2025 Groundwater Monitoring Report

Pigeon Property
1705 Route 128
Westford, Vermont

DEC SMS#2019-4863

June 17, 2025

Prepared For:
Co-Operative Insurance Companies
292 Colonial Drive
Middlebury, VT 05753

LE·Environmental
21 North Main Street
Waterbury, Vermont 05676
(802) 917-2001
www.leenv.net

LEE Project # 19-138

Contents

1.0 INTRODUCTION/BACKGROUND

LE Environmental LLC of Waterbury, Vermont (LEE) was retained by the Co-Operative Insurance Companies of Middlebury, Vermont to perform groundwater monitoring at the Pigeon Property Site, located at 1705 Route 128, Westford, Vermont (Site; DEC Site #2019-4863). A groundwater monitoring proposal dated March 24, 2025 was approved by Co-operative Insurance Companies March 24, 2025. The sampling was conducted in accordance with the recommendations provided in the May 2024 Groundwater Monitoring Report, which was approved by the Vermont Department of Conservation (DEC) on January 2, 2025. A Site Location Map is included in Appendix A.

The Site includes a vacant residence and a former bus garage on approximately 3.3 acres of land, on the north side of Route 128, in the center of Westford. The buildings are currently unoccupied.

The Site was developed prior to 1858. Historic Site use has included residential, with a gasoline filling station, and automotive and bus repair. A small store was also once present on the southeastern portion of the property. A building was noted on or near the northeastern property line on historic (1869 and 1915) maps. The building was gone by 1948. A tannery was noted on the adjoining property to the west in 1869.

LEE prepared a Phase I ESA report for the property in September 2019[1], and three Recognized Environmental Conditions (RECs) were identified during the Phase I ESA:

1. Historic use of the property for bus/automotive repair and as a gasoline filling station.
2. Possible presence of an abandoned UST.
3. Historic adjoining property use as a tannery.

A Phase II ESA was recommended to determine whether contamination is present on the Site due to the identified RECs. Subsequently, LEE conducted geophysical testing to locate an abandoned UST in 2019 and a Brownfields Phase II ESA in 2020.[2] The Phase II ESA included assessment of the soils around and below the abandoned gasoline UST, which necessitated its removal, soil boring advancement, groundwater monitoring well installation, soil sampling, groundwater sampling, and drinking water sampling.

[1] LE Environmental LLC, Phase I Environmental Site Assessment Report, September 23, 2019.
[2] LE Environmental LLC, Brownfields Phase II Environmental Site Assessment Report, Pigeon Property, July 24, 2020.

In order to access the soils around and beneath it, the abandoned, 1,100-gallon, gasoline UST was removed from the Site on June 2, 2020. The UST was a relic of the former gasoline filling station that operated on the Site from circa 1940 through the mid 1980s. The age of the UST and piping is not known, but it appeared to be at least 80 years old. The UST was a single-walled tank, and piping from other former USTs was also encountered in the excavation. The piping for the removed UST appeared to have been cut near the former pump island, and had paper stuffed in the end. It was buried approximately 1.5' to 2' below grade (bg) and was found to be in failed condition upon removal, with extensive rust, pitting, and several large holes in the bottom of the UST. Groundwater was encountered at 6' bg in the excavation, and a sheen was noted on the groundwater.

The photoionization detector (PID) readings ranged from 17.1 parts per million (ppm) in soil under the former dispenser island to 2,374 ppm at the top of the tank where piping (not attached to this tank) was found. PID readings ranging from 1,286 ppm to 1,644 ppm were observed under the UST, which was also where groundwater was encountered.

A pipe with unknown purpose was noted on the southern wall of the UST excavation. The excavation could not be extended in this direction due to the presence of Route 128 and special permitting; traffic control, and engineering would be required to dig in this area.

Groundwater was found to be impacted with petroleum related Volatile Organic Compounds (VOCs) during the Phase II ESA, at concentrations above the Vermont Groundwater Enforcement Standards (VGES) and above the vapor intrusion (VI) standards for groundwater in the vicinity of the former UST. The limits of the dissolved-phase groundwater contaminant plume were not defined by the Phase II ESA. No VOCs were reported in the drinking water sample obtained during the Phase II ESA.

The Phase II ESA indicated that shallow and deep soils are impacted with petroleum contamination in the southern portion of the property, near the former UST location, and in the parking area to the east. Shallow soils are impacted with Polycyclic Aromatic Hydrocarbons (PAHs) in the area to the north of the garage. The limits of the PAH contamination were not defined during the Phase II ESA. Subsequent investigations did define the limits of PAH contamination in shallow soil.

A Supplemental Site Investigation was completed in 2021. A geophysical investigation was conducted to investigate the area around the suspect pipe noted on the southern edge of the previous UST excavation on November 24, 2020. No evidence of a pipe or additional USTs beneath Route 128 was noted during the geophysical investigation.

A confirmatory round of groundwater sampling was performed on December 3, 2020. The depth to water ranged from 2.86' below grade (bg) at MW-1 to 8.62' bg at MW-5. Concentrations of benzene, toluene, ethylbenzene, xylenes, trimethylbenzenes, and naphthalene in excess of the VGES were reported in the vicinity of the former UST location (MW-1). Ethylbenzene was reported in MW-2 below the VGES. No contaminant concentrations were reported above laboratory detection limits in MW-3, MW-4, or MW-5. A supply well sample was also obtained on December 3, 2020, and no VOCs were reported in the water supply sample.

Thirteen soil borings were advanced at the Site on December 21, 2020. Three additional groundwater monitoring wells, four soil gas wells, and two vapor pins were installed.

An additional round of groundwater sampling, including the three newly installed monitoring wells, was performed on January 7, 2021. The depth to water ranged from 2.09' bg at MW-7 to 10.27' bg at MW-5. Concentrations of MTBE, benzene, toluene, ethylbenzene, xylenes, trimethylbenzenes, and naphthalene in excess of the VGES were reported in MW-1. A naphthalene concentration in excess of the VGES was reported in MW-8. Concentrations of ethylbenzene and 1,3,5-trimethylbenzene below the VGES were reported in MW-2.

Three soil gas, two sub-slab soil gas, and one outdoor ambient air sample were obtained on January 2, 2021. The soil gas samples were analyzed for the presence of VOCs via EPA Method TO-15. Several VOCs were reported in the soil gas samples including: benzene, carbon tetrachloride, ethylbenzene, methylene chloride, tetrachloroethene (PCE), acetone, ethanol, isopropanol, tetrahydrofuran, toluene, Freon 11, and xylenes. None of the reported concentrations exceeded DEC's residential VI standards.

A Corrective Action Plan (CAP) for petroleum contaminated soil was completed in July 2021. The CAP was approved by the Vermont Department of Environmental Conservation on September 28, 2021.

Excavation of petroleum contaminated soils was performed by US Ecology of Williston, Vermont, under the oversight of LEE. Excavation occurred on November 8-9, 2021. PID readings in soils ranged from 349.5-590.7 ppm in the characterization samples.

Confirmation soil samples were obtained from each sidewall and the bottom of the excavation. The soil samples were submitted to EAI for laboratory analysis of VOCs via EPA Method 8260. A duplicate soil sample was also obtained, for a total of six laboratory analytical soil samples. PID readings obtained from the sidewalls of the excavation ranged from 114.3-1,238 ppm. The soil sample from the bottom of the excavation (and duplicate) contained concentrations of benzene, ethylbenzene, xylenes (in duplicate), trimethylbenzenes, and naphthalene in excess of residential

soil standards. The soil sample obtained from the southern sidewall concentrations of benzene, toluene, ethylbenzene, xylenes trimethylbenzenes, and naphthalene in excess of residential soil standards. The soil sample obtained from the eastern sidewall contained concentrations of ethylbenzene and naphthalene in excess of residential soil standards. No contaminant concentrations exceeded residential standards in the samples obtained from the north and west sidewalls.

A total of 81.06 tons of contaminated soils was transported to Clean Earth in Fort Edward, New York for disposal on December 10, 2021 in three separate trucks. Despite two previous geophysical investigations to locate USTs in the exploration area, a previously unidentified steel UST was found on the southernmost side of the excavation on November 8, 2021. The UST was within the right-of-way for Route 128 and extended to the boundary of the historically archaeologically sensitive area of the property. The UST could not be removed until funding was secured and permitting was completed.

LEE conducted an environmental assessment of the abandoned, 2,000-gallon gasoline UST and oversaw the excavation of 20.61 tons of petroleum contaminated soil on October 17, 2022. ECI Engineers Construction of Williston, Vermont had placed sheet piling and traffic barriers along the edge of Route 128 prior to the start of work. US Ecology of Williston, Vermont performed the excavation, UST cleaning and removal, backfilling, and waste disposal.

The age of the UST and piping was not known, but it appeared to be at least 60 years old. The owner was not aware there were any USTs left in the ground, and he remembered tanks being removed from the Site sometime in the 1980s or 1990s. The UST was a single-walled tank, and the only piping attached to the UST was a vertical pipe encased in cement that was open at the top. It appeared to be part of the former dispenser for the UST. The UST was buried approximately 1.5' below grade and was found to be in fair condition upon removal, with some corrosion and a kink in the bottom where the UST was resting on a large rock. Groundwater was encountered at 3' below grade, and a small amount of free product was noted on the groundwater.

Nine soil samples were collected for field screening with a PID. Soils consisted of gravel, sand, and silt fill overlaying native clay. The PID readings ranged from 4.5 to 1,634 ppm.

Approximately 20.61 tons of petroleum contaminated soil was placed in a roll-off container and shipped to Clean Earth, Inc in Fort Edward, New York on October 19, 2022. A soil sample and a duplicate were collected under the UST, at approximately 6' below grade. The soil samples were submitted to Eastern Analytical Inc. of Concord, NH for analysis of VOCs, polycyclic aromatic hydrocarbons, and RCRA 8 metals.

The laboratory results from the soil samples were tabulated and compared to the Vermont Soil Standards (VSS) for a residential Site. Benzene, Toluene, Ethylbenzene, Xylenes, 1,3,5-Trimethylbenzene, 1,2,4-Trimethylbenzene, and naphthene were reported above the VSSs for a residential Site. Concentrations of Isopropylbenzene, n-Propylbenzene, sec-Butylbenzene, and p-Isopropyltoluene were reported above laboratory detection limits but below their respective VSSs.

2.0 ENVIRONMENTAL ASSESSMENT - GROUNDWATER

2.1 Groundwater Level Measurement and Sample Collection

On May 6, 2025, LEE measured groundwater levels with an electronic water level indicator at all of the monitoring wells and collected groundwater samples from monitoring wells MW-1R, MW-2, and MW-8. Groundwater was measured at depths ranging from 1.49-5.45 feet below top of casing (btoc). A Geotech peristaltic pump was used to purge and sample the wells. New, disposable, polyethylene down hole tubing and silicon pump head tubing was installed prior to pumping each well. Approximately three well volumes of water were removed from each of the monitoring wells prior to sampling.

Following the completion of purging, groundwater samples were collected directly from the pump discharge tubing into laboratory-supplied pre-acidified sample containers. One duplicate sample (duplicate of MW-2) was also collected. The samples were submitted to Eurofins of Concord, New Hampshire and analyzed for the M8021 VOCs list via EPA Method 8260c.

2.2 Groundwater Hydrology

Measured depth to water was subtracted from the surveyed top of casing elevations to provide groundwater elevations. A reference elevation of 100.00' was assigned to the southeast corner of the garage. The measured water level depths, surveyed top of casing elevations, and calculated groundwater level elevations are presented in Appendix B.

The calculated relative groundwater elevations were plotted to create the Groundwater Contour Map in Appendix A. The overall groundwater flow during this sampling event was determined to be to the northeast. The approximate hydraulic gradient was approximately 4% on the southern portion of the Site and 20% in the central and northern portions of the Site. This groundwater flow and gradient are similar to those observed in the previous sampling events.

2.3 Laboratory Analytical Results-Groundwater Sampling

The groundwater testing results were tabulated in comparison to the current VGES and I-Rule residential VI standards. Concentrations of MTBE, benzene, toluene, ethylbenzene, trimethylbenzenes, and naphthalene in excess of the VGES were reported in MW-1R. The laboratory detection limits were elevated in MW-1R due to the high contaminant concentrations in the sample. No other concentrations of VOCs were reported above laboratory detection limits in the groundwater samples collected. A tabular summary of the groundwater monitoring data and the laboratory report are included in Appendix B.

The most recent monitoring event revealed contaminant concentrations were confined to the former UST grave area (MW-1R). The dissolved contamination plume previously extended to MW-2 to the north, MW-6 to the northwest, and MW-8 to the northeast. The magnitude of contamination in this area has decreased by 86% since the first sampling event in June 2020, and by 81% since the sampling event prior to soil removal. Contaminant concentrations remain above the VGES for MTBE, benzene, toluene, ethylbenzene, trimethylbenzenes, and naphthalene at MW-1R. The contaminant concentrations decreased since the most recent sampling event in April 2024 and the total VOCs concentration was the lowest reported to date. The overall decreasing trend is expected continue via natural attenuation in the source area.

Downgradient monitoring wells MW-3, MW-4, MW-5, and MW-6 were previously found to not be impacted from the groundwater contaminant plume. Monitoring well MW-7, which was installed on the Westford Common, is upgradient from the Site and has not had contaminant concentrations detected above laboratory reporting limits. Based on this information, the limits of the plume have been fully defined. Dissolved contaminant concentrations are expected to continue decreasing via natural attenuation now that the sources have been removed from the Site. A Groundwater Contaminant Map indicating the dissolved-phase petroleum VOC contaminant concentrations is included in Appendix A.

2.4 QA/QC Sampling Results

Quality assurance and quality control samples for this investigation included a trip blank, and a duplicate sample. No VOCs were reported in the trip blank, indicating that VOCs were not transmitted to the samples or blanks during sampling, storage, or transit. No VOCs were reported in the MW-2 or the duplicate, so a relative percent difference calculation could not be performed.

No data qualifiers were noted in the laboratory report. The results of surrogate recovery and laboratory control spike (LCS) and LCS duplicate testing were within laboratory acceptance ranges. No VOCs were reported in the laboratory blank.

Based on this information, all of the laboratory data meet normal QAQC requirements and are considered acceptable for the purposes of this investigation.

3.0 CONCEPTUAL SITE MODEL

3.1 Site Conditions and Setting

The area immediately surrounding the Site is the town center of Westford, with closely spaced residential homes, a municipal office building, a public library, and a town common. The topography of the Site is fairly flat on its south side, near Route 128, and then slopes downward to the north, toward the Browns River. There is also a ravine on the eastern side of the Site, which contains an outlet drainage pipe for the town common's stormwater system.

The on-Site residence is heated with fuel oil. The garage is not currently heated but appears to have been heated with wood, propane, and/or fuel oil historically. The buildings are served by a private dug supply well and at least one septic system. The configuration and location of the septic system is not known.

Bedrock was not encountered in the Phase II ESA. According to the most recent geologic map of Vermont, the bedrock in the vicinity of the Site consists of Cambrian and Neoproterozoic aged schist in the Pinnacle formation and the overburden deposits in the area of the Site are mapped as boulders in clay.[3]

The Site is approximately 470 feet above current sea level on the southern portion of the Site and drops to approximately 435 feet above current sea level at the northern terminus of the parcel boundary. This area has undergone extensive deposition and erosional processes through recent glacial events. The retreat of the Laurentide Ice Sheet led to the formation of glacial Lake Vermont approximately 13,500 years ago. The elevation of the lake surface was approximately 620 feet above sea level, significantly higher than the elevation of the current Lake Champlain. Streams flowing off the melted glacier deposited many sediments, with larger sediments deposited near the front of the glacier and finer grained sediments deposited away from the front of the glacier. Clay and silt varves were deposited in the calmer portions of Lake Vermont.[4]

The data obtained from soil borings indicate the soils at the Site consist of an approximately 3' thick layer of sand with varying amounts of silt overlaying dense, native clay. The clay contained distinct sand layers in each boring, and distinct varves have been noted in several soil borings. This data suggests the Site was likely located in a calmer portion of Lake Vermont. Sand layers noted in the clay point to periods of higher energy deposition in the lake.

[3] ANR Atlas.
[4] S.F. Wright

The depth to groundwater at the Site varied between the four groundwater sampling events performed to date and fluctuate seasonally. Groundwater flow is generally toward the northeast. The hydraulic gradient in the southern portion of the Site has been calculated between 4 and 10%, while the hydraulic gradient on the central and northern portions of the Site has been calculated between 16 and 22%.

The overall low permeability of the native soils implies the migration of the contaminant plume is limited, and it is not expected to travel off-Site or impact the on-Site drinking water supply well. The low permeability of the soils was evident during sampling, where very low recharge has been noted in the groundwater monitoring wells.

Shallow and deep soils are impacted with petroleum contamination in the southern portion of the property, near the former UST location, and in a portion of the parking area to the east. Shallow soils are impacted with PAHs in the area to the north and northeast of the garage. The limits of the shallow soil PAH contamination have been defined.

Groundwater is impacted with petroleum related VOCs at concentrations above the VGES and the VI standards for groundwater in the vicinity of the former UST. The VGES exceedances are now limited to the former USTs area. The limits of the dissolved-phase contaminant plume have been defined.

Soil gas sampling results indicate several VOCs are present in the soil gas at the Site including: benzene, carbon tetrachloride, ethylbenzene, methylene chloride, tetrachloroethene (PCE), acetone, ethanol, isopropanol, tetrahydrofuran, toluene, Freon 11, and xylenes. None of the reported concentrations exceeded residential VI standards. The results suggest that while VOCs were detected in all of the soil gas samples obtained, since none of these concentrations exceeded residential VI standards, Site users are not likely to be impacted by these contaminants via vapor intrusion into the structures.

3.2 Potential Sources

The most apparent source(s) of contamination at the Site include the leaking gasoline USTs removed 2020 and 2022 (soil and groundwater), historic USTs (soil and groundwater), and historic use and storage of hazardous substances and petroleum products (shallow soil).

3.3 Potential Receptors

Potential receptors of contamination include Site users. Shallow soils are impacted with petroleum and PAHs at the Site. The groundwater plume is not migrating off-Site based on existing data. The Site is currently vacant and not used.

3.3.1 Utility Corridors

Buried underground utilities known to exist on or in the immediate vicinity of the Site include the water line from the well to the residence and garage, and the septic systems for the buildings. The Westford Common to the south of the Site has a series of drainage lines, which connect to a drainage culvert on the eastern portion of the Site.

3.3.2 Wetlands and Surface Water Bodies

The Browns River abuts the property on its northeast side and is approximately 450' from the former UST location. There is also an unnamed tributary that runs through the western portion of the property, and this tributary is approximately 200 feet northwest of the former UST location. The ANR Natural Resources Atlas does not depict Vermont State Wetland Inventory (VSWI) or wetlands advisory areas on the Site. However, apparent wetland vegetation was noted on the northern portions of the Site. Based on the results of the investigation, surface water does not appear to be at risk.

3.3.3 Public and Private Water Supplies

The Site and nearby properties are served by private wells. Approximately 28 water supply wells are depicted on the ANR Natural Resources Atlas within a quarter mile of the Site. The on-Site supply well was sampled and tested for VOCs twice, and no detections of VOCs or exceedances of regulatory standards were noted. The current groundwater monitoring data suggests the on-Site drinking water supply well and the off-Site supply wells are unlikely to be impacted from contamination at this Site.

3.3.4 Site Users

The Site is currently unoccupied and not being used. Portions of the area have shallow soil contamination and future Site users could come into contact with this soil.

4.0 CONCLUSIONS AND RECOMMENDATIONS

LEE completed a Groundwater Monitoring event in May 2025. The following conclusions are offered:

1. On May 6, 2025, LEE measured groundwater levels with an electronic water level indicator at all of the monitoring wells and collected groundwater samples from monitoring wells MW-1R, MW-2, and MW-8. Groundwater was measured at depths ranging from 1.49-5.45 feet btoc.

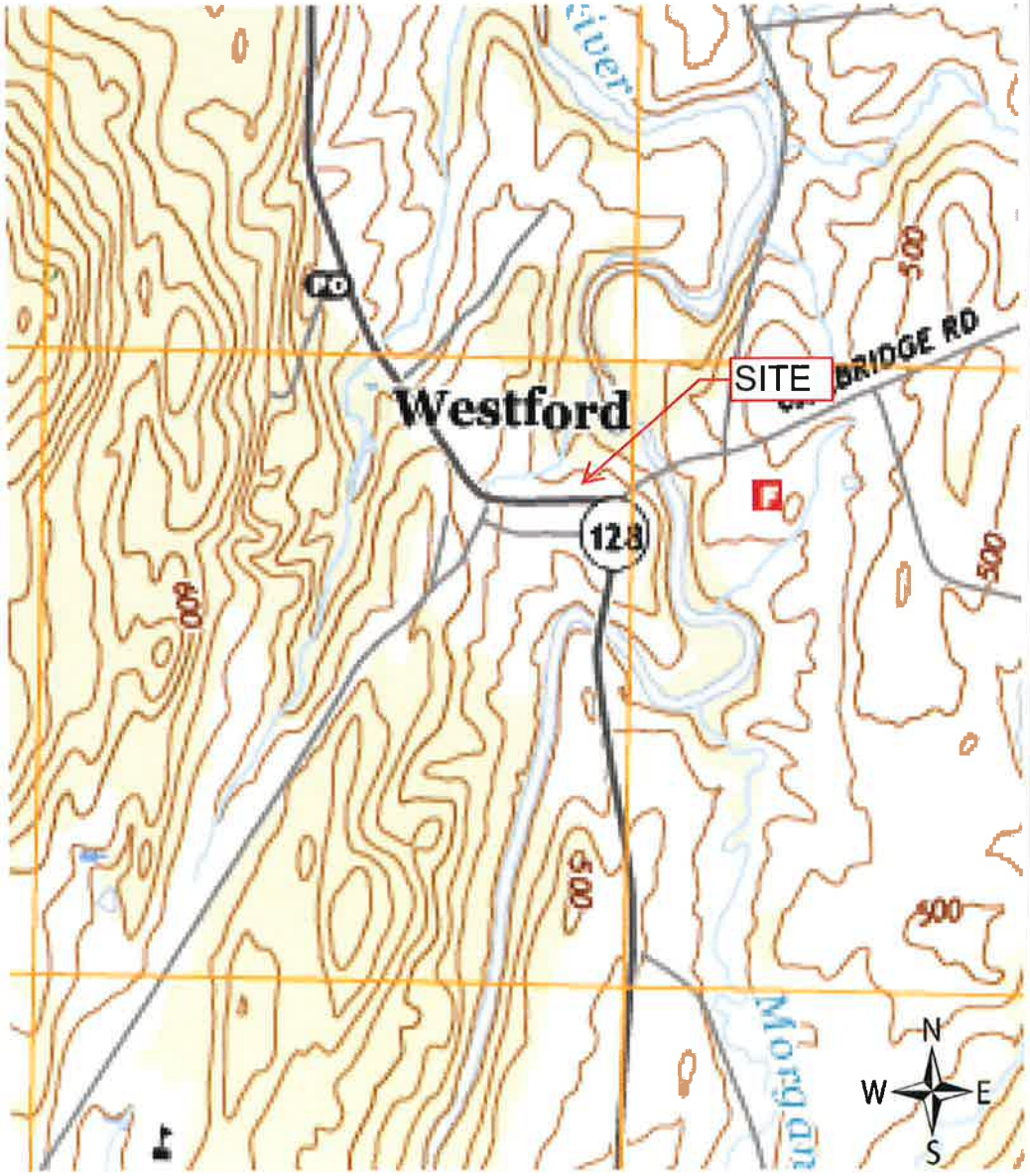
2. The approximate hydraulic gradient was approximately 4% on the southern portion of the Site and 21% in the central and northern portions of the Site.
3. Concentrations of MTBE, benzene, toluene, ethylbenzene, trimethylbenzenes, and naphthalene in excess of the VGES were reported in MW-1R. The laboratory detection limits were elevated in MW-1R due to the high contaminant concentrations in the sample. No other concentrations of VOCs were reported above laboratory detection limits in the groundwater samples collected.
4. The most recent monitoring event revealed contaminant concentrations were confined to the former UST grave area. The magnitude of contamination in this area has decreased by 86% since the first sampling event in June 2020, and by 81% since the sampling event prior to soil removal. Contaminant concentrations remain above the VGES for MTBE, benzene, toluene, ethylbenzene, trimethylbenzenes, and naphthalene at MW-1R. The contaminant concentrations decreased since the most recent sampling event in April 2024 and are the lowest recorded to date.
5. The limits of the dissolved contaminant plume have been fully defined. Dissolved contaminant concentrations are expected to continue decreasing via natural attenuation now that the sources have been removed from the Site.

The following recommendations are made:

1. LEE recommends biennial groundwater monitoring occurs in the Spring of 2027 to track contaminant concentrations in the vicinity of MW-1R. The sampling schedule should continue to include sampling MW-1R, MW-2, and MW-8. LEE also recommends properly abandoning the Site monitoring wells that are no longer sampled.

APPENDIX A

Site Location Map
ANR Atlas Map
Groundwater Contour Map
Groundwater Contaminant Concentration Map



1705 Route 128
Westford, Vermont

LE-Environmental

Site Location Map

LEE #: 19-138
Date: January 13, 2022
Source: USGS Store

VERMONT

1705 Route 128

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Site
- Hazardous Waste Generators
- Brownfields
- Salvage Yard
- Aboveground Storage Tank
- Underground Storage Tank (w
- Dry Cleaner
- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

239.0 0 120.00 239.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 392 Ft. 1cm = 47 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

LEE
LE·Environmental

21 North Main Street Unit #1
Waterbury, Vermont
Phone: 802-917-2001
www.leenv.net

Groundwater Contour Map
Pigeon Property
1705 Route 128
Westford, Vermont
LEE Project # 19-138

Legend
- Monitoring well-elevations in feet
- Arrow denotes approximate groundwater flow
- Gasoline UST Pulled 2020
- Gasoline UST Pulled 2022
- B Benchmark 100'

Measure Date: 5/6/25
Drawing Date: 6/5/25

LE·Environmental

21 North Main Street Unit #1
Waterbury, Vermont
Phone: 802-917-2001
www.leenv.net

Groundwater Contaminant Concentration Map
Pigeon Property
1705 Route 128
Westford, Vermont
LEE Project # 19-138

Legend
- GW Monitoring Well with total VOCs concentrations (ug/L)
- Regulatory exceedances in call-out boxes
- ND = Non-Detect

Sampled via EPA Method 8260 VT Petroleum List
Sample Date: 5/6/25
Drawing Date: 6/5/25

APPENDIX B

Groundwater Elevation Data
and
Contaminant Concentration Summary Tables

Brownfields Phase II ESA
Pigeon Property
1705 Route 128
Westford, Vermont

Measurement Date: May 6, 2025

Well I.D.	Top of Casing Elevation	Depth To Product btoc	Depth To Water btoc	Product Thickness	Specific Gravity Of Product	Water Equivalent	Corrected Depth To Water	Corrected Water Table Elevation
MW-1R	99.51	-	2.76	-	-	-	-	96.75
MW-2	99.74	-	5.45	-	-	-	-	94.29
MW-3	99.03	-	5.45	-	-	-	-	93.58
MW-4	98.68	-	4.73	-	-	-	-	93.95
MW-5	81.18	-	4.17	-	-	-	-	77.01
MW-6	99.99	-	2.67	-	-	-	-	97.32
MW-7	100.30	-	1.49	-	-	-	-	98.81
MW-8	98.37	-	3.72	-	-	-	-	94.65

Notes:
All Values Reported in Feet
btoc - Below Top of Casing
Elevation data relative to 100' at SE corner of garage

Brownfields Supplemental Site Assessment
Groundwater Sampling Data Summary
Pigeon Property
1705 Route 128, Westford, Vermont

MW-1/MW-1R

Depth to Groundwater (Ft)	*4.45*	*2.86*	*3.57*	*2.62*	*3.01*	*2.66*	*2.76*	VIS-Resident	VGES
Sample Date	*6/17/20*	*12/3/20*	*1/7/21*	*11/7/22*	*4/11/23*	*4/16/24*	*5/6/25*		
VOCs, EPA Method 8260c (ug/l)									
Methyl-t-butyl ether (MTBE)	2,100	ND<200	290	450	180	ND<50	33	-	11
Benzene	14000	4900	5900	5800	2300	5000	1700	0.92	5
1,2-Dichloroethane	ND<100	ND<200	ND<100	ND<100	ND<100	ND<50	ND<10	-	5
Toluene	34,000	15,000	19,000	13,000	5,300	8,200	1,900	-	1000
1,2-Dibromoethane(EDB)	ND<50	ND<100	ND<50	ND<50	ND<50	ND<30	ND<5	-	0.05
Ethylbenzene	3,900	2,560	2,900	930	920	1,400	950	2.2	700
mp-Xylene	13,000	12,000	15,000	4,800	4,100	4,500	3,200	-	10000**
o-Xylene	6,000	5,700	6,800	2,000	1,700	1,700	850	-	10000**
1,3,5-trimethylbenzene	770	880	1,000	310	540	450	350	330	23*
1,2,4-trimethylbenzene	2,900	3,300	4,300	1,100	1,700	1,500	1,300	470	23*
1,2,3-trimethylbenzene	NT	950	1,100	250	440	420	380	790	23*
Naphthalene	640	710	690	150	210	220	260	4	0.5
Total Reported VOCs	77,310	45,940	56,980	28,790	17,390	23,390	10,923		

Notes

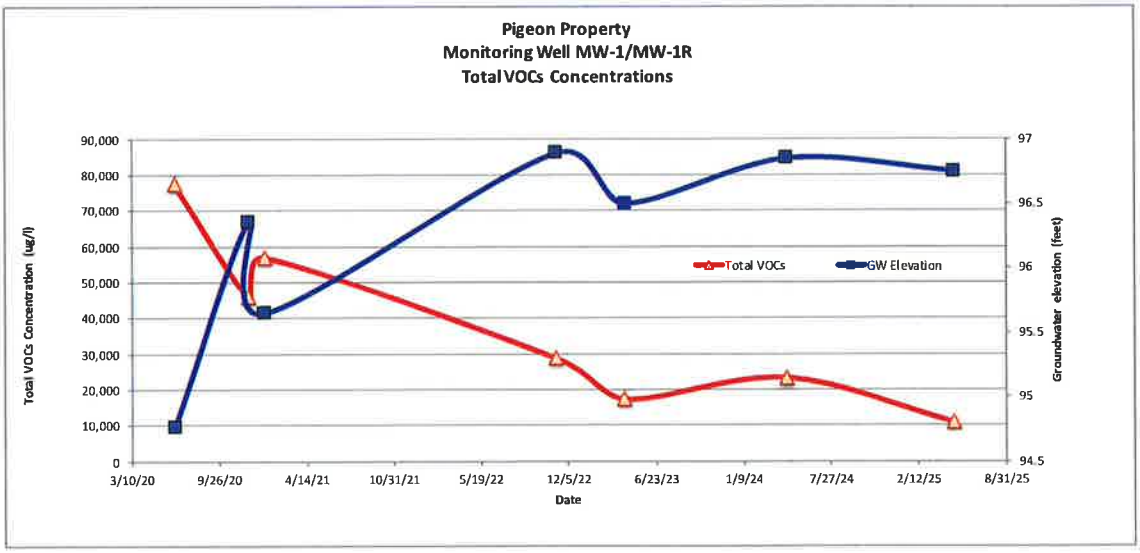
Groundwater Enforcement Standard from Vermont Groundwater Protection Rule 7/19

Groundwater Vapor Intrusion Standards (VIS) from Vermont I-Rule 7/19

Reported results or reporting limits equal to or in excess of regulatory criteria are shaded.

Dashed Cell - no standard

* means total trimethylbenzenes ** means total xylenes



Brownfields Supplemental Site Assessment
Groundwater Sampling Data Summary
Pigeon Property
1705 Route 128, Westford, Vermont

MW-2

Depth to Groundwater (Ft)	*6.26*	*5.81*	*6.19*	*3.85*	*5.60*	*4.85*	*5.45*	VIS-Resident	VGES
Sample Date	*6/17/20*	*12/3/20*	*1/7/21*	*11/7/22*	*4/11/23*	*4/16/24*	*5/6/25*		
VOCs, EPA Method 8260c (ug/l)									
Methyl-t-butyl ether (MTBE)	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	-	11
Benzene	1.3	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	0.92	5
1,2-Dichloroethane	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	-	5
Toluene	1.1	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	-	1000
1,2-Dibromoethane(EDB)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	-	0.05
Ethylbenzene	9.4	1.5	2	ND<1	ND<1	ND<1	ND<1	2.2	700
mp-Xylene	18	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	-	10000**
o-Xylene	2	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	-	10000**
1,3,5-trimethylbenzene	7.1	ND<1	1	ND<1	ND<1	ND<1	ND<1	330	23*
1,2,4-trimethylbenzene	22	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	470	23*
1,2,3-trimethylbenzene	NT	ND<1	ND<1	ND<1	ND<1	ND<1	ND<1	790	23*
Naphthalene	5.3	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	4	0.5
Total Reported VOCs	66	1.5	3	ND	ND	ND	ND		

MW-3

Depth to Groundwater (Ft)	*11.59*	*4.70*	*9.37*	*6.26*	*4.59*	VIS-Resident	VGES
Sample Date	*6/17/20*	*12/3/20*	*1/7/21*	*4/11/23*	*4/16/24*		
VOCs, EPA Method 8260c (ug/l)							
Methyl-t-butyl ether (MTBE)	ND<1	ND<1	ND<1	ND<1	ND<1	-	11
Benzene	ND<1	ND<1	ND<1	ND<1	ND<1	0.92	5
1,2-Dichloroethane	ND<1	ND<1	ND<1	ND<1	ND<1	-	5
Toluene	ND<1	ND<1	ND<1	ND<1	ND<1	-	1000
1,2-Dibromoethane(EDB)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	-	0.05
Ethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	2.2	700
mp-Xylene	ND<1	ND<1	ND<1	ND<1	ND<1	-	10000**
o-Xylene	ND<1	ND<1	ND<1	ND<1	ND<1	-	10000**
1,3,5-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	330	23*
1,2,4-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	470	23*
1,2,3-trimethylbenzene	NT	ND<1	ND<1	ND<1	ND<1	790	23*
Naphthalene	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	4	0.5
Total Reported VOCs	ND	ND	ND	ND	ND		

Notes
Groundwater Enforcement Standard from Vermont Groundwater Protection Rule 7/19
Groundwater Vapor Intrusion Standards (VIS) from Vermont I-Rule 7/19
Reported results or reporting limits equal to or in excess of regulatory criteria are shaded.
Dashed Cell - no standard
* means total trimethylbenzenes ** means total xylenes

Brownfields Supplemental Site Assessment
Groundwater Sampling Data Summary
Pigeon Property
1705 Route 128, Westford, Vermont

MW-6

Depth to Groundwater (Ft)	*3.80*	*3.02*	*3.31*	*2.77*	VIS-Resident	VGES
Sample Date	*1/7/21*	*11/7/22*	*4/11/23*	*4/16/24*		
VOCs, EPA Method 8260c (ug/l)						
Methyl-t-butyl ether (MTBE)	ND<1	ND<1	ND<1	ND<1	-	11
Benzene	ND<1	ND<1	ND<1	ND<1	0.92	5
1,2-Dichloroethane	ND<1	ND<1	ND<1	ND<1	-	5
Toluene	ND<1	ND<1	ND<1	ND<1	-	1000
1,2-Dibromoethane(EDB)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	-	0.05
Ethylbenzene	ND<1	ND<1	ND<1	ND<1	2.2	700
mp-Xylene	ND<1	ND<1	ND<1	ND<1	-	10000**
o-Xylene	ND<1	ND<1	ND<1	ND<1	-	10000**
1,3,5-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	330	23*
1,2,4-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	470	23*
1,2,3-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	790	23*
Naphthalene	ND<0.5	ND<0.5	ND<0.5	ND<0.5	4	0.5
Total Reported VOCs	ND	ND	ND	ND		

MW-8

Depth to Groundwater (Ft)	*3.80*	*5.21*	*4.21*	*3.69*	*3.72*	VIS-Resident	VGES
Sample Date	*1/7/21*	*11/7/22*	*4/11/23*	*4/16/24*	*5/6/25*		
VOCs, EPA Method 8260c (ug/l)							
Methyl-t-butyl ether (MTBE)	ND<1	ND<1	ND<1	ND<1	ND<1	-	11
Benzene	ND<1	ND<1	ND<1	ND<1	ND<1	0.92	5
1,2-Dichloroethane	ND<1	ND<1	ND<1	ND<1	ND<1	-	5
Toluene	ND<1	ND<1	ND<1	ND<1	ND<1	-	1000
1,2-Dibromoethane(EDB)	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	-	0.05
Ethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	2.2	700
mp-Xylene	ND<1	ND<1	ND<1	ND<1	ND<1	-	10000**
o-Xylene	ND<1	ND<1	ND<1	ND<1	ND<1	-	10000**
1,3,5-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	330	23*
1,2,4-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	470	23*
1,2,3-trimethylbenzene	ND<1	ND<1	ND<1	ND<1	ND<1	790	23*
Naphthalene	2.9	1.2	ND<0.5	ND<0.5	ND<0.5	4	0.5
Total Reported VOCs	2.9	1.2	ND	ND	ND		

Notes
Groundwater Enforcement Standard from Vermont Groundwater Protection Rule 7/19
Groundwater Vapor Intrusion Standards (VIS) from Vermont I-Rule 7/19
Reported results or reporting limits equal to or in excess of regulatory criteria are shaded.
Dashed Cell - no standard
* means total trimethylbenzenes ** means total xylenes

APPENDIX C

Analytical Laboratory Results

eurofins | Environment Testing

1 2 3 4 5 6 7

ANALYTICAL REPORT

PREPARED FOR

Attn: Ms. Angela Emerson
LE Environmental LLC
21 N Main St
#1
Waterbury, Vermont 05676

Generated 5/23/2025 8:23:09 AM

JOB DESCRIPTION

Pigeon Property | 19-138

JOB NUMBER

475-4292-1

Eurofins Concord
51 Antrim Avenue
Concord NH 03301

See page two for job notes and contact information.

my EOL

Job Notes

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Environment Testing Northeast, LLC Project Manager.

Authorization

Ashley Breen

Generated
5/23/2025 8:23:09 AM

Authorized for release by
Ashley Breen, Project Manager
Ashley.Breen@et.eurofinsus.com
(603)228-0525

Job Narrative
475-4292-1

Analytical test results meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page unless otherwise noted under the individual analysis. Data qualifiers and/or narrative comments are included to explain any exceptions, if applicable.

- Matrix QC may not be reported if insufficient sample is provided or site-specific QC samples were not submitted. In these situations, to demonstrate precision and accuracy at a batch level, a LCS/LCSD may be performed, unless otherwise specified in the method.
- Surrogate and/or isotope dilution analyte recoveries (if applicable) which are outside of the QC window are confirmed unless attributed to a dilution or otherwise noted in the narrative.

Regulated compliance samples (e.g. SDWA, NPDES) must comply with the associated agency requirements/permits.

Receipt
The samples were received on 5/9/2025 1:40 PM. Unless otherwise noted below, the samples arrived in good condition, and, where required, properly preserved and on ice. The temperature of the cooler at receipt time was 1.9°C.

GC/MS VOA
No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Sample Summary

Client: LE Environmental LLC
Project/Site: Pigeon Property | 19-138

Job ID: 475-4292-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
475-4292-1	MW-1R	Water	05/06/25 11:35	05/09/25 13:40
475-4292-2	MW-2	Water	05/06/25 10:40	05/09/25 13:40
475-4292-3	MW-8	Water	05/06/25 11:15	05/09/25 13:40
475-4292-4	Duplicate	Water	05/06/25 10:40	05/09/25 13:40
475-4292-5	Trip Blank	Water	05/06/25 00:00	05/09/25 13:40

Client Sample Results

Client: LE Environmental LLC
Project/Site: Pigeon Property | 19-138

Job ID: 475-4292-1

Client Sample ID: MW-1R

Date Collected: 05/06/25 11:35
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-1
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
1,2-Dichloroethane	<10		10	ug/L		05/16/25 12:54	10	DGM
Methyl-t-Butyl Ether (MTBE)	**33**		10	ug/L		05/16/25 12:54	10	DGM
Toluene	**1900**		10	ug/L		05/16/25 12:54	10	DGM
1,2-Dibromoethane (EDB)	<5.0		5.0	ug/L		05/16/25 12:54	10	DGM
Ethylbenzene	**950**		10	ug/L		05/16/25 12:54	10	DGM
m,p-Xylene	**3200**		10	ug/L		05/16/25 12:54	10	DGM
o-Xylene	**850**		10	ug/L		05/16/25 12:54	10	DGM
1,3,5-Trimethylbenzene	**350**		10	ug/L		05/16/25 12:54	10	DGM
1,2,4-Trimethylbenzene	**1300**		10	ug/L		05/16/25 12:54	10	DGM
Naphthalene	**260**		5.0	ug/L		05/16/25 12:54	10	DGM
Benzene	**1700**		10	ug/L		05/16/25 12:54	10	DGM
1,2,3-Trimethylbenzene	**380**		10	ug/L		05/16/25 12:54	10	DGM

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Analyzed*	*Dil Fac*	*Analyst*
4-Bromofluorobenzene (Surr)	*99*		*70 - 130*	*05/16/25 12:54*	*10*	*DGM*
1,2-Dichlorobenzene-d4 (Surr)	*101*		*70 - 130*	*05/16/25 12:54*	*10*	*DGM*
Toluene-d8 (Surr)	*111*		*70 - 130*	*05/16/25 12:54*	*10*	*DGM*

Client Sample ID: MW-2

Date Collected: 05/06/25 10:40
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-2
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
1,2-Dichloroethane	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
Methyl-t-Butyl Ether (MTBE)	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
Toluene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
1,2-Dibromoethane (EDB)	<0.50		0.50	ug/L		05/15/25 17:04	1	DGM
Ethylbenzene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
m,p-Xylene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
o-Xylene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
1,3,5-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
1,2,4-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
Naphthalene	<0.50		0.50	ug/L		05/15/25 17:04	1	DGM
Benzene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM
1,2,3-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 17:04	1	DGM

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Analyzed*	*Dil Fac*	*Analyst*
4-Bromofluorobenzene (Surr)	*100*		*70 - 130*	*05/15/25 17:04*	*1*	*DGM*
1,2-Dichlorobenzene-d4 (Surr)	*101*		*70 - 130*	*05/15/25 17:04*	*1*	*DGM*
Toluene-d8 (Surr)	*103*		*70 - 130*	*05/15/25 17:04*	*1*	*DGM*

Client Sample ID: MW-8

Date Collected: 05/06/25 11:15
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-3
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
1,2-Dichloroethane	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
Methyl-t-Butyl Ether (MTBE)	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
Toluene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM

Client Sample ID: MW-8

Date Collected: 05/06/25 11:15
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-3
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
1,2-Dibromoethane (EDB)	<0.50		0.50	ug/L		05/15/25 17:28	1	DGM
Ethylbenzene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
m,p-Xylene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
o-Xylene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
1,3,5-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
1,2,4-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
Naphthalene	<0.50		0.50	ug/L		05/15/25 17:28	1	DGM
Benzene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM
1,2,3-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 17:28	1	DGM

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Analyzed*	*Dil Fac*	*Analyst*
4-Bromofluorobenzene (Surr)	*97*		*70 - 130*	*05/15/25 17:28*	*1*	*DGM*
1,2-Dichlorobenzene-d4 (Surr)	*106*		*70 - 130*	*05/15/25 17:28*	*1*	*DGM*
Toluene-d8 (Surr)	*104*		*70 - 130*	*05/15/25 17:28*	*1*	*DGM*

Client Sample ID: Duplicate

Date Collected: 05/06/25 10:40
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-4
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
1,2-Dichloroethane	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
Methyl-t-Butyl Ether (MTBE)	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
Toluene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
1,2-Dibromoethane (EDB)	<0.50		0.50	ug/L		05/16/25 12:29	1	DGM
Ethylbenzene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
m,p-Xylene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
o-Xylene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
1,3,5-Trimethylbenzene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
1,2,4-Trimethylbenzene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
Naphthalene	<0.50		0.50	ug/L		05/16/25 12:29	1	DGM
Benzene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM
1,2,3-Trimethylbenzene	<1.0		1.0	ug/L		05/16/25 12:29	1	DGM

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Analyzed*	*Dil Fac*	*Analyst*
4-Bromofluorobenzene (Surr)	*103*		*70 - 130*	*05/16/25 12:29*	*1*	*DGM*
1,2-Dichlorobenzene-d4 (Surr)	*106*		*70 - 130*	*05/16/25 12:29*	*1*	*DGM*
Toluene-d8 (Surr)	*93*		*70 - 130*	*05/16/25 12:29*	*1*	*DGM*

Client Sample ID: Trip Blank

Date Collected: 05/06/25 00:00
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-5
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
1,2-Dichloroethane	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
Methyl-t-Butyl Ether (MTBE)	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
Toluene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
1,2-Dibromoethane (EDB)	<0.50		0.50	ug/L		05/15/25 14:05	1	DGM
Ethylbenzene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
m,p-Xylene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM

Client Sample ID: Trip Blank
Date Collected: 05/06/25 00:00
Date Received: 05/09/25 13:40

Lab Sample ID: 475-4292-5
Matrix: Water

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Analyzed	Dil Fac	Analyst
o-Xylene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
1,3,5-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
1,2,4-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
Naphthalene	<0.50		0.50	ug/L		05/15/25 14:05	1	DGM
Benzene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM
1,2,3-Trimethylbenzene	<1.0		1.0	ug/L		05/15/25 14:05	1	DGM

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Analyzed*	*Dil Fac*	*Analyst*
4-Bromofluorobenzene (Surr)	*95*		*70 - 130*	*05/15/25 14:05*	*1*	*DGM*
1,2-Dichlorobenzene-d4 (Surr)	*101*		*70 - 130*	*05/15/25 14:05*	*1*	*DGM*
Toluene-d8 (Surr)	*102*		*70 - 130*	*05/15/25 14:05*	*1*	*DGM*

Method: 8260D - Volatile Organic Compounds by GC/MS

Lab Sample ID: MB 475-5385/6
Matrix: Water
Analysis Batch: 5385

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane	<1.0		1.0	ug/L			05/15/25 11:10	1
Methyl-t-Butyl Ether (MTBE)	<1.0		1.0	ug/L			05/15/25 11:10	1
Toluene	<1.0		1.0	ug/L			05/15/25 11:10	1
1,2-Dibromoethane (EDB)	<0.50		0.50	ug/L			05/15/25 11:10	1
Ethylbenzene	<1.0		1.0	ug/L			05/15/25 11:10	1
m,p-Xylene	<1.0		1.0	ug/L			05/15/25 11:10	1
o-Xylene	<1.0		1.0	ug/L			05/15/25 11:10	1
1,3,5-Trimethylbenzene	<1.0		1.0	ug/L			05/15/25 11:10	1
1,2,4-Trimethylbenzene	<1.0		1.0	ug/L			05/15/25 11:10	1
Naphthalene	<0.50		0.50	ug/L			05/15/25 11:10	1
Benzene	<1.0		1.0	ug/L			05/15/25 11:10	1
1,2,3-Trimethylbenzene	<1.0		1.0	ug/L			05/15/25 11:10	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
4-Bromofluorobenzene (Surr)	*93*		*70 - 130*		*05/15/25 11:10*	*1*
1,2-Dichlorobenzene-d4 (Surr)	*107*		*70 - 130*		*05/15/25 11:10*	*1*
Toluene-d8 (Surr)	*100*		*70 - 130*		*05/15/25 11:10*	*1*

Lab Sample ID: LCS 475-5385/2
Matrix: Water
Analysis Batch: 5385

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
1,2-Dichloroethane	20.0	18.5		ug/L		92	70 - 130
Methyl-t-Butyl Ether (MTBE)	20.0	18.0		ug/L		90	70 - 130
Toluene	20.0	20.1		ug/L		101	70 - 130
1,2-Dibromoethane (EDB)	20.0	20.5		ug/L		102	70 - 130
Ethylbenzene	20.0	20.5		ug/L		103	70 - 130
m,p-Xylene	40.0	40.3		ug/L		101	70 - 130
o-Xylene	20.0	20.3		ug/L		102	70 - 130
1,3,5-Trimethylbenzene	20.0	20.9		ug/L		104	70 - 130
1,2,4-Trimethylbenzene	20.0	21.4		ug/L		107	70 - 130
Naphthalene	20.0	22.5		ug/L		112	70 - 130
Benzene	20.0	19.5		ug/L		97	70 - 130
1,2,3-Trimethylbenzene	20.0	21.7		ug/L		109	70 - 130

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
4-Bromofluorobenzene (Surr)	*98*		*70 - 130*
1,2-Dichlorobenzene-d4 (Surr)	*102*		*70 - 130*
Toluene-d8 (Surr)	*104*		*70 - 130*

Lab Sample ID: LCSD 475-5385/3
Matrix: Water
Analysis Batch: 5385

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
1,2-Dichloroethane	20.0	19.2		ug/L		96	70 - 130	4	20
Methyl-t-Butyl Ether (MTBE)	20.0	18.9		ug/L		94	70 - 130	5	20

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCSD 475-5385/3
Matrix: Water
Analysis Batch: 5385

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Toluene	20.0	21.3		ug/L		106	70 - 130	6	20
1,2-Dibromoethane (EDB)	20.0	21.0		ug/L		105	70 - 130	2	20
Ethylbenzene	20.0	21.7		ug/L		108	70 - 130	6	20
m,p-Xylene	40.0	42.6		ug/L		106	70 - 130	6	20
o-Xylene	20.0	21.4		ug/L		107	70 - 130	5	20
1,3,5-Trimethylbenzene	20.0	21.5		ug/L		107	70 - 130	3	20
1,2,4-Trimethylbenzene	20.0	21.9		ug/L		109	70 - 130	2	20
Naphthalene	20.0	22.2		ug/L		111	70 - 130	1	20
Benzene	20.0	20.8		ug/L		104	70 - 130	6	20
1,2,3-Trimethylbenzene	20.0	22.3		ug/L		111	70 - 130	3	20

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
4-Bromofluorobenzene (Surr)	*99*		*70 - 130*
1,2-Dichlorobenzene-d4 (Surr)	*101*		*70 - 130*
Toluene-d8 (Surr)	*104*		*70 - 130*

Lab Sample ID: MB 475-5609/5
Matrix: Water
Analysis Batch: 5609

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane	<1.0		1.0	ug/L			05/16/25 11:40	1
Methyl-t-Butyl Ether (MTBE)	<1.0		1.0	ug/L			05/16/25 11:40	1
Toluene	<1.0		1.0	ug/L			05/16/25 11:40	1
1,2-Dibromoethane (EDB)	<0.50		0.50	ug/L			05/16/25 11:40	1
Ethylbenzene	<1.0		1.0	ug/L			05/16/25 11:40	1
m,p-Xylene	<1.0		1.0	ug/L			05/16/25 11:40	1
o-Xylene	<1.0		1.0	ug/L			05/16/25 11:40	1
1,3,5-Trimethylbenzene	<1.0		1.0	ug/L			05/16/25 11:40	1
1,2,4-Trimethylbenzene	<1.0		1.0	ug/L			05/16/25 11:40	1
Naphthalene	<0.50		0.50	ug/L			05/16/25 11:40	1
Benzene	<1.0		1.0	ug/L			05/16/25 11:40	1
1,2,3-Trimethylbenzene	<1.0		1.0	ug/L			05/16/25 11:40	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
4-Bromofluorobenzene (Surr)	*96*		*70 - 130*		*05/16/25 11:40*	*1*
1,2-Dichlorobenzene-d4 (Surr)	*106*		*70 - 130*		*05/16/25 11:40*	*1*
Toluene-d8 (Surr)	*101*		*70 - 130*		*05/16/25 11:40*	*1*

Lab Sample ID: LCS 475-5609/2
Matrix: Water
Analysis Batch: 5609

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
1,2-Dichloroethane	20.0	19.0		ug/L		95	70 - 130
Methyl-t-Butyl Ether (MTBE)	20.0	17.5		ug/L		87	70 - 130
Toluene	20.0	21.9		ug/L		109	70 - 130
1,2-Dibromoethane (EDB)	20.0	22.0		ug/L		110	70 - 130

Method: 8260D - Volatile Organic Compounds by GC/MS (Continued)

Lab Sample ID: LCS 475-5609/2
Matrix: Water
Analysis Batch: 5609

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Ethylbenzene	20.0	22.2		ug/L		111	70 - 130
m,p-Xylene	40.0	43.6		ug/L		109	70 - 130
o-Xylene	20.0	21.6		ug/L		108	70 - 130
1,3,5-Trimethylbenzene	20.0	21.8		ug/L		109	70 - 130
1,2,4-Trimethylbenzene	20.0	22.0		ug/L		110	70 - 130
Naphthalene	20.0	22.3		ug/L		112	70 - 130
Benzene	20.0	21.1		ug/L		106	70 - 130
1,2,3-Trimethylbenzene	20.0	22.5		ug/L		113	70 - 130

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
4-Bromofluorobenzene (Surr)	*103*		*70 - 130*
1,2-Dichlorobenzene-d4 (Surr)	*103*		*70 - 130*
Toluene-d8 (Surr)	*103*		*70 - 130*

Lab Sample ID: LCSD 475-5609/3
Matrix: Water
Analysis Batch: 5609

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
1,2-Dichloroethane	20.0	19.1		ug/L		96	70 - 130	1	20
Methyl-t-Butyl Ether (MTBE)	20.0	17.9		ug/L		90	70 - 130	3	20
Toluene	20.0	20.8		ug/L		104	70 - 130	5	20
1,2-Dibromoethane (EDB)	20.0	21.4		ug/L		107	70 - 130	3	20
Ethylbenzene	20.0	22.0		ug/L		110	70 - 130	1	20
m,p-Xylene	40.0	42.3		ug/L		106	70 - 130	3	20
o-Xylene	20.0	21.7		ug/L		108	70 - 130	0	20
1,3,5-Trimethylbenzene	20.0	20.0		ug/L		100	70 - 130	8	20
1,2,4-Trimethylbenzene	20.0	20.4		ug/L		102	70 - 130	8	20
Naphthalene	20.0	23.4		ug/L		117	70 - 130	5	20
Benzene	20.0	20.9		ug/L		105	70 - 130	1	20
1,2,3-Trimethylbenzene	20.0	21.5		ug/L		107	70 - 130	5	20

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
4-Bromofluorobenzene (Surr)	*105*		*70 - 130*
1,2-Dichlorobenzene-d4 (Surr)	*98*		*70 - 130*
Toluene-d8 (Surr)	*101*		*70 - 130*

Accreditation/Certification and Definitions Summary

Client: LE Environmental LLC
Project/Site: Pigeon Property | 19-138

Job ID: 475-4292-1

Laboratory: Eurofins Concord

Unless otherwise noted, all analytes for this laboratory were covered under each accreditation/certification below.

Authority	Program	Identification Number	Expiration Date
New Hampshire	NELAP	1012	01-20-26

The following analytes are included in this report, but the laboratory is not certified by the governing authority. This list may include analytes for which the agency does not offer certification.

Analysis Method	Prep Method	Matrix	Analyte
8260D		Water	1,2,3-Trimethylbenzene

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
¤	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
1C	Result is from the primary column on a dual-column method.
2C	Result is from the confirmation column on a dual-column method.
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
MRL	Method Reporting Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
SDL	Sample Detection Limit
SDL	Sample Detection Limit
SDL	Sample Detection Limit
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Page 1 of 1

Chain-of-Custody Record

For Lab Use Only 4792

Bold Fields Required. Please Circle Requested Analysis.

475-4292 COC

Sample I.D.	Sampling Date/Time *If Composite, Indicate Both Start & Finish Date/Time	Matrix (see below)	Grab/*Composite	VOC: 8021	SVOC: 8270 625 ABN PAH EDB DBCP; 8015 GRO MAPH; 8015 DRO LI L2; TPH8100 MAEPH; PEST 608 PEST 8081 PCB 608 PCB 8082; Oil & Grease 1664 TPH 1664	TCLP: TCLP 1311 VOC PEST ABN METALS HERB	Inorganics: BOD CBOD; TSS TDS; Cl F SO_4 NO_2 NO_3; TKN NH_3 TN T. PHOS. O. PHOS.; pH Spec. Con. T. Res Chlorine T. Aln.; COD Phenols TOC DOC; Total Cyanide Total Sulfide; Reactive Cyanide Reactive Sulfide Flashpoint Ignitability	Micro: Total Coliform Fecal Coliform E. Coli Enterococci Heterotrophic Plate Count	Metals: Dissolved Metals (List Below) Total Metals (List Below)	Other	# of Containers	Notes MeOH Vial #
MW-1R	5/6/25 1135	GW	G	X								3	
MW-2	1040			X								3	
MW-8	1115			X								3	
Duplicate	1040			X								3	
Trip Blank	4/7/25 1030			X								3	

Matrix: A-Air; S-Soil; GW-Ground Water; SW-Surface Water; DW-Drinking Water; WW-Waste water

Preservative: H-HCL; N-HNO_3; S-H_2SO_4; Na-NaOH; M-MEOH

Project Manager: Angela Emerson

Company: LE Environmental LLC

Address: 21 N Main St, Unit #1

City: Waterbury State: VT Zip: 05676

Phone: 802-917-2001 Ext.:

E-Mail: angela@leenv.net

Site Name: Pigeon Property

Project #: 19-438

State: NH MA ME (VT) Other:

Regulatory Program: NPDES: RGP POTW Stormwater or GWP, Oil Fund, Brownfield or Other:

Quote #: PO #:

QA/QC Reporting

A B C

MA MCP

Temp. 9 °C

ICE? (Yes) No

Reporting Options

Prelims: Yes or No

Electronic Options

(PDF) Excel

Equis

Other

Turn Around Time

24hr* 48hr*

3-4 Days*

5 Day 7 Day

(10 Day)

*Pre-approval Required

Sampler(s): Angela Emerson

Relinquished By: Angela Emerson Date: 5/9/25 Time: 1022 Received By: TMC

Relinquished By: TMC Date: 5-9-25 Time: 1340 Received By:

Relinquished By: Date: Time: Received By:

Metals: 8 RCRA 13 PP Fe, Mn Pb, Cu

Other Metals:

Samples Field Filtered? ☐ Yes ☐ No

Notes: (ie: Special Detection Limits, Billing Info, If Different)

VT Petro List

Site History:

Suspected Contamination:

Field Readings:

eurofins

Environment Testing Eastern Analytical

51 Antrim Avenue | Concord, NH 03301 | Tel: 603.228.0525 | 1.800.287.0525 | E-Mail: CustomerService@EasternAnalytical.com | www.EasternAnalytical.com

(WHITE: Lab Copy GREEN: Customer Copy)