



May 20, 2011

Mr. Frank Linnebur
800 US Hwy 36
Byers, CO 80103

Re: Professional Services for 985 US Hwy 36 Tenant Finish

Dear Mr. Linnebur,

This proposal for professional architectural services includes the design development, and construction documentation the proposed building improvements for the vacant steel building shell located in Byers Colorado.

[1.] Scope of Work [Plan Documentation]:

The existing building is approximately 1,425 square feet of floor area to be used for office and vehicle storage occupancies. The space will include two separate entries [egress requirements] unisex restroom, and kitchenette [accessory to the main use].

The preliminary building layout has been developed by Tin Roof Design [TRD] per our initial meeting and must be assessed for code compliance [attached as Exhibit A]. It is anticipated that minor plan changes will be needed to comply with your plan goals, the building code and to accommodate mechanical and electrical requirements for the space.

TRD will be responsible for the preparation of the construction documents required for assisting you in obtaining a permit and for documenting the design for the space. The architectural documents are anticipated to include a cover sheet, building code analysis, code egress plan, floor plan with key notes, dimensions, and wall types. We do not anticipate the need for detailed design work related to interior millwork, interior finish specifications, material finish detailing paint colors, etc and thus this scope is not included within this proposal.

The mechanical and electrical documentation and engineering will **not** be provided by TRD or its consultants.

Fee Proposal:

Tin Roof Design will provide the services as listed for a fixed fee of \$700 [seven hundred dollars].

Payments to Tin Roof Design:

Payment for fees and expenses billed on the 1st of each month shall be due upon receipt of TRD's invoice. Disputes or questions regarding an invoice shall be brought to my attention within five days following receipt of invoice, and shall not be cause for withholding payment for the undisputed portion of the invoice. A service charge of 1.5% per month, in addition to reasonable collection expenses, shall be added to balances unpaid thirty (30) days after invoice date. Tin Roof Design, I.I.c. reserves the right to suspend or terminate its services, or withhold its Documents and/or Data without written notice, if payment in full is not received within thirty (30) days after invoice date, and Tin Roof Design, I.I.c. shall not be held liable for any claims or losses that may result therefrom.

Reimbursable Expenses:

The following reimbursable expenses incurred by Tin Roof Design, I.I.c. in connection with the Project are not included in the Fee, unless specifically stated in the Agreement: transportation and authorized out-of town living expenses; voice and data telecommunications; reproduction, shipping and delivery of drawings, specifications,

CAD plots and other documents; renderings, models and photography; sales and other transactional taxes; and shall be billed at 1.10 times the amounts invoiced to TRD.

Owner Requirements:

Upon acceptance of this proposal, the Owner should prepare and make available all copies of any existing building plans. The Owner is responsible to coordinate all site related requirements including wet and dry utilities as well as any zoning/land entitlement requirements. The Owner is also responsible to coordinate internal mechanical and electrical requirements for service and distribution; we recommend this be addressed through the selected general contractor and his/her sub contracts as design-build.

Exclusions:

TRD is not responsible for expenses related to any third party consultants or costs not previously mentioned that may be required to meet requirements of the project. Such specific exclusions are:

- Site or topographic surveys
- Geotechnical or drainage reports
- Structural Engineering
- Interior Design or documentation related to materials selection
- Environmental assessments
- Building Certifications [ADAGG, LEED, etc]
- Traffic studies and analysis
- Civil Engineering and design
- Zoning review, documentation, presentations, and/or meetings
- 3-Dimensional modeling or renderings
- Application fees, cost of noticing, permitting or other required County fees

Upon acceptance of this proposal by means of signature below; TRD will prepare a Professional Services Agreement for the Owner's signature.

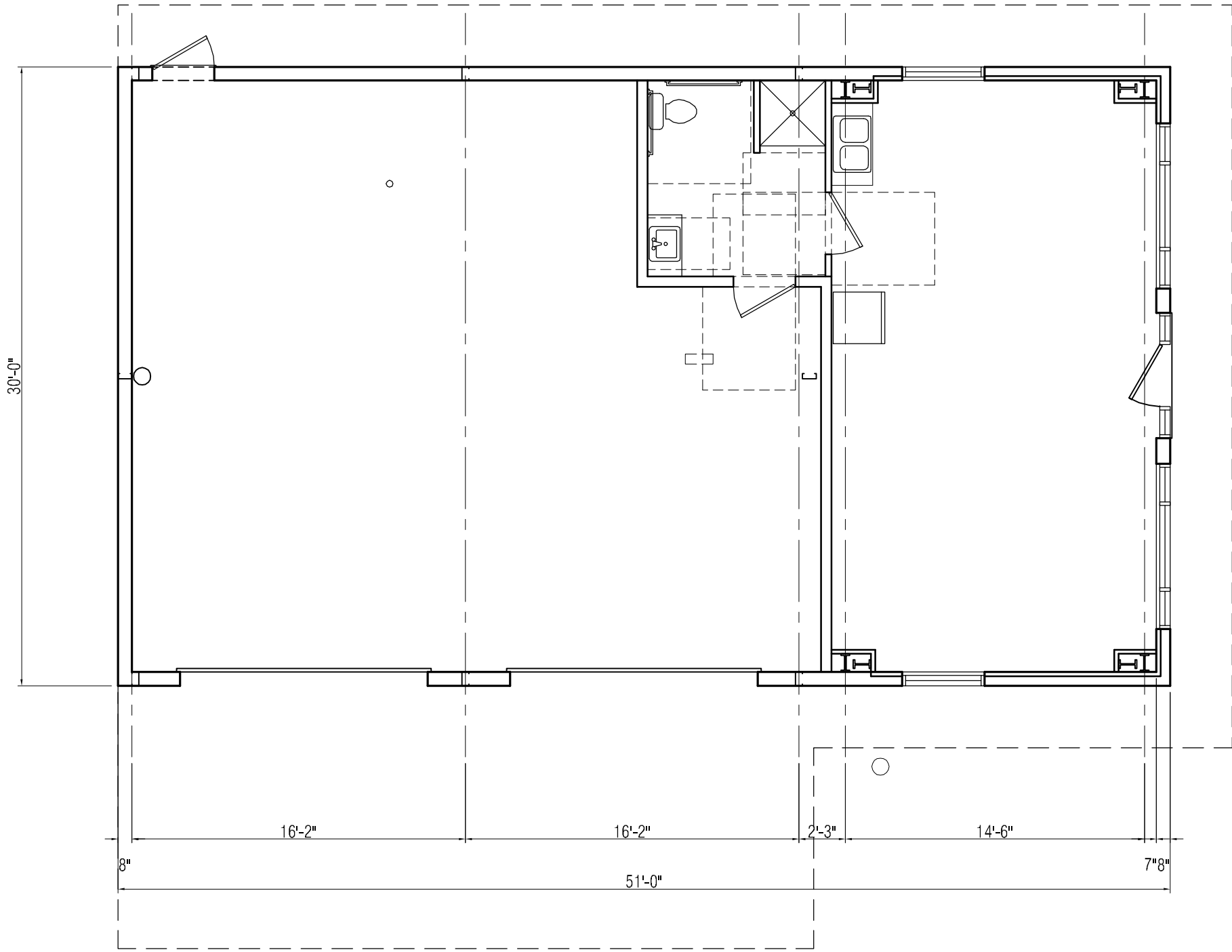
Sincerely,

Michael J. Stornello,
Tin Roof Design, I.I.c.



Michael J. Stornello

Frank Linnebur



Floor Plan
Exhibit A

1 TENANT FINISH PLAN
1/4" = 1'-0"