

February 26, 1990

729 Hilbert Dr.  
Fallbrook, CA 92028

Broker  
Ingram and Shelton  
3100 Cohasset Road  
Chico, CA 95926

Dear Broker:

I am writing to let you know how much we appreciate the efforts and results of one of your agents.

Nancy Jones has performed a monumental task in closing the escrow at 623 Oaklawn Dr.

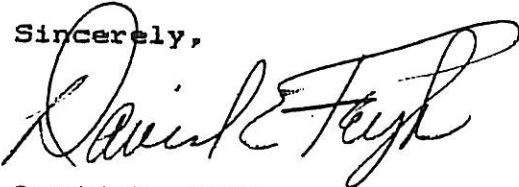
As an investor, I have been buying and selling real estate for 18 years, and I don't recall a tougher, more complicated escrow. It seemed at every turn a new roadblock appeared, and if it would not have been for Nancy, this escrow would have collapsed long ago.

She had to overcome an uncooperative seller, an apathetic listing broker, an angry buyer, difficult governmental agencies, numerous contractors, and a shortage of funds from the seller, and yet she put this deal together. She even used money from her own commission to help hold the deal together in the end when it look as though all was lost.

Also Nancy helped my daughter in personal ways, and we owe her a gratitude of debt in that area also.

So if you are ever in position to reward any of your agents for services far and above the call of duty, please consider Nancy Jones. There isn't a broker in California who wouldn't want her as an agent.

Sincerely,



David E. Feyk