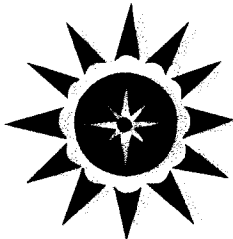

DAWNVIEW COFFEE COMPANY



Mr. Mark D. Snyder, President
Construction Results
14100 23rd Avenue North
Plymouth, MN 55447-4904

Dear Mr. Snyder:

Dawnview Coffee Company, dba Dunn Bros Coffee, extends a sincere thank you for a job well done in constructing the new Roseville store. The project was reportedly the fastest build-out of a Dunn Bros Coffeehouse in corporate history.

Given the timeline imposed, Construction Results performed admirably. The project bid was submitted promptly and work begun within days of signing the contract. Construction Results' staff held themselves to high professional standards, communicated with me routinely, and drove the project to completion. The workmanship was very good and subcontractors were responsive to addressing any modifications and/or questions raised.

Special thanks to Construction Results' Ann Nelson, Project Manager, and Jeff Krause, Project Superintendent. It was a pleasure working with them. Their special efforts in getting the project accomplished are appreciated!

I am happy to lend my endorsement to Construction Results and recommend its services to others.

Sincerely,

A handwritten signature in black ink that reads "Larry P. Fonnest". The signature is fluid and cursive, with the first name being the most prominent.

Larry P. Fonnest, President
Dawnview Coffee Company

2471 Fairview Avenue
Roseville, MN 55422

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