

Carson Dorn, Inc.

712 West 12th Street

Juneau, Alaska 99801

May 17, 2006

MAY 1 9 2006 DEC SPAR-CS

Mr. Hugh Grant DJG Development 5165 Glacier Highway Juneau, AK 99801

RE: Well Sampling Results for Gas N Go

Dear Mr. Grant:

On April 27, 2006, I carried out sampling at two wells at the Gas N Go service station. The sampling was conducted in response to a letter you received from ADEC dated February 7, 2006.

Well Descriptions and Observations

Of the original seven wells, only four were found to still exist. These were monitoring well (MW)-11, MW-22, MW-23 and MW-24.

MW-11 is located slightly up-gradient and west of the pump island on an elevated, landscaped buffer strip. MW-22 and MW-23 are located a few feet north of the pump island and MW-24 is located a few feet south of the pump island. None of the four wells were sealed off from the environment. MW-11 has approximately 2.3 feet of standpipe above ground surface, while MW-22, 23, and 24 are all flush with the surrounding pavement, and are therefore subject to contaminated runoff from the pump island activity.

Sampling

Of the four wells, only MW-11 and MW-24 produced enough water on the day of sampling for the required analyses. Each well was purged of four well volumes using a low-flow peristaltic pump, and then allowed to recharge to the static water level prior to sampling. Using the same pump, samples for the most volatile organic compounds were collected first. A duplicate sample was also collected for a total of three samples.

Tel: 907 586 4447 Fax: 907 586 5917

Results

Samples were analyzed for gasoline, diesel and residual (motor oil) range hydrocarbons (GRO, DRO and RRO), and benzene, toluene, ethylbenzene and xylenes. Sample results are presented in the attached data summary table. The data is compared to the ADEC Table C standards for groundwater cleanup, found in regulations 18 AAC 75.

Parameters were either non-detect or met the cleanup standard in all samples except MW-24 located next to the pump island. DRO was detected at a concentration of 33.8 milligrams per liter (mg/l), which was more than twenty times the groundwater cleanup level of 1.5 mg/l. In addition, benzene was detected at 0.013 mg/l, a little over twice the cleanup level of 0.005 mg/l.

Due to the limited amount of data that can be gathered from the two viable wells, it is not possible to determine the lateral extent and direction of the remaining contamination, as requested by ADEC in their February 2006 letter.

Additional Issues

ADEC also requested information concerning the fate of 100 cubic yards of petroleum contaminated soil that was reported by Bayliss consultants in 1994 to have been excavated and treated through landspreading. We have confirmed with you that according to your records, in 2000, the soil was removed from the Gas N Go property and used as sub-base under pavement for Canyon Drive during the construction of the Tlingit-Haida housing development at the end of Thunder Mountain Road.

Please don't hesitate to contact me at 586-4447 if you have any questions.

Sincerely,

Sally Schlichting

Environmental Professional

Enclosures

cc w/encl: Bruce Wanstall, ADEC Contaminated Sites Project Manager

Table I

Gas N Go

Groundwater Well Sampling April 2006

Summary of Results

(results shown in mg/L)

		Xylenes
		Ethylbenzene
		Toluene
		Benzene
Residual	Range	Organcs
Diesel	Range	Organics
		Organics

						-	2000	-	2.0	0 01
				<u>~:</u>	ç: -		0.00	2	3	2
Sample No.	ample No. Well Depth (bgs) Depth to Water	Depth to Water	Sample Date						10010	
- MM	-1.8	9.7'	4/27/06	ND(0.05)	ND(0.094)	ND(0.71)	ND(0.0002)	ND(0.0002) ND(0.0005) N	ND(0.0005) ND(0.001)	ND(0.001)
MW 24	8.7"	.97	4/27/06	1.2	33.8	ND(7.1)	0.013	0.0038	9610.0	0.,0667
L7-AA1.1	250		, 0, 10, 1	(100)	(FOO 0) CIA	(120)014	(C000)	ND/0 005)	ND/0 0005)	ND(0.001)
MW-Dup!	duplicate of MW-1	of MW-11	4/7//06	ND(0.05)	ND(0.034)	(17.0) AN	(20002)	(00000)	(2000:0) 21:	- 1
•					The state of the s					

bgs -below ground surface

ND (0.05) not detected at a level of 0.05 mg/l



SEATTLE, WA 11720 NORTH CREEK PKWY N, SUITE 400 BOTHELL, WA 98011-8244 PH: (425) 420.9200 FAX: (425) 420.9210

May 08, 2006

Sally Schlichting Carson Dorn, Inc. 712 W. 12th Street Juneau, AK 99801

RE: GAS N 60

Enclosed are the results of analyses for samples received by the laboratory on 04/28/06 18:20. The following list is a summary of the Work Orders contained in this report, generated on 05/08/06 16:16.

If you have any questions concerning this report, please feel free to contact me.

Work Order	Project	ProjectNumber
BPD0719	GAS N 60	06067

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Kate Haney For Kortland Orr, PM





11720 NORTH CREEK PKWY N, SUITE 400 BOTHELL, WA 98011-8244 PH: (425) 420.9200 FAX: (425) 420.9210

Carson Dorn, Inc.

Project Name:

GAS N 60

712 W. 12th Street Juneau, AK 99801 Project Number:

06067

Project Manager:

Sally Schlichting

Report Created: 05/08/06 16:16

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-11	BPD0719-01	Water	04/27/06 14:30	04/28/06 18:20
MW-24	BPD0719-02	Water	04/27/06 15:25	04/28/06 18:20
MW-DUP	BPD0719-03	Water	04/27/06 12:00	04/28/06 18:20

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Kate Haney For Kortland Orr, PM





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Carson Dorn, Inc.

712 W. 12th Street Juneau, AK 99801 Project Name:

GAS N 60

06067

Project Number: Project Manager:

Sally Schlichting

Report Created: 05/08/06 16:16

Gasoline Hydrocarbons (n-Hexane to <n-Decane) and BTEX by AK101/EPA 8021B

			TestAn	nerica - S	eattle, W.	A					
Analyte		Method	Result	MDL*	MRL	Units	Dil	Batch	Prepared	Analyzed	Notes
BPD0719-01 (N	MW-11)		Water		Sample	d: 04/27/06 1	4:30				
Gasoline Range Hy	/drocarbons	AK 101	ND		50.0	ug/l	1x	6E02043	05/02/06 13:45	05/02/06 22:44	
Benzene		"	ND		0.200	"	"	"	05/02/06 13:45	u u	
Toluene		**	ND		0.500	**	"	11	05/02/06 13:45	"	
Ethylbenzene		Ħ	ND		0.500	"			05/02/06 13:45	"	
Xylenes (total)		11	ND		1.00	•	"	"	05/02/06 13:45	11	
Surrogate(s):	4-BFB (FID)		93.2%			60 - 120 %	,,			"	
	4-BFB (PID)		101%			68 - 140 %	"			"	
BPD0719-02 (M	MW-24)		Water		Sample	d: 04/27/06 1	5:25				
Gasoline Range H	ydrocarbons	AK 101	1190		250	ug/l	5x	6E02043	05/02/06 13:45	05/03/06 07:57	
Benzene		"	13.0		1.00	"	"	"	05/02/06 13:45	**	
Toluene		"	3.84		2.50	"		"	05/02/06 13:45		
Ethylbenzene		"	19.6		2.50	n	"		05/02/06 13:45	*	
Xylenes (total)		**	66.7		5.00	"	н	"	05/02/06 13:45	"	
Surrogate(s):	4-BFB (FID)		91.3%			60 - 120 %	lx			"	
	4-BFB (PID)		99.3%			68 - 140 %	"			"	
BPD0719-03 (I	MW-DUP)		Water		Sample	d: 04/27/06 1	2:00				
Gasoline Range Hy	drocarbons	AK 101	ND		50.0	ug/l	lx	6E02043	05/02/06 13:45	05/02/06 23:15	
Benzene		n	ND		0.200	"	"	**	05/02/06 13:45		
Toluene		"	ND		0.500	"	n	**	05/02/06 13:45	"	
Ethylbenzene		"	ND		0.500	11	"	"	05/02/06 13:45	"	
Xylenes (total)		n .	ND		1.00	"	"	"	05/02/06 13:45	n	
	4-BFB (FID)		90.0%			60 - 120 %	"			"	
	4-BFB (PID)		100%			68 - 140 %	"			"	

TestAmerica - Seattle, WA

Kate Haney For Kortland Orr, PM





11720 NORTH CREEK PKWY N, SUITE 400 BOTHELL, WA 98011-8244 PH: (425) 420.9200 FAX: (425) 420.9210

Carson Dorn, Inc. 712 W. 12th Street

Juneau, AK 99801

Project Name:

GAS N 60

Project Number: Project Manager: 06067

Sally Schlichting

Report Created: 05/08/06 16:16

Diesel Hydrocarbons (C10-C25) and Heavy Oil (C25-C36) by AK102 and AK103

TestAmerica - Seattle, WA

Analyte	Method Result MDL* MRL U		Units	Dil	Batch	Prepared	Analyzed	Notes			
BPD0719-01 (MW-11)		Water		Sample	d: 04/27/06 1	14:30	_				
Diesel Range Hydrocarbons	AK102_103	ND		0.0943	mg/l	1x	6E02012	05/02/06 07:54	05/04/06 20:12		
Residual Range Organics	H	ND		0.708	"	**	"	05/02/06 07:54	"		
Surrogate(s): 2-FBP	,	98.7%			50 - 150 %	,,			"		
Octacosane		104%			50 - 150 %	"			"		
BPD0719-02RE1 (MW-24)		Water		Sample	d: 04/27/06 1	15:25		•			
Diesel Range Hydrocarbons	AK102_103	33.8		0.943	mg/l	10x	6E02012	05/02/06 07:54	05/05/06 09:14		
Residual Range Organics	19	ND		7.08	*	11	"	05/02/06 07:54	**		
Surrogate(s): 2-FBP		114%	-		50 - 150 %	,,			"		
Octacosane		101%			50 - 150 %	"			# ·		
BPD0719-03 (MW-DUP)		Water		Sample	d: 04/27/06 1	12:00					
Diesel Range Hydrocarbons	AK102_103	ND		0.0943	mg/l	lx	6E02012	05/02/06 07:54	05/04/06 20:56		
Residual Range Organics		ND		0.708	*	"	*	05/02/06 07:54	*		
Surrogate(s): 2-FBP		88.1%			50 - 150 %	"			,,		
Octacosane		91.9%			50 - 150 %	"			"		

TestAmerica - Seattle, WA

Kate Haney For Kortland Orr, PM





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Carson Dorn, Inc. 712 W. 12th Street

Juneau, AK 99801

Project Name:

GAS N 60

Sally Schlichting

Project Number: Project Manager: 06067

Report Created:

05/08/06 16:16

Gasoline Hydrocarbons (n-Hexane to <n-Decane) and BTEX by AK101/EPA 8021B - Laboratory Quality Control Results

TestAmerica - Seattle WA

QC Batch: 6E02043	Water	Preparation	Method:	EPA 5030E	(P/T)									
Analyte	Method	Result	MDL*	MRL	Units	Dil	Source Result	Spike Amt	% REC	(Limits)	% RPD	(Limits)	Analyzed	Notes
Blank (6E02043-BLK1)								Extr	acted:	05/02/06 10):45			
Gasoline Range Hydrocarbons	AK 101	ND		50.0	ug/l	lx							05/02/06 11:00	
Benzene	"	ND		0.200	H	"							n	
Toluene	"	ND	***	0.500	"								n	
Ethylbenzene	, "	ND		0.500		"							"	
Xylenes (total)	•	ND		1.00	*	11							н	
Surrogate(s): 4-BFB (FID)		Recovery:	87.3%	Lii	mits: 60-120%	"							05/02/06 11:00	
4-BFB (PID)			100%		68-140%	"							"	
LCS_(6E02043-BS1)								Extr	acted:	05/02/06 10):45			
Gasoline Range Hydrocarbons	AK 101	1020		50.0	ug/l	lx		1000	102%	(60-120)			05/02/06 11:30	
Benzene	*	10.8		0.200		*		9.65	112%	(80-120)			н	
Toluene	•	69.2		0.500				83.5	82.9%	` "		·	н.	
Ethylbenzene	**	14.8		0.500	11			16.7	88.6%				н	
Xylenes (total)	н	80.3	-	1.00	"			96.3	83.4%	т н				
Surrogate(s): 4-BFB (FID)	5	Recovery:	95.2%	Li	mits: 60-120%	"							05/02/06 11:30	
4-BFB (PID)			93.3%		68-140%	"							" "	
LCS Dup (6E02043-BSD1)								Extr	acted:	05/02/06 10):45			
Gasoline Range Hydrocarbons	AK 101	1130		50.0	ug/l	lx		1000	113%	(60-120)	10.2%	(20)	05/02/06 15:23	
Benzene		11.4		0.200			'	9.65	118%	(80-120)			н	
Toluene	"	73.9		0.500		**		83.5	88.5%	` "	6.57%	` '	"	
Ethylbenzene	*	15.6		0.500	н			16.7	93.4%		5.26%			
Xylenes (total)	u	84.3		1.00		"		96.3	87.5%		4.86%		n	
Surrogate(s): 4-BFB (FID)		Recovery:	96.0%	Li	mits: 60-120%	,,							05/02/06 15:23	
4-BFB (PID)		·	91.8%		68-140%	"							"	
Duplicate (6E02043-DUP1)				QC Source	: BPD0724-03	RE1		Extr	acted:	05/02/06 10):45			
Gasoline Range Hydrocarbons	AK 101	406		250	ug/l	5x	398				1.99%	(20)	05/03/06 03:21	G-(
Benzene		130		1.00	"		128				1.55%	` ′	н	
Toluene		ND		2.50	u		ND				NR	н		
Ethylbenzene		ND		2.50			ND				NR	**	n	
Xylenes (total)	"	ND	·	5.00	n		ND				NR	"	,	
Surrogate(s): 4-BFB (FID) 4-BFB (PID)		Recovery:	90.2% 98.7%	Li	mits: 60-120% 68-140%	lx "							05/03/06 03:21	

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Kate Haney For Kortland Orr, PM





11720 NORTH CREEK PKWY N, SUITE 400 BOTHELL, WA 98011-8244 PH: (425) 420.9200 FAX: (425) 420.9210

Carson Dorn, Inc.

Project Name:

GAS N 60

712 W. 12th Street Juneau, AK 99801 Project Number:

06067

Project Manager: Sally Schlichting Report Created:

05/08/06 16:16

Gasoline Hydrocarbons (n-Hexane to <n-Decane) and BTEX by AK101/EPA 8021B - Laboratory Quality Control Results

QC Batch: 6E02043	Water	Preparation	1 Method: I	EPA 5030B	(P/T)									
Analyte	Method	Result	MDL*	MRL	Units	Dil	Source Result	Spike Amt	% REC	(Limits)	% RPD	(Limits)	Analyzed	Notes
Duplicate (6E02043-DUP2)		-		QC Source:	BPD0724-02			Extr	acted:	05/02/06 10	:45			
Gasoline Range Hydrocarbons	AK 101	121		50.0	ug/l	lx	125		-		3.25%	(20)	05/02/06 19:43	
Benzene	•	11.9		0.200	11	"	11.9				0.00%	(25)	"	
Toluene		1.78		0.500			1.80				1.12%		"	
Ethylbenzene	н	1.74		0.500	н		1.76				1.14%		n .	
Xylenes (total)	•	4.23		1.00	n		4.51	٠			6.41%			
Surrogate(s): 4-BFB (FID)		Recovery:	92.7%	Lim	its: 60-120%	"							05/02/06 19:43	
4-BFB (PID)			98.7%		68-140%	"							"	
Matrix Spike (6E02043-MS1)				QC Source:	BPD0724-02			Extr	acted:	05/02/06 10):45			
Gasoline Range Hydrocarbons	AK 101	1250		50.0	ug/l	lx	125	1000	112%	(60-120)	_		05/02/06 20:14	
Benzene		22.3		0.200			11.9	9.65	108%	(46-130)				
Toluene		75.7		0.500	*	Ħ	1.80	83.5	88.5%	(60-124)				
Ethylbenzene		16.8		0.500	*	"	1.76	16.7	90.1%	(56-141)			*	
Xylenes (total)		89.1		1.00	n	•	4.51	96.3	87.8%	(66-132)			11	
Surrogate(s): 4-BFB (FID)	1. 11.	Recovery:	99.0%	Lim	its: 60-120%	٠,,				•	-		05/02/06 20:14	
4-BFB (PID)			92.3%		68-140%	".							"	

TestAmerica - Seattle, WA

Kate Haney For Kortland Orr, PM





SEATTLE, WA 11720 NORTH CREEK PKWY N, SUITE 400 BOTHELL, WA 98011-8244 PH: (425) 420.9200 FAX: (425) 420.9210

Carson Dorn, Inc.

Project Name:

GAS N 60

712 W. 12th Street Juneau, AK 99801 Project Number:

06067

Report Created:

Project Manager: Sally Schlichting 05/08/06 16:16

QC Batch: 6E02012	Water	Preparation	Method: E	PA 35200	3									
Analyte	Method	Result	MDL*	MRL	Units	Dil	Source Result	Spike Amt	% REC	(Limits)	% RPD	(Limits)	Analyzed	Notes
Blank (6E02012-BLK1)	**************************************							Exti	acted:	05/02/06 07	7:54			
Diesel Range Hydrocarbons	AK102_103	ND		0.100	mg/l	lx				-	-		05/04/06 19:00	
Residual Range Organics	n	ND		0.750										
Surrogate(s): 2-FBP Octacosane		Recovery:	86.0% 87.6%	Li	mits: 50-150% 50-150%	"						,	05/04/06 19:00	
LCS (6E02012-BS1)								Ext	acted:	05/02/06 07	7:54			
Diesel Range Hydrocarbons	AK102_103	2.20		0.100	mg/l	lx		2.00	110%	(75-125)			05/04/06 19:28	
Residual Range Organics	· ·	2.23		0.750	. "	*	-		112%	(60-120)			н	
Surrogate(s): 2-FBP Octacosane		Recovery:	116% 118%	Li	mits: 50-150% 50-150%	"						-	05/04/06 19:28	•
LCS Dup (6E02012-BSD1)								Ext	acted:	05/02/06 07	:54			
Diesel Range Hydrocarbons	AK102_103	1.91		0.100	mg/l	lx		2.00	95.5%	(75-125)	14.1%	(20)	05/04/06 19:43	
Residual Range Organics	"	2.00		0.750				**	100%	(60-120)		. ,		

Kate Haney For Kortland Orr, PM





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Juneau, AK 99801

Project Name:

GAS N 60

Project Number: Project Manager: 06067

Sally Schlichting

Report Created: 05/08/06 16:16

Notes and Definitions

Report Specific Notes:

G-03

The total hydrocarbon result in this sample is primarily due to an individual compound eluting in the volatile hydrocarbon range. Identification and quantitation by EPA method 8021B or 8260B is recommended.

Laboratory Reporting Conventions:

DET Analyte DETECTED at or above the Reporting Limit. Qualitative Analyses only.

ND Analyte NOT DETECTED at or above the reporting limit (MDL or MRL, as appropriate).

NR/NA _ Not Reported / Not Available

Sample results reported on a Dry Weight Basis. Results and Reporting Limits have been corrected for Percent Dry Weight. dry

Sample results and reporting limits reported on a Wet Weight Basis (as received). Results with neither 'wet' or 'dry' are reported on wet

a Wet Weight Basis

RELATIVE PERCENT DIFFERENCE (RPDs calculated using Results, not Percent Recoveries). RPD

MRL METHOD REPORTING LIMIT. Reporting Level at, or above, the lowest level standard of the Calibration Table.

METHOD DETECTION LIMIT. Reporting Level at, or above, the statistically derived limit based on 40CFR, Part 136, Appendix B. MDL* *MDLs are listed on the report only if the data has been evaluated below the MRL. Results between the MDL and MRL are reported as Estimated Results.

Dilutions are calculated based on deviations from the standard dilution performed for an analysis, and may not represent the dilution found on the analytical raw data.

Reporting -Limits

Dil

Reporting limits (MDLs and MRLs) are adjusted based on variations in sample preparation amounts, analytical dilutions and percent solids, where applicable.

Electronic Signature

Electronic Signature added in accordance with TestAmerica's Electronic Reporting and Electronic Signatures Policy. Application of electronic signature indicates that the report has been reviewed and approved for release by the laboratory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

TestAmerica - Seattle, WA

Kate Haney For Kortland Orr, PM





20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711 East 11115 Montgomery, Suite B, Spokane, WA 99206-4776 9405 S.W. Nimbus Avenue, Beaverton, OR 97008-7132 11 / 20 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244

(425) 420-9200. (509) 924-9200 (503) 906-9200

FAX 382-7588 FAX 906-9210 FAX 420-9210 FAX 924-9290 (541) 383-9310

NCA W 8 2 ۲ ۲ TIME: 1820 0 TURNAROUND REQUEST In Business Days* *Turnaround Requests less than standard may incur Rush Charges. DATE: <1 DATE: Petrofeum Hydrocarbon Analyses COMMENTS Please Specify 3 2. BPDDTB 5 4 3 03 OTHER FIRM: NCA CONT. # OF J 7 FIRM: MATRIX (W, S, O) Work Order #: 91 3 3 790 30 INVOICETO: FLORENCE JOHNSON ž THE DATE: 4/27/00 RECEIVED BY: -METAL METAL ONDERNIC CHEGON OF TOLD PA RECEIVED BY: REQUESTED ANALYSES PRINT NAME: PRINT NAME P.O. NUMBER: TIME DATE: २००५ इहर् TIME FAX: (407)546-5717 040/0400 44101/80218 XSLE /ODS 4 BT/06 1430 4/27/06 1535 FIRM: SAL ERA REPORT TO: SALLING SCALICULYING ADDRESS: PIP W. 12th ST DATE/TIME SAMPLING CHIESON DOWN, INC. 2/2/2 SAMPLED BY: 5/ LLICHT, VG PROJECT NAME: 645 N 60 JUMBAY AK PHONE: (407) 5 86. 44 47 PROJECT NUMBER: 06067 3 MW-DWD CLIENT SAMPLE IDENTIFICATION ADDITIONAL REMARKS: 2 M W D D D RELINQUISHED BY: 1. PMV-11 RELINQUISHED BY PRINT NAME: COC REV 3/99 CLIENT 13. Ξ 7