

INSTRUCTIONS FOR SUBMITTING SEALED BIDS

Property Offered

The property being offered is the land, building, and other improvements at 3452 Jodeco Road, McDonough, and includes the operating Shell Convenience Store business.

Sealed Bid Deadline

Sealed bids are due at the offices of Interstate Auction Company , 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342 (404-303-1232) by 5:00 pm on Monday, February 5, 2007. Bids will be opened privately by the auctioneer and the owner at 5:30 pm.

Best and Final Auction

If deemed necessary, at the sole discretion of the Seller and auctioneers, there will be a best and final auction conducted on Wednesday, February 7 at a place and time to be determined. The top 2 to 5 bidders from the sealed bid auction may be invited to participate in the best and final auction in order to determine the final high bidder. Bidders who are invited to participate in the best and final live auction, based on their qualifying sealed bids, will be allowed to bid over the phone, by fax, using the internet or live directly to the auctioneer.

Instructions for Submitting Sealed Bids

1. Inspect the Property
2. Review all the information provided on the website
3. Print out the Purchase and Sale Agreement for the Jodeco Road property.
4. Fill in Date: _____ at the top left corner of page 1.
5. Fill in the "Bid Amount" at the top of page 1, paragraph 1.
6. Fill in the "Buyer's Premium" amount equal to 10 percent of the bid amount.
7. Fill in the "Purchase Price" equal to the Bid Amount plus the Buyer's Premium.
8. Fill in the "Initial Contract Deposit" blank with \$25,000, paragraph 2.
9. Sign as Purchaser, and print your name below your signature.
10. Attach a cashier's check for \$25,000 payable to Interstate Auction Company , Escrow Agent.
11. Initial and date the bottom of each page, including Exhibit A, Legal Description.
12. If you have been represented by a buyer's broker who has registered you with Interstate Auction Company according to the terms and conditions in the auction brochure and the broker registration form on the website, attach a copy of the completed broker registration form, acknowledged by Interstate Auction Company, to the contract.
13. Attach a cover letter stating how you can be reached after the bids are opened at 5:30 pm on Monday, February 5th and the following two days.
14. Make a copy of the contract and check for your records.
15. Enclose the original signed contract, earnest money check, and cover letter in a brown manila envelope and deliver the envelope by courier or in person to Interstate Auction Company, located at 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342 (404-303-1232) by 5:00 pm on Monday February 5, 2007.

If you have any questions about how to complete the contract or how to submit bids, please contact: John Johnson at 404-303-1232 or Scott Vale at 404-309-4880.

We will contact you to let you know that we have received your bid. After the bids have been opened and reviewed, we will contact you to let you know if your bid has been accepted, or if there will be a best and final phase for the auction, and if your bid has qualified you to participate. If your bid is not accepted, or your bid does not qualify you to be invited to a best and final phase, you will be notified, and your earnest money check will be promptly returned.