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September 5, 2025

Jerrid Brann
Simcoe LLC
1199 Main Ave Suite 101
Durango, CO 81301

**RE: Florance Gas Com J #016
2025 Biannual Monitoring Report**

Dear Mr. Brann,

Cottonwood Consulting LLC (Cottonwood) is pleased to provide Simcoe LLC (Simcoe) with the results of the soil vapor extraction (SVE) monitoring conducted at the Florance Gas Com J #016 well site (API 30-045-09800). Details regarding the methodology and associated results are summarized below.

Background

In March 2014, impacted soils were discovered during the closure of a below-grade tank (BGT) at the Florance Gas Com J #016 well site. Soil boring results indicated that the area below the former BGT was impacted. The SVE system was installed to perform in-situ remediation of these soils. The SVE system was installed in February 2016 (Figure 1).

Methodology

The SVE system commenced operation in February 2016. Monitoring of the SVE system is conducted on a regular schedule. During the monitoring, observations are made about the SVE system operation and general condition, organic vapor meter (OVM) readings are collected from the exhaust of the SVE unit, vacuum pressure on the unit is noted, and the quantity of water within the drum located on the unit is noted and the drum drained, if required.

The SVE system has been extracting primarily from SVE point BH-1 since commencing operation.

Monitoring Results

It appears that the SVE system has reduced OVM readings in SVE point BH-1. OVM readings have been on a general downward trend since the system began extraction, with the exception of readings collected in October 2021 and June and July 2022. See Figure 2 for OVM reading results in BH-1 and Attachment 1 for a summary of the SVE System Monitoring Data.

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Brann, J.
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The system was not operational upon arrival at one of the 2025 monitoring events, indicating that the system has been operational approximately 87.5 percent of the year to date.

Conclusion

OVM readings have trended downward since the system began extraction. Simcoe will continue to conduct regular monitoring at the Florance Gas Com J #016 SVE system. In the future, Simcoe may advance subsurface soil borings to verify closure standards are met.

Should you have any questions, please do not hesitate to contact me at 970-764-7356. Cottonwood appreciates the opportunity to provide services to Simcoe.

Sincerely,



Kyle Siesser, P.G.
Cottonwood Consulting LLC

Attachments: Figure 1 – Site Map
Figure 2 – OVM Reading Results
Attachment 1 – SVE System Monitoring Data

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FIGURE 1

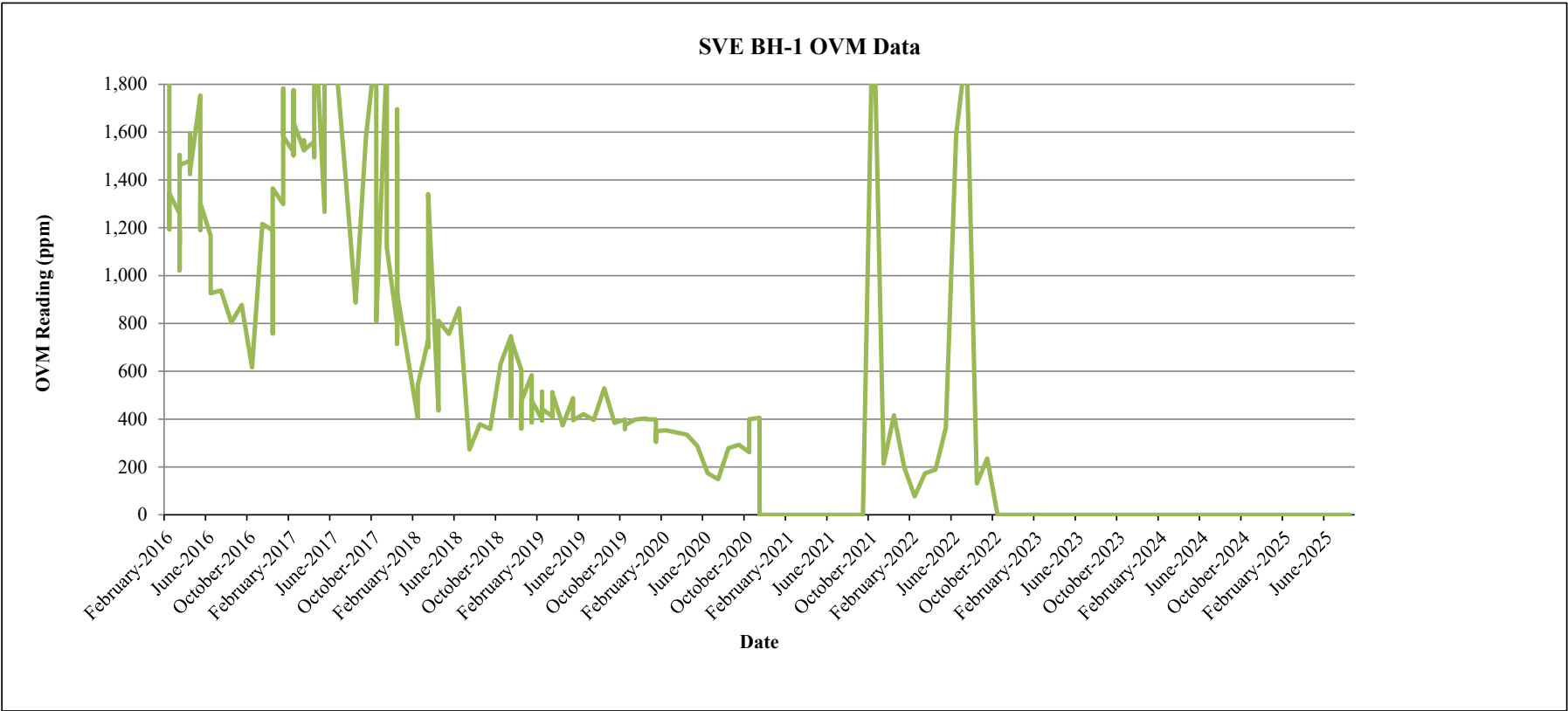




FIGURE 2



Florance Gas Com J #016
OVM Reading Results
Simcoe LLC





ATTACHMENT 1



**Florance Gas Com J #016
SVE Monitoring Results
Simcoe LLC**

Date	SVE Point	Exhaust OVM (ppm)	Vacuum Pressure Upstream of drum (inHg)	Vacuum Pressure Downstream of Drum (inHg)	System Operational at Arrival	Water Drained	Water Drained (gal)	Comments
2/17/2016	BH-1	4,088	2.43	-	-	-	-	Initial start up at SVE BH-1
2/18/2016	BH-1	1,844	2.50	-	YES	NO	-	Water in drum below drain port
2/19/2016	BH-1	1,280	2.28	-	YES	YES	1.50	
2/20/2016	BH-1	1,273	2.28	-	YES	YES	2.50	
2/22/2016	BH-1	1,193	2.28	-	YES	YES	9.00	
2/26/2016	BH-1	1,344	2.50	-	YES	YES	23.00	
3/3/2016	BH-1	1,259	2.50	-	YES	YES	15.50	
3/8/2016	BH-1	1,219	2.35	-	YES	YES	11.50	
3/10/2016	BH-1	1,135	2.50	-	YES	YES	5.00	
3/14/2016	BH-1	1,184	2.50	-	YES	YES	10.50	
3/17/2016	BH-1	1,022	2.72	-	YES	YES	7.50	
3/22/2016	BH-1	2,427	2.65	-	YES	YES	9.00	
3/24/2016	BH-1	1,504	2.50	-	YES	YES	5.50	
3/28/2016	BH-1	1,448	2.50	-	YES	YES	17.00	
3/31/2016	BH-1	1,462	2.50	-	YES	YES	9.00	
4/5/2016	BH-1	1,480	2.50	-	YES	YES	12.00	
4/8/2016	BH-1	1,499	2.50	-	YES	YES	5.00	
4/11/2016	BH-1	1,425	2.50	-	YES	YES	7.50	
4/15/2016	BH-1	1,567	2.50	-	YES	YES	10.50	
4/19/2016	BH-1	1,596	2.50	-	YES	YES	11.50	
4/22/2016	BH-1	1,480	2.50	-	YES	YES	3.00	
4/25/2016	BH-1	1,471	2.50	-	YES	NO	-	Measured ~ 2.5" H2O in drum
4/29/2016	BH-1	1,434	2.50	-	YES	YES	11.50	
5/5/2016	BH-1	1,753	2.43	-	YES	YES	11.50	
5/14/2016	BH-1	1,407	2.50	-	YES	YES	10.50	
5/20/2016	BH-1	1,190	2.43	-	YES	YES	5.50	
5/26/2016	BH-1	1,303	2.50	-	YES	NO	-	Measured ~ 1.5" H2O in drum
6/2/2016	BH-1	1,167	2.43	-	YES	NO	-	Measured ~ 3.5" H2O in drum
6/17/2016	BH-1	1,122	2.43	-	YES	NO	-	Measured ~ 1.0" H2O in drum
6/30/2016	BH-1	926	2.43	-	YES	NO	-	Dry drum
7/15/2016	BH-1	938	2.43	-	YES	NO	-	Dry drum
8/19/2016	BH-1	804	2.50	-	YES	NO	-	Water in drum below drain port
9/26/2016	BH-1	878	2.57	-	YES	YES	17.00	
10/25/2016	BH-1	616	2.50	-	YES	YES	24.00	
11/8/2016	BH-1	-	-	-	NO	YES	27.00	Collected readings after draining & restarting
11/16/2016	BH-1	1,216	2.80	-	YES	YES	24.00	
11/28/2016	BH-1	-	-	-	YES	YES	-	Drained H2O, water level not measured
12/6/2016	BH-1	-	-	-	YES	YES	-	Drained H2O, water level not measured
12/9/2016	BH-1	1,189	2.72	-	YES	YES	10.00	
12/12/2016	BH-1	-	-	-	YES	YES	-	Drained H2O, water level not measured
12/15/2016	BH-1	758	2.72	-	YES	YES	11.50	
12/19/2017	BH-1	1,695	2.57	-	YES	YES	20.50	
12/28/2017	BH-1	1,549	2.35	-	NO	YES	28.00	Collected readings after draining & restarting



**Florance Gas Com J #016
SVE Monitoring Results
Simcoe LLC**

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12/31/2016	BH-1	1,365	2.35	-	YES	YES	24.00	
1/4/2017	BH-1	1,299	2.35	-	YES	YES	19.00	
1/9/2017	BH-1	-	-	-	YES	YES	-	Drained H2O, water level not measured
1/14/2017	BH-1	1,781	2.35	-	YES	YES	19.50	
1/20/2017	BH-1	1,782	2.35	-	YES	YES	22.00	
1/28/2017	BH-1	1,582	-	-	NO	YES	12.00	Collected readings after thawing & restarting
1/29/2017	BH-1	-	-	-	YES	YES	-	Replaced broken pvc nipple for drain plug then drained & restarted
1/31/2017	BH-1	-	-	-	YES	YES	9.00	
2/3/2017	BH-1	1,516	1.77	-	YES	YES	11.50	
2/9/2017	BH-1	1,775	1.84	-	YES	YES	22.00	
2/14/2017	BH-1	-	-	-	YES	YES	-	Drained H2O, water level not measured
2/16/2017	BH-1	1,502	1.84	-	YES	YES	6.50	
2/21/2017	BH-1	1,641	1.91	-	YES	YES	14.00	
3/3/2017	BH-1	-	-	-	NO	NO	-	Ice in drum below drain plug, restarted
3/10/2017	BH-1	1,524	1.62	-	YES	YES	22.00	
3/16/2017	BH-1	1,566	1.62	-	YES	YES	9.00	
3/21/2017	BH-1	-	-	-	YES	YES	-	Drained H2O, water level not measured
3/29/2017	BH-1	1,525	1.62	-	YES	YES	23.50	
4/5/2017	BH-1	1,560	1.62	-	YES	YES	19.00	
4/13/2017	BH-1	1,495	1.62	-	YES	YES	12.00	
4/26/2017	BH-1	2,132	1.54	-	YES	YES	9.00	
5/8/2017	BH-1	-	-	-	YES	YES	15.50	
5/12/2017	BH-1	1,266	1.47	-	YES	YES	4.00	
5/24/2017	BH-1	1,811	1.47	-	YES	YES	12.00	
6/12/2017	BH-1	1,946	1.40	-	YES	NO	0.00	Water in drum below drain port
7/11/2017	BH-1	1,429	1.47	-	YES	NO	0.00	Dry drum
8/14/2017	BH-1	887	1.47	-	YES	NO	0.00	Dry drum
9/12/2017	BH-1	1,578	1.54	-	YES	NO	0.00	Dry drum
10/13/2017	BH-1	1,969	1.47	-	NO	YES	3.00	Switch was on "ON" position at time of arrival. Drained then restarted.
10/25/2017	BH-1	808	1.47	-	YES	YES	22.00	
11/1/2017	BH-1	-	-	-	YES	YES	14.00	
11/21/2017	BH-1	1,913	1.47	-	NO	NO	0.00	Water in drum below drain port, restarted, then collected data
11/29/2017	BH-1	1,120	2.80	-	YES	YES	16.50	
12/8/2017	BH-1	796	1.47	-	NO	YES	26.00	Drained water in drum, restarted, then collected data
12/15/2017	BH-1	715	1.62	-	NO	YES	19.00	Drained water in drum, restarted, then collected data
12/20/2017	BH-1	741	1.62	-	YES	YES	25.50	
12/26/2018	BH-1	820	1.54	-	YES	YES	24.50	
12/30/2017	BH-1	929	1.54	-	YES	YES	15.50	
1/5/2018	BH-1	1,171	1.47	-	YES	YES	25.50	
1/10/2018	BH-1	986	1.54	-	YES	YES	17.00	
1/15/2018	BH-1	630	1.47	-	YES	YES	20.50	
1/20/2018	BH-1	760	1.47	-	YES	YES	19.50	
1/25/2018	BH-1	523	1.40	-	YES	YES	25.50	



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Simcoe LLC**

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1/30/2018	BH-1	NA	1.47	-	YES	YES	20.50	
2/12/2018	BH-1	404	1.18	-	NO	NO	-	Water in drum below drain port, restarted, then collected data
2/21/2018	BH-1	543	1.25	-	NO	NO	-	Water in drum below drain port, restarted, then collected data
3/3/2018	BH-1	729	0.59	-	NO	NO	-	Water in drum below drain port, restarted, then collected data
3/16/2018	BH-1	700	0.59	-	NO	NO	-	Water in drum below drain port, restarted, then collected data
3/28/2018	BH-1	1341	0.66	-	NO	YES	-	Drained H2O, water level not measured, shut down w/in 6 hrs. of arrival
4/12/2018	BH-1	436	0.66	-	YES	YES	19	
4/28/2018	BH-1	812	0.66	-	YES	YES	18	
5/14/2018	BH-1	756	0.59	-	YES	NO	-	Water in drum below drain port
6/21/2018	BH-1	864	0.59	-	YES	NO	-	Did not drain drum
7/26/2018	BH-1	273	0.59	-	YES	NO	-	Water level not measured
8/30/2018	BH-1	379	0.59	-	YES	NO	-	Water in drum below drain port
9/27/2018	BH-1	359	0.74	-	YES	YES	2.5	Water in drum below drain port, restarted, then collected data
10/24/2018	BH-1	632	0.59	-	NO	YES	19	Drained, restarted, then collected data
11/13/2018	BH-1	-	-	-	YES	YES	22	Drained, restarted, did not collect data
11/16/2018	BH-1	747	0.44	-	YES	YES	14	
11/21/2018	BH-1	410	0.51	-	YES	YES	16	
11/26/2018	BH-1	735	0.51	-	YES	YES	17	
12/4/2018	BH-1	605	0.44	-	YES	YES	23.5	
12/10/2018	BH-1	410	0.59	-	YES	YES	20.5	
12/17/2018	BH-1	361	0.37	-	YES	YES	25.5	
12/24/2018	BH-1	475	0.29	-	YES	YES	23.5	
12/31/2018	BH-1	-	-	-	NO	YES	25.5	
1/4/2019	BH-1	-	-	-	YES	YES	17	
1/9/2019	BH-1	584	-	-	YES	YES	20.5	
1/15/2019	BH-1	471	-	-	YES	YES	20.5	
1/21/2019	BH-1	386	-	-	YES	YES	21	
1/26/2019	BH-1	478	-	-	YES	YES	20.5	
2/1/2019	BH-1	398	-	-	YES	YES	23.5	
2/7/2019	BH-1	395	-	-	YES	YES	22	
2/13/2019	BH-1	515	-	-	YES	YES	24.5	
2/20/2019	BH-1	-	-	-	NO	YES	22	Restarted
2/21/2019	BH-1	-	-	-	NO	NO	0	Water level not measured, restarted
2/27/2019	BH-1	442	-	-	YES	YES	26	
3/5/2019	BH-1	412	-	-	YES	YES	22	
3/10/2019	BH-1	409	-	-	YES	YES	5	
3/18/2019	BH-1	512	-	-	YES	YES	22	
3/26/2019	BH-1	508	-	-	YES	YES	18	
4/3/2019	BH-1	-	-	-	YES	YES	13	PID not functional
4/16/2019	BH-1	374	-	-	YES	YES	20.5	
5/2/2019	BH-1	488	-	-	YES	YES	12	
5/28/2019	BH-1	395	-	-	YES	YES	-	Dry drum
6/29/2019	BH-1	421	-	-	YES	YES	-	Dry drum



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Simcoe LLC**

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7/26/2019	BH-1	397	-	-	YES	YES	-	Dry drum
8/19/2019	BH-1	529	-	-	YES	NO	-	Dry drum
9/25/2019	BH-1	384	-	-	YES	NO	-	Water in drum 2" above drain plug
10/8/2019	BH-1	399	-	-	YES	NO	-	Water in drum 6.5" above drain plug
10/22/2019	BH-1	359	-	-	YES	YES	20	
10/29/2019	BH-1	375	-	-	YES	YES	14.5	
11/12/2019	BH-1	399	-	-	NO	YES	17	Drained, restarted, then collected data
11/25/2019	BH-1	NA	-	-	NO	YES	22	Drained, restarted
12/6/2019	BH-1	NA	-	-	NO	YES	14	Drained, restarted
12/10/2019	BH-1	403	-	-	YES	YES	13	Drained, restarted
12/16/2019	BH-1	400	2.21	-	YES	YES	21	Drained, restarted
12/21/2019	BH-1	NA	2.35	-	YES	YES	22	Drained, restarted
12/24/2019	BH-1	NA	2.35	-	YES	YES	9	Drained, restarted
12/30/2019	BH-1	NA	2.35	-	YES	YES	23.5	Drained, restarted
1/4/2020	BH-1	399	2.21	-	YES	YES	22	Drained, restarted
1/9/2020	BH-1	NA	1.62	-	YES	YES	18.5	Drained, restarted
1/14/2020	BH-1	NA	2.13	-	YES	YES	20.5	Drained, restarted
1/25/2020	BH-1	305	0.88	-	NO	YES	18	Drained, restarted, then collected data
1/29/2020	BH-1	350	1.91	-	YES	YES	15.5	Drained, restarted
2/4/2020	BH-1	NA	1.91	-	YES	YES	20.5	Drained, restarted
2/11/2020	BH-1	NA	1.91	-	YES	YES	23	Drained, restarted
2/25/2020	BH-1	353	1.84	-	YES	YES	17	Drained, restarted
3/4/2020	BH-1	NA	1.77	-	YES	YES	21	Drained, restarted
3/12/2020	BH-1	NA	1.77	-	YES	YES	13.5	Drained, restarted
3/25/2020	BH-1	NA	1.77	-	YES	YES	25.5	Drained, restarted
4/14/2020	BH-1	335	1.77	-	YES	YES	23.5	Drained, restarted
4/28/2020	BH-1	NA	1.62	-	YES	YES	9	Drained, restarted
5/20/2020	BH-1	288	1.62	-	YES	YES	1	Drained, restarted
6/24/2020	BH-1	174	1.62	-	YES	NO	-	Water in drum below drain port
7/29/2020	BH-1	149	1.62	-	YES	NO	-	
8/21/2020	BH-1	279	1.62	-	YES	NO	-	Dry drum
9/24/2020	BH-1	293	1.69	-	YES	NO	4	
10/22/2020	BH-1	262	1.62	-	YES	YES	20.5	
10/29/2020	BH-1	400	1.77	-	YES	YES	15.5	
11/3/2020	BH-1	406	1.77	-	YES	YES	9	
11/11/2020	BH-1	NA	1.77	-	YES	YES	18	
11/16/2020	BH-1	398	1.77	-	YES	YES	13.5	
11/23/2020	BH-1	NA	1.69	-	YES	YES	13.5	
12/4/2020	BH-1	NA	1.18	-	NO	YES	25.5	
12/10/2020	BH-1	NA	1.03	-	YES	YES	26	
12/15/2020	BH-1	NA	0.88	-	YES	YES	20.5	
12/20/2020	BH-1	NA	0.88	-	YES	YES	19.5	
1/13/2021	BH-1	262	-	-	YES	-	-	



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2/5/2021	BH-1	106.4	-	-	YES	-	-	
3/29/2021	BH-1	70.45	-	-	YES	-	-	
4/15/2021	BH-1	231.7	-	-	YES	-	-	
5/7/2021	BH-1	91.11	-	-	YES	-	-	
6/8/2021	BH-1	101.9	-	-	YES	-	-	
7/13/2021	BH-1	103.9	-	-	YES	-	-	
9/29/2021	BH-1	155.0	-	-	YES	YES	1	
10/11/2021	BH-1	2216	-	-	YES	YES	12.34	
11/6/2021	BH-1	214.2	-	-	NO	YES	26.32	Drained drum, restarted system, then collected data.
12/13/2021	BH-1	416	-	-	YES	YES	33.72	Drained drum and restarted system.
1/4/2022	BH-1	197.6	-	-	YES	YES	18.10	
2/8/2022	BH-1	77.6	-	-	NO	NO	-	Drum is frozen; unable to drain. Restarted system.
3/7/2022	BH-1	173.6	-	-	YES	YES	8.00	
4/7/2022	BH-1	189.1	-	-	YES	YES	2.47	Gauge is broken
5/2/2022	BH-1	363.6	-	-	YES	YES	1.65	
6/8/2022	BH-1	1,589.0	-	-	YES	NO	-	Water in drum below drain port.
7/5/2022	BH-1	1,953.0	-	-	YES	NO	-	
8/17/2022	BH-1	131.1	-	-	YES	NO	-	
9/14/2022	BH-1	235.7	-	-	YES	NO	-	
10/12/2022	BH-1	87.6	-	-	YES	YES	11.52	
11/10/2022	BH-1	51.0	-	-	NO	NO	-	
12/14/2022	BH-1	18.7	0.0	-	NO	NO	-	Drum is frozen
1/10/2023	BH-1	23.1	-	-	NO	NO	-	Drum is frozen
2/7/2023	BH-1	2.5	-	-	NO	NO	-	Drum is frozen; unable to drain. Restarted system.
3/9/2023	BH-1	131.3	-	-	YES	YES	12.34	Drum valve is leaking
4/6/2023	BH-1	104.1	-	-	YES	YES	18.92	Drum is leaking from drain valve
5/3/2023	BH-1	101.9	-	-	NO	NO	-	Water in drum below drain port. Drain valve still leaking. Restarted system.
6/6/2023	BH-1	99.6	-	-	YES	YES	4.94	Drum leaking from drain valve
7/7/2023	BH-1	64.9	-	-	YES	NO	-	
8/9/2023	BH-1	85.2	0.0	-	YES	NO	-	
9/7/2023	BH-1	26.8	0.0	-	YES	NO	-	
10/18/2023	BH-1	156.8	0.0	-	YES	YES	16.04	Leaking from gasket on drain valve
11/15/2023	BH-1	0.7	4.0	-	NO	NO	-	
12/15/2023	BH-1	60.3	4.0	-	YES	YES	4.94	Drum loadout leaking from gasket
1/15/2024	BH-1	41.4	6.0	-	YES	YES	32.09	Gasket is leaking
2/14/2024	BH-1	42.6	2.1	2.1	NO	YES	25.51	Drum leaking needs new gasket
3/11/2024	BH-1	28.1	3.20	2.30	YES	YES	22.63	No leaks when system was running. Turned off system and discovered a leak.
4/8/2024	BH-1	202.8	4.0	4.0	YES	YES	29.62	Small leak when system is off
5/6/2024	BH-1	23.3	3.5	3.5	YES	YES	12.75	Tightened gasket, no leaks after tightening.
6/13/2024	BH-1	25.8	3.0	3.5	YES	NO	-	
7/5/2024	BH-1	19.0	3.75	3.75	YES	NO	-	Dry drum
8/7/2024	BH-1	21.5	4.0	4.0	YES	NO	-	Dry drum
9/18/2024	BH-1	90.2	4.0	4.0	YES	NO	-	



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10/3/2024	BH-1	15.1	3.75	3.75	YES	YES	3.29	
11/11/2024	BH-1	8.4	3.75	3.75	YES	YES	32.91	
12/11/2024	BH-1	27.5	4.0	4.0	YES	YES	31.27	Fluid leaking from drain gasket on drum
1/7/2025	BH-1	1.1	4.0	4.0	YES	NO	-	
2/19/2025	BH-1	-	-	-	NO	NO	-	Frozen could not restart
3/26/2025	BH-1	6.2	4.0	4.0	YES	YES	12.34	
4/8/2025	BH-1	12.4	4.0	4.0	YES	YES	22.22	
5/13/2025	BH-1	24.5	4.0	4.0	YES	YES	22.22	
6/18/2025	BH-1	27.9	4.0	4.0	YES	NO	-	
7/21/2025	BH-1	16.9	4.0	4.0	YES	NO	-	
8/11/2025	BH-1	15.8	4.0	4.0	YES	NO	-	

Notes:

SVE - soil vapor extraction
OVM - organic vapor meter
ppm - parts per million
in- inches
cfm - cubic feet per minute
gal - gallons
NA - Not Applicable

Sante Fe Main Office
Phone: (505) 476-3441

General Information
Phone: (505) 629-6116

Online Phone Directory
<https://www.emnrd.nm.gov/oed/contact-us>

State of New Mexico
Energy, Minerals and Natural Resources
Oil Conservation Division
1220 S. St Francis Dr.
Santa Fe, NM 87505

CONDITIONS

Action 507280

CONDITIONS

Operator: SIMCOE LLC 1199 Main Ave., Suite 101 Durango, CO 81301	OGRID: 329736
	Action Number: 507280
	Action Type: [REPORT] Alternative Remediation Report (C-141AR)

CONDITIONS

Created By	Condition	Condition Date
michael.buchanan	App ID: 507280 is received and approved.	9/22/2025