

THE ELMORE GROUP, LTD.

September 1, 1998

Mr. Phil Johnson
Mr. John Hughes
JOHNSON & HUGHES
21223 Pacific Coast Highway
Malibu, CA 90265

Dear John & Phil,

I want to send my thanks and appreciation for the excellent job that you did on my newly constructed home in Malibu on Carbon Beach.

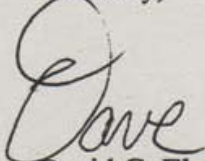
As you know, I have numerous businesses that cause me to travel 90% of my time outside of California and thanks to you both I was able to build in the timeframe you promised without any hitches. The crews were excellent with their craftsmanship. The mahogany floors, cabinets and columns all originally designed and built are admired by everyone.

Your ability and knowledge to help me utilize every foot of the beach property enabled me to expand the house beyond my expectations.

As you know, I have built hotels, stadiums and houses and I know a job well done. I also appreciate the follow up on the house, as I am gone so much. I know that I can always count on you to be there for me.

I look forward to another project sometime in the future.

Cordially,



David G. Elmore