

433 Council Drive, Fort Wayne, Indiana 46825

We Have Been Commissioned to Liquidate Real Estate and Assets of:
INSTANT COPY

Starting Location: 1801 S. Harrison Street, Fort Wayne, IN
Ending Location: 232 W. Wayne Street, Fort Wayne, IN

THURS., DEC. 11th • 10:00 AM (Local Time)

Public Inspection: Wednesday, Dec. 10th - 9:00 AM-5:00 PM

DECEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FIRST CLASS
U.S. POSTAGE
PAID
Fort Wayne, IN
Permit No.
650

**2 LOCATIONS!
1 OUTSTANDING
AUCTION!**

AUCTION

We Have Been Commissioned to Liquidate Real Estate & Assets of:

INSTANT COPY

Starting Location: 1801 S. Harrison Street, Fort Wayne, IN 46802

Ending Location: 232 W. Wayne Street, Fort Wayne, IN 46802

Wayne St. Auction will begin at approx. 12:30 p.m. immediately following the completion of Harrison St. sale.

THURSDAY, DECEMBER 11th • 10:00 A.M. (Local Time)



AB DICK 3985 2-COLOR OFFSET PRESS



GBC PROTECH FALCON 160 LAMINATOR



GESTETNER NETWORKABLE
A045 ENGINEERING PRINTER



DUPLO COLLATOR COMPLETE
SYSTEM W/ (2)-10 TOWERS



(1 OF 6) ITEK
OFFSET PRESSES

Preview Inspection: Wednesday, December 10th • 9:00 A.M. - 5:00 P.M.



**LIVE INTERNET
BIDDING AUCTION**

Visit BidSpotter.com to register and view the terms of the auction.



433 Council Drive, Fort Wayne, IN 46825

1-260-373-0850 • Fax 1-260-373-0854

Email us at info@charlestonauctions.com or visit our website at www.charlestonauctions.com



AC68900001

Auctioneers:
Bob Charleston
Chad Olson
Adam Olson

AUCTION



(2 OF 6) APPLE COMPUTERS



LG. QTY. OF DELL & COMPAQ COMPUTERS



LG. QTY. OF OFFICE EQUIP & FURNISHINGS.



STEELCASE OFFICE PARTITIONS



SCOTT PLASTIC INDEX TAB MACHINE



APS SHRINK WRAP SYSTEM



GBC HIGH CAPACITY PUNCH MACHINE



(2) CHALLENGE PAPER DRILLS

SALE LOCATION: #1: 1801 S. Harrison St., Fort Wayne, IN #2: 232 W. Wayne St., Fort Wayne, IN. **DATE & TIME:** The Auction will begin promptly at 10:00 A.M. Local Time on Thursday, December 11th, 2008. The doors will open at 8:00 A.M. auction day for final inspection and bidder registration. **PREVIEW INSPECTION:** The items will be available for advance inspection from 9:00 a.m. - 5:00 p.m. Local Time on Wednesday, December 10th, 2008. **TERMS OF SALE:** A 12% Buyer's Premium will be charged on all purchases. A 15% Buyer's Premium will be charged if using a credit card. Charleston Auctions is now accepting all major credit cards. For On-Line Auction Terms, please visit Bidspotter.com. All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for IN FULL on sale day in CASH, CHECK OR CREDIT CARD, accompanied by a LETTER FROM THE PAYOR'S BANK GUARANTEEING QUALIFIED PAYMENT TO CHARLESTON AUCTIONS for this sale. **BUYERS:** Buyers are responsible for all risk of loss, property damage, personal injury caused by removal, and all costs of removal of items/lots purchased. A certificate of insurance reflecting adequate insurance coverage, holding Auctioneers, owners and landlords harmless against any damage must be furnished to the Auctioneer at Auctioneer's sold discretion and request prior to such removal. Buyers obligations with regard to removal further include the obligation to repair and restore any damage to the real property or permanent improvements where the purchased items/lots are located. Buyers de-installing items/lots purchased MUST be or use professional, experienced, qualified de-installers and provide Charleston Auctions a certificate of insurance or bond in the amount of no less than One Million (\$1,000,000) Dollars, prior to performing such work. **REMOVAL:** No items will be removed without proof of payment. **Removal times will be from the conclusion of the auction until 5:00 P.M. Additional removal times from both locations are Friday, 12th and Saturday 13th from 9:00 A.M. - 5:00 P.M.** If additional time is needed, please contact a Charleston Auctions Rep. Lots not paid for and/or removed within the time allowed may be resold at public or private sale without further notice, and any deficiency together with all expensed and charges or resale will be charged to the defaulting purchaser. Your stamped paid receipt must be shown to checkout supervision prior to removal. **Although checkout supervision will be provided, the auction company and sellers are not liable for lost or stolen items purchased at the sale. DISCLAIMER AND ABSENCE OF WARRANTIES:** Each potential Bidder is responsible to conduct, at their own risk and cost, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Seller and Charleston, or Charleston's agents and associates, are not responsible for any warranty as to condition of property. Bidder shall be fully responsible for confirming that each item bid on is appropriate for Bidder's intended use. Neither Charleston nor Seller shall be responsible, in any way, for confirming or denying the specific identity or intended use of any item or piece of property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the property at any other time, so long as arranged in advance with Charleston. Bidder shall repair any damage to the Property done by Bidder, its representatives and agents, while conducting any Inspections. In addition, Bidder shall indemnify, defend and hold Seller harmless for any claims or damages suffered by Seller relating to actions taken by Bidder, its representatives and agents, while conducting any Inspections. The property is being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. **The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. GOVERNING LAW:** Bidder agrees that no matter what State or Country Bidder resides, or location of the auction, all disputes or disagreements shall be construed according to the laws of the State of Indiana. Charleston Auctions reserves the right to reschedule due to inclement weather.



(1 OF 2) AGFA ACCUSET 1000WPLUS IMAGE CENTERS



(1 OF 6) ITEK 960 OFFSET PRESSES



(2) AM MULTILITH OFFSET PRESSES



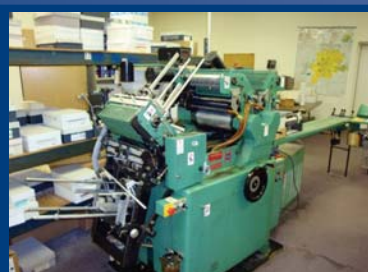
AB DICK COLLATOR



CHALLENGE "CHAMPION" PAPER CUTTER



COLORSPAN DISPLAY MAKER



HALM JET PRESS ENVELOPE PRESS



PITNEY BOWES 3 STATION ENVELOPE STUFFER



PITNEY BOWES DIGITAL MAILING SYSTEM

- PRINTING PRESS & PRINT EQUIPMENT:**
- A.B. DICK 3985 2 Color Offset Press, 13" x 19", Model 3985/9985, w/Crestline Dampening System and Powder Spray Attachment, S/N 5427
 - (2) ITEK Offset Presses with Swing T-51 Head, Model 985CPD, S/N's 15125, 4008 & N/A
 - ITEK Offset Press, Model 960CPD, Chain Delivery, T-51 Color Head, Powdair 3 Unit and Crestline Water System
 - ITEK Offset Press, Model 960 CPD, Chain Delivery with Airtech Powder Unit and Crestline Water System
 - HALM Jet Press Envelope Press, Model JP-TW0D-6D, S/N SJ5343
 - (2) ITEK Small Offset Presses, 2 Color with T-51 Head, Model 975CPD
 - Multilith Offset Press, 2 Color, Model 1250, w/AM Multigraphics Envelope Feeder
 - Multilith Offset Press, 1 Color, Model 1250, with Compac Unit
 - GESTETNER Color Printer/Scanner/Copier, Model A045, S/N K1440800219
 - 2001 GBC Pro-Tech Laminator, Mid-Level Wide Format Color Finisher for the Sheet Fed Ink Jet Market, Model 'Falcon' 160CD US, Bi-Directional, Self-Standing, S/N F1702010150
 - XEROX 1090 Marathon Copier, Single & Two Sided Copies, Collator, Digital Controls
 - ACCUSET 1000W Plus AGFA Printer
 - GAMUT Display Maker Printer, Model DMXII-5000, Series XII, S/N 716905
 - LINOTRONIC 330 Printer/Scanner, Model 'LTC 330 Linotype-Hell'
 - MITSUBISHI Silver Master Daylight Plate Maker, Model CP-310, S/N 88080-9908
 - (2) THERM-O-TYPE 450-MX Electric
 - Manual RP 22 Punch, S/N 2903
 - NUARC Ultra Plus Flip Top Plate Maker, FT32V, S/N KR-D88-008
 - RISOGRAPH GR3770 Duplicator, S/N 02920243 with (6) Color Drums and NC001 Numbering Drum, 2 Heads, S/N 97010216

- COLLATING, FOLDING, BINDING, CUTTING & DRILLING EQUIPMENT:**
- SCOTT Ten Thousand Series Automatic Plastic Index Tab Machine
 - DUPLO Collator Complete System: Including – (1) DC-48T Trimmer, (1) DC-48F Folder, (1) DC-48SH Stitcher & (2) DC-10000S Collators
 - PRO-FOLD Vacuum Feed Heavy Duty Folder
 - 1996 BAUMFOLDER Paper Drill, Model ND5A-M-3, S/N 032JI0061
 - STAHL 30 Folding Machine, Model 1220A-8PG-3, w/Right Angle Attachment & STAHL B20 Folder w/Pile Feeder, S/N 6L1-012
 - Count Controlled Stroke Ticket Master, Digital Number Unit, 2 Heads, Microperf, Model CS-M121
 - CHALLENGE 'Champion' Paper Cutter with 2 Additional Blades, Model MB, Size = 305, S/N 3221
 - CHALLENGE Paper Cutter, Model 'Diamond' with 1 Extra Blade, Size = 193, S/N 2069
 - (2) Multi-Booklet Master Machines, Model BM60, S/N BM00670
 - THERM-O-TYPE Folding Machine, Model MP-12
 - (2) OFM Turbo Folding Machines
 - GBC Magnapunch High Capacity Punching Machine, Model 'Magnapunch', S/N MH00153
 - (4) IBICO Binding Machines
 - A.B. DICK Collator, Model 7830PS, S/N 6280
 - (2) 1998 GLUNZ & JENSEN Film Processors, Model 'Devotec' 20
 - GBC 'Eagle 65' Binding Machine, Model E65, S/N LH17895
 - BAUM 'Ultrafold' Machine, Model 714XE



PRO-FOLD VACUUM FEED FOLDER



SCOTT TEN THOUSAND SERIES AUTO. TAB MACHINE



XEROX 1090 MARATHON COPIER



STAHL FOLDING MACHINE W/ RIGHT ANGLE ATTACHMENT



(1 OF 2) OFM TURBO FOLDING MACHINES



(1 OF 2) DEVOTER 20 FILM PROCESSORS



BAUM 5-SPINDLE DRILL

- GENERAL PRINTSHOP EQUIPMENT:**
- SCOTT Plastic Index Tab Machine, Model 1800, S/N 95-22022
 - SCOTT Index Tab Cutting Machine, Model 'Heavy Duty', S/N 9T-24040
 - CENTURY Single Hole Paper Drill
 - CHALLENGE 3-Hole Paper Drill, Model EH3A, Fast-Acting, Foot Pedal Controls, S/N 73435
 - MULTIGRAPHICS Copy Collator 16 with Interlake Wire Stitcher

- OFFICE EQUIPMENT:**
- X-RITE 706 Shrink Packaging System, S/N 000253
 - PITNEY BOWES Envelope Stuffing Line, Model F400, S/N 3072
 - PITNEY BOWES 'Series 500' Digital Mailing System, Model DM500, S/N 0029839
 - MARTIN YALE Table Top Perforator, Model 3800AP, S/N 10107
 - 1996 CYKLOP Semi-Automatic Plastic Strapping Machine, Model 'Ultra', S/N 5071-4660
 - APS Packaging System, Complete w/Sealer, Shrink Tunnel & Conveyor
 - FLETCHER Glass/Plastic/Hardboard Cutting Machine, Model 3100
 - 2001 ROTATRIM Cutter, Model T1550
 - 30' x 24" Powered Incline Conveyor
 - INTERLAKE Stitcher, Model S3A ¾, S/N 1409
 - Lg. Qty. Of Various Paddy Wagons, Paper Carts, Work Tables and More
 - Lg. Qty. Of Racking, Shelving, 2-Wheel Hand Carts, Pallet Jacks, Shop Vacs, Fans, Desks, Layout Tables, Etc.
 - Huge Qty. Of Card & Hardboard Stock, Paper, Toner, Print Cartridges, Tab Stock, Etc.

- (8) APPLE Computer Towers w/Monitors, Keyboards & Mice, All w/MAC059
- (Over 10) DELL Pentium IV Computers, w/15" & 17" Flat Panel Monitors
- SHARP FO-4500 Fax Machine
- AGFA Duo Scan
- BRUCO Upright Safe with Dial Combination
- Neon Sign with Transformers
- Lg. Qty. Of Various Computers, Printers, Fax Machines, Office Supplies, Etc.
- Various Counters, Shelving, Storage Cabinets, Office Stools & Chairs, STEELCASE Office Partitions & Workstations, Desks, Tables, Bookshelves, Lateral & 4-Drawer File Cabinets



FLETCHER CUTTING MACHINE



INTERLAKE STITCHING MACHINE



BAUM ULTRAFOLD AIR FEED FOLDER



CHALLENGE 19" PAPER CUTTER



CYKLOP SEMI AUTOMATIC STRAPPING MACHINE



DUPLO DC-48F BOOKLET COLLATOR

REAL ESTATE AUCTION (3) COMMERCIAL BUILDINGS

THURSDAY, DECEMBER 11TH—REAL ESTATE OFFERED @ 12:00 P.M.
Real Estate Inspection Date: Call for an appointment.



- LOCATED 2 BLOCKS NORTH OF HARRISON SQUARE -

Building #1—230 W. Wayne Street
 Total Area SF: 3,696 sq. ft
 Year Built: 1929
 Foundation: Basement-1408 sq. ft.
 Construction Type: Brick
 HVAC: Gas forced air with central cooling
 Electrical: 800 amps, 120-208 volts, 3 phase
 Acreage: .15 acre
 Zoning: CM-5A

Building #2—232 W. Wayne Street
 Total Area SF: 3,696 sq. ft
 Year Built: 1929
 Foundation: Basement-1408 sq. ft.
 Construction Type: Brick
 HVAC: Gas forced air with central cooling
 Electrical: 800 amps, 120-208 volts, 3 phase
 Acreage: .15 acre
 Zoning: CM-5A

**Building 1 & 2 are currently combined, but can separate. Buildings will be offered both separate and as a combination purchase on sale day.

Building #3—1801 S. Harrison Street
 Total Area SF: 6,374 sq. ft
 Year Built: 1900
 Foundation: ¼ basement
 Construction Type: Brick
 HVAC: Gas forced air with central cooling
 Electrical: 800 amps, 120-208 volts, 3 phase
 Acreage: <.5 acre
 Zoning: IN-1



230 & 232 W. WAYNE STREET



1801 S. HARRISON STREET

Real Estate Terms & Conditions:
Method of Payment: A non-refundable earnest money deposit of Ten Percent (10%) of the purchase price will be required the day of sale with the balance due the day of final closing. Closing to be within 30-45 days of auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.
Acceptance of Bid: Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The properties are selling subject to confirmation of the seller.
Buyer's Premium: In order to determine the final sales price of the real estate, a 3% buyer's premium will be added to the winning bid.
Title: Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of title. Seller will provide buyer with a fully executed deed transferring title to the buyer.
Taxes: Shall be prorated to the day of closing.
Possession: Day of final closing.
Agency: Charleston Auctions/ Charleston Real Estate and NAI Harding Dahm are the exclusive agents of the seller.
Survey: The seller will not provide buyer with a survey. If buyer or buyer's lender requires a survey, it will be at the sole cost of the buyer.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions made by the Auctioneer are final.
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