



Memo

To: Don Hanson
Oregon Department of Environmental
Quality Western Region
165 East 7th Ave, Ste 100
Eugene, OR 97401

Date: August 5, 2024

From: John Kuiper, RG
Vice President, Geologist
WSP

c: Jim Atkins & Dike Dame, ERD LLC /
ERD II LLC / AD Eugene Development LLC

Tel: (503) 704-7793 (mobile)

Subject: **Quarterly Progress Report - Second Quarter 2024
Prospective Purchaser Agreement - Eugene Riverfront Redevelopment
(Consent Judgement #44193725 - Eugene Riverfront District, LLC)**

On behalf of Eugene Riverfront District, LLC (ERD), WSP USA Environment & Infrastructure Inc. (WSP) has prepared this Quarterly Progress Report pursuant to Section H of the above-referenced Prospective Purchaser Agreement (PPA).

1.0 General Background and PPA Requirements

The PPA (Consent Judgement #44193725 between the State of Oregon and Eugene Riverfront District, LLC) was entered into on September 29, 2021, and included a Statement of Work (SOW). The SOW, approved by Oregon Department of Environmental Quality (DEQ) on November 5, 2021, requires that progress reports are to be submitted to DEQ on a quarterly basis (e.g., on or before Feb 15, May 15, Aug 15, and Nov 15).

2.0 Actions taken by ERD under the Consent Judgement during the prior quarter (Q2 2024)

Groundwater:

ERD has been monitoring groundwater levels at the Site since February 2022. The purpose is to be able to better understand whether groundwater may affect excavation activities during the Site redevelopment process. Typically, water level monitoring is performed on an approximately monthly basis during the seasonally wet months of the year and is temporarily discontinued during the dry months.

Groundwater elevation monitoring was conducted on April 12, 2024. Depth-to-groundwater and groundwater elevation maps for the April 12 measurement event are provided as Figures 1A and 1B, respectively. Groundwater elevation plots showing the complete monitoring history for each of the site wells are presented in Figure 2.

Soil:

No activity.

3.0 Actions scheduled for Q3 2024

No subsurface disturbance activities are scheduled for Q3 2024. No groundwater monitoring is scheduled for Q3 2024.

4.0 Actions scheduled to be taken by ERD in subsequent quarters (October 2024 and beyond)

No subsurface disturbance activities are currently scheduled.

5.0 Summary of sampling, test results, and other data generated or received by ERD during the prior quarter (Q2 2024)

No sampling was conducted during Q2 2024.

6.0 Contractors and subcontractors retained by ERD to do work under the SOW and associated plans to date:

- Essex General Construction (General Contractor)
- WSP (formerly Wood) (Environmental and Geotechnical Consultant)
- K&E Excavating (test pits on Parcel 3A)
- Holt Services (soil borings and monitoring wells)
- Applied Professional Services (utility locates)
- Delta Excavation (potholing and infiltration testing on Parcel 3B/C)
- BB&A Environmental (soil borings, monitoring well installations, and water level measurements)
- Statewide Land Surveying (survey of well locations and elevations)
- ACS Testing (geotechnical lab tests)
- Apex Laboratories, LLC (environmental chemistry)

7.0 Actions or activities of easement holders or owners of adjacent and/or related parcels that may relate to or impact implementation of the SOW and related plans:

Not Applicable.

8.0 A description of any problems experienced by respondent during the previous three months and actions taken to resolve them:

Not Applicable.

LIMITATIONS

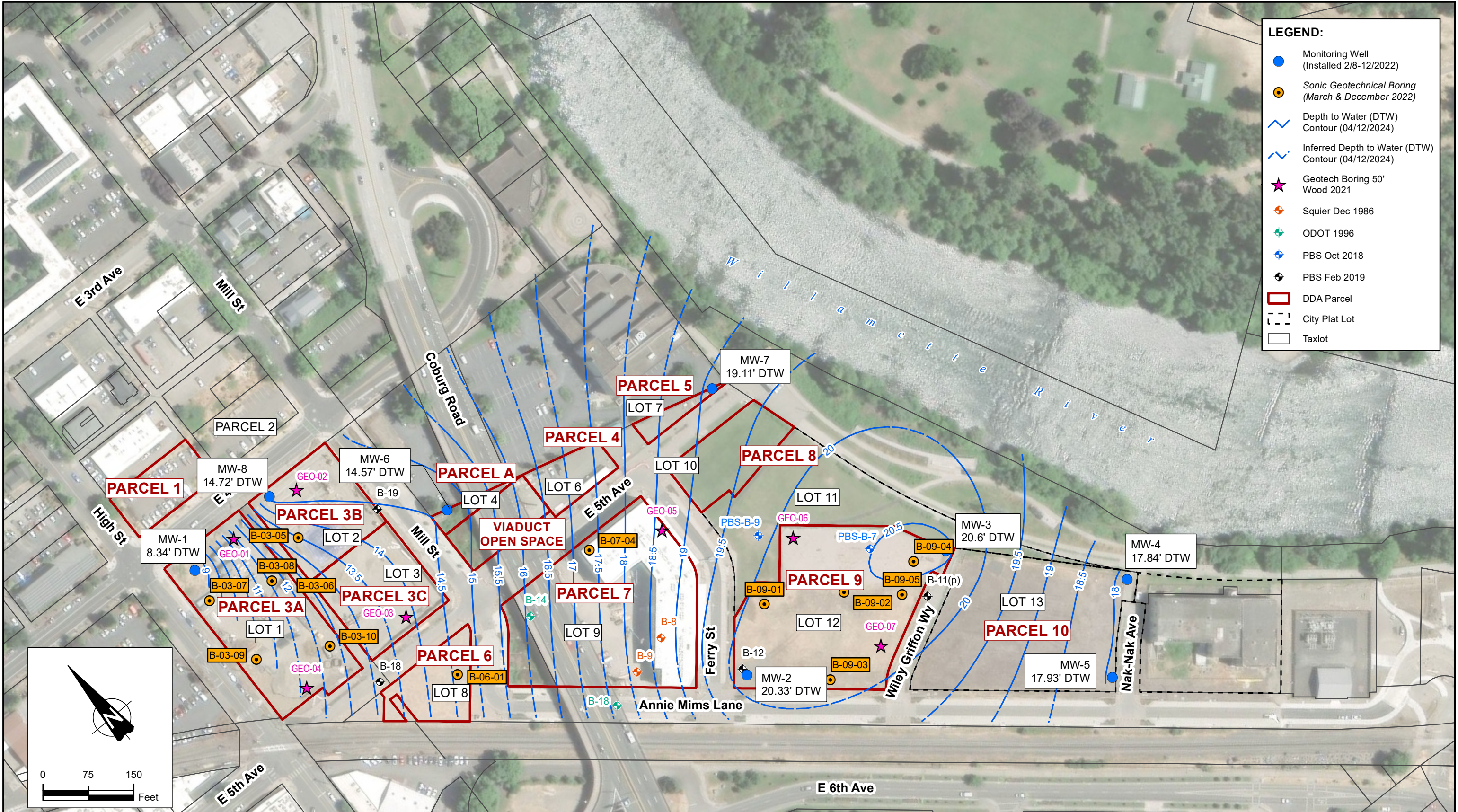
WSP services have been performed in accordance with the normal and reasonable standard of care exercised by similar professionals performing services under similar conditions in similar geographic locations. Please be aware that WSP's interpretation is limited to site conditions present at the time of WSP's sampling. Except for our stated standard of care, no other warranties or guarantees are offered as part of WSP's contracted services.

Attachments: Figure 1A – Depth to Water (DTW) Gradient Map, April 12, 2024
Figure 1B – Groundwater Elevation Gradient Map, April 12, 2024
Figure 2 – Groundwater Elevation Plots

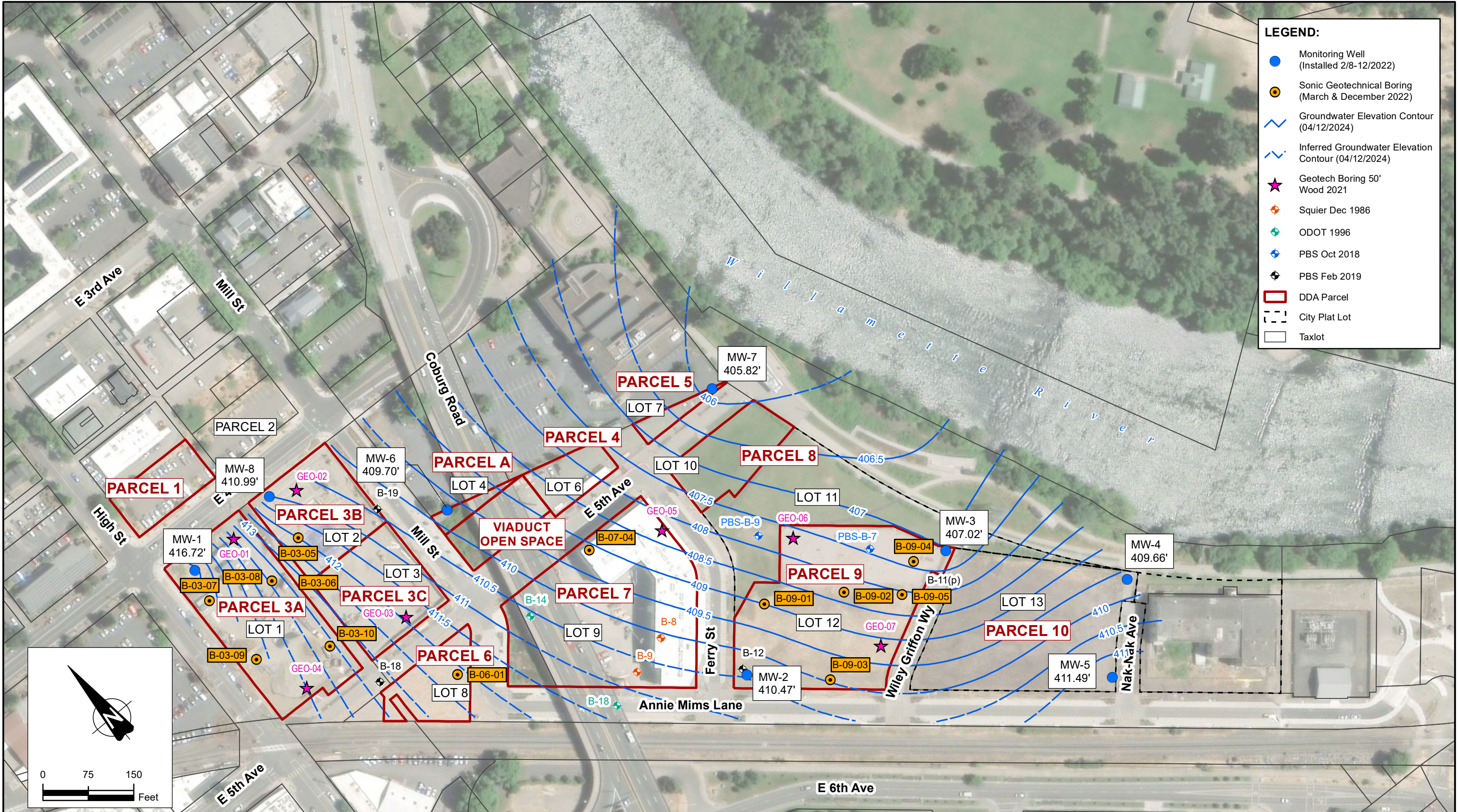
JK/JS:al

x:\us\uspd800-por\clientdata\13000\13500\13509\135090\reports-presentations-documents\deq and memos to deq\quarterly reports to deq\q2-2024\ppa quarterly progress report - aug2024.docx

ATTACHMENTS

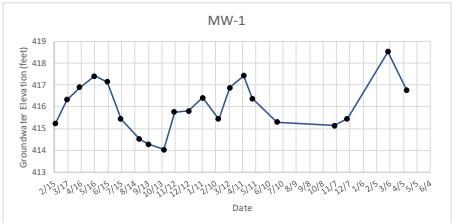


			EUGENE RIVERFRONT REDEVELOPMENT PROPERTY EUGENE, OREGON	DATE JULY 2024
				SCALE 1 " = 150 '
	WSP 15862 SW 72nd Ave., Suite 150 Portland, OR 97224		DEPTH TO WATER (DTW) GRADIENT MAP APRIL 12, 2024	PROJECT NO. 8-61M-13509-0
				FIGURE 1A

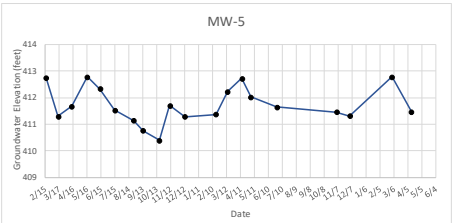


DRAWN BY: SD CHECKED BY: JK	WSP 15862 SW 72nd Ave., Suite 150 Portland, OR 97224			WSP EUGENE RIVERFRONT REDEVELOPMENT PROPERTY EUGENE, OREGON		DATE	JULY 2024
						SCALE	1" = 150'
				GROUNDWATER ELEVATION GRADIENT MAP APRIL 12, 2024		PROJECT NO.	8-61M-13509-0
						FIGURE	1B

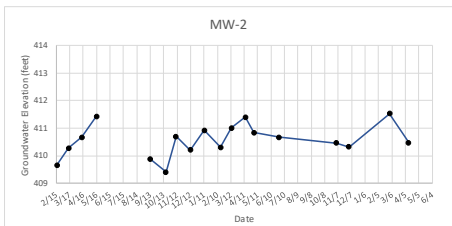
Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater Elevation (feet)
MW-1	425.1	9.87	2/17/2022	415.23
MW-1	425.1	8.77	3/15/2022	416.31
MW-1	425.1	8.20	4/13/2022	416.90
MW-1	425.1	7.70	5/16/2022	417.40
MW-1	425.1	7.95	6/13/2022	417.15
MW-1	425.1	9.66	7/14/2022	415.44
MW-1	425.1	10.58	8/24/2022	414.52
MW-1	425.1	10.81	9/13/2022	414.29
MW-1	425.1	11.07	10/18/22	414.03
MW-1	425.1	9.35	11/10/22	415.75
MW-1	425.1	9.29	12/12/22	415.81
MW-1	425.1	8.68	1/12/2023	416.42
MW-1	425.1	9.66	2/17/2023	415.44
MW-1	425.1	8.22	3/14/2023	416.88
MW-1	425.1	7.67	4/14/2023	417.43
MW-1	425.1	8.73	5/3/2023	416.37
MW-1	425.1	9.8	6/28/2023	415.30
MW-1	425.1	9.97	11/3/2023	415.13
MW-1	425.1	9.65	12/1/2023	415.45
MW-1	425.1	6.58	3/1/2024	418.52
MW-1	425.1	8.34	4/12/2024	416.76



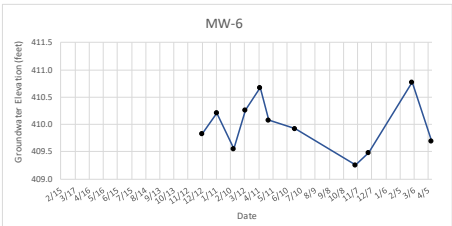
Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater r Elevation (feet)
MW-5	429.4	16.67	2/17/2022	412.73
MW-5	429.4	18.10	3/15/2022	411.30
MW-5	429.4	17.73	4/13/2022	411.67
MW-5	429.4	16.63	5/16/2022	412.77
MW-5	429.4	17.08	6/13/2022	412.32
MW-5	429.4	17.87	7/14/2022	411.53
MW-5	429.4	18.26	8/24/22	411.14
MW-5	429.4	18.64	9/13/2022	410.76
MW-5	429.4	19.00	10/18/22	410.40
MW-5	429.4	17.70	11/10/22	411.70
MW-5	429.4	18.12	12/12/22	411.28
MW-5	429.4	18.03	2/17/2023	411.37
MW-5	429.4	17.17	3/14/2023	412.23
MW-5	429.4	16.68	4/14/2023	412.72
MW-5	429.4	17.38	5/3/2023	412.02
MW-5	429.4	17.75	6/28/2023	411.65
MW-5	429.4	17.95	11/3/2023	411.45
MW-5	429.4	18.09	12/1/2023	411.31
MW-5	429.4	16.63	3/1/2024	412.77
MW-5	429.4	17.93	4/12/2024	411.47



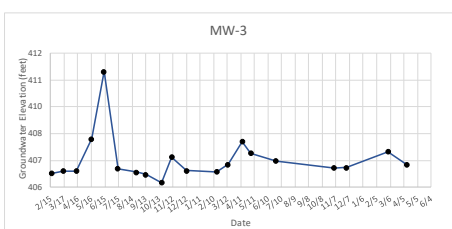
Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater Elevation (feet)
MW-2	430.8	21.14	2/17/2022	409.66
MW-2	430.8	20.53	3/15/2022	410.27
MW-2	430.8	20.13	4/13/2022	410.67
MW-2	430.8	19.37	5/16/2022	411.43
MW-2	430.8	Well Inaccessible	6/13/2022	
MW-2	430.8	Well Inaccessible	7/14/2022	
MW-2	430.8	Well Inaccessible	8/24/2022	
MW-2	430.8	20.91	9/13/2022	409.89
MW-2	430.8	21.39	10/18/22	409.41
MW-2	430.8	20.11	11/10/22	410.69
MW-2	430.8	20.59	12/12/22	410.21
MW-2	430.8	19.88	1/12/2023	410.92
MW-2	430.8	20.49	2/17/2023	410.31
MW-2	430.8	19.79	3/14/2023	411.01
MW-2	430.8	19.41	4/14/2023	411.39
MW-2	430.8	19.96	5/3/2023	410.84
MW-2	430.8	20.13	6/28/2023	410.67
MW-2	430.8	20.34	11/3/2023	410.46
MW-2	430.8	20.48	12/1/2023	410.32
MW-2	430.8	19.28	3/1/2024	411.52
MW-2	430.8	20.33	4/12/2024	410.47



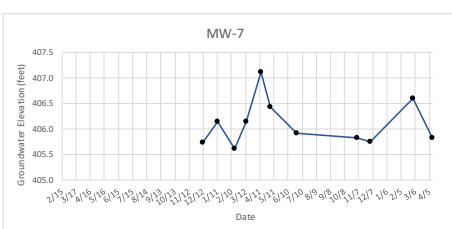
Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater r Elevation (feet)
MW-6	424.3	14.45	12/12/22	409.82
MW-6	424.3	14.07	1/12/2023	410.20
MW-6	424.3	14.72	2/17/2023	409.55
MW-6	424.3	14.01	3/14/2023	410.26
MW-6	424.3	13.59	4/14/2023	410.68
MW-6	424.3	14.19	5/3/2023	410.08
MW-6	424.3	14.35	6/28/2023	409.92
MW-6	424.3	15.02	11/3/2023	409.25
MW-6	424.3	14.79	12/1/2023	409.48
MW-6	424.3	13.49	3/1/2024	410.78
MW-6	424.3	14.57	4/12/2024	409.70



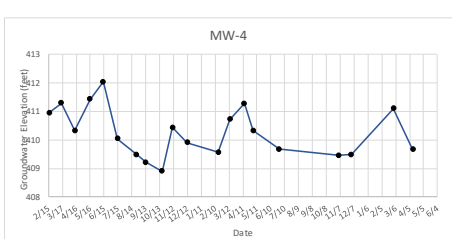
Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater Elevation (feet)
MW-3	427.6	20.97	2/17/2022	406.63
MW-3	427.6	20.88	3/15/2022	406.72
MW-3	427.6	20.88	4/13/2022	406.72
MW-3	427.6	19.44	5/16/2022	408.16
MW-3	427.6	16.42	6/13/2022	411.18
MW-3	427.6	20.77	7/14/2022	406.83
MW-3	427.6	20.93	8/24/2022	406.67
MW-3	427.6	21.03	9/13/2022	406.57
MW-3	427.6	21.39	10/18/22	406.21
MW-3	427.6	20.24	11/10/22	407.36
MW-3	427.6	20.85	12/12/22	406.75
MW-3	427.6	20.90	2/17/2023	406.70
MW-3	427.6	20.57	3/14/2023	407.03
MW-3	427.6	19.55	4/14/2023	408.05
MW-3	427.6	20.08	5/3/2023	407.52
MW-3	427.6	20.43	6/28/2023	407.17
MW-3	427.6	20.73	11/3/2023	406.87
MW-3	427.6	20.71	12/1/2023	406.89
MW-3	427.6	20.01	3/1/2024	407.59
MW-3	427.6	20.6	4/12/2024	407.00



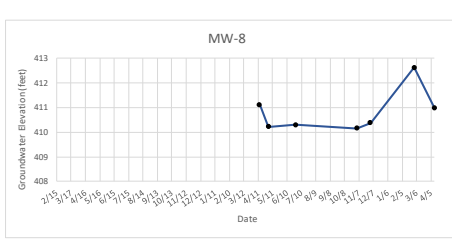
Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater r Elevation (feet)
MW-7	424.9	19.20	12/12/22	405.73
MW-7	424.9	18.79	1/12/2023	406.14
MW-7	424.9	19.31	2/17/2023	405.62
MW-7	424.9	18.79	3/14/2023	406.14
MW-7	424.9	17.82	4/14/2023	407.11
MW-7	424.9	18.5	5/3/2023	406.43
MW-7	424.9	19.01	6/28/2023	405.92
MW-7	424.9	19.11	11/3/2023	405.82
MW-7	424.9	19.18	12/1/2023	405.75
MW-7	424.9	18.34	3/1/2024	406.59
MW-7	424.9	19.11	4/12/2024	405.82



Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater Elevation (feet)
MW-4	427.5	16.55	2/17/2022	410.95
MW-4	427.5	16.21	3/15/2022	411.29
MW-4	427.5	17.18	4/13/2022	410.32
MW-4	427.5	16.07	5/16/2022	411.43
MW-4	427.5	15.46	6/13/2022	412.04
MW-4	427.5	17.46	7/14/2022	410.04
MW-4	427.5	18.01	8/24/2022	409.49
MW-4	427.5	18.28	9/13/2022	409.22
MW-4	427.5	18.60	10/18/22	408.90
MW-4	427.5	17.07	11/10/22	410.43
MW-4	427.5	17.59	12/12/22	409.91
MW-4	427.5	17.94	2/17/2023	409.56
MW-4	427.5	16.78	3/14/2023	410.72
MW-4	427.5	16.23	4/14/2023	411.27
MW-4	427.5	17.18	5/3/2023	410.32
MW-4	427.5	17.82	6/28/2023	409.68
MW-4	427.5	18.04	11/3/2023	409.46
MW-4	427.5	18.02	12/1/2023	409.48
MW-4	427.5	16.40	3/1/2024	411.10
MW-4	427.5	17.84	4/12/2024	409.66



Observation Well #	Ground Surface elevation (feet)	Depth to groundwater (feet)	Date of reading	Groundwater r Elevation (feet)
MW-8	425.7	14.59	4/14/2023	411.12
MW-8	425.7	15.49	5/3/2023	410.22
MW-8	425.7	15.41	6/28/2023	410.30
MW-8	425.7	15.56	11/3/2023	410.15
MW-8	425.7	15.33	12/1/2023	410.38
MW-8	425.7	13.09	3/1/2024	412.62
MW-8	425.7	14.72	4/12/2024	410.99



DRAWN BY: SD CHECKED BY: JK

WSP
15862 SW 72nd Ave., Suite 150
Portland, OR 97224



EUGENE RIVERFRONT
REDEVELOPMENT PROPERTY
EUGENE, OREGON

GROUNDWATER ELEVATION PLOTS

DATE	JULY 2024
SCALE	N.T.S.
PROJECT NO.	8-61M-13509-0
FIGURE	2