

EXHIBIT 4

Documents relating to Beacon #3519 (4591 E. Belmont Avenue)

- FCDEH-FRESNO-017904, Purchase and Sale Agreement between Gasamat Oil Corp. and Mr. Nirmal S. Gill (July 17, 2001);
- VLO-FRESNO-0010453, Beacon Oil Company Intra-Company Memorandum (Dec. 3, 1971);
- VLO-FRESNO-0010454, Email from Debbie Dirks to Julie Johns (Jan. 29, 2001); and
- VLO-FRESNO-0010455-0010456, Ultramar Diamond Shamrock Corp. Memorandum (March 1, 2000).

961

PURCHASE AND SALE AGREEMENT

Part I

THIS AGREEMENT made and entered into this 17 day of July, 2001 by and between Gasamat Oil Corp. of Colorado hereinafter referred to as ("Seller") and NIZMEL S.S.I. (hereinafter referred to as "Purchaser")

[Handwritten signature]

Part II

1. Seller agrees to sell and convey and Purchaser agrees to purchase and accept conveyance of:

(a) The ^{lease} real Property ("Property") located at 4591 E. Belmont E PASADENA CA store # 701. The real Property is more fully described on Exhibit "A" attached hereto, and it is agreed that should the description set forth on Exhibit "A" not be the same as the legal description finally determined for the purposes of the title insurance or title opinion to be issued pursuant hereto, then the description set forth on Exhibit "A" shall be deemed to be amended to conform to the legal description finally determined for the purposes of such title insurance or title opinion, and the documents to be provided or executed at Closing shall contain, where necessary, such amended legal description.

* (b) The improvements and buildings including, without limitation all electrical, mechanical, plumbing, security systems, as well as signs, sign posts, plants, trees and shrubbery, all rights, privileges, easements, right-of-way and appurtenances thereon or relating to the beneficial use thereof. Gasamat identity signs and logos are the property of the Seller and will be removed at closing. The Gasamat Trade name is the property of the Seller, and is not included with the Property. Purchaser must apply for all branding and licenses which include UDS, Cardlock Fuels, Beacon, Arco, and Smoker Friendly brands. Computer systems, proprietary software and credit card machines will be removed prior to closing. Lottery and ABC licenses are not transferrable, and Purchaser must make its own applications.

* (c) The personal property including those furniture, fixtures and equipment which are owned by Seller and located on Property.

(d) The merchandise and motor fuel inventory and supplies to be purchased separately at closing at 66% of retail price for merchandise, at Seller's cost for cigarettes and at Seller's landed cost for motor fuel including all applicable taxes. Deli and fountain ingredients and supplies shall be at Seller's cost.

(e) The sale is subject to the Terms and Conditions which have been provided to Purchaser in the sales brochure and PSP package. Should the Terms and Conditions conflict with this Agreement, this Agreement shall prevail.

2. PURCHASE PRICE. The purchase price for the Property is \$ 300,000 ("Purchase Price"), payable all in cash as follows:

(a) Bid Deposit of \$ 7500 which is equal to 2.5% of the purchase price stated above.

(b) Additional Earnest Money \$ 22,500. This is the difference between ten percent (10%) of the Purchase Price and the Bid Deposit. The Additional Earnest Money is due

BEACON OIL COMPANY

INTRA-COMPANY MEMORANDUM

To: W. L. Marconi

Date: 12/3/71

cc: V. L. Anderson, R. C. Ingram, D. E. Bacigalupo, J. D. Robertson, G. W. Echols,
C. J. Sharbaugh, C. L. Davies, L. M. Lockhart, K. Walsh, J. Tash

LEASE INFORMATION

Lessor: Irene Arme y Address: 3481 Mayfair Dr. , South, Fresno 3, Calif.

Service Station No.: 519 Beacon Charge No.:

Address of SS: 4591 E. Belmont, Fresno Takeover Date: October 11, 1971

Rent Payable: \$165.00 per month * Account: 18

Term: 15 years Options: one 5 year option

Tax Status: Beacon pays all taxes Agencies notified re mailing of
Tax Statements: Fresno County Assessor by John Tash

Rent Receivable:

Rent Payable	\$ 165.00
Improvements Depreciation	750.00
Land Amortized @ 6%	N/A
Maintenance	70.00
Insurance	10.00
Taxes	125.00
	<u>\$1,120.00</u>

Company Operated: Yes Subleased: No

Insurance: Clancy Childs by this memo.

Remarks: * The lease calls for an increase of rent in the amount of 5% per month over the rental paid during the preceeding year for the duration of the lease and any extension. As an example, rental for the first year is \$165.00 and the 5th year it will be \$206.25, the 10th year \$247.50 and the 15th year \$288.75.


J. C. Montgomery

JCM:es

BH003663

Dirks, Debbie

From: Fishburn, Rob
Sent: Tuesday, January 30, 2001 12:45 PM
To: Dirks, Debbie
Cc: Johns, Julie
Subject: FW: Unit # 3519 - 4591 E. Belmont, Fresno, CA

Debbie Dirks,

We are in the early stages of assessment at the above-mentioned site. However, there appears to be hydrocarbon impacts to soil. Therefore, I anticipate being directed to do more assessment work in the future. At this point, I would predict a two to three year period of addressing the environmental issues at the site. Feel free to contact me if you have more specific questions regarding these matters. Thanks, Rob F.

-----Original Message-----

From: Johns, Julie
Sent: Monday, January 29, 2001 8:59 AM
To: Fishburn, Rob
Subject: FW: Unit # 3519 - 4591 E. Belmont, Fresno, CA

Julie Johns

Retail Environmental Services
Hanford CA
Phone 559-583-3251
Rightfax #210-370-5194

-----Original Message-----

From: Dirks, Debbie
Sent: Monday, January 29, 2001 8:58 AM
To: Johns, Julie
Cc: Holeman, Tim; Miller, Doug (Real Estate)
Subject: Unit # 3519 - 4591 E. Belmont, Fresno, CA

We assigned this location to Gasamat and retained a remediation agreement at closing. Is this an ongoing remediation or to be followed for an extended length of time?

If we will be following for a while, do we have any idea for length of time? 3 years ?

Thanks

Debbie Dirks
Real Estate Dept. - Ext. 4523
Debbie_Dirks@udscorp.com

ULTRAMAR DIAMOND SHAMROCK
C O R P O R A T I O N

MEMORANDUM

TO: Distribution

FROM: Debbie Dirks

DATE: March 1, 2000

SUBJECT: **UPDATED – Additional Money Received for Inventory**
Final three of the five units sold to Gasamat

On October 20, 1999, UDS completed the sale of 5 branded operating gasoline convenience stores located in California. The Buyer was Gasamat Oil Corporation of Colorado. The properties were sold under the terms of a Purchase Agreement and Escrow Instructions between Ultramar Inc. and Gasamat Oil Corp. of Colorado dated August 20, 1999.

The owned equipment at each property was included in the sales price. This equipment was conveyed by Bill of Sale to Gasamat. The inventory of motor fuel and merchandise was conveyed under the same Bill of Sale. The inventory was conducted the evening of October 19, 1999 and the total inventory amount was \$224,406.79. This amount was escrowed to Tulare Title Company by wire transfer from American Title Company on October 20, 1999. This money is held in escrow until all the ABC licenses are transferred.

The ABC licenses are now being transferred one by one to Gasamat Oil Corporation. Attached is the information for closing of escrow on the inventory for the final 3 of the 5 locations.

Unit # 3361 – Tulare - \$76,513.83
Unit # 3519 – Fresno - \$68,869.90
Unit # 3638 – Fresno - \$71,774.99

The documents pertaining to this closing will be retained in the Real Estate files. Copies of select documents have been distributed as noted below as hard copies. If you have any questions or need additional documents, please contact Debbie Dirks or Doug Miller in the Real Estate Department at extension # 4523 or # 4346.

DISTRIBUTION

Cathy Lane	Sharon Kaltenbacher	Tom Austin
Chuck Weber	Cheryl Ornelas	Gary Rosa
Steve Blank	Cara Whiteside	Doug Miller
Peggy Gowans	Diane LaValley	Tim Holeman
Jan Williams	Ron Mechler	Debbie Dirks
Diane Allison	Connie Gannon	Shirley Myers
John Fitzgibbons	Cheryl Trevor	Marilyn York

M:dkd:Closing/documents/gasamat closing memo

VLO-FRESNO-0010455