

THOMAS TUCKER

Ms. Patricia Hilton
Hilton Builders
425 31st Street
Newport Beach, California 92663

Re: 12 Linda Isle

Dear Patricia:

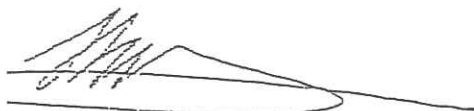
As you know, we have recently passed the anniversary of our one year home warranty, and would like to comment on your extraordinary company.

As someone, who has spent the past 22 years as a real estate developer, and built thousands of new homes I believe that I can speak with some authority. Hilton has created a culture within its business, where the owners, every employee, every tradesperson, and every homeowner is "blessed" with their commitment to quality and service. Coming from the industry, I have never seen a small firm operate so effectively and efficiently.

The great care that you, your husband, management, and staff provide has exceeded our highest expectation. From Jeff Martin to Ron Lamerton, to Jim Stewart, to the "guys on the job," everyone did there absolute best to make our "Hilton" homeowner experience first rate.

It is both Joyce and my pleasure to write this letter, and we will be pleased to take reference calls, as well.

All the best for the holiday season,



Thomas E. Tucker

TET/abm

Patricia Hilton
Hilton Builders
421 31st Street
Newport Beach, CA 92663

Dear Patricia,

It is coming up on a year since we have moved into our new home. I wanted to write you a short note and let you know how wonderful an experience building our home has been, and how you and your team made it happen.

When Milei and I first discussed with friends and family the idea of building a home we were flooded with warnings and about how miserable an endeavor this could be. We were often told, "it will take twice as long and cost twice as much as planned, and will be very hard on your marriage." In reality our home was on time, under budget and was one of the best experiences Milei and I have ever had. The end result was beyond any of our expectations.

I want to thank you, Dan, Jeff, Ron, Jason, Jennifer and the rest of your team for building us a home we are thrilled with and making the entire process a delightful experience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Yardley', with a stylized, flowing script.

Scott Yardley
1994 Port Edward Circle
Newport Beach, CA

Dear Dan and Patricia;

It is going to be very difficult to put down on paper how happy we both are with our NEW HOME. You both made our dream come true, we have a beautiful inviting and comfortable home. From the day we drew up our plans to the first night we slept in our beautiful new master suite, your expertise as a building contractor was evident. Living in a house as it is being remodeled, as we did, really gives one the ability to know first hand what is taking place through out the entire project.

Your crew was the very best in the building business, each and every one doing an excellent job and always working as a team. As for you Dan, you are one of a kind! I could write a book trying to express our gratitude. Never a day went by that you were not here, watching every detail, making sure everything was going as planned. You were able to finish in record time, even with bad weather and a few unforeseen things happening.

Dick is happiest about your staying within our set budget, and the fact that you followed through on every detail, always making sure that everything was perfect. Speaking of perfect, that should be Patricia's middle name, as she never settles for almost perfect, it has to be perfect and everything was. Our CPA at the office marveled at the way Patricia kept records of the entire project.

I will forever be indebted to you, Patricia, for the countless hours we spent together, choosing fixtures, tile, paint colors and fabrics. Everyone who see's our home always asks who my interior decorator was and I proudly tell them, Patricia Hilton, our builders wife. What a team you two make, your the best in the business. I'm so glad we choose you, over the many contractors we interviewed. You did everything you said you would do and so much more.

In the evenings as we sit by the fireplace, our many thoughts are of the two of you, knowing that you are making another couples dream home a reality.

With our deepest appreciation,

Dick & Sharon

Dick & Sharon Menkin

DEAR DAN & PATRICIA:

IT SURELY HAS BEEN OUR GOOD FORTUNE TO BOTH KNOW AND DO BUSINESS WITH YOU. THE HOUSE THAT YOU BUILT FOR US IS TRULY REMARKABLE. THE ATTENTION AND CARE THAT YOU PUT INTO BUILDING OUR HOME SHOWS IN THE ATTENTION TO ALL THE DETAILS. EVERYONE WHO HAS SEEN IT IS IN AWE OF THE HOUSE AND COMMENTS ON ALL OF THE BEAUTIFUL DETAIL WORK AND HOW MUCH THOUGHT OBVIOUSLY WENT INTO IT.

OUR HOME IS NOT ONLY BEAUTIFUL, BUT IT IS ALSO SO COMFORTABLE. A SPECIAL THANK-YOU TO YOU, PATRICIA, FOR YOUR DESIGN KNOWLEDGE AND BEING ABLE TO IMMEDIATELY PERCEIVE OUR VISION AND TURN IT INTO AN EVEN BETTER REALITY.

WE WERE ALSO VERY IMPRESSED WITH ALL OF YOUR SUBCONTRACTORS. ALL WERE EXCELLENT CRAFTSMEN, AND THEY CREATED SOME WONDERFUL AND UNIQUE THINGS FOR US.

WE KNOW THAT BOTH OF YOU HAD YOUR HEART AND SOUL IN OUR PROJECT, FOR WHICH WE ARE TRULY GRATEFUL. WE LOVE OUR HOME AND ENJOYED WORKING WITH YOU.

Jack & Gloria Sage

JACK AND GLORIA SAGE

600 RAMONA DRIVE

CORONA DEL MAR, CA 92625

Dear Dan and Patricia,

We can't believe we've let two years pass before writing you a letter of thanks for building our wonderful dream home. This perfectly illustrates why procrastinators like us are so lucky to have builders like you, who cross every "t" and dot every "i".

It has been a pleasure working with all of you at Hilton Builders, from the first planning phase to move-in. Your detailed bidding process and meticulous record keeping allowed us to always know exactly where we were in regards to our budget. We didn't believe that any house could really be built within budget but you managed to do it within 5% of our original bid (excluding our changes).

Our home has become a stop on the "Hilton Home Tour" because it is a testament to beautiful craftsmanship. All your workers and subcontractors are at the top of their fields and a pleasure to work with.

Even after the completion of our project, you have been so responsive to any small problems we may have and we thank you for this. Who can forget the last minute new ovens you bought and installed for us the day before Thanksgiving? You took our old ones away to deal with the manufacturers by yourselves – definitely above and beyond the call of duty.

I guess that would be the catch phrase that best describes your service and integrity – "above and beyond". You are always helpful, always positive, always organized and always a pleasure to work with.

If ever we build another home, be assured that we would not consider working with any builder except you. You are always welcome to show our home to prospective clients and we are always pleased to tell them about your quality company and what fun we had building a home with you.

Most fondly,

Craig Cox

Sue Cox

Dr. Craig A. Cox

Dr. Susan W. Cox

From the desk of
Flossie Dunning

Hilton Builders
425 31st Street
Newport Beach, CA 92660
Attention: Dan and Patricia Hilton

Dear Dan and Patricia,

Thank you, thank you, thank you to you and the rest of the Hilton Builders team!!!!!!
Your team is a class act from the office support to the construction crews' final touches.

My bank had a monetary penalty clause if the construction took over one year. The excavation and installation of my wine cellar extended the project to at least one year. You made sure even with an additional large room modification that we made the finish line on time.

I found when interviewing other builders that their services may not include vendor bill payment and the homeowner has to handle that burden as well as placing liens and obtaining lien releases. The Hiltons turnkey services made it a fun experience for me.

The architect designed rounded walls and many ceiling angles and your workmanship to its completion is spectacular. Your construction superintendent Jeff Martin was a delight to work with. The home you have built for me is my dream come true.

Sincerely,

Flossie Dunning
Floranne Dunning



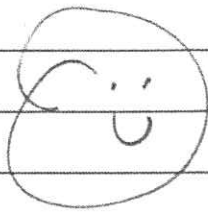
Dear Patricia,

I just want you to know how much I enjoyed building my home and working with your staff. What an absolute delight!

I keep telling my friends what a great experience it was and they are all shocked. Everyone hears so many horror stories and because of you and your staff you made my life a fantastic!

I do want to thank you for your great leadership and friendship.

Thank-you,
Thank-you,
Lissie



Wade Faerber, D.O., Inc.

Orthopaedic Surgery, Sports Medicine
Arthroscopic Surgery
Disorders of Shoulder & Knee
AME - QME - IME

Hilton Builders
425 31st Street
Newport Beach, California 92663

ATTN: Dan & Patricia Hilton
Jeff Martin

Dear Dan, Patricia & Jeff:

This letter is unfortunately tardy as it relates to expressing both my and my wife's gratitude with regard to the construction of our home in Corona Del Mar. As you are aware, I had the opportunity to complete a home in Temecula in 1994. During that time, I had a somewhat frustrating experience dealing with unethical subcontractors. Therefore, when it came time to consider builders for the home in Corona Del Mar I was, to say the least, somewhat wary of the experience. From the onset of the project to the completion of the project I can only express my gratitude for your professionalism, enthusiasm, as well as ability to solve all problems "on the fly." When I tell other individuals I was able to completely knock down the house on a canyon, reconstruct it with a contemporary home both on time and on budget, they are amazed. I could not imagine another team being able to accomplish this. Jeff's ability to get the most out of all of his subcontractors and coordinate the timing of all the work to be done in a concise and efficient manner, to Patricia's ability to manage the financials, as well as lend her personal touch to the feasibility of specific subdesigns, including paintings, marble, granite and even such small things as furniture, to Dan's ability to find supplies at the most appropriate price are unparalleled. During the entire project, the site itself was maintained in a clean and well-kept manner. All of the subcontractors were held to high standard and no excessive noise or littering was permitted. In addition, when the project itself was completed, you did not just abandon your finished project. You saw it through with the finishing touches and even have been quite attentive to any of the small problems that arise after constructing a new custom home. In addition to getting my respect for your professional abilities, both my wife and I feel that we have gained personal friends with three outstanding and upstanding individuals. My only regret is that I do not have another house at this time to build to experience this again with you.

Please feel free to give my name for any reference in the future to any individuals who are considering your services to construct a new home for them.

Sincerely,



Wade Faerber, D.O.
Board Certified Orthopaedic Surgeon

WF/bg



**Advanced
Orthopaedics &
Sports Medicine**
MEDICAL ASSOCIATES

Dear Patricia, Jeff, Ron, Jason and Team,

Colin and I want to thank you all very much for making our remodel/ addition go so smoothly and HASSLE FREE.

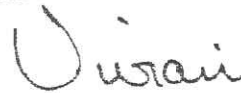
It was a pleasure doing business with you all. Your efficiency and dedication to our project was appreciated and we look forward to recommending you to whoever wants to go through a building project with no aggravation.

We will miss Rons smiley face in the morning and his no problem attitude if things needed to be changed or speeded up.

Unfortunately we do not have anywhere to add on and the chances of us moving from here are slim to none but if we ever did, we want you to know that you will be getting the first call to do the building.

Most Sincerely,

Vivian.

A handwritten signature in cursive script, appearing to read "Vivian".

601, Bayside Drive,
Newport Beach



To It May Concern,

I am writing this letter to endorse Hilton Builders who were the general contractors for the major remodel of our home at 1 Linda Isle, Newport Beach, California.

Working with the Dan and Patricia Hilton and their team was a pleasure for my wife, Linda, and me. They were helpful in every aspect of the project, from design to completion. They have a very competent staff that works well together. They are very sensitive to the needs and desires of the owners and respond well when changes occur in plans. They have a very good group of subcontractors as well.

Some of their strengths include cost control, contributions to design, selection of materials, timely and accurate reporting of costs, good relations with city planners and inspectors, maintaining a clean job site, and willingness to provide support documentation to lenders and appraisers if needed.

On a personal basis, they are very honest and forthright people, good communicators and very reliable.

I would not hesitate to engage their services again and highly recommend them to anyone planning to build or remodel a quality custom home.

Please feel free to contact me at 949-675-7132 if you have any specific questions about our experience with Hilton Builders.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Schultheis". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Paul Schultheis

Hilton Builders
425 31st Street
Newport Beach, CA 92663

Dear Jeff, Dan and Patricia:

A common axiom suggests that your sanity and marriage can, at best, survive one major remodeling per lifetime. Perhaps the ultimate tribute to our recently completed project is that although we harbor no immediate plans to do so, Kathleen and I would *enthusiastically* consider such an undertaking again based upon our experience with Hilton Builders.

There are many specific compliments which might be paid but, broadly, the following points are of overarching importance:

- ❖ Our schedule was thoughtfully and realistically established. We could not have asked for more as regards Jeff's commitment to this schedule and communication regarding schedule issues.
- ❖ As is often the case with remodels, in many instances our plans lacked precise details. Jeff was both resourceful and creative in these instances. Particularly where finish details had not been determined, Jeff's experience and good taste were invaluable in achieving an optimum finished product. His ability to communicate and work flexibly with our designer were equally important --- he is an excellent listener.
- ❖ Finally, our finished product reflects workmanship and commitment to a level of quality well beyond customary standards. Credit here is due to many of your great subcontractors, but is shaped more generally by Jeff's personal standards and leadership.

So far, the livability and function of the house is proving to be even better than we had hoped for. We trust that you will not hesitate to include us in your list of references.

Sincerely,



Bruce & Kathleen Lehman

Thomas Gurtner
GENERAL MANAGER

Mr. Dan C. Hilton
Contractor
425 31st Street
Newport Beach, California 92660

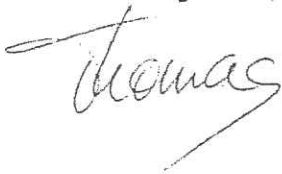
Dear Dan:

Nui and I would like to compliment you and Patricia for the excellent work you did in remodeling our home at 615 Bayside Drive.

We have worked with many contractors over the years and you were by far the best that we have dealt with. From the design phase to your timely completion of the project, your attention to detail was outstanding. We were impressed with your ability to take our ideas, make them a reality and bring the project in under budget!

I have to admit that I was hesitant to hire someone named "Hilton", but working with you has been a pleasure. You have our highest recommendation and we would be delighted to allow you to use us as a reference.

Best regards,

A handwritten signature in cursive script, appearing to read "Thomas", with a long horizontal flourish extending to the right.

Frank L. Mallory

Mr. Dan C. Hilton
Contractor
425 31st Street
Newport Beach, CA 92660

Dear Dan and Patricia:

Jean and I want you to know how much we appreciate the excellent design and fine craftsmanship which have gone into your remodeling of our kitchen at 633 Bayside Drive, Newport Beach, California.

You can take justifiable satisfaction in the fact that the work was done within budget and on time. Both those aims were indeed accomplished, but there is much more to our satisfaction than that. Your meticulous attention to detail and careful supervision of workmen and subcontractors assured the good result and spared us many headaches.

Your accurate recordkeeping and your care in shopping for good price and top quality make us feel confident that our money has been well spent. The beauty and utility of the end result confirms that.

It has been a real pleasure to work with both of you. You are welcome to use our names as references at any time.

With best wishes.

Sincerely yours,


Frank L. Mallory

FLM/dk

Mr. Dan Hilton
Hilton Builders
425 31st Street
Newport Beach, CA 92660

Dear Dan,

Well, our remodel is just about complete and Betty and I couldn't be more pleased. We have been amazed at how well you have followed through to take care of every detail.

Betty thinks Patricia is absolutely the best decorator she has ever worked with and I share her opinion.

Todd did a great job on the design and Ron ran our almost total remodel with a lot of personal interest and expertise.

Our sincere thanks to your entire team for a job well done. We are very satisfied clients! Please feel free to give our name as a reference to any of your future customers.

Thanks again,

A handwritten signature in cursive script, appearing to read "Herb Hawkins".

Herb Hawkins
1003 Bayside Drive
Newport Beach, CA 92660

CITATION HOMES

SCOTT A. ALLEN
President

Mr. & Mrs. Dan Hilton
Hilton Builders
425 31st Street
Newport Beach, CA 92663

Dear Dan & Patricia:

I wanted to write and commend you and your staff for the excellent job you have done building our new home. Being in the homebuilding industry myself I appreciate the commitment to detail and quality that Janis and I received. It was a pleasure working with Jeff Martin during the bidding and construction of our home. I appreciate Jeff's efforts and cooperation in utilizing some of my subcontractors in order to reduce costs, I know that took some extra effort in his part.

I truly feel like the entire Hilton team was looking out for our best interest throughout the entire project. We love our new home, thank you.

Sincerely,



Scott A. Allen

Consultant

In Visual Arts Education

Dan & Patricia Hilton
425 31st Street
Newport Beach, CA 92663

Dear Dan & Patricia:

I want you to know how much we appreciate your work in our home. My new bathroom is a joy to look at and use. Your knowledge about building and your ability to translate our mutual ideas into reality, combined with your fine attention to detail and sense of perfection, are all reflected in the final result!

Your willingness to share your time and energy and your consistent good natures are quite remarkable. The people you select to work with you are craftsmen who are able to carry out your vision and your client's.and you don't abandon us when it's over. We are so pleased with your follow-up attention and interest in making certain that everything is in both good working and good looking order.

Although it is very important that you are Hilton Builders, you are truly much more. Your talent, warmth, and enthusiasm are terrific. It is pleasant to have acquired new friends as well as a much improved home!

Sincerely,

Sally Burnick

Dan and Patricia Hilton
425-31st Street
Newport Beach, California 92663

Dear Dan and Patricia:

A brief letter of thanks to show our appreciation for a job well done. Sandra and I knew from the beginning that we had hired the right general contractor to do our remodel.

Dan has been extremely conscientious throughout the entire project making certain that the most minute detail had been carried through as planned. Needless to say, I feel that our home is a real gem and in no small way was this due to your work. You have dealt with excellent subs all the way through, but most importantly, your knowledge of the different aspects of the job were very critical in assisting us when we had questions and problems which needed to be solved. Dan, you were always there when I needed you returning telephone calls, being prompt for appointments and always with a pleasant smile on your face.

Patricia, your bookkeeping and computer work was impeccable. Our records were neatly organized each week and personally delivered by you to the job site. As a result, we paid all our bills on time and kept all the subcontractors happy. They had confidence that they would be paid on time and in return, we received excellent work.

I truly feel that the Hilton team of Patricia and Dan are first class and beyond reproach. The "cost-plus" system we used worked out well to my satisfaction and I feel that we definitely got our money's worth and then some.

Please feel free to use this letter of recommendation at any time. Again, may I thank you both for a terrific job well done.

Warmest personal regards,


Dan M. Perlmutter



PAUL'S

THE KING OF BIG SCREEN

TV &
VIDEO

Mr. Dan C. Hilton
425 31st. Street
Newport Beach, CA 92663

Dear Dan,

I wanted to write and tell you how pleased I am with the work you and your wife, Patricia, have just completed.

When I decided on what I wanted in my new home in Newport, I began a search for the very best builder I could find.

I am known as a very demanding person who is only satisfied with total perfection. In my own business I strive to make every customer happy and expect the best from whomever I hire.

The reason I engaged you and Patricia was that I received so many recommendations from your previous customers as to the professionalism you brought to your jobs and how satisfied they were.

I told you I had a definite limit on two important things: Cost and completing the job on time. You kept all of your promises. Something unheard of in the building trade!

Your cost cutting ideas have been great and the subcontractors you use are all excellent.

I thought I was a "nut" on details, but you and Patricia had even higher standards than my own and my home is truly beautiful because of you.

I wish you all the best and am happy to have two new fine friends.

Sincerely

Dan & Patricia Hilton
425 31st Street
Newport Beach CA 92663

Dear Dan & Patricia,

I just wanted to thank you very much for the wonderful job you did on our house. You made it happen and you did a great job.

I guess when you decide to build a house you never know exactly what is going to happen, you expect that everything will work fine, but it is only when you start building and you are in the first stage of the project that you realize all the details it takes to build a house, all the little decisions you have to take and what a general contractor has to deal with.

Then as an owner you start wondering if you are going to be able to build the house within the time frame and the budget you fixed yourself, you wonder if something comes up that was not planned what will happen..... A lot goes on when you want to build a custom house!!!!

Dan, the night it was raining really hard and you came at 02 AM to take care of the windows in the garage and put them on higher ground so they wouldn't be flooding in two feet of water the next morning is to me the best example of somebody dedicated to his job.

A reliable general contractor is your saver. Again Dan & Patricia thank you very much for a job well done.

Sincerely,



Bernard Silvan





Dan and Patricia Hilton
425 31st Street
Newport Beach CA 92663

Dear Dan and Patricia:

I want to thank you for the outstanding job you did with the remodeling of our house. In addition to the great job you have both done, it has been a pleasure working with you.

Due to all of our moves, Valerie and I have gone through building or remodeling six homes. This is the first one that has been a positive experience. It is wonderful working with you because you do what you say you will do and when you say you will do it. Best of all, the house turned out better than Valerie or I ever believed it could!

Your attention to details is what makes the real difference. The quality of your work was really brought out when the windows were being measured for window coverings. The man measuring said in 16 years, this was the first house he had ever seen where all the windows were perfectly square.

I know you both put a lot of your heart into our project and we really appreciate it. We will enjoy the house for years to come. If we can help you in any way let us know. If you would like to, feel free to use us as a reference any time.

Thank you for your efforts and your friendship.

Sincerely,

Max W. Hampton

Mr. and Mrs. Dan Hilton
425 31st Street
Newport Beach, CA 92662

Dear Dan and Patricia:

Now that Sarah and I are settled in to your new home I wanted to say thanks for a job well done. I used "your" instead of "our" because we all know that it was your doing in making this project a success.

Sarah and I have owned seven homes during our marriage and we can truly say that this one - the one your guys created - is our favorite. We are really overwhelmed at what you two did for us. Your ideas on space management and design created for us a very comfortable home tailored specifically to our needs.

We must admit that we feel good when our friends come in and comment on the quality of the work. The guys in the poker game are blown away by my poker table.

Please feel free to use us as references at any time.

Best,



Don Goldman
Executive Vice President

DG:jb

RONALD S. FREEMAN
Vice President, Sales & Marketing

Dan C. and Patricia Hilton
Newport Beach, California

Dear Dan and Patricia:

A wonderful thing happened on the way to my new house. I met the Hiltons.

As an owner I'm really pleased with my new home. It has warmth, charm, and that comfortable feeling that leads to pride of ownership.

As a businessman I admire quality, professionalism, attention to detail and cost consciousness. You both personify all of these things. As we worked together I was especially surprised with the high standards you set for yourselves and all of the paid contractors you brought to work on our home; your tireless efforts to not be satisfied with less than excellence; the speed with which you achieve quality performance--and more.

Our staircase is a fine example. Finding just the right rough carpenter to create a circular "feel." Exhaustive interviews to get a finish stair maker who could see the final product as we did, before he started. And the handrail--a touch of perfection, topped off with a quality painter. We've been told it's the finest--and most creative--staircase of its type. Thanks.

You work together beautifully and Judy and I have the highest regard for what you do.

If I were more adventuresome I'd look for another home so se could do it all over again.



Ron