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February 1, 2005

FIRE PREVENTION

GA Project No. 157-02-01

Livermore-Pleasanton Fire Department
3560 Nevada Street
Pleasanton, CA 94566

Attention: Mr. John Rigter

Subject: Report of Vent Area Soil Sampling
533 Exchange Court
Livermore, California

Ladies and Gentlemen:

Gribi Associates is pleased to submit this report on behalf of Pitcock Petroleum documenting the collection of five soil samples from three shallow borings at 533 Exchange Court in Livermore, California (Figure 1 and Figure 2). The purpose of the soil sampling was to assess soil quality in a landscaped area adjacent to underground storage tank (UST) vent lines at the site.

Background

The project site is an operating bulk fueling facility located south of Interstate 580, near the intersection of South Vasco Road and Brisa Street. Five UST vent lines are present adjacent a concrete wall near the perimeter of the site (see site photos on Figure 3). It is our understanding that fuel hydrocarbons were accidentally released from the UST vent lines in the recent past during UST filling.

Based on a brief telephone conversation with Mr. John Rigter of Livermore-Pleasanton Fire Department (LPPFD), Gribi Associates submitted a brief workplan to LPPFD on November 9, 2004 proposing collecting two soil samples each at two locations adjacent to the vent lines using hand augering equipment. The two soil samples collected at each location were to be collected at approximate depths of 0.5 feet and 2.0 feet below grade. This workplan was approved by LPPFD, and sampling activities were conducted on December 3, 2004.

Description of Field Activities

On Friday, December 3, 2004, Mr. Jim Gribi of Gribi Associates conducted the following tasks. During sampling activities, Mr. John Rigter of the LPPFD was onsite to observe sampling activities and provide oversight as needed. Note that during sampling activities, it was agreed by Mr. Gribi and Mr. Rigter that sampling would be conducted at three locations, rather than two. All activities were conducted in accordance with the approved workplan and with applicable sampling protocols and guidelines.

Task 1 Conduct Sampling Activities. Gribi Associates collect soil samples from three locations, B-1, B-2, and B-3, in the landscaped area next to the concrete wall adjacent to the UST vent lines. The three sample locations are shown on Figure 2. Soil samples were collected at depths ranging from surface to 2.0 feet using either a shovel (shallow samples) or a hand auger (deeper samples). Each soil sample was collected directly from the shovel or auger in a brass sampling tube and sealed with teflon tape and plastic end-caps. The samples were placed in an ice-chilled container and submitted to a California-certified laboratory under chain-of-custody. Hand auger equipment were thoroughly cleaned between each sample location by triple-rinsed first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water.

Task 3 Conduct Laboratory Analyses. Gribi Associates analyze five soil samples for the following parameters

- USEPA 8015M Total Petroleum Hydrocarbons as Diesel/Motor Oil (TPH-D/MO)
- USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
- USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
- USEPA 8020/602 Methyl-t-butyl Ether (MTBE)

All analyses were conducted by Sunstar Laboratories, a California-certified analytical laboratory, with standard method turn around on lab results.

Results of Sampling Activities

Soils encountered during the sampling included landscape materials (bark and leaves) to about three inches in depth, followed by grey clays down to total depths. Apparent hydrocarbon odors were noted in the shallow samples collected from B-1 and B-2. Laboratory analytical results are summarized in Table 1 and on Figure 3B. The laboratory data report record is contained in Appendix A.

Table 1 SUMMARY OF SOIL ANALYTICAL RESULTS Bay Counties Vent Area Soil Sampling								
Sample ID	Sample Depth	Constituent (milligrams per kilogram, ppm)						
		TPH-D	TPH-G	B	T	E	X	MTBE
B-1-0.5	0.5 ft	5.2	100	<0.005	0.860	0.660	1.0	<0.020
B-1-2.0	2.0 ft	17	8.9	<0.005	<0.005	0.017	0.027	<0.020
B-2-Surf	Surface	41,000	410	<0.005	0.380	3.4	6.2	<0.020
B-2-0.5	0.5 ft	6,700	<0.50	<0.005	<0.005	<0.005	<0.005	<0.020
B-3-1.0	1.0 ft	48	22	<0.005	0.810	<0.005	7.5	<0.020

Mr. John Rigter
Livermore-Pleasanton Fire Department
February 1, 2005
Page 3

Notes for Table 1

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
MTBE = Methyl-t-butyl Ether
<0.005 = Not detected above the expressed value.

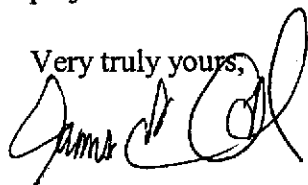
Conclusions

Soil analytical results indicate that some releases of gasoline and diesel range hydrocarbons have affected shallow, near surface soils in the landscaped area adjacent to the vent lines. However, these releases appear to be limited in depth, and do not appear to extend significantly below about one foot in depth. These results indicate that the volume of petroleum hydrocarbons released relative to the vent lines is small. Also, the detected gasoline-range hydrocarbons appear to be old and weathered, as evidenced by the lack of detectable MTBE and Benzene in any of the samples.

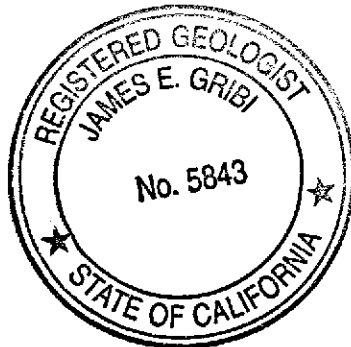
While it would seem that this release is small and not "actionable", it may be advisable, from a housekeeping standpoint, to remove the top six inches of soil in the sampled area. This could easily be accomplished using hand tools, and soil could be placed in sealed five-gallon metal pails for offsite disposal.

We appreciate the opportunity to present this report for your review. Please call if you have questions or require additional information. We look forward to working with you on this important project.

Very truly yours,



James E. Gribi
Registered Geologist
California No. 5843

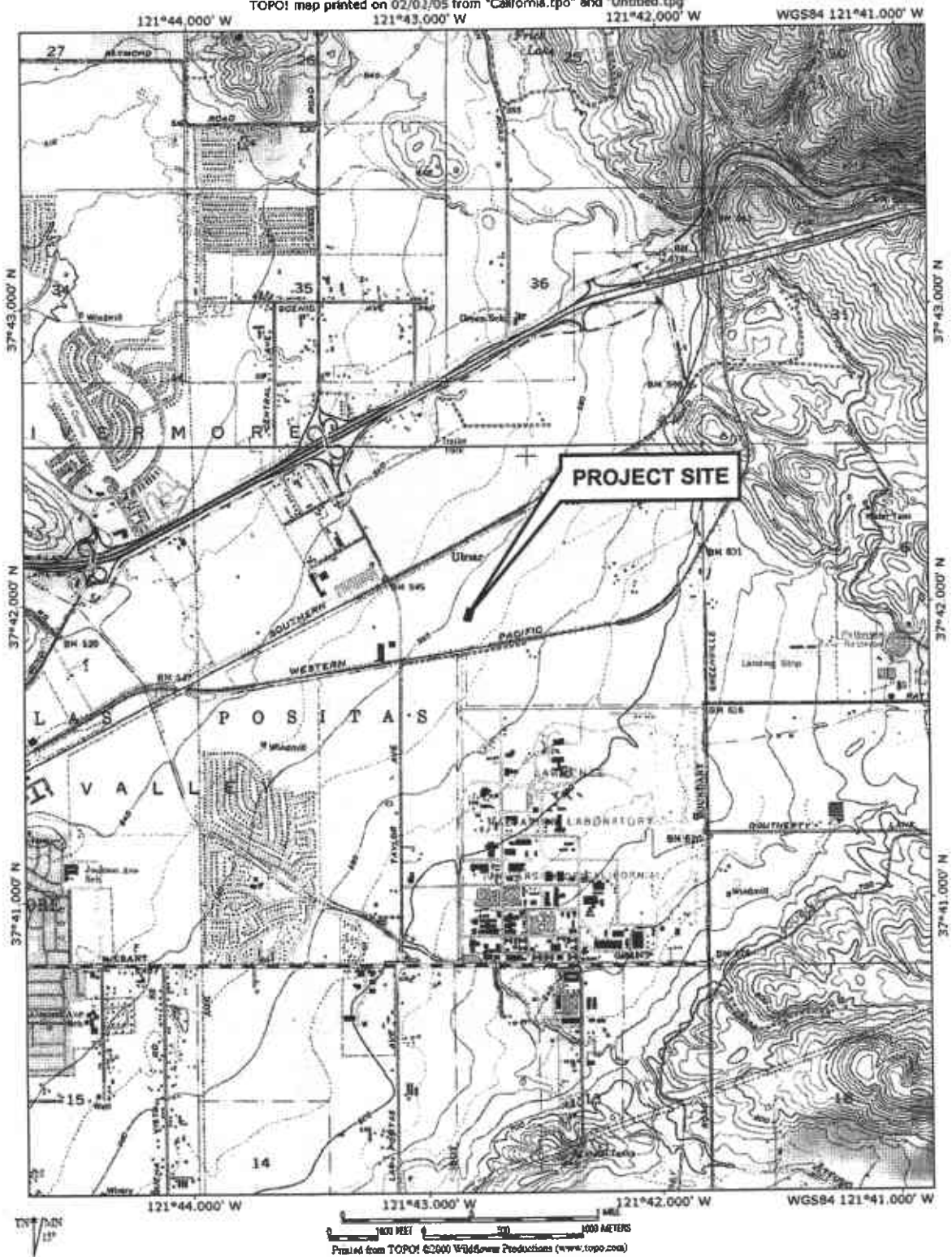


JEG:ct

c Jeff Pitcock, Pitcock Petroleum

C:\Documents and Settings\All Users\Documents\PROJECTS\Pitcock Livermore\Pitcock_Livermore_RPT.wpd

TOPO! map printed on 02/01/05 from "California.tpo" and "Untitled.tpg"



DESIGNED BY:

CHECKED BY:

DRAWN BY: JG

SCALE:

PROJECT NO: 157-02-01

SITE VICINITY MAP

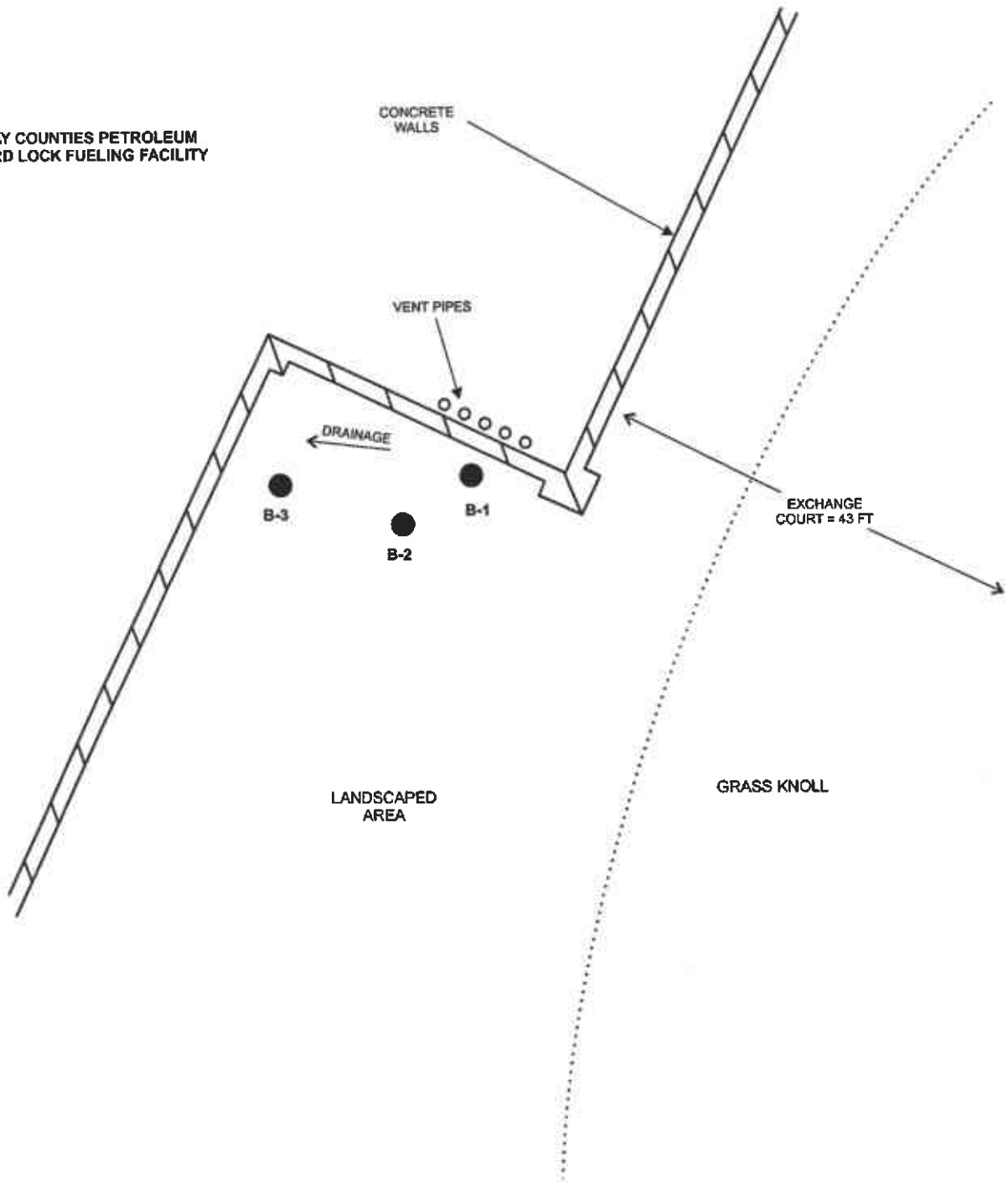
BAY COUNTIES PETROLEUM
533 EXCHANGE COURT
LIVERMORE, CALIFORNIA

DATE: 02/01/05

FIGURE: 1

GRIBI Associates

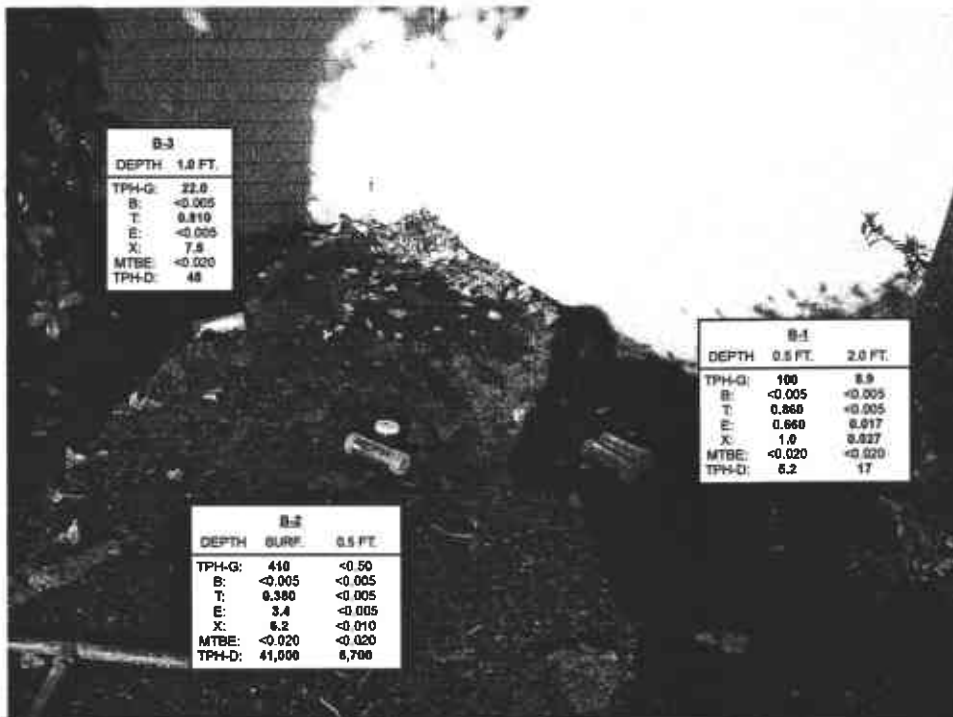
**BAY COUNTIES PETROLEUM
CARD LOCK FUELING FACILITY**



DESIGNED BY:	CHECKED BY:	SITE PLAN BAY COUNTIES PETROLEUM 533 EXCHANGE COURT LIVERMORE, CALIFORNIA	DATE: 02/01/05	2
DRAWN BY: JG	SCALE:		GRIBI Associates	
PROJECT NO: 157-02-01				



3A: View of sampling area showing collected samples. Vent pipes are on upper right side of photo.



3B: View of collected soil samples, along with analyte concentrations in milligrams per kilogram (ppm).

DESIGNED BY:	CHECKED BY:	SITE PHOTOGRAPHS BAY COUNTIES PETROLEUM 533 EXCHANGE COURT LIVERMORE, CALIFORNIA	DATE: 02/01/05	3
DRAWN BY: JG	SCALE:		GRIBI Associates	
PROJECT NO: 157-02-01				

APPENDIX A

**LABORATORY REPORT AND
CHAIN OF CUSTODY RECORD**

09 December 2004

Jim Gribi
Gribi Associates
1090 Adam Street, Suite K
Benicia, CA 94510
RE: Pitcock Oil

Enclosed are the results of analyses for samples received by the laboratory on 12/04/04 09:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Beauchaine", with a horizontal line extending to the right from the end of the signature.

Ben Beauchaine For Dennis Dorning
Project Manager

SunStar Laboratories, Inc.
 3002 Dow Ave., Ste. 212
 Tustin, CA 92780
 1-800-781-6777

Chain of Custody Record

Client: Grubbs Associates
 Address: _____
 Phone: _____ Fax: _____
 Project Manager: J Grubbs

Date: 12/3/04 Page: 1 Of 1
 Project Name: Ptcock - Low Impact
 Collector: _____ Client Project #: _____
 Batch #: _____ Proposal #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	EPA 8010	EPA 8020	EPA 8260	EPA 8270	EPA 418.1	EPA 8015M (gasoline)	EPA 8015M (diesel)	EPA 60107000 RCRA (8) Metals	EPA 60107000 Title 22 Metals	Laboratory ID #	Preservative	Comments	Total # of containers
B-1-0.5	12/3/04	0920	S	BT		XXXX				XXXX	XXXX						
B-1-2.0		0935	S	BT		XXXX				XXXX	XXXX						
B-2-SWF		0945	S	BT		XXXX				XXXX	XXXX						
B-2-0.5		0955	S	BT		XXXX				XXXX	XXXX						
B-3-1.0		1000	S	BT		XXXX				XXXX	XXXX						
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Total # of containers		Notes					
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Chain of Custody seals Y/N/NA							
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Seals intact? Y/N/NA							
										Received good condition/cold							
										Turn around time: <u>5000</u>							

Sample disposal Instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: Pitcock Oil
Project Number: [none]
Project Manager: Jim Gribi

Reported:
12/09/04 17:21

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-1-0.5	T401441-01	Soil	12/03/04 09:20	12/04/04 09:30
B-1-2.0	T401441-02	Soil	12/03/04 09:35	12/04/04 09:30
B-2-Surf	T401441-03	Soil	12/03/04 09:45	12/04/04 09:30
B-2-0.5	T401441-04	Soil	12/03/04 09:55	12/04/04 09:30
B-3-1.0	T401441-05	Soil	12/03/04 10:00	12/04/04 09:30

SunStar Laboratories, Inc.



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.

Ben Beauchaine For Dennis Dorning, Project Manager

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: Pitcock Oil
Project Number: [none]
Project Manager: Jim Gribi

Reported:
12/09/04 17:21

B-1-0.5
T401441-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015m									D-12
C6-C12 (GRO)	100000	4000	ug/kg	8	4120410	12/04/04	12/06/04	EPA 8015m	
<i>Surrogate: 4-Bromofluorobenzene</i>		115 %	65-135		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015									
Diesel Range Hydrocarbons	5200	10	mg/kg	1	4120411	12/04/04	12/08/04	EPA 8015m	
Volatile Organic Compounds by EPA Method 8021B									
Methyl tert-butyl ether	ND	20	ug/kg	1	4120410	12/04/04	12/06/04	EPA 8021B	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	860	5.0	"	"	"	"	"	"	
Ethylbenzene	660	40	"	8	"	"	"	"	
m,p-Xylene	390	80	"	"	"	"	"	"	
o-Xylene	610	40	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		110 %	65-135		"	"	"	"	

SunStar Laboratories, Inc.



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Ben Beauchaine For Dennis Dorning, Project Manager

Gribi Associates
 1090 Adam Street, Suite K
 Benicia CA, 94510

Project: Pitcock Oil
 Project Number: [none]
 Project Manager: Jim Gribi

Reported:
 12/09/04 17:21

B-1-2.0
T401441-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015m									D-12
C6-C12 (GRO)	8900	500	ug/kg	1	4120410	12/04/04	12/04/04	EPA 8015m	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>94.4 %</i>	<i>65-135</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	
Extractable Petroleum Hydrocarbons by 8015									
Diesel Range Hydrocarbons	17	10	mg/kg	1	4120411	12/04/04	12/08/04	EPA 8015m	
Volatile Organic Compounds by EPA Method 8021B									
Methyl tert-butyl ether	ND	20	ug/kg	1	4120410	12/04/04	12/04/04	EPA 8021B	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	17	5.0	"	"	"	"	"	"	
m,p-Xylene	11	10	"	"	"	"	"	"	
o-Xylene	16	5.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>96.0 %</i>	<i>65-135</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	

SunStar Laboratories, Inc.



Ben Beauchaine For Dennis Dorning, Project Manager

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Gribi Associates
 1090 Adam Street, Suite K
 Benicia CA, 94510

Project: Pitcock Oil
 Project Number: [none]
 Project Manager: Jim Gribi

Reported:
 12/09/04 17:21

B-2-Surf
T401441-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015m									D-12
C6-C12 (GRO)	41000	4000	ug/kg	8	4120410	12/04/04	12/06/04	EPA 8015m	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>278 %</i>	<i>65-135</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>M</i>
Extractable Petroleum Hydrocarbons by 8015									
Diesel Range Hydrocarbons	41000	100	mg/kg	10	4120411	12/04/04	12/08/04	EPA 8015m	
Volatile Organic Compounds by EPA Method 8021B									
Methyl tert-butyl ether	ND	20	ug/kg	1	4120410	12/04/04	12/06/04	EPA 8021B	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	380	20	"	4	"	"	"	"	
Ethylbenzene	3400	20	"	"	"	"	"	"	
m,p-Xylene	4700	40	"	"	"	"	"	"	
o-Xylene	1500	20	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>162 %</i>	<i>65-135</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	<i>M</i>

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Ben Beauchaine For Dennis Dorning, Project Manager

Gribi Associates
 1090 Adam Street, Suite K
 Benicia CA, 94510


Project: Pitcock Oil
 Project Number: [none]
 Project Manager: Jim Gribi

Reported:
 12/09/04 17:21

B-2-0.5
T401441-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015m									D-12
C6-C12 (GRO)	ND	500	ug/kg	1	4120410	12/04/04	12/04/04	EPA 8015m	
<i>Surrogate: 4-Bromofluorobenzene</i>		67.1 %	65-135		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015									
Diesel Range Hydrocarbons	6700	10	mg/kg	1	4120411	12/04/04	12/08/04	EPA 8015m	
Volatile Organic Compounds by EPA Method 8021B									
Methyl tert-butyl ether	ND	20	ug/kg	1	4120410	12/04/04	12/04/04	EPA 8021B	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		72.3 %	65-135		"	"	"	"	

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Ben Beauchaine For Dennis Dorning, Project Manager

Gribi Associates
 1090 Adam Street, Suite K
 Benicia CA, 94510

Project: Pitcock Oil
 Project Number: [none]
 Project Manager: Jim Gribi

Reported:
 12/09/04 17:21

B-3-1.0
T401441-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015m									D-12
C6-C12 (GRO)	22000	4000	ug/kg	8	4120410	12/04/04	12/06/04	EPA 8015m	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>88.0 %</i>	<i>65-135</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	
Extractable Petroleum Hydrocarbons by 8015									
Diesel Range Hydrocarbons	48	10	mg/kg	1	4120411	12/04/04	12/08/04	EPA 8015m	
Volatile Organic Compounds by EPA Method 8021B									
Methyl tert-butyl ether	ND	20	ug/kg	1	4120410	12/04/04	12/06/04	EPA 8021B	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	810	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	3200	10	"	"	"	"	"	"	
o-Xylene	4300	5.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>100 %</i>	<i>65-135</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	

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Ben Beauchaine For Dennis Doming, Project Manager

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: Pitcock Oil
Project Number: [none]
Project Manager: Jim Gribi

Reported:
12/09/04 17:21

Purgeable Petroleum Hydrocarbons by EPA 8015m - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4120410 - EPA 5030 GC										
Blank (4120410-BLK1) Prepared & Analyzed: 12/04/04										
C6-C12 (GRO)	ND	500	ug/kg							
Surrogate: 4-Bromofluorobenzene	108		"	125		86.4	65-135			
LCS (4120410-BS1) Prepared: 12/04/04 Analyzed: 12/05/04 D-12										
C6-C12 (GRO)	15500	500	ug/kg	13800		112	75-125			
Surrogate: 4-Bromofluorobenzene	108		"	125		86.4	65-135			
LCS Dup (4120410-BSD1) Prepared: 12/04/04 Analyzed: 12/07/04 D-12										
C6-C12 (GRO)	13900	500	ug/kg	13800		101	75-125	10.9	20	
Surrogate: 4-Bromofluorobenzene	107		"	125		85.6	65-135			

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Ben Beauchaine For Dennis Dorning, Project Manager

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: Pitcock Oil
Project Number: [none]
Project Manager: Jim Gribi

Reported:
12/09/04 17:21

Extractable Petroleum Hydrocarbons by 8015 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4120411 - EPA 3550B GC										
Blank (4120411-BLK1) Prepared: 12/04/04 Analyzed: 12/08/04										
Diesel Range Hydrocarbons	ND	10	mg/kg							
LCS (4120411-BS1) Prepared: 12/04/04 Analyzed: 12/08/04										
Diesel Range Hydrocarbons	490	10	mg/kg	500		98.0	75-125			
Matrix Spike (4120411-MS1) Source: T401440-01 Prepared: 12/04/04 Analyzed: 12/08/04										
Diesel Range Hydrocarbons	600	10	mg/kg	500	ND	120	75-125			
Matrix Spike Dup (4120411-MSD1) Source: T401440-01 Prepared: 12/04/04 Analyzed: 12/08/04										
Diesel Range Hydrocarbons	600	10	mg/kg	500	ND	120	75-125	0.00	20	

SunStar Laboratories, Inc.



Ben Beauchaine For Dennis Dorning, Project Manager

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Gribi Associates
 1090 Adam Street, Suite K
 Benicia CA, 94510

Project: Pitcock Oil
 Project Number: [none]
 Project Manager: Jim Gribi

Reported:
 12/09/04 17:21

Volatile Organic Compounds by EPA Method 8021B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 4120410 - EPA 5030 GC

Blank (4120410-BLK1)

Prepared & Analyzed: 12/04/04

Methyl tert-butyl ether	ND	20	ug/kg							
Benzene	ND	5.0	"							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	10	"							
o-Xylene	ND	5.0	"							

Surrogate: 4-Bromofluorobenzene	118		"	125		94.4	65-135			
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LCS (4120410-BS1)

Prepared: 12/04/04 Analyzed: 12/05/04

Benzene	229	5.0	ug/kg	200		114	70-130			
Toluene	1080	5.0	"	998		108	70-130			
Ethylbenzene	249	5.0	"	235		106	70-130			
m,p-Xylene	877	10	"	818		107	70-130			
o-Xylene	340	5.0	"	325		105	70-130			

Surrogate: 4-Bromofluorobenzene	128		"	125		102	65-135			
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LCS Dup (4120410-BSD1)

Prepared: 12/04/04 Analyzed: 12/07/04

Benzene	230	5.0	ug/kg	200		115	70-130	0.436	20	
Toluene	1060	5.0	"	998		106	70-130	1.87	20	
Ethylbenzene	244	5.0	"	235		104	70-130	2.03	20	
m,p-Xylene	862	10	"	818		105	70-130	1.73	20	
o-Xylene	336	5.0	"	325		103	70-130	1.18	20	

Surrogate: 4-Bromofluorobenzene	123		"	125		98.4	65-135			
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SunStar Laboratories, Inc.



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.

Ben Beauchaine For Dennis Dorning, Project Manager

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: Pitcock Oil
Project Number: [none]
Project Manager: Jim Gribi

Reported:
12/09/04 17:21

Notes and Definitions

D-12 Results in the Gasoline Range are primarily due to overlap from a heavier fuel hydrocarbon product.

M A matrix effect was present.

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

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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.

Ben Beauchaine For Dennis Dorning, Project Manager