



POWER BROKER AWARD

LEASING BROKER WINNER

CoStar Group, Inc.

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NASDAQ: CSGP

Dear Heather Sharp:

Congratulations! You took on the toughest market in memory and posted a 2008 Power Broker-winning performance for the **Inland Empire** market.

You were measured against all the commercial real estate brokers active in your region and ranked based on overall leasing transaction volume for 2008 as reported to CoStar. As the number one provider of information/marketing services to commercial real estate professionals in the United States as well as the United Kingdom, CoStar is uniquely qualified to rank and recognize the most active firms and individual dealmakers in each market.

As a winner of CoStar's 2008 Power Broker Award, you are now recognized as one of the top commercial real estate brokers in the United States. You will be acknowledged along with other leading firms and brokers in yours and all the other markets CoStar covers at www.Costar.com/PowerBrokers/. The awards are co-sponsored by Real Estate Forum magazine and will be prominently showcased on GlobeSt.com and in Real Estate Forum magazine.

To help tell the world you are among the elite in the industry, you're invited to place a special CoStar Power Broker icon on your website, emails and marketing materials. For more information about this exclusive service, visit www.Costar.com/PowerBrokers/. We also encourage you to make your status known in your market and/or nationwide by issuing a press release.

Your CoStar account executive will personally present you with your CoStar Power Broker award, an attractive, custom-made plaque recognizing your accomplishment.

On behalf of all of us at CoStar, congratulations on your leading market position, and best wishes for another successful year.

Sincerely,

Andrew C. Florance
President & CEO

Jennifer L. Kitchen
Senior Vice President, Research

P.S. Make the most of this well-deserved achievement.
Visit www.Costar.com/PowerBrokers/ now for your email and website icons.

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