

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

**Site: Staver Foundry
Date: November 30, 2012**

A. Basic Site Information:

Name: Generally referred to as the Staver Foundry.

Location: The site is located at 100 10th Street South in Virginia, Minnesota.

Legal Description: There are five legal descriptions identified in this assessment. They are 90-180-775, 90-180-772, 90-180-633, 90-195-205, and 90-195-202. The legal descriptions are included below:

Parcel Number 90-180-775: A TRACT OF LAND IN NW ¼ OF NE ¼ BEG AT SW COR OF NW ¼ OF NE ¼ & ASSUMING W LINE TO BEAR N 00° 02' 12" E THENCE N 23° 50' 20" E ALONG WLY R/W LINE OF DM&IR RY 688.42 FT TO A PT ON A NON-TANGENTIAL CURVE THE CENTER OF SAID CURVE IS N 81° 56' 34" W RADIUS OF 742.02 FT THENCE NLY ALONG SAID CURVE CONCAVE TO THE W 352.05 FT RADIUS 742.02 FT AND A CENTRAL ANGLE OF 27° 11' 02" THENCE N 70° 52' 24" E 15 FT ALONG A RADIAL LINE OF LAST DESCRIBED CURVE THENCE NWLY ALONG A CURVE CONCENTRIC WITH LAST DESCRIBED CURVE AND CONCAVE TO THE SW 57.86 FT RADIUS 757.02 FT AND A CENTRAL ANGLE OF 04° 22' 44" THENCE N 23° 30' 20" W TANGENT TO THE LAST DESCRIBED CURVE 89.63 FT THENCE S 66° 29' 40" W 15 FT THENCE N 23° 30' 20" W 157.66 FT TO N LINE OF NW ¼ OF NE ¼ THENCE S 87° 38' 02" W ALONG N LINE 124.67 FT TO NW COR THENCE S 00° 02' 12" W ALONG W LINE 1251.25 FT TO NW COR THENCE S 00° 02' 12" W ALONG W LINE 1251.25 FT TO PT OF BEG EX THAT PART LYING S OF THE FOLLOWING LINE ASSUMING THE W BOUNDARY LINE OF NW ¼ OF NE ¼ TO RUN N 00° 02' 12" E & BEG 795.19 FT N OF SW COR THENCE RUN N 88° 35' E 46.75 FT TO W WALL OF A GARAGE BLDG THENCE CONT N 88° 35' E 24 FT TO A COMMON WALL WHICH RUNS S 01° 25' E THENCE S 01° 25' E 20 FT TO A COMMON INTERIOR WALL WHICH RUNS N 88° 35' E THENCE N 88° 35' E 78 FT TO ANOTHER COMMON WALL WHICH RUNS S 01° 25' E THENCE S 01° 25' E 22 FT THENCE RUN N 88° 35' E ABOUT 2 FT S OF AN EXISTING WALL FOR 20 FT TO A LINE WHICH IS 2 FT W OF A BLDG THENCE RUN S 01° 25' E FOR 40 FT THENCE RUN N 88° 35' E FOR 58 FT THENCE RUN DUE S ABOUT 2 FT W OF A BLDG FOR 89.13 FT THENCE RUN DUE E FOR 49.07 FT MORE OR LESS TO W R/W OF FORMER DM&IR RY R/W.

Parcel Number 90-180-772: PART OF NW ¼ OF NE ¼ COMM AT SW COR OF FORTY THENCE N 23° 50' 20" E 688.42 FT TO POB SAID PT IS ON A NON TANGENTIAL CURVE WHOSE RADIOUS PT LIES N 81° 56' 34" W 742.02 FT THENCE NLY ALONG SAID CURVE CONCAVE TO THE W 352.05 FT RADIUS 742.02 FT & A CENTRAL ANGLE OF 27° 11' 02" THENCE N 70° 52' 24" E 15 FT ALONG RADIAL LINE OF THE LAST DESCRIBED CURVE THENCE NWLY ALONG A CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE CONCAVE SW 57.86 FT RADIUS 757.02 FT AND A CENTRAL ANGLE OF 04° 22' 44" THENCE N 23° 30' 20" W TANGENT TO LAST CURVE 89.63 FT THENCE S 66° 29' 40" W 15 FT THENCE N 23° 30' 20" W TO N LINE THENCE E 438.16 FT THENCE S 23° 50' 20" W TO POB
SURFACE ONLY

Parcel Number 90-180-633: PART OF SE ¼ OF SW ¼ COMM AT THE SE CORNER THENCE N 88° 17' 50" W ALONG THE S LINE 121.43 FT TO A NON TANGENTIAL CIRCULAR CURVE CONCAVE TO THE W THENCE NLY ALONG SAID CURVE WITH A DELTA ANGLE OF 1° 57' 19" A RADIUS OF 1161.85 FT AND A CHORD BEARING OF N 27° 04' 59" E 39.65 FT THENCE S 88° 17' 50" E 102.59 FT TO THE E LINE OF SE ¼ OF SW ¼ THENCE S 1° 56' 49" E ALONG E LINE 36.95 FT TO THE POB.

Parcel Number 90-195-205: PART OF SW ¼ OF SE ¼ COMM AT SW COR OF FORTY THENCE N 87° 38' 02" E 124.67 FT TO POB THENCE N 23° 30' 20" W 91.12 FT THENCE N 87° 38' 02" E PARALLEL TO S LINE 252.66 FT THENCE N 02° 21' 58" W 415 FT THENCE N 87° 38' 02" E 350 FT THENCE S 02° 21' 58" E 500 FT TO S LINE OF FORTY THENCE S 87° 38' 02" W 569.80 FT TO POB EX ASSUMING W LINE OF SW ¼ OF SE ¼ TO BEAR N 01° 57' 18" W & COMM AT SW COR OF SAID FORTY THENCE RUN N 87° 38' 02" E ALONG S LINE 444.47 FT TO POB THENCE RUN N 02° 21' 58" W 500 FT THENCE N 87° 38' 02" E 250 FT THENCE S 02° 21' 58" E 500 FT TO S BOUNDARY LINE OF FORTY THENCE S 87° 38' 02" W 250 FT TO POB.

Parcel Number 90-195-202: THAT PART OF SW ¼ OF SE ¼ BEG AT SW CORNER THENCE N ALONG W LINE OF SAID FORTY 62.18 FT THENCE N 43° 46' 48" E 101.29 FT TO W R/W OF RY THENCE S 23° 30' 20" E 141.89 FT ALONG R/W TO S LINE OF SAID FORTY THENCE S 87° 38' 2" W ALONG S LINE 124.67 FT TO POB.

Ownership: St. Louis County obtained the property by tax forfeit seizure in 2007. St. Louis County is the current property owner, but has a commitment to sell the property to the City of Virginia.

Historical Use and Development: The property was located along a railroad spur along the rim of the former Rouchleau open pit mine. It is located in an industrial part of the City of Virginia, on the east side of the community. The site has some history of mining operations, and later as a foundry. The foundry was established in 1920, and produced high-chrome white iron, nickel-hard, grey iron and stainless steel wear resistant castings and patterns that were utilized in the mining industry.

In 2007, the foundry operations ceased and the assets were sold by auction. Saint Louis County obtained the property by tax forfeit seizure.

B. and E. Regulatory Summary:

1. "Site Assessment Report for the Staver Foundry Site" dated March 30, 2010, prepared by Weston Solutions, Inc. for the EPA. The EPA requested that Weston Solutions, Inc. Superfund Technical Assessment and Response Team assist the EPA in assessing the site; this report describes the site investigation. Tasks included sampling unknown materials, sampling potential asbestos-containing materials (ACM), and sampling paint chips for lead. The investigation found hazardous waste (corrosive), ACM, and lead-based paint on the property.
2. "Letter Report for the Former Staver Foundry Site Removal Oversight" dated April 25, 2011, prepared by Weston Solutions, Inc. for the EPA. The letter report documented soil sampling and the removal and disposal of hazardous and non-hazardous waste from the on-site building. Three composite soil samples were collected and analyzed for metals and Toxicity Characteristic Leaching

Procedure (TCLP) metals. Although there were some detections, none of the samples met the definition of hazardous waste according to 40 CFR 261.24. The waste taken for disposal included three 55-gallon fiber drums and three bags of asbestos containing material, a 1-cubic yard box of lead based paint, two 30-cubic yard roll-offs containing construction debris and solid waste, 56 containers of hazardous waste, two totes of corrosive liquids, and four totes of non-hazardous waste.

3. "Storage Tank Release Investigation and Corrective Action" letter dated July 11, 2012. This letter lists the site as leaksite #18807 and is associated with an underground storage tank (UST) that contained gasoline. St. Louis County removed the tank through the State of Minnesota's Abandoned Tank Program. The release was discovered during the tank removal; however, there has not been a full environmental assessment conducted at the 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: St. Louis County currently owns the property, with a commitment to sell the property to the City of Virginia. The county acquired the property by tax forfeit seizure after the foundry went bankrupt; there is no viable responsible party.

G. Enforcement Actions: There are no known, or anticipated federal state, or local enforcement actions. An open Leaksite (ID# 18807) is on file with the MPCA.

H. Information on Liability and Defenses:

Pre-purchase inquiry: See part B and E.

Post Acquisition Uses: St. Louis County is not currently using the property, but has a commitment to sell to the City of Virginia.

Continuing obligations: There are no known continuing obligations.

Additional information related to Petroleum Eligibility:

1. The MPCA Website shows that an excavation report has been submitted for the site, and lists that it is unknown whether contaminated soils remain. Based on this information, the site is considered low-risk.

2. There is no viable responsible party for the Leak ID# 18807, Staver Foundry, site: St. Louis County (current owner) did not own or operate the tanks. Staver Foundry (immediate previous owner) is bankrupt.
3. The site will not be investigated or cleaned up by any other potential responsible party.
4. The site is not subject to a RCRA corrective action order.

