

EXHIBIT F
River Oaks
Farmland and Dairy Facility
663.66± Acres
Fresno County, California

BROKER PARTICIPATION AGREEMENT

A fee of 1% of the gross selling price will be paid to a qualified Broker who provides a completed participation agreement.

Auction Property: Real Estate **663.66± acres farmland** _____

Auction Date: _____

Bidder Name, Address and Phone: _____

Bid Price : _____ Real Estate \$ _____

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

CONDUCT OF THE AUCTION: All property is being sold on an "AS-IS, WHERE IS" basis. Your Client's complete inspection of the property is required prior to the commencement of the Auction. 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 (Required)

Broker: _____ Date: _____
Signature (Required)

All participation agreements must be signed 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

