

**Iron Range Brownfield Assessment Coalition  
Site Eligibility and Property Ownership Determination  
Community: City of Bovey**

**Site: Gun Club**  
**Date: March 18, 2013**

---

**A. Basic Site Information:**

*Name:* The Site is generally referred to as the Gun Club.

*Location:* The Site is located on County Road 61, Bovey, Itasca County, Minnesota 55709. It is on the eastern side of Bovey. The Property is in the northwest quarter of the northwest quarter of Section 33 and in the southwest quarter of the southwest quarter of Section 28 in Township 56 north, Range 24 west.

*Legal Description:*

Parcel 86-033-2202: That part of the Northwest Quarter of Northwest Quarter (NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ), Section Thirty-three (33), Township Fifty-six (56) North, Range Twenty-four (24) West of the Fourth Principal Meridian, according to the United States Government Survey thereof, lying North of the South right of way line of State Highway No. 169.

Parcel 86-028-3300: Southwest Quarter of Southwest Quarter (SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ), Section Twenty-eight (28), Township Fifty-six (56) North, Range Twenty-four (24) West of the Fourth Principal Meridian according to the United States Government survey thereof, Itasca County, Minnesota.

*Ownership:* The City of Bovey most recently obtained parcel number 86-033-2202 (the southern portion of the Property) from USX Corporation in 1999. The most recent record available for parcel number 86-028-3300 (the northern portion of the Property) shows that the State of Minnesota obtained the parcel from USX Corporation in 1997.

*Historical Use and Development:*

Parcel 86-033-2202:

According to Itasca County document number A000502825, the City of Bovey obtained parcel number 86-033-2202 from USX Corporation on February 1, 1999, for less than \$500.00. On November 21, 2002, the City of Bovey then conveyed and quitclaimed the parcel to Elmer Cone (Itasca County document number A000550413). The parcel was conveyed and quitclaimed back to the City of Bovey on June 28, 2006, according to Itasca County document number A000600128.

Parcel 86-028-3300:

According to Itasca County document number T000037249, the State of Minnesota obtained parcel number 86-028-3300 from USX Corporation on November 14, 1997.

**B. and E. Environmental Assessment and Status of Contamination:**

1. It is unknown whether the Site's use as a gun club has had environmental impacts on the site. No prior environmental assessments are known to have been completed for this Property.
2. The Property was not found in the Minnesota Pollution Control Agency (MPCA) database for Minnesota Aboveground/Underground Storage Tanks, and was not identified as a leak site.

**C. Eligibility Screening:**

1. The site is not listed or proposed for listing on the National Priorities List.
2. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or jurisdictional consent decrees issued to or entered into by parties under CERCLA.
3. The site is not subject to the jurisdiction or control of the United States Government.

**D. Requirement for a Property Specific Determination:** The site does not require a Site Specific Determination.

**F. CERCLA 107 Liability:** The City of Bovey most recently obtained parcel number 86-033-2202 from USX Corporation in 1999. The most recent record available for parcel number 86-028-3300 shows that the State of Minnesota obtained the parcel from USX Corporation in 1997. No prior environmental assessments are known to have been completed for this Property.

**G. Enforcement Actions:** There are no known or anticipated federal, state, or local enforcement actions.

**H. Information on Liability and Defenses:**

*Pre-purchase inquiry:* See part B and E.

*Post Acquisition Uses:* The City of Bovey is considering the Site for use as a residential area.

*Continuing obligations:* There are no known obligations.

*Additional information related to Petroleum Eligibility:* The Property is not currently identified in MPCA databases as a tank site or a leak site.

