

B L A C K

H E L T E R L I N E LLP

A T T O R N E Y S   A N D   C O U N S E L O R S   A T   L A W

ANDREW T. REILLY  
E-mail: atr@bhllaw.com  
Admitted in Oregon and Washington

Our File No. 001935-0006

March 2, 2012

Harry A. Shook  
Partners Inc.  
436 N.W. 119<sup>th</sup> Street  
Vancouver, WA 98685

Reference: Lucille Beck Fire Loss  
Services Retention Agreement

Dear Harry:

Enclosed is an executed fee/retention agreement regarding our engagement of you and Partners Inc. as experts to assist us with the preparation and presentation of Ms. Beck's fire loss claim at her residence, 1430 S.W. Englewood Drive, Lake Oswego, Oregon. Ms. Beck is sending you under separate cover a check in the amount of \$2,500 to cover your retainer. Our understanding is that she will also be sending a spare house key at that time. You are free to access the home at any time.

To reiterate from our prior discussions, our goal in retaining you is to have a reliable, credible, and unimpeachable scope and bid/estimate prepared regarding the work necessary to repair or replace the dwelling at the above location to its pre-loss condition. Such a scope and bid will allow us to more effectively analyze and challenge, if necessary, those scopes and bids being promulgated by Ms. Beck's insurer, MetLife, and its own retained contractor, McBride Construction. Of course, we would also be relying upon your expertise and assistance in reviewing and commenting upon those competing scopes and bids.

Please treat all communication with this office and Ms. Beck as confidential, and – for the time being at least – refrain from discussion our engagement with anyone other than your staff and those to whom such disclosure is necessary for you to perform your contractual obligations.



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Harry A. Shook  
March 2, 2012 – Page 2

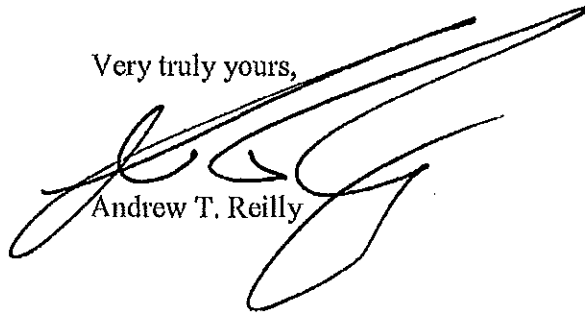
Finally, while the enclosed fee/retention agreement does not contain a cap on your anticipated fees, and while we have previously discussed the potential adverse effects of imposing such a cap, you previously opined that your anticipated fees for the requested services would fall in the \$4,000 - \$5,000 range. We do not intend to hold you to these numbers as a fixed upper end, but would ask that you notify us as soon as possible if it appears that your fees might exceed these figures by 20% or more, so that we can be mindful of how best to utilize you as a resource.

We look forward to working with you on this project, Harry, and eagerly anticipate receipt of your proposed scope and bid.

Please contact me if I have mis-stated anything about our prior discussions or your understanding of our relationship, or with any other questions or comments about the process going forward.

Best regards.

Very truly yours,



Andrew T. Reilly

ATR:cld  
Enclosure

cc: Lucille Beck (w/enc.)  
Clarence H. Greenwood, Esq. (w/enc.)

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**PARTNERS INC**  
436 NW 119<sup>th</sup> Street  
Vancouver WA 98685  
360 573-7962  
Fax 360 574-4806

Enclosed is my resume of testimony, real estate, and construction work. As owner of Partners Inc. General Contracting and Real Estate Services, I have provided construction-related testimony in the following fields:

- Trade practices
- Construction standards of the industry
- Uniform building code
- Real estate principles and practices
- Real estate development issues
- Product defects
- Architectural and design errors
- Analysis of plans and specifications
- Construction contracts
- Case preparation
- Selection of other specialized experts
- Accounting practices
- Defective workmanship
- Competitive pricing
- Fraud

My hourly fee schedule is as follows:

- Initial preparation, preliminary inspection, file analysis, and case preparation.....\$145.00
- Depositions and testimony.....\$175.00
- Arbitration and mediation services.....\$225.00

Fees for difficult inspections and work around hazardous sites are based on the scope of work required.

Sincerely,

Harry A. Shook  
HAS:ss  
Encl.

Accepted by: 

Date: March 2, 2012