

PHONE BIDDING PROCEDURES

Real Estate Auction

“Tranquil Harbour & Cape San Blas Lots”

Mexico Beach, Bay County / Cape San Blas, Gulf County

Florida

May 2, 2009

STEP I: Funds in the amount of **Five Thousand Dollars (\$5,000.00)** per condo or per lot for the **TWO bedroom condos and/or the Gulf Front & Gulf View Lots; Ten Thousand Dollars (\$10,000.00)** per condo for the **THREE bedroom condos; and/or Fifteen Thousand Dollars (\$15,000.00)** per condo for the **FOUR Bedroom condos** must be received no later than **3:00 PM (CST) Friday, May 1, 2009**. **Credit cards will not be accepted**. Personal checks, business checks or certified funds should be payable to **Beach Title Services, LLC.**, (Escrow Agent) and sent to:

**The National Auction Group, Inc.
Attn.: Donna K. Yarbrough
644 Walnut Street
Gadsden, AL 35901**

Funds may be wired directly into the **Beach Title Services, LLC., Escrow Account**.

WIRE TO:

**Bank: Independent Bankers Bank of Florida
615 Crescent Executive Court, Suite 400
Lake Mary, FL 32746**

ABA No.: 063111596

FOR FURTHER CREDIT TO:

**Account Name: Beach Community Bank
17 SE Eglin Parkway
Fort Walton Beach, FL 32548**

Account Number: 11051

FOR FINAL CREDIT TO:

**Account Name: Beach Title Services, LLC., Escrow Account
4 Laguna Street, Suite 101
Ft. Walton Beach, FL 32548**

Account Number: 20009718

RE: “Tranquil Harbour & Cape San Blas Lots”

Remitter's Name: _____

INITIALS:

Bidder	Bidder

(Please use the above reference information when sending your wire so that it can be traced, and request a confirmation of receipt of wire)

STEP II: The Purchase Agreement, Terms & Conditions of Auction and Phone Bidding Procedures must be signed (leaving sales price blank), every page initialed and returned. This may be faxed to The National Auction Group, Inc., Attn.: Donna K. Yarbrough via facsimile number (256) 547-7476. **Faxed or Original documents and receipt of the bidder deposit must be received no later than 3:00 PM (CST), Friday, May 1, 2009. Please mail or fax to:**

ADDRESS: The National Auction Group, Inc.
Attn.: Donna K. Yarbrough
644 Walnut Street
Gadsden, AL 35901
(256) 547-3434 (Telephone)
(800) 473-2292 (Toll Free #)
(256) 547-7476 (Fax #)

STEP III: Your bidder number will be assigned upon receipt of the signed documents and certified funds.

STEP IV: On **Saturday, May 2, 2009, between Noon and 1:00 p.m. (CST)**, The National Auction Group, Inc., will call the number specified by you to confirm satisfactory connection and ask for an initial offer. A callback time for the auction will be established. Your bids will be taken at that time.

The successful high bidder must have the balance of the deposit sent via overnight mail to The National Auction Group, Inc. or wired into the above referenced account no later than **5:00 PM (CST), Monday, May 4, 2009.**

STEP V: In the event you are not the successful high bidder, your funds will be returned to you via FedEx if a check was submitted or via wire transfer if your funds were submitted by wire transfer.

INITIALS:

Bidder	Bidder

Please complete all the information requested below and forward via facsimile number (256) 547-7476 to The National Auction Group, Inc., Attn.: Donna K. Yarbrough.

NAME OF BIDDER _____

ADDRESS _____

PHONE # _____

FAX # _____ EMAIL: _____

SOCIAL SECURITY #: _____

DRIVER'S LICENSE #: _____ STATE: _____

BIDDING # _____
(BIDDING NUMBER TO BE ASSIGNED BY THE NATIONAL AUCTION GROUP, INC.)

IN THE EVENT YOU ARE NOT THE SUCCESSFUL HIGH BIDDER, PLEASE CONTACT DONNA LAW AT THE NATIONAL AUCTION GROUP, INC. TO MAKE ARRANGEMENTS TO RECEIVE PREVIOUSLY SUBMITTED FUNDS.

IF YOU HAVE WIRED YOUR FUNDS AND ARE NOT THE SUCCESSFUL HIGH BIDDER, FUNDS WILL BE RETURNED TO YOU VIA WIRE TRANSFER. IN ORDER TO EXPEDITE THIS PROCESS, YOU MUST PROVIDE ALL THE INFORMATION REQUESTED BELOW. FAILURE TO FURNISH THIS INFORMATION MAY DELAY THE RETURN OF FUNDS TO YOUR ACCOUNT. PLEASE PRINT CLEARLY.

NOTE: There will be a return fee charged to the bidder per return wire transfer.

BANK NAME: _____

BANK ADDRESS: _____

ABA #: _____

ACCOUNT #: _____

CONTACT NAME: _____

CONTACT PHONE #: _____

INITIALS:

Bidder	Bidder

DISPUTE RESOLUTION--AGREEMENT FOR ARBITRATION

Bidder (s), "NAG" and the Seller agree that any disputes, controversy, or claims between the Bidder(s), "NAG" and/or the Seller that arise out of or relate in any way to this auction sale and any events occurring before or after the auction sale shall be settled by arbitration and shall be administered by the American Arbitration Association in accordance with Title 9 of the United States Code (United States Arbitration Act) and the Commercial Arbitration Rules of the American Arbitration Association. By way of example only, such claims include, but are not limited to, claims for fraud, breach of contract, negligence, wantonness, and or any other action or claim in contract or tort. The parties agree to be bound **exclusively by final and binding arbitration as described herein**. Judgment on the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof.

Bidder(s), "NAG" and/or the Seller shall upon the written request of the other party, promptly provide the other party with copies of documents on which the producing party may rely in support of or in opposition to any claim or defense. Any dispute regarding discovery, or the relevance or scope thereof, shall be determined by the Arbitrator(s) which determination shall be conclusive. All discovery shall be completed on or before ninety (90) days after the appointment of the Arbitrator(s). At the request of a party, the Arbitrator(s) shall have the discretion to order examination by deposition of witnesses to the extent the Arbitrator(s) deems such additional discovery relevant and appropriate. However, depositions shall be limited to a maximum of three (3) per party and shall be held within forty-five (45) days of the date of the Order of the Arbitrator approving the taking of depositions. Each deposition shall be limited to a maximum of six hours duration. All objections are reserved for the arbitration hearing except for objections based on privilege and proprietary or confidential information.

The arbitrator(s) will have no authority to award punitive or other damages not measured by the prevailing party's actual damages. Bidder(s), "NAG" and the Seller shall each bear their own costs and expenses (including attorneys' fees) and an equal share of the arbitrators' fees and the administrative fees of arbitration. The award of the arbitrator(s) shall be accompanied by a reasoned opinion, signed by the arbitrator(s) and shall include a statement regarding the reasons for the disposition of any claim including findings of fact and a breakdown as to specific claims. Except as may be required by law, neither a party nor an arbitrator(s) may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties. The place of arbitration shall be **Tallahassee, Florida**.

Bidder(s), "NAG" and the Seller agree and acknowledge that the business of "NAG" and this auction sale involve interstate commerce. Bidder(s), "NAG" and the Seller agree that Bidder(s)' execution of this Agreement to Arbitrate is an integral part of the agreement of NAG and the Seller to allow Bidder(s) to participate in the bidding at the auction. Bidder(s), "NAG" and the Seller further agree that there is adequate consideration between the parties for this Dispute Resolution--Agreement to Arbitrate. Bidder(s), "NAG" and the Seller agree to keep the dispute resolution and arbitration proceedings confidential except as necessary to effectuate the resolution of the dispute by arbitration.

NOTE: SELLER RESERVES THE RIGHT TO ADD OR DELETE PROPERTY PRIOR TO THE START OF THE AUCTION AND/OR PRIOR TO THE START OF THE BIDDING ON EACH SEPARATE PARCEL.

SIGNATURE OF BIDDER

DATE

SIGNATURE OF BIDDER

DATE

INITIALS:

Bidder	Bidder