



538 BROADHOLLOW ROAD, THIRD FLOOR EAST, MELVILLE, NEW YORK 11747-3634 • WWW.FAIRFIELDPROPERTIES.COM

March 28, 2018

Re: Ed Faulkner, JEM Consolidated

To Whom It May Concern:

Please accept this as a letter of appreciation regarding JEM, Ed Faulkner and their employees.

In June of 2017 through January of 2018, JEM was the general contractor for the all-inclusive rebuild of eight (8) individual Condo units (8,800 sf) that were completely lost to a fire in 2016 at The Highlands of Port Jefferson.

JEM's pricing was competitive to other bids, they were neither the high nor low bidder; however, their qualifications, vast experience with working on HOA Properties and their many referrals provided the HOA Board at The Highlands with a good comfort level.

The Fairfield Properties Property Manager for The Highlands had been given the understanding prior to contracting JEM that they had a long successful working relationship with them since 2004, along with working with the Project Architectural firm H2M on some previous large-scale projects. All this gave the Board at The Highlands a level of comfort selecting JEM. Now that the project has been successfully completed, the Board's initial feelings concerning JEM stood to be spot on.

Throughout The Highlands project, JEM went above and beyond their obligations in accordance with the Contract and Specs. The Bid Specs were designed as an insurance based fire project with builders grade interior content. The base entire selections of kitchen cabinets alone were impressive, and well beyond the entry level builder cabinets in the specs.

JEM, as a courtesy, allowed all eight (8) individual Condo homeowners to participate in the selections of their interior finishes, which was not in JEM's contract documents. As a result, the feedback we received from the homeowners was nothing other than complete satisfaction and appreciation. Several of the homeowners wrote JEM letters of recommendations.

The HOA Board could not have asked for a more satisfying experience with JEM, as they have exceeded the expectations that were already high, going into this project.

Many of the surrounding Condo homeowners in the adjacent building to where JEM was working, went out of their way to comment how impressed they were with JEM as well. JEM not only kept the construction site impeccable, but also their property areas as well.

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The Highlands project had many logistical limitations and the surrounding Community/Owners could not be disrupted. The end result was a painless & headache free experience to the Community as a whole. Some of the homeowners commented that they would miss the crew when the project was completed. The entire staff and jobsite crews were nothing less than professional, courteous and friendly. It was very evident they all were very experienced in their trade and knew how to conduct themselves on a HOA Multi-Family property.

What was extremely impressive was that the project came in on budget and completed on time, which made the eight (8) homeowners much happier, to say the least.

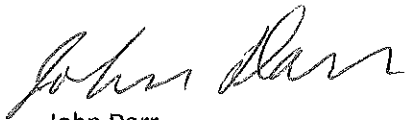
Having JEM deal with the local Village Building Inspector and Building Department went very smoothly. All controlled inspections were passed on the first inspection. JEM also secured the Building C.O. in only two (2) days after the final inspection, which allowed the homeowners to move back into their homes expeditiously.

Of course, from time to time during the execution of the project some issues came up; however, JEM always worked them out with no impact to the HOA or the homeowners. It was brought to the attention of the HOA that JEM worked hands on with both the architect and the building inspector overcoming any bumps in the road.

It is the opinion of The Highlands HOA Board that whoever chooses JEM for their contracting services, will receive extraordinary value for the money, with particular attention to detail and problem solving. JEM identifies all issues and concerns in advance resulting in limiting delays or over costs to the project. When JEM claims that "Customer Satisfaction is their Reputation" they back it up! Both JEM and Ed Faulkner demonstrate a commitment to projects, that is rarely seen today, as if they were working on their own properties. Their efficiencies on executing the work is truly something to see.

The entire experience working with JEM, from awarding the contract to completion, was completely pain free for our HOA, the individual homeowners, Property Management and our Project Architectural Firm H2M. We can now attest, after experiencing working with JEM and their outstanding team of Sub-Contractors, that we made the right choice.

Respectfully Yours,



John Darr,
President of the Board
The Highlands of Port Jefferson