



Memo

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

Date: February 10, 2026

Project: US-EI-261M135092

From: John Kuiper, RG
Geologist, VP
WSP

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

Tel: (503) 704-7793 (mobile)

**Subject: Quarterly Progress Report - Fourth Quarter 2025
Prospective Purchaser Agreement - Eugene Riverfront Redevelopment
(Consent Judgement #44193725 - Eugene Riverfront District, LLC)**

On behalf of Eugene Riverfront District, LLC (ERD), WSP USA Inc. 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.

2.0 Actions taken by ERD under the Consent Judgement during the prior quarter (Q4 2025)

Groundwater:

No activity.

Soil:

No activity.

3.0 Actions scheduled for Q1 2026

No subsurface disturbance activities are scheduled for Q1 2026. No groundwater elevation monitoring is scheduled for Q1 2026. [Note that work may be occurring on Parcel 2, which is not a part of the PPA. DEQ will be notified of this work under separate cover.]

4.0 Actions scheduled to be taken by ERD in subsequent quarters (April 2026 and beyond)

No subsurface disturbance activities are currently scheduled. DEQ will be notified in advance of any activities should they arise.

5.0 Summary of sampling, test results, and other data generated or received by ERD during the prior quarter (Q4 2025)

No sampling was conducted during Q4 2025.



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.