

LENDER OWNED AUCTION

www.maascompanies.com

TUESDAY, JUNE 8 11:00 AM

COMPLETE LIQUIDATION OF TERRAZZO TILE MANUFACTURING FACILITY

48,530 Sq. Ft. Industrial/Manufacturing Building on 4.321± Acres

Breton Terastone® Tile System, Batch Plant, Rolling Stock & Surplus Tile All Selling Separately!



DALLAS METROPLEX (PALMER), TEXAS USA

Citibank, N.A., Owner

MAAS
companies inc

AUCTION DIVISION

507.285.1444

Rochester, Minnesota

**Excellent
Interstate 45
Location**

LENDER OWNED AUCTION

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Complete Liquidation of Santa Regina International



**48,530 SQ. FT. INDUSTRIAL/
MANUFACTURING BUILDING**
4.321± ACRES WITH I-45 FRONTAGE



1405 North Interstate 45
Dallas Metroplex (Palmer), Texas 75152

Butler™ Metal Building Built in 2004
48,530 Sq. Ft. including
3,600 Sq. Ft. Office Space



Additional 11,200 Sq. Ft. of Covered Outdoor
Storage & 2,125 Sq. Ft. Shed
I-45 Frontage with 40,000+ Cars/Day
Ceiling Heights from 27' – 33'



Floor Drains with Filtering System
2 Grade Level Truck Doors
1 Dock High Door
12-Ton Central Air System
Security System



Wired for Phone & Computer
2000 Ampere Service
277/480 Volt, 2 Phase – 4 Wire



INSPECTIONS: Monday, May 10 11 AM - 5 PM
Monday, May 24 11 AM - 5 PM
Monday, June 7 11 AM - 5 PM
Other Times by Appointment

DIRECTIONS: Plant address is: 1405 North I-45, Palmer, Texas 75152
From Dallas take I-45 South, Exit 259. **From Ennis** take I-45 North,
Exit 260, continue on the frontage road for approximately ¾ mile.
Turn left to crossover the interstate and turn left onto the frontage road.



TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

TUESDAY, JUNE 8 – 11:00 AM

Auction is a Sit-Down Sale with PowerPoint Style Presentation and Live Internet Bidding!

COMPLETE LIQUIDATION OF SANTA REGINA INT'L Late Model Breton Tile System – Only a Few Systems Worldwide!

Santa Regina Tile is an all-natural engineered terrazzo tile comprised of aggregate such as marble, granite, quartz, rivers stone or fluorite bound with white cement, white sand, and lightfast pigment. Santa Regina even offers design possibilities using recycled glass. The tiles were produced using the state of the art patented Breton manufacturing process to create a unique look with excellent performance characteristics. This manufactured tile offers a wide range of design possibilities, performance characteristics exceeding those of natural stone, terrazzo and other manufactured stone products, and ease of installation.

TRACT 1: 48,000 Sq. Ft. PRODUCTION/WAREHOUSE AREA



TRACT 2: VINCE HAGAN CONCRETE BATCH PLANT

4- CHARGING HOPPERS; 4- POWERED BELT CONVEYORS; 4- POWERED TUBULAR SCREW AUGER CONVEYORS; 4- 600 BBL VERTICAL STORAGE SILOS; 1- STATIONARY DUST COLLECTOR SYSTEM.

TRACT 3: BRETON TERASTONE® SYSTEM



BRETON TERASTONE® SYSTEM INCLUDING: AGGREGATE LIFT & TRANSPORT UNIT, 500-LITER; ELLIPTICAL MIXER; SYSTEM BATCH AGITATOR/HOMOGENIZER, 500-LITER; SYSTEM POLYMER & ADDITIVE FEEDING & WEIGHING UNIT; WATER WEIGHING UNIT, 60- LITER; CONVEYORS; SYSTEM POWER VACUUM UNIT; TILE TRANSFER UNIT; PROGRAMMABLE LOGIC CONTROL OPERATOR CONTROL CONSOLE; MOLD TRANSFER UNIT; AUTOMATIC MOLD TRANSFER SHUTTLE; PROPORTIONING OUTLETS; SYSTEM VIBRATORY VACUUM MOLDING MACHINES; MOLD STACKER; TRANSFER ROBOT; RELEASE AGENT APPLICATOR; MOVEMENT ROBOT, TURNTABLES; TILE WAXER; TILE CLEANING SYSTEM; CHAMFERING MACHINE; HIGH PRESSURE UPPER DRYER

OVER 200 LOTS OF EQUIPMENT INCLUDING:

ROLLING STOCK: KOMATSU RUBBER TIRED LOADER, ARTICULATED WA 180-3L, ADVANCE A80184; CATERPILLAR FORKLIFT, LP GAS ENGINE GP30 7AM05016; CATERPILLAR FORKLIFT, LP GAS ENGINE GC35K AT8700746; **PROCESS EQUIPMENT; WEIGHING AND BLENDING UNITS; COMPLETE LATE MODEL PROCESS LINE SUPPORT EQUIPMENT; LABORATORY EQUIPMENT; WATER TREATMENT SYSTEM; SHOP AND MAINTENANCE EQUIPMENT; SURPLUS TILE INVENTORY; CUTTERS & RAW MATERIALS; SHIPPING DEPARTMENT; OFFICE FURNITURE FIXTURES AND EQUIPMENT; KONICA MINOLTA BIZHUB COLOR LASER, PHOTOCOPIER, PRINTER C253 A02E011005144 (MFG 1/2008); KYOCERA MITA COLOR LASER / PHOTOCOPIER PRINTER KM-C2230 NMH5301432.**

SEE EQUIPMENT CATALOG FOR COMPLETE DETAILS.

MANNER OF SALE

TRACT 1: REAL ESTATE; **TRACT 2:** VINCE HAGAN BATCH PLANT INCLUDING LOTS 25-33 & 36; **TRACT 3:** BRETON TILE MANUFACTURING PLANT INCLUDING LOTS 34, 35, 37-44; **TRACT 4:** ENTIRETY PURCHASE OF TRACTS 1, 2 & 3. Assets will be sold whichever way brings the highest dollar. Balance of Equipment will be sold as individual lots.

Live Online Bidding
877-505-7770

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AUCTION DIVISION
507.285.1444
Rochester, Minnesota

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Diane Maas, President • Principal Auctioneer Ron Kirby, Jr. AUCTNR #13840



COMPLETE LIQUIDATION OF TERRAZZO TILE MANUFACTURING FACILITY REAL ESTATE & EQUIPMENT

www.maascompanies.com

TUESDAY, JUNE 8
AT 11:00 AM

1405 North Interstate 45
Dallas Metroplex (Palmer), Texas 75152 USA

Citibank, N.A., Owner

Photo Courtesy of Raymond Construction (2005)

LENDER OWNED REAL ESTATE & EQUIPMENT AUCTION

VINCE HAGAN BATCH PLANT



ROLLING STOCK



SURPLUS TERRAZZO TILE



DESKS, COMPUTERS, COPIERS



BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who registers the bidder who pays for and settles for the real estate. A broker buying on his behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

INSPECTIONS: Monday, May 10 11 AM - 5 PM

Monday, May 24 11 AM - 5 PM

Monday, June 7 11 AM - 5 PM

Other Times by Appointment

REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$35,000 Certified Deposit at time of registration to obtain a real estate bidding number. \$35,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 10% due within 2 business days, and balance due at closing within 45 days. Deposits are non-refundable. Real Estate selling Subject to Owner Confirmation. Attorney Michael Menton, SettlePou is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event. Property Subject to Prior Sale.

EQUIPMENT TERMS: 10% Buyer Premium. 13% Internet Buyer Premium. All funds due and payable on day of sale. Equipment funds payable to Citibank, N.A. Cash, Wire or Certified Funds ONLY! No equipment can be removed from the site without full payment. Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES, GUARANTEES, EXPRESS OR IMPLIED. Sales Tax may apply. Buyers are urged to inspect items prior to purchase. Small items must be removed within 7 days or are subject to forfeiture. Larger items may require rigging assistance for removal, additional costs may apply. Seller and Auctioneer are not responsible for items. In the event of a dispute, Auctioneer has final decision. Equipment Subject to Prior Sale. Valid Government Issued Photo ID required to obtain bidding number.