



Starbucks Coffee Company  
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206/318-1575

Dan J. Bozich  
Senior Vice President  
Urban Works Real Estate  
1230 SW First Ave., Suite 201  
Portland, OR 97204

Dan,

On behalf of Starbucks Coffee Company I would like to congratulate you and Urban Works Real Estate for being our Top Broker on the West Coast in 2010. Dan's overall understanding of our Real Estate needs have been pivotal in securing multiple locations in both the Central City and suburban markets. These locations were high priorities and will enable us to continue to showcase the Starbucks brand throughout the Pacific Northwest.

Sincerely,

A handwritten signature in blue ink that reads "Nick Koros". The signature is fluid and cursive, with the first name "Nick" and last name "Koros" clearly legible.

Nick Koros  
Director of Store Development  
Starbucks Coffee Company