



June 24, 1999

Mr. Peter Metzger
Metzger, Inc.
4955 Chestnut Ridge Road
Orchard Park, New York 14127

RE: Recommendation Letter

Dear Peter:

Uniland Development Company is pleased to provide to you and your firm, Metzger, Inc., a well deserved endorsement letter.

Uniland had, until our involvement with Metzger, Inc., handled our own mill direct carpet purchases for our nearly 5 million square feet of tenant and office space. Metzger, Inc.'s unique program delivered on it's promise of better products at lower prices. By creating real competition between the actual carpet manufacturer's you exposed real costs. Mill aligned dealerships eliminates competition and we, the owners, and our design groups suffer not only the lack of options, but the lack of competition to control cost. Metzger, Inc.'s format eliminates this problem.

Your firms independent status and owner directed program has unquestionably saved Uniland Development Company money and research time. We now buy better by hiring an expert. Your persistence in courting Uniland for nearly one year has paid off for both groups and a real "partnership" formed.

Metzger, Inc.'s approach will earn your firm many clients. We at Uniland Development Company are pleased to endorse your process.

Sincerely,
UNILAND DEVELOPMENT COMPANY

David J. Reilly
Director of Construction