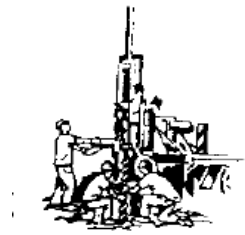


GEO-ETKA, INC.

Established 1965

**Soil Engineering and Geology
Material Testing and Inspections**



1801 East Heim Avenue, Suite 202, Orange, California 92865 • Phone (714) 771-6911 • Email: geoetka@aol.com

October 13, 2022

Updated December 20, 2022

Balbas Construction, Inc.
3189 Airway Avenue, Unit D
Costa Mesa, California 92626

Attention: Mr. Job Balbas:

Subject: Soil Sample Test Results for Total Petroleum Hydrocarbons
(gasoline and diesel range) and Lead
Geo-Etka, Inc. Project No.: FP-11936-22

Project: Proposed Fitness Mania,
2895 South Main Street, Corona, California.

Reference: Geo-Etka, Inc., "Preliminary Soil Investigation Report, Proposed
Fitness Mania, 2895 South Main Street, Corona, California."
Project Number: FP-11936-22, Report Dated December 20, 2022.

Dear Mr. Balbas,

As requested, this report was prepared in response to the Phase I ESA recommendations to determine if the former aboveground storage tank contained petroleum hydrocarbons (gasoline or diesel). As directed two soil samples were collected on September 29, 2022 from the upper 12 to 18 inches from the previously located above ground tank at the subject site (see Plate 1 for sample locations). According to the provided Site Plan prepared by Knitter Partners International, Inc. (Sheet A-0.01, December 1, 2022), the site is proposed for a two-story, gymnasium building for Fitness Mania. The previous location of the tank was pointed out to our field technicians by the owner's representative. The samples were placed in glass containers, sealed, labeled, and stored in an ice-cooled chest. The samples

were transported to E.S.B Environmental Laboratories in Riverside, California, a CalEPA/DHS certified Hazardous Waste Testing Laboratory. Chain of custody document is included rear of test results. The testing was conducted in general accordance of EPA 8015 series and EPA SW846. The test results are attached and summarized below

Sample	Test Method	Results (mg/kg)	Reportable Detection Limit (mg/kg)	PRG or Soil Screening Level (mg/kg)
E-5 TPHdiesel (C10-28)	EPA 8015	57	20	1000
E-5 TPHdiesel (C29-C44)	EPA 8015	120	20	10000
E-5 TPHgas	EPA 8015	ND	5	1000
E-5 lead	EPA SW846	11	2	150/800*

*PRG-residential/PRG-commercial industrial

PRG: Preliminary Remediation Goal

Sample	Test Method	Results (mg/kg)	Reportable Detection Limit (mg/kg)	PRG or Soil Screening Level (mg/kg)
E-6 TPHdiesel (C10-28)	EPA 8015	25	20	1000
E-6 TPHdiesel (C29-C44)	EPA 8015	83	20	10000
E-6 TPHgas	EPA 8015	ND	5	1000
E-6 lead	EPA SW846	17	2	150/800*

*PRG-residential/PRG-commercial industrial

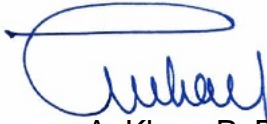
PRG: Preliminary Remediation Goal

The above test results show that detected concentration were well below the action levels promulgated by EPA. The levels of these substances in onsite surficial soils are considered within acceptable risk range when compared to available information from EPA. Nevertheless, we recommend placing existing surficial soils (upper 12 inches) in bottom of deeper fill areas during grading.

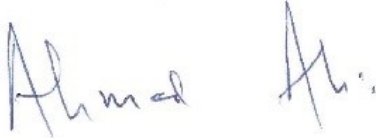
Our findings, and conclusions are normally limited to the samples collected and the area immediately surrounded each sample collection point. The work was performed in accordance with professional practices and standards currently accepted in the industry at the time our work was completed. No other warranty is either expressed or implied.

Questions, if any, regarding this report should be directed to our office.

Respectfully submitted,
GEO-ETKA, INC.



Ghayas A. Khan, P. E.
Civil Engineer, C-038344
Expires 3-31-23



Ahmed Ali, President
MS, REA

Attachment Laboratory Test Results
Plate 1, Sample Location Map

EXPLORATORY BOREHOLE LOCATION MAP
PRELIMINARY SOIL INVESTIGATION REPORT
2895 S. MAIN STREET
CORONA, CALIFORNIA

PREPARED BY:	DATE:
GEOETKA, INC.	DECEMBER 2022
	DRAWN BY:
	AM
	CHECKED BY:
	HMN
	PROJECT NO.:
	FP-11936-22
	SCALE:
	1" = 20' (11/10/22)

PLATE
1

LEGEND:
E-6 ● ENVIRONMENTAL BULK SAMPLE
ALL LOCATIONS ARE APPROXIMATE





BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
Contact: Ahmed Ali
Address:

Analytical Report: Page 1 of 8
Project Name: No Project
Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C2I3488
Received on Ice (Y/N): Yes Temp: 9 °C

Attached is the analytical report for the sample(s) received for your project. Below is a list of the individual sample descriptions with the corresponding laboratory number(s). Also, enclosed is a copy of the Chain of Custody document (if received with your sample(s)). Please note any unused portion of the sample(s) may be responsibly discarded after 30 days from the above report date, unless you have requested otherwise.

Thank you for the opportunity to serve your analytical needs. If you have any questions or concerns regarding this report please contact our client service department.

Sample Identification

<u>Lab Sample #</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Sampled</u>	<u>By</u>	<u>Date Submitted</u>	<u>By</u>
C2I3488-01	E-5	Solid	09/29/22 9:23	Haytham Nabilsi	09/29/22 11:07	Serene Nabilsi
C2I3488-02	E-6	Solid	09/29/22 9:38	Haytham Nabilsi	09/29/22 11:07	Serene Nabilsi



BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
 Contact: Ahmed Ali
 Address:

Analytical Report: Page 2 of 8
 Project Name: No Project
 Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C213488
 Received on Ice (Y/N): Yes Temp: 9 °C

Laboratory Reference Number

C213488-01

<u>Sample Description</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>	<u>Received Date/Time</u>
E-5	Solid	09/29/22 09:23	09/29/22 11:07

<u>Analyte(s)</u>	<u>Result</u>	<u>RDL</u>	<u>Units</u>	<u>Method</u>	<u>Analysis Date</u>	<u>Analyst</u>	<u>Flag</u>
Metals and Metalloids; EPA SW846 Series							
Lead	11	2.0	mg/kg	EPA 6020	10/07/22 10:40	TJK	
Diesel Range Organics by EPA 8015							
DRO (C10-C28)	57	20	mg/kg	EPA 8015B	10/11/22 13:42	NAA	NHCno
ORO (C29-C44)	120	20	mg/kg	EPA 8015B	10/11/22 13:42	NAA	
Surrogate: o-Terphenyl	79%	10-142		EPA 8015B	10/11/22 13:42	NAA	
Surrogate: n-Triacontane	118%	10-118		EPA 8015B	10/11/22 13:42	NAA	
Gasoline Range Organics by EPA 8015							
Gasoline Range Organics	ND	5.0	mg/kg	EPA 8015B	10/06/22 19:42	JES	
Surrogate: a,a,a-Trifluorotoluene	84%	70-121		EPA 8015B	10/06/22 19:42	JES	



BABCOCK Laboratories, Inc.

The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
Contact: Ahmed Ali
Address:

Analytical Report: Page 3 of 8
Project Name: No Project
Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C213488
Received on Ice (Y/N): Yes Temp: 9 °C

Laboratory Reference Number

C213488-02

<u>Sample Description</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>	<u>Received Date/Time</u>
E-6	Solid	09/29/22 09:38	09/29/22 11:07

<u>Analyte(s)</u>	<u>Result</u>	<u>RDL</u>	<u>Units</u>	<u>Method</u>	<u>Analysis Date</u>	<u>Analyst</u>	<u>Flag</u>
Metals and Metalloids; EPA SW846 Series							
Lead	17	2.0	mg/kg	EPA 6020	10/07/22 10:42	TJK	
Diesel Range Organics by EPA 8015							
DRO (C10-C28)	25	10	mg/kg	EPA 8015B	10/10/22 21:18	NAA	NHCno
ORO (C29-C44)	83	10	mg/kg	EPA 8015B	10/10/22 21:18	NAA	
Surrogate: o-Terphenyl	89%	10-142		EPA 8015B	10/10/22 21:18	NAA	
Surrogate: n-Triacontane	110%	10-118		EPA 8015B	10/10/22 21:18	NAA	
Gasoline Range Organics by EPA 8015							
Gasoline Range Organics	ND	5.0	mg/kg	EPA 8015B	10/06/22 20:11	JES	
Surrogate: a,a,a-Trifluorotoluene	85%	70-121		EPA 8015B	10/06/22 20:11	JES	



BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
 Contact: Ahmed Ali
 Address:

Analytical Report: Page 4 of 8
 Project Name: No Project
 Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C2I3488
 Received on Ice (Y/N): Yes Temp: 9 °C

Metals and Metalloids; EPA SW846 Series - Batch Quality Control

Analyte(s)	Result	RDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Flag
Batch 2J03011 - EPA 3050B										
Blank (2J03011-BLK1)				Prepared: 10/04/22 Analyzed: 10/07/22						
Lead	ND	2.0	mg/kg							
LCS (2J03011-BS1)				Prepared: 10/04/22 Analyzed: 10/07/22						
Lead	212	2.0	mg/kg	200		106	82-124			
Duplicate (2J03011-DUP1)				Source: C2I3488-01 Prepared: 10/04/22 Analyzed: 10/07/22						
Lead	12.0	2.0	mg/kg		10.6			12	20	
Duplicate (2J03011-DUP2)				Source: C2I3488-01 Prepared: 10/04/22 Analyzed: 10/07/22						
Lead	12.0	10	mg/kg		10.6			12	20	
Matrix Spike (2J03011-MS1)				Source: C2I3488-01 Prepared: 10/04/22 Analyzed: 10/07/22						
Lead	213	2.0	mg/kg	200	10.6	101	60-126			
Matrix Spike Dup (2J03011-MSD1)				Source: C2I3488-01 Prepared: 10/04/22 Analyzed: 10/07/22						
Lead	194	2.0	mg/kg	200	10.6	92	60-126	9	20	



BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
 Contact: Ahmed Ali
 Address:

Analytical Report: Page 5 of 8
 Project Name: No Project
 Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C2I3488
 Received on Ice (Y/N): Yes Temp: 9 °C

Diesel Range Organics by EPA 8015 - Batch Quality Control

Analyte(s)	Result	RDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Flag
Batch 2J10035 - Solvent Extraction										
Blank (2J10035-BLK1)				Prepared & Analyzed: 10/10/22						
DRO (C10-C28)	ND	10	mg/kg							
ORO (C29-C44)	ND	10	mg/kg							
Surrogate: o-Terphenyl	1.4		mg/kg	1.88		77	10-142			
Surrogate: n-Triacontane	2.1		mg/kg	2.75		77	10-118			
LCS (2J10035-BS1)				Prepared & Analyzed: 10/10/22						
DRO (C10-C28)	35.2	10	mg/kg	40.0		88	49-111			
ORO (C29-C44)	36.3	10	mg/kg	40.0		91	46-108			
Surrogate: o-Terphenyl	1.7		mg/kg	1.88		91	10-142			
Surrogate: n-Triacontane	2.5		mg/kg	2.75		91	10-118			
Matrix Spike (2J10035-MS1)				Source: C2I3488-01		Prepared: 10/10/22 Analyzed: 10/11/22				
DRO (C10-C28)	85.1	20	mg/kg	40.0	56.7	71	10-154			
ORO (C29-C44)	151	20	mg/kg	40.0	118	82	10-185			
Surrogate: o-Terphenyl	1.7		mg/kg	1.88		90	10-142			
Surrogate: n-Triacontane	4.0		mg/kg	2.75		144	10-118			QSint
Matrix Spike Dup (2J10035-MSD1)				Source: C2I3488-01		Prepared: 10/10/22 Analyzed: 10/11/22				
DRO (C10-C28)	69.1	20	mg/kg	40.0	56.7	31	10-154	21	40	
ORO (C29-C44)	122	20	mg/kg	40.0	118	10	10-185	21	40	
Surrogate: o-Terphenyl	1.7		mg/kg	1.88		90	10-142			
Surrogate: n-Triacontane	3.4		mg/kg	2.75		122	10-118			QSint



BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
 Contact: Ahmed Ali
 Address:

Analytical Report: Page 6 of 8
 Project Name: No Project
 Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C2I3488
 Received on Ice (Y/N): Yes Temp: 9 °C

Gasoline Range Organics by EPA 8015 - Batch Quality Control

Analyte(s)	Result	RDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Flag
Batch 2J06032 - Purge and Trap										
Blank (2J06032-BLK1) Prepared & Analyzed: 10/06/22										
Gasoline Range Organics	ND	5.0	mg/kg							
Surrogate: a,a,a-Trifluorotoluene	9.3		mg/kg	10.8		86	70-121			
LCS (2J06032-BS1) Prepared & Analyzed: 10/06/22										
Gasoline Range Organics	48.1	5.0	mg/kg	50.0		96	70-130			
Surrogate: a,a,a-Trifluorotoluene	9.7		mg/kg	10.8		90	70-121			
LCS Dup (2J06032-BSD1) Prepared & Analyzed: 10/06/22										
Gasoline Range Organics	47.0	5.0	mg/kg	50.0		94	70-130	2	40	
Surrogate: a,a,a-Trifluorotoluene	9.6		mg/kg	10.8		90	70-121			
Matrix Spike (2J06032-MS1) Source: C2I3488-01 Prepared & Analyzed: 10/06/22										
Gasoline Range Organics	42.4	5.0	mg/kg	50.0	ND	85	12-163			
Surrogate: a,a,a-Trifluorotoluene	9.4		mg/kg	10.8		87	70-121			
Matrix Spike Dup (2J06032-MSD1) Source: C2I3488-01 Prepared & Analyzed: 10/06/22										
Gasoline Range Organics	42.2	5.0	mg/kg	50.0	ND	84	12-163	0.5	40	
Surrogate: a,a,a-Trifluorotoluene	9.4		mg/kg	10.8		88	70-121			



BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, inc.
Contact: Ahmed Ali
Address:

Analytical Report: Page 7 of 8
Project Name: No Project
Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C213488
Received on Ice (Y/N): Yes Temp: 9 °C

Notes and Definitions

- NHCno The sample chromatographic pattern does NOT resemble the fuel standard used for quantitation.
- QSint Due to matrix interference, the surrogate recovery for this QC sample cannot be accurately quantified or does not meet laboratory acceptance limits.
- ND: Analyte NOT DETECTED at or above the Method Detection Limit (**if MDL is reported**), otherwise at or above the Reportable Detection Limit (RDL)
- NR: Not Reported
- RDL: Reportable Detection Limit
- MDL: Method Detection Limit

* / (Non-NELAP): NELAP does not offer accreditation for this analyte/method/matrix combination

Approval

Enclosed are the analytical results for the submitted sample(s). Babcock Laboratories certify the data presented as part of this report meet the minimum quality standards in the referenced analytical methods. Any exceptions have been noted.

Cindy A. Waddell

cc:

e-Standard_No Alias.rpt

This report applies only to the sample(s) analyzed. As a mutual protection to clients, the public, and Babcock Laboratories, Inc., this report is submitted and accepted for the exclusive use of the Client to whom it is addressed. Interpretation and use of the information contained within this report are the sole responsibility of the Client. Babcock Laboratories, Inc. is not responsible for any misinformation or consequences that may result from misinterpretation or improper use of this report. This report is not to be modified or abbreviated in any way. Additionally, this report is not to be used, in whole or in part, in any advertising or publicity matter without written authorization from Babcock Laboratories, Inc. The liability of Babcock Laboratories, Inc. is limited to the actual cost of the requested analyses, unless otherwise agreed upon in writing. There is no other warranty expressed or implied.

mailing
P.O. Box 432
Riverside, CA 92502-0432

location
6100 Quail Valley Court
Riverside, CA 92507-0704

P (951) 653-3351
F (951) 653-1662
www.babcocklabs.com

CA ELAP No. 2698
EPA No. CA00102
NELAP No. OR4035
LACSD No. 10119



BABCOCK Laboratories, Inc.
The Standard of Excellence for Over 100 Years

Client Name: Geo-Etka, Inc.
Contact: Ahmed Ali
Address:

Analytical Report: Page 8 of 8
Project Name: No Project
Project Number: 2895 S. Maint St. Corona

Report Date: 13-Oct-2022

Work Order Number: C213488
Received on Ice (Y/N): Yes Temp: 9 °C



E.S.BABCOCK
Environmental Laboratories est. 1926

6100 Quail Valley Court Riverside, CA 92507
(951) 653-3351 • FAX (951) 653-1662
www.babcocklabs.com

Chain of Custody & Sample Information Record

Client: <u>GEOMAT TESTINA LABS</u>		Contact: <u>AHMAD ALI</u>		Fax No.		Additional Reporting Requests															
Phone No: <u>714-771-6911/451-688-5400</u>		email: <u>ahmad@geomatlabs.com</u>				Include QC Data Package: <input type="checkbox"/> Yes <input type="checkbox"/> No FAX Results: <input type="checkbox"/> Yes <input type="checkbox"/> No Email Results: <input type="checkbox"/> Yes <input type="checkbox"/> No State EDT: <input type="checkbox"/> Yes <input type="checkbox"/> No (Include Source Number in Notes)															
Project Name: <u>2895 S. MAIN ST</u>		Turn Around Time: Routine *72 Hour Rush *48 Hour Rush *24 Hour Rush																			
Project Location: <u>CORONA</u>		*Lab TAT Approval:		By:		*Additional Charges Apply															
Sampler Information		# of Containers & Preservatives		Sample Type		Analysis Requested		- Matrix		Notes											
Name: <u>HAITHAM NABILSI</u>		Unpreserved	H ₂ SO ₄	HCl	HNO ₃	Na ₂ S ₂ O ₃	NaOH	NaOH/Zn Acetate	NH ₄ Cl	MCAA	Total # of Containers	Routine	Resample	Special	TPH	LEAD	DW = Drinking Water WW = Waste Water GW = Ground Water S = Soil SG = Sludge L = Liquid M = Miscellaneous				
Employer: <u>GEOMETRA</u>																				Signature: <u>Haitham Nabilsi</u>	
Sample ID	Date	Time																			
<u>E-5</u>	<u>9/29/22</u>	<u>9:23 AM</u>																			<u>CONTACT</u>
<u>E-6</u>	<u>9/29/22</u>	<u>9:38</u>																			<u>CINDY WADDELL</u>
Relinquished By (sign)		Print Name / Company		Date / Time		Received By (sign)		Print Name / Company													
<u>Serene Nabilsi</u>		<u>Serene Nabilsi</u>		<u>9-29-22 11A</u>		<u>[Signature]</u>		<u>[Signature]</u>													
(For Lab Use Only)		Sample Integrity Upon Receipt		1767		Lab Notes															
Sample(s) Submitted on Ice?		<input checked="" type="radio"/> Yes	<input type="radio"/> No	Temperature																	
Custody Seal(s) Intact?		<input checked="" type="radio"/> Yes	<input type="radio"/> No	<u>NA</u>		<u>9 °C</u>															
Sample(s) Intact?		<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="checkbox"/> Cooler Blank																	

C213488
Rcd: 09/29/2022 11:07
JLI

Rev: 1/07