



AN SBA PREMIER LENDER

FAX TRANSMISSION

FROM: Cara Wick
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TO: Donna Drogas
ALAMEDA COUNTY
1-510-337-9335

DATE: 02/04/04 at 15:41:33

PAGES: 32 (including cover)

SUBJECT: Sam's Signs - Case Closure Letter



A PREMIER SBA LENDER

February 4, 2004

Ms. Donna Drogas
ALAMEDA COUNTY
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502

Re: Sam's Neon & Elec./Sam's Signs
16611 East 14th St. San Leandro, CA 94578

Dear Ms. Drogas:

This letter is a request to have expedited the pending case closure letter for the property and borrower listed above. The close of escrow date is February 27th, 2004 per the attached purchase contract addendum. The buyer and seller in this transaction stand to lose a substantial amount of money should the escrow fail to close by this date: including but not limited to a deposit to the SBA of \$2500, fees incurred by First Northern Bank for services rendered (approximately \$2500), non-refundable appraisal and environmental report fees (approximately \$7000), as well as the \$5000 paid to Alameda County for issuance of the case closure letter. These fees alone total \$17,000.

Alameda County has been reviewing this case since August 2003. We do not feel it unreasonable to request that you issue the case closure letter no later than February 15th, 2004 to help meet the pending close of escrow deadline.

Thank you for all of the work you have done on this project, and feel free to contact me regarding this request.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Cara Wick".

Cara Wick
Loan Officer

Cc: Tom Cook, FIRST NORTHERN BANK
Don Cortez, L&S PERFERRED PROPERTIES
Sam & Aiina Khan, SAM'S NEON & ELEC./SAM'S SIGNS

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FEB-04-2004 08:54 AM DON CORTEZ

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CONTRACT ADDENDUM No. 3

The following terms and conditions are hereby incorporated in and make a part of the Residential Purchase Agreement and Receipt for Deposit, Manufactured Home Purchase Contract and Receipt for Deposit, Business Purchase Contract and Receipt for Deposit, or other COMMERCIAL PROPERTY PURCHASE CONTRACT & RECEIPT FOR DEPOSIT

Dated MARCH 31, 2003, on property known as 16611 EAST 14TH ST. SAN LEANDRO, CA.

In which SAM & AJINA KHAN - HUSBAND & WIFE is referred to as BUYER/TENANT

And CLAYTON & MARY KEATS - HUSBAND & WIFE is referred to as SELLER/LANDLORD.

1) CLOSE OF ESCROW TO BE ON OR BEFORE
FEBRUARY 27TH, 2004.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

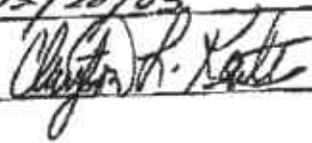
Date 12/20/03

Date 12/20/03

Buyer/Tenant



Seller/Landlord



Buyer/Tenant

Ajina Khan

Seller/Landlord

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