

PRELIMINARY
PHONE BIDDING PROCEDURES

Real Estate Auction
“SIENNA ON THE COAST”
1200 Beach Drive
Gulfport, Harrison County, Mississippi
Sunday, November 2, 2008

STEP I: Funds in the amount of **Fifteen Thousand Dollars (\$15,000.00)** per condo for the **3 bedroom/3 bath units**, **Ten Thousand Dollars (\$10,000.00)** per condo for the **3 bedroom/2 bath units** and/or **Five Thousand Dollars (\$5,000.00)** per condo for the **2 bedroom/2 bath units** must be received no later than **3:00 PM (Central) Friday, October 31, 2008**. **Credit cards will not be accepted**. Personal checks, business checks or certified funds should be payable to **M-TEC, Miller Title & Escrow Services, Inc., Trust Account** (Escrow Agent) and sent to:

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

Funds may be wired directly into the **M-TEC, Miller Title & Escrow Services, Inc., Trust Account**.

WIRING INSTRUCTIONS

WIRE TO:

Bank: **First Commercial Bank**
Mississippi National Bankers Bank
Ridgeland, MS

ABA No.: **065306192**

FOR CREDIT TO:

Account Name: **First Commercial Bank**
Account Number: **065306189**

FOR FINAL CREDIT TO:

Account Name: **M-TEC, Miller Title & Escrow Services, Inc., Trust Account**
12 Woodgate Drive, Suite C
Brandon, MS 39042
(601) 825-5220

Account Number: **500 667 1**

RE: **“SIENNA ON THE COAST”**

INITIALS:

Bidder	Bidder

Remitter's Name: _____

(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 Law 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 (Central), Friday, October 31, 2008. Please mail or fax to:**

ADDRESS: The National Auction Group, Inc.
Attn.: Donna Law
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 **Sunday, November 2, 2008, between 2:00 p.m. and 3:00 p.m. (Central Time)**, 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 (Central Time), Monday, November 3, 2008.**

STEP V: In the event you are not the successful high bidder, your certified funds will be returned to you via registered mail or 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 Law.

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) and "NAG" agree that any disputes, controversy, or claims between the Bidder(s) and "NAG" 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) and "NAG" 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 damages not measured by the prevailing party's actual damages. Bidder(s) and "NAG" 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 **Montgomery, Alabama.**

Bidder(s) and "NAG" agree and acknowledge that the business of "NAG" and this auction sale involve interstate commerce. Bidder(s) and "NAG" agree that Bidder(s)' execution of this Agreement to Arbitrate is an integral part of the agreement of "NAG" to allow Bidder(s) to participate in the bidding at the auction. Bidder(s) and "NAG" further agree that there is adequate consideration between the parties for this Dispute Resolution--Agreement to Arbitrate. Bidder(s) and "NAG" 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