



March 4, 2011

To whom this may concern,

Javier and his Pro-Max team were contracted by Kogan Consulting, Inc. to paint for Wyndham Vacation Resort in Old Town Alexandria in Virginia. The work was executed superbly with very minimal re working. Their painting technique is very high quality especially in the area of refining the old pop corn ceiling and creating a knock down effect, they were able to make all 88 suites consistent. Additionally they went above and beyond the scope of work when necessary. The project ended 11 days earlier because his team performed superbly.

I highly recommend Pro-Max for any future work. Please do not hesitate to contact me if you would like to hear more about the wonderful work they have done for Wyndham Old Town Alexandria.

Sincerely,

  
Hiro Nakatani  
General Manager  
Wyndham Old Town Alexandria  
Tel 703 837 3405



170 Ocean Lane Drive, Key Biscayne FL 33149 Tel: 305-365-1100 Fax: 305-361-5362

February 15, 2011

Max Tower  
ProMax Painting & Waterproofing Corporation  
12204 SW 131<sup>st</sup> Avenue  
Miami, FL 33186

Dear Max:

I want to take this opportunity to thank you and ProMax Painting for the excellent job you did recently in painting the exterior of our beautiful building on Key Biscayne.

You did a fantastic job and I want to express my sincere appreciation for your Project Manager, Nilson Blanco, and his assistant, Annette Enjamio for their expertise and professionalism. Not only was the job completed in a very short period of time but the overall cost came in under budget.

I do not hesitate in recommending ProMax and will be contracting with them again for any future painting & waterproofing projects.

Sincerely,

OCEAN LANE PLAZA

A handwritten signature in black ink that reads "James L. Metts".

James L. Metts  
Property Manager

JLM/jm



#### MEMORANDUM

**TO:** Stevonnie Brown

**FROM:** Richard Camino, CRC  
Dino Giovanny Penuela

**DATE:** November 30, 2010

**RE:** Grand Venetian –Paint Inspections Completion

M2E is happy to announce the suitable completion of work for the exterior painting of The Grand Venetian Condominium. Pro-max has done an excellent job and demonstrated excellent attention to details and customer satisfaction. All outstanding issues have been addressed.

During the course of our inspections there were non-paint related issues that were brought to the attention of Stevonnie Brown and that are strongly recommended to be taken care of as promptly as possible to avoid future damage. Some of the issues were:

- **Post Pockets are not finished correctly** - (see memo dated 09.16.10)
- **Front Entrance steps have cracks and spalling** - (see memo dated 10.21.10)
- **Roof Membrane and Flashing Issues** - (see memo dated 10.01.10)

M2E is pleased to offer assistance in assuring prompt and appropriate completion of the mentioned issues.

We have received and reviewed the 10 year warranty from Benjamin Moore which were the following:

- Benjamin Moore site inspection dated August 23, 2010
- Close out letter dated November 29, 2010
- 10 year warranty received on November 18, 2010
- Limited warranty follow-up inspection received November 23, 2010

These are the only required documents to validate the 10 year warranty as per Michael Larue (Benjamin Moore Commercial & Industrial Sales Representative). See attached documents

Once again we thank The Grand Venetians Home Owner Association, Stevonnie Brown for trusting in our expertise and giving us the opportunity to be part of this project as well as Pro-Max for working diligently to meet everyone's expectations.

CC: Miroslav Mladenovic, M2E Consulting  
Stevonnie Brown, Grand Venetian Property Manager  
P:\Grand Venetian\MEMOS\PAINT\101130\_Close out Paint Inspections-DGP - GV.doc



## **Palm Bay Condominium**

A Corporation Not-for Profit

770 NE 69<sup>th</sup> Street

Miami, FL 33138



**10/12/09**

On behalf of the Palm Bay Condominium Association, I would like to express our appreciation to ProMax Restoration and Paint for your dedication and success with the overall project, specifically the restoration our building.

Your enthusiasm and commitment to quality & workmanship was well demonstrated. Your team's responsiveness and professionalism allowed the project to remain on our extremely tight schedule

Your efforts and the efforts of your men were an important part of the success of the entire project, and we appreciate you creating a minimum amount of disruption to the residents. Your willingness to work with our Property Management team, architect, and tenants is commendable.

We look forward to working with you on future projects, and we give our strong recommendation to other property managers.

Sincerely,

**Javier Perez, Property Manager**

**Palm Bay Condominium Association, Inc.**



## LandPlan Co.

Marriott Harbor Beach Resort  
3030 Holiday Drive  
Fort Lauderdale, FL 33316

phone (954) 766-6106  
fax (954) 766-6105  
pager (800) 741-9389  
email: LandPlanFL@aol.com

Planning

Design

Development

**Mr. Max Tower**  
**Pro-Max Painting and Waterproofing**  
**12288 SW 131<sup>st</sup> Avenue**  
**Miami, FL 33186**

**December 15, 1999**

**Re: Marriott Harbor Beach Resort**  
**1999 Room Renovations**

**Dear Max,**

As we close out our room renovation project at the Marriott Harbor Beach Resort, I would like to take a moment to complement you on a job well done.

There are three primary measures of success in the construction business: Quality, Time and Cost. You succeeded in all three. You were competitive in your initial pricing and did not burden the project with unsolicited change orders. You were given a very aggressive schedule to sustain - 10-rooms/ day for 626 rooms throughout the life of the project. You held up your end of that schedule and allowed us all to meet our promised end date. Finally, you were required to provide a high standard of quality workmanship through a rigorous inspection process. You stepped up to that challenge as well and met all our demands. All this was accomplished with an attitude of service to the client first.

We appreciate your contributions to this most successful project and look forward to working with you in the future. Please feel free to use me as a personal reference at any time.

Very truly yours,



**Ned Johns**  
**Project Manager**  
**LandPlan Co.**

**CC: Mark Tanofsky – Marriott Harbor Beach Resort**  
**Nick DiIorio – LandPlan Co.**  
**Clark Frazee – Frazee, Inc.**





Better Buildings  
Better Returns

David Karr  
The Beck Group  
2675 S. Bayshore Drive  
2nd Floor  
Miami, FL 33133

October 16, 2002

To Whom It May Concern:

Let this letter serve as a recommendation for Pro-Max Painting Company.

In February of this year, The Beck Group took over a 3-year old project consisting of two twenty-three story towers known as the "Residences at the Ritz-Carlton" from another general contractor. Previously, numerous subcontractors had been working on the project for the former general contractor. However, the former general contractor was self-performing the painting and coating on the job. We realized once we started the task of finishing the project, that we needed a professional painter to get the job done right mainly due to the fact that the finish schedule was fairly complicated, with numerous colors and types of paints and coatings used, and for the sheer volume of painting to be done. We needed someone who knew how to handle the large scope and who could man the job appropriately. Pro-Max was the company for the job!

We hit the ground running, literally, and we needed a painter who could help us manage this part of the work. Due to the numerous structural and other architectural issues, we knew we didn't have a lot of time to devote to micro-managing a painting subcontractor. We needed someone who was self-sufficient, who actively sought out issues and their resolution, and aggressively tackled the haphazard manner in which we had to finish the project. Again, Pro-Max made it happen for us with impressive results!

From the beginning, Max Tower assured us that he could finish the job on time and cost-effectively. At first we were a bit skeptical because of his cool approach, however, this coolness wasn't a function of an uncaring attitude, he was truly confident in his team that they could succeed at whatever task or schedule we threw at them. We really piled it on them and Pro-Max really knocked it out. Without Pro-Max, we probably would not have made our schedule for the Hotel opening in October.

I highly recommend Pro-Max Painting for your project team. They are knowledgeable, experienced, self-sufficient, aggressive, and willing to go the extra mile to get a task complete and make the schedule. In addition, not once did they ask us for an advance for material or supplies. They are a rock-solid company with good values and exceptional customer service.

Thanks for your attention. Indeed, you will be lucky to have them on your team. Feel free to call me any time to further discuss Pro-Max Painting and the great job they have done for us here at the Ritz.

Sincerely,

David Karr  
The Beck Group



April 28, 1999

TO WHOM IT MAY CONCERN:

Pro-Max Paint and Waterproofing Corp has recently been contracted to do some work at the Fontainebleau Hilton Hotel in Miami Beach. This work included the installation of TRIARCH'S DUROPLEX AND PLEXTURE TEXTURE systems and some miscellaneous paint work throughout different areas of the Hotel.

I would just like to express my satisfaction with Pro-Max's work and recomend their services to anyone with similar type of projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Leo Carrillo", written over a horizontal line.

Leo Carrillo  
Director



January 21, 1997

TO WHOM IT MAY CONCERN:

Pro-Max Paint and Waterproofing Corporation was hired to waterproof two buildings in Lauderhill, Florida. The results are excellent!

The water intrusion problem was a long standing issue and previous efforts to correct the problem were costly and ineffective. Pro-Max recommended a course of action and submitted a highly competitive bid. After the last heavy rains, there were no signs of the previous water leaks.

Pro-Max completed the work on schedule, in a highly professional manner, at the cost quoted and most importantly, as promised, corrected the problem.

I would not hesitate to recommend Pro-Max Paint and Waterproofing Corporation and intend to use them for any paint and waterproofing work at either of the two properties I manage.

Sincerely,

  
Lynn Carter-Wilson  
Property Manager

/lcw

FORAM MANAGEMENT AND LEASING, Inc.  
Camino Real Centre  
7200 West Camino Real, Suite 100, Boca Raton, Florida 33433-5511  
Telephone: (561) 750-5513 Fax: (561) 750-3812

Miami, Florida Boca Raton, Florida Jacksonville, Florida Green Pond, South Carolina





***Kings Creek South Condominium, Inc.***

7735 S.W. 86 Street Miami, Florida 33143  
Office: 305.271.5454 Fax: 305.595.5144

October 8, 2007

Kings Creek South Townhomes,

Pro-Max Paint and Waterproofing has contacted the Management Office for Kings Creek South Condominium, Inc. (KCS) and requested a letter of reference. Pro-Max was selected by KCS after a long search for a concrete restoration contractor. They have been contracted to perform concrete restoration services, including replacement of expansion joints, spalling repairs, delaminated stucco repairs, post pocket repairs, and window sill restoration.

As manager of KCS, I have found Pro-Max to be very responsive to all of our needs. In addition, they have been professional in every respect throughout the restoration efforts. Pro-Max has cooperated fully with all other contractors providing for a smooth working relationship between all services.

If I can be of any assistance, or if you have questions, feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Jorge Barriga", is written over a horizontal line.

Jorge Barriga, CAM - Property Manager  
Kings Creek South Condominium, Inc.  
305.271.5454  
305.595.5144 fax



**ALLEGRO AT SAWGRASS MILLS HOA**  
C/O MIAMI MANAGEMENT, INC.  
1145 SAWGRASS CORPORATE PARKWAY  
SUNRISE, FLORIDA 33323

May 1, 2004

Max Tower  
ProMax Painting & Waterproofing Corporation  
12204 Southwest 131<sup>st</sup> Avenue  
Miami, Florida 33186

Dear Max:

The Allegro Painting Project was a huge success! Our entire community wants to thank you and your company for their excellent services. We were very impressed with ProMax's customer service and commitment to quality work. The 233-unit project had its obstacles, however ProMax was able to take all of them head-on. The roof cleaning mini-project, the fascia board replacement plan and the tight working space to name a few. ProMax completed the project on time, provided the residents time for inspections and rectified any issues immediately. Nilson and Rene were "Aces" in the success of the project - always available to us to answer questions or address concerns we had through out the project. And of course they were always professional.

In addition, your partnership with Sherwin-Williams assisted us with many color-scheme options and provided Allegro with an excellent paint warranty. Willie Diaz and his team helped us out every part of the way. Their assistance gave our community a brand-new look that residents were extremely impressed with. In fact, our home values rose immediately due to the new color option recommended to us by Sherwin-Williams. I am serious. Homeowners raised their selling prices by as much as 8% once the paint project neared completion.

We insist you add our name to your reference list that you provide potential clients. Please have them contact me directly at 954.907.2722 if they would like to speak to a very satisfied customer.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Cielo", written in a cursive style.

Scott Cielo  
President  
Allegro at Sawgrass Mills HOA

CC: **Miami Management, Inc. (File)**  
**Willie Diaz, Sherwin-Williams Company**