

## VIOLETTA Hargitay

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**From:** George Mackin [gmackin@thetennisco.net]  
**Sent:** Wednesday, March 31, 2010 11:53 AM  
**To:** Betty.graham@camoves.com; robbie.Sedway@camoves.com  
**Cc:** hemmam@aol.com; tdml8@yahoo.com

Dear Betty and Robbie,

I have been first a client and now friend of Violetta Hargitay for nearly 14 years, since we first moved to the Palisades. Over that time period we have bought or sold fifteen properties (homes and lots we've built on) representing over \$25m in real estate transactions. I'm not a developer but have a fondness for real estate and upgrading our homes either by building or buying better ones. We've also owned a 460 acre Guava ranch in Kauai, a fly fishing lodge in Bozeman Montana, (which we still own with Roger Enrico, former CEO of PepsiCo and Chairman of DreamWorks Animation), and we currently live in the Plantation Estates in Kapalua Maui...so we also know and have worked with other real estate brokers.

After the experience we just went through with Violetta in the sale of our most recent Pacific Palisades home, where we have lived for the past 10 years, it just reminded me of how much I needed to let her company and management know what a stellar perfectionist and caring person Violetta is to her clients and your very fortunate firm. We have not sold any real estate in the past five years and I had no idea how much more difficult it has become since the collapse of the market. However, Violetta calmly took us through the entire stressful process, as she always has, but this time, within a 14 day escrow while we were in LA on business/vacation, so it was especially intense and challenging.

If I were a passenger in an airplane during extreme turbulence I'd want Violetta as my pilot because she is just so cool under fire and makes not only the seller feel like everything will be handled but the buyer as well...a rare quality and gift I hope you appreciate as much as we all do...which is why I've copied the buyer, Todd Binder here, in case he'd like to add anything from his perspective.

I won't bother to provide you with the very extensive list of good deeds Violetta performed on behalf of both sides, from the inspections, to overseeing final clean up and touch up of the house well after closing. But if you counted the hours she put in to get this sale closed, the commission she earned was probably close to minimum wage.

Finally, I so want to continue to work with Violetta I may even try to figure out a way she can work with us here in the sale of one of our high end Maui properties. Please know what an exceptional superstar you have in Violetta and whatever your highest award is for excellence, please give it to Violetta with love from all of us whose lives she has so positively improved.

George Mackin

From the Buyer in the transaction in which I represented the Seller-

Sent via Email from President and COO, Betty Graham to Seller

**From:** Graham, Betty [mailto:Betty.Graham@camoves.com]

**Sent:** Wednesday, March 31, 2010 1:24 PM

Dear Mr. Mackin:

Your letter is so heartening to receive. How I wish we could clone the kind of caring talent you experienced with Violetta.

I particularly enjoyed your choosing to have Violetta beside you in an airplane with extreme turbulence. What a wonderful image for a sales associate to strive toward.

I send you all good wishes for your future transactions, and gratitude for your business.

Sincerely,

Betty Graham

From the Buyer in the transaction in which I represented the Seller-

Sent via Email Thursday, April 1, 2010

Dear Betty and Robbie,

Hello I am Todd Binder the buyer. I also wanted to say how much I enjoyed working with Violetta. My mother has done numerous remodels over the years in the Los Angeles area and I have been invariably involved in the sales process on the back end. I have had the privilege of working with multiple agents during that time whose yearly sales are in the 100M to 300M (bubble years) sales range. Not one of those brokers was as thorough or as professional as Violetta. Violetta's willingness to go above and beyond the norm to help both George and I during the process was very much appreciated. Violetta is a uniquely professional agent and I was glad to have the opportunity to work with her and to get to know her as a person.

Sincerely,

Todd

From the President and COO, Betty Graham  
Sent to Buyer, 15933 Asilomar

**From:** Graham, Betty [mailto:Betty.Graham@camoves.com]  
**Sent:** Thursday, April 01, 2010 2:00 PM

Dear Todd:

What a wonderful accolade! Thank you so much for telling us how much you appreciated the Truly Remarkable Service of Violetta.

How I wish the entire industry could follow her example of caring engagement.

We send you all good wishes for much happiness in your new home, as well as gratitude for your business.

Sincerely,

Betty

BRUCE G. ZIPF  
PRESIDENT & CEO



N R T L L C  
1 CAMPUS DRIVE  
PARSIPPANY, NJ 07054  
TEL 973 407 5300  
FAX 973 407 5307  
bruce.zipf@nrtllc.com

February 2009

Violetta Hargitay  
Coldwell Banker Residential Brokerage  
Pacific Palisades East  
15101 Sunset Boulevard  
Pacific Palisades, CA 90272

Dear Violetta:

I am honored to acknowledge your outstanding sales performance last quarter. Your tremendous efforts have earned you a place among NRT's Top 1,000 sales associates for the fourth quarter of 2008. This achievement places you in the Top 2 percent of all NRT sales associates nationwide and it elevates your local market leadership to national excellence.

Having achieved this accomplishment during one of the most challenging housing markets of our time, you are to be especially commended. You exceeded expectations that were presumed limited in an unstable market and you redefined truly remarkable service. Your dedication is what has kept NRT as the #1 residential brokerage company in the nation for 11 consecutive years.

Congratulations and continued success!

Sincerely,



Bruce Zipf

1343 Hoover Street  
Menlo Park, CA 94025  
10 April 2008

Robert Sedway  
Coldwell Banker Pacific Palisades  
15101 Sunset Blvd  
Pacific Palisades, CA 90272

Dear Mr. Sedway,

I first met Violetta Hargitay in the summer of 2003 during the purchase of 840 N. Spaulding. She expertly guided my daughter and I through a harrowing purchase filled with difficulties with the seller. When it became time to sell the property and purchase another property, there was no question as to the choice of a real estate agent. It would be Violetta.

Since I live in northern California, I relied on Violetta to organize and execute all the paper work involved on my part of the sale (which included a 1031 exchange). She promptly complied with every request and always had the best interests of my daughter and I at heart. I continued to be impressed with her expertise and professionalism. Her respectful and charming personality instilled my confidence in her ability to manage the diverse personalities involved in any real estate transaction. She is truly a gem.

I would heartily recommend Violetta's services to anyone who asked for a top notch real estate agent. In this challenging marketplace, Violetta possess all the skills and insight necessary for the closing of a fair and equitable deal.

Sincerely,

Sandy Bardas

A handwritten signature in cursive script that reads "Sandy Bardas". The signature is written in dark ink and is positioned below the typed name.

Re: Sale of our Westridge home

July 28, 2004

Dear Violetta,

Andy and I have moved many times throughout our marriage. As it turns out we have built, bought, and sold eight homes! We were always fortunate to have hooked up with excellent real estate people. You however are the best! When it comes to being an agent, you excel beyond all of the real estate people we have ever known.

The time and effort that you put in to showcase our house with photographs, written material, and actual viewings was only surpassed by the effort you took to contact us after each showing with a detailed description of the showing. Along with your personal attention, you fully covered advertising and put long hours into our closing because of the vast amounts of paper work related to our relocation.

The family who purchased our home were very impressed and complimented us on how well you handled every detail. They thought that you were a very gracious person. To top it off, you also attended to our cat "Peanut," while we were in Illinois looking for our new home. Finally, before we moved, you presented us with a beautiful bound book with professional photographs of our home that we will miss!

We enjoyed working with you and feel that we had an ideal sales transaction. You have integrity and heart, and when we move back to California, you shall be the first person that we call. Thank you for your outstanding performance!

All our best,

Susan and Andy Winterbottom

**Carol and Philip Dafesh  
1140 5<sup>th</sup> Street  
Manhattan Beach, CA 90266**

Violetta Hargitay  
Coldwell Banker  
15101 Sunset Blvd  
Pacific Palisades, CA 90272

May 31, 2004

Dear Violetta,

It has been a while since you sold our home in Westside Village, Los Angeles and we want to let you know how fortunate we still feel to have selected you as our agent. Now that we have settled in and can enjoy our Manhattan Beach home, we need thank you again for helping to sell our house the best possible price. Your recommendations throughout the process enabled us to entertain four offers, two over asking price. Everything about our involvement with you was outstanding; your ideas on preparing the house for sale, the pricing strategy (i.e., not overpricing it), your dedication to personally showing the house to every prospective buyer, where you could really talk to the qualities of the home, and then helping us to select the best buyer, for a smooth transaction.

We also truly enjoyed working with you again. It only seemed fitting that you sold the home that we loved, the home that you helped us purchase seven years earlier. We recognized your integrity during the purchase, and we really came to appreciate your skill (and integrity again) during the sale. It was a **lot** of fun both times around. While it was a little more hectic with Bodie being born the day before the open house, you managed to schedule the viewing appointments in a way that was not disruptive. Even though you were busy, you made the time to accommodate our circumstances. It was a pleasure to have had you in our lives during such a special time. We knew you were also selling several other properties, much more expensive than ours, but we always felt like we were your most important client. Many times we have commented that we made the best choice when selecting you, despite our initial reservations about you being an "out-of-area agent". You were able to do more than any so-called neighborhood specialist. You got a great price for our property, you truly represented us and our home, and you made the entire experience pleasant and fun.

Sincerely,



Phil and Carol Dafesh

cc: Robert Sedway

**Violetta Hargitay**

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**Subject:** FW: Hey..

**RECEIVED AUGUST 27, 2004  
FROM MARK GOLDSMITH, BEVERLY HILLS COLDWELL BANKER OFFICE,  
AFTER CLOSING AN ESCROW WE WERE IN TOGETHER...**

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**From:** Calimark1@aol.com [mailto:Calimark1@aol.com]

**Sent:** Friday, August 27, 2004 2:54 PM

**To:** violetta@pacbell.net

**Subject:** Re: Hey..

Hi,

I wanted to write to you earlier but I am so busy it's crazy. I just wanted to say that it was such a pleasure doing a deal with you and with Gloria. It is so refreshing to work with people who are genuine and excited about a house and are not afraid to show it and to work with a broker as professional and pleasant as you. When you look at all the people we deal with, at least the ones I work with, it makes me wish more of my experiences were like this one.

It's also funny how it started out, at least for me having the most unpleasant buyer and then ending with the most pleasant.

I sincerely hope we do many more deals in the future.

Best always and good luck on Gloria's Sunset Strip house.

Mark

8/27/2004

1343 Hoover Street  
Menlo Park, CA 94025-4218  
18 November 2003

Robert Sedway  
15101 Sunset Blvd.  
Pacific Palisades, CA 90272

Scott Gibson, President and CEO  
11611 San Vicente Blvd, 9th floor  
Los Angeles, CA 90049

Dear Sirs,

I am writing to you regarding your most outstanding real estate agent, Violetta Hargitay. My daughter, Jessica, and I had the advantage of her excellent services in the purchase of our property at 840 N. Spaulding Avenue, Los Angeles.

Right from our initial referral for Violetta's services, we were impressed with her diligence and expertise. She was always prompt in answering our inquiries. She was thorough about presenting the facts so that Jessica and I could evaluate each potential property. She was honest in her appraisal of each situation. She was an excellent guide through the maze of listings.

When we secured a contract of sale on our property, none of us had any idea of the difficulties that would ensue until the close of escrow. Through every inspection and contingency, she made sure that all documentation was in place. When the situation became very problematical, she sought expert services on our behalf. This sale posed a number of challenges, yet Violetta never shied away from her professional services. We owe the satisfactory close of escrow to her. Any other agent may have suggested dropping the sale, but Violetta continued to put forth all the facts of the matter and let us decide how to pursue each intricate situation.

At the conclusion of the deal, Violetta was so sincere in joining us our celebration of our establishing a beautiful and happy home for Jessica. We would never have any hesitation in recommending Violetta for either a listing agent or a buying agent. She is truly a knowledgeable professional and a delightful person.

Sincerely,



Sandy Bardas

October 14, 2002

Robert Sedway  
15101 Sunset Boulevard  
Pacific Palisades, CA 90272

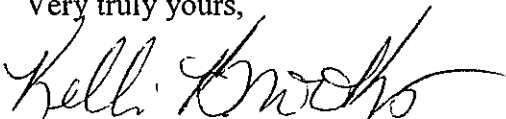
Dear Mr. Sedway,

I am writing to praise the efforts and professionalism of Violetta Hargitay, who recently helped us to purchase a new home in Santa Monica.

I first contacted Coldwell Banker in January of this year after seeing a new listing in one of the local papers. On that first call, I was transferred to Violetta and, from that moment forward, Violetta made every effort to ensure that we found a home that we not only loved, but could also afford. At no time during our search, did Violetta try to push a more expensive listing, nor did she ever fail to respond to any of my repeated requests for information, showings, new listings, etc.

It was a true pleasure to work with Violetta. She should be commended for her hard work, enthusiasm, honesty and professionalism. You are very fortunate to have her among the persons associated with Coldwell Banker. She is a true asset to your team!

Very truly yours,



Kelli Brooks

cc: Scott L. Gibson  
President and Chief Executive Officer  
Coldwell Banker  
11611 San Vicente Blvd., 9th Floor  
Los Angeles, CA 90049



RESIDENTIAL BROKERAGE

SCOTT L. GIBSON  
Senior Vice President  
Regional Manager

9595 WILSHIRE BOULEVARD, SUITE #202  
BEVERLY HILLS, CA 90212  
BUS. (310) 271-5001  
FAX (310) 550-6270  
E-MAIL sgibson@coldwellbanker.com

*September 28, 1999*

*Ms. Violetta Hargitay  
COLDWELL BANKER  
15101 Sunset Boulevard  
Pacific Palisades, California 90272*

*Dear Violetta,*

*I was very proud to have received such a great letter outlining the outstanding job you did representing Anne Moebes. Thank you for your outstanding professionalism.*

*You are a great credit to your office and our company.*

*Sincerely yours,*

*Scott L. Gibson  
Senior Vice President  
Regional Manager*

*SG:sr*

*cc: Mary Fran Murphy*

**Violetta**

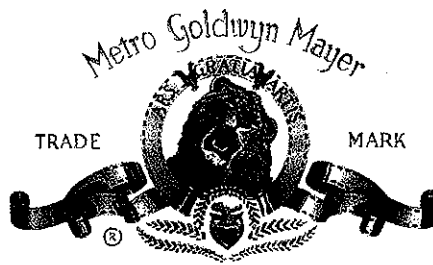
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**From:** "Bruce Taylor" <brucet@cmgla.net>  
**To:** "Violetta" <violetta@pacbell.net>  
**Sent:** Tuesday, November 26, 2002 1:48 PM  
**Subject:** New house

Dear Violetta...THANK YOU! I can't think of a better house buying experience than we just had with you as our realtor. Except for maybe the one we purchased before which you also handled for us. You're truly a fine person and a great and trusted friend! We'll never forget you, Violetta. Yours truly, love Bruce & Judi

11/26/2002

ANNE MOEBES  
COUNSEL



MGM CONSUMER PRODUCTS

September 23, 1999

Ms. Mary Fran Murphy  
Coldwell Banker  
15101 Sunset Blvd.  
Pacific Palisades, CA 90272

Re: Agent Violetta Hargitay

Dear Ms. Murphy:

I cannot commend your agent Violetta Hargitay more highly. She assisted me in buying my new home on Rosewood in West Hollywood and I couldn't be happier with the purchase. I speak with some experience when I say that not all agents are created equal. Some will assist you for a couple of weeks when they see blood on the water and then ignore you if you're not quite ready. Some will push you to buy something that is not right for you just to get a sale. But, Violetta is in a class by herself.

Months before I was able to purchase this property (I first had to sell a home in Washington, DC), Violetta was sending me listings. When we were looking at houses, I felt very safe in her care, because she knew houses so well (crazy things like how tree roots can wrap around plumbing etc.) and she would not let me buy something that she knew I would not be happy with. Having found a great buy in West Hollywood, I trusted her and she was dead on about the house. Another of her virtues, among her many, is her tenacity in negotiating the best possible deal. Again, this is where most agents would not rock the boat to preserve the deal. For example, Violetta was able to get the seller to pay half the cost of a new roof, despite the sellers' firm assertion that, having come down \$10,000 on the price, would not pay for anything. She also stayed on top of every detail, always immediately returned my calls, dealt with me with much patience and was incredibly knowledgeable.

I have referred Violetta to many of my friends and if I were you, I would make sure she was involved in your most substantial deals. She is excellent. If you have any questions, please do not hesitate to call me at 310-586-8123.

Sincerely,

  
Anne Moebes

cc: Scott Gibson

SCOTT L. GIBSON  
Senior Vice President  
Regional Manager



RESIDENTIAL BROKERAGE

9595 WILSHIRE BOULEVARD, SUITE #202  
BEVERLY HILLS, CA 90212  
BUS. (310) 271-5001  
FAX (310) 550-6270

February 16, 1999

Ms. Violetta Hargitay  
COLDWELL BANKER  
15101 Sunset Blvd. Suite 116  
Pacific Palisades, CA 90272

Dear Violetta,

Congratulations on your efforts that resulted in a favorable Customer Service Questionnaire from your client Mr. And Mrs. James Kristoff.

This can only be achieved through hard work, dedication and professionalism.

Thank you for everything that you accomplished to maintain our very high company standards.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Scott L. Gibson", written over a large, stylized initial "S".

Scott L. Gibson

SG:sr

cc: Mary Fran Murphy

*EMAIL FROM CLIENT!*

**Subject: An Update**

**Date:** Mon, 8 Feb 1999 15:59:55 EST

**From:** Cpyrtd@aol.com

**To:** violetta@pacbell.net

Hi Violetta, I will not be buying a house in 1999. I am one of those "crazy" people that believe that the global economic ramifications of the Y2K conversion problem will bring forth a world wide recession, and therefore a huge drop in equities and then shortly after real-estate. I appreciate all of your help in helping me look for a place, and I wish you would have gotten a commission out of it, as you deserved it. You are always on top of the market. I appreciated your low pressure approach and most of all your honesty and integrity. I always felt that you had my best interests in mind and that you were interested in putting me in the "right" house instead of just closing a deal. You stand head and shoulders above many agents in your profession. I will be in touch when my search becomes active again or if I have anyone that I can refer to you. Once again, thank you for all of your hard work.  
---Sabine McManus.

Page 1 of 1

**Violetta**

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**From:** "MARY CECI MUNTZ" <mmuntz@coldwellbanker.com>

**To:** <violetta@pacbell.net>

**Sent:** Monday, September 16, 2002 3:32 PM

**Subject:** Re: finally

Hi Violetta: That is great news! I want to thank-you for your concern and efforts with regards to my mother's real estate transaction. She really appreciated your immediate attention on all her questions. Again, thank-you for taking such good care of her you're a dear. Best Regards,  
Ceci.

**W. John Moriarty**  
**350 Las Casas Avenue**  
**Pacific Palisades, CA 90272-3306**  
**Phone 310 454-1961**  
**Fax 310 454-3303**  
**E-Mail: Wyo Oil 1 @ aol.com**

April 9, 1998

Coldwell Banker  
Jon Douglas Co.  
Ms. Violetta Hargitay, Sales Associate  
15101 Sunset Blvd.  
Pacific Palisades, CA 90272

Dear Violetta:

Just a short note to say hello and bring you up to date. It is hard to realize that it has been nearly five years since I purchased my home from you in the Palisades. I felt it was time to once again say thank you. Buying this home was probably the best decision I have ever made. It has been a wonderful place to hang my hat, and I will always be grateful to you for your patience in helping me find it.

My congratulations to you also, for helping me select a property that has increased in overall value since the purchase. You were wise in helping me choose a home that had appeal to young couples with children, retirees, as well as a single person like myself. Several real estate agents who are familiar with the the property have recently called and told me that if I wanted to sell, I could get approximately \$250,000. more than I paid for it. Talk about a good investment! I just want you to know how much I appreciate all of the things you pointed out to me when I was in the market. I hope I don't have to move anytime soon, but when I do, you know it will be you that I will call to list and sell my home.

Sincerely,



W. John Moriarty

THE PRUDENTIAL ♦ JON DOUGLAS COMPANY



A member of the  
Jon Douglas Real Estate Services Group, Inc.



April 15, 1997

Ms. Violetta Hargitay  
THE PRUDENTIAL ♦ JON DOUGLAS COMPANY  
15101 Sunset Boulevard  
Pacific Palisades, California 90272

Dear Violetta,

Congratulations! I just heard what an outstanding job you did on the multiple offer presentation for 18326 Wakecrest. Your tenacity and professionalism are a complement to the company. Congratulations to you and to your successful buyers.

Cordially,



Scott Gibson

SG:sr

cc: Mary Fran Murphy

SCOTT GIBSON  
*Executive Vice President*  
*General Manager, Coastal Region*  
9595 Wilshire Boulevard, Suite 202 ♦ Beverly Hills, California 90212 U.S.A.  
Telephone (310) 271-5001 Facsimile (310) 550-6270

Mr. and Mrs. Robin Burt  
1224 Chautauqua Blvd.  
Pacific Palisades, Calif. 90272

May 3, 1994

Violetta Hargitay  
Jon Douglas Company  
15101 Sunset Blvd.  
Pacific Palisades, CA 90272

Dear Violetta,


This letter is so long overdue I am almost embarrassed. I was sitting in our backyard, taking in the spectacular view when I realized that we never properly thanked you for finding us our home. Well, here goes.

Thank you, for working so hard and I do mean hard, to find us the perfect home. I don't know if you realize it, but we had viewed... get ready... over 56 homes in Brentwood and the Palisades, with you before discovering this one. We really appreciate that you never pushed us to even look at a piece of property you knew we would not be interested in or we could not afford. Indeed, you had the patience of a saint. We have worked with other brokers before and I must say that our experience with you was by far the best we have ever had. I have also told many friends and family members, how terrific and diligent you were in your effort and they, who have been so skeptical (especially my father) all wish they could move to the Palisades to work with someone in the real estate business with integrity and honesty. I hope for their sakes they can find a broker of your caliber in their areas when the time arises. I understand this is your job and your livelihood, but it is obvious to us that "the sale" is not your only concern.

Now that I am a stay at home Mom, out of the rat race of the motion picture and television industry, I am so thankful that I have this beautiful home in this incredible (breathtaking actually) setting to be everyday.

We thank you, once again for finding us this home in this neighborhood. We are happy with our choice every single day.

With Fondest Regards,

  
Robin and Susan Burt



**METROLIGHT**  
Studios



5724 West Third—Suite 400  
Los Angeles, CA 90036-3043  
(213).932.0400  
(213).932.8440 (Fax)

September 1, 1993

TO WHOM IT MAY CONCERN

We are writing this letter to recommend the services of Ms. Violetta Hargitay of the Jon Douglas Company. Violetta was responsible for finding us our lovely new home at Lachman Lane in the Pacific Palisades.

Violetta took the time to truly understand what we were looking for, and was tireless and dedicated in her mission to find us that home. She was always available, always responsive, and always a pleasure to work with.

We will have no hesitation in referring friends to her for their real estate needs, as we are confident she will always do an outstanding job.

Sincerely,

James W. & Dobbie G. Kristoff