

BROKER'S ACKNOWLEDGEMENT

Date:

Property Number:

The undersigned each hereby certifies to Seller and Sperry Van Ness / Transwestern Investment Realty ("SVN/TIR") as follows:

- 1) The Broker/Agent is associated with a licensed real estate firm in the State of Nevada, and that the undersigned is authorized to execute this Broker's Acknowledgement on behalf of Company/Broker.
- 2) That Broker/Agent duly registered the Purchaser in writing with Purchaser's acknowledging signature with SVN/TIR before any inspection of the Property by the Purchaser.
- 3) That Broker/Agent agrees to attend the Purchaser's initial inspection of the Property.
- 4) That Broker/Agent agrees to attend the Auction with the Purchaser.
- 5) That Broker/Agent is not participating in the purchase of the Property in any way as a principal or purchaser and is not giving a rebate of his/her commission to Purchaser.
- 6) This fully executed Broker's Acknowledgement must be received by SVN/TIR no later than Monday, May 2, 2005, at 5:00PM PST.
- 7) That Purchaser is not an affiliate of Broker/Agent and that Broker/Agent is not an affiliate of Purchaser. For purposes of this Broker's Acknowledgement the term "affiliate of Broker" or "affiliate of Purchaser," as the case may be, means (a) any officer, director, employee, shareholder, owner or partner of Broker or Purchaser, as the case may be; (b) any spouse of any individual referred to in 7(a) above, or relative within the third degree of kindred of any individual referred to in 7(a) or 7(b) above; (c) any corporation, partnership, trust, or other entity controlling, controlled by, or under common control with any one or more of those referred to in 7(a), 7(b), or 7(c) above; and (d) any director, officer, trustee, general partner or employee of any entity described in 7(c) above.

Broker/Agent hereby accepts a One Percent (1%) commission based on the bid amount as full compensation for all brokerage services, and agrees that if for any reason the sale is not consummated, the Broker/Agent shall not receive any commission for procuring the Purchaser or for any other services in connection with the Property and/or Purchase and Sale Agreement, and the Broker/Agent shall have no claim or interest in the Property being sold to Purchaser or in any earnest money or other sums or damages collected by Seller or SVN/TIR.

The Broker's Acknowledgement is attached to the Purchase and Sale Agreement and made a part thereof.

BROKER

PURCHASER

Broker/Agent's Name

Purchaser's Name

Broker/Agent's Signature

Purchaser's Signature

Broker/Agent's Signature

Purchaser's Signature

Real Estate Company's Name

Street Address

Street Address

City State Zip

City State Zip

Work Telephone No.

Work Telephone No.

Home Telephone No.

Fax No.

Fax No.

Date

Date