

Orderly Sale Process

*Public auction procedure is subject to change.

Purchase Terms: The Property is being offered as a receivership sale by a court-appointed receiver (the “Receiver”), on an “as-is, where-is” basis, with no representations or warranties.

Court Approval: Prior to closing the transaction, the Receiver must obtain a Court Order approving the specific sale terms agreed upon in the proposed contract of sale.

Offering Timeline & Details: The sale is subject to a public auction procedure. Once a PSA is signed, and all contingencies have been removed (other than Court approval), the Receiver will file a noticed motion seeking approval of the sale, overbid procedures and broker’s commissions. The property will continue to be marketed throughout this process to attempt to locate other Qualified Bidders to purchase the Property. Once the noticed motion is filed, the Receiver will publish notice of the sale for four consecutive weeks prior to the sale in the Reno Gazette. To be considered a Qualified Bidder, the buyer must:

- Sign a PSA on the same terms as the buyer’s PSA
- Conclude or waive due diligence
- Bid \$15,000 higher than the current sale price
- Provide a deposit 10% higher than the current sale price

If a qualified overbid is received, the Receiver will conduct an auction outside the Courthouse (333 W. Broadway, #420, San Diego, CA 92010) at the date and time specified in the published notice and request that the Court approve the sale to the highest and best bidder. Bidders (or an authorized representative) must be present to bid. If no qualified overbid is received, the Receiver will request approval of the sale to the buyer.

Seller Disclaimer: No liability is assumed by and none shall be asserted against the receiver because any statements, descriptions, information, projections, or estimates contained herein or omitted here from. The Receiver reserves the right at his sole discretion to reject any or all offers to acquire the Property and/or to terminate discussions with any prospective purchaser at any time, with or without notice.

Exhibit “A”