

# Redstone

Brokerage Services  
Development  
Property Management  
Construction

April 14, 2012

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

Re: UVM Redstone Lofts - 404 Bed Student Housing Project  
Furniture, Flooring, Appliances, Cabinets/Tops and Window treatments  
Burlington, VT

Dear Peter,

This letter is to thank you and your staff for your efforts helping us to procure various elements of our Redstone Lofts project .

Several items stand out. First, your approach and advice with respect to bidding and selecting furniture was very much appreciated. When complete, I believe you will have saved us approximately 30% (\$300,000) and we will be getting a higher quality product than originally contemplated. Second, your willingness to step up and help us find a flooring installer went over and above what I expected from our agreement. I am very pleased that we were able to increase the quality and quantity of our flooring selections without materially impacting our flooring budget.

In general, the level of organization and clarity and your relationships and knowledge of suppliers provided a very good value for us. I look forward to working with you on future projects. I would be happy to enthusiastically recommend you and your firm to others.

Best Regards,



Larry Williams