

Redstone

Brokerage Services
Development
Property Management
Construction

December 12, 2014

Metzger, Inc.
4955 Chestnut Ridge Rd.
Orchard Park, NY 14127

Attn.: Mr. Tom Metzger
Re: Peking Duck Apartments (35 Units) – Burlington VT

Dear Tom,

R+Y Millhouse, LLC. has again elected to retain your firm to assist us in a variety of FF&E buyouts for the above referenced project.

- Flooring
- Residential Appliances
- Residential Cabinetry (Kitchen and Bath)
- Stone Kitchen/Vanity Tops

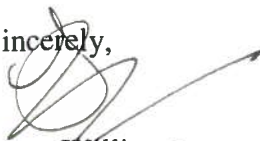
We are focused on not only high quality construction and design of the project, but the creation and management of a competitive bid environment in all scope area's your firm will coordinate. Please create an RFP format that allows all capable suppliers, in each scope area to offer concise, well-structured responses, open book, apples to apples for our review and selection.

We wish to only interview 2-3 vendors in any scope area, and only those that appear to best fit our expectations.

Please direct all suppliers to work directly through Metzger, Inc. during this process. Selection of the final vendor will be determined through your firm's format.

Metzger, Inc. will be compensated as detailed in other documents.

Sincerely,



Larry Williams
Partner