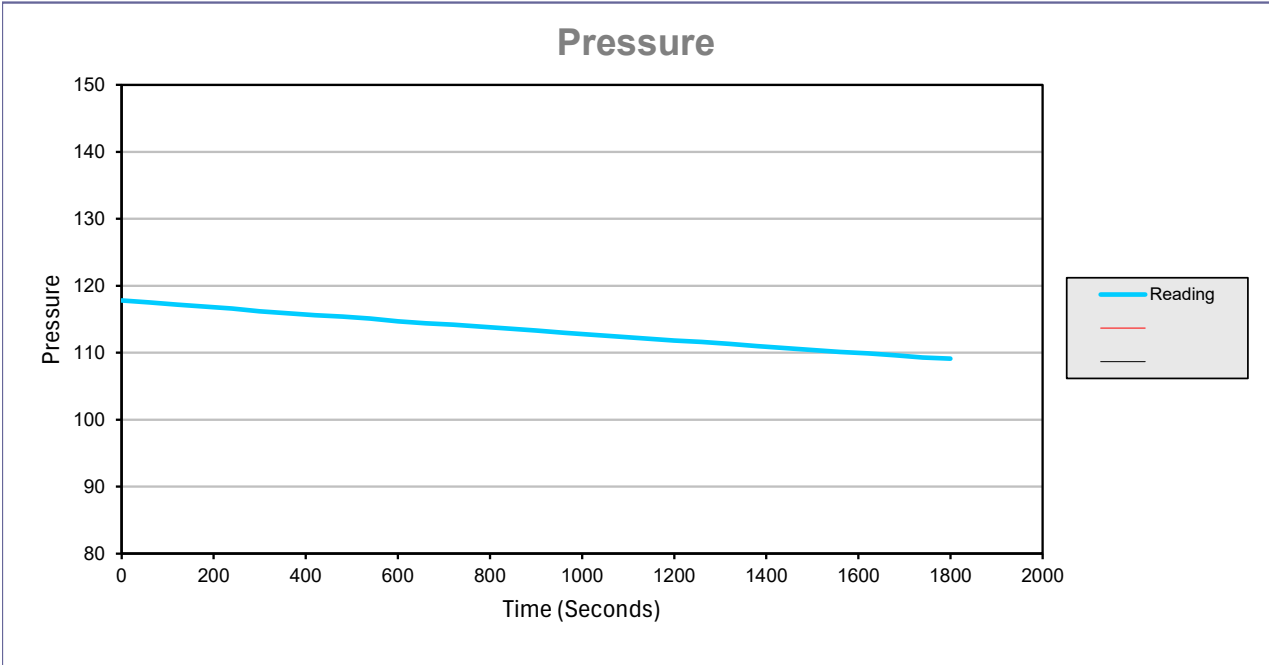
Date & Time: Tue, May 06, 2025 at 12:05:02 MDT
Position: +039.478766° / -108.151793° (±39.5ft)
Altitude: 6573ft (±19.7ft)
Datum: WGS-84
Azimuth/Bearing: 179° S01E 3182mils True (±11°)
Elevation Angle: -44.5°
Horizon Angle: +04.1°
Zoom: 0.5X
SB04

View facing south of SB04.

Data Collection Report

Gauge Information	
Serial Number	214113
Model	2KPSIXP2I
Message Store	Starkey 7 Dumpline
Units	PSI

Run Info	
Start Time	5/14/25 10:00:06 AM
Stop Time	5/14/25 10:31:02 AM
Logging Interval	60



Serial Number 214113
 Model 2KPSIXP2I
 Units PSI
 Firmware Version R0324 Message Store Starkey 7 Dumpline
 Run Index 9
 Logging Type Actual
 Logging Interval 60
 Start Time 5/14/2025 10:00
 Stop Time 5/14/2025 10:31

Time	Reading	Event	Event Data
0		Battery OK	
0		Logging Interval, 60	
0		Tare, 0.0	
0	117.8		
60	117.5		
120	117.2		
180	116.9		
240	116.6		
300	116.2		
360	115.9		
420	115.6		
480	115.4		
540	115.1		
600	114.7		
660	114.4		
720	114.2		
780	113.9		
840	113.6		
900	113.3		
960	113		
1020	112.7		
1080	112.4		
1140	112.1		
1200	111.8		
1260	111.6		
1320	111.3		
1380	111		
1440	110.7		
1500	110.4		
1560	110.1		
1620	109.9		
1680	109.6		
1740	109.3		
1800	109.1		