



**ROYAL
STREET
CORPORATION**

Royal Plaza
7620 Royal Street East, Suite 205
P.O. Box 3179
Park City, Utah 84060

Telephone:
801/649-1244
Fax:
801/649-9848

April 30, 1998

Marriott Resorts, Inc.
Park City, Utah

Re: New Star General Contractors

Gentlemen:

Royal Street Corporation is the majority owner of Deer Valley Resort. In this resort ownership capacity and separately with respect to work for other subsidiary corporations, Royal Street has had direct business relationships with New Star General Contractors for almost a decade. We have also observed New Star's work on condominium projects developed for unrelated properties in and out of Deer Valley. We have absolutely no qualms in recommending New Star to you as a general contractor.

The work that New Star has performed for Deer Valley Resort has been done in a very dependable and high quality manner. Because of our operating needs and time restraints, New Star has done quite a bit of work for us on a cost plus fee basis as opposed to fixed contract. It has been our experience that New Star operates with the highest level of honesty and integrity. Their books are always open for questions and review.

Our work with New Star has resulted in many of our people becoming personal friends with its principals. This alone constitutes a recommendation.

Please let me know if you have any questions.

Sincerely,

ROYAL STREET CORPORATION

By

Gil S. Williams
President