



PHP Management, Inc.

October 1, 2006

To Whom It May Concern:

PHP Management is an owner and developer of real estate properties in San Diego including Hotel Parisi in La Jolla. An important part of our building operation includes the management of our parking facilities. We have been working with Sunset Parking for over 8 years and I would like to explain why we use Sunset's services.

I personally met Michael Harth through a community board we served on together. At the time, I was using another local parking company and was relatively satisfied with their performance. However, Michael told me that he felt my parking garage was under managed and that Sunset Parking could help us increase our parking profits. I was intrigued.

After sharing some basic information with Sunset they crafted a performance based management agreement that guaranteed us a 50% increase in our net parking income. Once they began operating our parking they gave us the individualize attention they had promised, and our parking income and profits grew.

However, what is most impressive about Sunset is not the fact that they earned our trust and delivered the results they originally stated; it is the fact that after operating our garage for 6 years, they presented a plan to automate our facility and significantly increase our net income once again. Their plan was to drive down operating expenses, and at the same time drive up our gross income. We have to admit, the process of automation has not been with out its challenges, but Sunset has stood by us throughout the process to help us work through the issues as they arose.

Under Sunset's direction our garage revenues have recently grown this calendar year by over 25% since the automated parking came on line. This would not have happened had Sunset not been willing to challenge the status quo. I can wholeheartedly endorse Michael Harth and Sunset Parking if you are interested in maximizing the potential of your parking assets. Sunset is more then just another vendor we work with, they are truly our partners when it comes to running our parking and driving up profits.

Sincerely,

Peter Wagener
CEO