

Preferred Id: 11991

Interest Name: JORDAN TEXACO

Address1: 255 Triangle Ln

City: Jordan

State: MN

Zip: 55352

Phone: 6124927737

Interest Remarks Date and Time Printed: 7/27/2006 12:05:41
Inventory records indicate a loss of more than .2gph. After speaking with inspector, this is considered a release and investigation is warranted. John Mills of Arden Environmental wishes to install recovery wells and would like a bid waiver for this. he says there is more than 1000 gals missing since September. I spoke with Joe Radermacher with Pump and Meter and he thought it was only 100gals missing. Will speak with Dan Hanon in spills to see if bid waiver is needed. (SHV)

10/28/98 RHN: I returned call from John Mills, Arden Env.; Tanks were installed in 1995 and they have been using SIR leak detection.

They reviewed their records and appear to be "off" since early

September. Native soil is sand and ground water is 7 feet below grade. There was a release from a fitting at the

dispenser which released into the spill bucket. There was

a cracked fitting in the spill bucket which released to

the soil. Buildings in the area are presumedly slab on grade.

A road and field are in the presumedly down gradient location.

There is a McDonalds restaurant and a car parts store in the

other location. Arden sampled tow storm water drains near the

tanks. They run to a river 3/4 mile from the site. The drains

are 2 to 3 feet below grade and might not be at risk. Arden

took readings in both drains with a PID with results of 0 and

4 ppm. John explained that the reading of 4 ppm could be organ-

ics. John suggested that they install 3 wells in the area of

the tanks to recover free product and would like an emergency

bid waiver to perform that work. When we discussed the amount

released, he suggested I contact the owner of the company

Tim Yokum.

10/28/98 RHN: I called Tim Yokum. There estimate at this time is 100 gallons a day have been lost over the last 30 to 40 days.

I explained the bid waiver process and told him I would fax

the waiver this morning and suggested that his consultant

begin work asap to recovery product. They would need to bid

the remaining full investigation and corrective action. I

suggested he bid that portion asap and that work would

follow a fast timeline.

10/28/98 RHN: I called John Mills @ Arden. I asked that they begin work asap - within a day or two. John will call me back when

they have scheduled the work. I explained that the waiver is

only for free product recovery and that they will need to bid

on the full RI and CAD portion of the work.

10/28/98 RHN: Emergency Bid Waiver sent to Tim Yokum and John Mills

for recovery and control of petroleum: 1- on surface or

ground waters. 2- infiltrating a sanitary or storm sewer.

3- infiltrating a building or structure. 4- vapors in a build-

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ing. structure or sewer.

11/03/98 RHN: Phone call from John Mills, Arden Env.; Yesterday they installed 3 wells and one boring. The worst case well did not encounter free product. The installed a well 65 feet from the tank in a downgradient direction and encountered 1.5 feet of free product. They encountered 1.8 feet of free product in another well (not sure of location). They placed a boring another 50 feet downgradient and did not find contamination. They can either install a dedicated free product pump which they can trench to a tank or install passive collectors. It would take approximately 2 weeks to install the dedicated system. In the mean time they will perform passive bailing or use vac trucks. I asked that he speak with SGG to discuss free product recovery at the site. I asked that he contact me on a regular basis until things are under control and the bidding has been completed.

11/06/98 RHN: Phone call from John Mills @ Arden Env.; They will be installing an active free product recovery system in approx. 2 weeks. They will be performing passive recovery today at the site. John will submit the free product worksheet after the system is installed. He had performed a walking survey and there are no receptors. John also spoke with SGG on above issues.

11/10/98 RHN: SGG and I met with John Mills, Arden Env. @ the MPCA. We discussed additional work at the site. We concurred that 5 borings and 2 wells would be appropriate. They have installed 3 wells up to this point and are trenching the free product recovery system as we speak. It should be operational by late next week and in the mean time they will use vacuum trucks to suck free product from the wells. I explained that the additional RI work and free product recovery once the system is operational must be bid out and will not be covered under the Petrofund bid waiver. There has been a release across the street at a Conoco/Nappa. There was a release reported in 95 when tanks were removed and then the file was closed. They discovered another release and will be requesting file closure.

1/15/99 KAR: Rec'd Free Product Recovery Worksheet.

2-3-99 LS CSR adequate sent to Commerce.

02/17/98 JPK: I met with John Mills of Arden Environmental. We discussed the uniqueness of the site and how to proceed with the investigation. We were both in agreement with some geoprobing. MW installations, and continued recovery of the free product. Need to get highway right-of-way access which takes about 6 weeks and then they will proceed.

04/21/99: AA-File transferred from RHN to Jill Abdella in Metro Dist.

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Interest Remarks	Date and Time Printed:
09/22/99: AA-Received RI/monitoring.	7/27/2006 12:05:41
09/30/90: AA-File review.	
10/12/99: AA-Can't find the file.	
01/26/2000: AA-Can't find the file. I made a file for it.	
02/02/00: John Kaehler	
Review of monitoring report dated Sep 99. Additional info needed in the downgradient(NW) direction. Have call into John Mills, Arden Environmental, to discuss.	
02/16/2000: John Kaehler	
Spoke with John Mills today. They no longer are handling the site. Strusinski and Associates are handling it. I called Donna Strusinski to get the scoop. She said that Commerce told her she needed to get bids from environmental consultants for the additional work required to finish the project. She expects to award the bid in the next day or 2. She'll have the consultant contact me. We also discussed the additional investigation necessary to complete the RI but that wouldn't affect the bidding process.	
02/22/2000: John Kaehler	
Spoke with the new consultants Eric Ealy, Brad Burke, IT Corp. and discussed the site. I sent them my notes on the site. They'll keep me informed of their actions. We also discussed the need for additional work and free product recovery.	
04/10/2000: AA-Mailed RMW letter, JPK letter	
04/21/2000: AA-Received a one page letter. Consultant is Brad Burke. The IT Group. 1801 Old HWY 8 NW. New Brighton. MN 55112-2307. 651-633-0792.	
07/18/2000: AA-recognize the need for a little longer deadline. I have changed the deadline to 10/15/2000. This was done per the e-mail information that John Kaeher supplied after talking to the consultant.	
02/13/01 John Kaehler	
Talked with Tom Hudrlik, consultant, and discussed the site. He faxed me a letter regarding what they are currently doing at the site. They continue to monitor the product recovery system every 2 weeks. They just recently got access rights from MNDOT to do some geoprobing. Once spring comes they should be able to proceed with further investigation.	
04/30/01: John Kaehler	
Spoke with Tom Hudrlik. They plan on advancing the geoprobes shortly. They are a little late because of the high water this spring. I also told them that water samples are necessary but not to worry about soil sampling from the geoprobes.	
09/25/2001: AA-File review. Needs a wakeup letter now.	

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12/07/01 John Kaehler

Review of Additional Site assessment report dated Jul 2001.

- Additional work was performed on May 30, 2001.
- 3 geoprobes advanced, 2 on the north side of 169 and another was advanced in the median.
- No detectable vapors were observed in the 3 borings.
- GW was encountered approx 10 ft bg at the median and 3 ft bg at the probes across Hwy 169. Water samples were collected from all 3 borings. Analyzes indicated no detectable amounts of GRO and VOC's.
- It doesn't appear that the plume is migrating to the surface water located across Hwy 169.

Consultant Recommendation

- No further investigation. I agree
- Continue operation of the product removal system until no measurable product is observed. I agree
- Once no product present, idle system for at least 3 more visits. If product does not return will request closure. I agree

12/14/2001

Sent letter indicating our agreement with their recommendations.

7/15/03:(JME)Rec'd call from Brak Burke - upon reviewing the data he found that some of the monitoring well screens are below the water table. This could have a bearing on the conclusions/recommendations in their latest report, in which they assert that there is evidence of a release from a different site based on free product appearing where it hadn't previously been and vice versa. I told him to send in an update with revised conclusions. He will do so after next site visit, which is week after next.

08/18/03 John Kaehler

Spoke with Brad Burke, Enviro-Risk. We decided that their recommendations were fine except that they should resurvey the wells. I told him that I would indicate that in our response letter. He also mentioned that they had over a foot of free product in MW-1 the last time they visited the site. He also indicated that the WT has dropped and the screens in MW-2/3 were no longer submerged, however, the screen was still submerged in MW-1.

7/6/04 SAH: DO report received for soil samples done at this property for future sale of property. Mini water, development reasons, GW enc at 9' bgs, petro odors. High vapor of 70ppm. Sending to PM for file/action.

01/31/05 John Kaehler

Review of annual report dated Sep 04

- Free product collection system has been inoperable since Enviro-Risk began monitoring the site in 2002.
- Manual free product bailing continues on a periodic basis at the site.
- Indications that a new release occurred were refuted. Sampling was conducted on the free product and it was determined by sulfur content that the existing product was from an old release (ie. Texaco gas and not the current Holiday gas).
- Free product has been present in all 3 wells but found consistently only in MW-1
- MW-2 has been free of product except for Oct-Dec of 03, with thickness around 3".
- MW-3 somewhat more often than MW-2, detected Oct 03 - Feb 04 with thickness around 3".
- It is estimated that through bailing and the recovery system approx 2430 gal of product has been removed
- Recent free product removal by bailing has been minimal.

Consultant Recommendations:

- Continue manual free product collection on a monthly basis.
- Continue semi-annual monitoring through June 2005.

My Take

- Agree with recommendations.
- If the amount of free product present in the MWs does not increase significantly this site will be eligible for closure in 2005.
- 2/15/06 Site PM transferred from JME to ACM.

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Interest Remarks

Date and Time Printed: 7/27/2006 12:05:41

07/24/06 John Kaehler

Review of closure request dated Apr 06

- 4 monitoring events indicated GW flow to the S, this conflicts with previous data indicating a more NE flow. Flow direction always difficult to ascertain because of the presence of free product and the highly variable WT, fluctuations from 3-5 ft over the past year.
- Sampling has occurred twice. 06/05 and 02/06, since the last report.
- Not much change in results, somewhat lower but this can be attributed to the WT above the screen.
- Thickness of product found in MW-1 remained around an inch. This is down from a high of over a foot.
- Given the lack of increase in product thickness, stability of the plume, and the absence of vapor receptors within 100 ft, this site should be closed.
- Consultant is recommending closure, I agree.

BACKGROUND:

Leaksite No: 11991 Date: 07/24/06

Site name: Yocum Oil, Jordan

Hydro: John Kaehler
Proj.Mgr: Jelil Abdella, Jessie Ebertz after reorg in 2001. Amy Miller

Leak report date:
Leak discovered date:

Consultants: Enviro-Risk, Brad Burke

Emergency : No, but free product is present

Site Info:
Business/light industrial
At the intersection of Hwys 169 (to the north) and 282.
Minnesota River is approx 1 ½ mi to the NW
Across 282 to the SW lies a wetland (approx 1/8 mi away)

Tank Info:
4 gas USTs in use. All installed in 95 and conform to 98 standards.

Release Info:
Leak in a pipe conection. Leaked from the sump because of torn rubber seal.
Best guess is about 4000 gallons was lost

Excavation:
No soil has been removed.

Soil Borings (location, #, etc.):
Groundwater investigation (wells, screens, locations, etc.):
MW-1 located along North edge of tank basin

Ground	750
TOS	742.8
BOS	727.8
WT	740 (approx 10' bg)

MW-2 located approx 40' NW(downgradient) of tank basin

Ground	750
--------	-----

TOS	746.4
BOS	731.4
WT	fp

MW-3 located along W edge of tank basin

Ground	750
TOS	746.0
BOS	731.0
WT	fp

Hydrology:

Depth to GW;

Hyd. Conductivity (K);

Thickness;

Effective Porosity;

Est. Flow Velocity;

GW Flow Direction;

Aquifer Type:

General geology/stratigraphy:

0-8' peat

6-20+ coarse sand

WT @ approx 6-10' bg

Natural Attenuation Info:

Well Receptor Info:

Muni water supplied to the area.

The 3 City of Jordan muni wells are located to the SW to SE from the site with thw closest approx 800 ft to the SE. They are all cased at least to 220 ft bg.

The closest well is 300 ft to the south and used by the Ford Motor dealer. This well is cased to 220 ft.

Surface Water Info:

Vapor Risk Info:

No sewers or basements of concern.

Buried electrical lines along Hwy 169 do come in contact with contaminated GW but they don't appear to be in contact with free product.

Listing of Reports:

Dates of Major Events:

Soil Treatment;

GW Recovery;

CAD Implemented:

Petro Fund Comments:

Justification for closure:

Hydro Comments :
01/28/2000

Review of CAD dated 09/99

A free product recovery system consisting of pumps in two wells was installed in Dec 98. To date approx 2650 gal of free product has been removed.

Geoprobes were advanced to delineate the plume. It's quite evident that the plume has migrated towards the NW. GP-4 was the furthest downgradient approx 120' NW of the tanks. A water sample collected from this point had 7300 ppb benzene and 32000 GRO. This point was advanced at the edge of Hwy 169.

Currently there are 3 MWs installed at the site.

MW-1 located at the north edge of the tank basin
Highly contaminated

MW-2 located approx 40' NW(downgradient) of the release area (tank basin)
Has free product

MW-3 located along the NW edge of the tank basin
Has free product

Free product is being removed with controllerless pneumatic free product collection pumps. These pumps separate gas from the water in the monitoring well, pumping "pure" product to a collection tank.

Consultant recommendations:

- 1) additional free product removal until free product no longer present
- 2) when free product no longer is present monitoring would begin on a 1/4'ly basis for at least 2 quarters

My Take

Free product should continue to be removed.

Downgradient definition still unclear, should either install a well or do periodic geoprobing as well as some investigation across Hwy 169 to be sure plume isn't having continuous migration of

high levels downgradient. The furthest downgradient boring, GP-4, had 7300 ppb benzene and 32000 ppb GRO.

According to our guidance it's pretty clear that additional investigation downgradient needs to be conducted. I'm guessing that the best spot would probably be across Hwy 169.

Also there is a creek that runs on the north side of 169 and a well should be placed between the creek and the release.

However, considering the site constraints in may only be feasible to advance periodic geoprobes instead of borings between 169 and the creek.

02/16/2000;

Contacted John Mills, Arden Environmental, to discuss my concerns. John said they no longer are working on the project and the project is currently being handled by Strusinski & Associates. Donna Strusinski's phone # 651/487-1208.

Spoke with Donna. She said that they called Commerce and Commerce recommended that they get 2 bids from environmental consultants to address finishing the project. She expects to be awarding the project in the next day or so and that she would have the consultant give me a call. We also discussed the additional investigation needed but I explained to her that that wouldn't affect the bidding process.

02/22/2000;

Spoke with the new consultants, Eric Ealy and Brad Birke, IT Corp and discussed the site. We discussed the need for additional work in the downgradient (NNW) direction.

03/15/200;

Spoke with Eric Ealy. He said that they had discussed the site with the RP and MNDOT. The RP needs a letter specifically requesting the need for geoprobing on the other side of 169 and if possible a geoprobe in the median between the northbound and southbound lanes of 169.

03/31/00:

In review of the September 21, 1999 Remedial Investigation Report submitted by Arden Environmental Engineering, Inc., pertaining to the Yocum Oil Company leaksite, MPCA T.F.AK #11991, MPCA has determined that additional work is necessary. Specifically further investigation is needed to delineate the downgradient extent of the contaminant plume. A minimum of two geoprobes should be advanced across Highway 169 near the creek and lowland area. If possible a third geoprobe should be advanced in the median between the north and southbound lanes of Highway 169.

04/30/01

Spoke with Tom Hudrlik, IT Corp. It looks as though they finally have access from DOT. Should be able to advance the geoprobes shortly. High water and snow has pushed back the date.

12/07/01

Review of Additional Site assessment report dated Jul 2001.

Additional work was performed on May 30, 2001.

3 geoprobeg advanced, 2 on the north side of 169 and another was advanced in the median.

No detectable vapors were observed in the 3 borings.

GW was encountered approx 10 ft bg at the median and 3 ft bg at the probes across Hwy 169. Water samples were collected from all 3 borings. Analyses indicated no detectable amounts of GRO and VOC's.

It doesn't appear that the plume is migrating to the surface water located across Hwy 169.

Consultant Recommendation

No further investigation. **I agree**

Continue operation of the product removal system until no measurable product is observed. **I agree**

Once no product present, idle system for at least 3 more visits. If product does not return will request closure. **I agree**

12/14/2001

Sent letter indicating our agreement with their recommendations.

08/14/03

Review of Annual/CAD system report dated Apr 03

Free product system is off and free product has not been detected in the 2 RWs 2/3 over the past 5 months.

However, free product has been detected in MW-1 for the 1st time. First detected July 23, 2002.

MW-1 is located immediately adjacent to the existing UST basin. Some thoughts that it might be from a new release.

GW flow direction is still anticipated to be towards the WSW

The MWs were resurveyed and it was determined that with the increase in WT, water levels in MW-1 were above the TOS for all 8 monitoring events, were above TOS in MW-2 for 6 out of 8, and above TOS in MW-3 for 4 out of 8.

Grade (est)	TOR (est)	TOS	BOS
MW-1 752	751.5	741.6	731.6
MW-2 752	751.5	744.2	734.2
MW-3 752	751.5	744.2	734.2

The 2 pneumatic submersible pumps installed in MW-2 and MW-3 haven't removed product since Enviro-Risk began monitoring in June of 02 (Arden Env previously had the site). The pumps were removed in late 2002.

Recovery system

Consists of 2 pneumatic submersible pumps installed in MW-2 and MW-3 with product discharge to an AST receiving tank.

Past reports indicated that approx 2300 gallons of free product, was removed from the wells during the period from Nov 1998 through Jan 1999. Sometimes in excess of 100 gallons/day. There are also indications that approx 500 gallons of product was removed in 1999.

Currently there appears to be approx 200 additional gallons of product in the receiving tank.

Current total of free product removed is 3000 gallons.

Consultant recommendations;

Leave the free product recovery system off

Collect monthly free product measurements from the 3 MWs

Collect a free product sample from MW-1 for fingerprinting

Begin collection of free product via the system if sufficient quantities are found in the

MWs.

My take

Agree with recommendations except that GW elevations should be collected during the monthly visits. Begin monitoring once it's determined whether we have a new release or not and/or

Also need to check previous reports to determine whether the MWs have been surveyed. If not, wells need to be resurveyed.

08/14/03

Review of update info letter dated May 2003

Monthly free product checks indicated that the amount of free product in MW-1 has dropped from 0.99 ft to 0.01 ft.

Free product began to show up again in MW-3 in Mar.

0.16 ft Mar 26, 0.04 ft Apr 24.

The MWs have recently been sampled for Benz/MTBE/GRO

	MW-1	MW-2	MW-3
09/02	fp	28,000/<40/110,000	9200/<40 / 46,000
12/02	fp	23,000/<400/80,000	9100/<400/ 51,000
03/03	19,000/250/270,000	17,000/<200/120,000	23,000/<200/130,000
06/03	fp	19,000/<100/ 74,000	6900/<50 / 42,000
09/03	fp	17,000/<120/ 58,000	8800/<120/ 44,000
06/04	fp	25,000/<100/120,000	18,000/<100/100,000

There appears to be some evidence that a new release has occurred.

Consultant indicates that monthly free product measurements and recovery will continue.

Also quarterly sampling of MWs.

08/18/03

Spoke with Brad Burke. We discuss the need to resurvey the MWs and it was decided that it would add some value. The WT has dropped so now the screens in MWs 2 & 3 are exposed. The screen in MW-1 is still submerged. Free product continues to accumulate in MW-1, over a foot the last time out. They are still checking the wells on a monthly basis.

01/31/05

Review of Annual dated Sep 04

Free product collection system has been inoperable since Enviro-Risk began monitoring the site in 2002.

Manual free product bailing continues on a periodic basis at the site.

Indications that a new release occurred were refuted. Sampling was conducted on the free product and it was determined by sulfur content that the existing product was from an old release (ie. Texaco gas and not the current Holiday gas).

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03/03	19,000/250/270,000	17,000/<200/120,000	23,000/<200/130,000
06/03	fp (0.6')	19,000/<100/ 74,000	6900/ <50 / 42,000
09/03	fp (0.8')	17,000/<120/ 58,000	8800/<120/ 44,000
06/04	fp (0.1')	25,000/<100/120,000	18,000/<100/100,000

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MW-3 somewhat more often than MW-2, detected Oct 03 – Feb 04 with thickness around 3".

It is estimated that through bailing and the recovery system approx 2430 gal of product has been removed.

Recent free product removal by bailing has been minimal.

Consultant Recommendations:

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Continue semi-annual monitoring through June 2005.

My Take

Agree with recommendations.

If the amount of free product present in the MWs does not increase significantly this site will be eligible for closure in 2005.

07/24/06

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Consultant is recommending closure, I agree.

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1/31/05

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Hydro: John Kaehler
Proj.Mgr: Jelil Abdella, Jessie Ebertz after reorg in 2001.

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Hydrology:

Depth to GW;
Hyd. Conductivity (K);
Thickness;
Effective Porosity;
Est. Flow Velocity;
GW Flow Direction;
Aquifer Type:

General geology/stratigraphy:

0-8' peat
6-20+ coarse sand
WT @ approx 6-10' bg

Natural Attenuation Info:

Well Receptor Info:

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In review of the September 21, 1999 Remedial Investigation Report submitted by Arden Environmental Engineering, Inc., pertaining to the Yocum Oil Company leaksite, MPCA LEAK #11991, MPCA has determined that additional work is necessary . Specifically further investigation is needed to delineate the downgradient extent of the contaminant plume. A minimum of two geoprobes should be advanced across Highway 169 near the creek and lowland area. If possible a third geoprobe should be advanced in the median between the north and southbound lanes of Highway 169.

04/30/01

Spoke with Tom Hudrlik, IT Corp. It looks as though they finally have access from DOT. Should be able to advance the geoprobes shortly. High water and snow has pushed back the date.

12/07/01

Review of Additional Site assessment report dated Jul 2001.
Additional work was performed on May 30, 2001.

3 geoprobes advanced, 2 on the north side of 169 and another was advanced in the median.

No detectable vapors were observed in the 3 borings.

GW was encountered approx 10 ft bg at the median and 3 ft bg at the probes across Hwy 169. Water samples were collected from all 3 borings. Analyses indicated no detectable amounts of GRO and VOC's.

It doesn't appear that the plume is migrating to the surface water located across Hwy 169.

Consultant Recommendation

No further investigation. **I agree**

Continue operation of the product removal system until no measurable product is observed. **I agree**

Once no product present, idle system for at least 3 more visits. If product does not return will request closure. **I agree**

12/14/2001

Sent letter indicating our agreement with their recommendations.

08/14/03

Review of Annual/CAD system report dated Apr 03

Free product system is off and free product has not been detected in the 2 RWs 2/3 over the past 5 months.

However, free product has been detected in MW-1 for the 1st time. First detected July 23, 2002.

MW-1 is located immediately adjacent to the existing UST basin. Some thoughts that it might be from a new release.

GW flow direction is still anticipated to be towards the WSW

The MWs were resurveyed and it was determined that with the increase in WT, water levels in MW-1 were above the TOS for all 8 monitoring events, were above TOS in MW-2 for 6 out of 8, and above TOS in MW-3 for 4 out of 8.

Grade (est)	TOR (est)	TOS	BOS
MW-1 752	751.5	741.6	731.6
MW-2 752	751.5	744.2	734.2
MW-3 752	751.5	744.2	734.2

The 2 pneumatic submersible pumps installed in MW-2 and MW-3 haven't removed product since Enviro-Risk began monitoring in June of 02 (Arden Env previously had the site). The pumps were removed in late 2002.

Recovery system

Consists of 2 pneumatic submersible pumps installed in MW-2 and MW-3 with product discharge to an AST receiving tank.

Past reports indicated that approx 2300 gallons of free product, was removed from the wells during the period from Nov 1998 through Jan 1999. Sometimes in excess of 100 gallons/day. There are also indications that approx 500 gallons of product was removed in 1999.

Currently there appears to be approx 200 additional gallons of product in the receiving tank.

Current total of free product removed is 3000 gallons.

Consultant recommendations;

Leave the free product recovery system off

Collect monthly free product measurements from the 3 MWs

Collect a free product sample from MW-1 for fingerprinting

Begin collection of free product via the system if sufficient quantities are found in the MWs.

My take

Agree with recommendations except that GW elevations should be collected during the monthly visits. Begin monitoring once it's determined whether we have a new release or not and/or

Also need to check previous reports to determine whether the MWs have been surveyed. If not, wells need to be resurveyed.

08/14/03

Review of update info letter dated May 2003

Monthly free product checks indicated that the amount of free product in MW-1 has dropped from 0.99 ft to 0.01 ft.

Free product began to show up again in MW-3 in Mar.
0.16 ft Mar 26, 0.04 ft Apr 24.

The MWs have recently been sampled for Benz/MTBE/GRO

	MW-1	MW-2	MW-3
09/02	fp	28,000/<40/110,00	9200/<40 / 46,000
12/02	fp	23,000/<400/80,000	9100/<400/ 51,000
03/03	19,000/250/270,000	17,000/<200/120,000	23,000/<200/130,000
06/03	fp	19,000/<100/ 74,000	6900/ <50 / 42,000
09/03	fp	17,000/<120/ 58,000	8800/<120/ 44,000
06/04	fp	25,000/<100/120,000	18,000/<100/100,000

There appears to be some evidence that a new release has occurred.

Consultant indicates that monthly free product measurements and recovery will continue. Also quarterly sampling of MWs.

08/18/03

Spoke with Brad Burke. We discuss the need to resurvey the MWs and it was decided that it would add some value. The WT has dropped so now the screens in MWs 2 & 3 are exposed. The screen in MW-1 is still submerged. Free product continues to accumulate in MW-1, over a foot the last time out. They are still checking the wells on a monthly basis.

01/31/05

Review of Annual dated Sep 04

Free product collection system has been inoperable since Enviro-Risk began monitoring the site in 2002.

Manual free product bailing continues on a periodic basis at the site.

Indications that a new release occurred were refuted. Sampling was conducted on the free product and it was determined by sulfur content that the existing product was from an old release (ie. Texaco gas and not the current Holiday gas).

The MWs have recently been sampled for Benz/MTBE/GRO

	MW-1	MW-2	MW-3
09/02	fp	28,000/<40/110,00	9200/ <40 / 46,000
12/02	fp	23,000/<400/80,000	9100/<400/ 51,000
03/03	19,000/250/270,000	17,000/<200/120,000	23,000/<200/130,000
06/03	fp (0.6')	19,000/<100/ 74,000	6900/ <50 / 42,000
09/03	fp (0.8')	17,000/<120/ 58,000	8800/<120/ 44,000
06/04	fp (0.1')	25,000/<100/120,000	18,000/<100/100,000

Free product has been present in all 3 wells but found consistently only in MW-1 MW-2 has been free of product except for Oct-Dec of 03, with thickness around 3".

MW-3 somewhat more often than MW-2, detected Oct 03 – Feb 04 with thickness around 3". It is estimated that through bailing and the recovery system approx 2430 gal of product has been removed.

Recent free product removal by bailing has been minimal.

Consultant Recommendations:

Continue manual free product collection on a monthly basis.

Continue semi-annual monitoring through June 2005.

My Take

Agree with recommendations.

If the amount of free product present in the MWs does not increase significantly this site will be eligible for closure in 2005.

Office Memorandum

DATE : February 18, 1999

TO : John Mills

Arden Environmental Engineering, Inc.
3550 Lexington Ave., Suite 102,
Shoreview, MN. 55126

FROM : John Kaehler

MPCA - Metro District Site Remediation
520 Lafayette Rd
St. Paul, MN. 55155

SUBJECT : February 18, 1999 Meeting

Dear John,

Thanks again for the opportunity to meet with you to discuss the petroleum release investigation at the Yocum Jordan Site, MPCA leak # 11991.

Please proceed with the geoprobe borings and the installation of additional monitoring wells as per our discussion. Also, please continue using the existing system to recover the free product that is in existence at this site.

If you have any questions please contact me at 651/297-8575.

Sincerely,

John Kaehler
Hydrologist
Minnesota Pollution Control Agency

Leaksite ID# 11991
JORDAN TEXACO
Site Name

Tank Facility ID 19190
YOCUM OIL CO
Responsible Party

LEAKSITE REMARKS

Inventory records indicate a loss of more than .2gph. After speaking with inspector, this is considered a release and investigation is warranted. John Mills of Arden Environmental wishes to install recovery wells and would like a bid waiver for this. he says there is more than 1000 gals missing since September. I spoke with Joe Radermacher with Pump and Meter and he thought it was only 100gals missing. Will speak with Dan Hanon in spills to see if bid waiver is needed. (SHV)

10/28/98 RHN: I returned call from John Mills, Arden Env.; Tanks were installed in 1995 and they have been using SIR leak detection. They reviewed their records and appear to be "off" since early September. Native soil is sand and ground water is 7 feet below grade. There was a release from a fitting at the dispenser which released into the spill bucket. There was a cracked fitting in the spill bucket which released to the soil. Buildings in the area are presumedly slab on grade. A road and field are in the presumedly down gradient location. There is a McDonalds restaurant and a car parts store in the other location. Arden sampled tow storm water drains near the tanks. They run to a river 3/4 mile from the site. The drains are 2 to 3 feet below grade and might not be at risk. Arden took readings in both drains with a PID with results of 0 and 4 ppm. John explained that they install 3 wells in the area of the tanks to recover free product and would like an emergency bid waiver to perform that work. When we discussed the amount released, he suggested I contact the owner of the company Tim Yokum.

10/28/98 RHN: I called Tim Yokum. There estimate at this time is 100 gallons a day have been lost over the last 30 to 40 days. I explained the bid waiver process and told him I would fax the waiver this morning and suggested that his consultant begin work asap to recovery product. They would need to bid the remaining full investigation and corrective action. I suggested he bid that portion asap and that work would follow a fast timeline.

10/28/98 RHN: I called John Mills @ Arden. I asked that they begin work asap - within a day or two. John will call me back when they have scheduled the work. I explained that the waiver is only for free product recovery and that they will need to bid on the full RI and CAD portion of the work.

10/28/98 RHN: Emergency Bid Waiver sent to Tim Yokum and John Mills

Page: 1

TSR040 Remarks Listing For Leaksite = 11991

Report Date: November 10, 1998

for recovery and control of petroleum: 1- on surface or ground waters. 2- infiltrating a sanitary or storm sewer.

11/03/98 3- infiltrating a building or structure. 4- vapors in a building, structure or sewer.

RHN: Phone call from John Mills, Arden Env.; Yesterday they installed 3 wells and one boring. The worst case well did not encounter free product. They installed a well 65 feet from the tank in a downgradient direction and encountered 1.5 feet of free product. They encountered 1.8 feet of free product in another well (not sure of location). They placed a boring another 50 feet downgradient and did not find contamination. They can either install a dedicated free product pump which they can trench to a tank or install passive collectors. It would take approximately 2 weeks to install the dedicated system. In the mean time they will perform passive bailing or use vac trucks. I asked that he speak with SGG to discuss free product recovery at the site. I asked that he contact me on a regular basis until things are under control and the bidding has been completed.

11/06/98 RHN: Phone call from John Mills @ Arden Env.; They will be installing an active free product recovery system in approx. 2 weeks. They will be performing passive recovery today at the site. John will submit the free product worksheet after the system is installed. He had performed a walking survey and there are no receptors. John also spoke with SGG on above issues.

End of Remarks

DEPARTMENT OF PUBLIC SAFETY - DIVISION OF EMERGENCY MANAGEMENT
B-5 STATE CAPITOL, SAINT PAUL, MN 55155-1049

MINNESOTA DUTY OFFICER
HAZARDOUS MATERIALS INCIDENT REPORT: TANKS

REPORT DATE: 10-26-98 TIME: 1557 DUTY OFFICER: G
REPORTED BY: RESPONSIBLE PARTY/PROPERTY OWNER:

NAME: Jere Radermacher CONTACT: Todd Steffen
CO: Pump & Meter CO: Yocum Oil Co.
ADDRESS: 11303 Excelsior Blvd. ADDRESS: 2719 Stillwater Rd.
CITY: Hopkins STATE: STATE: MN
PHONE: 933-4000 ZIP: 55343 PHONE: 739-9141 ZIP: 55119
AL.T. PHONE: AL.T. PHONE:

DISCOVERY DATE: 10-26-98 TIME: 1530 PREVIOUSLY REPORTED SITE?: Y (N) UNK --LEAK#
SITE NAME & ADDRESS: 255 Triangle Lane CITY: Jordan ZIP: 55352 COUNTY: Scott TYPE:
NUMBERSIZE OF TANKS: TANK CONTENTS: AGE OF TANKS: U.S.T / A.S.T. - STEEL/FIBRE GLASS
2 @ 10,000 gasoline U.S.T / A.S.T. - STEEL/FIBRE GLASS
2 @ 6,000 gasoline U.S.T / A.S.T. - STEEL/FIBRE GLASS
@ U.S.T / A.S.T. - STEEL/FIBRE GLASS
@ U.S.T / A.S.T. - STEEL/FIBRE GLASS
NATIVE SOIL TYPE: Unknown SURFACE WATER NEARBY? Y (N) UNK
ARE THERE ANY MONITORING WELLS ON SITE? Y (N) UNK
WHAT IS THE SITE WATER SOURCE: MUNICIPAL / PRIVATE WELL/UNK QUANTITY:
CONTAMINATED SOIL EXCAVATED?: Y (N) UNK
ABLE TO DIG OUT OF CONTAMINATION?: Y (N) UNK DEPTH TO GROUND WATER:
GROUND WATER ENCOUNTERED?: Y (N) UNK STAINED SOILS?: Y (N) UNK PETROLEUM ODORS?: Y (N) UNK
FREE PRODUCT FOUND?: Y (N) UNK ANALYTICAL RESULTS: to be started
HIGHEST VAPOR READING: None

NARRATIVE: Based on SER'S.
TH 19190 more than 100gls lost. (since September 98)

DUTY OFFICER NOTIFICATIONS MADE: (AGENCY, NAME, TIME)
MPCA TANKS, ATTN.: STACEY VAN PATON - FAX

ANY QUESTIONS? CONTACT THE MINNESOTA DUTY OFFICER AT 649-5451 OR 1-800-422-0798
MPCA PROJECT MANAGER: PAW LEAK NUMBER: 11991

Who Took: _____

PM: _____

Priority: _____ High
Action
_____ No action

Action: _____ Advise
Visit by _____
State money spent _____
File _____
No File _____

REMARKS:

REMARKS

Copy To? _____

Send Packet?

- _____ Disposal Packet
- _____ Reporting Packet
- _____ Spill Bill Packet
- _____ VIC Packet
- _____ VPIC Packet
- _____ Other _____

Quickie Closure:(circle one)

Why Closed:

- 1--Referred to LEAKS
- 2--Referred to RCRA
- 3--Referred to AQ
- 4--Referred to WQ
- 5--Referred to VIC

- 6--Referred to local/county
- 7--Referred to Region
- 8--Referred to GWSW
- 9--Response Completed

- 10--No Response Necessary
- 11--Closed for other reasons (see remarks)
- 12--AG Lead

Quickie
SPILL # _____



Minnesota Pollution Control Agency

July 27, 2006

Mr. Tony Yokum
Yocum Oil Company
2719 Stillwater Road
St. Paul, MN 55119

RE: Petroleum Tank Release Site File Closure
Site: Jordan Texaco, 255 Triangle Lane, Jordan, 55352
Site ID#: LEAK00011991

Dear Mr. Yokum:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) staff has determined that your investigation has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, the MPCA staff has closed the release site file.

Closure of the file means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. However, the MPCA staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment under current conditions.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information, changing regulatory requirements or changed land use make additional work necessary. If you or other parties discover additional contamination (either petroleum or nonpetroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (2002) or any other applicable state or federal law. In addition, this letter does not release any party from liability for nonpetroleum contamination, if present, under Minn. Stat. ch. 115B (2002), the Minnesota Superfund Law.

The monitoring wells for this site should be abandoned in accordance with the Minnesota Department of Health Well Code, Chapter 4725. If you choose to keep the monitoring wells, the Minnesota Department of Health will continue to assess a maintenance fee for each well.

Please note that as a result of performing the requested work you may be eligible to apply to the Petroleum Tank Release Compensation Fund (Petrofund) for partial reimbursement of the costs you have incurred in investigating and cleaning up this petroleum tank release. The Petrofund is administered by the Petroleum Tank Release Compensation Board (Petro Board) and the Minnesota

520 Lafayette Rd. N.; Saint Paul, MN 55155-4194; (651) 296-6300 (Voice); (651) 282-5332 (TTY); www.pca.state.mn.us
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Mr. Tony Yokum
Page 2

Department of Commerce. To learn more about who is eligible for reimbursement, the type of work that is eligible for reimbursement, and the amount of reimbursement available, please contact Petrofund staff at 651-297-1119 or 1-800-638-0418.

If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA staff should be notified immediately.

For specific information regarding petroleum contamination that may remain at this leak site, please call the Petroleum Remediation Program File Request Program at 651/297-8499. The MPCA fact sheet *Request to Bill for Services Performed* must be completed prior to arranging a time for file review.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call me at 651-296-7717 or the site hydrogeologist, John Kaehler at 651-297-8575.

Sincerely,


Abby Miller

Project Manager
Petroleum Remediation
Remediation Division


John Kaehler

Hydrogeologist
Petroleum Remediation
Remediation Division

AM/JK:ais

cc: Edward Shukle, Administrative City Clerk, Jordan
Steve Kochlin, Fire Chief, Jordan
Steve Steuber, Scott County Solid Waste Officer
Brad M. Burke, Enviro-Risk Consulting Group, Inc
Mark Hoffman, Minnesota Department of Health
Minnesota Department of Commerce Petrofund Staff

Ebertz, Jessica

From: Boissonneault, Eric
Sent: Wednesday, June 09, 2004 11:07 AM
To: Henderson, Sarah; Ebertz, Jessica
Subject: RE: Holiday station in Jordan

I just spoke to Wes at Yokum Oil. He said Pump and Meter has been to the site and cleaned the fuel out of the sump, and that no more fuel is entering the sump. They are not sure where the fuel came from. I told him to notify the Duty officer that they have a potential leak so you should be getting that report soon.

-----Original Message-----
From: Henderson, Sarah
Sent: Monday, June 07, 2004 3:31 PM
To: Boissonneault, Eric
Subject: FW: Holiday station in Jordan

So... we know nothing up here. Can you call them again and ask them to report it???

-----Original Message-----
From: Ebertz, Jessica
Sent: Monday, June 07, 2004 3:30 PM
To: Henderson, Sarah
Subject: RE: Holiday station in Jordan

I haven't heard anything from anyone about this site, and I do not know if there is a new owner. Is that helpful?

-----Original Message-----
From: Henderson, Sarah
Sent: Monday, June 07, 2004 1:55 PM
To: Ebertz, Jessica
Cc: Boissonneault, Eric
Subject: FW: Holiday station in Jordan

Hi Jessie - read below. Have you heard from the RP for this site about this or is this a new owner???

Sarah

-----Original Message-----
From: Boissonneault, Eric
Sent: Monday, June 07, 2004 1:54 PM
To: Henderson, Sarah
Subject: RE: Holiday station in Jordan

Yeah it's the same site and I don't think the owner has changed, but it is definitely a Holiday station now. I was there on the 27th and found about 4-5 inches of fuel in the pump sump, and the sensor for that sump was in the alarm mode with the alarm sound/ light turned off. I was not able to determine how long ago the alarm activated but I told them to call the duty officer to report a leak, which it appears they did not do.

-----Original Message-----
From: Henderson, Sarah
Sent: Monday, June 07, 2004 1:45 PM
To: Boissonneault, Eric
Subject: RE: Holiday station in Jordan

On another note, this is the same property as existing L#11991 that Jessie Ebertz has? It's still open... but its listed as a Texaco. Does that seem right?

-----Original Message-----
From: Boissonneault, Eric
Sent: Monday, June 07, 2004 1:13 PM
To: Henderson, Sarah

Subject: Holiday station in Jordan

Did you every receive a Duty Officer report for a leak at a Holiday gas station located at 255 Triangle Lane in Jordan?



Minnesota Pollution Control Agency

February 3, 2005

Mr. Tony Yocum
Yocum Oil Company
2719 Stillwater Road
Maplewood, MN 55119

RE: Annual Monitoring Report & CAD System Monitoring Worksheet dated September 23, 2004.
Site: Jordan Texaco, 255 Triangle Lane, Jordan
Site ID#: LEAK00011991

Dear Mr. Yocum:

The Minnesota Pollution Control Agency (MPCA) Petroleum Remediation Program (PRP) staff has reviewed the Annual Monitoring Report and CAD System Monitoring Worksheet report dated September 23, 2004. The PRP staff agrees with your consultant recommendations as discussed in Section 3 on page 4 of the report.

If subsequently obtained information indicates that the agreed upon recommendations are inappropriate or inadequate, the MPCA may require additional work or modifications in the approved work.

If you have questions regarding the investigation of ground water at this site, please contact MPCA staff hydrogeologist John Kaehler at 651/297-8575. If you have any other questions, please call me at 651/297-8594.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jessica Ebertz'.

Jessica Ebertz
Project Leader
Petroleum Remediation Program
Remediation Division

JE:ais

cc: Brad Burke, Enviro-Risk Consulting Group, St. Paul



Minnesota Pollution Control Agency

August 21, 2003

Mr. Tony Yocum
Yocum Oil Company
2719 Stillwater Road
Maplewood, MN 55119

RE: Annual Monitoring Report & CAD System Monitoring Worksheet dated April 24, 2003
Site: Jordan Texaco, 255 Triangle Lane, Jordan, MN
Site ID#: LEAK00011991

Dear Mr. Yocum:

The Minnesota Pollution Control Agency (MPCA) Leaking Underground Storage Tank Program staff has reviewed the above referenced report outlining additional investigation at the above-referenced site. The MPCA staff agrees with your consultant recommendations as discussed in Section 3 on pages 3 and 4 of the report. In addition, MPCA staff also request that the three monitoring wells be surveyed and water table elevations be collected on a monthly basis.

If subsequently obtained information indicates that the agreed upon recommendations are inappropriate or inadequate, the MPCA may require additional work or modifications in the approved work.

If you have questions regarding the investigation of ground water at this site, please contact MPCA staff hydrogeologist John Kaehler at 651/297-8575. If you have any other questions, please call me at 651/297-8594.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Ebertz".

Jessica Ebertz
Project Leader
Petroleum Remediation Unit
Petroleum and Landfill Remediation Section
Majors and Remediation Division

JME:tf

cc: Brad Burke, Enviro-Risk Consulting Group, St. Paul



ENVIRO-RISK
CONSULTING GROUP, INC.

Enviro-Risk Consulting Group, Inc.
1176 Silverwood Bay
St. Paul, Minnesota 55125
Phone: 651.735.7001
Toll Free: 866.311.7475
Fax: 651.738.3039
www.enviro-risk.com

RECEIVED

May 9, 2003

MAY 12 2003

MPCA, MAR Division
PLR/SS Section

Mr. Tony Yocum
Yocum Oil Company
2719 Stillwater Road
Maplewood, MN 55119

**Re: Update Information - Groundwater & Free Product Monitoring;
Yocum Oil – Jordan Texaco; Jordan, MN (LEAK#11991)**

Dear Mr. Yocum:

This brief update is being submitted to you for your review regarding on-going monitoring at the Yocum Oil (Jordan Texaco) site. This information is also being forwarded to the MPCA for their review.

Free Product Monitoring & Recovery

As you recall, the free product collection system consisted of two pneumatic submersible pumps installed in MW-2 and MW-3, which automatically removed free product from the wells and discharges into an aboveground storage tank located on site. A site map from a previous report is attached for your reference. The free product pumps were removed in late 2002, however free product monitoring and manual collection has continued since then. The following free product levels have been recorded since Enviro-Risk has been assigned to this site:

YOCUM OIL – JORDAN TEXACO
Free Product Levels

Date	MW-1	MW-2	MW-3
6/13/02	0	0	0.11
6/29/02	0	0	0.02
7/10/02	0	0	0.01
7/23/02	0.15	0	0
9/30/02	0.25	0	0
10/30/02	0.38	0	0
11/20/02	0.63	0	0
12/06/02	0.80	0	0
02/26/03	0.99	0	0
03/26/03	0.01	0	0.16
04/24/03	0.01	0	0.04

Note: All values expressed in feet

Based on the most recent free product measurements, minimal amounts of free product have been detected in the three monitoring wells on site.

Quarterly Groundwater Monitoring / Analysis

Per MPCA requirements, quarterly groundwater samples were collected from MW-2 and MW-3 in September and December 2002. A sample was not collected from MW-1 due to the presence of free product. In March 2003, groundwater samples were collected from each monitoring well following purging. The analytical results are summarized as follows:

**YOCUM OIL – JORDAN TEXACO
 Quarterly Groundwater Analytical Results**

WELL	Benzene	Toluene	Ethyl Benzene	Xylene	MTBE	GRO
MW-1						
- 09/30/02	NA	NA	NA	NA	NA	NA
- 12/06/02	NA	NA	NA	NA	NA	NA
- 03/26/03	19,000	49,000	6500	44,000	250	270,000
MW-2						
- 09/30/02	28,000	27,000	1700	8900	<40	110,000
- 12/06/02	23,000	19,000	1800	9700	<400	80,000
- 03/26/03	17,000	31,000	2500	15,500	<200	120,000
MW-3						
- 09/30/02	9200	16,000	870	5100	<40	46,000
- 12/06/02	9100	17,000	1200	7400	<400	51,000
- 03/26/03	23,000	30,000	2800	17,400	<200	130,000

Note: All values expressed in micrograms per liter (ug/L)
 NA = Not Analyzed

It is interesting to note that MW-1 contained the highest values for all compounds analyzed, with the exception of benzene. In addition, MTBE was detected in MW-1 for the first time at the site since Enviro-Risk has been sampling, possibly supporting our previous assumption that a new release has occurred from the existing underground storage tanks at the site.

Upcoming Tasks

During this quarter, additional free product measurement and manual recovery will be conducted on a monthly basis. In June 2003, quarterly groundwater samples will again be collected for laboratory analysis per MPCA requirements. Following the receipt of the groundwater analytical results, an update letter summarizing the information collected to date will be submitted to you for review. Depending upon the MPCA's review and response of the Annual report and these most recent results, Enviro-Risk will prepare a proposal and submit it to Yocum Oil to cover any additional work required at the site.

Thank you for the opportunity to work with Yocum Oil Company. If you have any questions, please contact me at 651-735-7001.

Sincerely,

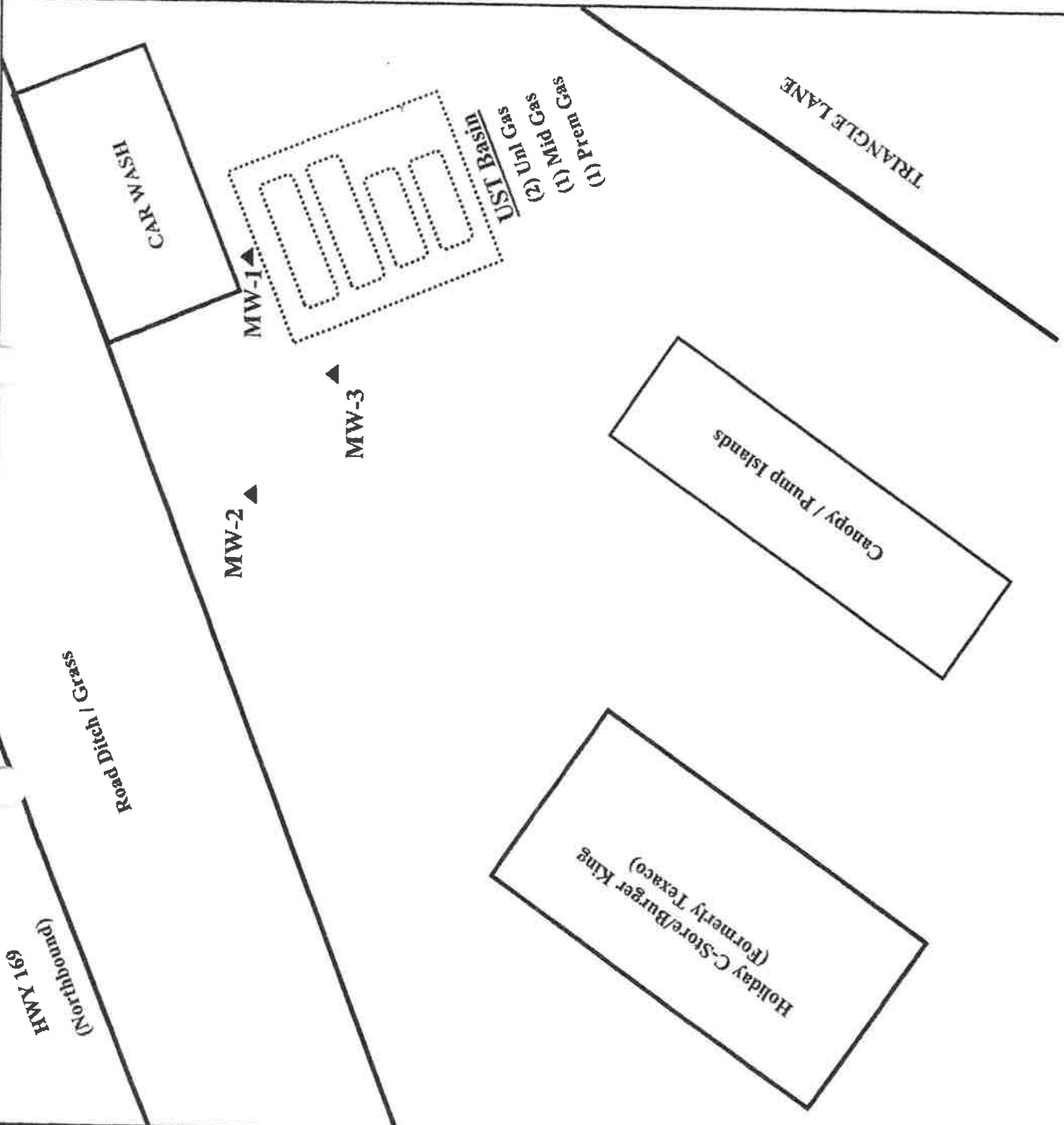
Enviro-Risk Consulting Group, Inc.



Brad M. Burke, PE
Senior Consultant / Principal

c/att: Ms. Donna Strusinski, Strusinski & Associates
Ms. Jessica Ebertz, MPCA

Drawing Number:	
Checked By:	
Approved By:	
Drawn By: KH	



Approximate Scale:
1 inch = 30 feet

Figure 2
Site Map

Jordan Texaco
255 Triangle Lane
Jordan, MN



ENVIRO-RISK
CONSULTING GROUP, INC.

"Do Not Scale Up Drawing"



Minnesota Pollution Control Agency

December 14, 2001

Mr. Tony Yocum
c/o Ms. Donna L. Strusinski
Strusinski & Associates, P.A.
Western Bank Building
1740 Rice Street, Suite 280
St. Paul, MN 55113

RE: Additional Site Assessment Report dated July 18, 2001
Site: Yocum Oil, 255 Triangle Lane, Jordan, MN
Site ID#: LEAK00011991

Dear Ms. Strusinski:

The Minnesota pollution Control Agency (MPCA) staff has reviewed the above referenced report prepared by IT Corporation. Please proceed with the recommendations as proposed on page 2 of the report. The recommendations are listed below:

- Continue to operate free product removal system until there is no measurable free product observed in the wells.
- Once it appears that all of the free product has been recovered, shut off system and monitor to see if free product returns.
- Closure will be considered if free product does not return to the wells after system shut-off.

Please submit a *Corrective Action Design System Monitoring Worksheet*, summarizing the free product removal, on an annual basis.

If you have any questions regarding this letter, please contact John Kaehler at 651/297-8575 or myself at 651/297-8594.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Ebertz".

Jessica Ebertz
Project Leader
Petroleum Remediation Unit
Petroleum and Landfill Remediation Section
Majors and Remediation Division

JME:tf

cc: Eric Ealy, IT Corporation, New Brighton



Minnesota Pollution Control Agency

November 2, 1998

Mr. Todd Steffen
Yocum Oil Company
2719 Stillwater Road
Maplewood, Minnesota 55119

RE: Petroleum Storage Tank Release Investigation and Corrective Action

Site: Yocum Oil Company, 255 Triangle Lane, Jordan
Site ID#: LEAK00011991

Dear Mr. Steffen:

Notice of Release

The Minnesota Pollution Control Agency (MPCA) has been informed that a release of petroleum has occurred from storage tank facilities which you own and/or operate. We appreciate your timely notification so this site can be handled in an efficient manner.

Legal Obligations

Federal and state laws require that persons legally responsible for storage tank releases notify the MPCA of the release, investigate the release and, if necessary, clean up the release. A person is considered legally responsible for a tank release if the person owned or operated the tank either during or after the release, unless specifically exempted under the law. If you believe that you are not legally responsible for this storage tank release, please contact the project manager listed below.

If you are not legally responsible for the release, but hold legal or equitable title to the property where the release occurred, you may volunteer to take corrective action. Responsible persons and volunteers who take corrective action may be eligible for reimbursement for a major portion of the costs of corrective action. The legislature has established the Petroleum Tank Release Cleanup Account to reimburse responsible persons and volunteers. The account is administered by the Petro Board which is part of the Minnesota Department of Commerce. Final decisions regarding the amount of reimbursement are made by the Petro Board. All questions about eligibility and reimbursement should be directed to the Petrofund staff at 651/297-1119 or 651/297-4203.

Request to Take Corrective Action

The MPCA staff requests that you take steps to investigate and, if necessary, clean up the release in accordance with the enclosed MPCA fact sheets. The site investigation must fully define the extent and magnitude of the soil and/or ground water contamination caused by the release. A report (excavation report and/or remedial investigation/corrective action design (RI/CAD) which details the results of the investigation or concludes that excavation was sufficient to clean up the release must be submitted to this office within 10 months of the date of this letter. Please refer to MPCA fact sheets for information pertaining to the amount of work needed at the petroleum release site(s).

Mr. Todd Steffen
Page 2
November 2, 1998

Sites with free product (free-floating petroleum), drinking water supply impacts, surface water impacts, indoor vapor impacts, fire or explosion hazards, or ground water impacts which pose a significant threat to public health or the environment, are considered high priority for staff review. If one or more of these situations apply to your site, an RI/CAD report must be submitted within 90 days. In addition, if you know or discover that there is free-product from a well, excavation, or borehole, you must notify the MPCA within 24 hours and IMMEDIATELY begin interim free product recovery.

If you have not already done so, the MPCA recommends that you hire a qualified consulting firm registered with the Petrofund staff that has experience in conducting petroleum release site investigations and in proposing and implementing appropriate corrective actions. A list of registered contractors and consultants is available from the Petrofund staff. The MPCA reserves the right to reject proposed corrective actions if the requirements of the site investigation have not been fulfilled. Please note that, under Minn. R. 2890 (Supp. 1997), you must solicit a minimum of two competitive proposals on a form prescribed by the Petro Board to ensure that the consulting costs are reasonable. Questions about bidding requirements should be directed to Petrofund staff.

Required Response

MPCA staff requests a response to this letter within 30 days. Please tell us whether you intend to proceed with the requested work. If you do not respond within this time frame, the MPCA staff will assume that you do not intend to comply, in which case the MPCA Commissioner may order you to take corrective action. Failure to cooperate with the MPCA in a timely manner may result in reduced reimbursement from the Petro Board. See Minn. R. 2890 (Supp. 1997). The enclosed fact sheets will provide you with the information necessary to complete a successful investigation and cleanup.

If you have any questions concerning this letter or need additional information, please contact me at 218/828-6116. Please reference the above LEAK # in all correspondence.

Sincerely,



Richard Newquist
Project Manager
Site Remediation Section
Metro District

RHN:kh

Enclosures

cc: Kay Kuhlmann, Administrator, Jordan
William Busch, Fire Chief, Jordan
Al Frechette, Scott County Solid Waste Office
Joe Radermacher, Pump & Meter, Hopkins



Minnesota Pollution Control Agency

Tanks and Emergency Response Section, 520 Lafayette Road, St. Paul, MN 55155

Emergency Response Bid Waiver

To: Responsible Party: Yokum Oil Company
Street Address: 2719 Stillwater Road
City, State, Zip Code: Maplewood, Minnesota 55119

RE: Site Name: Jordan Texaco
Address: 255 Triangle Lane, Jordan

LEAK #: 11991
Date of Report: 10/28/98

The following actions should be taken to remediate the emergency conditions at the above-referenced site. Only these specified tasks are exempt from the two bid requirements. Unless approved by the assigned project manager, other phases of investigation and remediation at this site will need two bids.

- Recovery and control of pooled petroleum on land.
- Recovery and control of petroleum on surface or ground waters.
- Recovery and control of petroleum infiltrating a sanitary or storm sewer.
- Recovery and control of petroleum infiltrating a building or structure.
- Removal and control of petroleum vapors in a building, structure or sewer.
- Relocation of affected residents.
- Excavation of petroleum contaminated soil to eliminate emergency conditions.
- Product removal from a tank.
- Soil borings/monitoring well installation to assess the emergency conditions.
- Collecting and analyzing surface water, ground water, soil or air samples to assess or monitor the emergency situation.
- Providing an alternate water supply to an affected well owner.
- Other, specify:

Authorization:

Richard Newquist 10-28-98

Richard Newquist 651-297-8583
print name and telephone #
Tanks and Emergency Response Section
Hazardous Waste Division

Post-it® Fax Note	7671	Date	10/28	# of pages	1
To	John Mills	From	Rick Newquist		
Co./Dept.	Arden Env.	Co.	MPCA		
Phone #		Phone #			
Fax #	651 484 5568	Fax #	651 296 9707		

This document can be made available in other audio
formats. If you need a copy, please call 612/282-5332

Post-it® Fax Note	7671	Date	10/28	# of pages	1
To	Tim Yokum	From	Rick Newquist		
Co./Dept.	Yokum Oil	Co.	MPCA		
Phone #		Phone #			
Fax #	651 739-6400	Fax #	651-296-9707		

Jim Yokum 739-9141
Fax 651 739-6400
John Mills, Arden Env.
481-5415
651-481-5568 FAX

-----General Information-----+

Leak Id: 11991 TABS Id: 19190 Assoc Leak Ids: LOT: I

I I I BOX: I

Site Name/AKA/Address +-----+ I

JORDAN TEXACO Responsible Party/Address: I

I YOCUM OIL CO I

I 255 TRIANGLE LANE 2719 STILLWATER RD I

I City: JORDAN City: MAPLEWOOD I

I Zip Code: 55352 Phone 6124927737 State MN Zip Code 55119 I

I County 70 Scott Contact Person: TODD STEFFEN I

I Leg. District Region: Phone 6517399141 I

+-----+ I

I Release Discovered: 10/26/98 Federal Tank (Y/N): Y I

I Release Reported: 10/26/98 Utility Project (Y/N): N I

I Standard Letter Date: Discharge to Sec Cont (Y/N): N I

I Std Letter Resp Date: Emergency Actions (Y/N): N I

I Conditional Closure: Fund Financed Site(Y/N): N I

I File Closure: Enforcement Actions (Y/N): N I

I Agency Staff For This Site:-----I

IRRT: SHV PM:RHN Hydro: Spills: DJH Reg: I

+-----+ I

End(Find) Clear(PF3) End(PF4) Emerg(F20)

RT(F11) Si(F12) St(F13) Rm(F14) FF(F17) LT(F18) TT(F19) >

+-----+
^ MPCA Leaksite Remarks Screen ^ Leak ID: 11991
+-----+

+-----+
-----+

Inventory records indicate a loss of more than .2gph. After speaking with
the inspector, this is considered a release and investigation is warranted
if. John Mills of Arden Environmental wishes to install recovery wells and
find would like a bid waiver for this. he says there is more than 1000 gals
is missing since September. I spoke with Joe Radermacher with Pump and Meter
and he thought it was only 100gals missing. Will speak with Dan Hanlon
in spills to see if bid waiver is needed. (SHV)

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MINNESOTA POLLUTION CONTROL AGENCY
 COMMISSIONER'S SITE REPORT
 TO THE PETROLEUM TANK RELEASE
 COMPENSATION BOARD

SITE ID#	RELEASE SITE	APPLICANT	REGION
LEAK00011880	Genex Convenience Store	High Plains Cooperative	V
LEAK00011991	Jordan Texaco	Yocum Oil Company, Inc.	Metro
LEAK00012103	Georges 66	Rita Deutsch	Metro

1. Eligibility Determination

I hereby determine that the corrective action described in the application was appropriate in terms of protecting public health, welfare, and the environment and that the applicant is eligible for Petrofund reimbursement, pursuant to Minn. Stat. § 115C.09, subd. 2, items (a) and (c) (Supp. 1997).

2. Compliance with Applicable Requirements: **ADEQUATE**

Information readily available to the Minnesota Pollution Control Agency staff shows that the applicant has complied with the applicable requirements of Minn. Stat. § 115C.09, subd. 3(1) (Supp. 1997).

The determinations in this report are made solely for the purpose of determining eligibility for reimbursement under Minn. Stat. § 115C.09, subs. 2 and 3 (Supp. 1997). Nothing in this site report releases any person from liability, and the Minnesota Pollution Control Agency does not waive any of its authority to require additional corrective action at the above-referenced site or to enforce other provisions of state law.

Dated: 2/3/99



Mark Schmitt
 Supervisor

Regular Facilities, Policy and Planning

Petroleum Tank Release Compliance Checklist

SITE NAME Jordan Texaco

LEAK0000

1/99/

USE THE FOLLOWING GUIDELINES TO DETERMINE IF THE LEAKING TANK IS IN COMPLIANCE

 UNREGULATED TANKS.....are ASTs/USTs 110 gallons or less, OR heating oil ASTs/USTs 1,100 gallons or less with product consumed on the premises, OR farm/residential ASTs/USTs 1,100 gallons or less containing motor fuel not for resale.

 STATE REGULATED TANKS.....are heating oil USTs with a capacity more than 1,100 gallons or all ASTs not specified above.

 l FEDERALLY REGULATED TANKS.....are all USTs not specified above.

STATUS OF RESPONSIBLE PARTY: Regular Applicant l Limited Use Applicant

UNREGULATED TANKS, STATE TANKS, FEDERAL TANKS

Release Notification: Date release discovered: MPCA 10-26-98 Petro App 11-2-98
Date release reported: MPCA 10-26-98 Petro App 11-3-98
When/how was release discovered? Weekly inventory
Was there environmental damage due to delay? Yes No l
 l Adequate Inadequate Recommend Reduction? Yes No l
Comments: leak determined 10-26-98

Cooperation Issues: Yes No l
If Yes, please prepare a narrative to be appended to the Commissioner's Site Report.

STATE TANKS, FEDERAL TANKS

Corrosion Protection: Tanks: Yes l No N/A Piping: Yes l No N/A
Applicable for steel piping/steel USTs installed after 12/22/88. Steel piping/steel USTs installed before 8/1/85 require corrosion protection no later than 12/22/98. Heating oil USTs installed before 8/1/85 don't ever require corrosion protection. Steel piping/steel USTs installed between 8/1/85 and 12/22/88 should be cited as inadequate, but not recommended for reduction. ASTs do not require corrosion protection.

 l Adequate Inadequate Recommend Reduction? Yes No l

STATE TANKS, FEDERAL TANKS (cont.)

AST Secondary Containment: Yes No Adequate Inadequate Recommend Reduction? Yes No N/A

FEDERAL TANKS

Spill Prevention: Yes No N/A
 Applicable for USTs installed after 12/22/88. USTs installed before 12/22/88 require spill prevention by 12/22/98.

Adequate Inadequate Recommend Reduction? Yes No

Overfill Protection: Yes No N/A
 Applicable for USTs installed after 12/22/88. USTs installed before 12/22/88 require spill protection by 12/22/98.

Adequate Inadequate Recommend Reduction? Yes No

Leak Detection: Tanks: Tank Leak Detection: Yes No N/A

Tank Tightness Testing Yes No N/A

If tank was installed before 1965 or unknown Then the leaks detection deadline is
 1965-1969 12/22/89
 1970-1974 12/22/90
 1975-1979 12/22/91
 1980-12/22/88 12/22/92
 12/22/93

Tanks installed after 12/22/88 should have leak detection at installation.

Piping: Pipe leak detection: Yes No N/A

Pipe tightness testing: Yes No N/A

Applicable for pressurized piping installed after 12/22/88. Pressurized piping installed before 12/22/88 must have leak detection by 12/22/90.

Adequate Inadequate Recommend Reduction? Yes No

Comments _____

Tanks Properly Closed: Yes No Tanks must be removed or properly closed in place within one year of the date they are taken out of service. Applicable for USTs only.

N/A

Adequate Inadequate Recommend Reduction? Yes No

Completed by: [Signature] Date: 2-1-99

OFFICE USE ONLY:

LEAK # 1199 PHASE 2
ENTERED 1/11/99 gc

State of Minnesota

JAN 0 5 1999

Dept. of Commerce

MINNESOTA PETROLEUM TANK RELEASE COMPENSATION BOARD
APPLICATION FOR REIMBURSEMENT

I. APPLICANT INFORMATION

Name Yocum Oil Co., Inc.
 Mailing Address 2719 Stillwater Avenue
 City Maplewood State MN Zip 55119
 Contact Person (if different from above "Name") Tony Yocum
 Day Phone (651) 739-9141 Ext. Fax 739-6400
Check One:
 Responsible Person
 Volunteer
 Non-Responsible Person
 (see *Application Guide*)
Check One:
 Corporation
 Partnership
 Individual
 Municipality
 State, federal, or other public agency
 08 / / 95 to PRESENT / Dates applicant owned or operated tank(s) [complete if "Responsible Person" box is checked]
 / / to / / Dates applicant owned property [complete if "Volunteer" box is checked]

II. LEAK SITE INFORMATION

11991 Petrofund Leak Number Richard Newquist MPCA Project Manager
 Tank Facility Name Yocum Oil Company
 Address 255 Triangle Lane
 City Jordan State MN Zip 55352
 Day Phone (651) 739-9141 County of Leak Site: Scott
11 / 2 / 98 Date petroleum leak detected
11 / 3 / 98 Date petroleum leak reported to MPCA
 Yes No Is tank leak on personal residential property?
0 cubic yards Total amount of contaminated soil excavated at this site
72000 ppm Range of soil contamination concentration (total hydrocarbons)
1.8 ft of ppb Range of groundwater contamination concentration (total hydrocarbons)
 Free Product

III. ASSIGNMENT CERTIFICATION / TERMINATION

CHECK ALL THAT APPLY:
 Petrofund Assignment Agreement for this application has been executed (attach original of new assignment form)
 Assignment form is already on file with the Department of Commerce
 List Assignees:
 Not applicable

IV. APPLICATION PHASE

Check appropriate box and complete the information requested for the box checked (see *Application Guide for further information*)

- Preremoval site assessment**
 / / Date of assessment report
 / / Date of property sale, if applicable

- Phase 1 Soil Corrective Action Costs or Remedial Investigation Costs**
 / / Date of MPCA soil treatment letter (*attach copy*)

- Phase 2 Installation Costs of MPCA-approved Soil or Groundwater Comprehensive Corrective Action Design System (CCAP/CAD) or Groundwater Monitoring and System Maintenance Costs**
 / / Date of CCAP/CAD approval letter (*attach copy*)
 / / Date of MPCA site closure letter (*attach copy*)
 Installation of recovery wells and a Free Product Recovery System was approved 11/3/98.

V. SOURCE AND CAUSE

What was the source and cause of the petroleum release at this site? (see *Application Guide*) Likely shift in ground causing a break in a connection.

How was the release discovered? Via weekly inventory control testing

If the release was not reported to the MPCA within 24 hours of discovery, state the reason why: _____

To the best of your knowledge, list all persons other than the applicant who were owners or operators of the tank during or after the petroleum release: none

- Yes No Did any of the persons listed above incur corrective action costs related to this petroleum release?
 If yes, list name(s) and address(es) if known: _____

VI. TYPE OF REMEDIATION SYSTEM

Please check the type of soil or groundwater remediation system used at this site or projected for it.

<p align="center">Soil Remediation Technologies</p> <p><input type="checkbox"/> Biopiles <input type="checkbox"/> Bioventing <input type="checkbox"/> Incineration <input type="checkbox"/> Landfarming</p> <p><input type="checkbox"/> Low-temperature thermal desorption <input type="checkbox"/> Soil vapor extraction</p> <p><input type="checkbox"/> Soil washing <input type="checkbox"/> Natural attenuation</p>	<p align="center">Groundwater Remediation Technologies</p> <p><input type="checkbox"/> Air sparging <input type="checkbox"/> Biosparging <input type="checkbox"/> Dual phase extraction</p> <p><input type="checkbox"/> In-situ groundwater bioremediation <input type="checkbox"/> Natural attenuation</p> <p><input checked="" type="checkbox"/> Pneumatic Dedicated Free Product Recovery</p> <p><input checked="" type="checkbox"/> Vacuum extraction of free product from monitoring wells.</p>
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Pump

VII. COMPETITIVE BIDDING

List all written bids/proposals obtained to perform corrective action at this site (*attach additional sheets if necessary*).
 Attach copies of all signed and dated bids/proposals.

	Bidder Selected*	Name	Amount of Bid	Date of Bid	Task
Consultants	<input type="checkbox"/>	Arden Environmental	n/a		
	<input type="checkbox"/>	WORK DONE PURSUANT TO BID			
	<input type="checkbox"/>	WAIVERS - SEE ATTACHED			
	<input type="checkbox"/>				
Contractors	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

*If lowest bid/proposal was not selected, explain that decision on a separate sheet.

VIII. MPCa TANK INFORMATION AND COMPLIANCE

Yes No Have you submitted an underground storage tank audit?

A. Underground Storage Tanks. Complete the following information to reflect the status of your underground storage tanks at the time the release was discovered. Refer to the documents "Do Underground Storage Tank and Piping Requirements Apply to Your Petroleum Tank?" and "What Do You Have to Do?" "When Do You Have to Act?" to determine the applicability of registration, leak detection, corrosion protection, and spill/overfill protection requirements.

If you are unsure how tank rules apply to your tanks, please call the UST Compliance and Assistance Unit at (612) 297-8679. Please tell the receptionist you have questions about this form.

(List all tanks at the site. Please attach additional sheets if necessary.)

Tank #	Petroleum Product	Capacity	Tank Material	Date Installed	Date Registered	Date Removed (if applicable)
1	Unleaded Regular	10,000	Fiberglass	8/95	8/95	n/a
2	Unleaded Regular	10,000	Fiberglass	8/95	8/95	n/a
3	Unleaded Mid	6,000	Fiberglass	8/95	8/95	n/a
4	Unleaded Prem.	6,000	Fiberglass	8/95	8/95	n/a
5						

TANKS

Tank #	Leak Detection (select method below)	Corrosion Protection (select method below)	Spill Bucket (Yes/No)	Overfill Protection (select method below)
1	#8	#2 - Fiberglass	Yes	#3 and #4
2	#8	#2 - Fiberglass	Yes	#3 and #4
3	#8	#2 - Fiberglass	Yes	#3 and #4
4	#8	#2 - Fiberglass	Yes	#3 and #4
5				
Leak detection method (select all that apply): 1. None 2. Inventory control plus annual tightness testing 3. Inventory control plus tightness testing every 5 years 4. Manual tank gauging 5. Manual tank gauging plus annual tightness testing 6. Manual tank gauging plus tightness testing every 5 years 7. Statistical inventory reconciliation (SIR) 8. Automatic tank gauging 9. Interstitial monitoring 10. Vapor monitoring 11. Ground water monitoring 12. Other (specify): _____		Corrosion protection method: 1. None 2. Fiberglass, jacketed steel or composite tank 3. STI-P 3 tank 4. Anodes installed 5. Impressed current system 6. Lined tank 7. Other (specify): _____		Overfill protection method: 1. None 2. Ball float valve 3. Automatic shutoff 4. Audible alarm 5. Other (specify): _____

If tank tightness tests were performed, indicate dates of all tests: 8/95 - New Installation _____

PIPING

	Pressurized Piping Leak Detection	Suction Piping Leak Detection	Corrosion Protection	
Tank #	Continuous Leak Detection <i>(select method below)</i>	Check valve located at: <input type="checkbox"/> Tank <input type="checkbox"/> Pump <i>(select method below)</i>	Corrosion Protection <i>(select method below)</i>	
1	#4		#5	
2	#4		#5	
3	#4		#5	
4	#4		#5	
5				
Continuous method:	<ol style="list-style-type: none"> None Automatic flow restrictor Automatic shutoff device Continuous alarm 	Periodic method:	Suction leak detection method:	Corrosion protection method:
	<ol style="list-style-type: none"> None Annual tightness test Statistical inventory reconciliation (SIR) Electronic line leak detector Interstitial monitoring Groundwater monitoring 	<ol style="list-style-type: none"> None Tightness test every 3 years Statistical inventory reconciliation (SIR) Interstitial monitoring Vapor monitoring Groundwater monitoring 	<ol style="list-style-type: none"> None Steel with anodes Coated steel with anodes Impressed current Fiberglass or flexible piping 	

If piping tightness tests were performed, indicate dates of all tests: _____

n/a _____ Identify MPCA-certified tank removal contractor who performed tank excavation

_____ Tank removal contractor's MPCA certification number

B. Aboveground Storage Tanks. Complete the following information to reflect the status of all aboveground tanks at this site at the time the release was discovered.

In describing your secondary containment, specify:

- ◆ materials used to construct both the base and the walls, including type and thickness of materials (e.g., 6" compacted clay; 30 mil HDPE; reinforced concrete slab floor/concrete block walls; none)
- ◆ how material specifications are known (e.g., permeability tests/dates, installation specifications)
- ◆ whether the volume of the secondary containment area is adequate for the contents of the largest tank (Yes/No)

Tank #	Contents	Capacity	Date Installed	Registered <i>(Yes/No/Unk)</i>	Description of Secondary Containment <i>(Yes/No)</i>	Base	Volume Verification	Volume
1								
2								
3								

IX. ELIGIBLE COSTS

10 / 1 / 98 to 10 / 31 / 98 Dates of work covered by invoices submitted with this application

- Yes No Does this application contain costs listed as ineligible under Minn. Rule 2890.0071? (see Application Guide)
- Yes No Are any of the costs included in this application in dispute? If so, describe the disputed issue(s) on a separate sheet.
- Yes No Are any of the costs included with this application subject to bankruptcy proceedings? If so, please describe the nature of the proceedings on a separate sheet.
- Yes No Are ongoing corrective action costs expected at this site? If so, explain briefly below.

Type of Work	Approximate Cost
Remedial Investigation	\$ 20,000.00
_____	\$ _____
_____	\$ _____

Please provide a chronological description (including dates) of the clean-up activities covered on this application, including any special circumstances (attach additional sheets if necessary):

- Yes No Has the applicant made a claim against any third party for costs for which the applicant is seeking reimbursement or for any costs associated with this release? If so, attach a separate sheet identifying all third parties and provide a copy of all correspondence between the applicant and third parties.
- Yes No Is the applicant aware of any action the applicant committed or of any action committed by a consultant or contractor which may have caused or aggravated the contamination at this site? If so, please explain:

X. INSURANCE

- A. Yes No Did the applicant have in effect one or more insurance policies at the time of the release?
If "No," skip to question D. If "Yes," proceed to the next question.
- B. Yes No Was a claim filed for coverage of any of the costs for which the applicant is seeking reimbursement in this application? If "Yes," skip to question C.
If "No," please explain why no claim was filed: _____
_____ (Skip to question D.)
- C. Yes No Did the insurer agree to cover your claim?
If "Yes":
 - State the amount of benefits received (or to be received) \$ _____
 - Provide a copy of the insurance policy and the insurer's explanation of benefits.
 If "No":
 - Provide a copy of the insurance policy and the insurer's letter explaining the reasons for denying your claim.

- D. Yes No Is the applicant aware of any other insurance policy, whether held by the applicant or another person, that could cover any of the eligible costs in this application? If so, please explain: _____

XI. CONSULTANTS/CONTRACTORS

Complete the following for ALL contractors, subcontractors, consultants, engineering firms or others who performed corrective actions at this site and **whose work is covered by invoices included in this application.** (See *Application Guide*.)

Describe any relationship, financial or otherwise, between the applicant and anyone who performed work at this site:
none

Land Farmer/Compost Site or Thermal Treatment Facility

_____ Petrofund Registration Number County _____

Name of individual or firm: _____

Mailing Address: _____ (City) _____ (State) _____ (Zip)

Contact Person: _____ Day phone #: (_____) _____ (State) _____ (Zip)

Consultants/Contractors (ATTACH ADDITIONAL PAGES IF NECESSARY)

2098 Petrofund Registration Number

Name of individual or firm: Arden Environmental Engineering, Inc.

Mailing Address: 3550 Lexington Avenue North, Suite 102, Shoreview, MN 55126

Contact Person: John Mills Day phone #: (651) 484-5415 (City) _____ (State) _____ (Zip)

_____ Petrofund Registration Number

Name of individual or firm: _____

Mailing Address: _____ (City) _____ (State) _____ (Zip)

Contact Person: _____ Day phone #: (_____) _____ (State) _____ (Zip)

_____ Petrofund Registration Number

Name of individual or firm: _____

Mailing Address: _____ (City) _____ (State) _____ (Zip)

Contact Person: _____ Day phone #: (_____) _____ (State) _____ (Zip)

_____ Petrofund Registration Number

Name of individual or firm: _____

Mailing Address: _____ (City) _____ (State) _____ (Zip)

Contact Person: _____ Day phone #: (_____) _____ (State) _____ (Zip)

XII. ATTACHMENTS

The following attachments are included with this application (see *Application Guide*):

Either A or B must be included:

- Attachment A Standardized Invoice Summary
- Attachment B Itemized Cost Worksheet

Check all that apply:

- Attachment C Small Business Owner Form
- Attachment D Small Gasoline Retailer Form
- Attachment E Combined Leaksite Costs Over \$250,000

XIII. CERTIFICATION PAGE* (See Application Guide)

APPLICANT SIGNATURE and NOTARIZATION (SIGNATURE AND NOTARIZATION REQUIRED)

If information contained in this application changes in any material way after this application is submitted to the Petrofund, I will immediately notify the Petrofund in writing of those changes.

I understand that the information used to support this application is subject to audit by the Minnesota Pollution Control Agency and the Minnesota Department of Commerce.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete.

I certify that if I have submitted invoices for costs that I have incurred but that remain unpaid, I will pay these invoices within 30 days of receipt of reimbursement from the Board. I understand that if I fail to do so, the Board may demand return of all or any portion of reimbursement paid to me and that if I fail to comply with the Board's demand, then the Board may recover the reimbursement, plus administrative and legal expenses in a civil action in District Court. I understand that I may also be subject to a civil penalty.

I further certify that I am authorized to sign and submit this application on behalf of YOCUM OIL CO., INC.

Corporation / Partnership / Municipality / Public Agency

Signature *Tony Yocum*
Name (print/type) Tony Yocum

Title CEO/President
Date Signed 12/16/98

NOTARIZATION

Subscribed and sworn to before me this 16 day

of December, 1998.

Notary Public Paula A. Olson

My commission expires 1/31/00

CONSULTANT SIGNATURE (SIGNATURE REQUIRED)†

I, John Mills, confirm that all costs claimed by Arden Environmental as a part of this application are a true and accurate account of services performed. I further confirm that no costs submitted for inclusion on this application by my consulting company are ineligible as listed in Minn. Rule 2890.0071.

Consultant Signature _____ / _____ Title _____ Date _____

†Duplicate this section if more than one consultant signature is required.

APPLICATION PREPARER'S SIGNATURE (SIGNATURE REQUIRED)

Strusinski & Associates, P.A.

(Preparer's name)
By: *Denise D. Cavanaugh* / Legal Assistant Date 1/5/99
Preparer's Signature Denise D. Cavanaugh Title _____ Date _____

* NOTE: SUBMIT CERTIFICATION PAGE CONTAINING ORIGINAL SIGNATURES.

Please send this application and accompanying documents to:

MINNESOTA DEPARTMENT OF COMMERCE - PETROFUND
133 EAST SEVENTH STREET
ST. PAUL, MN 55101-2333
(651) 297-1119 / (651) 297-4203

THIS APPLICATION IS EFFECTIVE JULY 1, 1998 - JUNE 30, 1999

APPLICANT SIGNATURE and NOTARIZATION (SIGNATURE AND NOTARIZATION REQUIRED)

If information contained in this application changes in any material way after this application is submitted to the Petrofund, I will immediately notify the Petrofund in writing of those changes.

I understand that the information used to support this application is subject to audit by the Minnesota Pollution Control Agency and the Minnesota Department of Commerce.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete.

I certify that if I have submitted invoices for costs that I have incurred but that remain unpaid, I will pay these invoices within 30 days of receipt of reimbursement from the Board. I understand that if I fail to do so, the Board may demand return of all or any portion of reimbursement paid to me and that if I fail to comply with the Board's demand, then the Board may recover the reimbursement, plus administrative and legal expenses in a civil action in District Court. I understand that I may also be subject to a civil penalty.

I further certify that I am authorized to sign and submit this application on behalf of YOCUM OIL CO., INC.
Corporation / Partnership / Not a Partnership / Public Agency

NOTARIZATION

Signature _____ Subscribed and sworn to before me this ____ day

Name (print/type) Tony Yocum of _____, 199 ____.

Title _____ Notary Public _____

Date Signed _____ My commission expires _____

CONSULTANT SIGNATURE (SIGNATURE REQUIRED)†

I, John Mills, confirm that all costs claimed by Arden Environmental as a part of this
(Individual name) (Consultant company)
application are a true and accurate account of services performed. I further confirm that no costs submitted for inclusion on this application by my consulting company are ineligible as listed in Minn. Rule 2890.0071.

Consultant Signature [Signature] Title VICE PRESIDENT Date 12-16-98

†Duplicate this section if more than one consultant signature is required.

APPLICATION PREPARER'S SIGNATURE (SIGNATURE REQUIRED)

Strusinski & Associates, P.A.

(Preparer's name)

By: _____ / Legal Assistant

Preparer's Signature Denise D. Cavanaugh Title _____ Date _____

* NOTE: SUBMIT CERTIFICATION PAGE CONTAINING ORIGINAL SIGNATURES.

Please send this application and accompanying documents to:

MINNESOTA DEPARTMENT OF COMMERCE - PETROFUND
133 EAST SEVENTH STREET
ST. PAUL, MN 55101-2333
(651) 297-1119 / (651) 297-4203

THIS APPLICATION IS EFFECTIVE JULY 1, 1998 - JUNE 30, 1999

ATTACHMENT A STANDARDIZED INVOICE SUMMARY

Please use this form if the costs you are submitting for reimbursement have been invoiced to you on the standardized invoice forms prescribed by the Petrofund Board. **This attachment must accompany your application if you entered into a contract on or after October 6, 1995.**

For each standardized invoice form you are submitting with this application, enter the Grand Total from the Actual Invoice Amount column on the corresponding line in the box below. Add these numbers together, subtract the amount of insurance reimbursement you have received, and multiply the resulting total by the appropriate reimbursement rate.

STANDARDIZED INVOICE SUMMARY

Preremoval Site Assessment	\$	
Underground Storage Tank Removal Assessment	\$	
Initial Site Assessment	\$ 2,425.00	
Additional Site Assessment	\$	
Remedial Investigation / Corrective Action Design Report	\$	
Remedial Design / Maintenance	\$	
Contractor Services	\$	
Tank Removal	\$	
Interest	\$	
TOTAL	\$ 2,425.00	
Insurance Reimbursement (subtract) -	\$ (0.00
	= \$	2,425.00
	x 90%*	
TOTAL REIMBURSEMENT REQUEST =		\$ 2,182.50

* If a different reimbursement rate applies, calculate at that rate. See Application Guide.

☞ Please attach a copy of a site map that shows the former tank basin, the excavation area, and any on-site structures. If new tanks were installed, the map also should show their sizes and location(s). The site map should also identify the location of any soil borings and monitoring wells on the property.

☞ **Tank removal costs are eligible only to those applicants that are small gasoline retailers or small business owners as defined in Minn. Stat. §115C.09, Subd. 3f and 3g.**



Arden Environmental Engineering, Inc.

3550 Lexington Ave. North, Suite 102, Shoreview, MN 55126
(651) 484-5415, Fax (651) 484-5568

RECEIVED

January 13, 1999

JAN 15 1998

Richard Newquist
Project Manager
Tanks and Emergency Response Section
Minnesota Pollution Control Agency
520 Lafayette Road N
St. Paul, MN 55155-4194

MPCA, Metro District
Site Remediation

RE: Jordan Texaco - Leak 11991

Dear Richard:

Enclosed is MPCA fact sheet 3.4, the "Free Product Recovery Report" Worksheet.

If you have any questions, please call me at (651) 484-5415

Sincerely,

John Mills, P.E.
Arden Environmental Engineering, Inc.

cc: Donna Strusinski - Strusinski and Associates

Tom Greene, P.E. - Applied Engineering



Tanks and Emergency Response Section
Minnesota Pollution Control Agency

FREE PRODUCT RECOVERY REPORT WORKSHEET

Fact Sheet 3.4

April 1996

The completion and submittal of this worksheet fulfills the federal (U.S. Environmental Protection Agency) requirement to report to the Minnesota Pollution Control Agency (MPCA) regarding interim product recovery actions within 45 days of free product discovery. For further information on your obligations regarding free product, consult fact sheet 3.3 "Free Product: Evaluation and Recovery."

LEAK # 11991

Site name: Jordan Texaco
Location: 255 Triangle Lane, Jordan MN

1. Free product discovery date: 11/2/98
discovery time: 11:15 AM
2. **You are required to report free product within 24 hours of discovery** by calling the State Duty Officer at 612/649-5451 or 1-800/422-4798.

Call date: 11/3/98
Call time: 9:00 AM
Contact person: Richard Newquist

3. Circumstances of free product discovery (e.g., underground storage tank removal, during routine monitoring well sampling, etc.).

Discovered during placement of monitoring well MW-2. Wells were placed at the site for the express purpose of locating free product which we expected to see on site. Investigation was pursued at the direction of Richard Newquist at the MPCA.

4. Product type: Gasoline
5. Free product thickness: MW-2 - 1.5 ft., MW-3 1.8 ft.

If the thickness is greater than 0.1 foot, you are required to recover it and submit the worksheet for MPCA review as part of the "Remedial Investigation Report Form" fact sheet 3.24 within 90 days of product discovery date.

Free Product Recovery Report Worksheet

Page 2

April 1996

6. If product thickness is less than 0.1 foot or if an automated free product recovery system is required but not yet installed, describe the method of interim free product recovery.

A free product system, employing pneumatic free product recovery pumps, was installed 12/1/98. During the interim, a vacuum truck was used to evacuate both wells containing free product, approximately twice per week.

Details of volume recovered via the vacuum truck are:

Date	MW-2 Water	MW-2 Product	MW-3 Water	MW-3 Product
11/11/98	330	61	391	12
11/13/98	144	31	86	1
11/17/98	106	24	69	0
11/20/98	115	14	53	17
Total	695 gal	130 gal	599 gal	30 gal

Details of volume recovered via the free product recovery system are:

Date	Product
12/14/98	505
12/18/98	475
Total	980 gal

7. Volume recovered: 1,140 gallons
date: (see above)

Free product recovery system continues to operate in site

8. Relevant observations concerning recharge rate of free product or expected volume present:

During each of the vacuum truck withdrawals of product, free product thickness was measured in the wells. Results are:

Date	MW-2 Before	MW-2 After	MW-3 Before	MW-3 After
11/11/98	1.65 ft	0.1 ft	1.80 ft	0.25 ft
11/13/98	1.30	0.7	1.55	0.40
11/17/98	1.40	0.40	1.50	0.40
11/20/98	1.20	0.35	1.55	0.35

Wells did not go dry during vacuum pump-out.

April 1993

On 12/11/98 Free Product thickness was measured in the wells.

MW-2 1.30 feet
MW-3 1.40 feet

9. Obvious nearby receptors, including basements, utilities, water wells, etc.

A 500 foot walking tour was conducted around the site. No obvious receptors are present.

10. Person preparing this report: John Mills
date: 12/21/98

Send this Free Product Recovery Report to:

(Project Manager)
Minnesota Pollution Control Agency
Tanks and Emergency Response Section
520 Lafayette Road North
St. Paul, Minnesota 55155

Upon request, this document can be made available in other formats, including Braille, large print and audio tape. TTY users call 612/282-5332 or Greater Minnesota 1-800/657-3864 (voice/TTY).

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