



Technical Memorandum

To: Seth Lenaerts
Project Manager of City of Lincoln City

From: Merideth D'Andrea, RG, MFA

Date: May 22, 2026

Project No.: M1467.06.003

Re: Schooner Creek Discovery Park Pre-Design Investigation

Maul Foster & Alongi, Inc. (MFA) conducted a focused Phase II environmental investigation at the Schooner Creek Discovery Park property in Lincoln City, Oregon to further evaluate previously identified petroleum impacts and support pre-design planning for redevelopment. This work builds on prior environmental investigations and was performed to refine the understanding of the nature and extent of contamination in soil and groundwater and to evaluate the potential for soil vapor migration toward nearby residential properties.

The primary objectives of the investigation were to (1) delineate the magnitude and extent of petroleum-related impacts in soil and groundwater, (2) assess the potential vapor intrusion pathway at adjacent residences, and (3) generate data to inform remedial strategy development and cost evaluation.

Findings from this investigation are intended to support the City of Lincoln City's decision-making for site redevelopment and to guide the selection and design of appropriate remedial actions for the Property and adjacent right-of-way.

Property Background

The City of Lincoln City (the City) is pursuing redevelopment of the property comprising Lincoln County tax lot 3500 in Lincoln City, Oregon (the Property) for the Schooner Creek Discovery Park site. Construction is scheduled to begin in Summer 2026. The Property was previously the Taft Elementary-Middle School. Prior assessment activities¹ conducted at the Property in 1998, 2009, and 2017 identified gasoline and diesel underground storage tanks (USTs) that had releases and impacted soil, groundwater, and soil vapor. The Property is listed in the Oregon Department of Environmental Quality (DEQ) leaking heating oil tank and leaking underground storage tank (LUST) databases as a contaminated site. The Property currently has institutional controls that include groundwater use restrictions, use of property restrictions, notice of property transfer, notice of filing for initiating rezoning designation, maintaining of protective cap, and proper management of

¹Shannon & Wilson. 2026. *Cleanup Plan Schooner Creek Discovery Park, Lincoln, Oregon*, February

contaminated media. These institutional controls are stated in the deed restrictions within the Easement and Equitable Servitude. On April 2, 2020, DEQ ruled that the previous cleanup at the Taft Elementary-Middle School was protective of public health and the environment and the Property was issued a conditional no further action determination.

Phase II environmental site assessment (ESA) work conducted in 2025 at the Property and the adjoining right-of-way of SE 51st Street identified impacts to soil and groundwater. The Phase II ESA concluded that the groundwater contamination has migrated to the southeast and that the vapor intrusion into buildings exposure pathway is a potential concern to residential properties downgradient of the Property. In order to further evaluate the findings of the 2025 Phase II ESA and to inform future remedial actions at the Property, MFA conducted an investigation focused on delineation (magnitude and extent) of impacts in soil and groundwater and assessment of soil vapor near the adjacent residences.

Focused Phase II Investigation Summary

The focused investigation was conducted at the Property from April 20 through April 23, 2026. A site-specific health and safety plan was prepared in general accordance with the Occupational Safety and Health Act and applicable Oregon Administrative Rules. A copy of the health and safety plan was maintained on site and available to MFA field staff during investigation activities. Before any subsurface disturbance, MFA contacted the Oregon Utility Notification Center to locate public underground utilities entering the Property. Additionally, MFA subcontracted Applied Professional Services of Portland, Oregon to conduct a private utility locate at the Property and at all proposed boring locations.

Subsurface Soil, Soil Vapor, and Groundwater Sampling

The April 2026 focused investigation included the following assessment:

- **Soil**—Advancement of eight soil borings (SCDP-MW-01 through SCDP-MW-06 and SCDP-DP-07 through SCDP-DP-08).
- **Soil Vapor**—Installation of three collocated temporary soil vapor sample points installed approximately 5 feet from soil borings SCDP-MW-02, SCDP-MW-03, and SCDP-MW-04 for the collection of soil vapor samples.
- **Groundwater**—Installation of two temporary groundwater monitoring wells for the collection of a reconnaissance grab groundwater sample at borings SCDP-DP-07 and SCDP-DP-08 and the installation of six permanent groundwater monitoring wells for the collection of groundwater samples at borings SCDP-MW-01 through SCDP-MW-06.

Sample locations are shown on Figure 1. The sample locations were selected to evaluate the extent of migrated contamination and to assess the vapor intrusion exposure pathway at residences east of the Property.

MFA subcontracted Holt Services, Inc. of Everett, Washington, to advance the borings (via push-probe drilling) for soil, soil vapor, and groundwater sampling.

Soil. Continuous soil cores were collected from ground surface to a maximum depth of 10 feet below ground surface (bgs). Soil was logged at approximately 5-foot intervals. Soil headspace was periodically screened for organic vapors using a photoionization detector (PID). One soil sample was generally collected from each interval for potential laboratory analysis, resulting in up to two soil samples per boring.

Subsurface soils beneath the Property generally consist of sand with variable silt content. Faint petroleum hydrocarbon-like odors were noted in borings SCDP-MW-01 (between 9.0 and 10.0 feet bgs) and SCDP-MW-02 (between 8.75 and 10.0 feet bgs). A PID reading of 18.5 parts per million was recorded at 10.0 feet bgs in boring SCDP-MW-02, representing the highest PID response observed during the investigation. No elevated PID readings, visible staining, sheen, or odors were observed in the remaining borings. Boring logs are provided in Attachment A.

Soil Vapor. Three temporary soil vapor sample ports (SCDP-SV-02 through SCDP-SV-04) were installed approximately 5 feet south of the collocated soil borings SCDP-MW-02, SCDP-MW-03, and SCDP-MW-04, respectively, for the collection of soil vapor samples. Soil vapor samples were collected from a depth of approximately 5 feet bgs at SCDP-SV-02 through SCDP-SV-04. Soil vapor sampling sheets are provided as Attachment B.

Groundwater. Groundwater was encountered in the borings between approximately 3.6 and 6 feet bgs. At SCDP-DP-07 and SCDP-DP-08, after the soil cores were described and soil samples were collected, a temporary monitoring well was installed in each boring. Each temporary monitoring well consisted of a 5-foot long section of ¾-inch diameter polyvinyl chloride (PVC) riser pipe connected to a 5-foot-long, ¾-inch-diameter, PVC pre-packed screen generally placed at a depth of approximately 5 to 10 feet bgs. Once the temporary well was allowed to equilibrate, a peristaltic pump and new polyethylene and silicone tubing were used to purge and collect a groundwater sample for laboratory analysis. During purging, groundwater quality parameters, including pH, temperature, specific conductivity, and turbidity were measured and recorded on groundwater field sampling data sheets throughout the purge period to assess groundwater stabilization and equilibration (see Attachment B).

Permanent groundwater monitoring wells were installed at SCDP-MW-01 through SCDP-MW-06. The monitoring wells were installed in accordance with the Oregon Water Resources Department (OWRD) rules and regulations. The monitoring well borings were completed to depths of approximately 10 feet bgs. All wells were constructed with a 5-foot section of 2.0-inch inside diameter Schedule 40 PVC casing and a 5-foot section of pre-packed machine-slotted PVC well screen consisting of 0.010-inch (10-slot) perforations and clean 10:20 silica sand. The annular space between the pre-packed well screen and the boring wall was filled with clean 10:20 silica sand extending approximately 1-foot above the screened interval. The remaining annulus was filled with a well seal consisting of hydrated 3/8-inch bentonite chips. The monitoring wells were completed with flush-mount traffic-rated monuments and cement concrete at the ground surface. Monitoring well construction details are shown on the boring logs included in Attachment A.

Following installation, and after a minimum 24-hour waiting period, monitoring wells SCDP-MW-01 through SCDP-MW-05 were developed by Holt Services, Inc. using a surge block and a decontaminated submersible pump. The wells were surged using the surge block across the screened interval and purged with the submersible pump until relatively sediment-free. During the well development, water quality parameters (temperature, pH, oxidation-reduction potential (ORP), dissolved oxygen, specific conductivity, and turbidity) were recorded after each casing volume was removed from the well. Monitoring well SCDP-MW-06 was developed after placing the filter pack but before placing the well seal on April 22, 2026. Well development was considered complete when the water would run clear or at least ten well-casing volumes had been removed, whichever came first. Field sheets documenting the monitoring well redevelopment are provided in Attachment B.

The permanent monitoring wells were surveyed by a S&F Land Services of Portland, Oregon on April 23, 2026 (see Attachment C). The survey consisted of recording positional data and a well-

head survey to determine the elevation of a fixed measuring point for each monitoring well in order to assess the groundwater elevation and inferred flow direction.

On April 23, 2026, the permanent monitoring wells were sampled using low-flow sampling techniques and a groundwater sample was collected from each of the monitoring well locations using a peristaltic pump and new polyethylene tubing. Field data collected during the groundwater sampling are provided on the field sampling datasheets in Attachment B.

Investigation-Derived Waste

Investigation-derived waste included approximately 30 gallons of soil cuttings and 65 gallons of groundwater and decontamination fluids. The soil cuttings and water were placed in separate, labeled 55-gallon open-top steel drums on the Property. This material will be disposed of by a licensed contractor at an appropriately permitted facility.

Analytical Methods

The soil and groundwater samples were submitted under chain-of-custody protocols to Apex Laboratories, LLC, in Tigard, Oregon. The soil vapor samples were submitted under chain-of-custody protocols to Friedman & Bruya, Inc. in Seattle, Washington.

The groundwater and subsurface soil samples were analyzed for the following contaminants of potential concern (COPCs) by the following methods:

- Gasoline-range Total Petroleum Hydrocarbons (TPH) by Northwest Method TPH (NWTPH)-Gx
- Diesel- and oil-range TPH by NWTPH-Dx
- Selected volatile organic compounds (VOCs) by U.S. Environmental Protection Agency (EPA) Method 8260D

To provide additional information associated with injections, two field selected groundwater samples with the most impacted soil borings were analyzed by the following methods:

- Nitrate (as N) and sulfate by EPA Method 300.0

The soil vapor samples were analyzed for the following COPCs by the following methods:

- VOCs by EPA Method TO-15
- Diesel-range hydrocarbons by EPA Method TO-17
- Helium by ASTM D1946 (to verify whether helium entered the sampling system during the leak check as a quality assurance measure)

The data validation memorandum is provided as Attachment D. Soil vapor samples were collected under a helium shroud to detect leaks in the collection system. No helium detection occurred in the samples collected. All data are considered acceptable for their intended use, with the appropriate data qualifiers assigned.

Results

The laboratory reports are provided as Attachment E. The soil, groundwater, and soil vapor analytical results are provided in Tables 1 through 4. The following subsections summarize the analytical results.

Soil

The soil sample results were screened against DEQ risk-based concentrations (RBCs) for all potentially complete exposure pathways² (see Table 1) and Oregon Clean Fill³ (see Table 2). All soil samples, with the exception of SCDP-MW-02-SO-10.0, were non-detect for all analytes. Detections of gasoline-range TPH, benzene, ethylbenzene, and naphthalene in soil sample SCDP-MW-02-SO-10.0 exceeded both the soil leaching to groundwater pathway and clean fill criteria.

Groundwater

Groundwater analytical results were screened against DEQ RBCs for all potential exposure pathways, including vapor intrusion^{4,5} (Table 3). Gasoline-range TPH, diesel-range TPH, benzene, ethylbenzene, naphthalene, toluene, and total xylenes were detected in samples collected from monitoring wells SCDP-MW-02 and SCDP-MW-03. All remaining groundwater samples were non-detect for the analytes analyzed.

Detected compounds in samples collected from SCDP-MW-02 and SCDP-MW-03 exceeded the DEQ ingestion and inhalation RBCs for residential and occupational tap water use; however, this exposure pathway is considered incomplete because adjacent properties are served by municipal water. Both locations exceeded DEQ vapor intrusion RBCs.

Groundwater results were also compared to DEQ human health water quality criteria for consumption of water and organisms⁶, due to the Property's proximity to the Siletz River. Benzene and ethylbenzene exceeded applicable criteria at SCDP-MW-02 and SCDP-MW-03.

Soil Vapor

Soil vapor analytical data were screened against DEQ chronic and acute RBCs for soil vapor intrusion into residential and commercial buildings (see Table 4). Benzene was detected in each soil vapor sample at concentrations below DEQ RBCs for chronic and acute exposure to residential and commercial receptors. The remaining analytes were non-detect to method reporting limits. Soil vapor benzene concentrations were consistent with the benzene concentrations detected in groundwater.

Although soil vapor results indicate favorable results, it is recommended to collect another round of soil vapor samples to capture potential seasonal fluctuations in concentrations.

Plume Delineation

Based on the data collected to date, gasoline impacts in soil have been delineated to the north, south, and west of the former tank removal area. Contamination persists directly east of the former tank removal area and directly downgradient, with concentrations highest in the mid-depth interval of approximately 5 to 7.5 feet bgs (see Figure 2), corresponding to the water table smear zone. The gasoline distribution appears to be source-controlled, with decreasing concentrations east and

² DEQ. 2023. Table: Risk-Based Concentrations for Individual Chemicals. Oregon Department of Environmental Quality, Environmental Cleanup Program. August.

³ DEQ. 2019. Clean Fill Determinations, Tables 1 and 2. Oregon Department of Environmental Quality, Materials Management, Portland, Oregon. February.

⁴ DEQ. 2025. Table 1: Chronic Vapor Intrusion Risk-Based Concentrations. Oregon Department of Environmental Quality. March.

⁵ DEQ. 2025. Table 2: Acute Vapor Intrusion Risk-Based Concentrations. Oregon Department of Environmental Quality. March.

⁶ Table 40: Human Health Water Quality Criteria for Toxic Pollutants. OAR 340-041-8033. Oregon Department of Environmental Quality.

downgradient of the former tank removal area. DEQ RBC exceedances, spatially and vertically, generally decrease east of the water utility lines located in the right of way, with isolated exceedances at depth (greater than 9 feet bgs) at downgradient locations SCDP-MW-02 and GP-8.

Groundwater data similarly indicates a source-controlled plume, with most exceedances located directly east and downgradient of the former tank removal area (see Figure 3). The spatial relationship between soil and groundwater impacts indicates that residual soil contamination continues to drive groundwater impacts through ongoing leaching. Exceedances of RBCs in the 2026 dataset are primarily observed along the eastern boundary at SCDP-MW-02 and SCDP-MW-03, consistent with the inferred direction of groundwater flow. The inferred direction of groundwater flow is toward the Siletz River. And while groundwater has the potential to discharge to surface water, concentrations decrease by an order of magnitude in eastern locations and are expected to continue to decrease further downgradient.

Based on the patterns of contamination concentration, removing impacted soil will alleviate groundwater concentrations. Cleanup alternatives and costs are provided below.

Cleanup Alternatives and Costs

Two cleanup alternatives were evaluated to remediate residual contamination on the Property and the adjacent right-of-way. The cleanup alternatives and their estimated costs are described in the following sections. Cost estimates are included in Attachment F. These estimates provide the order of magnitude of potential costs for the alternatives and are intended to inform the City's decision regarding a path forward. The cost estimates will be further refined during the design phase and through additional coordination with the treatment vendor.

Alternative 1

Alternative 1 involves excavation and off-site disposal of contaminated soil⁷ on the Property and the adjacent right-of-way, based on the depths and interpolation provided on Figure 2. The excavation would be backfilled with shallow soils from the excavation (with concentrations understood to be below RBCs) and imported clean fill, and the right-of-way surface would be restored. The preliminary cost estimate for this treatment alternative is \$2,210,000.

Alternative 2

Alternative 2 involves localized excavation and off-site disposal of contaminated soil on the Property based on the depths and interpolation provided on Figure 2. The excavation would be backfilled with shallow soils from the excavation (with concentrations understood to be below RBCs) and imported clean fill. The backfill below the water table would be amended with Regenesys oxygen release compound (ORC®). Soil in the adjacent right-of-way, with concentrations understood to be above RBCs, would be treated by an array of in situ injections to promote degradation of residual contamination. The preliminary cost estimate for this treatment alternative is \$1,321,000.

Attachments

Limitations

Figures

Tables

⁷ Soil with gasoline-range TPH concentrations exceeding the soil leaching to groundwater RBC.

A—Boring Logs

B—Field Sampling Data Sheets

C—Well Survey

D—Data Validation Memorandum

E—Analytical Laboratory Reports

F—Engineer's Preliminary Opinions of Probable Construction Cost

Limitations

The services undertaken in completing this technical memorandum were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This technical memorandum is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this technical memorandum apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this technical memorandum.

Figures



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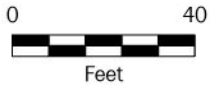


Figure 1
Sample Locations

Schooner Creek Discovery Park
Lincoln City, OR

Legend

-  Permanent Groundwater Monitoring Well with Soil Sample Collection
-  Reconnaissance Groundwater and Soil Sample Boring
-  Soil Vapor Boring
-  Property Boundary
-  Tax Lot



Data Sources
Aerial photograph obtained from the U.S. Geological Survey;
tax lot data obtained from Lincoln County; monitoring well
locations obtained from April 2026 S&F Land Services
survey.



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Path: C:\Workspace\0_MFA_Projects\M1467\06\003\Pro\M1467_06_003_Schooner_Cleanup.aprx Fig Gasoline in Soil 2008-2026
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Figure 2
Gasoline Concentration
in Soil (2008-2026)
Schooner Creek Discovery Park
Lincoln City, OR

- Legend**
- Soil Boring (April 2026)
 - Soil Boring (August 2025)
 - Soil Boring (October 2017)
 - Soil Boring (October 2008)
 - Soil Boring (April 2008)
 - Exceeds Residential Groundwater Leaching RBC (> 31 mg/kg)

- Predicted Gasoline Concentration in Soil**
- ≤ 31 mg/kg (≤ 1x)
 - 31 - 310 mg/kg (1x - 10x)
 - 310 - 3,100 mg/kg (10x - 100x)
 - > 3,100 (> 10x)

- Utilities**
- Water Line (Remediated)
 - Water Line
 - Proposed Underdrain Line
 - Redevelopment Plan Linework
 - Approximate Extent of Source Area Excavation (1998)
 - Property Boundary
 - Tax Lot



Data Sources
Aerial photograph (2024) obtained from the Oregon Statewide Imagery Program; tax lot data obtained from Lincoln County.

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Path: C:\Workspace\0_MFA_Projects\M1467\06\003_Plot\M1467_06_003_Schooner_Cleanup.aprx Fig Gasoline in GW 2008-2026
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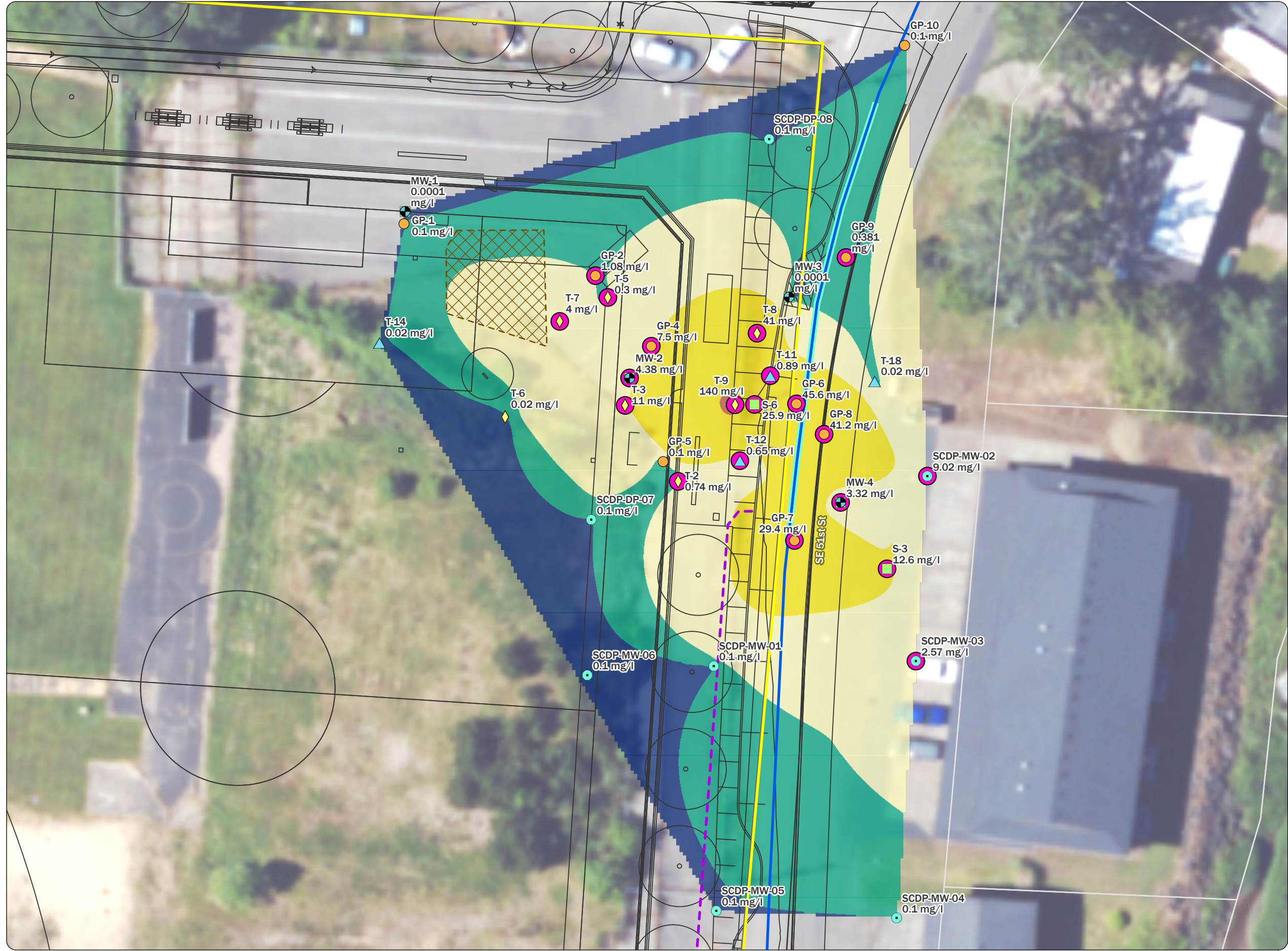


Figure 3
Gasoline Concentration
in Groundwater
(2008-2026)

Schooner Creek Discovery Park
Lincoln City, OR

Legend

- Monitoring Well (October 2017)
- Soil and Groundwater Boring (April 2026)
- Soil and Groundwater Boring (August 2025)
- Soil and Groundwater Boring (October 2017)
- Soil and Groundwater Boring (October 2008)
- Soil and Groundwater Boring (April 2008)
- Exceeds Residential Groundwater Ingestion RBC (> 0.11 mg/l)

Predicted Gasoline Concentration in Groundwater

- ≤ 0.11 mg/l (≤ 1x)
- 0.11 - 1.1 mg/l (1x - 10x)
- 1.1 - 11 mg/l (10x - 100x)
- 11 - 110 mg/l (100x - 1,000x)
- > 110 mg/l (> 1,000x)

Utilities

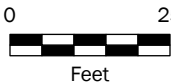
- Water Line (Remediated)
- Water Line
- Proposed Underdrain Line

Redevelopment Plan Linework

Approximate Extent of Source Area Excavation (1998)

Property Boundary

Tax Lot



Data Sources
Aerial photograph (2024) obtained from the Oregon Statewide Imagery Program; tax lot data obtained from Lincoln County.

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Tables

Table 1
Soil Analytical Data
Schooner Creek Discovery Park



Sample Location:	DEQ RBCs, Soil, Ingestion, Dermal Contact, and Inhalation ⁽¹⁾				DEQ RBCs, Soil, Leaching to Groundwater ⁽¹⁾		DEQ RBCs, Soil, Volatilization to Outdoor Air ⁽¹⁾		SCDP-DP-07		SCDP-DP-08		SCDP-MW-01		SCDP-MW-02		SCDP-MW-03	
Sample Name:									SCDP-DP-07-SO-3.0	SCDP-DP-07-SO-9.0	SCDP-DP-08-SO-3.5	SCDP-DP-08-SO-9.0	SCDP-MW-01-SO-4.5	SCDP-MW-01-SO-9.5	SCDP-MW-02-SO-5.0	SCDP-MW-02-SO-10.0	SCDP-MW-03-SO-6.2	SCDP-MW-03-SO-9.0
Sample Date:	Res. ^(a)	Occ. ^(a)	Con. Worker	Exc. Worker	Res.	Occ.	Res.	Occ.	04/22/2026	04/22/2026	04/22/2026	04/22/2026	04/21/2026	04/21/2026	04/21/2026	04/21/2026	04/20/2026	04/20/2026
Sample Depth (feet bgs):									3	9	3.5	9	4.5	9.5	5	10	6.2	9
TPH (mg/kg)																		
Gasoline-range hydrocarbons	1,200	20,000	9,700	NV	31	130	5,900	69,000	6.59 U	6.22 U	6.72 U	6.42 U	6.44 U	7.22 U	6.15 U	208	5.85 U	9.17 U
Diesel-range hydrocarbons	1,100	14,000	4,600	NV	9,500	NV	NV	NV	19.6 U	21.7 U	20.6 U	20.6 U	20 U	22.1 U	17.6 U	25 U	18.4 U	24.3 U
Oil-range hydrocarbons	1,100 ^(b)	14,000 ^(b)	4,600 ^(b)	NV ^(b)	9,500 ^(b)	NV	NV	NV	39.3 U	43.5 U	41.2 U	41.2 U	40 U	44.3 U	35.2 U	49.9 U	36.9 U	48.6 U
VOCs (mg/kg)																		
Benzene	8.2	37	380	11,000	0.023	0.10	11	50	0.0132 U	0.0124 U	0.0134 U	0.0128 U	0.0129 U	0.0144 U	0.0123 U	0.066	0.0117 U	0.0183 U
Ethylbenzene	34	150	1,700	49,000	0.22	0.90	36	160	0.0329 U	0.0311 U	0.0336 U	0.0321 U	0.0322 U	0.0361 U	0.0308 U	1.33	0.0292 U	0.0458 U
Naphthalene	5.3	23	580	16,000	0.077	0.34	6.4	83	0.132 U	0.124 U	0.134 U	0.128 U	0.129 U	0.144 U	0.123 U	13.4	0.117 U	0.183 U
Toluene	5,800	88,000	28,000	770,000	84	490	NV	NV	0.0659 U	0.0622 U	0.0672 U	0.0642 U	0.0644 U	0.0722 U	0.0615 U	0.111	0.0585 U	0.0917 U
Xylenes (total)	1,400	25,000	20,000	560,000	23	100	NV	NV	0.0988 U	0.0933 U	0.101 U	0.0963 U	0.0966 U	0.108 U	0.0923 U	1.06	0.0877 U	0.138 U
Notes Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria. DEQ RBCs, Soil, Leaching to Groundwater, Residential DEQ RBCs, Soil, Leaching to Groundwater, Occupational bgs = below ground surface. Con. = construction. DEQ = Oregon Department of Environmental Quality. Exc. = excavation. mg/kg = milligram per kilogram. NV = no value. Occ. = occupational. RBC = risk based concentration. Res = residential. TPH = total petroleum hydrocarbons. U = result is non-detect at the method reporting limit. VOC = volatile organic compound. ^(a)Residential and occupational direct contact RBCs are only applicable for surficial soils. Only samples collected between 0-3 feet bgs are screened to these criteria. ^(b)Value is for generic diesel/heating oil, since a generic oil-range hydrocarbons value is not available. Reference ⁽¹⁾DEQ. 2023. Table: <i>Risk-Based Concentrations for Individual Chemicals</i>. Oregon Department of Environmental Quality, Environmental Cleanup Program. August.																		

Table 1
Soil Analytical Data
Schooner Creek Discovery Park



Sample Location:	DEQ RBCs, Soil, Ingestion, Dermal Contact, and Inhalation ⁽¹⁾				DEQ RBCs, Soil, Leaching to Groundwater ⁽¹⁾		DEQ RBCs, Soil, Volatilization to Outdoor Air ⁽¹⁾		SCDP-MW-04		SCDP-MW-05		SCDP-MW-06	
Sample Name:									SCDP-MW-04-SO-4.5	SCDP-MW-04-SO-9.5	SCDP-MW-05-SO-3.0	SCDP-MW-05-SO-8.0	SCDP-MW-06-SO-3.0	SCDP-MW-06-SO-9.0
Sample Date:	Res. ^(a)	Occ. ^(a)	Con. Worker	Exc. Worker	Res.	Occ.	Res.	Occ.	04/20/2026	04/20/2026	04/21/2026	04/21/2026	04/22/2026	04/22/2026
Sample Depth (feet bgs):									4.5	9.5	3	8	3	9
TPH (mg/kg)														
Gasoline-range hydrocarbons	1,200	20,000	9,700	NV	31	130	5,900	69,000	7.17 U	6.37 U	7.62 U	5.64 U	6.22 U	6.23 U
Diesel-range hydrocarbons	1,100	14,000	4,600	NV	9,500	NV	NV	NV	18.6 U	21.8 U	22.2 U	20.5 U	19.4 U	20.1 U
Oil-range hydrocarbons	1,100 ^(b)	14,000 ^(b)	4,600 ^(b)	NV ^(b)	9,500 ^(b)	NV	NV	NV	37.2 U	43.6 U	44.5 U	41 U	38.8 U	40.1 U
VOCs (mg/kg)														
Benzene	8.2	37	380	11,000	0.023	0.10	11	50	0.0143 U	0.0127 U	0.0152 U	0.0113 U	0.0124 U	0.0125 U
Ethylbenzene	34	150	1,700	49,000	0.22	0.90	36	160	0.0358 U	0.0318 U	0.0381 U	0.0282 U	0.0311 U	0.0312 U
Naphthalene	5.3	23	580	16,000	0.077	0.34	6.4	83	0.143 U	0.127 U	0.152 U	0.113 U	0.124 U	0.125 U
Toluene	5,800	88,000	28,000	770,000	84	490	NV	NV	0.0717 U	0.0637 U	0.0762 U	0.0564 U	0.0622 U	0.0623 U
Xylenes (total)	1,400	25,000	20,000	560,000	23	100	NV	NV	0.108 U	0.0955 U	0.114 U	0.0846 U	0.0933 U	0.0935 U
Notes Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria. DEQ RBCs, Soil, Leaching to Groundwater, Residential DEQ RBCs, Soil, Leaching to Groundwater, Occupational bgs = below ground surface. Con. = construction. DEQ = Oregon Department of Environmental Quality. Exc. = excavation. mg/kg = milligram per kilogram. NV = no value. Occ. = occupational. RBC = risk based concentration. Res = residential. TPH = total petroleum hydrocarbons. U = result is non-detect at the method reporting limit. VOC = volatile organic compound. ^(a)Residential and occupational direct contact RBCs are only applicable for surficial soils. Only samples collected between 0-3 feet bgs are s ^(b)Value is for generic diesel/heating oil, since a generic oil-range hydrocarbons value is not available. Reference ⁽¹⁾DEQ. 2023. Table: Risk-Based Concentrations for Individual Chemicals. Oregon Department of Environmental Quality, Environmental Cleanu														

Table 2
Soil Analytical Data with Clean Fill
Schooner Creek Discovery Park



Sample Location:	DEQ Clean Fill ⁽¹⁾	SCDP-DP-07		SCDP-DP-08		SCDP-MW-01		SCDP-MW-02		SCDP-MW-03		SCDP-MW-04		SCDP-MW-05		SCDP-MW-06	
Sample Name:		SCDP-DP-07-SO-3.0	SCDP-DP-07-SO-9.0	SCDP-DP-08-SO-3.5	SCDP-DP-08-SO-9.0	SCDP-MW-01-SO-4.5	SCDP-MW-01-SO-9.5	SCDP-MW-02-SO-5.0	SCDP-MW-02-SO-10.0	SCDP-MW-03-SO-6.2	SCDP-MW-03-SO-9.0	SCDP-MW-04-SO-4.5	SCDP-MW-04-SO-9.5	SCDP-MW-05-SO-3.0	SCDP-MW-05-SO-8.0	SCDP-MW-06-SO-3.0	SCDP-MW-06-SO-9.0
Sample Date:		4/22/2026	4/22/2026	4/22/2026	4/22/2026	4/21/2026	4/21/2026	4/21/2026	4/21/2026	4/20/2026	4/20/2026	4/20/2026	4/20/2026	4/21/2026	4/21/2026	4/22/2026	4/22/2026
Sample Depth (feet bgs):		3	9	3.5	9	4.5	9.5	5	10	6.2	9	4.5	9.5	3	8	3	9
TPH (mg/kg)																	
Gasoline-range hydrocarbons	31	6.59 U	6.22 U	6.72 U	6.42 U	6.44 U	7.22 U	6.15 U	208	5.85 U	9.17 U	7.17 U	6.37 U	7.62 U	5.64 U	6.22 U	6.23 U
Diesel-range hydrocarbons	1,100	19.6 U	21.7 U	20.6 U	20.6 U	20 U	22.1 U	17.6 U	25 U	18.4 U	24.3 U	18.6 U	21.8 U	22.2 U	20.5 U	19.4 U	20.1 U
Oil-range hydrocarbons	1,100 ^(a)	39.3 U	43.5 U	41.2 U	41.2 U	40 U	44.3 U	35.2 U	49.9 U	36.9 U	48.6 U	37.2 U	43.6 U	44.5 U	41 U	38.8 U	40.1 U
VOCs (mg/kg)																	
Benzene	0.023	0.0132 U	0.0124 U	0.0134 U	0.0128 U	0.0129 U	0.0144 U	0.0123 U	0.066	0.0117 U	0.0183 U	0.0143 U	0.0127 U	0.0152 U	0.0113 U	0.0124 U	0.0125 U
Ethylbenzene	0.22	0.0329 U	0.0311 U	0.0336 U	0.0321 U	0.0322 U	0.0361 U	0.0308 U	1.33	0.0292 U	0.0458 U	0.0358 U	0.0318 U	0.0381 U	0.0282 U	0.0311 U	0.0312 U
Naphthalene	0.077	0.132 U	0.124 U	0.134 U	0.128 U	0.129 U	0.144 U	0.123 U	13.4	0.117 U	0.183 U	0.143 U	0.127 U	0.152 U	0.113 U	0.124 U	0.125 U
Toluene	23	0.0659 U	0.0622 U	0.0672 U	0.0642 U	0.0644 U	0.0722 U	0.0615 U	0.111	0.0585 U	0.0917 U	0.0717 U	0.0637 U	0.0762 U	0.0564 U	0.0622 U	0.0623 U
Xylenes (total)	1.4	0.0988 U	0.0933 U	0.101 U	0.0963 U	0.0966 U	0.108 U	0.0923 U	1.06	0.0877 U	0.138 U	0.108 U	0.0955 U	0.114 U	0.0846 U	0.0933 U	0.0935 U
Notes Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria. DEQ Clean Fill bgs = below ground surface. DEQ = Oregon Department of Environmental Quality. mg/kg = milligram per kilogram. TPH = total petroleum hydrocarbons. U = result is non-detect at the method reporting limit. VOC = volatile organic compound. ^(a) Value is for generic diesel/heating oil, since a generic oil-range hydrocarbons value is not available.																	
Reference ⁽¹⁾ DEQ. 2019. <i>Clean Fill Determinations</i> . Tables 1 and 2. Oregon Department of Environmental Quality, Materials Management, Portland, Oregon. February.																	

Table 3
Groundwater Analytical Data
Schooner Creek Discovery Park



Sample Location:	RBCs, Groundwater, Ingestion & Inhalation from Tap Water ⁽¹⁾		RBCs, Groundwater, Volatilization to Outdoor Air ⁽¹⁾		RBC, Groundwater in Excavation ⁽¹⁾	DEQ VI RBCs, Chronic ⁽²⁾				DEQ Human Health Water Quality Criteria, Consumption of Water and Organisms ^(a)	SCDP-DP-07	SCDP-DP-08	SCDP-MW-01	SCDP-MW-02	SCDP-MW-03	SCDP-MW-04	SCDP-MW-05	SCDP-MW-06
Sample Name:						Cancer		Noncancer			SCDP-DP-07-GW-7.5	SCDP-DP-08-GW-7.5	SCDP-MW-01-GW-7.5	SCDP-MW-02-GW-7.5	SCDP-MW-03-GW-7.5	SCDP-MW-04-GW-8.0	SCDP-MW-05-GW-7.5	SCDP-MW-06-GW-7.5
Sample Date:	Res.	Occ.	Res.	Occ.	Con. & Exc.	Res.	Com.	Res.	Com.		04/22/2026	04/22/2026	04/23/2026	04/23/2026	04/23/2026	04/23/2026	04/23/2026	04/23/2026
TPH (ug/L)																		
Gasoline-range hydrocarbons	110	450	NV	NV	14,000	NV	NV	120	520	NV	100 U	100 U	100 U	9,020	2,570	100 U	100 U	100 U
Diesel-range hydrocarbons	100	430	NV	NV	NV	NV	NV	400	1,700	NV	189 U	187 U	200 U	490 J+	263 J+	196 U	198 U	190 U
Oil-range hydrocarbons	100 ^(b)	430 ^(b)	NV	NV	NV	NV	NV	400 ^(b)	1,700 ^(b)	NV	377 U	374 U	400 U	377 U	381 U	392 U	396 U	381 U
VOCs (ug/L)																		
Benzene	0.46	2.1	3,100	14,000	1,800	2.8	12	240	1,000	0.44	0.2 U	0.2 U	0.2 U	36	1.51	0.2 U	0.2 U	0.2 U
Ethylbenzene	1.5	6.4	9,900	43,000	4,500	7.1	31	6,600	27,000	160	0.5 U	0.5 U	0.5 U	873	286	0.5 U	0.5 U	0.5 U
Naphthalene	0.17	0.72	3,600	16,000	500	11	50	430	1,800	NV	5 U	5 U	5 U	285	32.5	5 U	5 U	5 U
Toluene	1,100	6,300	NV	NV	220,000	NV	NV	36,000	150,000	720	1 U	1 U	1 U	34.1	6.2	1 U	1 U	1 U
Xylenes (total)	190	830	NV	NV	23,000	NV	NV	780	3,300	NV	1.5 U	1.5 U	1.5 U	305	26.8	1.5 U	1.5 U	1.5 U
Anions (ug/L)																		
Nitrate (as Nitrogen)	NV	NV	NV	NV	NV	NV	NV	NV	NV	10,000	--	--	--	334	250 U	--	--	--
Sulfate	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	--	--	--	5,060	9,820	--	--	--

Table 3
Groundwater Analytical Data
Schooner Creek Discovery Park

Notes

Sample results were evaluated to DEQ VI RBCs Acute noncancer screening criteria⁽³⁾. As there were no exceedance, the screening criteria is not shown in the table.
Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria. Where multiple criteria are exceeded, results are shaded based on the highest value.

RBCs, Groundwater, Ingestion & Inhalation from Tap Water, Residential
RBCs, Groundwater, Ingestion & Inhalation from Tap Water, Occupational
Vapor Intrusion Risk-Based Concentration, Chronic, Cancer, Residential
Vapor Intrusion Risk-Based Concentration, Chronic, Cancer, Commercial
Vapor Intrusion Risk-Based Concentration, Chronic, Noncancer, Residential
Vapor Intrusion Risk-Based Concentration, Chronic, Noncancer, Commercial
DEQ Human Health Water Quality Criteria, Consumption of Water and Organisms

-- = not analyzed.
Com. = commercial.
Con. & Exc. = construction worker and excavation worker.
DEQ = Oregon Department of Environmental Quality.
J+ = result is estimated, but the result may be biased high.
NV = no value.
Occ. = occupational.
RBC = risk based concentration.
Res. = residential.
TPH = total petroleum hydrocarbons.
U = result is non-detect at the method reporting limit.
ug/L = micrograms per liter.
VOC = volatile organic compound.

^(a)Table 40: Human Health Water Quality Criteria for Toxic Pollutants. OAR 340-041-8033. Oregon Department of Environmental Quality.
^(a)Value is for generic diesel/heating oil, since a generic oil-range hydrocarbons value is not available.

References

⁽¹⁾DEQ. 2023. Table: *Risk-Based Concentrations for Individual Chemicals*. Oregon Department of Environmental Quality, Environmental Cleanup Program. August.
⁽²⁾DEQ. 2025. Table 1: *Chronic Vapor Intrusion Risk-Based Concentrations*. Oregon Department of Environmental Quality. March.
⁽³⁾DEQ. 2025. Table 2: *Acute Vapor Intrusion Risk-Based Concentrations*. Oregon Department of Environmental Quality. March.

Table 4
Soil Vapor Analytical Data
Schooner Creek Discovery Park



Sample Location:	DEQ VI RBCs, Chronic ⁽¹⁾				DEQ VI RBCs, Acute, Noncancer ⁽²⁾		SCDP-SV-02	SCDP-SV-03	SCDP-SV-04
Sample Name:	Cancer		Noncancer				SCDP-SV-02-SV-5.0	SCDP-SV-03-SV-5.0	SCDP-SV-04-SV-5.0
Sample Date:	Res.	Com.	Res.	Com.	Res.	Com.	04/03/2026	04/03/2026	04/03/2026
TPH (ug/m³)									
Gasoline-range hydrocarbons	NV	NV	10,000	40,000	NV	NV	980 U	1,100 U	1,100 U
Diesel-range hydrocarbons	NV	NV	3,300	14,000	NV	NV	800 U	800 U	800 U
VOCs (ug/m³)									
1,2,4-Trimethylbenzene	NV	NV	2,100	8,800	NV	NV	24 U	26 U	26 U
1,2-Dibromoethane	0.16	0.68	310	1,300	NV	NV	0.37 U	0.41 U	0.4 U
1,2-Dichloroethane	3.6	16	240	1,000	NV	NV	0.19 U	0.21 U	0.21 U
1,3,5-Trimethylbenzene	NV	NV	2,100	8,800	NV	NV	24 U	26 U	26 U
Benzene	12	52	1,000	4,400	970	2,900	9.4	2	0.86
Ethylbenzene	37	160	35,000	150,000	730,000	2,200,000	2.1 U	2.3 U	2.3 U
Isopropylbenzene	NV	NV	14,000	58,000	NV	NV	47 U	52 U	51 U
m,p-Xylene	NV	NV	3,500	15,000	NV	NV	4.2 U	4.6 U	4.5 U
Methyl tert-butyl ether	360	1,600	100,000	440,000	270,000	800,000	35 U	38 U	37 U
Naphthalene	2.8	12	100	440	6,700	20,000	1.3 U	1.4 U	1.4 U
n-Propylbenzene	NV	NV	35,000	150,000	NV	NV	24 U	26 U	26 U
o-Xylene	NV	NV	3,500	15,000	NV	NV	2.1 U	2.3 U	2.3 U
Toluene	NV	NV	170,000	730,000	250,000	770,000	36 U	40 U	39 U
Xylenes (total) ^(a)	NV	NV	3,500	15,000	290,000	870,000	4.2 UT	4.6 UT	4.5 UT
Notes Data summation rules are as follows: non-detect results are multiplied by one-half when used for sums. When all results are non-detect, the highest reporting limit is provided as the sum. Com = commercial. DEQ = Oregon Department of Environmental Quality. NV = no value. RBC = risk based concentration. Res. = residential. T = the result is calculated. TPH = total petroleum hydrocarbons. U = result is non-detect at the method reporting limit. ug/m³ = micrograms per cubic meter. VOC = volatile organic compound. VI = vapor intrusion. ^(a)Total xylenes is the sum of m,p-xylene and o-xylene. References ⁽¹⁾DEQ. 2025. Table 1: <i>Chronic Vapor Intrusion Risk-Based Concentrations</i>. Oregon Department of Environmental Quality. March. ⁽²⁾DEQ. 2025. Table 2: <i>Acute Vapor Intrusion Risk-Based Concentrations</i>. Oregon Department of Environmental Quality. March.									

Attachment A

Boring Logs



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SOIL BORING
SCDP-DP-07
SHEET 1 OF 1

Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/22/2026
Logged By: S. Chapman

Drilling Firm: Anderson Environmental Contracting, LLC
Drill Rig: Geoprobe 7822DT
Total Depth: 10 feet

Depth (feet)	Water Levels	Soil Description and Remarks	Graphic Log	Samples			Temporary Well Screen Interval	Depth (ft)
				% Recovery	Sample ID	PID (ppm)		
1		0.0 feet to 0.25 feet: SILTY SAND (SM); dark brown to black; 30% fines; 70% sand, fine grained; loose; grass roots; organic-like odor; dry.		82	SCDP-DP-07-SO-3.0	0.1		1
2		0.25 feet to 5.0 feet: POORLY GRADED SAND (SP); brown to light brown; 100% sand, fine grained; dry. @ 0.9 feet: Black mottling to 1.1 feet. @ 1.75 feet: Black mottling to 2.2 feet.				0.2		2
3						0.2		3
4	▽	@ 4.0 feet: Becomes wet.				0.2		4
5		5.0 feet to 10.0 feet: WELL-GRADED SAND (SW); brownish gray; 100% sand, fine to medium grained, subangular to subrounded; loose; wet.		100	SCDP-DP-07-SO-9.0	0.1		5
6						0.2		6
7						0.2		7
8		@ 7.35 feet: Lenses of black mottling <0.01 feet thick to 8.0 feet.				0.2		8
9						0.2		9
10						0.2		10

Borehole Completion Details

0 to 10.0 feet bgs: 2.25-inch borehole.

Reconnaissance Well Completion Details

5.0 to 10.0 bgs: Temporary polyvinyl chloride slotted screen.

Borehole Abandonment Details

0 to 10.0 feet bgs: Bentonite chips hydrated with potable water.

Notes	Groundwater Data				
1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. ID = identification. 4. PID = photoionization detector. 5. ppm = part per million.	Graphic	Date	Time	Depth	Notes
				4'	First encountered at 4.0 feet



Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/22/2026
Logged By: S. Chapman

Drilling Firm: Anderson Environmental Contracting, LLC
Drill Rig: Geoprobe 7822DT
Total Depth: 10 feet

Depth (feet)	Water Levels	Soil Description and Remarks	Graphic Log	Samples			Temporary Well Screen Interval	Depth (ft)
				% Recovery	Sample ID	PID (ppm)		
1		0.0 feet to 1.0 feet: SANDY SILT (ML); dark brown to brown; 70% fines; 30% gravel, fine to medium, angular to subrounded; grass roots to 0.1 feet.		79	SCDP-DP-08-SO-3.5	0.1		1
2		1.0 feet to 5.4 feet: POORLY GRADED SAND (SP); brown; 100% sand, fine grained; loose; dry.				0.1		2
3		@ 2.15 feet: Black mottling to 2.25 feet.				0.1		3
4		@ 3.05 feet: Black mottling to 3.20 feet.				0.1		4
5		@ 3.8 feet: Becomes moist.			SCDP-DP-08-SO-9.0	0.1		5
6		5.4 feet to 5.6 feet: SLOUGH.		100		0.1		6
7		@ 5.5 feet: Becomes wet.				0.1		7
8		5.5 feet to 10.0 feet: WELL-GRADED SAND (SW); brown; 100% sand, fine to medium grained, subangular to subrounded; loose; wet.				0.1		8
9		@ 6.6 feet: Becomes grayish brown in color.				0.1		9
10		@ 7.3 feet: Becomes brownish gray.				0.1		10

Borehole Completion Details

0 to 10.0 feet bgs: 2.25-inch borehole.

Reconnaissance Well Completion Details

5.0 to 10.0 bgs: Temporary polyvinyl chloride slotted screen.

Borehole Abandonment Details

0 to 10.0 feet bgs: Bentonite chips hydrated with potable water.

Notes

1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. ID = identification. 4. PID = photoionization detector. 5. ppm = part per million.

PID background reading 0.1 ppm.

Groundwater Data

Graphic	Date	Time	Depth	Notes
			5.5'	First encountered @ 5.5 feet



Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/21/2026
Logged By: M. Whiston

Surface Elevation: 12.78 feet
TOC Elevation: 12.5 feet
Coordinates: North: 480379.48 East: 7292877.32
Total Depth: 10 feet

Depth (feet)	Water Levels	Soil Description and Remarks	Graphic Log	Samples			Monitoring Well Screen Interval	Depth (ft)
				% Recovery	Sample ID	PID (ppm)		
1		0.0 feet to 0.2 feet: ASPHALT.		78		0.0		1
2		0.2 feet to 0.8 feet: WELL-GRADED GRAVEL WITH SAND (GW); 5% fines, low plasticity; 30% sand, very fine to fine grained; 65% gravel, fine to medium, angular to subangular; loose; moist.				0.0		2
3		0.8 feet to 5.0 feet: WELL-GRADED SAND (SW); brown to light brown; 100% sand, very fine to fine grained; trace gravel; loose; moist.				0.0		3
4		@ 3.3 feet: 2-inch lens mottled dark gray to brown. @ 3.5 feet: Becomes fine to medium grained sand.				0.0		4
5		5.0 feet to 5.8 feet: SLOUGH.		100	SCDP-MW-01-SO-4.5	0.1		5
6		@ 5.7 feet: Becomes wet; medium dense.				0.0		6
7		5.8 feet to 10.0 feet: WELL-GRADED SAND (SW); Same as above: 0.8 to 5.0 feet; wet; medium dense.				0.1		7
8		@ 6.9 feet: Becomes light grayish brown in color; some coarse grained sand.				0.1		8
9		@ 9.0 feet: Faint hydrocarbon-like odor to 10.0 feet.			SCDP-MW-01-SO-9.5	0.1		9
10								10

Borehole Completion Details

0 to 10.0 feet bgs: 4.5-inch borehole.
0 to 1.0 feet bgs: Concrete
1.0 to 4.0 feet: Bentonite chips hydrated with potable water.
4.0 to 10.0 feet: 12×20 Colorado silica sand filter pack.

Monitoring Well Completion Details

Oregon Water Resources Department Well No. L160153
Traffic grade, flush-mounted monitoring well monument.
0 to 4.65 feet: 2-inch-diameter, schedule 40, PVC blank riser pipe.
4.65 to 10.0 feet bgs: 2-inch-diameter, schedule 40, 0.010-inch machine slot PVC well screen (Colorado silica sand) with 2-inch-diameter PVC end cap.

Notes	Groundwater Data				
1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. TOC = top of casing. 4. ID = identification. 5. PID = photoionization detector. 6. ppm = part per million.	Graphic	Date	Time	Depth	Notes
				5.7'	First encountered @ 5.7 feet



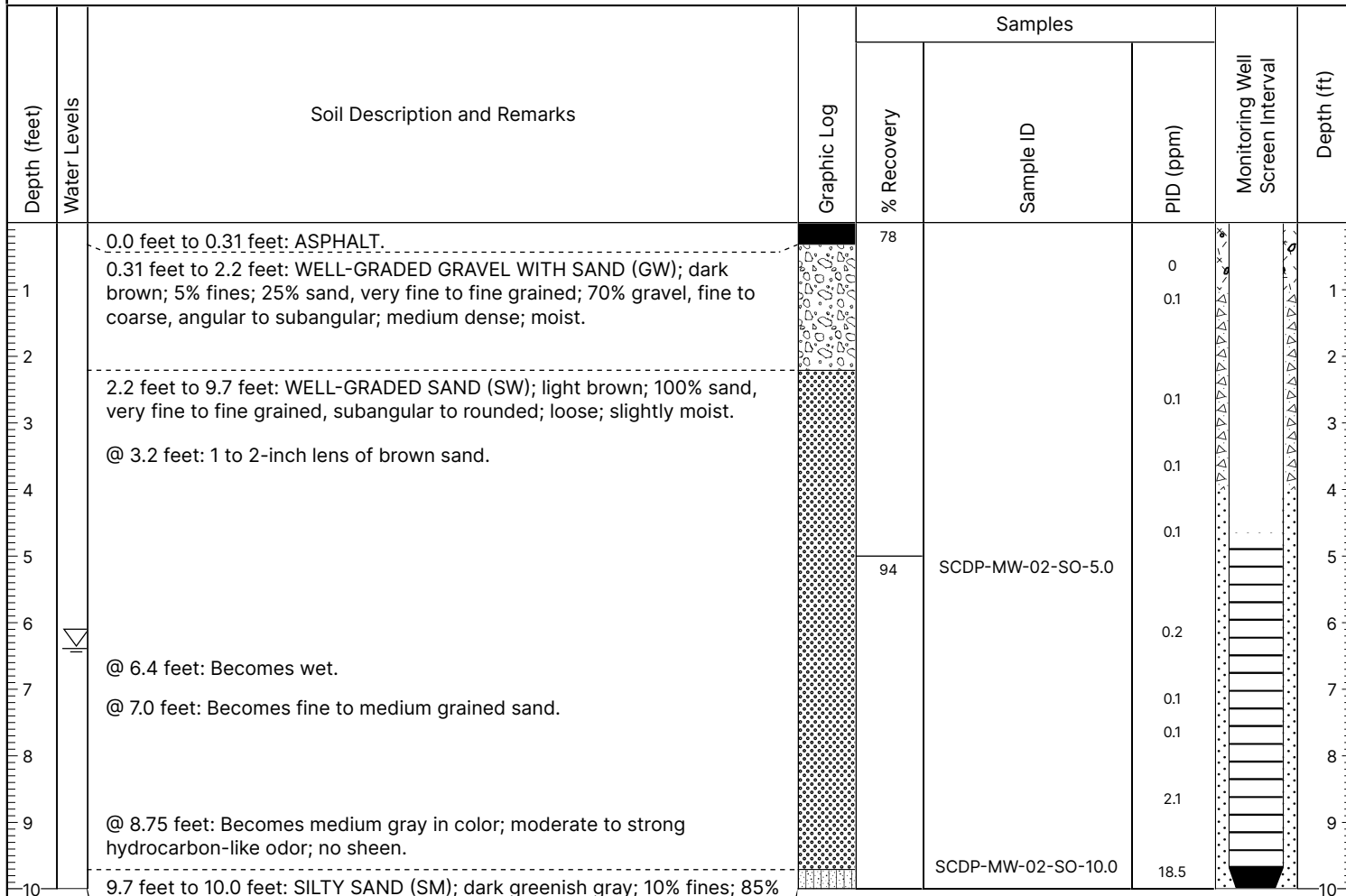
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MONITORING WELL SCDP-MW-02

SHEET 1 OF 1

Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/21/2026
Logged By: M. Whitson

Surface Elevation: 14.28 feet
TOC Elevation: 13.9 feet
Coordinates: North: 480438.04 East: 729943.23
Total Depth: 10 feet

**Borehole Completion Details**

0 to 10.0 feet bgs: 4.5-inch borehole.
0 to 1.0 feet bgs: Concrete
1.0 to 4.0 feet: Bentonite chips hydrated with potable water.
4.0 to 10.0 feet: 12×20 Colorado silica sand filter pack.

Monitoring Well Completion Details

Oregon Water Resources Department Well No. L160155
Traffic grade, flush-mounted monitoring well monument.
0 to 4.65 feet: 2-inch-diameter, schedule 40, PVC blank riser pipe.
4.65 to 10.0 feet bgs: 2-inch-diameter, schedule 40, 0.010-inch machine slot PVC well screen (Colorado silica sand) with 2-inch-diameter PVC end cap.

Notes

1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. TOC = top of casing. 4. ID = identification. 5. PID = photoionization detector. 6. ppm = part per million.

Groundwater Data

Graphic	Date	Time	Depth	Notes
			6.4'	First encountered @ 6.4 feet



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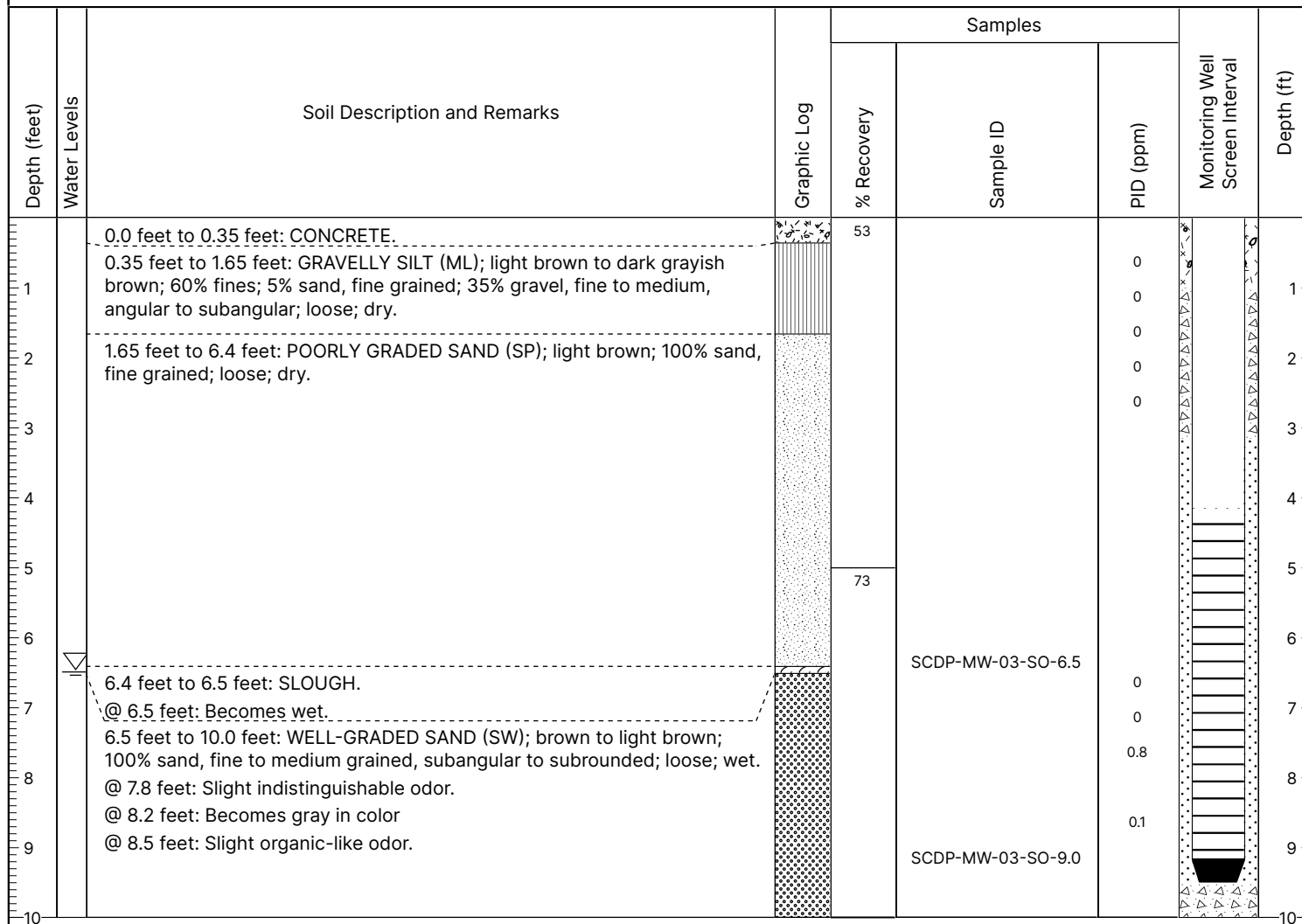
MONITORING WELL

SCDP-MW-03

SHEET 1 OF 1

Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/20/2026
Logged By: S. Chapman

Surface Elevation: 14.03 feet
TOC Elevation: 13.67 feet
Coordinates: North: 480380.98 East: 7292939.67
Total Depth: 10 feet

**Borehole Completion Details**

0 to 10.0 feet bgs: 4.5-inch borehole.
0 to 1.0 feet bgs: Concrete
1.0 to 3.15 feet: Bentonite chips hydrated with potable water.
3.15 to 9.50 feet: 12×20 Colorado silica sand filter pack.
9.50-10.0 feet: Bentonite chips.

Monitoring Well Completion Details

Oregon Water Resources Department Well No. L160152
Traffic grade, flush-mounted monitoring well monument.
0 to 4.15 feet: 2-inch-diameter, schedule 40, PVC blank riser pipe.
4.15 to 9.50 feet bgs: 2-inch-diameter, schedule 40, 0.010-inch machine slot PVC well screen (Colorado silica sand) with 2-inch-diameter PVC end cap.

Notes

1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. TOC = top of casing. 4. ID = identification. 5. PID = photoionization detector. 6. ppm = part per million.

Groundwater Data

Graphic	Date	Time	Depth	Notes
			6.5'	First encountered @ 6.5 feet



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MONITORING WELL SCDP-MW-04

SHEET 1 OF 1

Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/20/2026
Logged By: M. Whitson

Surface Elevation: 12.60 feet
TOC Elevation: 12.2 feet
Coordinates: North: 480301.72 East: 7292933.76
Total Depth: 10 feet

Depth (feet)	Water Levels	Soil Description and Remarks	Graphic Log	Samples			Monitoring Well Screen Interval	Depth (ft)
				% Recovery	Sample ID	PID (ppm)		
1		0.0 feet to 0.38 feet: CONCRETE.		66	SCDP-MW-04-SO-4.5	0		1
		0.38 feet to 0.7 feet: WELL-GRADED GRAVEL (GW); brown; 25% sand, very fine to coarse grained; 75% gravel, angular to subangular; loose; moist.				0		
2		0.7 feet to 8.25 feet: WELL-GRADED SAND (SW); light brown; 95% sand, fine to medium grained, subangular to subrounded; trace gravel, fine; loose; damp to moist.				0		2
3		@ 1.0 feet: rust colored mottling.				0		3
4		@ 2.0 feet: 0.5-inch lens dark brown mottling; fine grained sand				0		4
5		@ 5.0 feet: Becomes wet.		98	SCDP-MW-04-SO-9.5	0		5
6		@ 6.25 feet: Woody debris.				0		6
7						0		7
8						0		8
9		8.25 feet to 9.0 feet: SANDY SILT (ML); dark gray; 30% fines, low plasticity; 40% sand, very fine to medium grained, subangular to subrounded; loose; 30% organics; layers of woody debris; faint organic-like odor; wet.				0		9
10		9.0 feet to 10.0 feet: WELL-GRADED SAND (SW); dark gray; 5% fines; 95% sand, very fine to medium grained, subangular to subrounded; loose; wet.				0		10

Borehole Completion Details

0 to 10.0 feet bgs: 4.5-inch borehole.
0 to 1.0 feet bgs: Concrete
1.0 to 4.0 feet: Bentonite chips hydrated with potable water.
4.0 to 10.0 feet: 12×20 Colorado silica sand filter pack.

Monitoring Well Completion Details

Oregon Water Resources Department Well No. L160151
Traffic grade, flush-mounted monitoring well monument.
0 to 4.65 feet: 2-inch-diameter, schedule 40, PVC blank riser pipe.
4.65 to 10.0 feet bgs: 2-inch-diameter, schedule 40, 0.010-inch machine slot PVC well screen (Colorado silica sand) with 2-inch-diameter PVC end cap.

Notes	Groundwater Data				
	Graphic	Date	Time	Depth	Notes
1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. TOC = top of casing. 4. ID = identification. 5. PID = photoionization detector. 6. ppm = part per million.				5'	First encountered @ 5 feet



MAUL FOSTER ALONGI

MONITORING WELL
SCDP-MW-05

SHEET 1 OF 1

Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/21/2026
Logged By: S. Chapman

Surface Elevation: 12.74 feet
Top of Well Elevation: 12.48 feet
Coordinates: North: 480303.96 East: 7292878.14
Total Depth: 10 feet

Depth (feet)	Water Levels	Soil Description and Remarks	Graphic Log	Samples			Monitoring Well Screen Interval	Depth (ft)				
				% Recovery	Sample ID	PID (ppm)						
1		0.0 feet to 0.23 feet: CONCRETE.		76	SCDP-MW-05-SO-3.0	0		1				
	0.23 feet to 0.73 feet: SILTY SILTY GRAVEL (GM); grayish brown; 30% fines; 10% sand, fine grained; 60% gravel, fine, angular to subangular; loose; moist.	0.1										
2		0.73 feet to 5.0 feet: POORLY GRADED SAND (SP); brown to light brown; 100% sand, fine grained; loose; dry.				0.1			2			
	@ 1.45 feet: Becomes grayish brown in color to 1.72 feet.	0.1										
3		@ 2.70 feet: Black mottling to 2.75 feet.		100	SCDP-MW-05-SO-8.0	0.1		3				
	@ 3.12 feet: Black mottling to 3.17 feet.	0.1										
4						0.1			4			
						0.1						
5		5.0 feet to 5.9 feet: SLOUGH.				0		5				
	@ 5.3 feet: Becomes wet.	0.1										
6		5.9 feet to 10.0 feet: WELL-GRADED SAND (SW); brown to brownish gray; 100% sand, fine to medium grained, subangular to subrounded; loose; wet.				0			6			
						0.1						
7						100	SCDP-MW-05-SO-8.0	0.1		7		
								0.1				
8								0.1			8	
								0.1				
9								0.1		9		
								0.1				
10										10		

Borehole Completion Details

0 to 10.0 feet bgs: 4.5-inch borehole.
0 to 1.0 feet bgs: Concrete
1.0 to 4.65 feet: Bentonite chips hydrated with potable water.
4.65 to 10.0 feet: 12×20 Colorado silica sand filter pack.

Monitoring Well Completion Details

Oregon Water Resources Department Well No. L160154
Traffic grade, flush-mounted monitoring well monument.
0 to 4.65 feet: 2-inch-diameter, schedule 40, PVC blank riser pipe.
4.65 to 10.0 feet bgs: 2-inch-diameter, schedule 40, 0.010-inch machine slot PVC well screen (Colorado silica sand) with 2-inch-diameter PVC end cap.

Notes	Groundwater Data				
1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. TOC = top of casing. 4. ID = identification. 5. PID = photoionization detector. 6. ppm = part per million.	Graphic	Date	Time	Depth	Notes
				5.3'	First encountered @ 5.3 feet



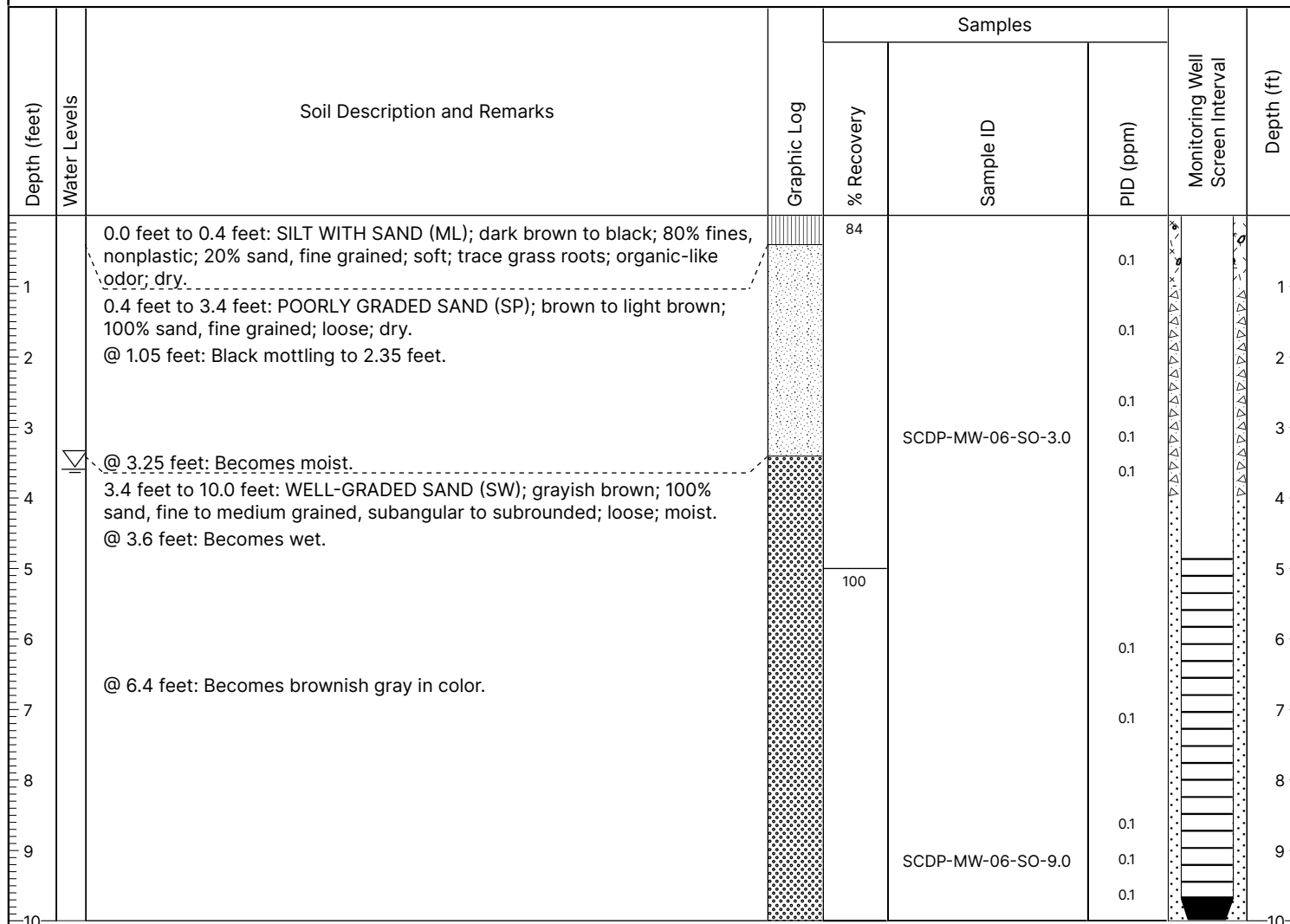
MAUL FOSTER ALONGI

MONITORING WELL SCDP-MW-06

SHEET 1 OF 1

Project Number: M1467.06.003
Project Name: Schooner Creek Discovery Park
Project Location: Lincoln City, OR
Date: 04/22/2026
Logged By: S. Chapman

Surface Elevation: 12.00 feet
TOC Elevation: 11.76 feet
Coordinates: North: 480376.70 East: 7292838.33
Total Depth: 10 feet

**Borehole Completion Details**

0 to 10.0 feet bgs: 4.5-inch borehole.
0 to 1.0 feet bgs: Concrete
1.0 to 4.0 feet: Bentonite chips hydrated with potable water.
4.0 to 10.0 feet: 12×20 Colorado silica sand filter pack.

Monitoring Well Completion Details

Oregon Water Resources Department Well No. L160156
Traffic grade, flush-mounted monitoring well monument.
0 to 4.65 feet: 2-inch-diameter, schedule 40, PVC blank riser pipe.
4.65 to 10.0 feet bgs: 2-inch-diameter, schedule 40, 0.010-inch machine slot PVC well screen (Colorado silica sand) with 2-inch-diameter PVC end cap.

Notes

1. Depths are relative to feet below ground surface. 2. bgs = below ground surface. 3. TOC = top of casing. 4. ID = identification. 5. PID = photoionization detector. 6. ppm = part per million.

Groundwater Data

Graphic	Date	Time	Depth	Notes
			3.6'	First encountered @ 3.6 feet

Attachment B

Field Sampling Data Sheets



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Groundwater Field Sampling Data Sheet



Project Information										
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson		
Well Information										
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)	
SCDP-MW-01	Monitoring		Flush-mount		Top of Casing		2	4.65-9.65	7.5	
Hydrology/Level Measurements										
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft		
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)			
04/23/2026	8:25	9.86		3.90		5.96	0.97			
Water Quality Data										
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other							
Purge Start Time	8:30		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5	± 10	< 5 or ± 10% if > 5	
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
8:33		0.30	3.93	6.88	12.5	200.8	0.77	-99.9	118	
8:36		0.30	3.93	6.86	12.6	189.8	0.71	-106.0	91.5	
8:39		0.30	3.93	6.84	12.6	184.8	0.59	-108.6	71.5	
8:42		0.30	3.93	6.82	12.6	179.4	0.56	-110.4	54.7	
8:45		0.30	3.93	6.80	12.6	176.0	0.47	-110.8	44.2	
8:48		0.30	3.93	6.77	12.6	172.5	0.42	-110.4	44.2	
8:51	1.75	0.30	3.93	6.74	12.6	169.1	0.45	-108.9	43.1	
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information				
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Cloudy with brown tint; no sheen; slight hydrocarbon-like odor. Clear after purging 15 minutes.					Sampling Method	Peristaltic Pump			
						Sample Name	SCDP-MW-01-GW-7.5			
						Sample Date	04/23/2026	Sample Time	8:51	
						Container Type	Preservative	Filtered (Y/N)		No. Containers
General Comments						VOA			3	
						Amber glass			2	
						Poly	HNO3			
						Total No. Containers:				5

Groundwater Field Sampling Data Sheet



Project Information										
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson		
Well Information										
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)	
SCDP-MW-02	Monitoring		Flush-mount		Top of Casing		2.0	4.65-9.65	7.5	
Hydrology/Level Measurements										
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft		
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)			
04/23/2026	16:26	9.93		5.34		4.59	0.75			
Water Quality Data										
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other							
Purge Start Time	16:29		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5	± 10	< 5 or ± 10% if > 5	
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
16:33	0.37	0.35	5.40	6.25	14.3	188.2	0.78	73.1	44.2	
16:36	0.65	0.35	5.41	6.27	14.4	202.0	0.58	64.0	29.3	
16:39	0.93	0.35	5.41	6.30	14.4	204.7	0.52	55.8	19.4	
16:42	1.21	0.35	5.41	6.29	14.4	212.4	0.46	50.4	13.2	
16:45	1.49	0.35	5.41	6.30	14.6	213.6	0.41	45.9	9.07	
16:48	1.77	0.35	5.40	6.32	14.6	207.7	0.38	41.3	6.11	
16:51	2.05	0.35	5.40	6.30	14.7	210.0	0.37	39.7	6.12	
			5.33							
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information				
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Clear, no apparent color or suspended solids/turbidity.					Sampling Method	Peristaltic Pump			
						Sample Name	SCDP-MW-02-GW-7.5			
						Sample Date	04/23/2026	Sample Time	17:05	
						Container Type	Preservative	Filtered (Y/N)	No. Containers	
General Comments						VOA	HCl	N	3	
						Amber glass	HCl	N	2	
						Poly	HNO3	N	1	
						Total No. Containers:				6

Groundwater Field Sampling Data Sheet



Project Information											
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)			
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson			
Well Information											
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)		
SCDP-MW-03	Monitoring		Flush-mount		Top of Casing		2.0	4.15-9.15	7.5		
Hydrology/Level Measurements											
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft			
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)				
04/23/2026	15:20	9.39		5.30		4.09	0.67				
Water Quality Data											
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other								
Purge Start Time	15:29		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5			± 10	< 5 or ± 10% if > 5
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen			ORP	Turbidity
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L			mV	NTU
15:35	0.63	0.40	5.44	5.78	14.7	136.8	0.54			68.1	20.8
15:38	0.91	0.35	5.44	5.78	14.7	134.9	0.45			69.2	11.0
15:41	1.19	0.35	5.43	5.77	14.7	132.8	0.39	71.2	5.21		
15:44	1.47	0.35	5.44	5.75	14.7	130.4	0.36	73.1	4.02		
15:47	1.75	0.35	5.44	5.75	14.6	130.4	0.36	74.5	4.57		
15:50	2.03	0.35	5.44	5.74	14.7	129.1	0.33	75.7	3.62		
16:07			5.33								
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information					
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Clear, no apparent color or suspended solids/turbidity.					Sampling Method	Peristaltic Pump				
						Sample Name	SCDP-MW-03-GW-7.5				
						Sample Date	04/23/2026	Sample Time	16:00		
						Container Type	Preservative	Filtered (Y/N)		No. Containers	
General Comments						VOA	HCl	N	3		
						Amber glass	HCl	N	2		
						Poly		N	1		
						Total No. Containers:				6	

Groundwater Field Sampling Data Sheet



Project Information										
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson		
Well Information										
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)	
SCDP-MW-04	Monitoring		Flush-mount		Top of Casing		2.0	5-10	8.0	
Hydrology/Level Measurements										
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft		
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)			
04/23/2026	11:10	10.30		4.82		5.48	0.89			
Water Quality Data										
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other							
Purge Start Time	11:16		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5	± 10	< 5 or ± 10% if > 5	
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
11:19		0.4	4.90	6.62	12.5	110.5	5.38	23.2	71.7	
11:22		0.4	4.90	6.62	12.5	110.6	5.08	19.9	44.2	
11:25		0.4	4.90	6.60	12.4	110.2	4.78	19.5	15.9	
11:31		0.4	4.90	6.59	12.4	110.1	4.84	20.5	8.61	
11:34		0.4	4.90	6.58	12.4	109.6	4.88	21.7	7.05	
11:37		0.4	4.90	6.57	12.4	109.4	4.72	23.3	5.52	
11:41		0.4	4.90	6.56	12.4	109.2	4.84	25.3	4.20	
11:44	3.75	0.4	4.90	6.56	12.4	108.5	4.88	26.9	4.47	
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information				
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Clear; colorless; no odor; or sheen.					Sampling Method	Peristaltic Pump			
						Sample Name		SCDP-MW-04-GW-8.0		
						Sample Date	04/23/2026	Sample Time	11:44	
						Container Type	Preservative	Filtered (Y/N)	No. Containers	
General Comments						VOA			3	
						Amber glass			2	
						Poly	HNO3			
						Total No. Containers:				5

Groundwater Field Sampling Data Sheet



Project Information										
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson		
Well Information										
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)	
SCDP-MW-05	Monitoring		Flush-mount		Top of Casing		2.0	4.65-9.65	7.5	
Hydrology/Level Measurements										
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft		
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)			
04/23/2026	9:23	9.73		4.11		5.62	0.92			
Water Quality Data										
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other							
Purge Start Time	9:41		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5	± 10	< 5 or ± 10% if > 5	
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
9:47	0.24	0.30	4.18	6.67	13.0	149.0	0.95	-13.0	67.3	
9:50	0.48	0.30	4.18	6.77	13.0	155.2	0.75	-26.6	40.3	
9:53	0.75	0.35	4.18	6.79	13.0	155.7	0.64	-35.5	38.1	
9:56	1.03	0.35	4.18	6.81	13.0	153.8	0.67	-44.3	28.7	
9:59	1.31	0.35	4.18	6.81	12.9	153.1	0.71	-47.0	24.5	
10:02	1.59	0.35	4.18	6.81	12.9	151.8	0.70	-50.2	22.0	
10:05	1.86	0.35	4.18	6.79	13.0	150.1	0.70	-53.5	19.6	
10:08	2.14	0.35	4.18	6.78	13.0	147.4	0.79	-56.5	15.0	
10:11	2.42	0.35	4.18	6.75	13.0	145.3	0.86	-58.3	13.0	
10:14	2.69	0.35	4.18	6.74	12.9	144.1	0.87	-59.2	12.2	
10:17	2.97	0.35	4.18	6.72	13.0	142.1	1.03	-59.6	10.1	
10:20	3.25	0.35	4.18	6.70	12.9	139.9	1.07	-59.9	10.9	
10:23	3.53	0.35	4.18	6.88	12.9	139.0	1.12	-59.5	9.34	
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information				
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Slightly cloudy; colorless; no odor; no sheen; clear after purging 15 minutes.					Sampling Method	Peristaltic Pump			
						Sample Name	SCDP-MW-05-GW-7.5			
						Sample Date	04/23/2026	Sample Time	10:20	
						Container Type	Preservative	Filtered (Y/N)		No. Containers
General Comments						VOA			3	
						Amber glass			2	
						Poly	HNO3			
						Total No. Containers:				5

Groundwater Field Sampling Data Sheet



Project Information									
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)	
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson	
Well Information									
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)
SCDP-MW-06	Monitoring		Flush-mount		Top of Casing		2.0	4.65-9.65	7.5
Hydrology/Level Measurements									
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft	
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)		
04/23/2026	14:00			3.10		-3.10	-0.51		
Water Quality Data									
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other						
Purge Start Time	14:01		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5	± 10	< 5 or ± 10% if > 5
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU
14:04	0.32	0.4	3.16	6.47	11.4	94.3	0.97	49.9	84.4
14:07	0.63	0.4	3.17	6.52	11.4	94.1	0.67	33.9	50.2
14:10	0.96	0.4	3.17	6.56	11.4	93.4	0.53	21.7	44.2
14:13	1.28	0.4	3.18	6.59	11.4	93.0	0.40	13.2	35.8
14:16	1.60	0.4	3.18	6.59	11.4	91.9	0.37	7.3	28.4
14:19	1.92	0.4	3.18	6.59	11.4	90.2	0.30	1.7	25.6
14:22	2.24	0.4	3.18	6.57	11.4	87.9	0.29	-4.4	20.3
14:25	2.56	0.4	3.18	6.56	11.4	86.3	0.25	-6.3	20.9
14:28	2.88	0.4	3.18	6.55	11.4	86.1	0.26	-9.7	21.1
14:43			3.12						
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information			
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Clear, no apparent color or suspended solids/turbidity.					Sampling Method	Peristaltic Pump		
						Sample Name	SCDP-MW-06-GW-7.5		
						Sample Date	04/23/2026	Sample Time	14:35
						Container Type	Preservative	Filtered (Y/N)	No. Containers
General Comments						VOA	HCl	N	3
						Amber glass	HCl	N	2
						Poly	HNO3		
						Total No. Containers:			

Groundwater Field Sampling Data Sheet



Project Information											
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)			
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson			
Well Information											
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)		
SCDP-DP-07	Reconnaissance				Land Surface		0.75	4.7-9.7	7.5		
Hydrology/Level Measurements											
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft			
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)				
04/22/2026	11:25	9.70		2.80		6.90	0.16				
Water Quality Data											
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other								
Purge Start Time	11:37		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5	± 10	< 5 or ± 10% if > 5		
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity		
	L	L/min	ft	SU	degrees C	uS/cm	ppm	mV	NTU		
11:47	3.0	0.3	--	5.71	11.3	74.14	34.72	34.2	918		
11:50	3.9	0.3	--	5.70	11.2	73.48	34.44	35.2	750		
11:53	4.8	0.3	--	5.69	11.2	70.72	32.93	36.2	572		
11:56	5.7	0.3	--	5.67	11.3	70.01	32.29	34.1	369		
11:59	6.6	0.3	--	5.70	11.3	69.05	32.23	32.8	255		
12:02	7.5	0.3	--	5.60	11.3	66.10	30.89	39.4	198		
12:05	8.4	0.3	--	5.58	11.3	65.00	30.39	41.5	163		
12:08	9.3	0.3	--	5.61	11.3	64.90	30.35	40.4	118		
12:11	10.2	0.3	--	5.58	11.2	64.01	29.99	44.2	90.6		
12:14	11.1	0.3	--	5.55	11.2	63.59	29.79	42.9	76.6		
12:17	12.0	0.3	--	5.50	11.2	63.14	29.52	45.5	70.7		
12:20	12.9	0.3	--	5.35	11.2	63.05	29.57	43.8	67.6		
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information					
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Pump shut off at 12:37.					Sampling Method	Peristaltic Pump				
						Sample Name	SCDP-DP-07-GW-7.5				
						Sample Date	04/22/2026	Sample Time	12:30		
						Container Type	Preservative	Filtered (Y/N)		No. Containers	
General Comments						VOA	HCl	N	3		
						Amber glass	HCl	N	2		
						Poly					
						Total No. Containers:				5	

Groundwater Field Sampling Data Sheet



Project Information											
Project No.		Client Name		Project Name		Sampling Event		Sampler(s)			
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park		April 2026		S. Chapman/M. Whitson			
Well Information											
Location ID	Well Type		Monument Type		Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Sample Depth (ft)		
SCDP-DP-08	Reconnaissance				Land Surface		0.75	4.7-9.7	7.5		
Hydrology/Level Measurements											
Date	Time	Depth to Bottom (ft)	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft			
		DTB	DTP	DTW	DTW - DTP	DTB - DTW	(gal/ft x water column)				
04/22/2026	9:25	9.70		3.90		5.80	0.133				
Water Quality Data											
Purge Method	Peristaltic Pump		Purge/Sampling Methods: peristaltic pump, submersible pump, vacuum pump, inertia pump, dedicated pump, disposable bailer, bladder pump, other								
Purge Start Time	9:36		ideally < 0.3 ft drawdown	± 0.1	± 3%	± 3%	± 10% if > 0.5			± 10	< 5 or ± 10% if > 5
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen			ORP	Turbidity
	L	L/min	ft	SU	degrees C	uS/cm	ppm			mV	NTU
9:41	1.5	0.3	--	8.16	12.3	89.66	39.12			-52.5	895
9:44	2.4	0.3	--	7.19	12.3	81.95	38.23			-40.1	964
9:47	3.3	0.3	--	6.99	12.2	78.03	36.46	-32.8	983		
9:50	4.2	0.3	--	6.77	12.2	77.15	36.13	-20.1	903		
9:53	5.1	0.3	--	6.54	12.2	74.58	35.26	-7.8	859		
9:56	6.0	0.3	--	6.24	12.2	71.15	33.30	3.7	645		
9:59	6.9	0.3	--	6.19	12.2	70.04	32.78	10.0	442		
10:02	7.8	0.3	--	6.16	12.1	68.05	31.77	9.4	306		
10:05	8.7	0.3	--	5.99	12.1	67.51	31.61	20.8	158		
10:08	9.6	0.3	--	5.94	12.2	66.98	31.33	23.2	125		
10:11	10.5	0.3	--	5.89	12.2	66.37	31.06	25.7	116		
10:14	11.4	0.3	--	5.93	12.1	66.22	30.70	24.7	108		
Last row of water quality data are considered final field parameters unless otherwise noted.						Sample Information					
Water Quality Observations (clarity, tint, odor, sheen, etc.)	Brown, V cloudy, VF sand and fines, clearing up as purging continues. Pump shut off at 10:35; total volume: 17.7L after sampling 3.9' bgs DTW					Sampling Method	Peristaltic Pump				
						Sample Name	SCDP-DP-08-GW-7.5				
						Sample Date	04/22/2026	Sample Time	10:30		
						Container Type	Preservative	Filtered (Y/N)		No. Containers	
General Comments						VOA	HCl	N	3		
Turbidity slow to stabilize, check in with project team, okay to sample w/o tubidity stabilization if adaquit volume is purged.						Amber glass	HCl	N	2		
						Poly					
						Total No. Containers:				5	

Soil Gas Field Sampling Data Sheet
Project: Schooner Creek Discovery
Client: City of Lincoln City
Location: Lincoln City



Sample ID	Sample Date	Initial Vacuum ("Hg)	Shut-in Test	SUMMA Canister No.	Manifold No.	Sample Size/Rate	Purge Time		Helium Concentration		Purge		Sample Time		Sample Vacuum	
							Begin	End	Outdoor Ambient Air (ppm)	Under Shroud (%, >50%)	Purge Volume (L)	Helium Concentration in Tedlar Bag	Begin	End	Initial ("Hg)	Final ("Hg)
SCDP-SV-02	04/23/2026	>-30	-20/Pass	3672	F102	1L/0.200	10:34	10:41	0/0	71%	>1L	0ppm	10:43	10:48	>-30	-5
Sorbent tube	4/23/2026			918955		2L/100ml/min							11:10	11:30		
SCDP-SV-03	4/23/2026	-29.5	-25/Pass	3674	F101	1L/0.200	12:52	12:57	0/0	55.7%	1L	0ppm	12:59	13:04	-29.5	-5.0
Sorbent tube	4/23/2026			892040		2L/100ml/min							13:19	13:39		
SCDP-SV-04	4/23/2026	>-30	-24/Pass	9893	F117	1L/0.200	14:12	14:17	0/0	61.1	1L	0ppm	14:19	14:24	>-30	-5.0
Sorbent tube	4/23/2026			322159		2L							15:12	15:32		
NOTES: "Hg= Inches of mercury ID= identification L= liter No.= number ppm= parts per million %= percent																

Well Development Field Form



Project Information										
Project No.		Client Name		Project Name				Field Staff		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park				S. Chapman/M. Whitson		
Well Information										
Location ID	Monument Type	Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Surge Method		Purge Method		
CDP-MW-0	Flush-mount	Land Surface		2	5-10	Other (specify in notes)		Other (specify in notes)		
Hydrology/Level Measurements										
Date	Time	Initial Depth to Bottom (ft)	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Initial Product Thickness (ft)	Initial Water Column (ft)	Well Casing Volume (gal)		0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft	
		DTB	DTP	DTW	DTP - DTW	DTB - DTW	gal/ft x water column			
4/22/2026	15:00	10.05	-	4.15	-	5.90	0.96			
Final Depth to Bottom (ft):		10.05	Final Depth to Water (ft):	4.15	Total Water Purged (gal):		10.0			
Surge Information										
Well screen fully saturated? (Y/N)		Surge Interval(s) (range, feet bgs)		Total Surge Length (feet)		Total screen length surged? (Y/N)		Water volume removed during surging (gal, if applicable)		Turbidity (visual estimate or NTUs)
Y		1ft, 4.86-9.86		5		Y		N/A		>1100
Well Development Water Quality Data										
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	Comments
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
15:03			4.15	5.85	12.6	110.0		24.8	>1100	
15:07			4.15	5.90	12.5	90.18		25.5	254.0	
Standard Stabilization Parameters (for 3 consecutive casing volume readings [after 5 casing volumes removed]):				± 0.1	NA	± 3%	NA	NA	< 5 or ± 10% if > 5	If readings do not stabilize, well dev. complete after 10 casing volumes removed.
General Comments:		Whale pump with surge block								

Well Development Field Form



Project Information													
Project No.		Client Name		Project Name				Field Staff					
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park				S. Chapman/M. Whitson					
Well Information													
Location ID	Monument Type	Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Surge Method		Purge Method					
SCDP-MW-02	Flush-mount	Top of Casing		2.0	5-10	Other (specify in notes)		Other (specify in notes)					
Hydrology/Level Measurements													
Date	Time	Initial Depth to Bottom (ft)	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Initial Product Thickness (ft)	Initial Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft					
		DTB	DTP	DTW	DTP - DTW	DTB - DTW	gal/ft x water column						
4/22/2026	17:00	10.31	-	5.69	-	4.62	0.75						
Final Depth to Bottom (ft):		10.31	Final Depth to Water (ft):	5.75	Total Water Purged (gal):		8.0						
Surge Information													
Well screen fully saturated? (Y/N)	Surge Interval(s) (range, feet bgs)		Total Surge Length (feet)		Total screen length surged? (Y/N)		Water volume removed during surging (gal, if applicable)				Turbidity (visual estimate or NTUs)		
Y	1ft, 4.86-9.86		5		Y		N/A		>1100				
Well Development Water Quality Data													
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	Comments			
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU				
17:09				5.60	13.8	166.5		38.8	>1100				
17:11				5.80	13.6	160.7		30.0	133.0				
Standard Stabilization Parameters (for 3 consecutive casing volume readings [after 5 casing volumes removed]):				± 0.1	NA	± 3%	NA	NA	< 5 or ± 10% if > 5	If readings do not stabilize, well dev. complete after 10 casing volumes removed.			
General Comments:		Strong hydrocarbon-like odor. Surge block with whale pump											

Well Development Field Form



Project Information										
Project No.		Client Name		Project Name				Field Staff		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park				S. Chapman/M. Whitson		
Well Information										
Location ID	Monument Type	Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Surge Method		Purge Method		
SCDP-MW-03	Flush-mount	Land Surface		2.0	5-10	Other (specify in notes)		Other (specify in notes)		
Hydrology/Level Measurements										
Date	Time	Initial Depth to Bottom (ft)	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Initial Product Thickness (ft)	Initial Water Column (ft)	Well Casing Volume (gal)		0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft	
		DTB	DTP	DTW	DTP - DTW	DTB - DTW	gal/ft x water column			
4/22/2026	14:38	9.82	-	5.66	-	4.16	0.68			
Final Depth to Bottom (ft):		9.82	Final Depth to Water (ft):	5.75	Total Water Purged (gal):		8.0			
Surge Information										
Well screen fully saturated? (Y/N)		Surge Interval(s) (range, feet bgs)		Total Surge Length (feet)		Total screen length surged? (Y/N)		Water volume removed during surging (gal, if applicable)		Turbidity (visual estimate or NTUs)
Y		1ft, 4.15-9.15		5		Y		N/A		>1100
Well Development Water Quality Data										
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	Comments
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
16:44				5.69	14.0	117.7		38.6	>1100	
16:51				5.50	14.3	106.1		48.9	148	
Standard Stabilization Parameters (for 3 consecutive casing volume readings [after 5 casing volumes removed]):				± 0.1	NA	± 3%	NA	NA	< 5 or ± 10% if > 5	If readings do not stabilize, well dev. complete after 10 casing volumes removed.
General Comments:		Well dewatering during purging. Surge block with whale pump.								

Well Development Field Form



Project Information										
Project No.		Client Name		Project Name				Field Staff		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park				S. Chapman/M. Whitson		
Well Information										
Location ID	Monument Type	Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Surge Method		Purge Method		
SCDP-MW-04	Flush-mount	Land Surface		2.0	5-10	Other (specify in notes)		Other (specify in notes)		
Hydrology/Level Measurements										
Date	Time	Initial Depth to Bottom (ft)	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Initial Product Thickness (ft)	Initial Water Column (ft)	Well Casing Volume (gal)		0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft	
		DTB	DTP	DTW	DTP - DTW	DTB - DTW	gal/ft x water column			
4/22/2026	16:08	10.86	-	5.37	-	5.49	0.89			
Final Depth to Bottom (ft):		10.84	Final Depth to Water (ft):	5.38	Total Water Purged (gal):		10.0			
Surge Information										
Well screen fully saturated? (Y/N)		Surge Interval(s) (range, feet bgs)		Total Surge Length (feet)		Total screen length surged? (Y/N)		Water volume removed during surging (gal, if applicable)		Turbidity (visual estimate or NTUs)
Y		1ft, 5-10		5		Y		N/A		>1100
Well Development Water Quality Data										
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	Comments
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
16:16				6.15	12.1	83.45		11.9	>1100	
16:20			5.38	6.10	12.1	75.45		14.6	97.9	
Standard Stabilization Parameters (for 3 consecutive casing volume readings [after 5 casing volumes removed]):				± 0.1	NA	± 3%	NA	NA	< 5 or ± 10% if > 5	If readings do not stabilize, well dev. complete after 10 casing volumes removed.
General Comments:		Whale pump with surge block								

Well Development Field Form



Project Information													
Project No.		Client Name		Project Name				Field Staff					
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park				S. Chapman/M. Whitson					
Well Information													
Location ID	Monument Type	Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Surge Method		Purge Method					
SCDP-MW-05	Flush-mount	Land Surface		2.0	5-10	Other (specify in notes)		Other (specify in notes)					
Hydrology/Level Measurements													
Date	Time	Initial Depth to Bottom (ft)	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Initial Product Thickness (ft)	Initial Water Column (ft)	Well Casing Volume (gal)	0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft					
		DTB	DTP	DTW	DTP - DTW	DTB - DTW	gal/ft x water column						
4/22/2026	13:35	10.03	-	4.41	-	5.62	0.92						
Final Depth to Bottom (ft):		10.03	Final Depth to Water (ft):	4.45	Total Water Purged (gal):		11.0						
Surge Information													
Well screen fully saturated? (Y/N)	Surge Interval(s) (range, feet bgs)	Total Surge Length (feet)		Total screen length surged? (Y/N)		Water volume removed during surging (gal, if applicable)					Turbidity (visual estimate or NTUs)		
Y	1ft, 4.65-9.65	5		Y		N/A		>1100					
Well Development Water Quality Data													
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	Comments			
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU				
13:43				5.98	13.0	92.11		20.0	>1100				
13:48			4.45	5.92	12.9	83.93		24.1	272				
Standard Stabilization Parameters (for 3 consecutive casing volume readings [after 5 casing volumes removed]):				± 0.1	NA	± 3%	NA	NA	< 5 or ± 10% if > 5	If readings do not stabilize, well dev. complete after 10 casing volumes removed.			
General Comments:		Whale pump with surge block											

Well Development Field Form



Project Information										
Project No.		Client Name		Project Name				Field Staff		
M1467.06.003		City of Lincoln City		Schooner Creek Discovery Park				S. Chapman/M. Whitson		
Well Information										
Location ID	Monument Type	Depth Measuring Point		Well Diameter (in)	Screen Interval (ft)	Surge Method		Purge Method		
SCDP-MW-06	Flush-mount	Land Surface		2.0	5-10	Other (specify in notes)		Other (specify in notes)		
Hydrology/Level Measurements										
Date	Time	Initial Depth to Bottom (ft)	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Initial Product Thickness (ft)	Initial Water Column (ft)	Well Casing Volume (gal)		0.75" = 0.023 gal/ft 1" = 0.041 gal/ft 1.5" = 0.092 gal/ft 2" = 0.163 gal/ft 3" = 0.367 gal/ft 4" = 0.653 gal/ft 6" = 1.469 gal/ft 8" = 2.611 gal/ft	
		DTB	DTP	DTW	DTP - DTW	DTB - DTW	gal/ft x water column			
4/22/2026	12:00	9.81	-	3.11	-	6.70	1.09			
Final Depth to Bottom (ft):		9.81	Final Depth to Water (ft):	3.11	Total Water Purged (gal):		11.0			
Surge Information										
Well screen fully saturated? (Y/N)		Surge Interval(s) (range, feet bgs)		Total Surge Length (feet)		Total screen length surged? (Y/N)		Water volume removed during surging (gal, if applicable)		Turbidity (visual estimate or NTUs)
Y		1ft, 4.65-9.65		5		Y		N/A		>1100
Well Development Water Quality Data										
Time	Cumulative Purge Volume	Flowrate	Water Level	pH	Temperature	Conductivity	Dissolved Oxygen	ORP	Turbidity	Comments
	gal	L/min	ft	SU	degrees C	uS/cm	mg/L	mV	NTU	
12:22	1.1		3.1	7.24	12.9	164.6		-37.4	7.39	Inaccurate reading
12:28	2.2		3.1	6.94	12.7	143.7		-23.4	332	
12:33	3.3		3.1	6.83	12.4	127.4		-17.8	>1100	
12:38	4.4		3.1	6.70	12.2	115.7		-8.3	683	
12:41	5.5		3.1	6.62	12.1	108.4		-3.7	427	
12:44	6.6		3.1	6.56	12.0	109.3		-0.9	299	
12:49	7.7		3.1	6.58	11.9	107.6		-0.3	276	
12:53	8.8		3.1	6.53	11.8	105.6		0.1	190	
12:56	9.9		3.1	6.53	11.7	102.5		2.3	149	
12:59	11.0		3.1	6.47	11.6	100.9		4.8	132	
Standard Stabilization Parameters (for 3 consecutive casing volume readings [after 5 casing volumes removed]):				± 0.1	NA	± 3%	NA	NA	< 5 or ± 10% if > 5	If readings do not stabilize, well dev. complete after 10 casing volumes removed.
General Comments:		Whale pump with surge block								

Attachment C

Well Survey



MAUL
FOSTER
ALONGI

SCHOONER CREEK DISCOVERY PARK MONITORING WELLS

CONTROL POINTS TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
50	480385.64	7292924.48	13.37	MAG NAIL W/ WASHER
51	480276.44	7292878.40	12.75	MAG NAIL W/ WASHER
52	480424.38	7292860.22	13.48	MAG NAIL W/ WASHER



VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM:

OREGON STATE PLANE COORDINATE SYSTEM
NORTH ZONE, NAD83 (2011)
BASED ON GPS OBSERVATIONS.
GRID DISTANCES, INTERNATIONAL FEET

NOTE: IMAGERY IS GIS QUALITY AND IS
USED FOR INFORMATIONAL PURPOSES ONLY



DATE: 04/30/2026

PROJ. NO: 26-085-39

S&F Land Services

Your Proven Geospatial Partner

901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM

Horizontal Datum:
NAD83 (2011)
Oregon North State Plane
International Feet

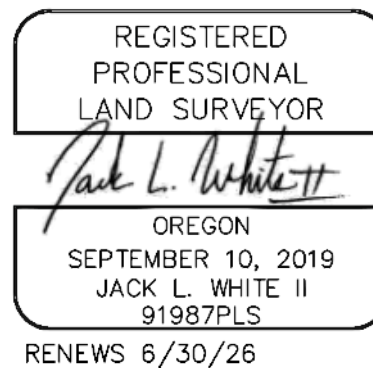
Vertical Datum:
North American Vertical
Datum of 1988 (NAVD88)

S&F Land Services

901 NW Carlon Ave, Suite 3 | Bend, OR 97703

Schooner Creek Discovery Park - Lincoln City, OR

Monitoring Well locations							
Monitoring Well	Latitude	Longitude	Grid Northing	Grid Easting	Elevation at Top of Lid	Elevation at Top of Casing	Ground Elevation
MW1	44°55'48.39057"	-124°00'43.13603"	480379.48	7292877.321	12.78	12.50	12.78
MW2	44°55'48.99660"	-124°00'42.25608"	480438.04	7292943.23	14.28	13.90	14.28
MW3	44°55'48.43212"	-124°00'42.27101"	480380.98	7292939.67	14.03	13.67	14.03
MW4	44°55'47.64768"	-124°00'42.30522"	480301.72	7292933.76	12.60	12.20	12.60
MW5	44°55'47.64586"	-124°00'43.07902"	480303.96	7292878.14	12.74	12.48	12.74
MW6	44°55'48.34643"	-124°00'43.67591"	480376.70	7292838.33	12.00	11.76	12.00



Attachment D

Data Validation Memorandum



MAUL
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Data Validation Memorandum

Project No. M1467.06.003 | May 5, 2026 | City of Lincoln City

Maul Foster & Alongi, Inc. (MFA), conducted an independent Stage 2A review of the quality of analytical results for groundwater, soil, and soil vapor samples collected in April 2026 at the Schooner Creek Discovery Park, in Lincoln City, Oregon.

Apex Laboratories, LLC (Apex) and Friedman and Bruya, Inc (F&B) performed the analyses. MFA reviewed Apex report numbers A6D1923 and A6D1930 and F&B report numbers 604525 and 604526. The analyses performed and the samples analyzed are listed in the following tables.

Analysis	Reference
Anions	EPA 300.0
Diesel- and oil-range hydrocarbons	NWTPH-Dx
Diesel-range organics (soil vapor)	EPA TO-17
Dry weight	EPA 8000D
Helium	ASTM D1946
Gasoline-range hydrocarbons	NWTPH-Gx
Volatile organic compounds	EPA 8260D
Volatile organic compounds (soil vapor)	EPA TO-15

Notes

ASTM = ASTM International.

EPA = U.S. Environmental Protection Agency.

NWTPH = Northwest Total Petroleum Hydrocarbons.

TO = toxic organics.

Samples Analyzed		
Report A6D1923	Report A6D1930	
SCDP-MW-01-GW-7.5	SCDP-MW-04-SO-4.5	SCDP-MW-02-SO-5.0
SCDP-MW-05-GW-7.5	SCDP-MW-04-SO-9.5	SCDP-MW-02-SO-10.0
SCDP-MW-06-GW-7.5	SCDP-MW-03-SO-6.2	SCDP-MW-06-SO-3.0
SCDP-MW-04-GW-8.0	SCDP-MW-03-SO-9.0	SCDP-MW-06-SO-9.0
SCDP-MW-03-GW-7.5	SCDP-MW-01-SO-4.5	SCDP-DP-07-SO-3.0
SCDP-MW-02-GW-7.5	SCDP-MW-01-SO-9.5	SCDP-DP-07-SO-9.0
SCDP-DP-07-GW-7.5	SCDP-MW-05-SO-3.0	SCDP-DP-08-SO-3.5
SCDP-DP-08-GW-7.5	SCDP-MW-05-SO-8.0	SCDP-DP-08-SO-9.0
Reports 604525 and 604526		
SCDP-SV-02-SV-5.0	SCDP-SV-03-SV-5.0	SCDP-SV-04-SV-5.0

Data Validation Procedures

Analytical results were evaluated according to applicable sections of U.S. Environmental Protection Agency (EPA) guidelines for data review (EPA 2020a, 2020b), and appropriate laboratory- and method-specific guidelines (Apex 2025, EPA 1986, F&B 2024).

Data validation procedures were modified, as appropriate, to accommodate quality control requirements for methods that EPA data review guidelines do not specifically address (e.g., Northwest Total Petroleum Hydrocarbons [NWTPH]-Dx).

EPA Method 8000D percent dry-weight results reported by the laboratory for dry-weight correction were reviewed for completeness but were not included in Stage 2A data validation.

Based on the data quality assurance/quality control review described herein, the data, with the appropriate final data qualifiers assigned, are considered acceptable for their intended use. Final data qualifiers represent qualifiers originating from the laboratory and accepted by the reviewer, and data qualifiers assigned by the reviewer during validation.

Final data qualifiers:

- J+ = result is estimated, but the result may be biased high.
- U = result is non-detect at the method reporting limit (MRL).

General Qualifications

According to report A6D1932, NWTPH-Dx diesel-range hydrocarbons results for samples SCDP-MW-03-7.5 and SCDP-MW-02-GW-7.5 were flagged by the laboratory due to overlap from the gasoline hydrocarbon range. The reviewer qualified associated sample results with J+, as shown in the following table.

Report	Sample	Analyte	Original Result (mg/L)	Qualified Result (mg/L)
A6D1932	SCDP-MW-03-7.5	Diesel-range hydrocarbons	0.263	0.263 J+
	SCDP-MW-02-GW-7.5		0.490	0.490 J+

Notes

J+ = result is estimated, but the result may be biased high.
mg/L = milligrams per liter.

The reviewer confirmed that soil vapor samples were collected under a helium shroud to detect leaks in the collection system. The associated sample results were non-detect for helium by ASTM Method D1946 in report 604526.

Sample Conditions

Sample Custody

Sample custody was appropriately documented on the chain-of-custody (COC) form accompanying the reports.

The reviewer confirmed that the gap in custody on the COC form accompanying reports 604525 and 604526 is due to shipment via a third-party service.

Holding Times

Extractions and analyses were performed within the recommended holding times.

Preservation and Sample Storage

The samples were preserved and stored appropriately.

Reporting Limits

The laboratories evaluated results to MRLs. Samples that required dilutions because of high analyte concentrations, matrix interferences, and/or dilutions necessary for preparation and/or analysis were reported with raised MRLs.

The reviewer confirmed that when samples were diluted for analysis or when a higher sample volume was used for the extraction.

Blank Results

Method Blanks

Laboratory method blanks are used to evaluate whether laboratory contamination was introduced during sample preparation and analysis. Laboratory method blank analyses were performed at the required frequencies, in accordance with laboratory- and method-specific requirements.

All laboratory method blank results were non-detect to MRLs.

Equipment Rinsate Blanks

Equipment rinsate blanks are used to evaluate the adequacy of the field equipment decontamination process when decontaminated sampling equipment is used to collect samples.

These blanks were not required for this sampling event, as all samples were collected using dedicated or single-use equipment.

Trip Blanks

Trip blanks are used to evaluate whether volatile organic compound contamination was introduced during shipping and field handling procedures.

No trip blank samples were submitted for analysis. The reviewer was unable to evaluate field samples for possible volatile organic compound contamination.

Laboratory Control Sample and Laboratory Control Sample Duplicate Results

Laboratory control sample (LCS) and laboratory control sample duplicate (LCSD) results are used to evaluate laboratory precision and accuracy. All LCS and LCSD were prepared and analyzed at the required frequency, in accordance with laboratory- and method-specific requirements.

According to report A6D1930, the NWTPH-Gx LCS result for gasoline-range hydrocarbons exceeded the upper acceptance limit of 120 percent, at 123 percent. The associated sample results were non-detect; thus, qualifications were not necessary.

All LCS and LCSD results were within acceptance limits for percent recovery and relative percent difference (RPD).

Laboratory Duplicate Results

Laboratory duplicate results are used to evaluate laboratory precision and sample homogeneity. All laboratory duplicate samples were prepared and analyzed at the required frequency, in accordance with laboratory- and method-specific requirements.

Laboratory duplicate results greater than five times the MRL were evaluated using laboratory RPD control limits. A secondary criterion was used when laboratory duplicate results were non-detect or

less than five times the MRL. Results meet the secondary criterion if the absolute difference of the laboratory duplicate sample result and the parent sample result, or the MRL for non-detects, is equal to or less than the MRL value of the parent sample.

According to report SCDP-MW-01-GW-7.5, the EPA Method 8260D batch 26D1107 laboratory duplicate was flagged due to potential carryover from the previous sample concentrations. The MRLs were raised. No qualification was necessary by the reviewer as the parent sample.

All remaining laboratory duplicate results met the acceptance criteria.

Matrix Spike and Matrix Spike Duplicate Results

Matrix spike (MS) and matrix spike duplicate (MSD) results are used to evaluate laboratory precision, accuracy, and the effect of the sample matrix on sample preparation and target analyte recovery. All MS samples were prepared and analyzed at the required frequency, in accordance with laboratory- and method-specific requirements.

When MS and MSD were prepared from samples with high concentrations of target analytes, associated MS and/or MSD percent recovery and/or RPD control limit exceedances did not require qualification because spike concentrations could not be accurately quantified. High concentrations of target analytes are defined as four times the spike amount for all analyses.

When MS and MSD were prepared with samples from unrelated projects, the MS and/or MSD percent recovery and/or RPD control limit exceedances did not require qualification because these sample matrices were not representative of project sample matrices.

All MS and MSD results were within acceptance limits for percent recovery and RPD.

Surrogate Results

Surrogate results are used to evaluate laboratory performance of target organic compounds for individual samples.

When surrogate results were outside percent recovery acceptance limits because of dilutions necessary to quantify high concentrations of target analytes, qualification by the reviewer was not required because surrogate concentrations could not be accurately quantified.

When batch quality control samples had surrogate percent recovery exceedances, qualification by the reviewer was not required when batch quality control target analyte results were within percent recovery acceptance limits.

All surrogate results were within percent recovery acceptance limits.

Field Duplicate Results

Field duplicate results are used to evaluate field precision and sample homogeneity.

No field duplicate samples were submitted for analysis.

Data Package

The data packages were reviewed for transcription errors, omissions, and anomalies.

According to report A6D1930, the sample container associated with sample SCDP-MW-03-SO-6.2 read the time of 1640, rather than what was written on the COC. The time from the COC was used.

No additional issues were found.

References

- Apex. 2025. *Quality Systems Manual*. Rev. 12. Apex Laboratories, LLC: Tigard, OR. June 20.
- EPA. 1986. *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods*. EPA publication SW-846. 3rd ed. U.S. Environmental Protection Agency. Final updates I (1993), II (1995), IIA (1994), IIB (1995), III (1997), IIIA (1999), IIIB (2005), IV (2008), V (2015), VI phase I (2017), VI phase II (2018), VI phase III (2019), VII phase I (2019), and VII phase II (2020).
- EPA. 2020a. *National Functional Guidelines for Inorganic Superfund Methods Data Review*. EPA 542-R-20-006. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation: Washington, DC. November.
- EPA. 2020b. *National Functional Guidelines for Organic Superfund Methods Data Review*. EPA 540-R-20-005. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation: Washington, DC. November.
- F&B. 2024. *Quality Assurance Manual*. Rev. 19. Friedman & Bruya, Inc.: Seattle, WA. October 9.

Attachment E

Analytical Laboratory Report



MAUL
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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

Monday, May 4, 2026

Julianna Wetmore
Maul Foster & Alongi, INC.
3140 NE Broadway Street
Portland, OR 97232

RE: A6D1930 - Schooner Creek Discovery Park Pre-Design Inv - M1467.06.003

Thank you for using Apex Laboratories. We greatly appreciate your business and strive to provide the highest quality services to the environmental industry.

Enclosed are the results of analyses for work order A6D1930, which was received by the laboratory on 4/24/2026 at 1:00:00PM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: pnerenberg@apex-labs.com, or by phone at 503-718-2323.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information	
<u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u>	
(See Cooler Receipt Form for details)	
Default Cooler	<u>1.0 degC</u>

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.

All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

Philip Nerenberg

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Philip Nerenberg, Lab Director

**ANALYTICAL REPORT****Apex Laboratories, LLC**6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062**Maul Foster & Alongi, INC.**3140 NE Broadway Street
Portland, OR 97232Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706****ANALYTICAL REPORT FOR SAMPLES****SAMPLE INFORMATION**

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SCDP-MW-04-SO-4.5	A6D1930-01	Soil	04/20/26 12:55	04/24/26 13:00
SCDP-MW-04-SO-9.5	A6D1930-02	Soil	04/20/26 13:05	04/24/26 13:00
SCDP-MW-03-SO-6.2	A6D1930-03	Soil	04/20/26 16:00	04/24/26 13:00
SCDP-MW-03-SO-9.0	A6D1930-04	Soil	04/20/26 16:42	04/24/26 13:00
SCDP-MW-01-SO-4.5	A6D1930-05	Soil	04/21/26 10:10	04/24/26 13:00
SCDP-MW-01-SO-9.5	A6D1930-06	Soil	04/21/26 10:15	04/24/26 13:00
SCDP-MW-05-SO-3.0	A6D1930-07	Soil	04/21/26 12:40	04/24/26 13:00
SCDP-MW-05-SO-8.0	A6D1930-08	Soil	04/21/26 12:45	04/24/26 13:00
SCDP-MW-02-SO-5.0	A6D1930-09	Soil	04/21/26 15:35	04/24/26 13:00
SCDP-MW-02-SO-10.0	A6D1930-10	Soil	04/21/26 15:40	04/24/26 13:00
SCDP-MW-06-SO-3.0	A6D1930-11	Soil	04/22/26 14:30	04/24/26 13:00
SCDP-MW-06-SO-9.0	A6D1930-12	Soil	04/22/26 14:35	04/24/26 13:00
SCDP-DP-07-SO-3.0	A6D1930-13	Soil	04/22/26 11:25	04/24/26 13:00
SCDP-DP-07-SO-9.0	A6D1930-14	Soil	04/22/26 11:30	04/24/26 13:00
SCDP-DP-08-SO-3.5	A6D1930-15	Soil	04/22/26 09:45	04/24/26 13:00
SCDP-DP-08-SO-9.0	A6D1930-16	Soil	04/22/26 09:50	04/24/26 13:00

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062Maul Foster & Alongi, INC.3140 NE Broadway Street
Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-04-SO-4.5 (A6D1930-01)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	18.6	mg/kg dry	1	04/27/26 20:10	NWTPH-Dx	
Oil	ND	---	37.2	mg/kg dry	1	04/27/26 20:10	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 86 %	Limits: 50-150 %	1	04/27/26 20:10	NWTPH-Dx		
SCDP-MW-04-SO-9.5 (A6D1930-02)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	21.8	mg/kg dry	1	04/27/26 20:54	NWTPH-Dx	
Oil	ND	---	43.6	mg/kg dry	1	04/27/26 20:54	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 91 %	Limits: 50-150 %	1	04/27/26 20:54	NWTPH-Dx		
SCDP-MW-03-SO-6.2 (A6D1930-03)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	18.4	mg/kg dry	1	04/27/26 21:15	NWTPH-Dx	
Oil	ND	---	36.9	mg/kg dry	1	04/27/26 21:15	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 94 %	Limits: 50-150 %	1	04/27/26 21:15	NWTPH-Dx		
SCDP-MW-03-SO-9.0 (A6D1930-04)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	24.3	mg/kg dry	1	04/27/26 21:37	NWTPH-Dx	
Oil	ND	---	48.6	mg/kg dry	1	04/27/26 21:37	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 91 %	Limits: 50-150 %	1	04/27/26 21:37	NWTPH-Dx		
SCDP-MW-01-SO-4.5 (A6D1930-05)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	20.0	mg/kg dry	1	04/27/26 21:59	NWTPH-Dx	
Oil	ND	---	40.0	mg/kg dry	1	04/27/26 21:59	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 91 %	Limits: 50-150 %	1	04/27/26 21:59	NWTPH-Dx		
SCDP-MW-01-SO-9.5 (A6D1930-06)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	22.1	mg/kg dry	1	04/27/26 22:20	NWTPH-Dx	
Oil	ND	---	44.3	mg/kg dry	1	04/27/26 22:20	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 84 %	Limits: 50-150 %	1	04/27/26 22:20	NWTPH-Dx		
SCDP-MW-05-SO-3.0 (A6D1930-07)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	22.2	mg/kg dry	1	04/27/26 22:41	NWTPH-Dx	
Oil	ND	---	44.5	mg/kg dry	1	04/27/26 22:41	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 85 %	Limits: 50-150 %	1	04/27/26 22:41	NWTPH-Dx		

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062Maul Foster & Alongi, INC.3140 NE Broadway Street
Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-05-SO-8.0 (A6D1930-08)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	20.5	mg/kg dry	1	04/27/26 23:03	NWTPH-Dx	
Oil	ND	---	41.0	mg/kg dry	1	04/27/26 23:03	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 87 %		Limits: 50-150 %	1	04/27/26 23:03	NWTPH-Dx	
SCDP-MW-02-SO-5.0 (A6D1930-09)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	17.6	mg/kg dry	1	04/27/26 23:25	NWTPH-Dx	
Oil	ND	---	35.2	mg/kg dry	1	04/27/26 23:25	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 87 %		Limits: 50-150 %	1	04/27/26 23:25	NWTPH-Dx	
SCDP-MW-02-SO-10.0 (A6D1930-10)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	25.0	mg/kg dry	1	04/27/26 19:26	NWTPH-Dx	
Oil	ND	---	49.9	mg/kg dry	1	04/27/26 19:26	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 77 %		Limits: 50-150 %	1	04/27/26 19:26	NWTPH-Dx	
SCDP-MW-06-SO-3.0 (A6D1930-11)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	19.4	mg/kg dry	1	04/27/26 19:48	NWTPH-Dx	
Oil	ND	---	38.8	mg/kg dry	1	04/27/26 19:48	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 82 %		Limits: 50-150 %	1	04/27/26 19:48	NWTPH-Dx	
SCDP-MW-06-SO-9.0 (A6D1930-12)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	20.1	mg/kg dry	1	04/27/26 20:10	NWTPH-Dx	
Oil	ND	---	40.1	mg/kg dry	1	04/27/26 20:10	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 76 %		Limits: 50-150 %	1	04/27/26 20:10	NWTPH-Dx	
SCDP-DP-07-SO-3.0 (A6D1930-13)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	19.6	mg/kg dry	1	04/27/26 20:31	NWTPH-Dx	
Oil	ND	---	39.3	mg/kg dry	1	04/27/26 20:31	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 81 %		Limits: 50-150 %	1	04/27/26 20:31	NWTPH-Dx	
SCDP-DP-07-SO-9.0 (A6D1930-14)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	21.7	mg/kg dry	1	04/27/26 20:54	NWTPH-Dx	
Oil	ND	---	43.5	mg/kg dry	1	04/27/26 20:54	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 87 %		Limits: 50-150 %	1	04/27/26 20:54	NWTPH-Dx	

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-DP-08-SO-3.5 (A6D1930-15)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	20.6	mg/kg dry	1	04/27/26 21:15	NWTPH-Dx	
Oil	ND	---	41.2	mg/kg dry	1	04/27/26 21:15	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 87 %		Limits: 50-150 %	1	04/27/26 21:15	NWTPH-Dx	
SCDP-DP-08-SO-9.0 (A6D1930-16)				Matrix: Soil		Batch: 26D1090		
Diesel	ND	---	20.6	mg/kg dry	1	04/27/26 23:47	NWTPH-Dx	
Oil	ND	---	41.2	mg/kg dry	1	04/27/26 23:47	NWTPH-Dx	
Surrogate: o-Terphenyl (Surr)		Recovery: 91 %		Limits: 50-150 %	1	04/27/26 23:47	NWTPH-Dx	

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062Maul Foster & Alongi, INC.3140 NE Broadway Street
Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-04-SO-4.5 (A6D1930-01)		Matrix: Soil			Batch: 26D1035			
Gasoline Range Organics	ND	---	7.17	mg/kg dry	50	04/25/26 17:13	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	108 %	Limits: 50-150 %	1	04/25/26 17:13	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			107 %	50-150 %	1	04/25/26 17:13	NWTPH-Gx (MS)	
SCDP-MW-04-SO-9.5 (A6D1930-02)		Matrix: Soil			Batch: 26D1035			
Gasoline Range Organics	ND	---	6.37	mg/kg dry	50	04/25/26 17:41	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	109 %	Limits: 50-150 %	1	04/25/26 17:41	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			106 %	50-150 %	1	04/25/26 17:41	NWTPH-Gx (MS)	
SCDP-MW-03-SO-6.2 (A6D1930-03)		Matrix: Soil			Batch: 26D1035			
Gasoline Range Organics	ND	---	5.85	mg/kg dry	50	04/25/26 18:08	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	109 %	Limits: 50-150 %	1	04/25/26 18:08	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			107 %	50-150 %	1	04/25/26 18:08	NWTPH-Gx (MS)	
SCDP-MW-03-SO-9.0 (A6D1930-04)		Matrix: Soil			Batch: 26D1035			
Gasoline Range Organics	ND	---	9.17	mg/kg dry	50	04/25/26 18:35	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	111 %	Limits: 50-150 %	1	04/25/26 18:35	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			107 %	50-150 %	1	04/25/26 18:35	NWTPH-Gx (MS)	
SCDP-MW-01-SO-4.5 (A6D1930-05)		Matrix: Soil			Batch: 26D1035			
Gasoline Range Organics	ND	---	6.44	mg/kg dry	50	04/25/26 19:02	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	108 %	Limits: 50-150 %	1	04/25/26 19:02	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			107 %	50-150 %	1	04/25/26 19:02	NWTPH-Gx (MS)	
SCDP-MW-01-SO-9.5 (A6D1930-06)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	7.22	mg/kg dry	50	04/27/26 11:56	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	111 %	Limits: 50-150 %	1	04/27/26 11:56	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			108 %	50-150 %	1	04/27/26 11:56	NWTPH-Gx (MS)	
SCDP-MW-05-SO-3.0 (A6D1930-07)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	7.62	mg/kg dry	50	04/27/26 16:01	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	112 %	Limits: 50-150 %	1	04/27/26 16:01	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			110 %	50-150 %	1	04/27/26 16:01	NWTPH-Gx (MS)	
SCDP-MW-05-SO-8.0 (A6D1930-08)		Matrix: Soil			Batch: 26D1039			

Apex Laboratories

Philip Nerenberg, Lab Director

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Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-05-SO-8.0 (A6D1930-08)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	5.64	mg/kg dry	50	04/27/26 12:23	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	113 %	Limits: 50-150 %	1	04/27/26 12:23	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			108 %	50-150 %	1	04/27/26 12:23	NWTPH-Gx (MS)	
SCDP-MW-02-SO-5.0 (A6D1930-09)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	6.15	mg/kg dry	50	04/27/26 12:50	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	110 %	Limits: 50-150 %	1	04/27/26 12:50	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			108 %	50-150 %	1	04/27/26 12:50	NWTPH-Gx (MS)	
SCDP-MW-02-SO-10.0 (A6D1930-10)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	208	---	8.46	mg/kg dry	50	04/27/26 13:18	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	115 %	Limits: 50-150 %	1	04/27/26 13:18	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			109 %	50-150 %	1	04/27/26 13:18	NWTPH-Gx (MS)	
SCDP-MW-06-SO-3.0 (A6D1930-11)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	6.22	mg/kg dry	50	04/27/26 13:45	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	112 %	Limits: 50-150 %	1	04/27/26 13:45	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			107 %	50-150 %	1	04/27/26 13:45	NWTPH-Gx (MS)	
SCDP-MW-06-SO-9.0 (A6D1930-12)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	6.23	mg/kg dry	50	04/27/26 14:12	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	113 %	Limits: 50-150 %	1	04/27/26 14:12	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			108 %	50-150 %	1	04/27/26 14:12	NWTPH-Gx (MS)	
SCDP-DP-07-SO-3.0 (A6D1930-13)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	6.59	mg/kg dry	50	04/27/26 14:39	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	113 %	Limits: 50-150 %	1	04/27/26 14:39	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			109 %	50-150 %	1	04/27/26 14:39	NWTPH-Gx (MS)	
SCDP-DP-07-SO-9.0 (A6D1930-14)		Matrix: Soil			Batch: 26D1039			
Gasoline Range Organics	ND	---	6.22	mg/kg dry	50	04/27/26 15:06	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	113 %	Limits: 50-150 %	1	04/27/26 15:06	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			109 %	50-150 %	1	04/27/26 15:06	NWTPH-Gx (MS)	
SCDP-DP-08-SO-3.5 (A6D1930-15)		Matrix: Soil			Batch: 26D1039			

Apex Laboratories

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503-718-2323

ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-DP-08-SO-3.5 (A6D1930-15)				Matrix: Soil		Batch: 26D1039		
Gasoline Range Organics	ND	---	6.72	mg/kg dry	50	04/27/26 15:33	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	114 %	Limits: 50-150 %	1	04/27/26 15:33	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			108 %	50-150 %	1	04/27/26 15:33	NWTPH-Gx (MS)	
SCDP-DP-08-SO-9.0 (A6D1930-16)				Matrix: Soil		Batch: 26D1039		
Gasoline Range Organics	ND	---	6.42	mg/kg dry	50	04/27/26 16:55	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		Recovery:	112 %	Limits: 50-150 %	1	04/27/26 16:55	NWTPH-Gx (MS)	
1,4-Difluorobenzene (Sur)			109 %	50-150 %	1	04/27/26 16:55	NWTPH-Gx (MS)	

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ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-04-SO-4.5 (A6D1930-01)		Matrix: Soil			Batch: 26D1035			
Benzene	ND	---	14.3	ug/kg dry	50	04/25/26 17:13	5035A/8260D	
Toluene	ND	---	71.7	ug/kg dry	50	04/25/26 17:13	5035A/8260D	
Ethylbenzene	ND	---	35.8	ug/kg dry	50	04/25/26 17:13	5035A/8260D	
Xylenes, total	ND	---	108	ug/kg dry	50	04/25/26 17:13	5035A/8260D	
Naphthalene	ND	---	143	ug/kg dry	50	04/25/26 17:13	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 104 %</i>		<i>Limits: 80-120 %</i>	<i>1</i>	<i>04/25/26 17:13</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>		<i>98 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/25/26 17:13</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>		<i>98 %</i>		<i>79-120 %</i>	<i>1</i>	<i>04/25/26 17:13</i>	<i>5035A/8260D</i>	
SCDP-MW-04-SO-9.5 (A6D1930-02)		Matrix: Soil			Batch: 26D1035			
Benzene	ND	---	12.7	ug/kg dry	50	04/25/26 17:41	5035A/8260D	
Toluene	ND	---	63.7	ug/kg dry	50	04/25/26 17:41	5035A/8260D	
Ethylbenzene	ND	---	31.8	ug/kg dry	50	04/25/26 17:41	5035A/8260D	
Xylenes, total	ND	---	95.5	ug/kg dry	50	04/25/26 17:41	5035A/8260D	
Naphthalene	ND	---	127	ug/kg dry	50	04/25/26 17:41	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 104 %</i>		<i>Limits: 80-120 %</i>	<i>1</i>	<i>04/25/26 17:41</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>		<i>95 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/25/26 17:41</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>		<i>99 %</i>		<i>79-120 %</i>	<i>1</i>	<i>04/25/26 17:41</i>	<i>5035A/8260D</i>	
SCDP-MW-03-SO-6.2 (A6D1930-03)		Matrix: Soil			Batch: 26D1035			
Benzene	ND	---	11.7	ug/kg dry	50	04/25/26 18:08	5035A/8260D	
Toluene	ND	---	58.5	ug/kg dry	50	04/25/26 18:08	5035A/8260D	
Ethylbenzene	ND	---	29.2	ug/kg dry	50	04/25/26 18:08	5035A/8260D	
Xylenes, total	ND	---	87.7	ug/kg dry	50	04/25/26 18:08	5035A/8260D	
Naphthalene	ND	---	117	ug/kg dry	50	04/25/26 18:08	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 104 %</i>		<i>Limits: 80-120 %</i>	<i>1</i>	<i>04/25/26 18:08</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>		<i>96 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/25/26 18:08</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>		<i>99 %</i>		<i>79-120 %</i>	<i>1</i>	<i>04/25/26 18:08</i>	<i>5035A/8260D</i>	
SCDP-MW-03-SO-9.0 (A6D1930-04)		Matrix: Soil			Batch: 26D1035			
Benzene	ND	---	18.3	ug/kg dry	50	04/25/26 18:35	5035A/8260D	
Toluene	ND	---	91.7	ug/kg dry	50	04/25/26 18:35	5035A/8260D	
Ethylbenzene	ND	---	45.8	ug/kg dry	50	04/25/26 18:35	5035A/8260D	
Xylenes, total	ND	---	138	ug/kg dry	50	04/25/26 18:35	5035A/8260D	

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Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-03-SO-9.0 (A6D1930-04)		Matrix: Soil			Batch: 26D1035			
Naphthalene	ND	---	183	ug/kg dry	50	04/25/26 18:35	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	104 %	Limits:	80-120 %	1	04/25/26 18:35	5035A/8260D
Toluene-d8 (Surr)			95 %		80-120 %	1	04/25/26 18:35	5035A/8260D
4-Bromofluorobenzene (Surr)			99 %		79-120 %	1	04/25/26 18:35	5035A/8260D
SCDP-MW-01-SO-4.5 (A6D1930-05)		Matrix: Soil			Batch: 26D1035			
Benzene	ND	---	12.9	ug/kg dry	50	04/25/26 19:02	5035A/8260D	
Toluene	ND	---	64.4	ug/kg dry	50	04/25/26 19:02	5035A/8260D	
Ethylbenzene	ND	---	32.2	ug/kg dry	50	04/25/26 19:02	5035A/8260D	
Xylenes, total	ND	---	96.6	ug/kg dry	50	04/25/26 19:02	5035A/8260D	
Naphthalene	ND	---	129	ug/kg dry	50	04/25/26 19:02	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	103 %	Limits:	80-120 %	1	04/25/26 19:02	5035A/8260D
Toluene-d8 (Surr)			96 %		80-120 %	1	04/25/26 19:02	5035A/8260D
4-Bromofluorobenzene (Surr)			97 %		79-120 %	1	04/25/26 19:02	5035A/8260D
SCDP-MW-01-SO-9.5 (A6D1930-06)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	14.4	ug/kg dry	50	04/27/26 11:56	5035A/8260D	
Toluene	ND	---	72.2	ug/kg dry	50	04/27/26 11:56	5035A/8260D	
Ethylbenzene	ND	---	36.1	ug/kg dry	50	04/27/26 11:56	5035A/8260D	
Xylenes, total	ND	---	108	ug/kg dry	50	04/27/26 11:56	5035A/8260D	
Naphthalene	ND	---	144	ug/kg dry	50	04/27/26 11:56	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	105 %	Limits:	80-120 %	1	04/27/26 11:56	5035A/8260D
Toluene-d8 (Surr)			95 %		80-120 %	1	04/27/26 11:56	5035A/8260D
4-Bromofluorobenzene (Surr)			99 %		79-120 %	1	04/27/26 11:56	5035A/8260D
SCDP-MW-05-SO-3.0 (A6D1930-07)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	15.2	ug/kg dry	50	04/27/26 16:01	5035A/8260D	
Toluene	ND	---	76.2	ug/kg dry	50	04/27/26 16:01	5035A/8260D	
Ethylbenzene	ND	---	38.1	ug/kg dry	50	04/27/26 16:01	5035A/8260D	
Xylenes, total	ND	---	114	ug/kg dry	50	04/27/26 16:01	5035A/8260D	
Naphthalene	ND	---	152	ug/kg dry	50	04/27/26 16:01	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	106 %	Limits:	80-120 %	1	04/27/26 16:01	5035A/8260D
Toluene-d8 (Surr)			94 %		80-120 %	1	04/27/26 16:01	5035A/8260D
4-Bromofluorobenzene (Surr)			97 %		79-120 %	1	04/27/26 16:01	5035A/8260D

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Project Manager: Julianna Wetmore

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ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-05-SO-8.0 (A6D1930-08)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	11.3	ug/kg dry	50	04/27/26 12:23	5035A/8260D	
Toluene	ND	---	56.4	ug/kg dry	50	04/27/26 12:23	5035A/8260D	
Ethylbenzene	ND	---	28.2	ug/kg dry	50	04/27/26 12:23	5035A/8260D	
Xylenes, total	ND	---	84.6	ug/kg dry	50	04/27/26 12:23	5035A/8260D	
Naphthalene	ND	---	113	ug/kg dry	50	04/27/26 12:23	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery:</i>	<i>106 %</i>	<i>Limits:</i>	<i>80-120 %</i>	<i>1</i>	<i>04/27/26 12:23</i>	<i>5035A/8260D</i>
<i>Toluene-d8 (Surr)</i>			<i>94 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/27/26 12:23</i>	<i>5035A/8260D</i>
<i>4-Bromofluorobenzene (Surr)</i>			<i>99 %</i>		<i>79-120 %</i>	<i>1</i>	<i>04/27/26 12:23</i>	<i>5035A/8260D</i>
SCDP-MW-02-SO-5.0 (A6D1930-09)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	12.3	ug/kg dry	50	04/27/26 12:50	5035A/8260D	
Toluene	ND	---	61.5	ug/kg dry	50	04/27/26 12:50	5035A/8260D	
Ethylbenzene	ND	---	30.8	ug/kg dry	50	04/27/26 12:50	5035A/8260D	
Xylenes, total	ND	---	92.3	ug/kg dry	50	04/27/26 12:50	5035A/8260D	
Naphthalene	ND	---	123	ug/kg dry	50	04/27/26 12:50	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery:</i>	<i>105 %</i>	<i>Limits:</i>	<i>80-120 %</i>	<i>1</i>	<i>04/27/26 12:50</i>	<i>5035A/8260D</i>
<i>Toluene-d8 (Surr)</i>			<i>95 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/27/26 12:50</i>	<i>5035A/8260D</i>
<i>4-Bromofluorobenzene (Surr)</i>			<i>96 %</i>		<i>79-120 %</i>	<i>1</i>	<i>04/27/26 12:50</i>	<i>5035A/8260D</i>
SCDP-MW-02-SO-10.0 (A6D1930-10)		Matrix: Soil			Batch: 26D1039			
Benzene	66.0	---	16.9	ug/kg dry	50	04/27/26 13:18	5035A/8260D	
Toluene	111	---	84.6	ug/kg dry	50	04/27/26 13:18	5035A/8260D	
Ethylbenzene	1330	---	42.3	ug/kg dry	50	04/27/26 13:18	5035A/8260D	
Xylenes, total	1060	---	127	ug/kg dry	50	04/27/26 13:18	5035A/8260D	
Naphthalene	13400	---	169	ug/kg dry	50	04/27/26 13:18	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery:</i>	<i>104 %</i>	<i>Limits:</i>	<i>80-120 %</i>	<i>1</i>	<i>04/27/26 13:18</i>	<i>5035A/8260D</i>
<i>Toluene-d8 (Surr)</i>			<i>94 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/27/26 13:18</i>	<i>5035A/8260D</i>
<i>4-Bromofluorobenzene (Surr)</i>			<i>99 %</i>		<i>79-120 %</i>	<i>1</i>	<i>04/27/26 13:18</i>	<i>5035A/8260D</i>
SCDP-MW-06-SO-3.0 (A6D1930-11)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	12.4	ug/kg dry	50	04/27/26 13:45	5035A/8260D	
Toluene	ND	---	62.2	ug/kg dry	50	04/27/26 13:45	5035A/8260D	
Ethylbenzene	ND	---	31.1	ug/kg dry	50	04/27/26 13:45	5035A/8260D	
Xylenes, total	ND	---	93.3	ug/kg dry	50	04/27/26 13:45	5035A/8260D	

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Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-06-SO-3.0 (A6D1930-11)				Matrix: Soil		Batch: 26D1039		
Naphthalene	ND	---	124	ug/kg dry	50	04/27/26 13:45	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	105 %	Limits:	80-120 %	1	04/27/26 13:45	5035A/8260D
Toluene-d8 (Surr)			93 %		80-120 %	1	04/27/26 13:45	5035A/8260D
4-Bromofluorobenzene (Surr)			98 %		79-120 %	1	04/27/26 13:45	5035A/8260D
SCDP-MW-06-SO-9.0 (A6D1930-12)				Matrix: Soil		Batch: 26D1039		
Benzene	ND	---	12.5	ug/kg dry	50	04/27/26 14:12	5035A/8260D	
Toluene	ND	---	62.3	ug/kg dry	50	04/27/26 14:12	5035A/8260D	
Ethylbenzene	ND	---	31.2	ug/kg dry	50	04/27/26 14:12	5035A/8260D	
Xylenes, total	ND	---	93.5	ug/kg dry	50	04/27/26 14:12	5035A/8260D	
Naphthalene	ND	---	125	ug/kg dry	50	04/27/26 14:12	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	106 %	Limits:	80-120 %	1	04/27/26 14:12	5035A/8260D
Toluene-d8 (Surr)			94 %		80-120 %	1	04/27/26 14:12	5035A/8260D
4-Bromofluorobenzene (Surr)			98 %		79-120 %	1	04/27/26 14:12	5035A/8260D
SCDP-DP-07-SO-3.0 (A6D1930-13)				Matrix: Soil		Batch: 26D1039		
Benzene	ND	---	13.2	ug/kg dry	50	04/27/26 14:39	5035A/8260D	
Toluene	ND	---	65.9	ug/kg dry	50	04/27/26 14:39	5035A/8260D	
Ethylbenzene	ND	---	32.9	ug/kg dry	50	04/27/26 14:39	5035A/8260D	
Xylenes, total	ND	---	98.8	ug/kg dry	50	04/27/26 14:39	5035A/8260D	
Naphthalene	ND	---	132	ug/kg dry	50	04/27/26 14:39	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	106 %	Limits:	80-120 %	1	04/27/26 14:39	5035A/8260D
Toluene-d8 (Surr)			95 %		80-120 %	1	04/27/26 14:39	5035A/8260D
4-Bromofluorobenzene (Surr)			98 %		79-120 %	1	04/27/26 14:39	5035A/8260D
SCDP-DP-07-SO-9.0 (A6D1930-14)				Matrix: Soil		Batch: 26D1039		
Benzene	ND	---	12.4	ug/kg dry	50	04/27/26 15:06	5035A/8260D	
Toluene	ND	---	62.2	ug/kg dry	50	04/27/26 15:06	5035A/8260D	
Ethylbenzene	ND	---	31.1	ug/kg dry	50	04/27/26 15:06	5035A/8260D	
Xylenes, total	ND	---	93.3	ug/kg dry	50	04/27/26 15:06	5035A/8260D	
Naphthalene	ND	---	124	ug/kg dry	50	04/27/26 15:06	5035A/8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		Recovery:	105 %	Limits:	80-120 %	1	04/27/26 15:06	5035A/8260D
Toluene-d8 (Surr)			94 %		80-120 %	1	04/27/26 15:06	5035A/8260D
4-Bromofluorobenzene (Surr)			98 %		79-120 %	1	04/27/26 15:06	5035A/8260D

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Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-DP-08-SO-3.5 (A6D1930-15)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	13.4	ug/kg dry	50	04/27/26 15:33	5035A/8260D	
Toluene	ND	---	67.2	ug/kg dry	50	04/27/26 15:33	5035A/8260D	
Ethylbenzene	ND	---	33.6	ug/kg dry	50	04/27/26 15:33	5035A/8260D	
Xylenes, total	ND	---	101	ug/kg dry	50	04/27/26 15:33	5035A/8260D	
Naphthalene	ND	---	134	ug/kg dry	50	04/27/26 15:33	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery:</i>	105 %	<i>Limits:</i>	80-120 %	1	04/27/26 15:33	5035A/8260D
<i>Toluene-d8 (Surr)</i>			95 %		80-120 %	1	04/27/26 15:33	5035A/8260D
<i>4-Bromofluorobenzene (Surr)</i>			98 %		79-120 %	1	04/27/26 15:33	5035A/8260D
SCDP-DP-08-SO-9.0 (A6D1930-16)		Matrix: Soil			Batch: 26D1039			
Benzene	ND	---	12.8	ug/kg dry	50	04/27/26 16:55	5035A/8260D	
Toluene	ND	---	64.2	ug/kg dry	50	04/27/26 16:55	5035A/8260D	
Ethylbenzene	ND	---	32.1	ug/kg dry	50	04/27/26 16:55	5035A/8260D	
Xylenes, total	ND	---	96.3	ug/kg dry	50	04/27/26 16:55	5035A/8260D	
Naphthalene	ND	---	128	ug/kg dry	50	04/27/26 16:55	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery:</i>	105 %	<i>Limits:</i>	80-120 %	1	04/27/26 16:55	5035A/8260D
<i>Toluene-d8 (Surr)</i>			95 %		80-120 %	1	04/27/26 16:55	5035A/8260D
<i>4-Bromofluorobenzene (Surr)</i>			97 %		79-120 %	1	04/27/26 16:55	5035A/8260D

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Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-MW-04-SO-4.5 (A6D1930-01)				Matrix: Soil		Batch: 26D1095		
% Solids	90.7	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-04-SO-9.5 (A6D1930-02)				Matrix: Soil		Batch: 26D1095		
% Solids	78.9	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-03-SO-6.2 (A6D1930-03)				Matrix: Soil		Batch: 26D1095		
% Solids	90.5	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-03-SO-9.0 (A6D1930-04)				Matrix: Soil		Batch: 26D1095		
% Solids	72.3	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-01-SO-4.5 (A6D1930-05)				Matrix: Soil		Batch: 26D1095		
% Solids	86.0	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-01-SO-9.5 (A6D1930-06)				Matrix: Soil		Batch: 26D1095		
% Solids	77.3	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-05-SO-3.0 (A6D1930-07)				Matrix: Soil		Batch: 26D1095		
% Solids	79.2	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-05-SO-8.0 (A6D1930-08)				Matrix: Soil		Batch: 26D1095		
% Solids	85.4	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-02-SO-5.0 (A6D1930-09)				Matrix: Soil		Batch: 26D1142		
% Solids	95.4	---	1.00	%	1	04/29/26 08:02	EPA 8000D	
SCDP-MW-02-SO-10.0 (A6D1930-10)				Matrix: Soil		Batch: 26D1142		
% Solids	70.4	---	1.00	%	1	04/29/26 08:02	EPA 8000D	
SCDP-MW-06-SO-3.0 (A6D1930-11)				Matrix: Soil		Batch: 26D1095		
% Solids	86.8	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-MW-06-SO-9.0 (A6D1930-12)				Matrix: Soil		Batch: 26D1095		
% Solids	84.5	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-DP-07-SO-3.0 (A6D1930-13)				Matrix: Soil		Batch: 26D1095		

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3140 NE Broadway Street

Portland, OR 97232

Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SCDP-DP-07-SO-3.0 (A6D1930-13)				Matrix: Soil		Batch: 26D1095		
% Solids	86.2	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-DP-07-SO-9.0 (A6D1930-14)				Matrix: Soil		Batch: 26D1095		
% Solids	83.0	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-DP-08-SO-3.5 (A6D1930-15)				Matrix: Soil		Batch: 26D1095		
% Solids	85.6	---	1.00	%	1	04/28/26 08:25	EPA 8000D	
SCDP-DP-08-SO-9.0 (A6D1930-16)				Matrix: Soil		Batch: 26D1095		
% Solids	84.0	---	1.00	%	1	04/28/26 08:25	EPA 8000D	

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QUALITY CONTROL (QC) SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1090 - EPA 3546 (Fuels)						Soil						
Blank (26D1090-BLK1)			Prepared: 04/27/26 12:24 Analyzed: 04/27/26 19:26									
NWTPH-Dx												
Diesel	ND	---	20.0	mg/kg wet	1	---	---	---	---	---	---	
Oil	ND	---	40.0	mg/kg wet	1	---	---	---	---	---	---	
Surr: o-Terphenyl (Surr)		Recovery: 87 %		Limits: 50-150 %		Dilution: 1x						
LCS (26D1090-BS1)			Prepared: 04/27/26 12:24 Analyzed: 04/27/26 19:48									
NWTPH-Dx												
Diesel	117	---	20.0	mg/kg wet	1	125	---	94	38-132%	---	---	
Surr: o-Terphenyl (Surr)		Recovery: 93 %		Limits: 50-150 %		Dilution: 1x						
Duplicate (26D1090-DUP1)			Prepared: 04/27/26 12:24 Analyzed: 04/27/26 20:31									
QC Source Sample: SCDP-MW-04-SO-4.5 (A6D1930-01)												
NWTPH-Dx												
Diesel	ND	---	18.5	mg/kg dry	1	---	ND	---	---	---	30%	
Oil	ND	---	36.9	mg/kg dry	1	---	ND	---	---	---	30%	
Surr: o-Terphenyl (Surr)		Recovery: 90 %		Limits: 50-150 %		Dilution: 1x						
Duplicate (26D1090-DUP2)			Prepared: 04/27/26 12:24 Analyzed: 04/28/26 00:09									
QC Source Sample: SCDP-DP-08-SO-9.0 (A6D1930-16)												
NWTPH-Dx												
Diesel	ND	---	20.6	mg/kg dry	1	---	ND	---	---	---	30%	
Oil	ND	---	41.1	mg/kg dry	1	---	ND	---	---	---	30%	
Surr: o-Terphenyl (Surr)		Recovery: 88 %		Limits: 50-150 %		Dilution: 1x						

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QUALITY CONTROL (QC) SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1035 - EPA 5035A						Soil						
Blank (26D1035-BLK1)			Prepared: 04/25/26 08:32 Analyzed: 04/25/26 11:18									
NWTPH-Gx (MS)												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 105 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		104 %		50-150 %		"						
LCS (26D1035-BS2)			Prepared: 04/25/26 08:32 Analyzed: 04/25/26 10:51									
NWTPH-Gx (MS)												
Gasoline Range Organics	30.8	---	5.00	mg/kg wet	50	25.0	---	123	80-120%	---	---	Q-29
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 104 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		104 %		50-150 %		"						
LCS (26D1035-BS3)			Prepared: 04/25/26 08:32 Analyzed: 04/25/26 11:45									
NWTPH-Gx (MS)												
Gasoline Range Organics	27.9	---	5.00	mg/kg wet	50	25.0	---	111	80-120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 105 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		104 %		50-150 %		"						
Duplicate (26D1035-DUP1)			Prepared: 04/21/26 09:55 Analyzed: 04/25/26 14:30									
QC Source Sample: Non-SDG (A6D1929-01)												
Gasoline Range Organics	ND	---	7.62	mg/kg dry	50	---	ND	---	---	---	30%	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 109 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		101 %		50-150 %		"						
Duplicate (26D1035-DUP2)			Prepared: 04/21/26 09:40 Analyzed: 04/25/26 15:25									
QC Source Sample: Non-SDG (A6D1929-02)												
Gasoline Range Organics	ND	---	7.34	mg/kg dry	50	---	ND	---	---	---	30%	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 109 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		104 %		50-150 %		"						

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QUALITY CONTROL (QC) SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1039 - EPA 5035A						Soil						
Blank (26D1039-BLK1)			Prepared: 04/27/26 08:01		Analyzed: 04/27/26 11:29							
NWTPH-Gx (MS)												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery:	110 %	Limits:	50-150 %	Dilution: 1x						
1,4-Difluorobenzene (Sur)			108 %		50-150 %	"						
LCS (26D1039-BS2)			Prepared: 04/27/26 08:01		Analyzed: 04/27/26 11:02							
NWTPH-Gx (MS)												
Gasoline Range Organics	29.6	---	5.00	mg/kg wet	50	25.0	---	118	80-120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery:	108 %	Limits:	50-150 %	Dilution: 1x						
1,4-Difluorobenzene (Sur)			107 %		50-150 %	"						
Duplicate (26D1039-DUP1)			Prepared: 04/21/26 12:40		Analyzed: 04/27/26 16:28							
QC Source Sample: SCDP-MW-05-SO-3.0 (A6D1930-07)												
NWTPH-Gx (MS)												
Gasoline Range Organics	ND	---	7.62	mg/kg dry	50	---	ND	---	---	---	30%	
Surr: 4-Bromofluorobenzene (Sur)		Recovery:	113 %	Limits:	50-150 %	Dilution: 1x						
1,4-Difluorobenzene (Sur)			111 %		50-150 %	"						

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3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1035 - EPA 5035A						Soil						
Blank (26D1035-BLK1)			Prepared: 04/25/26 08:32 Analyzed: 04/25/26 11:18									
<u>5035A/8260D</u>												
Benzene	ND	---	10.0	ug/kg wet	50	---	---	---	---	---	---	
Toluene	ND	---	50.0	ug/kg wet	50	---	---	---	---	---	---	
Ethylbenzene	ND	---	25.0	ug/kg wet	50	---	---	---	---	---	---	
Xylenes, total	ND	---	75.0	ug/kg wet	50	---	---	---	---	---	---	
Naphthalene	ND	---	100	ug/kg wet	50	---	---	---	---	---	---	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 104 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		96 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		99 %		79-120 %		"						
LCS (26D1035-BS1)			Prepared: 04/25/26 08:32 Analyzed: 04/25/26 10:24									
<u>5035A/8260D</u>												
Benzene	1070	---	10.0	ug/kg wet	50	1000	---	107	80-120%	---	---	
Toluene	1020	---	50.0	ug/kg wet	50	1000	---	102	80-120%	---	---	
Ethylbenzene	1020	---	25.0	ug/kg wet	50	1000	---	102	80-120%	---	---	
Xylenes, total	3040	---	75.0	ug/kg wet	50	3000	---	101	80-120%	---	---	
Naphthalene	970	---	100	ug/kg wet	50	1000	---	97	80-120%	---	---	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 104 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		98 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		96 %		79-120 %		"						
Duplicate (26D1035-DUP1)			Prepared: 04/21/26 09:55 Analyzed: 04/25/26 14:30									
<u>QC Source Sample: Non-SDG (A6D1929-01)</u>												
Benzene	ND	---	15.2	ug/kg dry	50	---	ND	---	---	---	30%	
Toluene	ND	---	76.2	ug/kg dry	50	---	ND	---	---	---	30%	
Ethylbenzene	ND	---	38.1	ug/kg dry	50	---	ND	---	---	---	30%	
Xylenes, total	ND	---	114	ug/kg dry	50	---	ND	---	---	---	30%	
Naphthalene	ND	---	152	ug/kg dry	50	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 106 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		94 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		101 %		79-120 %		"						
Duplicate (26D1035-DUP2)			Prepared: 04/21/26 09:40 Analyzed: 04/25/26 15:25									

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1035 - EPA 5035A						Soil						
Duplicate (26D1035-DUP2)			Prepared: 04/21/26 09:40 Analyzed: 04/25/26 15:25									
QC Source Sample: Non-SDG (A6D1929-02)												
Benzene	ND	---	14.7	ug/kg dry	50	---	ND	---	---	---	30%	
Toluene	ND	---	73.4	ug/kg dry	50	---	ND	---	---	---	30%	
Ethylbenzene	ND	---	36.7	ug/kg dry	50	---	ND	---	---	---	30%	
Xylenes, total	ND	---	110	ug/kg dry	50	---	ND	---	---	---	30%	
Naphthalene	ND	---	147	ug/kg dry	50	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)		Recovery:		105 %	Limits: 80-120 %		Dilution: 1x					
Toluene-d8 (Surr)				94 %	80-120 %		"					
4-Bromofluorobenzene (Surr)				100 %	79-120 %		"					

Matrix Spike (26D1035-MS1)

Prepared: 04/24/26 09:30 Analyzed: 04/25/26 20:51

QC Source Sample: Non-SDG (A6D1938-03)												
5035A/8260D												
Benzene	1370	---	13.0	ug/kg dry	50	1300	ND	106	77-121%	---	---	
Toluene	1260	---	65.0	ug/kg dry	50	1300	ND	97	77-121%	---	---	
Ethylbenzene	1260	---	32.5	ug/kg dry	50	1300	ND	97	76-122%	---	---	
Xylenes, total	3750	---	97.6	ug/kg dry	50	3900	ND	96	78-124%	---	---	
Naphthalene	1170	---	130	ug/kg dry	50	1300	ND	90	62-129%	---	---	
Surr: 1,4-Difluorobenzene (Surr)		Recovery:		105 %	Limits:		80-120 %	Dilution:		1x		
Toluene-d8 (Surr)				96 %			80-120 %			"		
4-Bromofluorobenzene (Surr)				96 %			79-120 %			"		

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ORELAP ID: OR100062

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3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1039 - EPA 5035A						Soil						
Blank (26D1039-BLK1)			Prepared: 04/27/26 08:01		Analyzed: 04/27/26 11:29							
5035A/8260D												
Benzene	ND	---	10.0	ug/kg wet	50	---	---	---	---	---	---	
Toluene	ND	---	50.0	ug/kg wet	50	---	---	---	---	---	---	
Ethylbenzene	ND	---	25.0	ug/kg wet	50	---	---	---	---	---	---	
Xylenes, total	ND	---	75.0	ug/kg wet	50	---	---	---	---	---	---	
Naphthalene	ND	---	100	ug/kg wet	50	---	---	---	---	---	---	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 105 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		96 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		99 %		79-120 %		"						
LCS (26D1039-BS1)			Prepared: 04/27/26 08:01		Analyzed: 04/27/26 10:31							
5035A/8260D												
Benzene	1060	---	10.0	ug/kg wet	50	1000	---	106	80-120%	---	---	
Toluene	982	---	50.0	ug/kg wet	50	1000	---	98	80-120%	---	---	
Ethylbenzene	967	---	25.0	ug/kg wet	50	1000	---	97	80-120%	---	---	
Xylenes, total	2900	---	75.0	ug/kg wet	50	3000	---	97	80-120%	---	---	
Naphthalene	942	---	100	ug/kg wet	50	1000	---	94	80-120%	---	---	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 104 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		97 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		97 %		79-120 %		"						
Duplicate (26D1039-DUP1)			Prepared: 04/21/26 12:40		Analyzed: 04/27/26 16:28							
QC Source Sample: SCDP-MW-05-SO-3.0 (A6D1930-07)												
5035A/8260D												
Benzene	ND	---	15.2	ug/kg dry	50	---	ND	---	---	---	30%	
Toluene	ND	---	76.2	ug/kg dry	50	---	ND	---	---	---	30%	
Ethylbenzene	ND	---	38.1	ug/kg dry	50	---	ND	---	---	---	30%	
Xylenes, total	ND	---	114	ug/kg dry	50	---	ND	---	---	---	30%	
Naphthalene	ND	---	152	ug/kg dry	50	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 105 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		95 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		97 %		79-120 %		"						

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6700 S.W. Sandburg Street
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503-718-2323
ORELAP ID: OR100062Maul Foster & Alongi, INC.3140 NE Broadway Street
Portland, OR 97232Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1039 - EPA 5035A						Soil						
Matrix Spike (26D1039-MS1)			Prepared: 04/22/26 09:50 Analyzed: 04/27/26 17:22									
QC Source Sample: SCDP-DP-08-SO-9.0 (A6D1930-16)												
5035A/8260D												
Benzene	1390	---	12.8	ug/kg dry	50	1290	ND	108	77-121%	---	---	
Toluene	1250	---	64.2	ug/kg dry	50	1290	ND	97	77-121%	---	---	
Ethylbenzene	1230	---	32.1	ug/kg dry	50	1290	ND	95	76-122%	---	---	
Xylenes, total	3660	---	96.3	ug/kg dry	50	3860	ND	95	78-124%	---	---	
Naphthalene	1130	---	128	ug/kg dry	50	1290	ND	88	62-129%	---	---	
Surr: 1,4-Difluorobenzene (Surr)		Recovery: 105 %		Limits: 80-120 %		Dilution: 1x						
Toluene-d8 (Surr)		96 %		80-120 %		"						
4-Bromofluorobenzene (Surr)		95 %		79-120 %		"						

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ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes	
Batch 26D1095 - Dry Weight Prep (EPA 8000D)							Soil						
Duplicate (26D1095-DUP1)			Prepared: 04/27/26 12:51		Analyzed: 04/28/26 08:25								
QC Source Sample: Non-SDG (A6D1872-05)													
% Solids	83.7	---	1.00	%	1	---	86.7	---	---	3	10%		
Duplicate (26D1095-DUP2)			Prepared: 04/27/26 12:51		Analyzed: 04/28/26 08:25								CONT
QC Source Sample: Non-SDG (A6D1918-01)													
% Solids	76.5	---	1.00	%	1	---	76.8	---	---	0.4	10%		
Duplicate (26D1095-DUP3)			Prepared: 04/27/26 12:51		Analyzed: 04/28/26 08:25								
QC Source Sample: SCDP-MW-04-SO-4.5 (A6D1930-01)													
EPA 8000D													
% Solids	91.0	---	1.00	%	1	---	90.7	---	---	0.3	10%		
Duplicate (26D1095-DUP4)			Prepared: 04/27/26 12:51		Analyzed: 04/28/26 08:25								
QC Source Sample: Non-SDG (A6D1945-01)													
% Solids	77.1	---	1.00	%	1	---	76.8	---	---	0.3	10%		

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26D1142 - Dry Weight Prep (EPA 8000D)							Soil					
Duplicate (26D1142-DUP1)			Prepared: 04/28/26 12:18		Analyzed: 04/29/26 08:02		CONT					
QC Source Sample: Non-SDG (A6D1925-02)												
% Solids	65.1	---	1.00	%	1	---	71.7	---	---	10	10%	
Duplicate (26D1142-DUP2)			Prepared: 04/28/26 12:18		Analyzed: 04/29/26 08:02							
QC Source Sample: Non-SDG (A6D1929-01)												
% Solids	84.9	---	1.00	%	1	---	80.9	---	---	5	10%	
Duplicate (26D1142-DUP3)			Prepared: 04/28/26 17:56		Analyzed: 04/29/26 08:02							
QC Source Sample: Non-SDG (A6D2001-01)												
% Solids	79.8	---	1.00	%	1	---	80.0	---	---	0.3	10%	
Duplicate (26D1142-DUP4)			Prepared: 04/28/26 17:56		Analyzed: 04/29/26 08:02							
QC Source Sample: Non-SDG (A6D2002-01)												
% Solids	84.9	---	1.00	%	1	---	85.4	---	---	0.6	10%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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**ANALYTICAL REPORT****Apex Laboratories, LLC**

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Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706****SAMPLE PREPARATION INFORMATION****Diesel and/or Oil Hydrocarbons by NWTPH-Dx****Prep: EPA 3546 (Fuels)**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 26D1090</u>							
A6D1930-01	Soil	NWTPH-Dx	04/20/26 12:55	04/27/26 12:24	11.85g/5mL	10g/5mL	0.84
A6D1930-02	Soil	NWTPH-Dx	04/20/26 13:05	04/27/26 12:24	11.61g/5mL	10g/5mL	0.86
A6D1930-03	Soil	NWTPH-Dx	04/20/26 16:00	04/27/26 12:24	11.98g/5mL	10g/5mL	0.84
A6D1930-04	Soil	NWTPH-Dx	04/20/26 16:42	04/27/26 12:24	11.39g/5mL	10g/5mL	0.88
A6D1930-05	Soil	NWTPH-Dx	04/21/26 10:10	04/27/26 12:24	11.63g/5mL	10g/5mL	0.86
A6D1930-06	Soil	NWTPH-Dx	04/21/26 10:15	04/27/26 12:24	11.69g/5mL	10g/5mL	0.86
A6D1930-07	Soil	NWTPH-Dx	04/21/26 12:40	04/27/26 12:24	11.36g/5mL	10g/5mL	0.88
A6D1930-08	Soil	NWTPH-Dx	04/21/26 12:45	04/27/26 12:24	11.42g/5mL	10g/5mL	0.88
A6D1930-09	Soil	NWTPH-Dx	04/21/26 15:35	04/27/26 12:24	11.9g/5mL	10g/5mL	0.84
A6D1930-10	Soil	NWTPH-Dx	04/21/26 15:40	04/27/26 12:24	11.39g/5mL	10g/5mL	0.88
A6D1930-11	Soil	NWTPH-Dx	04/22/26 14:30	04/27/26 12:24	11.88g/5mL	10g/5mL	0.84
A6D1930-12	Soil	NWTPH-Dx	04/22/26 14:35	04/27/26 12:24	11.8g/5mL	10g/5mL	0.85
A6D1930-13	Soil	NWTPH-Dx	04/22/26 11:25	04/27/26 12:24	11.81g/5mL	10g/5mL	0.85
A6D1930-14	Soil	NWTPH-Dx	04/22/26 11:30	04/27/26 12:24	11.08g/5mL	10g/5mL	0.90
A6D1930-15	Soil	NWTPH-Dx	04/22/26 09:45	04/27/26 12:24	11.35g/5mL	10g/5mL	0.88
A6D1930-16	Soil	NWTPH-Dx	04/22/26 09:50	04/27/26 12:24	11.56g/5mL	10g/5mL	0.87

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**Prep: EPA 5035A**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 26D1035</u>							
A6D1930-01	Soil	NWTPH-Gx (MS)	04/20/26 12:55	04/20/26 12:55	4.14g/5mL	5g/5mL	1.21
A6D1930-02	Soil	NWTPH-Gx (MS)	04/20/26 13:05	04/20/26 13:05	6.29g/5mL	5g/5mL	0.80
A6D1930-03	Soil	NWTPH-Gx (MS)	04/20/26 16:00	04/20/26 16:00	5.19g/5mL	5g/5mL	0.96
A6D1930-04	Soil	NWTPH-Gx (MS)	04/20/26 16:42	04/20/26 16:42	4.77g/5mL	5g/5mL	1.05
A6D1930-05	Soil	NWTPH-Gx (MS)	04/21/26 10:10	04/21/26 10:10	5.16g/5mL	5g/5mL	0.97
<u>Batch: 26D1039</u>							
A6D1930-06	Soil	NWTPH-Gx (MS)	04/21/26 10:15	04/21/26 10:15	5.63g/5mL	5g/5mL	0.89
A6D1930-07	Soil	NWTPH-Gx (MS)	04/21/26 12:40	04/21/26 12:40	5.01g/5mL	5g/5mL	1.00
A6D1930-08	Soil	NWTPH-Gx (MS)	04/21/26 12:45	04/21/26 12:45	6.11g/5mL	5g/5mL	0.82
A6D1930-09	Soil	NWTPH-Gx (MS)	04/21/26 15:35	04/21/26 15:35	4.43g/5mL	5g/5mL	1.13
A6D1930-10	Soil	NWTPH-Gx (MS)	04/21/26 15:40	04/21/26 15:40	5.59g/5mL	5g/5mL	0.89
A6D1930-11	Soil	NWTPH-Gx (MS)	04/22/26 14:30	04/22/26 14:30	5.28g/5mL	5g/5mL	0.95
A6D1930-12	Soil	NWTPH-Gx (MS)	04/22/26 14:35	04/22/26 14:35	5.57g/5mL	5g/5mL	0.90
A6D1930-13	Soil	NWTPH-Gx (MS)	04/22/26 11:25	04/22/26 11:25	5.01g/5mL	5g/5mL	1.00

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Philip Nerenberg, Lab Director



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3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

SAMPLE PREPARATION INFORMATION

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Prep: EPA 5035A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
A6D1930-14	Soil	NWTPH-Gx (MS)	04/22/26 11:30	04/22/26 11:30	5.8g/5mL	5g/5mL	0.86
A6D1930-15	Soil	NWTPH-Gx (MS)	04/22/26 09:45	04/22/26 09:45	4.97g/5mL	5g/5mL	1.01
A6D1930-16	Soil	NWTPH-Gx (MS)	04/22/26 09:50	04/22/26 09:50	5.44g/5mL	5g/5mL	0.92

BTEX+N Compounds by EPA 8260D

Prep: EPA 5035A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 26D1035							
A6D1930-01	Soil	5035A/8260D	04/20/26 12:55	04/20/26 12:55	4.14g/5mL	5g/5mL	1.21
A6D1930-02	Soil	5035A/8260D	04/20/26 13:05	04/20/26 13:05	6.29g/5mL	5g/5mL	0.80
A6D1930-03	Soil	5035A/8260D	04/20/26 16:00	04/20/26 16:00	5.19g/5mL	5g/5mL	0.96
A6D1930-04	Soil	5035A/8260D	04/20/26 16:42	04/20/26 16:42	4.77g/5mL	5g/5mL	1.05
A6D1930-05	Soil	5035A/8260D	04/21/26 10:10	04/21/26 10:10	5.16g/5mL	5g/5mL	0.97

Batch: 26D1039

A6D1930-06	Soil	5035A/8260D	04/21/26 10:15	04/21/26 10:15	5.63g/5mL	5g/5mL	0.89
A6D1930-07	Soil	5035A/8260D	04/21/26 12:40	04/21/26 12:40	5.01g/5mL	5g/5mL	1.00
A6D1930-08	Soil	5035A/8260D	04/21/26 12:45	04/21/26 12:45	6.11g/5mL	5g/5mL	0.82
A6D1930-09	Soil	5035A/8260D	04/21/26 15:35	04/21/26 15:35	4.43g/5mL	5g/5mL	1.13
A6D1930-10	Soil	5035A/8260D	04/21/26 15:40	04/21/26 15:40	5.59g/5mL	5g/5mL	0.89
A6D1930-11	Soil	5035A/8260D	04/22/26 14:30	04/22/26 14:30	5.28g/5mL	5g/5mL	0.95
A6D1930-12	Soil	5035A/8260D	04/22/26 14:35	04/22/26 14:35	5.57g/5mL	5g/5mL	0.90
A6D1930-13	Soil	5035A/8260D	04/22/26 11:25	04/22/26 11:25	5.01g/5mL	5g/5mL	1.00
A6D1930-14	Soil	5035A/8260D	04/22/26 11:30	04/22/26 11:30	5.8g/5mL	5g/5mL	0.86
A6D1930-15	Soil	5035A/8260D	04/22/26 09:45	04/22/26 09:45	4.97g/5mL	5g/5mL	1.01
A6D1930-16	Soil	5035A/8260D	04/22/26 09:50	04/22/26 09:50	5.44g/5mL	5g/5mL	0.92

Percent Dry Weight

Prep: Dry Weight Prep (EPA 8000D)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 26D1095							
A6D1930-01	Soil	EPA 8000D	04/20/26 12:55	04/27/26 12:51	1g	1g	1.00
A6D1930-02	Soil	EPA 8000D	04/20/26 13:05	04/27/26 12:51	1g	1g	1.00
A6D1930-03	Soil	EPA 8000D	04/20/26 16:00	04/27/26 12:51	1g	1g	1.00
A6D1930-04	Soil	EPA 8000D	04/20/26 16:42	04/27/26 12:51	1g	1g	1.00
A6D1930-05	Soil	EPA 8000D	04/21/26 10:10	04/27/26 12:51	1g	1g	1.00

Apex Laboratories

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Philip Nerenberg, Lab Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**

Project Number: **M1467.06.003**

Project Manager: **Julianna Wetmore**

Report ID:

A6D1930 - 05 04 26 1706

SAMPLE PREPARATION INFORMATION

Percent Dry Weight

Prep: Dry Weight Prep (EPA 8000D)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
A6D1930-06	Soil	EPA 8000D	04/21/26 10:15	04/27/26 12:51	1g	1g	1.00
A6D1930-07	Soil	EPA 8000D	04/21/26 12:40	04/27/26 12:51	1g	1g	1.00
A6D1930-08	Soil	EPA 8000D	04/21/26 12:45	04/27/26 12:51	1g	1g	1.00
A6D1930-11	Soil	EPA 8000D	04/22/26 14:30	04/27/26 12:51	1g	1g	1.00
A6D1930-12	Soil	EPA 8000D	04/22/26 14:35	04/27/26 12:51	1g	1g	1.00
A6D1930-13	Soil	EPA 8000D	04/22/26 11:25	04/27/26 12:51	1g	1g	1.00
A6D1930-14	Soil	EPA 8000D	04/22/26 11:30	04/27/26 12:51	1g	1g	1.00
A6D1930-15	Soil	EPA 8000D	04/22/26 09:45	04/27/26 12:51	1g	1g	1.00
A6D1930-16	Soil	EPA 8000D	04/22/26 09:50	04/27/26 12:51	1g	1g	1.00
<u>Batch: 26D1142</u>							
A6D1930-09	Soil	EPA 8000D	04/21/26 15:35	04/28/26 12:18	1g	1g	1.00
A6D1930-10	Soil	EPA 8000D	04/21/26 15:40	04/28/26 12:18	1g	1g	1.00

Apex Laboratories

Philip Nerenberg, Lab Director

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Project: Schooner Creek Discovery Park Pre-Design Inv

Project Number: M1467.06.003

Project Manager: Julianna Wetmore

Report ID:

A6D1930 - 05 04 26 1706

QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:

Apex Laboratories

- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- Q-29** Recovery for Lab Control Spike (LCS) is above the upper control limit. Data may be biased high.

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

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Project: **Schooner Creek Discovery Park Pre-Design Inv**

Project Number: **M1467.06.003**

Project Manager: **Julianna Wetmore**

Report ID:

A6D1930 - 05 04 26 1706

REPORTING NOTES AND CONVENTIONS:

Abbreviations:

DET Analyte DETECTED at or above the detection or reporting limit.
ND Analyte NOT DETECTED at or above the detection or reporting limit.
NR Result Not Reported
RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Validated Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).
If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting and Detection Limits: Default Limits

Default Reporting and Detection Limits are based on 100% dry weight with the minimum dilution for the analysis. Reporting and Detection Limits are raised due to moisture content, additional dilutions required for analysis, matrix interferences and in other cases, as necessary.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.

The Result Basis is listed following the units as "dry", "wet", or " " (blank) designation.

"dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")

See Percent Solids section for details of dry weight analysis.

"wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

" *** " Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

Apex Laboratories

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Philip Nerenberg, Lab Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street
Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**

Project Number: **M1467.06.003**

Project Manager: **Julianna Wetmore**

Report ID:

A6D1930 - 05 04 26 1706

REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to one half of the Reporting Limit (RL). Blank results for gravimetric analyses are evaluated to the Reporting Level, not to half of the Reporting Level.

- For Blank hits falling between $\frac{1}{2}$ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.
- For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

For further details, please request a copy of this document.

- Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:

Mixed Matrix Samples:

Water Samples:

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

Apex Laboratories

Philip Nerenberg, Lab Director

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Project Number: **M1467.06.003**

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A6D1930 - 05 04 26 1706

Decanted Samples:

Soils/Sediments:

Unless TCLP analysis is required or there is notification otherwise for a specific project, all Soil and Sediments containing excess water are decanted prior to analysis in order to provide the most representative sample for analysis.

Water Samples:

Water samples containing solids and sediment may need to be decanted in order to eliminate these particulates from the water extractions. In the case of organics extractions, a solvent rinse of the container will not be performed.

Volatiles Soils (5035s)

Samples that are field preserved by 5035 for volatiles are dry weight corrected using the same dry weight correction as for normal analyses.

In the case of decanted samples, the dry weight may be performed on a decanted sample, while the aliquot for 5035 may not have been treated the same way. If this is a concern, please submit separate containers for dry weight analysis for volatiles can be provided.

All samples decanted in the laboratory are noted in this report with the DCNT qualifier indicating the sample was decanted.

Apex Laboratories

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Philip Nerenberg, Lab Director



ANALYTICAL REPORT

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Project: **Schooner Creek Discovery Park Pre-Design Inv**

Project Number: **M1467.06.003**

Project Manager: **Julianna Wetmore**

Report ID:

A6D1930 - 05 04 26 1706

LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) -

EPA ID: OR01039

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
--------	----------	--------	---------	--------	---------------

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

Apex Laboratories

Philip Nerenberg, Lab Director

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503-718-2323

ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: Schooner Creek Discovery Park Pre-Design InvProject Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706**

CHAIN OF CUSTODY

APEX LABS

6700 SW Sandburg St, Tigard, OR 97223 Ph: 503-718-2323

Lab # A6D1930 COC 1 of 2

Company: Maul Foster Alongi	Project Mgr: Julianna Wetmore	Project Name: Schooner Creek Discovery Park Pre-Design Inv	Project # M1467.06.003
Address: 3140 NE Broadway, Portland OR 97232	Phone: 415-290-0016	Email: jwetmore@maulfooster.com	
Sampled by: M. Whitson, S. Chapman			
Sampler signature: <i>[Signature]</i>			
Site Location: ☐ OR ☐ WA		ANALYSIS REQUEST	
Other: _____			
LAB ID #	DATE	TIME	MATRIX
			# OF CONTAINERS
			NWPH-GX
			NWPH-DX
			BTEX + Naphthalene
SAMPLE ID			
SCDP-MW-04-S0-4.5	4/20/26	1255	50
SCDP-MW-04-S0-9.5	4/20/26	1305	50
SCDP-MW-03-S0-6.2	4/20/26	1600	50
SCDP-MW-03-S0-9.0	4/20/26	1642	50
SCDP-MW-01-S0-4.5	4/21/26	1010	50
SCDP-MW-01-S0-9.5	4/21/26	1015	50
SCDP-MW-05-S0-3.0	4/21/26	1240	50
SCDP-MW-05-S0-8.0	4/21/26	1245	50
SCDP-MW-02-S0-5.0	4/21/26	1535	50
SCDP-MW-02-S0-10.0	4/21/26	1540	50

SPECIAL INSTRUCTIONS:

highest concentration will have follow up meta analysis. Followup will be decided after results have been received.

Normal Turn Around Time (TAT) = 5-10 Business Days

TAT Requested (circle) 24 HR 48 HR 72 HR

STANDARD 4 DAY Other: _____

SAMPLES ARE HELD FOR 30 DAYS

RELINQUISHED BY:	RECEIVED BY:
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Date: 04-24-26	Date: 4/24/26
Printed Name: MICHAEL WINTSON	Printed Name: John Abdi
Time: 1300	Time: 1300
Company: MFL	Company: Apex Labs

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**

Project Number: **M1467.06.003**

Project Manager: **Julianna Wetmore**

Report ID:

A6D1930 - 05 04 26 1706

CHAIN OF CUSTODY

APEX LABS

6700 SW Sandburg St, Tigard, OR 97223 Ph: 503-718-2323

COC Z of Z

Lab # **A6D1930**

Company: Maul Foster Alongi		Project Mgr: Julianna Wetmore		Project Name: Schooner Creek Discovery Park Pre-Design Inv		Project # M1467.06.003	
Address: 3140 NE Broadway, Portland OR 97232		Phone: 415-290-0016		Email: jwetmore@maulfoster.com			
Sampled by: M. Whitson				ANALYSIS REQUEST			
Sampler signature: <i>[Signature]</i>							
Site Location: ☐ W/A ☐ Other: _____	LAB ID #	DATE	TIME	MATRIX	# OF CONTAINERS	NWTPH-GX NWTPH-DX BTEX + Naphthalene	
SCDP-MW-06-50-3.0		4/22/26	1430	50	3		
SCDP-MW-06-50-9.0		4/22/26	1435	50	3		
SCDP-DR-07-50-3.0		4/24/26	1125	50	3		
SCDP-DR-07-50-9.0		4/22/26	1130	50	3		
SCDP-DR-08-50-3.5		4/24/26	945	50	3		
SCDP-DR-08-50-9.0		4/22/26	950	50	3		
SCDP-MW							
SCDP-MW							
SCDP-MW							
SCDP-MW							

Normal Turn Around Time (TAT) = 5-10 Business Days

24 HR 48 HR 72 HR

TAT Requested (circle) **4 DAY**

STANDARD Other: _____

SPECIAL INSTRUCTIONS:

highest concentration will have follow up metals analysis. Followup will be decided after results have been received.

RELINQUISHED BY:		RECEIVED BY:	
Signature: <i>[Signature]</i>	Date: 6/12/26	Signature: _____	Date: _____
Printed Name: WHAEL WHITSON	Time: 13:00	Printed Name: _____	Time: _____
Company: MFA		Company: Apex Lab	

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

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503-718-2323

ORELAP ID: OR100062

Maul Foster & Alongi, INC.

3140 NE Broadway Street

Portland, OR 97232

Project: **Schooner Creek Discovery Park Pre-Design Inv**Project Number: **M1467.06.003**Project Manager: **Julianna Wetmore****Report ID:****A6D1930 - 05 04 26 1706****APEX LABS COOLER RECEIPT FORM**Client: Maul Foster Alongi Element WO#: A6D1930Project/Project #: Schooner Creek Discovery Park Pre-Design Inv

#M1467.06.003

Delivery Info:Date/time received: 4/24/26 @ 13:00 By: JADelivered by: Apex Client ☒ ESS FedEx ☐ UPS ☐ Radio ☐ Morgan ☐ SDS ☐ Evergreen ☐ Other ☐From USDA Regulated Origin? Yes ☐ No ☒**Cooler Inspection** Date/time inspected: 4/24/26 @ 1300 By: JAChain of Custody included? Yes ☒ No ☐Signed/dated by client? Yes ☒ No ☐Contains USDA Reg. Soils? Yes ☐ No ☒ Unsure (email RegSoils) ☐

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>1.0</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>Real</u>						
Condition (In/Out):	<u>In</u>						

Cooler out of temp? (Y/N) Possible reason why: Green dots applied to out of temperature samples? Yes ☐ No ☒Out of temperature samples form initiated? Yes ☐ No ☒**Sample Inspection:** Date/time inspected: 4/24/26 @ 1545 By: AAWAll samples intact? Yes ☒ No ☐ Comments: Bottle labels/COCs agree? Yes ☐ No ☒ Comments: SCDP-MW-03-So to 2 cont. T read 1640COC/container discrepancies form initiated? Yes ☐ No ☒Containers/volumes received appropriate for analysis? Yes ☒ No ☐ Comments: Do VOA vials have visible headspace? Yes ☐ No ☐ NA ☒Comments: Water samples: pH checked: Yes ☐ No ☒ NA ☒ pH appropriate? Yes ☐ No ☐ NA ☒ pH ID: Comments: Labeled by: AAWWitness: AAWCooler Inspected by: AAW

Form Y-003 R-02

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

5500 4th Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

May 18, 2026

Julianna Wetmore, Project Manager
Maul Foster Alongi
3140 NE Broadway St
Portland, OR 97232

Dear Ms Wetmore:

Included is the amended report from the testing of material submitted on April 28, 2026 from the Schooner Creek Discovery Park PDI 4815 SE 51st St, Lincoln City, OR M1467.06.003, F&BI 604525 project. The method blank reporting limit has been adjusted to the same reporting limit as the samples.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Emily Hess
MFA0501R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

5500 4th Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

May 1, 2026

Julianna Wetmore, Project Manager
Maul Foster Alongi
3140 NE Broadway St
Portland, OR 97232

Dear Ms Wetmore:

Included are the results from the testing of material submitted on April 28, 2026 from the Schooner Creek Discovery Park PDI 4815 SE 51st St, Lincoln City, OR M1467.06.003, F&BI 604525 project. There are 7 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Emily Hess
MFA0501R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on April 28, 2026 by Friedman & Bruya, Inc. from the Maul Foster Alongi Schooner Creek Discovery Park PDI 4815 SE 51st St, Lincoln City, OR M1467.06.003, F&BI 604525 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Maul Foster Alongi</u>
604525 -01	SCDP-SV-02-SV-5.0
604525 -02	SCDP-SV-03-SV-5.0
604525 -03	SCDP-SV-04-SV-5.0

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-17

Client Sample ID:	SCDP-SV-02-SV-5.0	Client:	Maul Foster Alongi
Date Received:	04/28/26	Project:	Schooner Creek Discovery Park
Date Collected:	04/23/26	Lab ID:	604525-01 1/0.50
Date Analyzed:	04/28/26	Data File:	042817.D
Matrix:	Air	Instrument:	GCMS10
Units:	ug/m3	Operator:	MD

	Concentration
Compounds:	ug/m3

Diesel Range Organics	<800
-----------------------	------

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-17

Client Sample ID:	SCDP-SV-03-SV-5.0	Client:	Maul Foster Alongi
Date Received:	04/28/26	Project:	Schooner Creek Discovery Park
Date Collected:	04/23/26	Lab ID:	604525-02 1/0.50
Date Analyzed:	04/28/26	Data File:	042818.D
Matrix:	Air	Instrument:	GCMS10
Units:	ug/m3	Operator:	MD

	Concentration
Compounds:	ug/m3

Diesel Range Organics	<800
-----------------------	------

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-17

Client Sample ID:	SCDP-SV-04-SV-5.0	Client:	Maul Foster Alongi
Date Received:	04/28/26	Project:	Schooner Creek Discovery Park
Date Collected:	04/23/26	Lab ID:	604525-03 1/0.50
Date Analyzed:	04/28/26	Data File:	042819.D
Matrix:	Air	Instrument:	GCMS10
Units:	ug/m3	Operator:	MD

	Concentration
Compounds:	ug/m3

Diesel Range Organics	<800
-----------------------	------

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-17

Client Sample ID:	Method Blank	Client:	Maul Foster Alongi
Date Received:	Not Applicable	Project:	Schooner Creek Discovery Park
Date Collected:	Not Applicable	Lab ID:	06-8213 mb 1/0.50
Date Analyzed:	04/28/26	Data File:	042807.D
Matrix:	Air	Instrument:	GCMS10
Units:	ug/m3	Operator:	MD

	Concentration
Compounds:	ug/m3

Diesel Range Organics	<800
-----------------------	------

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/01/26

Date Received: 04/28/26

Project: Schooner Creek Discovery Park Lincoln City, OR M1467.06.003, F&BI 604525

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR VOLATILES BY METHOD TO-17**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Range Organics	ng/tube	2,500	92	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht - The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

604525

EMILY HESS

Report To JUVANNA WETMORE

Company MAUL FOSTER & ASONGLI, INC.

Address 3140 NE BROADWAY

City, State, ZIP PORTLAND, OR 97232

Phone _____ Email Jwetmore@maulfooster.com

SAMPLE CHAIN OF CUSTODY

04/28/26 N1

SAMPLERS (signature)

[Signature]

PROJECT NAME & ADDRESS

SCHOONER CREEK DISCOVERY PARK P1
4815 SE 51ST ST, LINCOLN CITY, OR

PO #

M1467.06.003

NOTES:

INVOICE TO

MFA

Page # 1 of 1

TURNAROUND TIME

☐ Standard

☐ RUSH

Rush charges authorized by:

SAMPLE DISPOSAL

Default: Clean following

final report delivery

Hold (Fee may apply):

Sample Name	Lab ID	Tube ID	Collection Information						TO-17 Analytes Requested							PID Reading	Notes	
			Sample Date	Pre-Flow Rate	Post-Flow Rate	Start Time	End Time	Sample Volume	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	TPH-DRO	2-Propanol			
SCDP-SV-02-SV-5.0	01	918955	04-23-26	100 mL/min	100 mL/min	1110	1130	2L						X			0	collected via OHL ALE PUMP
SCDP-SV-03-SV-5.0	02	872040	04/23/26	100 mL/min	100 mL/min	1319	1339	2L						X			0	
SCDP-SV-04-SV-5.0	03	322159	04/23/26	50 mL Syringe	50 mL Syringe	1512	1532	2L						X			0	
AIR-FLOW CALIBRATION TUBE DO NOT ANALYZE		453001																
Did not use		009698																
!																		

Samples received at 4:00

Friedman & Bruya, Inc.

5500 4th Avenue South

Seattle, WA 98108

Ph. (206) 285-8282

Fax (206) 283-5044

FORMS\COG\COCTO-15.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<i>[Signature]</i>	MICHAEL WILSON	MFA	04-27	0820
Received by:				
Relinquished by:	Mr. Pham	FBI	04/28/26	09:30
Received by:				

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 604525 CLIENT MFA INITIALS/ AP
DATE: 04/28/26

If custody seals are present on cooler, are they intact? ☒ NA ☐ YES ☐ NO

Cooler/Sample temperature 4 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☒ YES ☐ NO

How did samples arrive?
☐ Over the Counter ☐ Picked up by F&BI ☐ FedEx/ UPS /GSO

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 04/28/26

Number of days samples have been sitting prior to receipt at laboratory 5 days

Are the samples clearly identified? (explain "no" answer below) ☒ YES ☐ NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) ☒ YES ☐ NO

Were appropriate sample containers used? ☒ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☒ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☒ NA ☐ YES ☐ NO

Is the following information provided on the COC, and does it match the sample label?
(explain "no" answer below)

Sample ID's	☒ Yes ☐ No	☐ Not on COC/label
Date Sampled	☒ Yes ☐ No	☐ Not on COC/label
Time Sampled	☒ Yes ☐ No	☐ Not on COC/label
# of Containers	☒ Yes ☐ No	
Relinquished	☒ Yes ☐ No	
Requested analysis	☒ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☐ NA ☒ YES ☐ NO

Number of unused TO15 canisters** _____ Number of unused TO17 tubes 02

**Fill out Green manifolds billing sheet

(453001, 869600)

View/Print Label

1. Ensure there are no other shipping or tracking labels attached to your package. Select the Print button on the print dialogue box that appears. Note: If your browser does not support this function, select Print from the File menu to print the label.

2. Fold the printed label at the solid line below. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. GETTING YOUR SHIPMENT TO UPS

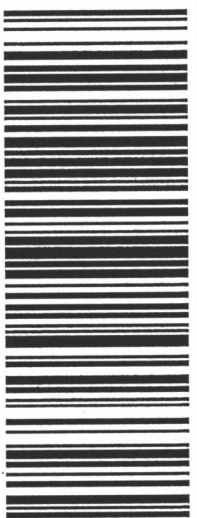
- Customers with a scheduled Pickup**
- o Your driver will pickup your shipment(s) as usual.

Customers without a scheduled Pickup

- o Schedule a Pickup on ups.com to have a UPS driver pickup all of your packages.
- o Take your package to any location of The UPS Store®, UPS Access Point™ location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. To find the location nearest you, please visit the 'Locations' Quick link at ups.com.

UPS Access Point™	THE UPS STORE	3439 NE SANDY BLVD	PORTLAND OR 97232-1959
UPS Access Point™	THE UPS STORE	3519 NE 15TH AVE	PORTLAND OR 97212-2356
UPS Access Point™	THE UPS STORE	4110 SE HAWTHORNE BLVD	PORTLAND OR 97214-5246

FOLD HERE

LINDA JENSEN 971-544-2139 MAUL FOSTER & ALONGI, INC. 3140 NORTHEAST BROADWAY PORTLAND OR 97232		6 LBS DWT: 11.9,8	3 OF 3
SHIP TO: SAMPLE RECEIVING 206-285-8282 FRIEDMAN & BRUYA, INC. 5500 4TH AVENUE S SEATTLE WA 98108-2419			
		WA 981 9-04 	
UPS NEXT DAY AIR TRACKING #: 1Z 8TV 521 01 9243 7661		1	
			
BILLING: P/P UPS CARBON NEUTRAL SHIPMENT			
Reference #1: OVRHD.01.FE Reference #2: Michael Whitson XOL2604081		NV45 18.0A 04/2026* 	

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

5500 4th Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

May 7, 2026

Julianna Wetmore, Program Manager
Maul Foster Alongi
3140 NE Broadway St
Portland, OR 97232

Dear Mr Maloney:

Included are the results from the testing of material submitted on April 28, 2026 from the Schooner Creek Discovery Park PDI 4815 SE 51st St, Lincoln City OR M1467.06.003, F&BI 604526 project. There are 9 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Emily Hess
MFA0507R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on April 28, 2026 by Friedman & Bruya, Inc. from the Maul Foster Alongi Schooner Creek Discovery Park PDI 4815 SE 51st St, Lincoln City OR M1467.06.003, F&BI 604526 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Maul Foster Alongi</u>
604526 -01	SCDP-SV-02-SV-5.0
604526 -02	SCDP-SV-03-SV-5.0
604526 -03	SCDP-SV-04-SV-5.0

The TO-15 gasoline range concentrations were quantified using a three point calibration.

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SCDP-SV-02-SV-5.0	Client:	Maul Foster Alongi
Date Received:	04/28/26	Project:	Schooner Creek Discovery Park
Date Collected:	04/23/26	Lab ID:	604526-01 1/4.8
Date Analyzed:	04/30/26	Data File:	042922.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	93	70	130

	Concentration	
Compounds:	ug/m3	ppbv
Methyl t-butyl ether (MTBE)	<35	<9.6
1,2-Dichloroethane (EDC)	<0.19	<0.048
Benzene	9.4	2.9
Toluene	<36	<9.6
1,2-Dibromoethane (EDB)	<0.37	<0.048
Ethylbenzene	<2.1	<0.48
Isopropylbenzene	<47	<9.6
Propylbenzene	<24	<4.8
m,p-Xylene	<4.2	<0.96
o-Xylene	<2.1	<0.48
1,3,5-Trimethylbenzene	<24	<4.8
1,2,4-Trimethylbenzene	<24	<4.8
Naphthalene	<1.3	<0.24
Gasoline Range Organics	<980	<240

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SCDP-SV-03-SV-5.0	Client:	Maul Foster Alongi
Date Received:	04/28/26	Project:	Schooner Creek Discovery Park
Date Collected:	04/23/26	Lab ID:	604526-02 1/5.3
Date Analyzed:	04/30/26	Data File:	042923.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	92	70	130

Compounds:	Concentration ug/m3	ppbv
Methyl t-butyl ether (MTBE)	<38	<11
1,2-Dichloroethane (EDC)	<0.21	<0.053
Benzene	2.0	0.64
Toluene	<40	<11
1,2-Dibromoethane (EDB)	<0.41	<0.053
Ethylbenzene	<2.3	<0.53
Isopropylbenzene	<52	<11
Propylbenzene	<26	<5.3
m,p-Xylene	<4.6	<1.1
o-Xylene	<2.3	<0.53
1,3,5-Trimethylbenzene	<26	<5.3
1,2,4-Trimethylbenzene	<26	<5.3
Naphthalene	<1.4	<0.26
Gasoline Range Organics	<1,100	<260

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SCDP-SV-04-SV-5.0	Client:	Maul Foster Alongi
Date Received:	04/28/26	Project:	Schooner Creek Discovery Park
Date Collected:	04/23/26	Lab ID:	604526-03 1/5.2
Date Analyzed:	04/30/26	Data File:	042924.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	94	70	130

Compounds:	Concentration ug/m3	ppbv
Methyl t-butyl ether (MTBE)	<37	<10
1,2-Dichloroethane (EDC)	<0.21	<0.052
Benzene	0.86	0.27
Toluene	<39	<10
1,2-Dibromoethane (EDB)	<0.4	<0.052
Ethylbenzene	<2.3	<0.52
Isopropylbenzene	<51	<10
Propylbenzene	<26	<5.2
m,p-Xylene	<4.5	<1
o-Xylene	<2.3	<0.52
1,3,5-Trimethylbenzene	<26	<5.2
1,2,4-Trimethylbenzene	<26	<5.2
Naphthalene	<1.4	<0.26
Gasoline Range Organics	<1,100	<260

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Maul Foster Alongi
Date Received:	Not Applicable	Project:	Schooner Creek Discovery Park
Date Collected:	Not Applicable	Lab ID:	06-8215 mb
Date Analyzed:	04/29/26	Data File:	042912.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	93	70	130

Compounds:	Concentration ug/m3	ppbv
Methyl t-butyl ether (MTBE)	<7.2	<2
1,2-Dichloroethane (EDC)	<0.04	<0.01
Benzene	<0.16	<0.05
Toluene	<7.5	<2
1,2-Dibromoethane (EDB)	<0.077	<0.01
Ethylbenzene	<0.43	<0.1
Isopropylbenzene	<9.8	<2
Propylbenzene	<4.9	<1
m,p-Xylene	<0.87	<0.2
o-Xylene	<0.43	<0.1
1,3,5-Trimethylbenzene	<4.9	<1
1,2,4-Trimethylbenzene	<4.9	<1
Naphthalene	<0.26	<0.05
Gasoline Range Organics	<200	<50

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/07/26

Date Received: 04/28/26

Project: Schooner Creek Discovery Park Lincoln City OR M1467.06.003, F&BI 604526

Date Extracted: 05/04/26

Date Analyzed: 05/04/26

**RESULTS FROM THE ANALYSIS OF AIR SAMPLES
FOR HELIUM USING METHOD ASTM D1946**

Results Reported as % Helium

<u>Sample ID</u> Laboratory ID	<u>Helium</u>
SCDP-SV-02-SV-5.0 604526-01	<0.6
SCDP-SV-03-SV-5.0 604526-02	<0.6
SCDP-SV-04-SV-5.0 604526-03	<0.6
Method Blank 06-8221 MB	<0.6

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/07/26

Date Received: 04/28/26

Project: Schooner Creek Discovery Park Lincoln City OR M1467.06.003, F&BI 604526

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR VOLATILES BY METHOD TO-15**

Laboratory Code: 604512-01 1/9.3 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 25)
Methyl t-butyl ether (MTBE)	ug/m3	<67	<67	nm
1,2-Dichloroethane (EDC)	ug/m3	<0.38	<0.38	nm
Benzene	ug/m3	<1.5	1.5	nm
Toluene	ug/m3	<70	<70	nm
1,2-Dibromoethane (EDB)	ug/m3	<0.71	<0.71	nm
Ethylbenzene	ug/m3	<4	<4	nm
Isopropylbenzene	ug/m3	<91	<91	nm
Propylbenzene	ug/m3	<46	<46	nm
m,p-Xylene	ug/m3	<8.1	<8.1	nm
o-Xylene	ug/m3	<4	<4	nm
1,3,5-Trimethylbenzene	ug/m3	<46	<46	nm
1,2,4-Trimethylbenzene	ug/m3	<46	<46	nm
Naphthalene	ug/m3	<2.4	<2.4	nm
Gasoline Range Organics	ug/m3	2,400	2,300	4

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent	Acceptance Criteria
			Recovery LCS	
Methyl t-butyl ether (MTBE)	ug/m3	49	94	70-130
1,2-Dichloroethane (EDC)	ug/m3	55	108	70-130
Benzene	ug/m3	43	101	70-130
Toluene	ug/m3	51	103	70-130
1,2-Dibromoethane (EDB)	ug/m3	100	103	70-130
Ethylbenzene	ug/m3	59	103	70-130
Isopropylbenzene	ug/m3	66	106	70-130
Propylbenzene	ug/m3	66	102	70-130
m,p-Xylene	ug/m3	120	103	70-130
o-Xylene	ug/m3	59	108	70-130
1,3,5-Trimethylbenzene	ug/m3	66	103	70-130
1,2,4-Trimethylbenzene	ug/m3	66	101	70-130
Naphthalene	ug/m3	71	103	70-130
Gasoline Range Organics	ug/m3	200	93	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/07/26

Date Received: 04/28/26

Project: Schooner Creek Discovery Park Lincoln City OR M1467.06.003, F&BI 604526

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR HELIUM
USING METHOD ASTM D1946**

Laboratory Code: 604526-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)	Acceptance Criteria
Helium	%	<0.6	<0.6	nm	0-20

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht - The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

604526

SAMPLE CHAIN OF CUSTODY

04/28/26

FAMILY WESS

Report To JUANANA WETMORECompany MAUL FOSTER & ALONGI, INC.Address 3140 NE BROADWAYCity, State, ZIP PORTLAND, OR 97232Phone 503 255 2222 Email JWetmore@maulfooster.comSAMPLETERS (signature) [Signature]

PROJECT NAME & ADDRESS

SCHOONER CREEK DISCOVERY PARK PD1
4915 SE 51ST ST, LINCOLN CITY, OR

PO #

M1467.06.003

NOTES:

RBDM VOCs per JW 05/07/26 ME

INVOICE TO

MFAPage # 1 of 1

TURNAROUND TIME

☐ Standard☐ RUSH

Rush charges authorized by: _____

SAMPLE DISPOSAL

Default: Clean following

final report delivery

Hold (Fee may apply): _____

SAMPLE INFORMATION

Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	GRPH + VOCs TO15 Full Scan	TO15 BTEXN	APH	Chlorinated VOCs	Helium	Notes
SCDP-SV-02-SV-5.0	01	3672	102	IA / (SG)	04/23/26	>-30	1043	-5	1048	X			X		
SCDP-SV-03-SV-5.0	02	3674	101	IA / (SG)	04/23/26	>-29.5	1259	-5	1304	X			X		
SCDP-SV-04-SV-5.0	03	9893	117	IA / (SG)	04/23/26	>-30	1419	-5	1424	X			X		
				IA / SG											
				IA / SG											
				IA / SG											
				IA / SG											
				IA / SG											
				IA / SG											
				IA / SG											

ANALYSIS REQUESTED

Samples received at 19 °C

Friedman & Bruya, Inc.

5500 4th Avenue South

Seattle, WA 98108

Ph. (206) 283-8282

Fax (206) 283-5044

FORMS\OCC\COCTO-15.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: <u>[Signature]</u>	<u>MICHAEL WHITSON</u>	<u>MFA</u>	<u>04-27</u>	<u>0810</u>
Received by: <u>[Signature]</u>	<u>Ami Pham</u>	<u>FBI</u>	<u>04/28/26</u>	<u>09:30</u>
Relinquished by:				
Received by:				

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 604526 CLIENT MFA INITIALS/ AP
DATE: 04/28/26

If custody seals are present on cooler, are they intact? ☒ NA ☐ YES ☐ NO

Cooler/Sample temperature 19 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☐ YES ☒ NO

How did samples arrive?
☐ Over the Counter ☐ Picked up by F&BI ☐ FedEx/ UPS/GSO

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 04/28/26

Number of days samples have been sitting prior to receipt at laboratory 5 days

Are the samples clearly identified? (explain "no" answer below) ☒ YES ☐ NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) ☒ YES ☐ NO

Were appropriate sample containers used? ☒ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☒ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☒ NA ☐ YES ☐ NO

Is the following information provided on the COC, and does it match the sample label?
(explain "no" answer below)

Sample ID's	☒ Yes ☐ No	☐ Not on COC/label
Date Sampled	☒ Yes ☐ No	☐ Not on COC/label
Time Sampled	☒ Yes ☐ No	☐ Not on COC/label
# of Containers	☒ Yes ☐ No	
Relinquished	☒ Yes ☐ No	
Requested analysis	☒ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☐ NA ☒ YES ☐ NO

Number of unused TO15 canisters** 02 Number of unused TO17 tubes

**Fill out Green manifolds billing sheet

(3676,2438)

View/Print Label

1. Ensure there are no other shipping or tracking labels attached to your package. Select the Print button on the print dialogue box that appears. Note: If your browser does not support this function, select Print from the File menu to print the label.

2. Fold the printed label at the solid line below. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. GETTING YOUR SHIPMENT TO UPS

Customers with a scheduled Pickup

- o Your driver will pickup your shipment(s) as usual.

Customers without a scheduled Pickup

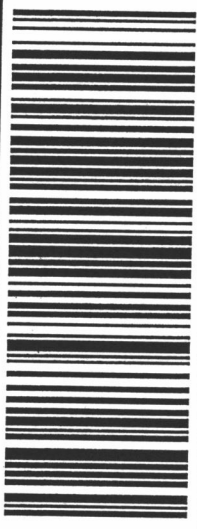
- o Schedule a Pickup on ups.com to have a UPS driver pickup all of your packages.
- o Take your package to any location of The UPS Store®, UPS Access Point™ location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. To find the location nearest you, please visit the 'Locations' Quick link at ups.com.

UPS Access Point™
THE UPS STORE
3439 NE SANDY BLVD
PORTLAND OR 97232-1959

UPS Access Point™
THE UPS STORE
3519 NE 15TH AVE
PORTLAND OR 97212-2356

UPS Access Point™
THE UPS STORE
4110 SE HAWTHORNE BLVD
PORTLAND OR 97214-5246

FOLD HERE

LINDA JENSEN 971-544-2139 MAUL FOSTER & ALONGI, INC. 3140 NORTHEAST BROADWAY PORTLAND OR 97232		8 LBS DWT: 16,11,11	2 OF 3
SHIP TO: SAMPLE RECEIVING 206-285-8282 FRIEDMAN & BRUYA, INC. 5500 4TH AVENUE S SEATTLE WA 98108-2419			
		WA 981 9-04 	
UPS NEXT DAY AIR TRACKING #: 1Z87V 521 01 9433 0254		1	
			
BILLING: P/P UPS CARBON NEUTRAL SHIPMENT			
Reference #1: OVRHD.01.FE Reference #2: Michael Whitspn XOL 26.04.81 NV45 18.0A 04/2026*			
			

Attachment F

Cost Estimates



MAUL
FOSTER
ALONGI

ENGINEER'S PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

Option 1 - Excavation and Off Haul of Contaminated Soil		 MAUL FOSTER ALONGI 3140 NE Broadway Portland, OR 97232 971-544-2139 (p) 360-906-1958 (f) www.maulfoster.com
Project: Schooner Creek Discovery Park		
Client: City of Lincoln City		
Project No./Task: M1467.06.03	Initial	
Prepared By: A. Tronnes	AMT	
Checked By: K. Krippaehne-Stein, PE	KKS	
Date: 5/22/2026		
Cost Estimate Summary—Feasibility Level		
Schedule A—	Preparation	\$ 176,000
Schedule B—	Excavation and Disposal of Contaminated Soil	\$ 1,212,000
Schedule C—	Import, Backfill, and Restoration	\$ 312,000
Sub Total		\$ 1,700,000
Construction Contingency (30%)		\$ 510,000
Total:		\$ 2,210,000
Assumptions: 1. Mobilization is 10% of the construction total, excluding the cost of contaminated soil transportation and disposal. 2. All soil exceeding the residential leaching to groundwater risk-based concentration will be excavated, including within utility corridors and the adjacent right-of-way. The excavation area and depths are preliminary and will be refined further during design. 3. The upper 2.5 feet of soil across the excavation area can be excavated, stockpiled, and used as clean backfill. 4. Due to shallow groundwater, 80 percent of excavated contaminated soil will require stabilization prior to off-site disposal. 5. Excavation shoring will be installed along the eastern boundary of the excavation area. 6. A continuous dewatering and water treatment system will be required for the duration of the excavation work. 7. Costs exclude the following: - Temporary facilities and controls. - Pre-construction site survey and utility locates. - Traffic control. - Permitting fees. - Final surface restoration or stabilization of on-site remediation areas. It is assumed these costs will be included in site redevelopment costs. - Construction oversight, completion reporting, and long-term monitoring and reporting.		

ENGINEER'S PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

Option 2 - Targeted Excavation, Soil Amendment, and Injections			 MAUL FOSTER ALONGI 3140 NE Broadway Portland, OR 97232 971-544-2139 (p) 360-906-1958 (f) www.maulfoster.com	
Project: Schooner Creek Discovery Park				
Client: City of Lincoln City				
Project No./Task: M1467.06.03	Initial			
Prepared By: A. Tronnes	AMT			
Checked By: K. Krippaehne-Stein, PE	KKS			
Date: 5/22/2026				
Cost Estimate Summary—Feasibility Level				
Schedule A—	Preparation		\$	127,000
Schedule B—	Excavation and Disposal of Contaminated Soil		\$	513,000
Schedule C—	Import, Soil Amendment, and Backfill		\$	233,000
Schedule D—	Injection Remediation		\$	143,000
			Sub Total	\$ 1,016,000
			Construction Contingency (30%)	\$ 305,000
			Total:	\$ 1,321,000
Assumptions:				
1. Mobilization is 10% of the construction total, excluding the cost of contaminated soil transportation and disposal. 2. A localized area of soil exceeding the residential leaching to groundwater risk-based concentration will be excavated. The excavation area and depth are preliminary and will be refined further during design. 3. The upper 2.5 feet of soil across the excavation area can be excavated, stockpiled, and used as clean backfill. 4. Due to shallow groundwater, 80 percent of excavated contaminated soil will require stabilization prior to off-site disposal. 5. Excavation shoring will be installed around the full eastern and half of the northern and southern perimeters of the excavation area. 6. A continuous dewatering and water treatment system will be required for the duration of the excavation work. 7. Soil treatment amendment and groundwater injection costs are preliminary and will be refined with further coordination with the treatment vendor during design. 8. Costs exclude the following: - Temporary facilities and controls. - Pre-construction site survey and utility locates. - Traffic control. - Permitting fees. - Final surface restoration or stabilization of excavation area. It is assumed these costs will be included in site redevelopment costs. - Construction oversight, completion reporting, and long-term monitoring and reporting.				