

August 17, 2011

RE: Bedrocks Coffee

We wrote to you and other Bedrocks Coffee investors in July. We have continued our investigation and have some new findings to report. We invite you to attend an informational meeting for people who invested in Bedrocks Coffee, Uptown Development, and various non-traded REITs. The meeting is free of charge with no obligation. The time and place for the private investor meeting is as follows:

**Valley River Inn
North Columbia Ballroom
1000 Valley River Way
Eugene, Oregon
Tuesday, August 30, 2011
6:30 p.m. - 8:00 p.m.**

For the protection of investors, you will be asked to affirm that you are attending the meeting for the purpose of obtaining legal information about your rights regarding your investments, or those of friends or relatives. You will also need to agree not to provide information discussed at the meeting to anyone who acted as a financial advisor on any investments you made.

At the meeting, we will provide more details to supplement our findings and opinions that are described below, as well as provide an opportunity for you to ask questions. If you cannot attend the meeting and would still like further information, please contact our firm. If you would prefer not to receive any additional information from us, please let us know. Because we may offer to provide legal services on a contingency fee basis to persons who attend the meeting, the Oregon State Bar rules require us to advise you that this is an advertisement.

RESULTS OF FURTHER INVESTIGATION

Since I last wrote, I have spoken with Thomas Huntsberger, the attorney for Joshua and Cassandra Rodriguez. I arranged for and interviewed Mr. Rodriguez at length about his Bedrocks Coffee company and how the Bedrocks investments occurred. He provided detailed information about the role of Scott McKee in the investment process. I have also spoken with the bankruptcy trustee, Ronald Sticka. In addition, I reviewed the bankruptcy schedules, and have interviewed others who invested in Bedrocks Coffee, Cole REITs, Uptown Development projects, and other investments sold through Quality Financial. I also spoke with the FINRA investigator assigned to Mr. McKee's case, who has contacted us for information. Finally, we have received calls from anonymous callers who have provided "tips" about evidence of fraudulent activity in these matters. I believe that information to be reliable, based upon other information we have gathered.

Some of my findings and opinions that will be discussed at the meeting are described below.

The Rodriguezes and Bedrocks Coffee do not have the assets to pay investors. The debtors do not have funds to pay these claims. According to the records, there are \$3.2 million in liabilities listed in the bankruptcy. There are only \$69,206 in assets. Some of the liabilities are priority obligations, such as taxes, and would be paid before investors receive any money, and there are other expenses that also need to be paid. It does not take an understanding of higher math to realize that investors cannot expect to obtain a payment from the bankruptcy court. Bedrocks Coffee is not an operating business, has no assets, and does not even exist.

Neither Mr. McKee nor anyone else has filed any claims on behalf of investors to recover funds, and Mr. McKee has no legal right to bring such claims. Some investors have reported to us that financial advisor Scott McKee told them that he will take action in the bankruptcy and make sure that investors are paid from assets in the bankruptcy case. We have not been able to verify that Mr. McKee actually made that statement, but if he did, the statement would be false. The law would not allow him to succeed on such a claim, and there would not be funds to pay investors even if he could do so.

Sales of the Bedrock Coffee And Uptown Development investments were illegal. The securities laws, which exist to protect investors from fraud and abuse, were violated in the sale of these investments. For one thing, they were not registered to be sold. In addition, they were never approved for sale by any FINRA-licensed brokerage firm, as required by law. And, the investments were offered and sold by misrepresenting what these investments really were. Each of those things constituted a violation of the securities laws. Investors who were sold investments illegally are entitled to recover their investment, and can recover interest and attorney fees. We will discuss that further at the meeting.

Sales of the Cole REITs Were Unsuitable For Moderate Investors. More than one investor has reported that they were sold Cole REITs by Quality Financial and Mr. McKee. Non-traded REIT investments can be appropriate for some investors who understand the fees and risks, but those types of investments are high risk, include substantial fees, and are not suitable for investors who are moderate to conservative investors. Non-traded REIT investments are almost never suitable if they make up a large percentage of an investor's portfolio.

There are statutes of limitation that will prevent investors from filing claims if they wait too long. The law limits the amount of time you have to bring a claim. That time period depends upon circumstances surrounding each case, but the general rule is that investors have two years from the time that a reasonable person would have suspected wrongdoing. In some cases, wrongdoers make promises of payment in hopes of allowing the statute of limitations to run before any claim is filed. Investors in any of these investments should understand that.

We hope to see you at the meeting on August 30.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Robert S. Banks, Jr.', with a stylized, cursive script.

Robert S. Banks, Jr.

RSB:bab