



WillMax Capital Management
8111 Preston Blvd. Suite #715
Dallas, TX. 75225
(214) 373-9674

To: Whom It My Concern

Fr: Judith A. McMakin, VP, CAM, CAPS

Re: Five Star Contractors

We highly recommend Five Star Contractors, Inc. We have used them for more than three years and have found them to be prompt and proficient. We use their services for concrete repair, brick repair, leak repairs, wood replacement and paint, shingle replacement, pool gate and fence repair, railing repair and step replacement, landing repair and patio fence repair.

At one of our locations, Williamsburg Apartments, Five Star has saved me time and money. Working with residents and trying to meet their needs at times can be stressful. Five Star Contractors has helped me through some very stressful situations. When a job exceeds the capabilities of our maintenance staff or we have a time sensitive job, I always instruct my onsite staff to contact Five Star Contractors.

WillMax manages over 2,500 units and we are thankful for the relationship we have with Five Star Contractors. We highly recommend Five Star Contractors to anyone who is looking for a dependable, fast, reliable company.

My cell phone number is (719) 337-9674.

572 233 9525 P. 1

Turnberry Isle

Five Star Contractors, Inc.
P.O Box 820785
North Richland Hills, TX 76182

Re: Letter of Reference

To Whom It May Concern:

I am writing this letter to attest to the superb customer service that I receive from Troy Nabors at Five Star Contractors. Troy is always prompt, pleasant, and efficient in his scheduling of estimates, work or follow-up calls and visits. I enjoy working with Five Star and often refer them to sister properties in the Metroplex. I look forward to our continued business relationship.

Sincerely,



Rachael Teten
Property Manager
Turnberry Isle Apartments

Cc: file



**HUNTER'S
HILL**
Apartment Homes

To Whom It May Concern:

This letter is to serve as a letter of recommendation for Five Star Contractors, Inc. and to express our complete satisfaction that we have continued to experience.

I have contracted work from Five Star for over six years with different management companies and for many different projects. I have continued to use their services because of the quality of their work, the timeliness for completion deadlines, and their professional manner in dealing with my team on all projects has met or exceeded our expectations.

I would gladly share my experiences and can be contacted at my office telephone number (972) 307-1450.

Respectfully,

Katherine Renee' Gibson
Property Manager

18081 Midway Road

• Dallas, Texas 75287

• 972/307-1450

• Fax: 972/307-0251

huntershill@camcoinc.com

www.camcoinc.com

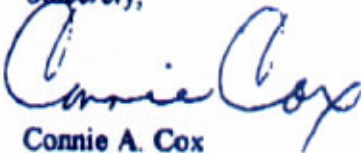
CRESTWOOD PLACE
APARTMENTS

To Whom It May Concern:

We have used the services of Five Star Contractors on many occasions at Crestwood Place, and we have been more than satisfied with the quality of their work. They rebuilt a portion of our covered parking following the tornado that hit our property in March, 2000. We use them exclusively to maintain and clean out all gutters on the property. We have also had them do roofing repairs. When a job exceeds the capabilities of our maintenance staff, I never hesitate to call Five Star. Their personnel are always capable and extremely courteous.

I highly recommend Five Star Contractors to anyone who is looking for a dependable company. I'm sure you will be as pleased with their work as I have been.

Sincerely,

A handwritten signature in blue ink that reads "Connie Cox". The signature is fluid and cursive, with the first name "Connie" and the last name "Cox" clearly distinguishable.

Connie A. Cox
Manager

CHESAPEAKE



To Whom It May Concern:

Five Star Construction is a long standing contractor of Chesapeake Apts. Five Star has provided us with a job well done and in a timely, organized and professional manner. Resident consideration and company representation was observed as being of up most importance.

I would recommend Five Star Construction for any projects or maintenance needs.

Sincerely,

A handwritten signature in blue ink that reads "Tia Flanagan".

Tia Flanagan
Property Manager



To Whom It May Concern,

We at The Saxony Apartments would like to take this opportunity to highly recommend Five Star Contractors. The brick columns and the brick wall at the front of our property look great. Their promptness, quality of work and customer service is outstanding. We have been able to depend on Troy and Brad at Five Star over the years for the right solutions to a variety of problems without further worry. Their availability and thorough knowledge of the industry is really helpful anytime we have a question. Five Star Contractors is definitely a company I would recommend and definitely a company I will continue to use in the future.

If you have any further questions, please feel free to contact me at my office.

Sincerely,

A handwritten signature in blue ink that reads 'Angela Frank'.

Angela Frank
District Manager



The VANDERBILT

**Five Star Contractors, Inc.
Mr. Ray Pettis, President
P.O. Box 820875
N. Richland Hills, TX 76180**

Dear Ray,

I wanted to take this opportunity to express my sincerest gratitude to you personally for a job well done. I appreciate your salesperson, Brad Johnson, for his genuine and caring attitude he displayed while Five Star completed the brick walk and the brick monument sign for us. I would recommend Five Star Contractors in the future and I look forward to many years of working together. Thank you for being a contractor that I can count on.

Sincerely,

**Teresa Coleman
Property Manager**

**VAUCLUSE APARTMENT HOMES
3720 POST OAK BLVD.
EULESS, TEXAS 76040
817-267-8082**

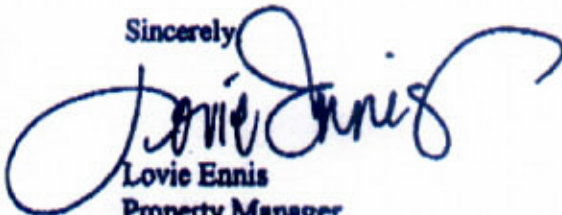
Lovie Ennis
Property Manager
Vaucluse Apartments

Re: Five Star Contractors

To whom it may concern,

We have been working with Five Star Contractors for nearly a year and my Property and or Company will never change this or use anyone else.
I have found, while being in the multi- family business, we need contractor's everyday. It is not often that you will find honest people to work with.
My Property has had major problems and was not being run very successful.
After calling upon Larry Peters with Five Star, we had immediate results and immediately we were satisfied with the work performed.
Five Star Contractors work fast and do very good work for their customers.
I will recommend them today, tomorrow and in the far future.
If you have any questions, please do not hesitate to contact me at my office, 817-267-8082, thank you and good luck.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lovie Ennis", with a large, flowing loop at the end.

Lovie Ennis
Property Manager
Vaucluse Apartments

SYCAMORE TRACE

**2920 SYCAMORE SCHOOL ROAD
FORT WORTH TX, 76133**

**LINDY GARCIA
PROPERTY MANAGER
SYCAMORE TRACE**

RE: FIVE STAR CONTRACTOR'S INC.

TO: WHOM IT MAY CONCERN,

WE HAVE BEEN USING FIVE STAR CONTRACTOR'S INC. FOR THREE YEARS. THEY HAVE HELPED US OUT WITH A LOT OF OUR MAINTENANCE PROBLEMS. THE SALES PERSON LARRY PETERS HAS BEEN VERY HELPFUL AND PROMPT TO HELP SERVICE ALL OUR MAINTENANCE NEEDS. THE WORK THEY HAVE DONE LOOKS GREAT AND DONE IN A TIMELY MANOR. WE HIGHLY RECOMMEND USING THEM ON ALL YOUR MAINTENANCE NEEDS.

SINCERELY

A handwritten signature in blue ink that reads "Lindy Garcia". The signature is written in a cursive, flowing style.

**LINDY GARCIA
PROPERTY MANAGER
SYCAMORE TRACE**

Point West

To Whom It May Concern:

We highly recommend Five Star Contractors, Inc. We have used them for more than three years and have found them to be prompt and proficient. We use their services most of the time to repair leaky roofs. They always come to our apartment community the first sunny day after the call to fix the roof. If there was a return visit necessary they were prompt and stuck with it until the problem was completely solved.

We have used Five Star on other construction projects around the property and we have always been completely satisfied. Again, we highly recommend Larry and his team.

If we can answer any questions concerning them, please do not hesitate to call us.

Sincerely,



Connie West
Community Director



MYAN MANAGEMENT GROUP

(817) 244-7691 Fax: (817) 244-7734
2925 W. Normandale Fort Worth, Texas 76116





15935 Bent Tree Forest Circle
Dallas, Texas 75248
Telephone (972) 239-5339
Fax (972) 239-5333

RECOMMENDATION LETTER

Five Star Contractors
Mr. Ray Pettis, President
P.O. Box 820875
N. Richland Hills, TX 76180

Dear Ray:

I want to thank your office for a great team of contractors that you have working for you. Troy Nabors is an excellent representative for your company and his team is polite and always able to complete any job that we have for them.

The Five Star team is a very dependable and prompt about getting every job taking care of.

I would recommend Troy Nabors and Five Star Contractors in the Future and I look forward to working with Five Star Contractors for many years.

Thank you for being a business that we can count on.

Sincerely,

A handwritten signature in blue ink that reads "Beverly Sallee". The signature is written in a cursive, flowing style.

Beverly Sallee
Property Manager



NORTHWOOD APARTMENTS

4301 Weber St.

Fort Worth, Texas 76106

817-624-7214 * Fax 817-740-0876



To Five Star Construction,

I am writing this letter to acknowledge the efforts of Troy Nabors. He is by far the most personable sales person I have dealt with in the 10 years I have been in Property Management. I usually immediately put up a brick wall when dealing with a sales person because I get the feeling that they do not have my best interest in mind only tier pocket book. Troy gives a complete opposite impression. I feel like he honestly wants to do what is best for us to ensure a good relationship for future. I will refer Five Star to our sister properties and our management company in the future. I also wanted to say that I am very happy with the stucco work that has been done on the property. The owner's son who is also in the construction business even commented on what a wonderful job you did. Thank You.

Sincerely,


Debra Kirk
Property Manager



The Fairways of Bent Tree

Five Star Contractors, Inc.
P.O. Box 820785
North Richland Hills, TX 76182
Attn: Troy Nabors


Dear Troy;

Thank you very much for being true to your word!

A resident's vehicle hitting a building is certainly not an everyday occurrence, even in property management. You and your team were prompt, resourceful, and courteous throughout this entire ordeal.

As you assured me, when I was leaving for vacation, everything was handled perfectly.

Thanks Again,


Loni Frazier
Property Manager

04/23/2004 11:00 14455 PRESTON ROAD

PRESTONBRIDGE

To Whom it may concern :

Please be advised that our company has utilized the services of Five Star Contractors for several years. Personally, I have had the pleasure of working with Five Star for the past two years.

Their supervisors and staff have always been extremely professional and courteous. Follow-up is prompt. We have been especially pleased by the quality of work that Five Star provides.

We look forward to a continued working relationship with Five Star Contractors for years to come.

Sincerely,
J. Johnson
Property Mgr.



The Falls
APARTMENT HOMES
A MBS COMMUNITY

To "The Head Honchos" of Five Star,

I wanted to take a moment out of my hectic day to send a big thanks to you for having such a great guy on board. He is always extremely thorough in his work, always follows through with his promises, and goes out of his way to be accommodating. I do not have one negative thing to say about Mr. Troy Nabors. It has always been a pleasure doing business with Troy, and the fact he looks good in a pair of Wranglers certainly makes him the first contractor I contact when I need a bid.

Great job guys, and once again thanks.

Sincerely,

Jonny Gregory
Community Director