

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

Site: West Pellet Avenue Industrial Park
Date: June 20, 2012

A. Basic Site Information:

Name: West Pellet Avenue Industrial Park.

Location: The site is located at the west side of the dead end of Pellet Ave. Pellet avenue is the access road for the West Pellet Avenue Industrial Park

Legal Description: The site is 17 acres and is identified as the parcel number 92-025-2300. It is in section 25, township 57, and range 22. The attached map shows the perimeters of the parcel.

Ownership: City of Keewatin

Historical Use and Development: The property was located as a mine overburden dump site likely beginning in the 1950's. Prior to use by the mine the land was undeveloped.

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

1. *The area has been used historically for mine overburden dumping and still shows scarring. A Phase 1 report will be completed to better address any of the potential risks associated with this property.*

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 Keewatin has ownership of this particular property.

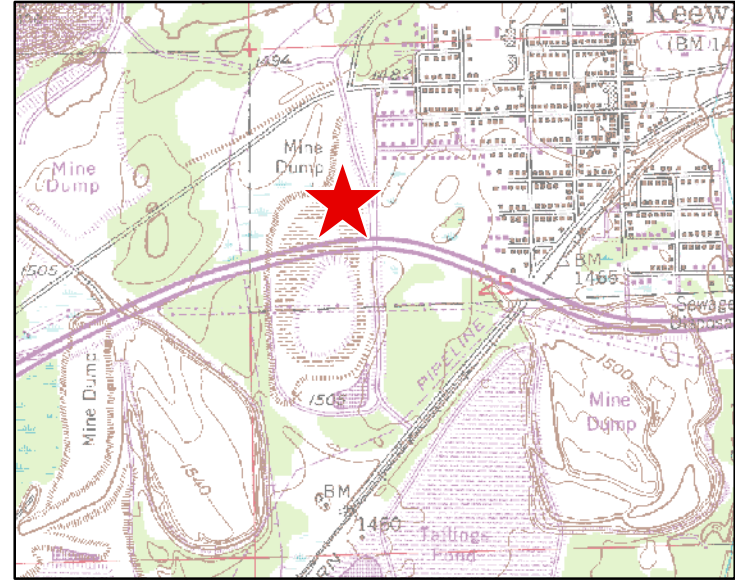
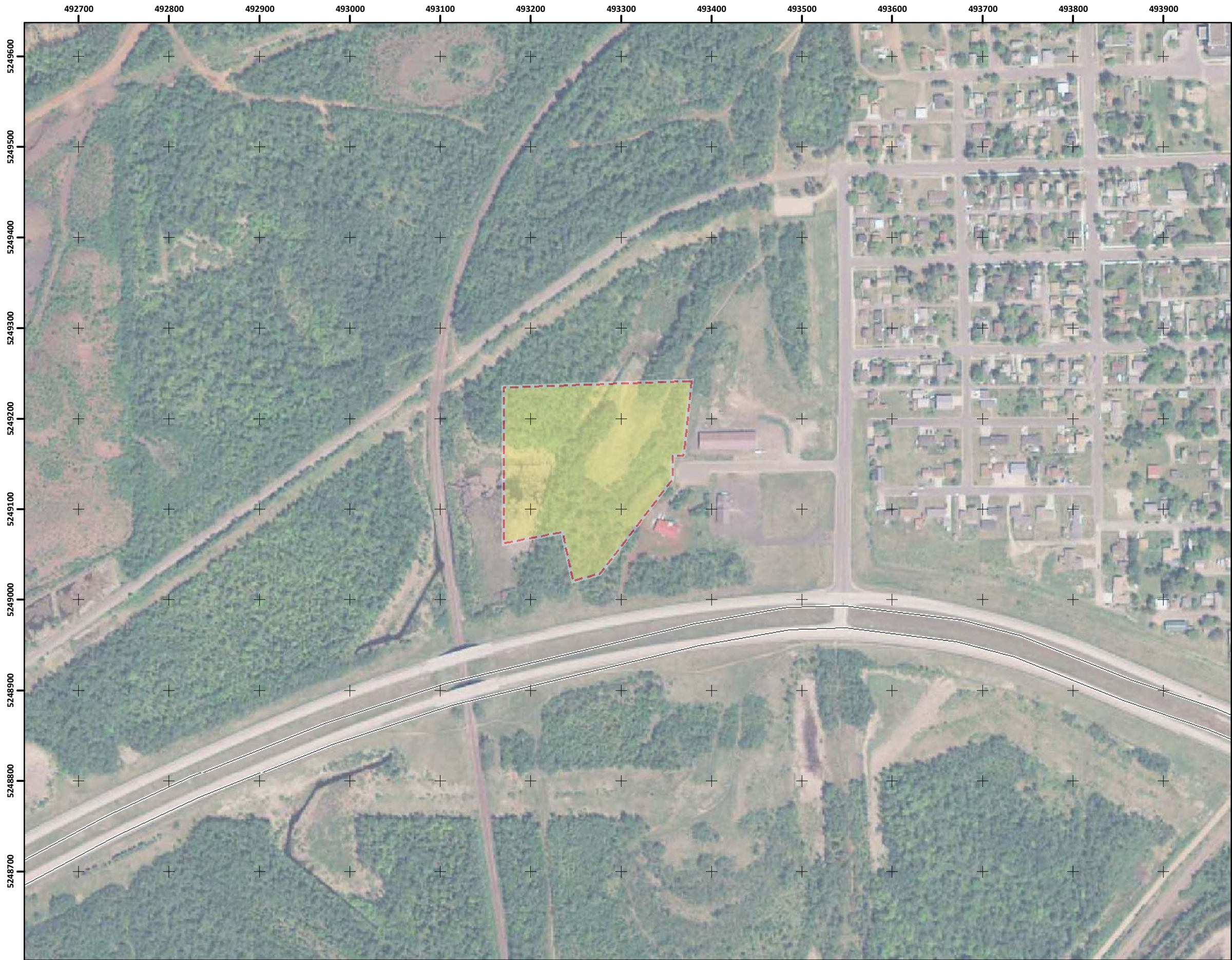
G. Enforcement Actions: There are no known, or anticipated federal state, or local enforcement actions.

H. Information on Liability and Defenses:

Pre-purchase inquiry: See part B and E.

Post Acquisition Uses: Since the City of Keewatin obtained the Property it has been unused. The city of Keewatin intends to develop this lot for future commercial use.

Continuing obligations: The city of Keewatin would like to develop this property for commercial uses. As a result, they would assume all standard obligations that would go with commercial usages.



Field	Site Details
ID	55753-0001
Site Name	West Pellet Avenue Industrial Park
Site Addr1	
Site Addr2	
Site City	Keewatin
Site St	Minnesota
Site ZIP	55753
Site LatDD	47.3962216
Site LonDD	-93.088734
Site PLS	Sect. 25, T. 57, R. 22
SiteCounty	Itasca
Site Twp	
Zoning	
ParcelCode	092-025-2300
Site Desc	
Site Acres	8.31 (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	

1 inch = 358 feet

