

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

Site: Fayal Addition
Date: October 25, 2013

A. Basic Site Information:

Name: This site is generally referred to as the Fayal Addition. It includes the northern half of the former Arrowhead Laundry parcel and the adjacent parcel to the east, which is the location of Ed's Body Shop.

Location: The site includes two parcels, which are located at 408 Fayal Road (the former Arrowhead Laundry) and 410 Fayal Road (Ed's Body Shop) in Eveleth, Minnesota. The parcels are located south of Fayal Road, on the south side of the developed portion of Eveleth, Minnesota.

Legal Description: Both the former Arrowhead Laundry and Ed's Body Shop parcels are located in the northeast (NE) ¼ of the NE ¼ of Section 6, Township 57 North, Range 17 West, in Saint Louis County, Minnesota.

The former Arrowhead Laundry is associated with Saint Louis County Parcel Number 040-0200-00024. This parcel is described as: *All that part of Government Lot 1 (NE ¼ of NE ¼), Section 6, Township 57 North of Range 17 West of the Fourth Principal Meridian described as follows: Assuming the North line of Section 6 to run due East and West, Commencing at the Northeast corner of said Lot 1, thence West along North line thereof 448.29 feet; thence South 33 feet to point of beginning; thence South 259.33 feet to a point on the right of way of the Duluth, Missabe and Iron Range Railway Company; thence South 87 degrees 35 minutes West 126.40 feet; thence North 2 degrees 25 minutes West 265 feet; thence East 137.48 feet to the point of beginning.* The Fayal Addition site includes only the northern portion of the parcel, which is approximately 0.4 acres.

Ed's Body Shop is associated with Saint Louis County Parcel Number 040-0200-00022. This parcel is described as: *A parcel of land lying in Government Lot 1, Section 6, Township 57, Range 17, more fully described as follows: Assuming the North boundary line of the Northeast ¼ of said section to run due East and West commencing at a point on said line which is 448.29 feet West of the Northeast corner, thence run due South 33.00 feet to the South right-of-way of Fayal Road, which is the point of beginning of the parcel about to be described; thence run due East along the South right-of-way for 175.45 feet; thence South 03°44'30" East for 150.00 feet; thence due West for 185.24 feet; thence due North for 149.68 feet to the point of beginning, containing 0.62 acres, more or less, subject to an easement for access to a parcel lying South of this described parcel; said easement shall be 24 feet in width, the centerline of which is described as follows: Assuming the North boundary line of the Northeast ¼ of said section to run due*

East and West and commencing at a point on said line that is 330 feet West of the Northeast corner, thence due South 33 feet to the point of beginning.

Ownership: According to Saint Louis County Document Number 808510, the Arrowhead Senior Living Community purchased the Property from LSF, Inc., in December 2000. The City of Eveleth will be purchasing the northern portion of the former Arrowhead Laundry parcel.

According to Saint Louis County Document Number 0605700, Edward Topping purchased the parcel at 410 Fayal Road from Kenneth and Mary Waschke in May 1994. In December 2007, Brian Zadnikar obtained a contract-for-deed for the parcel (Saint Louis County Document Number 1071578).

Historical Use and Development: The former Arrowhead Laundry parcel was first developed between 1921 and 1928 as a farmers market. Additional past uses of the Property include a filling station (1950), an automobile dealership (1963-1970), and a laundry facility. The Site has been inactive since 2011.

The parcel currently occupied by Ed's Body Shop was first developed between 1928 and 1950 as a filling station. In the 1980s, the property was used for automobile sales. Ed's Body Shop began operating at the site in the 1990s.

B. and E. Regulatory Summary:

1. The document titled *Phase I Environmental Assessment – Arrowhead Laundry, 408 Fayal Road, Eveleth, Minnesota (NTS, May 2013)* was prepared for the former property owner, Arrowhead Senior Living Community, in anticipation of the sale of the property. The Phase I identified the following Recognized Environmental Conditions associated with the former Arrowhead Laundry parcel:
 - The past use and development as a filling station and car dealership, which provides information that a hydraulic hoist may have existed.
 - The presence of floor drains.
 - The past use as a filling station, which indicates that underground storage tanks were present.
2. No prior assessments are known to have been completed for the parcel at 410 Fayal Road.

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: Arrowhead Senior Living Community currently owns the property at 408 Fayal Road, and plans to sell the northern portion of the parcel to the City of Eveleth. The diesel release identified on the property is historical and occurred prior to Arrowhead Senior Living Community's ownership.

Brian Zadnikar is purchasing the property at 410 Fayal Road from Edward and Susan Topping under contract-for-deed, obtained in December 2007.

G. Enforcement Actions: There are no known or anticipated federal, state, or local enforcement actions. One closed leak site (Leak ID #9064) is on file with the MPCA on the former Arrowhead Laundry parcel.

H. Information on Liability and Defenses:

Pre-purchase inquiry: See part B and E.

Post Acquisition Uses: The former Arrowhead Laundry building is still present, and the City of Eveleth is considering converting the building to office space. Ed's Body Shop continues to operate, and plans to expand the business by adding a fast-food franchise or similar operation.

Continuing obligations: There are no known continuing obligations.

Additional information related to Petroleum Eligibility:

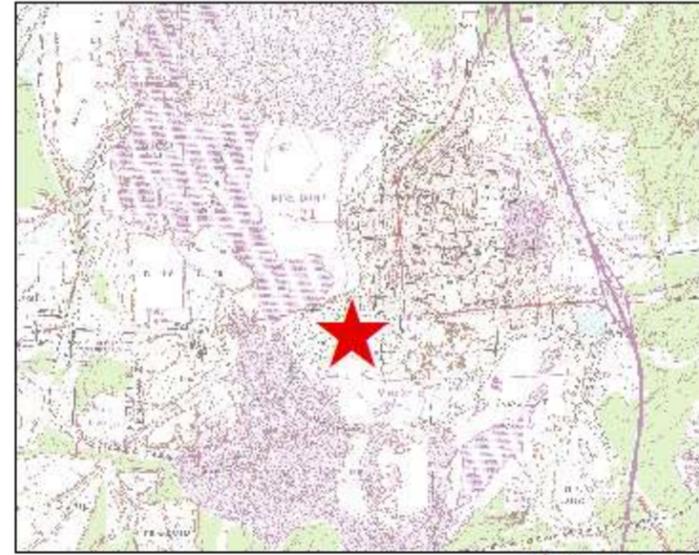
1. The MPCA website shows Leak ID #9064 associated with a diesel release on the Arrowhead Laundry parcel. The release was reported in January 1996, and closure was granted by the MPCA in April 1996. According to the MPCA database, there is no groundwater contamination associated with this release, but it is unknown if contaminated soils remain or if there is offsite contamination due to the release. Based on this information, it appears that site is considered low-risk.
2. There is no viable responsible party for Leak ID# 9064, the Arrowhead Laundry site. The Arrowhead Senior Living Community (current owner) did not own or operate the tanks. According to Saint Louis County Document Number 808510, the Arrowhead Senior Living Community purchased the Property from LSF, Inc, (immediate previous owner) in December 2000. The MPCA website lists Arrowhead Health Care as the responsible party for Leak ID #9064.
3. The parcel at 410 Fayal Road is listed on the MPCA website as an inactive tank site with three underground petroleum storage tanks. It does not appear that either Brian Zadnikar (current contract-for-deed grantee) or Edward and Susan Topping (contract-for-deed grantors) owned or operated the tanks. One tank was closed in place before the Toppings purchased the property; the remaining tanks were removed 12 days after the Toppings purchased the property.

4. The site will not be investigated or cleaned up by any other potential responsible party.
5. The site is not subject to a RCRA corrective action order.



Source: Esri, DigitalGlobe, GeoEye, Irbid, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGF, swisstopo, and the GIS User Community

1 inch = 150 feet



1 inch = 4,000 feet

Field	Site Details
ID	55734-0003
Site Name	Eveleth - Fayal Addition
Site_Addr1	
Site_Addr2	
Site City	Eveleth
Site_St	Minnesota
Site_ZIP	55734
Site_LatDD	47.4602
Site_LonDD	-92.5394
Site_PLS	Sect. 6, T. 57N, R. 17W
SiteCounty	St. Louis
Site_Twp	
Zoning	
ParcelCode	
Site_Desc	
Site_Acres	0.99 (est)
Ex_Struct	
Ex_Util	
PastUses	
Site_Contam	
Site_Tasks	
Site_Notes	
Prop_Use	
Prop_Jobs	
Devel_Name	
Devel_Cont	
Devel_Add1	
Devel_Add2	
Devel_City	
Devel_St	
Devel_ZIP	
Devel_Ph	
Devel_E	
Owner_Name	
Owner_Cont	
Owner_Add1	
Owner_Add2	
Owner_City	
Owner_St	
Owner_ZIP	
Owner_Ph	
Owner_E	

