

JAMES W. McKEEHAN
Attorney

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July 27, 1990

Tasha, Inc.
Attention: HANK TORIAN
4074 Eggers Drive, Suite G
Fremont, CA 94536

Claridges Limited
Attention: TOM CLARIDGE
4300 Peralta Boulevard
Fremont, CA 94536

Fremont Mazda
Attention: FRANK MEADS
4450 Peralta Boulevard
Fremont, CA 94536

Don Signer Buick, Inc.
Attention: DON SIGNER
38623 Fremont Boulevard
Fremont, CA 94536

Fremont Lincoln-Mercury
Attention: MARK HAMILTON
36761 Fremont Boulevard
Fremont, CA 94536

Pierotti Motors, Inc.
Attention: HANK PIEROTTI
35018 Fremont Boulevard
Fremont, CA 94536

Gentlemen:

I have received written assurance from Shell Oil Company that (1) Shell will complete the removal of its pipeline before the August 22, 1990 Closing Date and (2) that any contamination caused by Shell's operation and/or removal shall be Shell's sole responsibility. Upon receiving these assurances, I instructed First American to release the Deposits from the escrow accounts. Below I list the respective amounts released from each Dealer's escrow account:

<u>Dealer/Escrow Number</u>	<u>Deposit Released</u>
Hamilton/S.P. 184305-K	\$88,766.24
Signer/S.P. 184305-J	\$72,625.41
Meads/S.P. 184305-I	\$58,839.11
Torian/S.P. 184305-H	\$61,026.91
Torian/S.P. 184305-G	\$50,469.51
Torian/S.P. 184305-F	\$38,824.70
Torian/S.P. 184305-E	\$37,291.56
Torian/S.P. 184305-D	\$48,989.36
Torian/S.P. 184305-C	\$66,128.69
Claridge/S.P. 184305-B	\$64,557.77
Pierotti/S.P. 184305-A	\$185,598.27
Partnership/S.P. 184305-L	\$10,512.94

Please give me a call if you have any questions.

Yours truly,


James W. McKeehan

JWM/pc