

Redstone

Brokerage Services
Development
Property Management
Construction

August 6, 2014

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

Attn.: Mr. Tom Metzger
Re: River House 2 (56 Units+/-) Winooski, VT

Dear Tom,

Catamount/Youkel II, LLC has again elected to retain your firm to assist us in a variety of FF&E buyouts for the above referenced project.

- Flooring & Appliances
- Cabinets & Countertops

We have already priced these items through our GC and the price points received require that we restart these scopes and find better pricing, initial bids exceed our desired budgets. We must work to our budgets and based on our past successes with your firm look to use Metzger, Inc. to expose options that fit our desired criteria.

All Parties here are privy to this cost cutting approach, we the owners along with our GC. Metzger, Inc. will be provided the initial bids so as to focus on the required cost target.

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

Direct all suppliers in the scopes noted to work through your firm only as our consultant. Once RFP results are received, Metzger, Inc. is to produce spreadsheets comparing all bidders side by side in organized fashion for our review and selection.

Metzger, Inc. will be compensated as discussed. Proceed upon receipt.

Sincerely,



Larry Williams
Partner