

Kelly S. Ahlschwede
Environmental Coordinator
MO 3002
713/293-2867

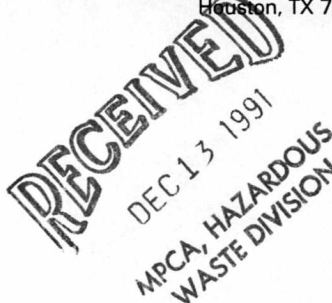


Marketing
North America

Conoco Inc.
P.O. Box 4784
Houston, TX 77210-4784

December 9, 1991

Mr. William Madden
Valvoline Instant Oil Change, Inc.
Director of Development
P.O. Box 14046
Lexington, KY 40512



RE: Former Jet Mart #23034
Rapid Oil Change
1126 South Robert Street
West Saint Paul, Minnesota
LEAK#: 00000858

Dear Mr. Madden:

This letter is in response to the letter Conoco Inc. received on October 29, 1991, concerning the above referenced site. Conoco Inc. appreciates the circumstances that have led to Valvoline's delay of the implementation of the remedial action plan. However, Conoco Inc. is, and always has been, committed to a speedy conclusion of our activities at this site. Therefore, allow me to resubmit two options rejected previously and to propose two additional options for location of the remediation system building.

Two options (listed below) for location of the recovery building have been rejected by Valvoline for the following reasons (see attached map):

- 1) Northeast corner of the site - variances for building set-backs and reduction of turning radius for vehicles leaving the service bays, and
- 2) Southeast corner of the site - reduction in parking/relocation of the trash dumpster.

It is important to note that the variances associated with the first option have not been sought. Such variances have been obtained in the past and may be possible at this location. Both of the above referenced locations were chosen to keep site disruption to a minimum.

Conoco Inc. is proposing 2 additional locations detailed below (see attached maps):

- 3) Option 1 - East of the waste oil tank - this option allows for the placement of the building away from the property lines, provides access to the waste oil tank from either the front or back of the property, and maintains an area for the trash dumpster, and



4) Option 2 - East of the waste oil tank in asphalted area - this option is similar to Option 1 except that the landscaped area is not encroached upon and only six (6) feet of clearance is left for the dumpster (the West Saint Paul city inspector has given tentative approval to this location).

Also, we have requested that Dahl & Associates (Conoco's environmental consultant) to review the possibility of reducing the square footage of the recovery building to facilitate the site restrictions. Although unlikely, Conoco Inc. will notify Valvoline if such a reduction will alter any of the available location options.

The above listed options are the only locations presently practical for the recovery system building. Please review these options at your earliest convenience and contact me by January 10, 1991, with any questions and/or comments. I can be reached at (713) 293-2867.

Sincerely,

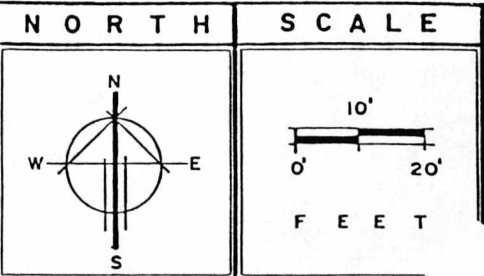
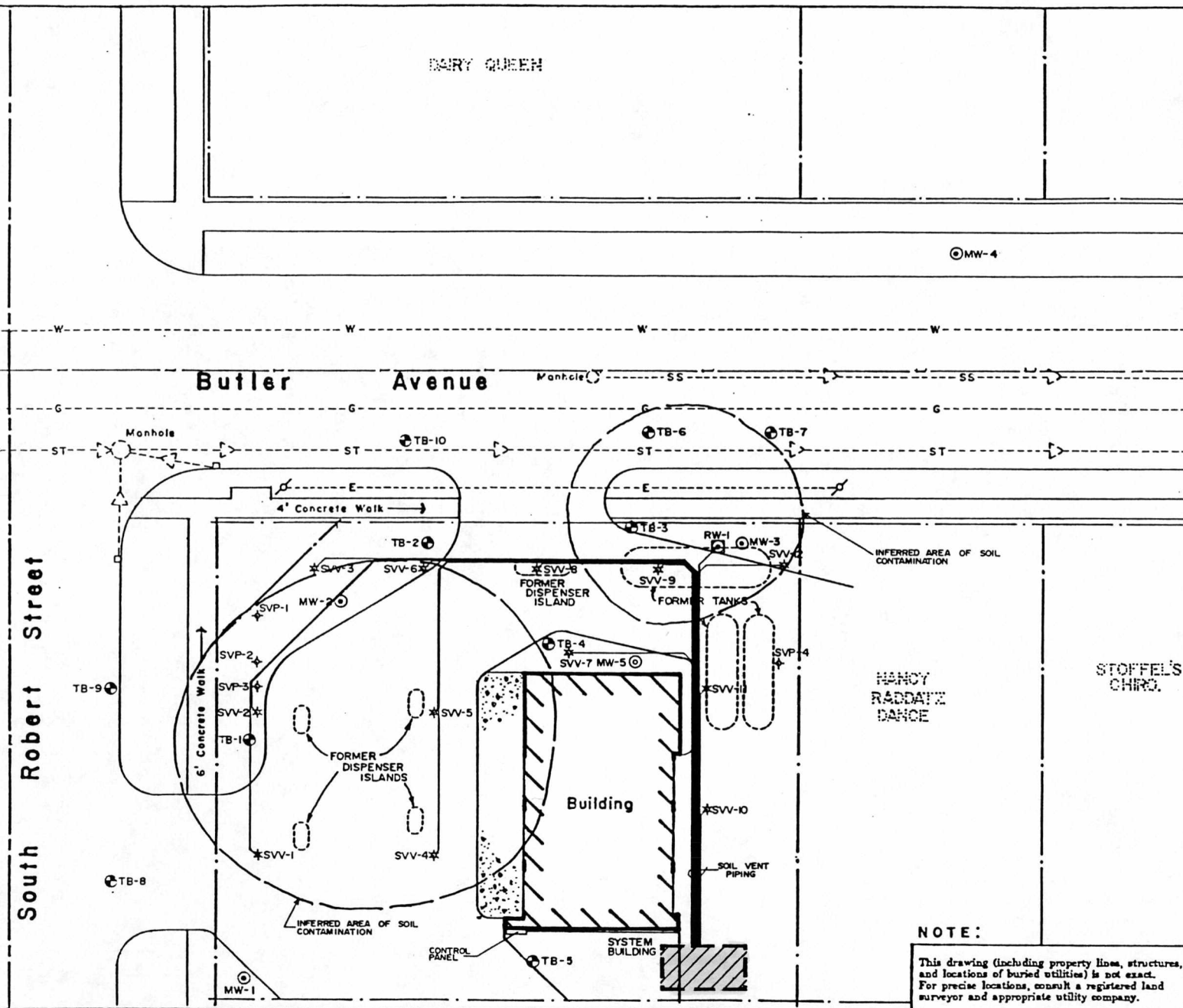
A handwritten signature in cursive script, appearing to read "K. Ahlschwede". The signature is written in dark ink and is positioned below the word "Sincerely,".

Kelly S. Ahlschwede
Coordinator - Environmental Affairs

KSA/bsg

enc

cc Jonathan Paetz, Dahl (w/o enc)
David Scheer, MPCA
Sandy Miller, MPCA



- Explanation •**
- ⊕TB TEST BORING
 - ⊙MW MONITORING WELL
 - ⊙RW RECOVERY WELL
 - *SVV SOIL VAPOR VENT
 - +SVP SOIL VAPOR PROBE
 - ⊙MW PROPOSED MONITORING WELL

4390 McMenamy Road
Saint Paul, MN. 55127
Telephone (612) 490-2905

DAHL & ASSOCIATES, INC.
Environmental Operations
Consultants, Contractors & Engineers.

**PROPOSED
BUILDING LOCATION
(OPTION 1)**

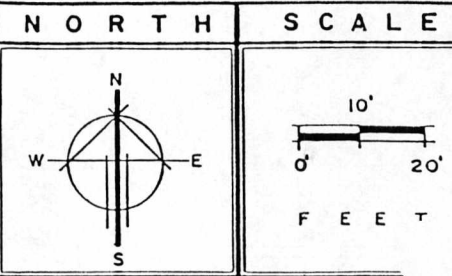
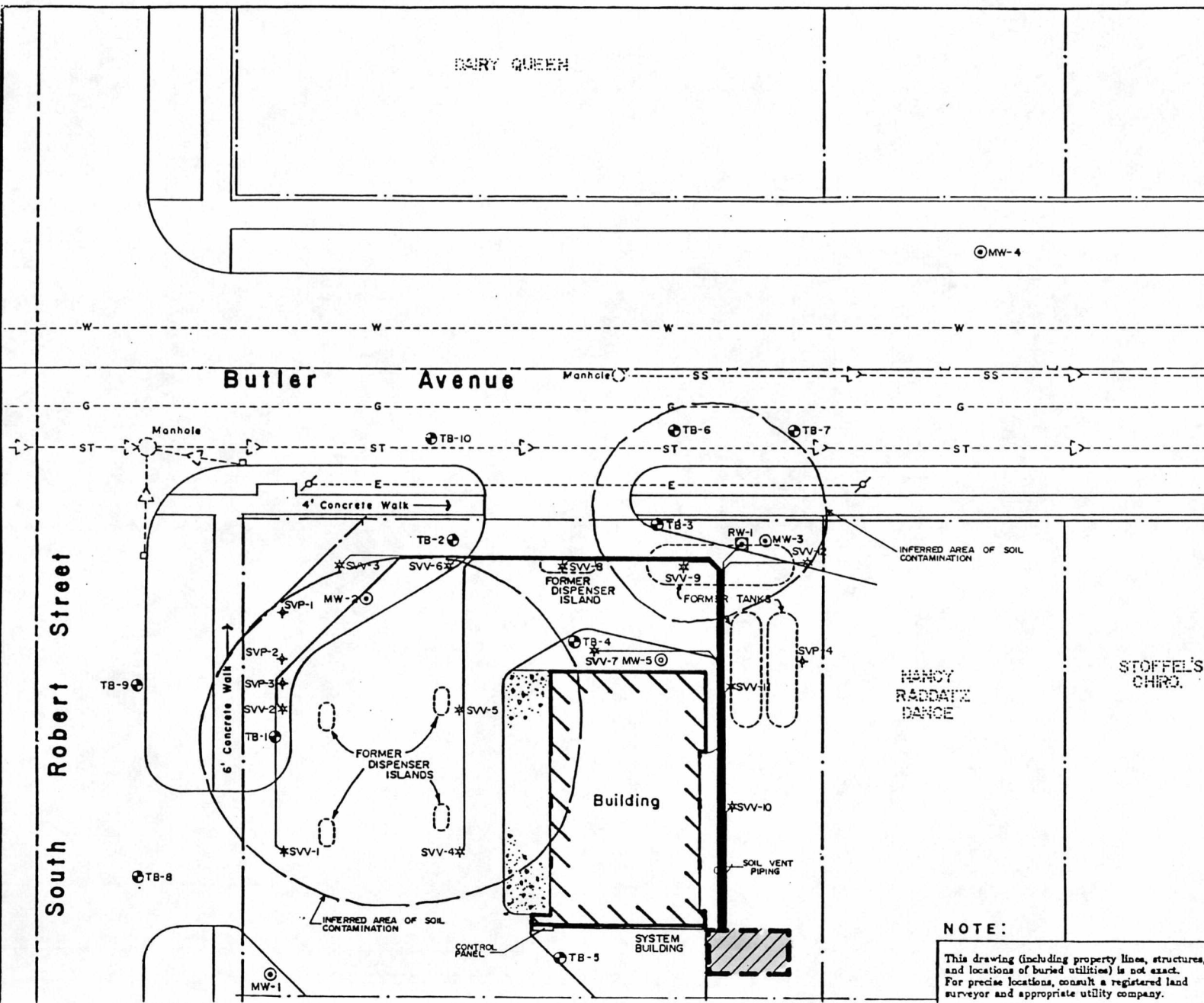
CONOCO INC.
West St. Paul, Minnesota

NOTE:

This drawing (including property lines, structures, and locations of buried utilities) is not exact. For precise locations, consult a registered land surveyor and appropriate utility company.

Dahl Standard Number:				
Date Drawn	11-27-91	Drawn By	RON D.	Approved By
Project Number	MN-601	Drawing Number	B-32-A	Figure Number

South Robert Street



- Explanation •**
- ⊕ TB TEST BORING
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DAHL & ASSOCIATES, INC.
Environmental Operations
Consultants, Contractors & Engineers.

**PROPOSED
BUILDING LOCATION
(OPTION 2)**

CONOCO INC.
West St. Paul, Minnesota

NOTE:
This drawing (including property lines, structures, and locations of buried utilities) is not exact. For precise locations, consult a registered land surveyor and appropriate utility company.

Dahl Standard Number:				
Date Drawn	11-27-91	Drawn By	RON D.	Approved By
Project Number	MN-601	Drawing Number	B-32-B	Figure Number

South Robert Street

Butler Avenue

DAIRY QUEEN

NANCY RADDATZ DANCE

STOFFEL'S CHIRO.