

June 21, 2000
ADaPT Job No. WA 99-2641-1

Washington State Department of Ecology - NW Region
Voluntary Cleanup Program
3190 - 160th Avenue Southeast
Bellevue, Washington 98008-5452

Attention: Mr. Nnamdi Madakor

Subject: Voluntary Cleanup Program (VCP) Letter of Response
Walker Subaru Used Car Lot
250 Rainier Avenue South
Renton, Washington 98055

Dear Mr. Madakor:

ADaPT Engineering, Inc. (ADaPT) is pleased to submit the following letter containing additional environmental site characterization data to supplement ADaPT's Voluntary Cleanup Program (VCP) report (ADaPT Report No. WA99-2641, dated March 1, 2000). This letter is based upon comments from Ecology's initial review of ADaPT's VCP report (dated May 4, 2000), as well as information obtained from the meeting between Ecology and Charles Cacek and Daryl Petrarca of ADaPT on June 8, 2000 concerning the site. Based upon site characterization work by others, the southeast portion of the current subject site appears have been impacted by contaminants resulting from an off-site source to the east. This area of the site resides on a different tax parcel than the balance of the subject parcel. During our meeting, Mr. Madakor indicated that Ecology would consider site closure for soils on a portion of the site, based upon King County tax assessment lot numbers. Ecology also requested that ADaPT accurately define the limits of residual soil contamination on the parcels for which we are requesting closure. In addition, Ecology suggested that it would be prudent to collect groundwater samples in the area to the west or northwest from well MW-1 to better confirm groundwater quality conditions at these locations on the subject site.

Tax Lot Information

ADaPT has included a site plan (Figure 2) that depicts the various tax lots that compose the entire subject parcel, along with a delineation of the residual petroleum-impacted soils on the site. ADaPT has also included tax assessment information for each tax lot and a plat map showing the subject site and adjacent properties (Appendix A). For the purposes of this letter, ADaPT is requesting "No Further Action" status for soil for the following King County tax lot numbers, as depicted on Figure 2:

Tax Lot Numbers

182305-9062
182305-9063-03
722950-0130
722950-0120

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ADaPT is therefore not requesting site closure for tax lot 000720-0199, a portion of which abuts tax lot 722950-0120 to the southeast. Soil and groundwater samples collected from a soil boring/monitoring well on this parcel by others (Environmental Partners, Inc.) exhibited elevated concentrations of gasoline-range petroleum constituents that were in excess of Washington Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup levels. Two additional borings/monitoring wells (shown as "MW-X" on Figure 2) were installed on this parcel in March of 2000, though results of this assessment are not available at this time.

The enclosed site plan also shows the estimated limits of residual shallow soil contamination on the property. This soil was left in place due to the presence of shallow electrical utility lines in the area. Based upon the results of our previous assessment work, ADaPT estimates that less than 20 tons of petroleum-impacted soils remain at this location.

Supplemental Groundwater Sampling and Analyses

During our meeting, Mr. Madakor indicated Ecology was concerned with groundwater quality in areas to the west and northwest of well MW-1. ADaPT subsequently advanced two Geoprobe explorations in these locations on June 13, 2000. The explorations were completed by Cascade Drilling, Inc. of Woodinville Washington. The explorations, identified as GP-12 and GP-13, are depicted on the Site Plan, Figure 2. Each probe exploration was advanced to a depth of approximately 10 feet below ground surface (bgs), and a stainless steel sampling screen was advanced to depths spanning 10 feet to 14 feet bgs. Apparent groundwater was noted at approximately 10.5 feet bgs in each exploration. Each exploration was purged of approximately 3 gallons of water using a peristaltic pump prior to sample collection. After sample collection, each Geoprobe exploration was properly abandoned in accordance with WAC 173-160-450. Groundwater samples were subsequently collected and immediately placed in a chilled cooler for intermediate storage until they were transported to NCA's analytical laboratory for analysis. Each samples was analyzed for gasoline-range total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes by Ecology method Washington TPH-Gasoline-range/BTEX. The samples collected from GP-12 and GP-13 did not exhibit detectable concentration of gasoline-range TPH or BTEX compounds. The analytical test certificates are included in Appendix B.

Summary

Based upon the provided tax assessment information, ADaPT is requesting "No Further Action" status for soils on the property within King County tax lot numbers 182305-9062, 182305-9063-03, 722950-0130 and 722950-0120, as depicted on the enclosed Site Plan, Figure 2. The map also depicts the aerial extent of residual shallow soil contamination on the parcels.

Groundwater samples collected from Geoprobe explorations GP-12 and GP-13, advanced to the west and northwest of well MW-1, did not exhibit detectable concentrations of gasoline-range TPH or BTEX compounds. It therefore does not appear that residual concentrations of gasoline constituents are present in the groundwater on this portion of the site. Based upon ADaPT's previous discussions with Ecology, it will be necessary to complete four (4) quarterly sampling events of the onsite wells within MTCA Method A cleanup levels to obtain "No Further Action" status for groundwater at the site from Ecology.

We hope the provided information is satisfactory for our requests. If you have any questions or need additional information, please contact us at your convenience.

Respectfully submitted,

ADaPT Engineering, Inc.

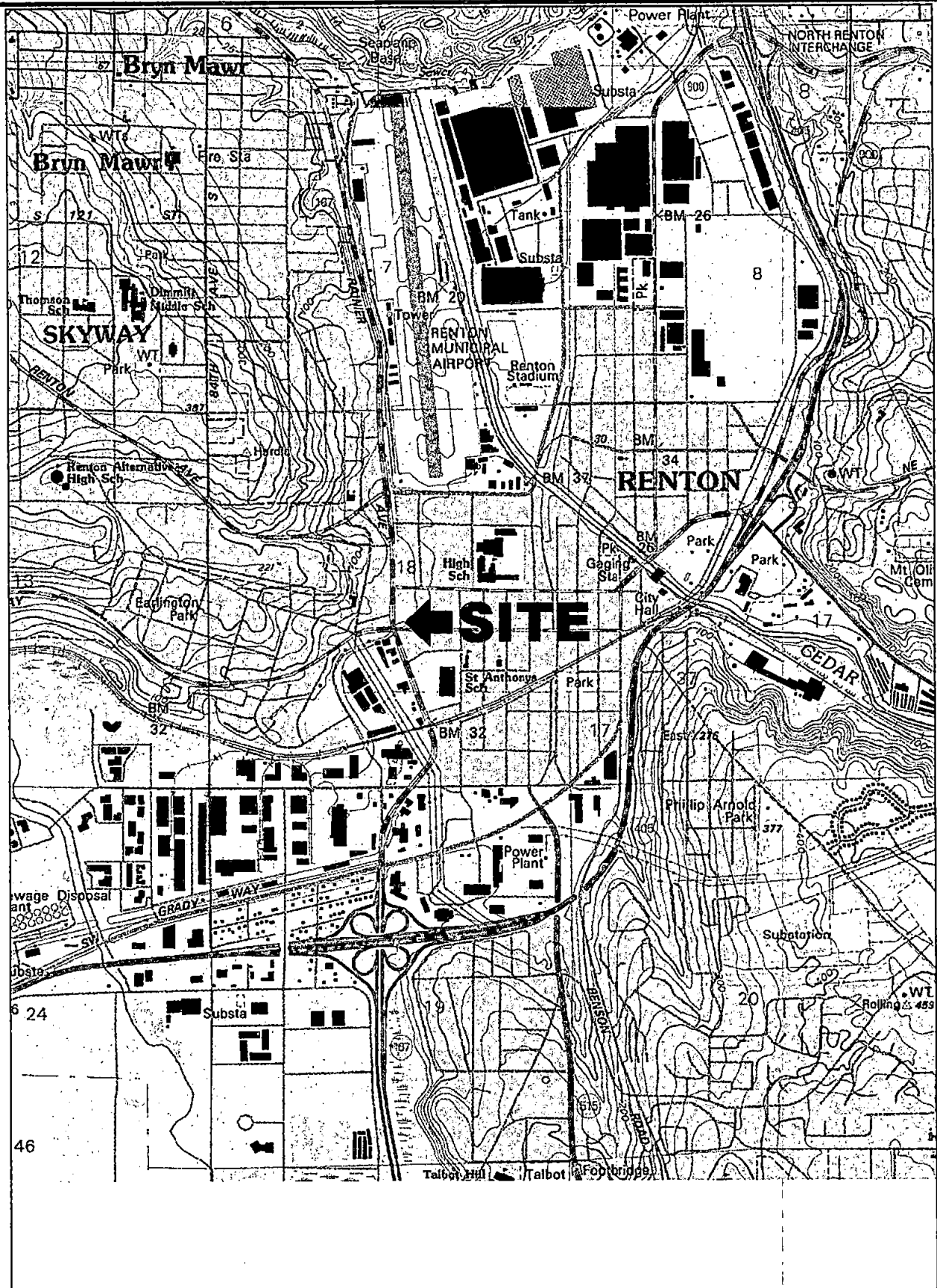


Charles C. Cacek
Senior Project Manager



Daryl S. Petrarca, R.E.A., VP
Environmental Services

Enclosures: Figure 1 – Location Map
 Figure 2 – Site Plan
 Appendix A – Plat Map and Legal Descriptions
 Appendix B – Analytical Test Certificates



ADaPT Engineering, Inc.

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Seattle, Washington 98134

Ph : 206.654.7045 Fax : 206.654.7048

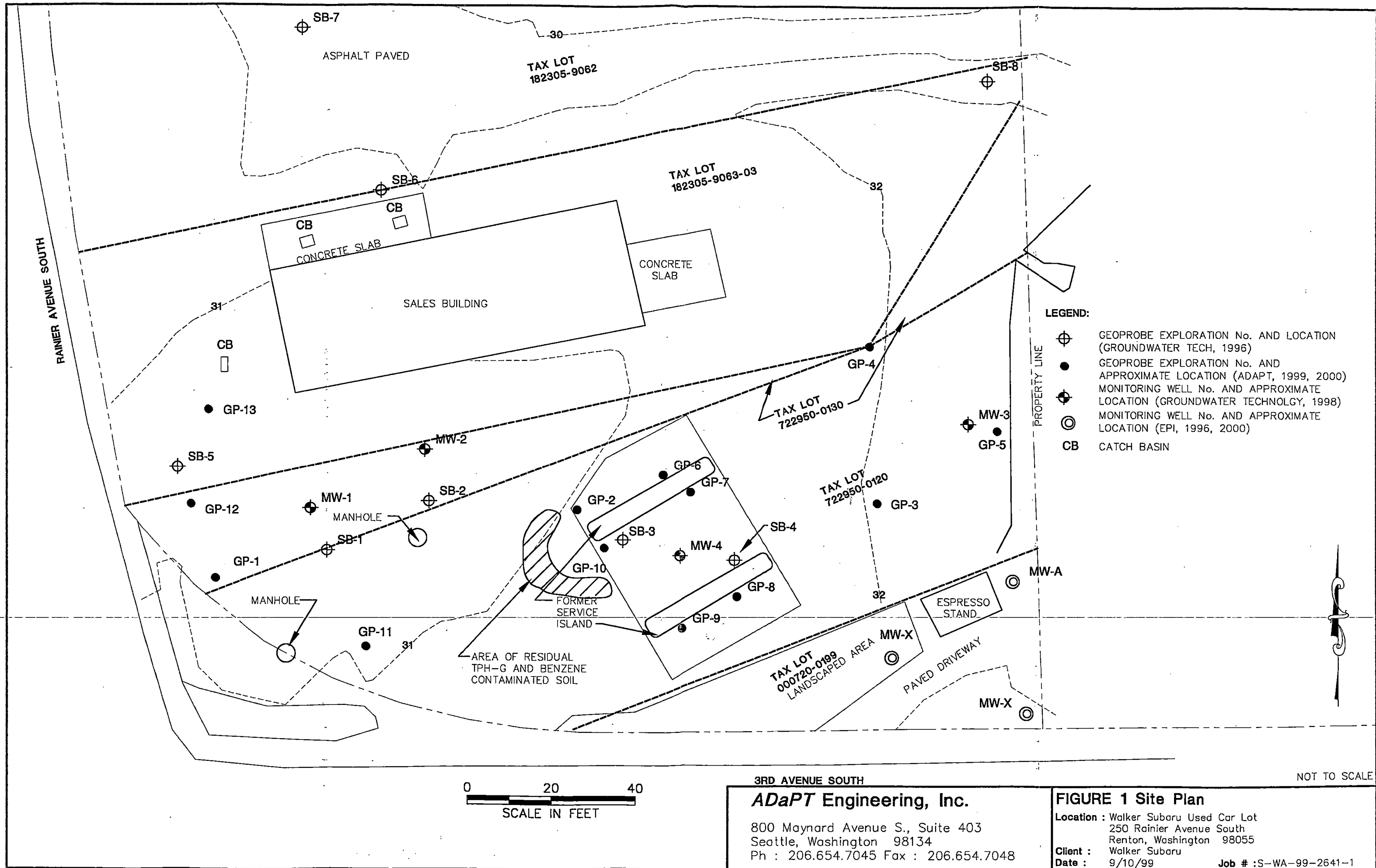
FIGURE 1 - Location/Topographic Map

Location : Walker Subaru Used Car Lot
250 Rainier Avenue South
Renton, Washington 98055

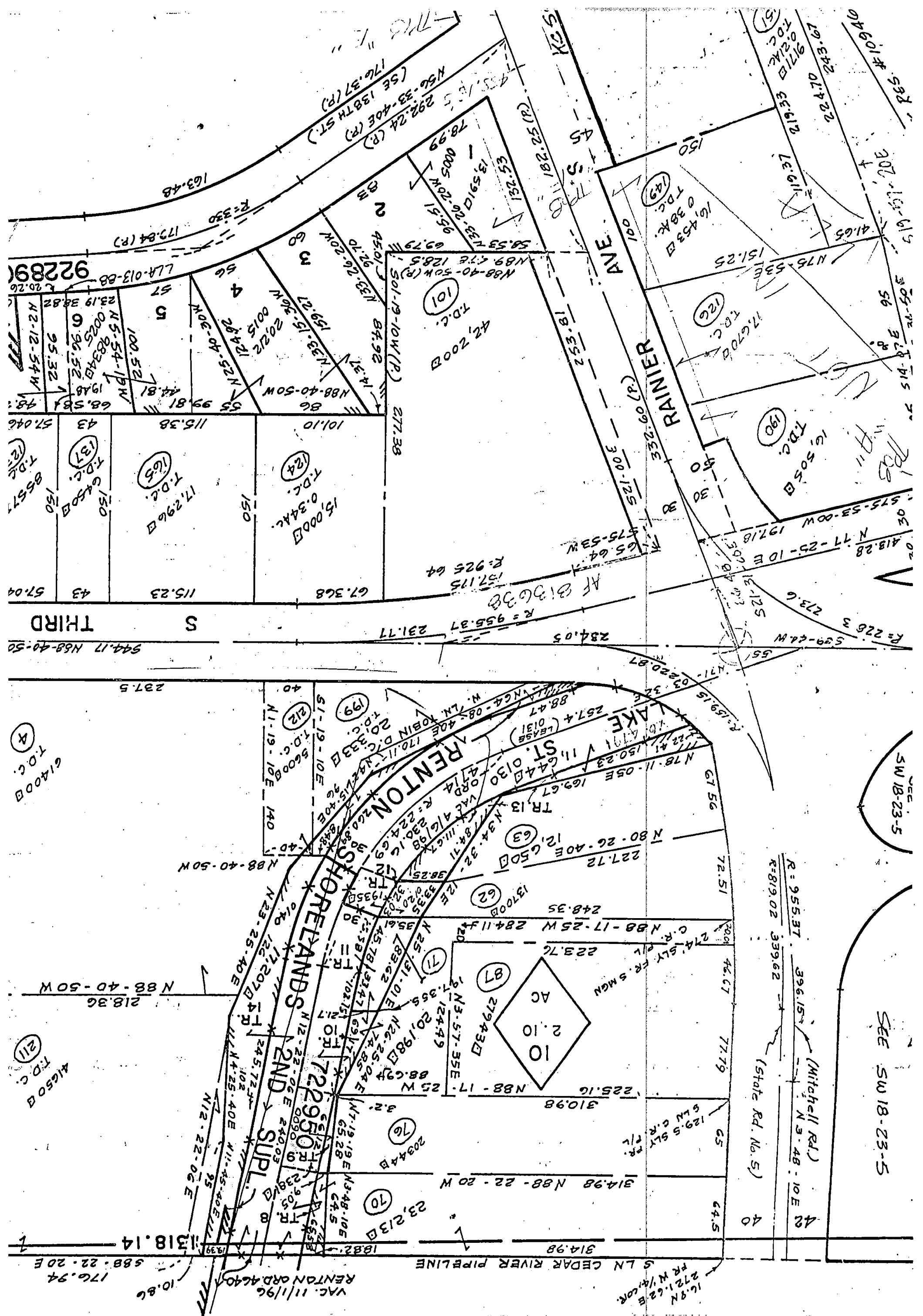
Client : Walker Subaru

Date : 12/15/99

Job # : S-WA-99-2641



Appendix A
Plat Map and Legal Descriptions



King County Department of Assessments
Parcel 000720 - 0199

Computer : COUNTER37

06/09/2000

Parcel

Geo Area : 70-40

Spec Area : 0-0

Folio : 91060

Resp : C

Block :

Property Desc : Vac. Land

Legal Desc : TOBIN H H-D C # 37 POR OF DC & TR 14 RENTON SH LDS 2ND SUPPL ADD BEG ON N MGN
 S 3RD ST 537.50 FT W OF NXN SD MGN WITH W MGN SHATTUCK AVE TH N 01-19-10 E 140 FT TH N
 88-40-50 W 48.98 FT TO SELY MGN LAKE ST TH SLY & SWLY ALG SD MGN TO N MGN SD S 3RD ST TH E
 TO BEGINNING LESS E 40 FT TGW PORTION OF VACATED LAKE AVENUE SOUTH UNDER CITY OF
 RENTON ORDINANCE NO 4714 APPROVED APRIL 6, 1998

Res Area :

Q-S-T-R : SE-18-23-5

Type : C

Levy : 2100

Lot :

Property Address : RENTON

Taxpayer Accounts

Account

Change

000720-0199-00 | SAFEWAY INC STORE #1563 1371 OAKLAND BLVD STE 200 WALNUT CREEK CA 94596 042050

Land

HBU If Vacant : Retail/Wholesale

Present Use : Vacant(Commercial)

Percent Unused : 0

Zoning Date : 01/01/1900

Sewer System : Public

Corner Lot : No

Base Land Val : 243,900

Tax Year : 2001

Parking :

HBU As Improved : (Unknown)

Traffic Volume : 0

Current Zoning : CA

Water System : Water District

Lot SqFt : 20,333

Restrictive Size/Shape : No

Land Val Date : 01/05/2000

Road Access : Public

Street Surface :

Land Views

Mt Rainier :

Olympics :

Cascades :

Territorial :

Seattle :

Sound :

Lake Washington :

Lake Sammamish :

Lake/River/Creek :

Other :

Land Waterfront

Location :

Bank :

Tide/Shore :

Restricted :

Lot Depth Factor : 0

Access Rights : No

Proximity Influence : No

Poor Quality : No

Footage : 0

Land Nuisances/Problems

Topography :

Traffic Noise :

Airport : 0

Trans. Concurrency : No

Powerlines : No

Other : No

Water Problems : No

Other : No

Land Designations

Historic Site :

Nbr Bldg : 0

Adj. to Golf Fairway : No

Adj. to Greenbelt : No

Other : No

Current Use : (None)

Dev. Rights Purchases : No

Easements : No

Native Growth : No

DNR Lease : No

cont. on page 2

King County Department of Assessments
Parcel 000720 - 0199

Computer : COUNTER37

06/09/2000

Deed Restriction : No

Environmental Restrictions

(None)

Sales History

Excise Tax #	Sale Date	Sale Price	Instrument	Sale Reason
1731401	01/11/2000	176,050	Warranty Deed	
1731404	01/11/2000	176,050	Warranty Deed	
1592682	02/09/1998	450,000	Statutory Warranty Deed	None

Value History for Acct 000720-0199-00

Tax Yr	Omit Yr	Appr Land	Appr Imps	Appr Total	Appr Imp Incr	Land Val	Imps Val	Total Val	Tax Val Reason	Status	Levy Code	Change Date	Change Number	Reason
2000	0	203,300	0	203,300	0	203,300	0	203,300		T	2100	07/14/1999	0	Revalue
1999	0	203,300	71,200	274,500	0	203,300	71,200	274,500		T	2100	09/17/1998	0	Revalue
1999	0	0	0	0	0	102,600	171,900	274,500		T	2100	09/01/1998	0	Legal Change
1999	0	102,600	171,900	274,500	0	102,600	171,900	274,500		T	2100	04/18/1998	0	Extension
1998	0	0	0	0	0	102,600	171,900	274,500		T	2100	08/01/1997	0	Revalue
1997	0	0	0	0	0	102,600	171,900	274,500		T	2100	08/30/1996	0	Revalue
1995	0	0	0	0	0	102,600	171,900	274,500		T	2100	04/29/1994	0	Revalue
1993	0	0	0	0	0	91,200	183,300	274,500		T	2100	04/17/1992	0	Revalue
1991	0	0	0	0	0	91,200	168,700	259,900		T	2100	05/18/1990	0	Revalue
1989	0	0	0	0	0	85,500	174,400	259,900		T	2100	06/10/1988	0	Revalue
1987	0	0	0	0	0	85,500	174,400	259,900		T	2100	07/10/1986	0	Revalue
1985	0	0	0	0	0	85,500	174,400	259,900		T	2100	03/16/1984	0	Revalue
1983	0	0	0	0	0	72,900	157,300	230,200		T	2100	02/06/1982	0	Revalue
1983	0	0	0	0	0	72,900	233,200	306,100		T	2100	12/12/1981	0	Revalue

Permit History

Permit Number	Type	Issue Date	Permit Value	Status	Percent Complete
B990010	Demolition	01/08/1999	0	Complete	0

Change History

Type	Event Date	Event Person	Status	Doc Id
Char Update	01/12/2000	Mgie		
Char Update	06/30/1999	Twal		
Char Update	03/24/1999	Twal		
Char Update	03/22/1999	Twal		
Char Update	01/14/1999	Mgie		
Char Update	09/15/1998	Jcol		
Legal Change	09/01/1998			J003214
Char Update	02/04/1998	Mgie		

King County Department of Assessments

Parcel 000720 - 0199

Computer : COUNTER37

06/09/2000

Parcel

Geo Area : 70-40

Spec Area : 0-0

Folio : 91060

Resp : C

Block :

Property Desc : Vac. Land

Legal Desc : TOBIN H H-D C # 37 POR OF DC & TR 14 RENTON SH LDS 2ND SUPPL ADD BEG ON N MGN S 3RD ST 537.50 FT W OF NXN SD MGN WITH W MGN SHATTUCK AVE TH N 01-19-10 E 140 FT TH N 88-40-50 W 48.98 FT TO SELY MGN LAKE ST TH SLY & SWLY ALG SD MGN TO N MGN SD S 3RD ST TH E TO BEGINNING LESS E 40 FT TGW PORTION OF VACATED LAKE AVENUE SOUTH UNDER CITY OF RENTON ORDINANCE NO 4714 APPROVED APRIL 6, 1998

Res Area :

Q-S-T-R : SE-18-23-5

Type : C

Levy : 2100

Lot :

Property Address : RENTON

TaxPayer Accounts

Account

Change

000720-0199-00 | SAFEWAY INC STORE #1563 1371 OAKLAND BLVD STE 200 WALNUT CREEK CA 94596 042050

Land

HBU If Vacant : Retail/Wholesale

Present Use : Vacant(Commercial)

Percent Unused : 0

Zoning Date : 01/01/1900

Sewer System : Public

Corner Lot : No

Base Land Val : 243,900

Tax Year : 2001

Parking :

HBU As Improved : (Unknown)

Traffic Volume : 0

Current Zoning : CA

Water System : Water District

Lot SqFt : 20,333

Restrictive Size/Shape : No

Land Val Date : 01/05/2000

Road Access : Public

Street Surface :

Land Views

Mt Rainier :

Olympics :

Cascades :

Territorial :

Seattle :

Sound :

Lake Washington :

Lake Sammamish :

Lake/River/Creek :

Other :

Land Waterfront

Location :

Bank :

Tide/Shore :

Restricted :

Lot Depth Factor : 0

Access Rights : No

Proximity Influence : No

Poor Quality : No

Footage : 0

Land Nuisances/Problems

Topography :

Traffic Noise :

Airport : 0

Trans. Concurrency : No

Powerlines : No

Other : No

Water Problems : No

Other : No

Land Designations

Historic Site :

Nbr Bldg : 0

Adj. to Golf Fairway : No

Adj. to Greenbelt : No

Other : No

Current Use : (None)

Dev. Rights Purchases : No

Easements : No

Native Growth : No

DNR Lease : No

King County Department of Assessments
Parcel 000720 - 0199

Computer : COUNTER37

06/09/2000

Deed Restriction : No

Environmental Restrictions

(None)

Sales History

Excise Tax #	Sale Date	Sale Price	Instrument	Sale Reason
1731401	01/11/2000	176,050	Warranty Deed	
1731404	01/11/2000	176,050	Warranty Deed	
1592682	02/09/1998	450,000	Statutory Warranty Deed	None

Value History for Acct 000720-0199-00

Tax Yr	Omit Yr	Appr Land	Appr Imps	Appr Total	Appr Imp Incr	Land Val	Imps Val	Total Val	Tax Val Reason	Status	Levy Code	Change Date	Change Number	Reason
2000	0	203,300	0	203,300	0	203,300	0	203,300		T	2100	07/14/1999	0	Revalue
1999	0	203,300	71,200	274,500	0	203,300	71,200	274,500		T	2100	09/17/1998	0	Revalue
1999	0	0	0	0	0	102,600	171,900	274,500		T	2100	09/01/1998	0	Legal Change
1999	0	102,600	171,900	274,500	0	102,600	171,900	274,500		T	2100	04/18/1998	0	Extension
1998	0	0	0	0	0	102,600	171,900	274,500		T	2100	08/01/1997	0	Revalue
1997	0	0	0	0	0	102,600	171,900	274,500		T	2100	08/30/1996	0	Revalue
1995	0	0	0	0	0	102,600	171,900	274,500		T	2100	04/29/1994	0	Revalue
1993	0	0	0	0	0	91,200	183,300	274,500		T	2100	04/17/1992	0	Revalue
1991	0	0	0	0	0	91,200	168,700	259,900		T	2100	05/18/1990	0	Revalue
1989	0	0	0	0	0	85,500	174,400	259,900		T	2100	06/10/1988	0	Revalue
1987	0	0	0	0	0	85,500	174,400	259,900		T	2100	07/10/1986	0	Revalue
1985	0	0	0	0	0	85,500	174,400	259,900		T	2100	03/16/1984	0	Revalue
1983	0	0	0	0	0	72,900	157,300	230,200		T	2100	02/06/1982	0	Revalue
1983	0	0	0	0	0	72,900	233,200	306,100		T	2100	12/12/1981	0	Revalue

Permit History

Permit Number	Type	Issue Date	Permit Value	Status	Percent Complete
B990010	Demolition	01/08/1999	0	Complete	0

Change History

Type	Event Date	Event Person	Status	Doc Id
Char Update	01/12/2000	Mgie		
Char Update	06/30/1999	Twal		
Char Update	03/24/1999	Twal		
Char Update	03/22/1999	Twal		
Char Update	01/14/1999	Mgie		
Char Update	09/15/1998	Jcol		
Legal Change	09/01/1998			J003214
Char Update	02/04/1998	Mgie		

King County Department of Assessments

Parcel 000720 - 0212

Computer : COUNTER37

06/09/2000

Parcel

Geo Area : 70-40

Spec Area : 0-0

Folio : 91060

Resp : C

Block :

Property Desc : Vac. With Safeway

Legal Desc : TOBIN H H-D C # 37

POR OF D C & TR 14 RENTON SH LDS 2ND SUPPL ADD BEG
ON N MGN S 3RD ST 537.50 FT W OF NXN SD MGN WITH W MGN SHATTUCK AVE TH N 01-19-10 E 140
FT TH N 88-40-50 W 40 FT TH S 01-19-10 W TO S 3RD ST TH E TO BEG

Res Area :

Q-S-T-R : SE-18-23-5

Type : C

Levy : 2100

Lot :

Property Address : 2ND ST S RENTON

TaxPayer Accounts

Account

Change

000720-0212-03 | SAFEWAY INC STORE #1563 1371 OAKLAND BLVD STE 200 WALNUT CREEK CA 94596 042050

Land

HBU If Vacant : Retail/Wholesale

Present Use : Parking(Commercial Lot)

Percent Unused : 0

Zoning Date : 01/01/1900

Sewer System : Public

Corner Lot : No

Base Land Val : 56,000

Tax Year : 2001

Parking :

HBU As Improved : (Unknown)

Traffic Volume : 0

Current Zoning : CA

Water System : Water District

Lot SqFt : 5,600

Restrictive Size/Shape : No

Land Val Date : 01/05/2000

Road Access : Public

Street Surface :

Land Views

Mt Rainier :

Olympics :

Cascades :

Territorial :

Seattle :

Sound :

Lake Washington :

Lake Sammamish :

Lake/River/Creek :

Other :

Land Waterfront

Location :

Bank :

Tide/Shore :

Restricted :

Lot Depth Factor : 0

Access Rights : No

Proximity Influence : No

Poor Quality : No

Footage : 0

Land Nuisances/Problems

Topography :

Traffic Noise :

Airport : 0

Trans. Concurrency : No

Powerlines : No

Other : No

Water Problems : No

Other : No

Land Designations

Historic Site :

Nbr Bldg : 0

Adj. to Golf Fairway : No

Adj. to Greenbelt : No

Other : No

Deed Restriction : No

Current Use : (None)

Dev. Rights Purchases : No

Easements : No

Native Growth : No

DNR Lease : No

King County Department of Assessments
Parcel 000720 - 0212

Computer : COUNTER37

06/09/2000

Environmental Restrictions

(None)

Sales History

Excise Tax #	Sale Date	Sale Price	Instrument	Sale Reason
1607822	04/13/1998	865,000	Special Warranty Deed	None
1132888	05/01/1990	825,000	Warranty Deed	None

Value History for Acct 000720-0212-03

Tax Yr	Omit Yr	Appr Land	Appr Imps	Appr Total	Appr Imp Incr	Land Val	Imps Val	Total Val	Tax Val	Tax Reason	Status	Levy Code	Change Date	Change Number	Reason
2000	0	56,000	1,000	57,000	0	56,000	1,000	57,000			T	2100	07/14/1999	0	Revalue
1999	0	56,000	1,000	57,000	0	56,000	1,000	57,000			T	2100	09/17/1998	0	Revalue
1999	0	50,400	2,800	53,200	0	50,400	2,800	53,200			T	2100	04/18/1998	0	Extension
1998	0	0	0	0	0	50,400	2,800	53,200			T	2100	08/01/1997	0	Revalue
1997	0	0	0	0	0	50,400	2,800	53,200			T	2100	08/30/1996	0	Revalue
1995	0	0	0	0	0	50,400	2,800	53,200			T	2100	04/29/1994	0	Revalue
1993	0	0	0	0	0	44,800	2,800	47,600			T	2100	04/17/1992	0	Revalue
1991	0	0	0	0	0	39,200	2,600	41,800			T	2100	05/18/1990	0	Revalue
1989	0	0	0	0	0	39,200	2,600	41,800			T	2100	06/10/1988	0	Revalue
1987	0	0	0	0	0	39,200	2,600	41,800			T	2100	07/10/1986	0	Revalue
1985	0	0	0	0	0	39,200	2,600	41,800			T	2100	03/16/1984	0	Revalue
1983	0	0	0	0	0	26,800	1,700	28,500			T	2100	12/12/1981	0	Revalue

Review History

Bill Yr	Review Number	Review Type	Appealed Val	Hearing Date	Settlement Value	Hearing Result	Status
1996	9501936	Local Appeal	53,200	01/01/1900	0		Completed

Change History

Type	Event Date	Event Person	Status	Doc Id
Char Update	01/12/2000	Mgie		
Char Update	07/02/1999	Twal		
Char Update	01/14/1999	Mgie		
Char Update	02/04/1998	Mgie		

King County Department of Assessments

Parcel 722950 - 0120

Computer : COUNTER37

06/09/2000

Parcel

Geo Area : 70-40

Spec Area : 0-0

Folio : 21674

Resp : C

Block :

Property Desc : VACANT

Legal Desc : RENTON SHORELANDS 2ND SUPL TRACT 12 TGW PORTION OF VACATED LAKE AVENUE
SOUTH UNDER CITY OF RENTON ORDINANCE NO 4714 APPROVED APRIL 6, 1998

Res Area :

Q-S-T-R : SE-18-23-5

Type : C

Levy : 2100

Lot : 12

Property Address : RAINIER AV S RENTON

TaxPayer Accounts**Account****Change**

722950-0120-04 | S & W PARTNERSHIP 720 RAINIER AVE S RENTON WA 98055 774041

Land

HBU If Vacant : Commercial Service

Present Use : Vacant(Commercial)

Percent Unused : 0

Zoning Date : 01/01/1900

Sewer System : Public

Corner Lot : No

Base Land Val : 15,400

Tax Year : 2001

Parking :

HBU As Improved : (Unknown)

Traffic Volume : 0

Current Zoning : CA

Water System : Water District

Lot SqFt : 1,935

Restrictive Size/Shape : Yes

Land Val Date : 01/05/2000

Road Access : Public

Street Surface :

Land Views

Mt Rainier :

Olympics :

Cascades :

Territorial :

Seattle :

Sound :

Lake Washington :

Lake Sammamish :

Lake/River/Creek :

Other :

Land Waterfront

Location :

Bank :

Tide/Shore :

Restricted :

Lot Depth Factor : 0

Access Rights : No

Proximity Influence : No

Poor Quality : No

Footage : 0

Land Nuisances/Problems

Topography :

Traffic Noise :

Airport : 0

Trans. Concurrency : No

Powerlines : No

Other : No

Water Problems : No

Other : No

Land Designations

Historic Site :

Nbr Bldg : 0

Adj. to Golf Fairway : No

Adj. to Greenbelt : No

Other : No

Deed Restriction : No

Current Use : (None)

Dev. Rights Purchases : No

Easements : No

Native Growth : No

DNR Lease : No

King County Department of Assessments
Parcel 722950 - 0120

Computer : COUNTER37

06/09/2000

Environmental Restrictions

(None)

Sales History

Excise Tax #	Sale Date	Sale Price	Instrument	Sale Reason
1072023	06/28/1989	0	Trust Deed (Deed Of Trust)	Other
1066078	06/14/1989	168,715	Warranty Deed	None
1066079	06/14/1989	0	Trust Deed (Deed Of Trust)	Other
1064540	04/12/1989	0	Quit Claim Deed	Foreclosure

Value History for Acct 722950-0120-04

Tax Yr	Omit Yr	Appr Land	Appr Imps	Appr Total	Appr Imp Incr	Land Val	Imps Val	Total Val	Tax Val Reason	Status	Levy Code	Change Date	Change Number	Reason
2000	0	15,400	0	15,400	0	15,400	0	15,400		T	2100	07/14/1999	0	Revalue
1999	0	15,400	0	15,400	0	15,400	0	15,400		T	2100	09/17/1998	0	Revalue
1999	0	0	0	0	0	24,400	0	24,400		T	2100	09/01/1998	0	Legal Change
1999	0	24,400	0	24,400	0	24,400	0	24,400		T	2100	04/18/1998	0	Extension
1998	0	0	0	0	0	24,400	0	24,400		T	2100	08/01/1997	0	Revalue
1997	0	0	0	0	0	24,400	0	24,400		T	2100	08/30/1996	0	Revalue
1995	0	0	0	0	0	24,400	0	24,400		T	2100	04/29/1994	0	Revalue
1993	0	0	0	0	0	24,400	0	24,400		T	2100	04/17/1992	0	Revalue
1991	0	0	0	0	0	24,400	0	24,400		T	2100	05/18/1990	0	Revalue
1989	0	0	0	0	0	1,900	0	1,900		T	2100	06/10/1988	0	Revalue
1987	0	0	0	0	0	1,900	0	1,900		T	2100	07/10/1986	0	Revalue
1985	0	0	0	0	0	1,900	0	1,900		T	2100	03/16/1984	0	Revalue
1983	0	0	0	0	0	1,900	0	1,900		T	2100	12/12/1981	0	Revalue

Change History

Type	Event Date	Event Person	Status	Doc Id
Char Update	01/12/2000	Mgie		
Char Update	01/14/1999	Mgie		
Char Update	09/15/1998	Jcol		
Legal Change	09/01/1998			J003214
Char Update	02/04/1998	Mgie		

King County Department of Assessments
Parcel 182305 - 9062

Computer : COUNTER37

06/09/2000

Parcel

Geo Area : 70-40

Spec Area : 0-0

Folio : 21674

Resp : C

Block :

Property Desc : VAC LAND

Legal Desc : BEG ON ELY LN PACIFIC HWY 274 FT SLY FRM CEDAR RIVER PIPE LN TH E PLT SD PIPE
 LN TO WLY BDRY RENTON SH LDS 2ND SUPL ADD TH SWLY ALG SD BDRY TO PACIFIC HWY TH NLY
 160 FT TO BEG LESS SLY 1/2

Res Area :

Q-S-T-R : SE-18-23-5

Type : C

Levy : 2100

Lot :

Property Address : 240 RAINIER AV S RENTON

TaxPayer Accounts**Account****Change**

182305-9062-04 | S & W PARTNERSHIP 720 RAINIER AVE S RENTON WA 98055 774041

Land

HBU If Vacant : Commercial Service

Present Use : Vacant(Commercial)

Percent Unused : 0

Zoning Date : 01/01/1900

Sewer System : Public

Corner Lot : No

Base Land Val : 164,400

Tax Year : 2001

Parking :

HBU As Improved : (Unknown)

Traffic Volume : 0

Current Zoning : CA

Water System : Water District

Lot SqFt : 13,700

Restrictive Size/Shape : Yes

Land Val Date : 01/05/2000

Road Access : Public

Street Surface :

Land Views

Mt Rainier :

Olympics :

Cascades :

Territorial :

Seattle :

Sound :

Lake Washington :

Lake Sammamish :

Lake/River/Creek :

Other :

Land Waterfront

Location :

Bank :

Tide/Shore :

Restricted :

Lot Depth Factor : 0

Access Rights : No

Proximity Influence : No

Poor Quality : No

Footage : 0

Land Nuisances/Problems

Topography :

Traffic Noise :

Airport : 0

Trans. Concurrency : No

Powerlines : No

Other : No

Water Problems : No

Other : No

Land Designations

Historic Site :

Nbr Bldg : 0

Adj. to Golf Fairway : No

Adj. to Greenbelt : No

Other : No

Deed Restriction : No

Current Use : (None)

Dev. Rights Purchases : No

Easements : No

Native Growth : No

DNR Lease : No

King County Department of Assessments

Parcel 182305 - 9062

Computer : COUNTER37

06/09/2000

Environmental Restrictions

(None)

Sales History

Excise Tax #	Sale Date	Sale Price	Instrument	Sale Reason
1731403	01/11/2000	137,250	Warranty Deed	
1072023	06/28/1989	0	Trust Deed (Deed Of Trust)	Other
1066078	06/14/1989	168,715	Warranty Deed	None
1066079	06/14/1989	0	Trust Deed (Deed Of Trust)	Other

Value History for Acct 182305-9062-04

Tax Yr	Omit Yr	Appr Land	Appr Imps	Appr Total	Appr Imp Incr	Land Val	Imps Val	Total Val	Tax Val Reason	Status	Levy Code	Change Date	Change Number	Reason
2000	0	164,400	0	164,400	0	164,400	0	164,400		T	2100	07/14/1999	0	Revalue
1999	0	164,400	0	164,400	0	164,400	0	164,400		T	2100	09/17/1998	0	Revalue
1999	0	137,000	0	137,000	0	137,000	0	137,000		T	2100	04/18/1998	0	Extension
1998	0	0	0	0	0	137,000	0	137,000		T	2100	08/01/1997	0	Revalue
1997	0	0	0	0	0	137,000	0	137,000		T	2100	08/30/1996	0	Revalue
1995	0	0	0	0	0	137,000	0	137,000		T	2100	04/29/1994	0	Revalue
1993	0	0	0	0	0	137,000	0	137,000		T	2100	04/17/1992	0	Revalue
1991	0	0	0	0	0	123,300	0	123,300		T	2100	05/18/1990	0	Revalue
1989	0	0	0	0	0	109,600	12,000	121,600		T	2100	06/10/1988	0	Revalue
1987	0	0	0	0	0	95,900	12,000	107,900		T	2100	08/22/1986	0	Revalue
1985	0	0	0	0	0	95,900	0	95,900		T	2100	03/16/1984	0	Revalue
1984	0	0	0	0	0	71,200	0	71,200		T	2100	08/12/1983	0	Maintenance
1984	0	0	0	0	0	71,200	57,100	128,300		T	2100	12/12/1981	0	Revalue
1983	0	0	0	0	0	71,200	52,720	123,920		T	2100	06/21/1983	23955	Destroyed Property
1983	0	0	0	0	0	71,200	57,100	128,300		T	2100	12/12/1981	0	Revalue

Change History

Type	Event Date	Event Person	Status	Doc Id
Char Update	01/12/2000	Mgie		
Char Update	01/14/1999	Mgie		
Char Update	02/04/1998	Mgie		

King County Department of Assessments
Parcel 182305 - 9063

Computer : COUNTER37

06/09/2000

Parcel

Geo Area : 70-40

Spec Area : 0-0

Folio : 21674

Resp : C

Block :

Property Desc : RENTON SUBARU

Legal Desc : BEG ON ELY LN PACIFIC HWY 349.5 FT SLY FRM NXN OF SD HWY & CEDAR RIVER
 PIPE LN TH ELY TO PT ON W BDRY RENTON SH LDS 2ND SUPL PLAT 28 FT M/L SLY FRM A LN ,SD
 LN BEG ON E MGL LN PACIFIC HWY 274 FT S OF NXN SD HWY & CEDAR RIVER PIPE LN & RNG PLL
 TO SD PIPE LN, TO SLY BDRY SD PLAT TH SWLY ALG SD BDRY TO NXN ELY LN PACIFIC HWY TO
 BEG

Res Area :

Q-S-T-R : SE-18-23-5

Type : C

Levy : 2100

Lot :

Property Address : 250 RAINIER AV S RENTON

TaxPayer Accounts**Account****Change**

182305-9063-03 | S & W PARTNERSHIP 720 RAINIER AVE S RENTON WA 98055 031606

Land

HBU If Vacant : Commercial Service

Present Use : Auto Showroom And Lot

Percent Unused : 0

Zoning Date : 01/01/1900

Sewer System : Public

Corner Lot : No

Base Land Val : 186,000

Tax Year : 2001

Parking : Adequate

HBU As Improved : Present Use

Traffic Volume : 0

Current Zoning : CA

Water System : Water District

Lot SqFt : 15,500

Restrictive Size/Shape : Yes

Land Val Date : 01/05/2000

Road Access : Public

Street Surface : Paved

Land Views

Mt Rainier :

Olympics :

Cascades :

Territorial :

Seattle :

Sound :

Lake Washington :

Lake Sammamish :

Lake/River/Creek :

Other :

Land Waterfront

Location :

Bank :

Tide/Shore :

Restricted :

Lot Depth Factor : 0

Access Rights : No

Proximity Influence : No

Poor Quality : No

Footage : 0

Land Nuisances/Problems

Topography :

Traffic Noise :

Airport : 0

Trans. Concurrency : No

Powerlines : No

Other : No

Water Problems : No

Other : No

Land Designations

Historic Site :

Nbr Bldg : 0

Adj. to Golf Fairway : No

Adj. to Greenbelt : No

Current Use : (None)

Dev. Rights Purchases : No

Easements : No

Native Growth : No

King County Department of Assessments
Parcel 182305 - 9063

Computer : COUNTER37

06/09/2000

Other : No
 Deed Restriction : No

DNR Lease : No

Environmental Restrictions

(None)

Building 1

Description : SALES OFFICE
 Predominant Use : Office Building (344)
 Construction Class : Prefab Steel
 Sprinklers : N
 # of Stories : 1
 Net Sq. Feet : 1,920
 Effective Year : 1971
 Address : 250 RAINIER AV S

of Buildings Aggregated : 1
 Shape : Rect Or Slight Irreg
 Quality : Average
 Elevators :
 Gross Sq. Feet : 1,920
 Year Built : 1971
 % Complete : 100
 Heating System : Electric Wall

Section of Building 1

Use : Office Building (344)
 # of Stories : 1
 Gross Sq. Feet : 1,920

Description :
 Story Height : 12
 Floor Nbr :

Sales History

Excise Tax #	Sale Date	Sale Price	Instrument	Sale Reason
1661840	01/13/1999	3,000	Quit Claim Deed	None
1538332	03/27/1996	54,596	Quit Claim Deed	Estate Settlement
1072023	06/28/1989	0	Trust Deed (Deed Of Trust)	Other
1066079	06/14/1989	0	Trust Deed (Deed Of Trust)	Other
0987650	02/24/1988	0	Quit Claim Deed	Other
0739500	09/01/1983	280,000	Warranty Deed	None

Value History for Acct 182305-9063-03

Tax Yr	Omit Yr	Appr Land	Appr Imps	Appr Total	Appr Imp Incr	Land Val	Imps Val	Total Val	Tax Val Reason	Status	Levy Code	Change Date	Change Number	Reason
2000	0	186,000	1,000	187,000	0	186,000	1,000	187,000		T	2100	07/14/1999	0	Revalue
1999	0	186,000	1,000	187,000	0	186,000	1,000	187,000		T	2100	09/17/1998	0	Revalue
1999	0	155,000	21,200	176,200	0	155,000	21,200	176,200		T	2100	04/18/1998	0	Extension
1998	0	0	0	0	0	155,000	21,200	176,200		T	2100	08/01/1997	0	Revalue
1997	0	0	0	0	0	155,000	21,200	176,200		T	2100	08/30/1996	0	Revalue
1995	0	0	0	0	0	155,000	21,200	176,200		T	2100	04/29/1994	0	Revalue
1993	0	0	0	0	0	155,000	21,200	176,200		T	2100	04/17/1992	0	Revalue
1991	0	0	0	0	0	155,000	18,100	173,100		T	2100	05/18/1990	0	Revalue
1989	0	0	0	0	0	155,000	18,100	173,100		T	2100	06/10/1988	0	Revalue
1987	0	0	0	0	0	108,500	26,500	135,000		T	2100	07/10/1986	0	Revalue
1985	0	0	0	0	0	108,500	26,500	135,000		T	2100	03/16/1984	0	Revalue
1983	0	0	0	0	0	99,200	26,500	125,700		T	2100	12/12/1981	0	Revalue

Change History

Type	Event Date	Event Person	Status	Doc Id
Char Update	02/17/2000	Jcol		
Char Update	01/12/2000	Mgie		
Char Update	01/14/1999	Mgie		
Char Update	02/04/1998	Mgie		

Appendix B
Analytical Test Certificates



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8223
425.420.9200 fax 425.420.9210
Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

22 June, 2000

Charles Cacek
ADaPT Engineering, Inc. - Seattle
800 Maynard Avenue South, Suite 403
Seattle, WA 98134

RE: Walker Subaru Used Car Lot

Enclosed are the results of analyses for samples received by the laboratory on 06/13/00 17:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Laura Cacek for

Amar Gill
Project Manager



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8223
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541.383.9310 fax 541.382.7586

ADaPT Engineering, Inc. - Seattle
800 Maynard Avenue South, Suite 403
Seattle WA, 98134

Project: Walker Subaru Used Car Lot
Project Number: WA99-2641-1
Project Manager: Charles Cacek

Reported:
06/22/00 17:29

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
GP-12, W-1	B0F0242-01	Water	06/13/00 10:45	06/13/00 17:15
GP-13, W-1	B0F0242-02	Water	06/13/00 11:15	06/13/00 17:15

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Laura Cacek for

Amar Gill, Project Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 1 of 5



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503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

ADaPT Engineering, Inc. - Seattle
800 Maynard Avenue South, Suite 403
Seattle WA, 98134

Project: Walker Subaru Used Car Lot
Project Number: WA99-2641-1
Project Manager: Charles Caccek

Reported:
06/22/00 17:29

Gasoline Range Hydrocarbons (Toluene to Dodecane) and BTEX by WTPH-G and EPA 8021B
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
GP-12, W-1 (B0F0242-01) Water Sampled: 06/13/00 10:45 Received: 06/13/00 17:15									
Gasoline Range Hydrocarbons	ND	50.0	ug/l	1	0F14036	06/14/00	06/15/00	WTPH-G/8021B	
Benzene	ND	0.500	"	"	"	"	"	"	
Toluene	ND	0.500	"	"	"	"	"	"	
Ethylbenzene	ND	0.500	"	"	"	"	"	"	
Xylenes (total)	ND	1.00	"	"	"	"	"	"	
Surrogate: 4-BFB (FID)	91.5 %	50-150			"	"	"	"	
Surrogate: 4-BFB (PID)	96.3 %	50-150			"	"	"	"	
GP-13, W-1 (B0F0242-02) Water Sampled: 06/13/00 11:15 Received: 06/13/00 17:15									
Gasoline Range Hydrocarbons	ND	50.0	ug/l	1	0F14036	06/14/00	06/15/00	WTPH-G/8021B	
Benzene	ND	0.500	"	"	"	"	"	"	
Toluene	ND	0.500	"	"	"	"	"	"	
Ethylbenzene	ND	0.500	"	"	"	"	"	"	
Xylenes (total)	ND	1.00	"	"	"	"	"	"	
Surrogate: 4-BFB (FID)	93.1 %	50-150			"	"	"	"	
Surrogate: 4-BFB (PID)	98.1 %	50-150			"	"	"	"	

North Creek Analytical - Bothell

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Amar Gill, Project Manager

North Creek Analytical, Inc.
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509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

ADaPT Engineering, Inc. - Seattle
800 Maynard Avenue South, Suite 403
Seattle WA, 98134

Project: Walker Subaru Used Car Lot
Project Number: WA99-2641-1
Project Manager: Charles Cacek

Reported:
06/22/00 17:29

Gasoline Range Hydrocarbons (Toluene to Dodecane) and BTEX by WTPH-G and EPA 8021B - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 0F14036: Prepared 06/14/00 Using EPA 5030B (P/T)										
Blank (0F14036-BLK1)										
Gasoline Range Hydrocarbons	ND	50.0	ug/l							
Benzene	ND	0.500	"							
Toluene	ND	0.500	"							
Ethylbenzene	ND	0.500	"							
Xylenes (total)	ND	1.00	"							
Surrogate: 4-BFB (FID)	45.2		"	48.0		94.2	50-150			
Surrogate: 4-BFB (PID)	46.1		"	48.0		96.0	50-150			
Blank (0F14036-BLK2)										
Gasoline Range Hydrocarbons	ND	50.0	ug/l							
Benzene	ND	0.500	"							
Toluene	ND	0.500	"							
Ethylbenzene	ND	0.500	"							
Xylenes (total)	ND	1.00	"							
Surrogate: 4-BFB (FID)	44.0		"	48.0		91.7	50-150			
Surrogate: 4-BFB (PID)	46.1		"	48.0		96.0	50-150			
LCS (0F14036-BS1)										
Gasoline Range Hydrocarbons	480	50.0	ug/l	500		96.0	70-130			
Surrogate: 4-BFB (FID)	46.7		"	48.0		97.3	50-150			
LCS (0F14036-BS2)										
Gasoline Range Hydrocarbons	452	50.0	ug/l	500		90.4	70-130			
Surrogate: 4-BFB (FID)	46.0		"	48.0		95.8	50-150			
Duplicate (0F14036-DUP1)										
Source: B0F0127-03										
Gasoline Range Hydrocarbons	3550	50.0	ug/l		3620			1.95	25	
Surrogate: 4-BFB (FID)	111		"	48.0		231	50-150			S-02

North Creek Analytical - Bothell

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Laura Cacek

Amar Gill, Project Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 3 of 5



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425.420.9200 fax 425.420.9210
Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
509.924.9200 fax 509.924.9230
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97003-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

ADaPT Engineering, Inc. - Seattle
800 Maynard Avenue South, Suite 403
Seattle WA, 98134

Project: Walker Subaru Used Car Lot
Project Number: WA99-2641-1
Project Manager: Charles Cacek

Reported:
06/22/00 17:29

Gasoline Range Hydrocarbons (Toluene to Dodecane) and BTEX by WTPH-G and EPA 8021B - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 0F14036: Prepared 06/14/00 Using EPA 5030B (P/T)										
Duplicate (0F14036-DUP2)					Source: B0F0242-02					
Gasoline Range Hydrocarbons	ND	50.0	ug/l		ND			17.2	25	
Surrogate: 4-BFB (FID)	41.8		"	48.0		87.1	50-150			
Matrix Spike (0F14036-MS1)					Source: B0F0127-06					
Benzene	9.26	0.500	ug/l	10.0	ND	88.2	70-130			
Toluene	9.14	0.500	"	10.0	ND	87.9	70-130			
Ethylbenzene	9.31	0.500	"	10.0	ND	90.2	70-130			
Xylenes (total)	27.7	1.00	"	30.0	ND	90.9	70-130			
Surrogate: 4-BFB (PID)	43.0		"	48.0		89.6	50-150			
Matrix Spike Dup (0F14036-MSD1)					Source: B0F0127-06					
Benzene	9.86	0.500	ug/l	10.0	ND	94.2	70-130	6.28	15	
Toluene	9.11	0.500	"	10.0	ND	87.6	70-130	0.329	15	
Ethylbenzene	9.33	0.500	"	10.0	ND	90.4	70-130	0.215	15	
Xylenes (total)	27.8	1.00	"	30.0	ND	91.2	70-130	0.360	15	
Surrogate: 4-BFB (PID)	42.8		"	48.0		89.2	50-150			

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Laura Cacek

Amar Gill, Project Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 4 of 5



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425.420.9200 fax 425.420.9210
Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

ADaPT Engineering, Inc. - Seattle
800 Maynard Avenue South, Suite 403
Seattle WA, 98134

Project: Walker Subaru Used Car Lot
Project Number: WA99-2641-1
Project Manager: Charles Cacek

Reported:
06/22/00 17:29

Notes and Definitions

S-02 The surrogate recovery for this sample cannot be accurately quantified due to interference from coeluting organic compounds present in the sample.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

North Creek Analytical - Bothell

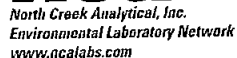
The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Laura Cacek

Amar Gill, Project Manager

North Creek Analytical, Inc.
Environmental Laboratory Network

Page 5 of 5



(422) 924-9200 FAX 924-9290
(509) 924-9200 FAX 906-9210
(503) 906-9200 FAX 382-7588
(541) 383-9310

Work Order #:

CLIENT: ADAPT Engineering, Inc.		INVOICE TO:										TURNAROUND REQUEST in Business Days*			
REPORT TO: Charles Cacer		P.O. NUMBER:										Organic & Inorganic Analyses			
ADDRESS: 800 Maynard Ave. S. Suite 403 Seattle WA 98134												10 7 5 4 3 2 1 <1			
PHONE: 206 654 7045 FAX: 206 654 7048		REQUESTED ANALYSES										STD. ☒ 4 3 2 1 <1			
PROJECT NAME: Walker Subans Used Car Lot		WTPH-G/BTEX										OTHER: Please Specify			
PROJECT NUMBER: WA99-2641-1												*Turnaround Requests less than standard may incur Rush Charges.			
SAMPLED BY: Charles Cacer															
CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME											MATRIX (W, S, O)	# OF CONT.	COMMENTS	NCA WO ID
1. GP-12, W-1	6/13/00 10:45	X										W	3004	1,200ml And -	
2. GP-13, W-1	↓ 11:15	X										↓	↓		
3.															
4.															
5.															
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11.															
12.															
13.															
14.															
15.															
RELINQUISHED BY: Charles C. Cacer		DATE: 6/13/00		RECEIVED BY: [Signature]		DATE: 6/13/00		PRINT NAME: [Signature]		FIRM: NCA		DATE: 6/13/00			
PRINT NAME: Charles C. Cacer		FIRM: ADAPT		TIME:		RECEIVED BY:		PRINT NAME:		FIRM:		TIME: 13.06			
RELINQUISHED BY:		DATE:		RECEIVED BY:		DATE:		PRINT NAME:		FIRM:		TIME:			
PRINT NAME:		FIRM:		TIME:		PRINT NAME:		FIRM:		TEMP:		PAGE 1 OF 1			
ADDITIONAL REMARKS:															
COC REV 3/99															