



REPORT

24-1466 S

June 1, 2026

Explorations and Geotechnical Engineering Services

Proposed Medical Office Building
75 Key Street
Eastport, Maine

Prepared For:

WBRC, Inc.
Attention: Adam Comstock AIA, NCARB
30 Danforth Street - Suite 306
Portland, ME 04101

Prepared By:

S. W. Cole Engineering, Inc.
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Hermon, ME 04401
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24-1466 S

June 1, 2026

WBRC, Inc.
Attention: Adam Comstock AIA, NCARB
30 Danforth Street - Suite 306
Portland, ME 04101

Subject: Explorations and Geotechnical Engineering Services
Proposed Medical Office Building
75 Key Street
Eastport, Maine

Dear Adam:

In accordance with our Proposal, dated July 25, 2024, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations, and its contents are subject to the limitations set forth in Appendix A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations and earthwork associated with the proposed construction. Our scope of services included test boring explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings and preparation of this report.

1.2 Site and Proposed Construction

The site is located at 75 Key Street in Eastport, Maine. The site currently consists of open field areas. Based on the Environmental Media Management Plan (EMMP) from Haley Ward, Inc., dated May 31, 2023, we understand the site previously included a railroad yard including a freight house and miscellaneous structures and tanks associated with the former rail activities, which have been demolished from the site. Additionally, we

understand existing sewer and drainage pipes bisect the site. Based on the provided Boundary Survey Plan, dated November 5, 2024, we understand the central and eastern portions of the site are at about elevation 88 feet (project datum), which slope along the west and south site extents downward to about elevation 75 feet.

Based on the information provided, we understand development plans call for the construction of a one-story medical office building occupying a footprint of about 16,000 square feet. We anticipate the building will be wood-framed and supported by foundation walls and spread footing foundations and include on-grade floor slabs. We understand the building is proposed at a Finish Floor Elevation (FFE) of 87.75 feet. Based on the existing grading shown on the Plan, we understand tapered fills of about 1 to 2 feet will be required to achieve the proposed FFE. Details regarding proposed structural loading are unknown at this time. Additionally, we understand the remainder of the site will generally consist of paved access drives and parking areas.

Existing and proposed site features are shown on the “Exploration Location Plan” attached in Appendix B.

2.0 EXPLORATION AND TESTING

2.1 Explorations

Ten test borings (B-1 through B-10) were made at the site on May 11 and 12, 2026, by Seaboard Drilling, LLC working under subcontract to S. W. Cole Engineering, Inc. (S.W.COLE). The exploration locations were selected by WBRC, Inc. and established at accessible locations in the field by S.W.COLE using a mapping grade GPS unit. The approximate exploration locations are shown on the “Exploration Location Plan” attached in Appendix B. Logs of the explorations and a key to the notes and symbols used on the logs are attached in Appendix C. The elevations shown on the logs were estimated based on topographic information shown on the “Exploration Location Plan.”

2.2 Field Testing

The test borings were drilled using hollow stem augers. The soils were sampled at 2-to-5-foot intervals using a split spoon sampler and Standard Penetration Testing (SPT) methods. Pocket Penetrometer Tests (PPT) were performed where stiffer cohesive soils were encountered. SPT blow counts and PPT results are shown on the logs.

2.3 Laboratory Testing

Soil samples obtained from the explorations were returned to our laboratory for further classification and testing. Laboratory testing included two moisture contents, one gradation and one Atterberg Limits test. Moisture content and Atterberg Limits test results are noted on the logs. The gradation and Atterberg Limits test results are attached in Appendix D.

3.0 SUBSURFACE CONDITIONS

3.1 Soil and Bedrock

Below a surficial layer of topsoil, the explorations encountered a subsurface profile generally consisting of uncontrolled fill overlying glaciomarine soils. The principal strata encountered are summarized below.

Uncontrolled Fill: Underlying surficial topsoil, the test borings encountered uncontrolled fill generally consisting of loose to medium dense silt and sand with varying portions of clay, gravel, brick, possible ash, wood debris and organics. At test borings B-1 through B-7, the uncontrolled fills extended to depths of about 10 to 12 feet. Test borings B-8 through B-10, performed in proposed pavement areas, were terminated in the uncontrolled fill at depths of about 7 feet.

Glaciomarine Soils: Underlying the uncontrolled fill, test borings B-1 through B-7 encountered native glaciomarine soils generally consisting of hard to stiff clayey silt that generally transitioned to loose sand and silt with depth. The glaciomarine soils at test boring B-1 transitioned to medium dense to loose silty fine sand below a depth of about 45.5 feet. Test borings B-1 through B-7 were terminated in the glaciomarine soils at depths ranging from about 50 to 77 feet.

Not all the strata were encountered at each exploration; refer to the attached logs for more detailed subsurface information.

3.2 Groundwater

Free water was observed at test borings B-1, B-2 and B-3 at depths ranging from about 25 to 35 feet. The soils at test borings B-1, B-5 and B-7 were observed to be wet at depths of about 7 to 9 feet and likely indicative of perched water conditions. Groundwater likely

becomes perched on the relatively impervious silty uncontrolled fills and glaciomarine soils encountered at the test borings. Long-term groundwater information is not available. It should be anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, as well as changes in site use.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction does not appear feasible from a geotechnical standpoint without site improvement. The existing subsurface conditions, including areas with uncontrolled fills will present challenges. The principal geotechnical considerations include:

- The site has been previously filled and the proposed building area is underlain by uncontrolled fills to depths of about 10 to 12 feet and may extend deeper in areas not explored. Based on the existing subsurface conditions, the uncontrolled fills are not suitable for direct support of traditional spread footing foundations or on-grade slabs.
- Potential options for support of the proposed building include over-excavation and replacement of the uncontrolled fills or ground improvement methods.
- Existing sewer and drainage pipes will need to be relocated outside of the building footprint. Following termination, the existing pipes should be removed or filled with flowable fill.
- Subgrades across the site will consist of moisture sensitive glaciomarine soils. Earthwork and grading activities should occur during drier, non-freezing months of operate directly on the exposed native soils. Excavation of soil bearing surfaces should be completed with a smooth-edged bucket to lessen subgrade disturbance.
- Imported Granular Borrow, Structural Fill and Crushed Stone will be required for construction. The uncontrolled fills and native soils are unsuitable for reuse as fill in the building footprint but may be suitable for reuse in landscape areas.

4.2 Site and Subgrade Preparation

We recommend site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. We recommend as much vegetation as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

Building Footprint: As discussed, uncontrolled fills exist within the proposed building footprint to depths of about 10 to 12 feet and may extend deeper in areas not explored. The current conditions of the uncontrolled fills are unsuitable for conventional foundation support. Additionally, we understand existing sewer and drainage pipes bisect the site which will need to be relocated outside of the proposed building footprint. Following termination, we recommend the pipes be removed or filled with flowable fill below the building footprint.

We anticipate the proposed building could be founded on conventional spread footing foundations with on-grade floor slabs provided the uncontrolled fills are over-excavated and replaced with compacted granular fills or supported on ground improvement elements that extend into the underlying hard glaciomarine soils. Based on the expected depth of over-excavation or ground improvement and the project's location, deep foundations are not anticipated to be a cost-effective option.

Over-Excavate and Replace: Over-excavations would consist of removing existing uncontrolled fills from beneath the entire building footprint and backfilling with compacted Granular Borrow or Structural Fill. The extent of removal should extend 1 foot laterally outward from outside edge of perimeter footings for every 1 foot of excavation depth (1H:1V bearing splay). Based on the EMMP, we anticipate significant costs may be incurred if the uncontrolled fills are exported from the site, which should be further evaluated by an environmental consultant.

Ground Improvement: The proposed building foundations and on-grade slabs could derive support from ground improvement elements (rammed aggregate piers (RAPs)) extending into the hard glaciomarine soils. Ground improvement elements would be used below the proposed building footprint to provide support of conventional spread footing foundations and on-grade floor slabs. Based on the previous developments at the site, relic foundations and tanks may exist which would require pre-drilling.

We anticipate a 1-foot-thick bearing layer of Crushed Stone wrapped in a geotextile fabric would be constructed below footings to help distribute foundation loads to the ground improvement elements. We anticipate Structural Fill below on-grade slabs would be utilized to help distribute on-grade slab loads to the ground improvement elements. We recommend the uncontrolled fills below on-grade slab areas be densified prior to the placement of ground improvement elements.

Paved Areas: We recommend uncontrolled fills encountered beneath proposed paved areas be removed to a depth of at least 1 foot below pavement gravels and replaced with compacted Granular Borrow. We recommend the subgrade be densified by proof-rolling with at least 3 passes of a 10-ton vibratory roller compactor prior to placing Granular Borrow. Areas that become soft or continue to yield after proof-rolling should be removed and replaced with compacted Granular Borrow. If encountered, wood and organics should be completely removed and replaced.

Additionally, relic foundations may exist at the site. Relic foundations may cause differential movement and cracking of the new pavement section if foundations remain. We recommend relic foundations be removed below the proposed pavement areas, if encountered. If complete removal is not warranted from a cost perspective, relic foundations should be removed to a minimum of 3 feet below proposed finish grades in paved areas. Over-excavations for relic foundations should be backfilled with compacted Subbase materials or Granular Borrow.

4.3 Excavation and Dewatering

Excavation work will generally encounter topsoil, uncontrolled fills and glaciomarine soils. We anticipate soil excavation and handling will need to follow the requirements of the EMMP. Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier Spring, Summer and Fall seasons. Rubber tired construction equipment should not operate directly on the native soils. Final cuts to soil subgrades should be performed with a smooth-edged bucket to help minimize soil disturbance.

Controlling the water levels to at least 1 foot below planned excavation depths will help stabilize subgrades during construction. Excavations must be properly shored or sloped in accordance with OSHA Regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent utilities and paved

areas. The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

4.4 Foundations

As discussed, the current condition of the uncontrolled fills is unsuitable for support of the proposed building. However, the building may be supported on spread footings provided the uncontrolled fills are over-excavated from beneath the entire building footprint and backfilled with compacted Granular Borrow or Structural Fill. Alternatively, the building may be founded on ground improvement elements such as RAPs below footings and slabs. Discussion of potential options for support of the proposed building is provided below.

4.4.1 Over-Excavate and Replace

On-grade floor slabs and spread footing foundations appear feasible for the proposed building following removal of uncontrolled fills from the beneath the proposed footprint, and backfilling with compacted Granular Borrow or Structural Fill. Foundations in over-excavated areas may be founded on the compacted Granular Borrow or Structural Fill.

For spread footings supported on properly prepared subgrades as discussed herein, we recommend the following geotechnical parameters for foundation design consideration:

Geotechnical Parameters for Spread Footings and Foundation Walls	
Design Frost Depth	4.5 feet
Net Allowable Soil Bearing Pressure (Compacted Granular Borrow or Structural Fill)	3 ksf
Base Friction Factor	0.35
Total Unit Weight of Backfill	130 pcf (compacted Structural Fill)
At-Rest Lateral Earth Pressure Coefficient	0.5 (compacted Structural Fill)
Internal Friction Angle of Backfill	32° (compacted Structural Fill)
Total Post-Construction Settlement	1 inch or less
Differential Post-Construction Settlement	½ inch or less

4.4.2 Ground Improvement

On-grade floor slabs and spread footing foundation support of the proposed building appear feasible on ground improved by RAPs beneath footings and on-grade floor slabs. The ground improvement elements will need to extend through uncontrolled fills and into the hard glaciomarine soils. RAPs are designed and installed by a specialty design-build contractor. For this option, we anticipate the following geotechnical parameters.

Geotechnical Parameters for Spread Footings on Ground Improvement	
Net Allowable Soil Bearing Pressure	4 ksf (to be confirmed by installer)
Base Friction Factor	0.35
Total Post-Construction Settlement	1 inch or less
Differential Post-Construction Settlement	½ inch or less

Following installation of the ground improvement elements, we anticipate a bearing pad consisting of about 1 foot of Crushed Stone wrapped in a geotextile fabric would be used to help distribute the foundation loads. We recommend the specialty design-build contractor provide final foundation and slab subgrade preparation recommendations for the selected ground improvement option.

Ground Improvement Submittal & Load Testing: We recommend the contract documents require an engineered submittal to improve ground conditions to meet or exceed the required foundation support. The ground improvement submittal must include Quality Control and load testing procedures. The ground improvement submittal must be prepared and sealed by a Professional Engineer licensed in the State of Maine and endorsed by the Installer.

4.4.3 Seismic and Liquefaction Considerations

Based on the subsurface findings and recommendations provided herein, in accordance with IBC 2021, we interpret the site to correspond to Seismic Soil Site Class E.

Liquefaction is typically observed in saturated deposits of loose sands and non-plastic silts subjected to ground shaking most commonly from earthquakes. Considering all unsuitable soils are removed and replaced beneath foundations or ground improvement methods are utilized, it is our opinion that the risk of seismically induced liquefaction occurring at the site is low. Further, it is our opinion that the risk of seismically induced settlement occurring at the site is low.

4.5 Foundation Drainage

We recommend an underdrain system be installed on the outside edge of perimeter footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drainpipe bedded in Crushed Stone and wrapped in non-woven geotextile fabric, Mirafi 160N or equal. The underdrain pipe must have a positive gravity outlet protected from freezing, clogging and backflow. Surface grades should be sloped away from the building

for positive surface water drainage. A general foundation detail sketch is attached in Appendix B.

4.6 Slab-On-Grade

Provided ground improvement elements or over-excavation methods are utilized, on-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 140 pci (pounds per cubic inch) provided the slab is underlain by at least 12 inches (over-excavation) or 24 inches (ground improvements) of compacted Structural Fill placed over properly prepared subgrades. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function.

We recommend a sub-slab vapor retarder particularly if areas of the buildings will include the concrete slab covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.7 Entrance Slabs, Sidewalks and Exterior Slabs

Entrance slabs, sidewalks and exterior slabs must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs, sidewalks, and exterior slabs. This thickness of Structural Fill should extend the full width of the entrance slab, sidewalk and exterior slabs or outward at least 4.5 feet, whichever is greater, thereafter transitioning up to the bottom

of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are attached in Appendix B.

4.8 Fill, Backfill and Compaction

We recommend the following fill and backfill materials: recycled products must also be tested in accordance with applicable environmental regulations and approved by a qualified environmental consultant.

Common Borrow: Fill to raise grades in landscape areas should be non-organic compactable earth meeting the requirements of 2020 Maine Department of Transportation (MaineDOT) Standard Specification 703.18 Common Borrow.

Granular Borrow: Fill to raise grades in building areas, backfill for over-excavations, as well as to repair soft areas, should be sand or silty sand meeting the requirements of 2020 MaineDOT Standard Specification 703.19 Granular Borrow.

Structural Fill: Fill to raise grades in building areas, backfill for over-excavations and foundations and slab base material should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

Structural Fill	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 6

Crushed Stone: Crushed Stone, used for load distribution pads and below foundations, as needed, and underdrain aggregate should be washed ¾-inch crushed stone meeting the requirements of 2020 MaineDOT Standard Specification 703.13 Crushed Stone ¾-Inch.

Reuse of Site Soils: The uncontrolled fills and native soils are unsuitable for reuse as fill in the building footprint but may be suitable for reuse in landscape areas, provided they are at a compactable moisture content at the time of reuse. If reused, we recommend

the uncontrolled fills and native soils be moisture conditioned to within 3 percent of the optimum moisture content, as determined by ASTM D-1557.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading, fill and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

4.9 Weather Considerations

Construction activity should be limited during wet and freezing weather, and the site soils may require drying or thawing before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.10 Design Review and Construction Testing

We recommend S.W.COLE be retained to review the construction documents prior to bidding and the ground improvement prior to construction to determine that our earthwork and foundation recommendations have been properly interpreted and implemented.

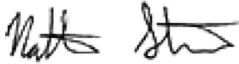
A construction material testing, and quality assurance program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to observe earthwork activities, including over-excavations and ground improvement installation, and the preparation of foundation bearing surfaces, as well as provide testing and IBC Special Inspection services for soils, concrete, and asphalt construction materials.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.



Nathan D. Strout, P.E.
Senior Geotechnical Engineer

NDS:rec



APPENDIX A

Limitations

This report has been prepared for the exclusive use of WBRC, Inc. for specific application to the proposed Medical Office Building at 75 Key Street in Eastport, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

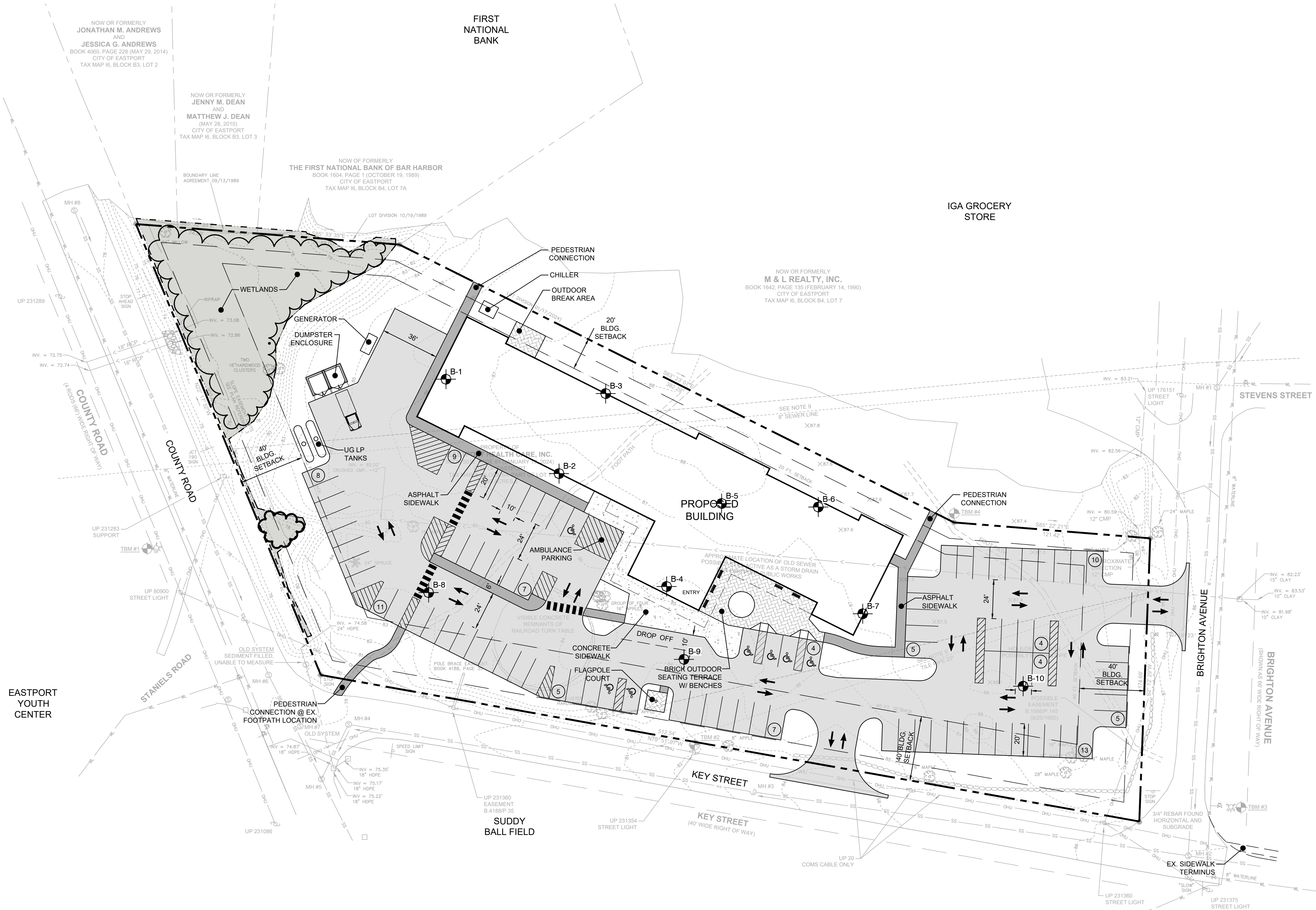
Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

APPENDIX B

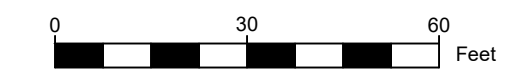
Figures



LEGEND:

APPROXIMATE BORING LOCATION

- NOTES:**
1. EXPLORATION LOCATION PLAN WAS COMPILED FROM A 1"=30' SCALE PLAN OF THE SITE TITLED "BOUNDARY SURVEY PLAN," PREPARED BY HALEY WARD, DATED 11/05/2024 OVERLAIN WITH PROPOSED CONDITIONS PROVIDED BY WBRC.
 2. THE BORING LOCATIONS WERE SELECTED BY WBRC AND ESTABLISHED IN THE FIELD BY SURVEY BY S. W. COLE ENGINEERING, INC. USING A MAPPING GRADE GPS RECEIVER.
 3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
 4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.



S.W. COLE ENGINEERING, INC.

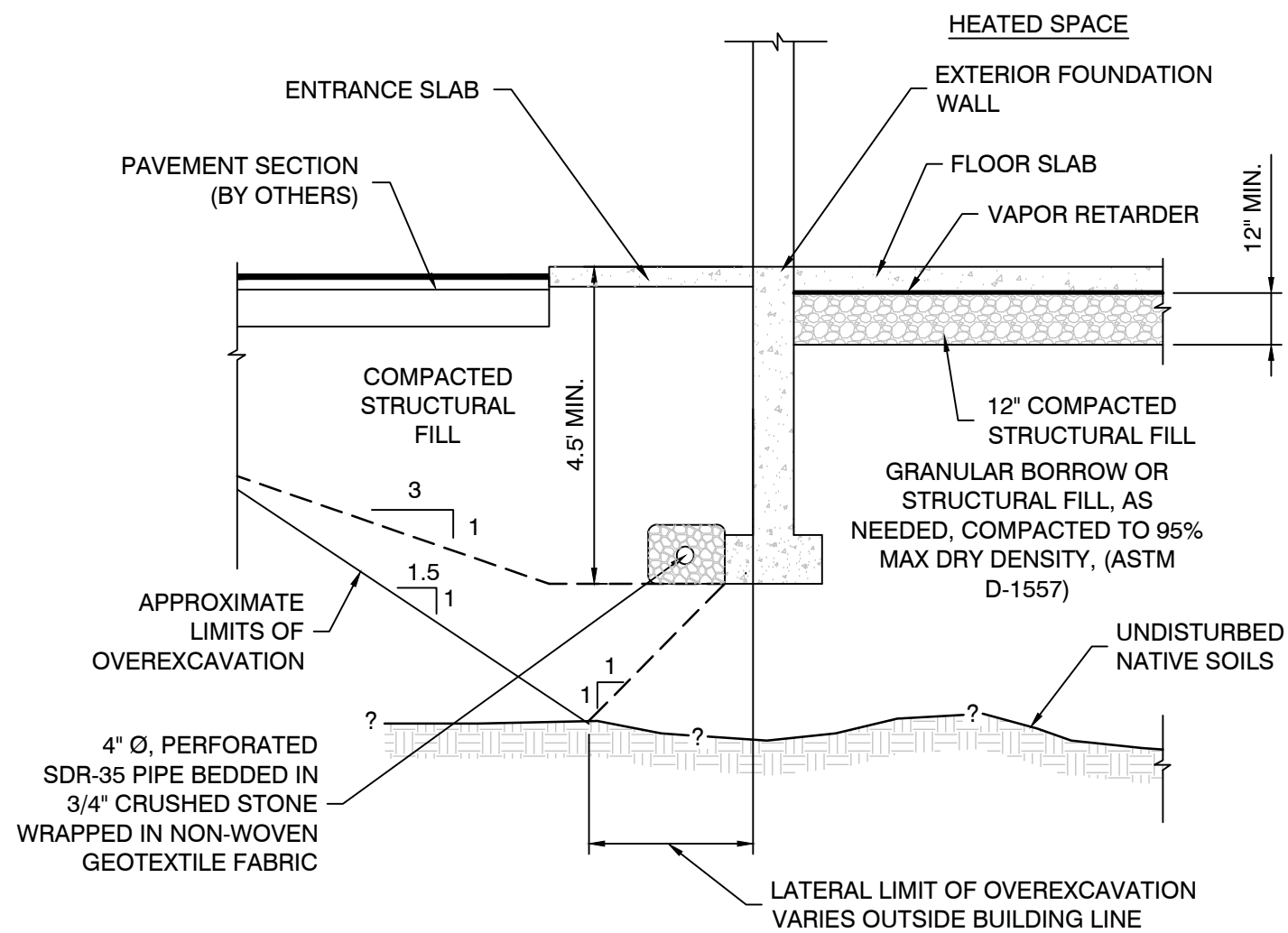
WBRC, INC.

EXPLORATION LOCATION PLAN

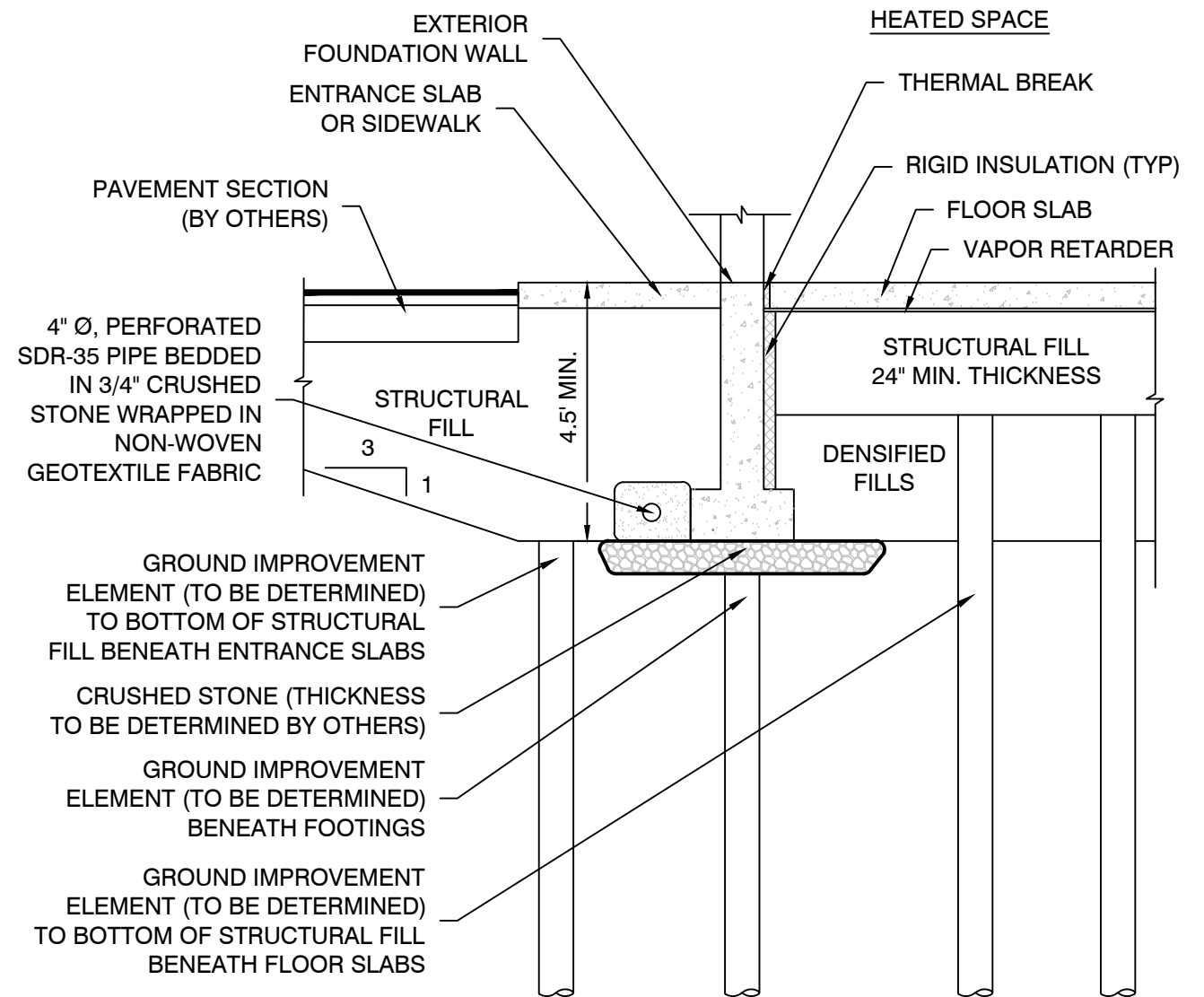
PROPOSED MEDICAL OFFICE BUILDING
75 KEY STREET
EASTPORT, MAINE

Job No.: 24-1466 Scale: 1" = 30'
Date: 05/27/2026 Sheet: 1

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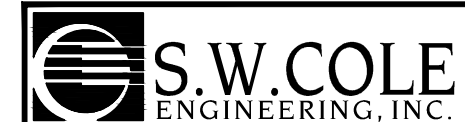
**FOUNDATIONS BEARING ON COMPACTED FILL
OVER-EXCAVATION OPTION**



GROUND IMPROVEMENT OPTION

NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.



WBRC, INC.

FOUNDATION DETAIL SKETCH

PROPOSED MEDICAL OFFICE BUILDING
75 KEY STREET
EASTPORT, MAINE

Job No.:	24-1466	Scale:	Not to Scale
Date :	05/27/2026	Sheet:	2

APPENDIX C

Exploration Logs and Key



BORING LOG

BORING NO.: B-1
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/11/2026
DATE FINISH: 5/11/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 86' +/- **TOTAL DEPTH (FT):** 50.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30

WATER LEVEL DEPTHS (ft): ∇ 25 ft Soils wet from 7 to 9 feet +/- (probable perched water). Free water observed at 25 feet +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level ∇ At time of Drilling
 ∇ At Completion of Drilling
 ∇ After Drilling
 D = Split Spoon Sample
 U = Thin Walled Tube Sample
 R = Rock Core Sample
 V = Field Vane Shear
 Pen. = Penetration Length
 Rec. = Recovery Length
 bpf = Blows per Foot
 mpf = Minute per Foot
 WOR = Weight of Rods
 WOH = Weight of Hammer
 RQD = Rock Quality Designation
 PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft.
 q_u = Unconfined Compressive Strength, kips/sq.ft.
 Ø = Friction Angle (Estimated)
 N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks		
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD					Field / Lab Test Data	
85			1D	X	0-2	24/8	3-5-6-11			0.1	Topsoil		
			2D	X	2-4	24/6	10-10-8-6			3.5	Medium dense, brown SAND and SILT, some gravel with wood debris (Fill)		
	5		3D	X	5-7	24/10	4-2-2-2	ID 34884B w = 9.2 %			Loose, brown SAND, some silt, some gravel (Fill)		
			4D	X	7-9	24/12	2-2-2-3						
	10		5D	X	10-12	24/12	2-1-3-3			11.0	Hard to stiff, gray clayey SILT		
	15		6D	X	15-17	24/20	6-9-11-13						
	20		7D	X	20-22	24/24	3-2-3-2						
	25		8D	X	25-27	24/24	1-2-1-2						
	30												
	35												
	40												
	45												
	45												
	40												
	50												
											... advanced by hydraulic push rod probe from 27 to 50 feet+/-		
											Probable SAND and SILT		
											Bottom of Exploration at 50.0 feet		

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-1



BORING LOG

BORING NO.: B-2
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/11/2026
DATE FINISH: 5/11/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 86' +/- **TOTAL DEPTH (FT):** 50.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ∇ 25 ft Free water observed at 25 feet +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level ∇ At time of Drilling
 ∇ At Completion of Drilling
 ∇ After Drilling
 D = Split Spoon Sample
 U = Thin Walled Tube Sample
 R = Rock Core Sample
 V = Field Vane Shear
 Pen. = Penetration Length
 Rec. = Recovery Length
 bpf = Blows per Foot
 mpf = Minute per Foot
 WOR = Weight of Rods
 WOH = Weight of Hammer
 RQD = Rock Quality Designation
 PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft.
 q_u = Unconfined Compressive Strength, kips/sq.ft.
 Ø = Friction Angle (Estimated)
 N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
85	5		1D	X	0-2	24/10	4-5-3-5		0.3	Topsoil	
			2D	X	2-4	24/12	7-5-4-4		3.0	Loose, brown SAND and SILT, trace gravel (Fill)	
			3D	X	5-7	24/16	2-2-2-2		4.0	Loose, brown silty SAND (Fill)	
			4D	X	7-9	24/14	2-2-2-1			Loose, brown clayey SILT, with occasional sand layers; underlain with geotextile fabric (Fill)	
			5D	X	10-12	24/16	2-1-3-4			... with trace organics	
			6D	X	12-14	24/14	3-6-10-16	q _p =9+ ksf	11.0	Hard to stiff, brown clayey SILT	
			7D	X	15-17	24/20	7-11-14-17	q _p =9+ ksf			
			8D	X	20-22	24/16	4-5-4-6	q _p =4 ksf		... with some fine sand	
			9D	X	25-27	24/24	2-2-2-3	q _p =2 ksf			
	25								∇		
	30									... advanced by hydraulic push rod probe from 27 to 50 feet	
	35									35.0	Probable SAND and SILT
	40										
	45										
	45										
	50										

Bottom of Exploration at 50.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-2

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26



BORING LOG

BORING NO.: B-3
SHEET: 1 of 2
PROJECT NO.: 24-1466
DATE START: 5/11/2026
DATE FINISH: 5/11/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 88' +/- **TOTAL DEPTH (FT):** 77.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ∇ 35 ft Free water observed at 35 feet +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level ∇ At time of Drilling
 ∇ At Completion of Drilling
 ∇ After Drilling
 D = Split Spoon Sample
 U = Thin Walled Tube Sample
 R = Rock Core Sample
 V = Field Vane Shear
 Pen. = Penetration Length
 Rec. = Recovery Length
 bpf = Blows per Foot
 mpf = Minute per Foot
 WOR = Weight of Rods
 WOH = Weight of Hammer
 RQD = Rock Quality Designation
 PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft.
 q_u = Unconfined Compressive Strength, kips/sq.ft.
 Ø = Friction Angle (Estimated)
 N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
			1D	X	0-2	24/10	4-5-5-4		0.3	Topsoil	
			2D	X	2-4	24/12	3-2-1-4		3.5	Loose, brown-black gravelly SAND and SILT with wood debris (Fill)	
	5		3D	X	5-7	24/16	4-5-4-3		5.0	Loose, black gravelly silty SAND (Fill)	
			4D	X	7-9	24/18	3-2-2-3		7.0	Loose, brown silty fine SAND (Fill)	
	10		5D	X	10-12	24/16	2-1-2-2		10.0	Loose, brown SILT and SAND, some gravel, trace organics (Fill)	
									12.0	Loose, gray clayey SILT, some organics (Fill)	
	15		6D	X	15-17	24/18	4-7-9-11	q _p =7 ksf		Hard, brown clayey SILT, with occasional sand seams	
	20		7D	X	20-22	24/22	4-5-7-7	q _p =3 ksf ID 34885B w =22.3 % W _L =33 W _p =18	20.0	Stiff, gray clayey SILT	
	25		8D	X	25-27	24/24	2-2-2-2	q _p =2 ksf ID 34886B w =23.5 %		... with occasional sand seams	
	30		9D	X	30-32	24/24	2-2-2-3	q _p =2 ksf ID 34887B w =26.9 %			
	35		10D	X	35-37	24/18	1-1-2-4		35.0	Loose, gray SAND and SILT	∇
	40		11D	X	40-42	24/24	2-2-2-2				
	45		12D	X	45-47	24/24	2-5-6-12		45.5	Medium dense to loose, gray silty fine SAND	
	50		13D	X	50-52	24/20	3-5-3-5				

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

(Continued Next Page)

BORING NO.: B-3



BORING LOG

CLIENT: WBRC, Inc.
 PROJECT: Proposed Medical Office Building
 LOCATION: 75 Key Street, Eastport, Maine

BORING NO.: B-3
 SHEET: 2 of 2
 PROJECT NO.: 24-1466
 DATE START: 5/11/2026
 DATE FINISH: 5/11/2026

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
35											
	55		14D	⊗	55-57	24/24	1-2-5-5				
	30										
	60		15D	⊗	60-62	24/24	4-4-5-6				
	25										
	65		16D	⊗	65-67	24/20	WOH-1-2- WOH				
	20										
	70		17D	⊗	70-72	24/22	2-2-3-5				
	15										
	75		18D	⊗	75-77	24/24	2-2-4-5				

... with occasional silt seams

Bottom of Exploration at 77.0 feet

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-3**



BORING LOG

BORING NO.: B-4
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/12/2026
DATE FINISH: 5/12/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 86' +/- **TOTAL DEPTH (FT):** 50.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A / N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No free water observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level: ▽ At time of Drilling, ▽ At Completion of Drilling, ▽ After Drilling
 D = Split Spoon Sample, U = Thin Walled Tube Sample, R = Rock Core Sample, V = Field Vane Shear
 Pen. = Penetration Length, Rec. = Recovery Length, bpf = Blows per Foot, mpf = Minute per Foot
 WOR = Weight of Rods, WOH = Weight of Hammer, RQD = Rock Quality Designation, PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft., q_u = Unconfined Compressive Strength, kips/sq.ft., Ø = Friction Angle (Estimated), N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
85			1D	⊗	0-2	24/8	2-5-6-7		0.3	Topsoil	
			2D	⊗	2-4	24/12	5-7-7-3		2.0	Medium dense, brown silty gravelly SAND (Fill)	
									2.3	Medium dense, black silty SAND (Possible Ash - Fill)	
	5		3D	⊗	5-7	24/14	3-4-3-3		5.0	Loose, brown silty SAND (Fill)	
			4D	⊗	7-9	24/12	3-2-2-1			Loose, gray and brown sandy silty CLAY (Fill)	
	10		5D	⊗	10-12	24/16	2-2-3-4				
			6D	⊗	12-14	24/24	8-9-11-16	q _p =9+ ksf	11.0	Loose, gray clayey SILT, with some organics (Fill)	
									12.0	Hard, brown clayey SILT	
	15		7D	⊗	15-17	24/18	6-8-12-15	q _p =7 ksf			
	20		8D	⊗	20-22	24/20	4-4-6-6	q _p =4 ksf	20.0	Very stiff to stiff, gray clayey SILT with occasional sand seams	
	25		9D	⊗	25-27	24/20	2-2-2-3				
	30									... advanced by hydraulic push rod probe from 27 to 50 feet	
	35										
	40										
	45										
	45										
	40										
	50										

Bottom of Exploration at 50.0 feet

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-4



BORING LOG

BORING NO.: B-5
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/12/2026
DATE FINISH: 5/12/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 88' +/- **TOTAL DEPTH (FT):** 50.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): Soils wet from 7 to 9 feet +/- (probable perched water)

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
 ▽ At time of Drilling
 ▼ At Completion of Drilling
 ▾ After Drilling
 D = Split Spoon Sample
 U = Thin Walled Tube Sample
 R = Rock Core Sample
 V = Field Vane Shear
 Pen. = Penetration Length
 Rec. = Recovery Length
 bpf = Blows per Foot
 mpf = Minute per Foot
 WOR = Weight of Rods
 WOH = Weight of Hammer
 RQD = Rock Quality Designation
 PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft.
 q_u = Unconfined Compressive Strength, kips/sq.ft.
 Ø = Friction Angle (Estimated)
 N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
			1D	⊗	0-2	24/18	5-12-13-7		0.3	Topsoil	
			2D	⊗	2-4	24/10	9-6-4-5		2.0	Medium dense, brown gravelly silty SAND with brick debris (Fill)	
	5		3D	⊗	5-7	24/14	5-3-2-3		5.0	Medium dense, brown and black silty SAND, trace gravel (Fill)	
	8		4D	⊗	7-9	24/12	2-2-2-3			Loose, brown sandy clayey SILT (Fill)	
	10		5D	⊗	10-12	24/16	3-4-4-5	q _p =5 ksf	10.0	Hard to very stiff, brown clayey SILT	
	15		6D	⊗	15-17	24/18	6-8-14-16	q _p =9+ ksf			
	20		7D	⊗	20-22	24/20	4-5-7-9	q _p =6-7 ksf			
	25		8D	⊗	25-27	24/24	2-2-2-4	q _p =4-5 ksf			
	30										
	35										
	40										
	45										
	45										
	40										
	50										

Bottom of Exploration at 50.0 feet

... advanced by hydraulic push rod probe from 27 to 50 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-5

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26



BORING LOG

BORING NO.: <u>B-6</u>
SHEET: <u>1 of 1</u>
PROJECT NO.: <u>24-1466</u>
DATE START: <u>5/12/2026</u>
DATE FINISH: <u>5/12/2026</u>

CLIENT: <u>WBRC, Inc.</u>
PROJECT: <u>Proposed Medical Office Building</u>
LOCATION: <u>75 Key Street, Eastport, Maine</u>

Drilling Information

LOCATION: <u>See Exploration Location Plan</u>	ELEVATION (FT): <u>88' +/-</u>	TOTAL DEPTH (FT): <u>50.0</u>	LOGGED BY: <u>Alex Carroll</u>
DRILLING CO.: <u>Seaboard Drilling, LLC</u>	DRILLER: <u>Ryan Hackett</u>	DRILLING METHOD: <u>Hollow Stem Auger</u>	
RIG TYPE: <u>Track Mounted Diedrich D-50</u>	AUGER ID/OD: <u>2 1/4 in / 5 5/8 in</u>	SAMPLER: <u>Standard Split-Spoon</u>	
HAMMER TYPE: <u>Automatic</u>	HAMMER WEIGHT (lbs): <u>140</u>	CASING ID/OD: <u>N/A /N/A</u>	CORE BARREL: <u>N/A</u>
HAMMER CORRECTION FACTOR: <u>1.011</u>	HAMMER DROP (inch): <u>30</u>		
WATER LEVEL DEPTHS (ft): <u>No free water observed</u>			

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:	Water Level ▽ At time of Drilling ▼ At Completion of Drilling ▾ After Drilling	D = Split Spoon Sample U = Thin Walled Tube Sample R = Rock Core Sample V = Field Vane Shear	Pen. = Penetration Length Rec. = Recovery Length bpf = Blows per Foot mpf = Minute per Foot	WOR = Weight of Rods WOH = Weight of Hammer RQD = Rock Quality Designation PID = Photoionization Detector	S _v = Field Vane Shear Strength, kips/sq.ft. q _u = Unconfined Compressive Strength, kips/sq.ft. Ø = Friction Angle (Estimated) N/A = Not Applicable
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Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks	
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD					Field / Lab Test Data
			1D	⊗	0-2	24/0	4-3-9-7		0.4	Topsoil		
85	5		2D	⊗	2-4	24/8	8-6-7-4		8.5	Medium dense to loose, brown silty SAND with frequent layers of silt (Fill)		
			3D	⊗	5-7	24/16	2-2-2-2					
80			4D	⊗	7-9	24/18	2-2-2-1					
	10		5D	⊗	10-12	24/18	3-3-4-5					
75									11.0	Loose, gray clayey SILT, some organics (Fill)		
	15		6D	⊗	15-17	24/18	5-7-9-11				Hard to stiff, brown clayey SILT	
70							q _p =9+ ksf					
	20		7D	⊗	20-22	24/20	3-4-5-7			 becoming gray	
65												
	25		8D	⊗	25-27	24/12	2-1-2-3		 with occasional sand layers		
60												
	30								28.6	Probable SAND and SILT		
55												
	35											
50												
	40											
	45											
	45											
	40											
	50											

Bottom of Exploration at 50.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-6

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26



BORING LOG

BORING NO.: B-7
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/12/2026
DATE FINISH: 5/12/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 87' +/- **TOTAL DEPTH (FT):** 50.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): Soils wet from 7 to 9 feet +/- (probable perched water)

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level: ▽ At time of Drilling, ▽ At Completion of Drilling, ▽ After Drilling
 D = Split Spoon Sample, U = Thin Walled Tube Sample, R = Rock Core Sample, V = Field Vane Shear
 Pen. = Penetration Length, Rec. = Recovery Length, bpf = Blows per Foot, mpf = Minute per Foot
 WOR = Weight of Rods, WOH = Weight of Hammer, RQD = Rock Quality Designation, PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft., q_u = Unconfined Compressive Strength, kips/sq.ft., Ø = Friction Angle (Estimated), N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
85			1D	⊗	0-2	24/10	6-8-10-10		0.2	Topsoil	
			2D	⊗	2-4	24/16	6-8-7-6		1.0	Medium dense, brown SILT and SAND, some gravel (Fill)	
	5		3D	⊗	5-7	24/12	2-2-2-1			Medium dense to loose, brown silty SAND with occasional silt seams (Fill)	
80			4D	⊗	7-9	24/16	2-1-1-1				
	10		5D	⊗	10-12	24/14	3-2-3-3		10.0	Loose, gray clayey SILT, some organics (Fill)	
75			6D	⊗	12-14	24/18	8-10-15-18	q _p =9+ ksf	12.0	Hard to stiff, brown clayey SILT	
	15		7D	⊗	15-17	24/20	6-9-12-17	q _p =8 ksf			
70											
	20		8D	⊗	20-22	24/24	3-5-5-6	q _p =4 ksf		... becoming gray	
65											
	25		9D	⊗	25-27	24/18	1-2-1-2	q _p =2 ksf		... with occasional sand seams	
60											
	30									... advanced by hydraulic push rod probe from 27 to 50 feet	
55											
	35								32.6	Probable SAND and SILT	
50											

Bottom of Exploration at 50.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-7

BORING / WELL 10-12-2022 24-1466.GPJ SWCE TEMPLATE.GDT 5/29/26



BORING LOG

BORING NO.: B-8
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/11/2026
DATE FINISH: 5/11/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 84' +/- **TOTAL DEPTH (FT):** 7.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No free water observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level
 At time of Drilling
 At Completion of Drilling
 After Drilling
D = Split Spoon Sample U = Thin Walled Tube Sample
R = Rock Core Sample V = Field Vane Shear
Pen. = Penetration Length Rec. = Recovery Length
bpf = Blows per Foot mpf = Minute per Foot
WOR = Weight of Rods WOH = Weight of Hammer
RQD = Rock Quality Designation PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
80	5		1D	X	0-2	24/8	2-3-2-3				
			2D	X	2-4	24/10	3-2-2-2				
			3D	X	5-7	24/12	1-2-3-1				

Bottom of Exploration at 7.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-8



BORING LOG

BORING NO.: B-9
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/11/2026
DATE FINISH: 5/11/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 84' +/- **TOTAL DEPTH (FT):** 7.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No free water observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
 ▽ At time of Drilling D = Split Spoon Sample Pen. = Penetration Length WOR = Weight of Rods S_v = Field Vane Shear Strength, kips/sq.ft.
 ▽ At Completion of Drilling U = Thin Walled Tube Sample Rec. = Recovery Length WOH = Weight of Hammer q_u = Unconfined Compressive Strength, kips/sq.ft.
 ▽ After Drilling R = Rock Core Sample bpf = Blows per Foot RQD = Rock Quality Designation Ø = Friction Angle (Estimated)
 V = Field Vane Shear mpf = Minute per Foot PID = Photoionization Detector N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
80	5		1D	⊗	0-2	24/14	2-2-1-2		0.2	Topsoil	
			2D	⊗	2-4	24/18	2-3-5-4		2.0	Loose, brown silty SAND, some gravel (Fill)	
			3D	⊗	5-7	24/12	1-1-2-1			Loose, brown fine sandy SILT, trace gravel (Fill) ... with trace organics	

Bottom of Exploration at 7.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-9



BORING LOG

BORING NO.: B-10
SHEET: 1 of 1
PROJECT NO.: 24-1466
DATE START: 5/11/2026
DATE FINISH: 5/11/2026

CLIENT: WBRC, Inc.
PROJECT: Proposed Medical Office Building
LOCATION: 75 Key Street, Eastport, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 88' +/- **TOTAL DEPTH (FT):** 7.0 **LOGGED BY:** Alex Carroll
DRILLING CO.: Seaboard Drilling, LLC **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.011 **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No free water observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
 Water Level
 ▽ At time of Drilling
 ▼ At Completion of Drilling
 ▾ After Drilling
 D = Split Spoon Sample
 U = Thin Walled Tube Sample
 R = Rock Core Sample
 V = Field Vane Shear
 Pen. = Penetration Length
 Rec. = Recovery Length
 bpf = Blows per Foot
 mpf = Minute per Foot
 WOR = Weight of Rods
 WOH = Weight of Hammer
 RQD = Rock Quality Designation
 PID = Photoionization Detector
 S_v = Field Vane Shear Strength, kips/sq.ft.
 q_u = Unconfined Compressive Strength, kips/sq.ft.
 Ø = Friction Angle (Estimated)
 N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
85	5		1D	⊗	0-2	24/14	5-14-25-11		0.2		
			2D	⊗	2-4	24/8	9-10-10-8		2.0		
			3D	⊗	5-7	24/12	3-3-2-2				

Bottom of Exploration at 7.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-10

KEY TO THE NOTES & SYMBOLS

Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
“Y”	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16” thickness
Seam:	1/16” to 1/2” thickness
Layer:	1/2” to 12” thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

APPENDIX D

Laboratory Test Results

Project Name: Eastport ME - Proposed Medical Office Building - Explorations and Geotechnical Engineering Services
Client: WBRC, Inc.
Material Source: B-1, 3D, 5'-7'

Project #: 24-1466
Lab ID: 34884B
Date Received: 5/19/2026
Date Completed: 5/20/2026
Tested By: Alex Carroll

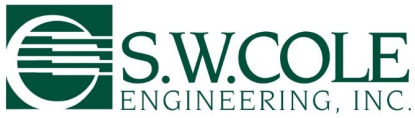
Standard Designation (mm/μm)	Sieve Size	Amount Passing (%)	
19 mm	3/4"	100%	
12.5 mm	1/2"	95%	
6.3 mm	1/4"	91%	
4.75 mm	No. 4	89%	11% Gravel
2 mm	No. 10	82%	
850 μm	No. 20	67%	
425 μm	No. 40	48%	79.1% Sand
250 μm	No. 60	29%	
150 μm	No. 100	16%	
75 μm	No. 200	9.9%	9.9% Fines



Remarks:

Nate Strout

Reviewed By



Report of Liquid Limit, Plastic Limit, and Plasticity Index of Soils

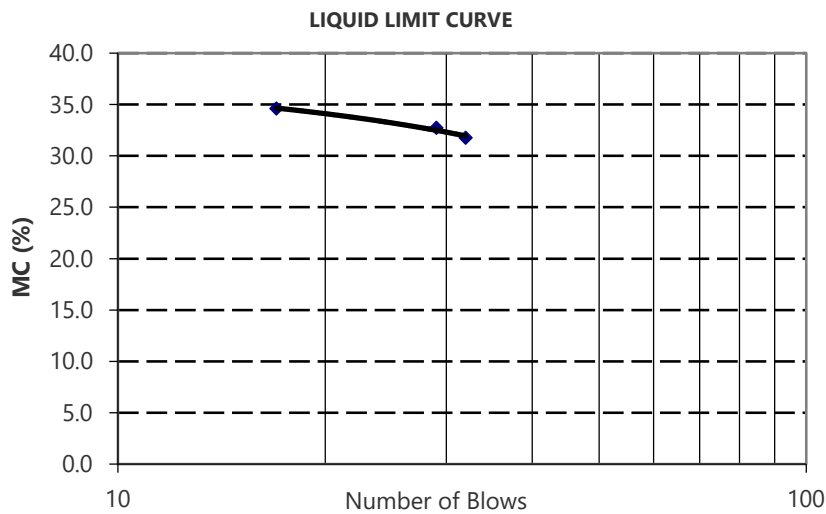
ASTM D4318/AASHTO T89, T90

Project Name:	Eastport ME - Proposed Medical Office Building - Explorations and Geotechnical Engineering Services	Project #:	24-1466
Client:	WBRC, Inc.	Lab ID:	34885B
Sample Description:	Test Boring Sample	Date Received:	5/19/2026
Material Source:	B-3, 7D, 20'-22'	Date Completed:	5/20/2026
		Tested By:	Alex Carroll

Liquid Limit **33**

Plastic Limit **18**

Plasticity Index **15**



Material Retained On the No. 40 Sieve: 1%

As-received Moisture Content: 22%

Comments:

Nate Strout

Reviewed By