

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Duarte Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Jany Shao-McCullum and Chun Ming Shi, or assignee (collectively, "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (including the Buyer) must remit at or prior to the hearing on the Motion a deposit in the form of a cashier's check or money order made payable to the Trustee in the amount of ten thousand five hundred dollars (\$10,500.00). The \$10,500.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Duarte Property;

c. The bidding for the Duarte Property shall begin at \$352,000.00 with overbids being made in minimal increments of \$1,000.00;

d. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid;

e. Real estate brokers may participate in the overbid process as potential buyers of the Duarte Property. Moreover, in the event that the successful bidder is a real estate broker, he/she/it shall not be precluded from sharing in the brokers' commissions for the Duarte Property; and

f. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within eleven (11) days from the date of entry of an order granting the Motion, whichever is earlier, unless Masjedi and/or other occupants are still in the Duarte Property. In that event, the full amount of the successful bid would be due when Masjedi and/or other occupants have vacated the Duarte Property. In the event that the Buyer is not the successful bidder of the Duarte Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents and shall waive all contingencies regarding the purchase of the Duarte Property. Furthermore, if the successful bidder cannot deliver

the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.