

**BUYER'S BROKER INCENTIVE PROGRAM  
 BROKER REGISTRATION FORM**

**Spokane Raceway Park  
 Airway Heights (Spokane County), Washington  
 Thursday, April 10, 2008 at 1:00 P.M. (P.T.)**

**Broker Information**

BROKER/AGENT: \_\_\_\_\_  
 COMPANY NAME: \_\_\_\_\_  
 COMPANY ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 LICENSE NUMBER: \_\_\_\_\_ BROKER NUMBER: \_\_\_\_\_  
 TAX IDENTIFICATION NUMBER: \_\_\_\_\_  
 OFFICE PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 MESSAGE CENTER/PAGER: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

**Client (Buyer/Bidder) Information**

CLIENT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 HOME PHONE: \_\_\_\_\_ OFFICE PHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

**I would like to hear more about your services.**

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**Call me at these numbers about opportunities to \_\_\_\_\_ buy and/or \_\_\_\_\_ sell Property.**  
**\_\_\_\_\_ I do not wish to be contacted by telephone on future opportunities.**

**OPENING BID AMOUNTS**

Please refer to the Broker Participation Guidelines below for clarification and instruction.  
 (Opening Bids submitted for the Property, must be submitted as indicated)

Parcel 1	8,693,823+/- SQ FT	199.58+/- Acres	\$ _____	Per ACRE
	(Race Track and Other Improvements)			
Parcel 2	504,325+/- SQ FT	11.58+/- Acres	\$ _____	Per ACRE
Parcel 3	482,005+/- SQ FT	11.06+/- Acres	\$ _____	Per ACRE
Parcel 4	590,456+/- SQ FT	13.55+/- Acres	\$ _____	Per ACRE
Parcel 5	612,507+/- SQ FT	14.06+/- Acres	\$ _____	Per ACRE
Parcel 6	588,523+/- SQ FT	13.51+/- Acres	\$ _____	Per ACRE
Parcel 7	511,539+/- SQ FT	11.74+/- Acres	\$ _____	Per ACRE
Parcel 8	765,744+/- SQ FT	17.58+/- Acres	\$ _____	Per ACRE
Parcel 9	471,667+/- SQ FT	10.83+/- Acres	\$ _____	Per ACRE
Parcel 10	1,095,135+/- SQ FT	25.14+/- Acres	\$ _____	Per ACRE
Parcel 11	3,306,472+/- SQ FT	75.91+/- Acres	\$ _____	Per ACRE
Parcel 12	3,687,021+/- SQ FT	84.64+/- Acres	\$ _____	Per ACRE
Parcel 13	3,530,148+/- SQ FT	81.04+/- Acres	\$ _____	Per ACRE
Entirety	24,839,365+/- SQ FT	570.22+/- Acres	\$ _____	Per ACRE

## BROKER PARTICIPATION GUIDELINES

1. A commission/referral will be paid based on the following schedule to any properly licensed real estate broker who submits his or her Broker Registration Form according to the guidelines as outlined below and whose client is the successful purchaser of the property(s). This client must close on the property(s) and must pay the total contract price for the property(s).
  - A. Two percent (2.00%) commission/referral will be paid on the written Opening Bid Amount.
  - B. One percent (1.00%) commission/referral will be paid on the balance remaining between the written Opening Bid Amount shown on the Broker Registration Form and the High Bid Price.
2. If no opening bid is written on the Broker Registration Form, then one percent (1.00%) of the High Bid Price of the property(s) purchased by that broker's client will be paid to that broker as a commission/referral.
3. The broker commission/referral will not exceed two percent (2.00%) of the High Bid Price of the property(s) purchased by that broker's client.
4. In order to be entitled to any commission/referral, the broker must:
  - A. Register his or her client by filling out the Buyer's Broker Incentive Program Broker Registration Form in full, including the signature of the client on the form.
  - B. Submit the Buyer's Broker Incentive Program Broker Registration Form via mail to: J. P. King Auction Company, Inc., 108 Fountain Ave., Gadsden, AL 35901 or via fax to (256) 546-3311 for receipt before the deadline of 5:00 PM, Tuesday, April 8, 2008. Broker Registration Forms arriving after the deadline will not be honored. Broker Registration Forms sent anywhere other than the above address and fax number will not be honored.**
  - C. Broker is required to bring a copy of this form, which must have been accepted and acknowledged by J P King, with him/her on sale day.**
  - D. Attend and register with the client at the auction and encourage bidding.
  - E. Abide by the guidelines outlined herein.
5. The broker, by placing his or her signature below, certifies, agrees, and acknowledges that:
  - A. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Seller.
  - B. No oral registration will qualify broker for commission/referral.
  - C. The broker's commission/referral will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
  - D. Only the first registration of a prospective client will be accepted and honored.
  - E. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
  - F. The broker will hold harmless and indemnify J. P. King Auction Company, Inc. from any and all claims with regard to such commission/referral.
  - G. The broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned.
  - H. The broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Incentive Program form.
  - I. The broker cannot participate in the Buyer's Broker Incentive Program and receive any commission/referral in conjunction with any other co-brokerage or referral agreement between J. P. King Auction Company, Inc. and broker.
  - J. The broker will be representing the buyer/bidder (client) listed above as his or her agent.
  - K. The broker is not a subagent of J. P. King Auction Company, Inc. and represents his or her client (buyer/bidder) as a buyer's broker.
  - L. This form consists of three (3) pages and that the broker has received three (3) pages.

6. Opening bids may be used to open the bidding at the auction. Opening bids will be taken in the order received. If the same written Opening Bid Amount should be submitted by more than one bidder, the form first received by J.P. King will take precedence.

7. All opening bids must be submitted in total U.S. dollar amounts.

8. The broker's client (buyer/bidder), by placing his or her signature below, certifies, agrees, and acknowledges that:

- A. He or she has inspected the premises of the subject property(s).
- B. J. P. King Auction Company, Inc. represents the Seller in this transaction.
- C. Commission/referral shall be paid only to broker representing client (buyer/bidder) as acknowledged in this form.
- D. He or she shall hold harmless and indemnify J. P. King Auction Company, Inc. and Seller from any and all representations made by the buyer's broker.
- E. For further information or questions please call (800) 558-5464 or (256) 439-0170.

BUYER/BIDDER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

BROKER/AGENT SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

FOR OFFICE USE ONLY:		
RECEIVED & ACKNOWLEDGED BY AUCTION INFORMATION _____ / _____ / _____		
INITIALS	DATE	TIME

Please note: In order for a buyer to qualify for the Buyer Incentive Program, which is independent and separate program from that of the Buyer's Broker Incentive Program, the bidder must complete the Buyer Registration form. The form must, also, be submitted to J. P. King Auction Company, Inc., received and acknowledged by a J. P. King Representative by the required deadline.