

GIS REGISTRY INFORMATION

SITE NAME:	LOS BANDITOS KITCHEN AREA			
BRRTS #:	03-05-363125	FID # (if appropriate):		
COMMERCE # (if appropriate):	54302-1334-58			
CLOSURE DATE:	09/02/2003			
STREET ADDRESS:	1258 MAIN STREET			
CITY:	GREEN BAY			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	679172	Y= 450580	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>	
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=	_____	Y= _____	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
IF YES, STREET ADDRESS 1:	_____			
GPS COORDINATES (meters in WTM91 projection):	X=	_____	Y= _____	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
DOCUMENTS NEEDED:				
Closure Letter, and any conditional closure letter issued				X
Copy of most recent deed, including legal description, for all affected properties				X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties				X
County Parcel ID number, if used for county, for all affected properties				X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.				X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.				X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)				NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)				X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.				NA
GW: Table of water level elevations, with sampling dates, and free product noted if present				NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour				X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)				NA
RP certified statement that legal descriptions are complete and accurate				X
Copies of off-source notification letters (if applicable)				NA
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)				NA
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure				NA



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 2, 2003

Mr. Craig Galloway
Los Banditos Restaurant
1258 Main Street
Green Bay, WI 54302

RE: **Final Closure**

Commerce # 54302-1334-58 WDNR BRRTS # 03-05-363125
Los Banditos Restaurant, 1258 Main Street, Green Bay

Dear Mr. Galloway:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk'.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Paul M. Garvey - STS Consultants, Ltd.
Case File

COPY

This Deed, made between JEROME SOBIEK and ESTHER SOBIEK, his wife
Grantor,
and CRAIG T. GALLOWAY and PATRICK J. BEIMBORN
an undivided one-half (1/2) interest each as
tenants in common

Witnesseth, That the said Grantor, for a valuable consideration of
One Dollar and other valuable consideration
conveys to Grantees the following described real estate in Brown
County, State of Wisconsin:

RETURN TO

PARCEL I:

Tax Parcel No:

Part of Lot 79, Whitney's Addition to Navarino, Green Bay, Brown County, Wisconsin, described as follows: Commencing at the Northeast corner of Lot 79; thence North 64° West 2 feet along the North line of said Lot to the point of beginning; thence South 26° 03' West 100 feet parallel to the East line of said Lot 79 to a 3/4" steel pipe; thence North 64° West 14.57 feet to a 3/4" steel pipe; thence North 26° 11' 30" East 20 feet along the prolongation of the West edge of an existing building wall and also along the West edge of said wall; thence North 64° West 14.36 feet to a 3/4" steel pipe; thence North 26° 40' East 80 feet along the prolongation of the West edge of an existing building wall and also along the West edge of said wall to the North line of said Lot 79; thence South 64° East 28.02 feet to the point of beginning.

PARCEL II:

The North 100 feet of Lots 78 and 79, Whitney's Addition to Navarino, in the City of Green Bay, Brown County, Wisconsin, except the East 2 feet of the North 100 feet of said Lot 79, except that part described

CONTINUED ON REVERSE SIDE

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And GRANTORS
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 18 day of May, 1984

(SEAL)

Jerome Sobiek (SEAL)
Jerome Sobiek

(SEAL)

Esther Sobiek (SEAL)
Esther Sobiek

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of JEROME SOBIEK and ESTHER SOBIEK, his wife

STATE OF WISCONSIN

authenticated this 18 day of May, 1984

County, }
Personally came before me this _____ day of _____, 19____ the above named

Tom F. Galloway

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

to me known to be the person who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Attorney Tom F. Galloway

Green Bay, Wisconsin

Notary Public _____ County, Wis.
My Commission is permanent (if not, state expiration date: _____ 19____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

in Volume 370 of Deeds, Page 73 and in Volume 370 of Deeds, Page 75, Brown County, Wisconsin Records, and except the North 80 feet of that part of Lot 78 which lies Westerly of a line drawn parallel with the boundary line between said Lots 78 and 79 in said Whitney's Addition and through a point in the North boundary line of said Lot 78 in said Addition which lies 35.50 feet Easterly from the Northwestern corner of said Lot 78, and subject to that certain Party Wall Agreement dated June 2, 1903, and recorded as Doc. No. 19270 in the office of the Register of Deeds for Brown County, Wisconsin EXCEPT the South 1/2 except the Easterly 12 feet thereof of the following described property: The Southerly 20 feet of the Northerly 100 feet of that part of Lots 78 and 79, Whitney's Addition to the Navarino Plat in the City of Green Bay, Brown County, Wisconsin described in Volume 372 of Deeds on Page 139.

DEED RESTRICTIONS
SALE OF PROPERTY FROM
THE CITY OF GREEN BAY TO
GALLOWAY & BEIMBORN, LLP

1. A GROUNDWATER USE RESTRICTION as imposed by Wisconsin Department of Natural Resources recorded in Brown County Document Number 1752807.
2. The CITY OF GREEN BAY hereby retains a 10-foot wide SANITARY SEWER EASEMENT over the property described in Brown County Document Number 172264 as recorded in Volume 16 of Miscellaneous Records Page 470 and Brown County Document Number 172228 as recorded in Volume 16 of Miscellaneous Records Page 434.
3. The CITY OF GREEN BAY hereby retains a 20-foot wide PUBLIC WALKWAY EASEMENT including the right to construct and maintain said walkway over the following described lands:

Part of Lots 79 and 80 of the recorded plat of "Whitney's Addition to the Plat of Navarino", recorded in Volume "T", Deeds, page 534, City of Green Bay, East Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at Point "T" on the East River Pierhead/Bulkhead line; thence N71°43'26"W, 64.74 feet along said Bulkhead line to the point of beginning; thence N25°47'38"E, 20.17 feet; thence N71°43'26"W, 60.19 feet to a point on the easterly right-of-way line of St. George Street; thence S12°21'47"W, 20.11 feet to a point on said Bulkhead line; thence S71°43'26"E, 55.48 feet along said Bulkhead line to the point of beginning.

4. A 20-foot wide INGRESS/ EGRESS EASEMENT for the mutual benefit of the property owners on each side of the following described centerline:

Part of Lot 80 of the recorded plat of "Whitney's Addition to the Plat of Navarino", recorded in Volume "T", Deeds, page 534, City of Green Bay, East Side of Fox River, Brown County, Wisconsin, more fully described as follows:

LEGAL DESCRIPTION
SALE OF PROPERTY FROM
THE CITY OF GREEN BAY TO
GALLOWAY & BEIMBORN, LLP

Part of Lots 78 - 80 of the recorded plat of "Whitney's Addition to the Plat of Navarino", recorded in Volume "T", Deeds, page 534, City of Green Bay, East Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at Point "T" on the East River Pierhead/Bulkhead line; thence $N71^{\circ}43'26''W$, 64.74 feet along said Bulkhead line to the point of beginning; thence $N25^{\circ}47'38''E$, 327.97 feet to the Southerly right-of-way of Main Street; thence $N64^{\circ}00'00''W$, 35.08 feet along said right-of-way; thence $S26^{\circ}10'45''W$, 100.18 feet; thence $N63^{\circ}53'56''W$, 26.52 feet; thence $N26^{\circ}17'34''E$, 10.00 feet; thence $N63^{\circ}53'56''W$, 51.47 feet; thence $S12^{\circ}21'47''W$, 252.50 feet along the Easterly right-of-way of St. George Street; thence $S71^{\circ}43'26''E$, 55.48 feet along said Bulkhead line to the point of beginning.

Parcel contains 23,405 sq. ft./0.54 acres, more or less.

1837532

Commencing at Point "T" on the combined Bulkhead and Pierhead line of the East River; thence $N71^{\circ}43'26''W$, 64.74 feet along said Pierhead/Bulkhead line; thence $N25^{\circ}47'38''E$, 132.97 feet to the point of beginning; thence continuing $N25^{\circ}47'38''E$, 195.00 feet to the Southerly right-of-way of Main Street and the point of ending.

5. All existing Storm Sewer shall be the ownership and responsibility of the grantee.

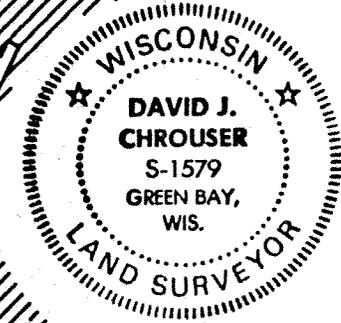
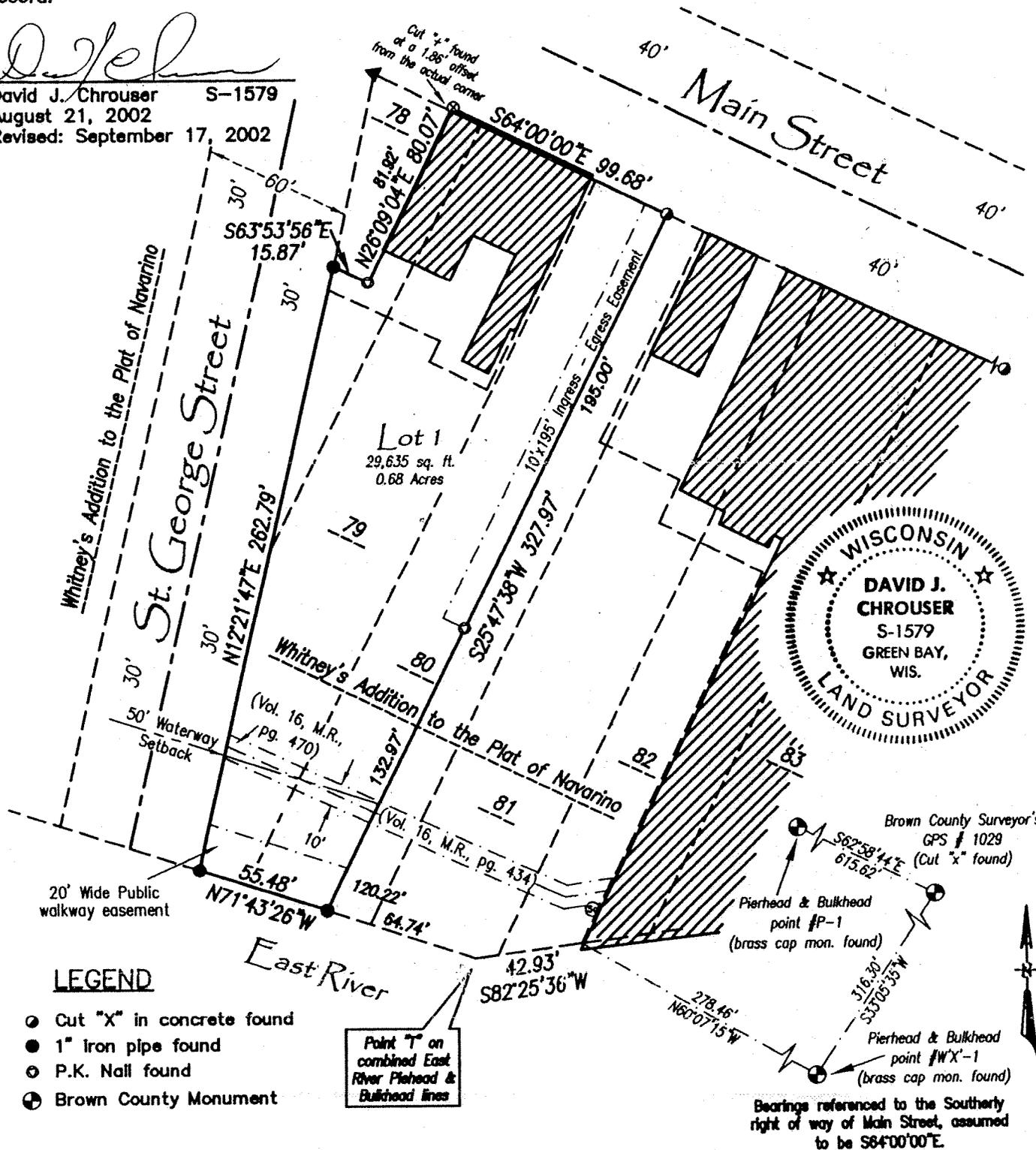
Certified Survey Map

A Retracement of the Lands described in Doc. No. 1837532 & J. 8083, l. 20, Brown County Records.

I, David J. Chrouser, Registered Land Surveyor, do hereby certify that this certified survey map is not a division of property but solely a Retracement and depiction of the land boundaries recorded in Doc. Nos. 1837532 & J. 8083, l. 20, Brown County Records, being part of Lots 78, 79 & 80 of the recorded plat of "Whitney's Addition to the Plat of Navarino", recorded in Volume "T", Deeds, page 534, City of Green Bay, East Side of the Fox River, Brown County, Wisconsin, more fully described on sheet 2:

That such plat is a correct representation of all the exterior boundaries of the land survey. That I have made such a survey, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Green Bay Planning Commission in surveying and mapping the same. This map shall not create additional lots that are not of record.

David J. Chrouser
David J. Chrouser S-1579
August 21, 2002
Revised: September 17, 2002



LEGEND

- Cut "X" in concrete found
- 1" Iron pipe found
- P.K. Nail found
- Brown County Monument

Point "T" on combined East River Pierhead & Bulkhead lines

Brown County Surveyor's
GPS # 1029
(Cut "x" found)

Pierhead & Bulkhead point #P-1
(brass cap mon. found)

Pierhead & Bulkhead point #W'X-1
(brass cap mon. found)

Bearings referenced to the Southerly right of way of Main Street, assumed to be S84°00'00"E.

Client: Galloway & Beimbom Date Drafted: August 21, 2002 AutoCAD No.: K-24700.dwg Drafted By: BAR	Scale: 1"=60' Tax Parcel Number 8-281-C, 8-281-A, 8-282	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	Sheet One of Three Project No.: K-24700 Drawing No.: L-5764
--	---	--	---

931085

FORATE OWNER'S CERTIFICATE

owners, we (Galloway & Beimborn LLP.) hereby certify that we caused the land described on this Certified Survey Map to be surveyed and mapped as represented hereon. Galloway & Beimborn LLP.) also certify that this Certified Survey Map is required to be submitted to the City of Green Bay Planning Commission for approval or objection in accordance with the current Land Subdivision Ordinances.

In Witness Whereof, the said Galloway & Beimborn LLP. has caused these presents to be signed by Craig T. Galloway and Patrick J. Beimborn on this 17 day of SEPTEMBER, 2002.

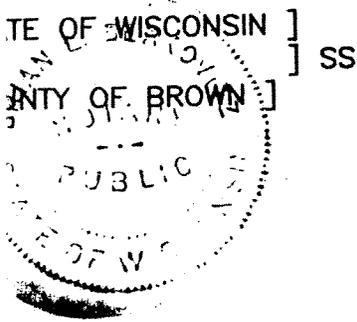
Craig T. Galloway
Craig T. Galloway

Patrick J. Beimborn
Patrick J. Beimborn

I personally came before me this 17 day of SEPTEMBER, 2002, the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

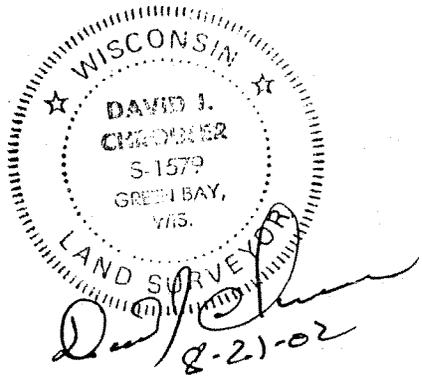
Truman L. Berkhoutz
County Public
Brown County, Wisconsin

My Commission expires 5-14-06



REGISTER'S OFFICE
Brown Co. Wis.
Received for record the 18
day of Sept A.D. 2002
at 10:21 o'clock A. M.
and recorded in Vol. 444 of
Certified Survey Maps on Page 229

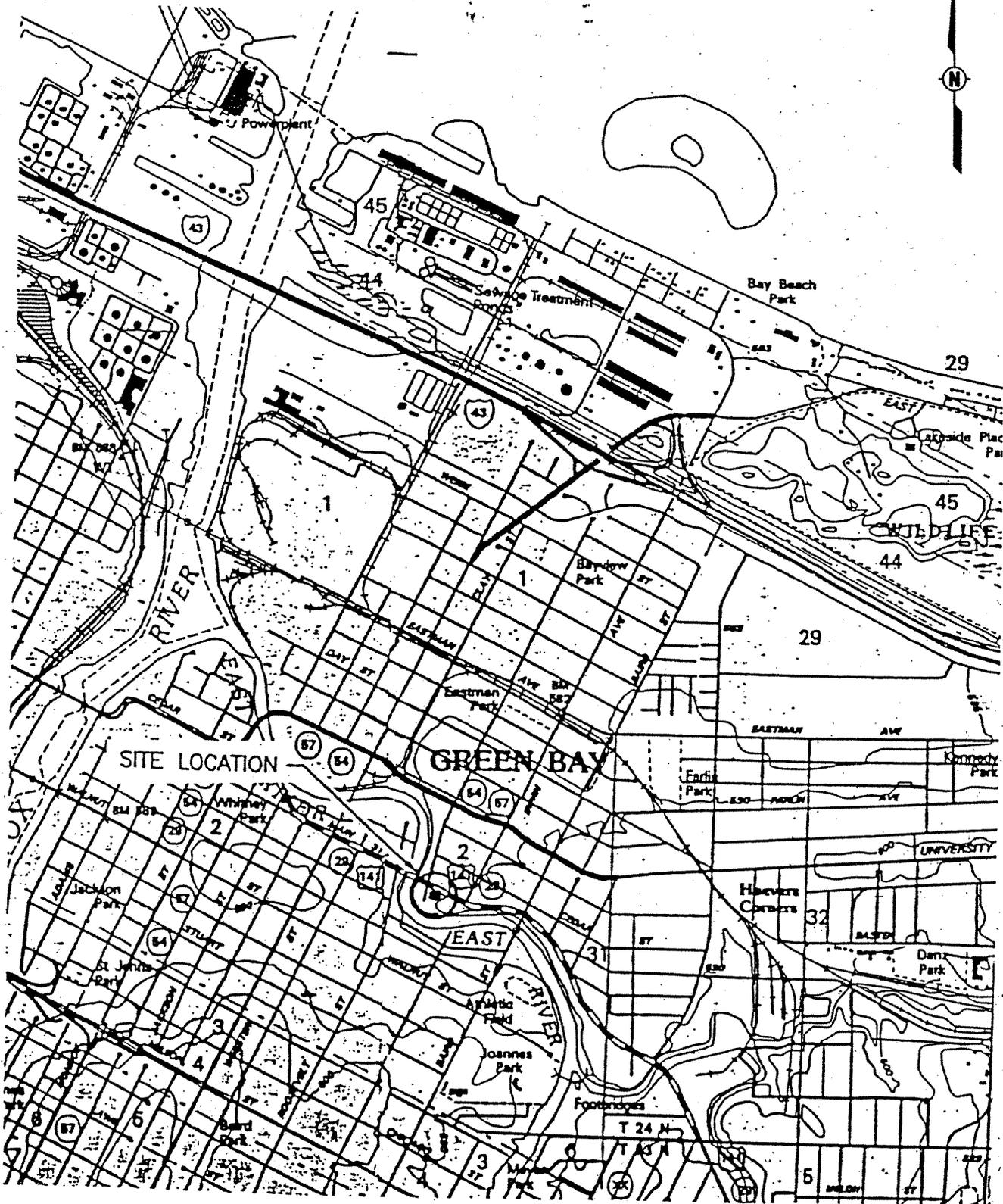
Christy Wierzbicki
Register of Deeds
15⁰⁰



Sheet Three of Three
Project No.: K-24700
Drawing No.: L-5764

The Parcel Identification Numbers for the Los Banditos Restaurante and Cantina located at 1258 Main Street, Green Bay, Wisconsin, are: **8-281-A, 8-281-C, and part of 8-281.**

X:\PROJECTS\IDwg2002\27347XF\G427347XF001.dwg, 8X11, 04/30/2003 07:55:43 AM, Lemmens

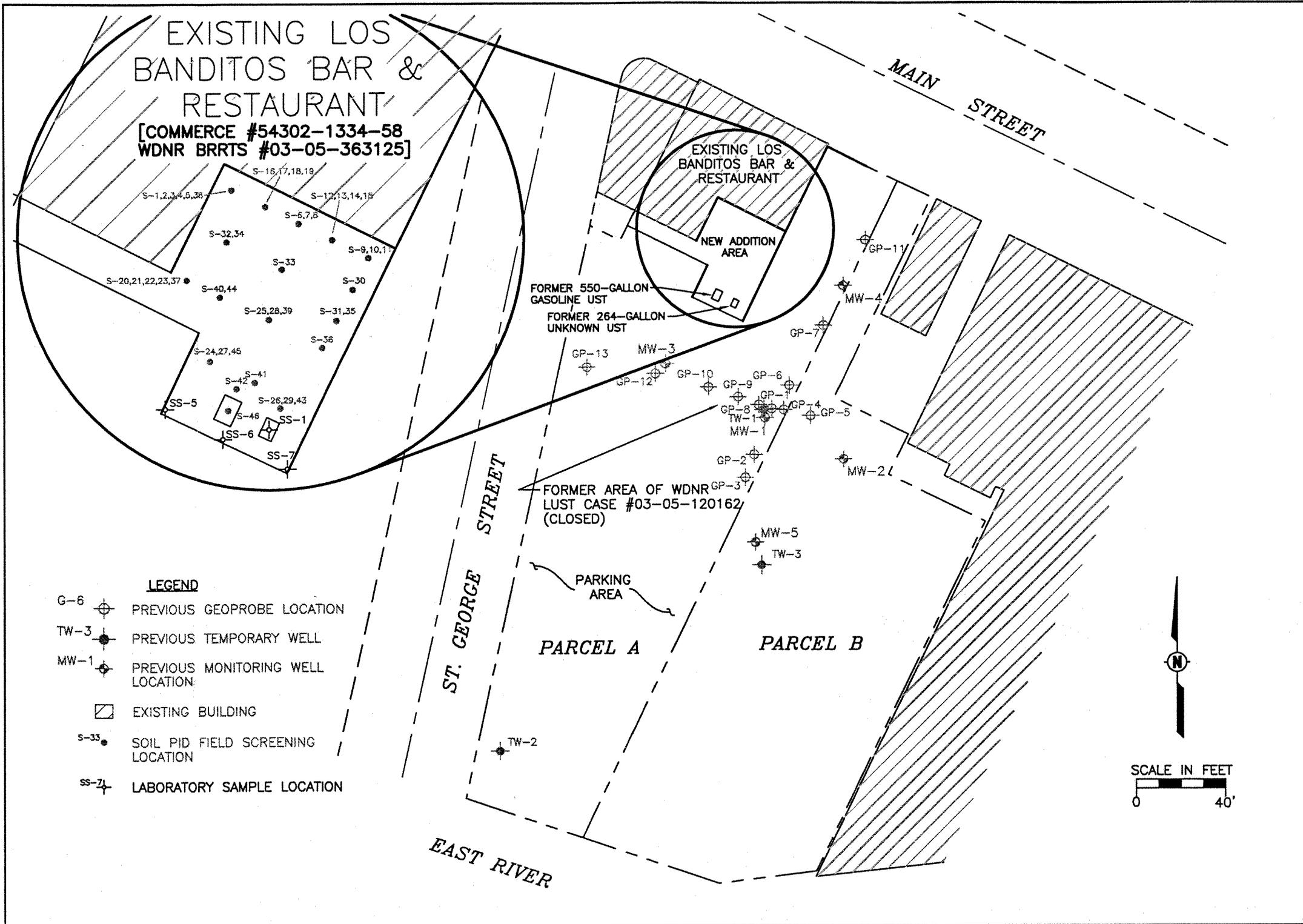


STS Consultants Ltd.
 Consulting Engineers
 1035 Kepler Dr.
 Green Bay, WI 54311
 920.468.1978

SITE LOCATION DIAGRAM
LOS BANDITOS RESTAURANTE AND CANTINA
1258 MAIN STREET
GREEN BAY, WISCONSIN

DESIGNED BY	P.J.M.	4-30-03
DRAWN BY	J.R.L.	4-30-03
APPROVED BY	R.A.M.	4-30-03
CADFILE	G427347XF001	SCALE 1"=2000'
STS PROJECT NO.	27234XF	FIGURE NO. 1

X:\PROJECTS\DWG2002\27347\F427347001R2(LEGAL).dwg, LEGAL, 08/22/2003 01:44:21 PM, lemmons



DESIGNED BY	P.M.G.	DATE	1-30-02
DRAWN BY	J.R.L.	DATE	1-30-02
APPROVED BY	R.A.M.	DATE	1-30-02
CAD FILE	X:\PROJECTS\DWG2002\27347\F427347001R.DWG		
XREF			
NEW ADDITION AREA			
LOS BANDITOS RESTAURANTE AND CANTINA			
1258 MAIN STREET			
GREEN BAY, WISCONSIN			
STS Consultants Ltd. Consulting Engineers 1035 Kepler Dr. Green Bay, WI 54311 920.468.1978			
STS PROJECT NO. 27347XF			
STS PROJECT FILE 427347001			
SCALE AS NOTED			
FIGURE NO. 2			

Table 1
Soil PID Field Screening Results
Los Banditos Restaurant Addition
Green Bay, Wisconsin

Sample Date	Sample Location	Depth (feet)	PID (10.6 eV lamp units)
9/12/03	S-1	1.0	1999
	S-2	3.0	1999
	S-3	5.0	301
	S-4	7.0	4.6
	S-5	9.5	1.9
	S-6	2.0	200
	S-7	5.0	9.0
	S-8	10.0	4.0
	S-9	2.0	10
	S-10	5.0	493
	S-11	10.0	5.7
9/16/02	S-12	2.0	1.9
	S-13	5.0	1.7
	S-14	7.0	1.8
	S-15	9.0	1.3
	S-16	2.0	5.0
	S-17	5.0	5.0
	S-18	7.0	3.2
	S-19	9.5	4.0
	S-20	1.0	60
	S-21	4.0	24
	S-22	6.0	4.0
	S-23	9.0	1.0

Sample Date	Sample Location	Depth (feet)	PID (10.6 eV lamp units)
9/18/02	S-24	2.0	287
	S-25	2.0	14
	S-26	3.0	395
	S-27	4.0	338
	S-28	4.0	330
	S-29	4.0	427
	S-30	7.0	60
	S-31	6.0	279
	S-32	5.0	39
	S-33	9.0	28
	S-34	8.0	4.0
	S-35	9.0	2.0
	S-36	3.0	2.5
	S-37	6.0	3.5
	S-38	9.0	1.0
	S-39	6.0	38
9/19/02	S-40	6.0	75
	S-41	6.0	66
	S-42	8.0	55
	S-43	8.0	18
	S-44	4.0	303
	S-45	7.0	26
	S-46	4.0	55

Notes:

PID = Photoionization detector used to provide a qualitative indication of volatile organic compounds in headspace above soil sample.

**Soil Analytical Results
Los Banditos Restaurant Addition
Green Bay, Wisconsin**

Location	Sampling Date	Location/ Depth ft.	PID (10.6eV) units	Lead mg/kg	Benzene µg/kg	s-Butylbenzene µg/kg	n-Butylbenzene µg/kg	Ethylbenzene µg/kg	MTBE µg/kg	Naphthalene µg/kg	n-Propylbenzene µg/kg	Toluene µg/kg	Xylenes µg/kg	1,2,4-TMB µg/kg	1,3,5-TMB µg/kg	Comments	
En Chem Inc. Analytical Laboratory																	
SS-1	9/12/2002	264-gal. UST / 5.0ft	320	NA	<45	1100	1500	<52	<45	350	1100	<42	190	7500	950	Pre-remediation (landfilled)	
(SS-1 represents soil excavated to a depth of 8.0 ft. and landfilled)																	
SS-2	9/17/2002	Clean Soil Excavation Stockpile	2	NA	<25	NA	NA	<25	<25	NA	NA	<25	<50	<25	<25		
SS-3	9/17/2002	Clean Soil Excavation Stockpile	3	NA	<25	NA	NA	<25	<25	NA	NA	<25	<50	<25	<25		
SS-4	9/19/2002	South Stockpile - On-site	<1	11	<25	NA	NA	<25	<25	NA	NA	<25	38	<25	180		On-site backfill material
SS-5	9/19/2002	SW Excavation Sidewall / 2.0ft	5	NA	<25	NA	NA	<25	<25	NA	NA	<25	32	<25	69		Post-remediation (sidewall)
SS-6	9/19/2002	S. Excavation Sidewall / 2.5ft	140	NA	<130	NA	NA	<130	<130	NA	NA	<130	1900	3700	7400		Post-remediation (sidewall)
SS-7	9/19/2002	SE Excavation Sidewall / 2.0ft	4	NA	<25	NA	NA	<25	<25	NA	NA	<25	<50	<25	<25	Post-remediation (sidewall)	
NR 720 RCL ¹ Groundwater Pathway					5.5	2900			1500			4100					
NR 720 Non-Industrial Direct Contact RCL				50													
NR 720 Industrial Direct Contact RCL				500													
NR 746 Direct Contact RCLs for BTEX (Upper 4 ft depth interval)					1100	4600			2700		38000		42000		83000		11000
EPA Region IX Preliminary Remedial Goal (Residential Soil)						220000	240000		240000								

Notes:

< = Below method detection limits

NA = Not analyzed

¹Wisconsin Administrative Code Chapter NR 720 Generic Residual Contaminant Level

mg/kg = milligrams per kilograms

µg/kg = micrograms per kilograms

TMB = Trimethylbenzene

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal descriptions that are attached to this statement are complete and accurate for the Los Banditos Restaurante and Cantina property located at 1258 Main Street, Green Bay, Wisconsin.

X Pat Beimborn
(Signature)

Date 8/21/03

Patrick Beimborn
(Name)

Pres / Treas
(Title)

Los Banditos, Inc
(Company)