

EXHIBIT K
San Joaquin River
Executive Residence and Almonds
58.2± Acres Orchard
Fresno County, California

BROKER PARTICIPATION AGREEMENT

A fee of 2% of the gross selling price will be paid to a qualified Broker who provides a completed participation agreement.

Auction Property: _____

Auction Date: _____

Bidder Name, Address and Phone: _____

Bid Price and Terms: _____

Broker Name, Address, Phone and Real Estate License Number: _____

CONDUCT OF THE AUCTION: Each property is being sold on an "AS-IS, WHERE IS" basis. Your Client completes inspection and the inspection of the property by your Client's Expert prior to the commencement of the Auction is encouraged. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting.

Announcements made from the podium at the time of the Sale take precedence over all printed materials.

Acknowledged:

Bidder: _____ Date: _____
Signature

Broker: _____ Date: _____
Signature

All participation agreements must be signed, originals and submitted to Auction Manager prior to auction time and date. Pearson Realty C/o Jim Olivas at jolivas@pearsonrealty.com, or Charise Weisenborn at cweisenborn@pearsonrealty.com or mail to 3447 South Demaree, Visalia, CA 93277 or FAX (559) 732-3813

