



AIPA PROPERTIES, L.L.C.

September 13, 2007

Mr. Joe Teipel
Mr. Allen Koike
Auction Action
3813 Pukalani Pl
Honolulu, HI 96816

Dear Joe and Allen:

As you know Airport Industrial Park has about 800,000 square feet of enclosed space and about a 120 tenants. We are probably the largest commercial property in the State of Hawaii. With that large number of tenants we occasional have tenants that either leave the State or unfortunately whose businesses fail causing them to have to liquidate their office assets. I was prompted to write this letter after observing you helping Hawaii Impulse Systems, Inc., dispose of their office assets because of their business closure.

In the sixteen years that I have been running this property I have never seen an auction company with a more professional attitude from boss down to all of the field hands. In watching your preparation for the auction I was extremely impressed at how well it was organized and how everyone seemed to know exactly what had to happen in order to get the most bang for the buck for your client. Your people organized everything from the major furniture items down to the smallest group of office supplies. It was put together and presented in a very attractive manner to ensure success.

I visited on the day of the auction and the people that were standing by and actually running the show again just exuded professionalism. I spoke after the fact to the senior executives from HISI; they shared my views on the quality of your service. While I do not look forward to using your services again as it is normally negative for the business involved, I would not think of using any other company but yours should the need arise.

Thanks again for helping one of our tenants and I look forward to working with you in the future.

Thanks,

Richard H. Zegar, Vice President of AIPA Corporation
The Managing Member of AIPA Properties, L.L.C.