

ESSENTIAL AUCTION INFORMATION

DIRECTIONS TO PROPERTY #1:

From the 10 Eastbound, exit onto HIGHWAY 111 towards Palm Springs for 12 miles. HIGHWAY 111 turns into S. PALM CANYON. Property #1 is on the Southeast corner of RAMON and S. PALM CANYON.

DIRECTIONS TO PROPERTY #2-6:

From the 10 Eastbound, exit RAMON. Veer Right toward BOB HOPE for 1 mile. Turn Left/South at BOB HOPE. Turn Right/West at DINAH SHORE. Turn Left/South at MISSION HILLS into the Security Gate. At the Security Gate tell guard you are going to the WESTGATE AUCTION. Make immediate Right at LEGACY WAY. Pass 2 stop signs. Continue forward straight into the Westgate community at ROYAL ST. GEORGES WAY.

DIRECTIONS TO PROPERTY #7 :

From the 10 Eastbound, exit RAMON. Veer Right toward BOB HOPE for 1 mile. Turn Left/South at BOB HOPE. Turn Right/West at DINAH SHORE. Turn Left/South at MISSION HILLS into the Security Gate. At the Security Gate tell guard you are going to the WESTGATE AUCTION. Make immediate Right at LEGACY WAY. Make Right at LOCH LOMOND (first stop sign).

REAL ESTATE DEPOSIT REQUIREMENTS:

A CASHIER'S CHECK ONLY DEPOSIT PAYABLE TO YOURSELF WILL BE REQUIRED ON THE DAY OF AUCTION TO REGISTER AND BID ALL PROPERTIES.

- **FOR PROPERTY #1, #2, #3, #4, #5 THE AMOUNT OF THE CASHIER'S CHECK IS \$100,000**
- **FOR PROPERTY #6 AND #7 THE AMOUNT OF THE CASHIER'S CHECK IS \$25,000**

An additional deposit in the form of a personal check to bring the total deposit to equal 10% of the Total Contract Price must be made the day of the auction. **NO EXCEPTIONS PLEASE.**

REAL ESTATE CLOSING:

Balance of the purchase price is due at closing which shall be on or before 45 days following the auction.

REAL ESTATE CONDITIONS:

A 10% buyer's premium will be added to the final bid and included in the contract price. The property will be sold in "AS-IS" condition. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment and inspection of the property and records. Buyer to verify all information before close of escrow. All announcements made from the auction block will take precedence over any previously printed material or any other statements made. The auctioneer represents the Seller in this real estate transaction. Seller shall provide

a copy of prior Title Insurance Policy or a Title Insurance Commitment. Seller will deliver property at closing 'free and clear of liens and encumbrances'. Buyer will pay all closing costs. Seller to choose all services.

CHARITY AUCTION / FINE ART AND JEWELRY AUCTION PREVIEWS AND TERMS:

Items will be available to view one hour prior to auction. Items will be sold piece by piece. A 15% buyer's premium will be added to top bids. Cash, checks, major credit cards accepted. A photo ID is required in order to register.

BROKER PARTICIPATION:

Broker registration is required in ADVANCE for any broker or agent representing a bidder at auction. Log on to www.RanchoMirageAuction.com to download the Broker participation form or call 888-573-1616 to request a form. Fax back to Stephen Uhlir, Broker at 858-777-3610.

OPEN PREVIEW DATES:

- **Saturdays from 9:00AM-12 NOON and 8:00PM-10:00PM**
August 16, 23, 30, & September 6 @ all residential properties
- **Sundays from 12 NOON-4:00PM**
August 17, 24, 31, & September 11 @ all residential properties
- **Monday-Thursday from 9:00AM-12 NOON**
September 9, 10, 11, 12 @ 68 and 72 Royal St. Georges
- **Please contact NAI at 800-496-8700 to schedule a preview of the commercial building**

CHARITY AUCTION:

Hosted at 68 Royal St. Georges on Friday, September 12 at 7:00PM. A portion of the proceeds will benefit the Anaheim Ballet Company community outreach and scholarship programs and will include light refreshments.

FINE ART AND JEWELRY AUCTION:

Hosted at 68 Royal St. Georges on Saturday, September 13 at 10:00AM-2:00PM.

BROKER INFORMATIONAL SEMINARS:

Seminars will be conducted by Jim Gall, President of Auction Company of America on: August 22, 2008 from 4:00PM-5:00PM and September 11, 2008 from 4:00PM-5:00PM at 72 Royal St. Georges Way to guide prospective buyers through the auction process and will include information on the bidding process, disclosures, closing, etc.

BUYER INFORMATIONAL SEMINARS:

Seminars will be conducted by Jim Gall, President of Auction Company of America on: August 22, 2008 from 6:00PM-7:00PM and September 11, 2008 from 6:00PM-7:00PM at 68 Royal St. Georges Way to guide prospective buyers and real estate agents through the auction process and will include information on the bidding process, disclosures, closing, etc.