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300 El Prado  
North Port, Florida 34287-2514

(941) 426-0663  
FAX (941) 426-9484

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I have been a manager since 1990 overseeing large communities with miles of private roads. I have been involved in complete excavation and reinstallation of roads from storm drains sub base and asphalt. Working with asphalt I understand that you do not mix water with oil. Water base seal coats - smother oil base asphalt. While making it look pretty it causes the asphalt to crack and speeds failure of asphalt under the sealer.

A few years back I heard of a rejuvenator. Going to a CAM class I learned about P.D.C. rejuvenator. After several tries with my Board, I finally convinced them to start a true asphalt maintenance program. We did 30.000 sq. yards in 2008. This was after many visits to other communities that had the product down for several years and were doing re-applications. Since applying the product the sand and agrigate that was occurring in the road has stopped.

I fully expect to see 4-6 years before we need to re-apply the product. In La Casa we have 10 miles of road. In 2011 we expect to have all areas treated with P.D.C. Other communities that have applied the product love it.

I highly recommend the only true asphalt maintenance process I know.

Randy Browning,

La Casa Park Manager