

BIODIESEL AUCTION

LENDER ORDERED COLLATERAL SALE AUCTION

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THURSDAY, JANUARY 22 • 11:00 AM

5 MILLION GALLON/YR B100 BIODIESEL REFINERY



CLAYTON, DELAWARE USA

Mid-Atlantic Biodiesel Company, LLC

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LENDER ORDERED COLLATERAL SALE AUCTION

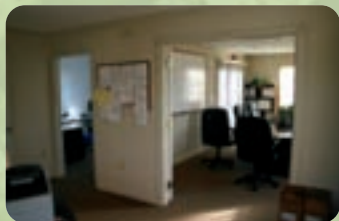
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**Facility Constructed in 2006-07! Auction will be held On-Site!
Unprecedented Opportunity! Assumable Land Lease to Qualified Buyer!***



5 Million Gallon/Yr. B100 Biodiesel Plant on 6± Acres*

**Mid-Atlantic Biodiesel Company, LLC
281 School Lane, Clayton, Delaware**



**Newly Built Facility!
Constructed in 2006-07
Operated for Only 6 Months
Equipment Selling as a Unit
6.0± Acre Site**



**10,732 Sq. Ft. Building Area
6,944 Sq. Ft. Production Bldg
3,000 Sq. Ft. Utility Bldg
768 Sq. Ft. Modular Office Bldg
5.0 Million Gallon/Yr. Capacity+**



**Refined, Bleached Soybean Oil Feed
335,400 Gallon Tank Farm**



**Property Served by Rail Siding to Loading Dock
Truck Loading and Unloading Capabilities
Facility Surrounded by 6' Chain Link Fence
New Owner can Assume Lease and Operate
On-Site or Re-locate Equipment
Design and Equipment by Desmet Ballestra
Fagan Engineers & Fabricators**



Facility & Equipment are in Excellent Condition!

* Land Lease Assumable to Qualified Buyers, see Bidder Kit for Complete Details. + Based on 3 months of operating data, capacity could be increased.

LOCATION: Clayton is located 15 miles north of Dover and 60 miles northeast of Annapolis, less than 100 miles from Washington D.C.

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

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

THURSDAY, JANUARY 22 – 11:00 AM

5 MILLION GALLON/YR. B100 BIODIESEL PLANT ON 6± ACRES! Mid-Atlantic Biodiesel Company, LLC, Clayton, Delaware

SURPLUS EQUIPMENT:

The following pieces of equipment are intended to be offered for sale as individual lots.

SEPARATORS INC, CENTRIFUGE MAB205S-24-60

s/n 4008776, (Mfg. date 2-2007) Powered by MARATHON ELECTRIC, 7 1/2 hp Electric Induction Motor, Explosion Proof Motor Starter Control Box, (NEW-UNUSED - In its Factory Shipping Crate). Invoice Total \$35,000.

TCM FORKLIFT

Electric, Model FTB 15, s/n 7090180, 1990-91, 3,000 lbs. capacity, 106.3 in Max Lift Height, Hydraulic Side Shift Forks, Operators ROPS canopy, Cushion Tires, 92.0 Indicated Meter Hours; with GNG BATTERIES, INC Battery Charger for Forklift Model GTC18-725T1 s/n 88L6348 AH-725.

GRAHAM, VACUUM PUMP

Liquid Ring, Model 2PV62160/13/DD, s/n 05-61760-1 (NOTE: Unused since Rebuilt by CUMMINS-WAGNER)

WEBSTER FORCED AIR BURNER ASSEMBLY

Model JB3G(LP)50-RM7840L-M.20/.15-FM-NFPA-85 Cyclonic, s/n 82968A-0112-06, LP/Natural Gas, 6276/2092 Max/Min MBTU/HR, 3.6/6.1//.4/.68 IN.WC Range, Powered by 5 hp Blower Electric Induction Motor, (NEW/ UNUSED - in its Factory Shipping Crate). With 1 - WEBSTER Inlet Gas Manifold, Consisting of but not necessarily limited to: 2 - ASCO GENERAL CONTROLS Cat. No AH2D112SH Hydromotor Gas Valves; and 1 - Pressure Regulator with Necessary Plumbing Valves and Fittings, (NEW/UNUSED - in its Factory Shipping Crate).



LAND LEASE: The refinery is located at 281 School Lane in Clayton and is leased from Norfolk Southern Company pursuant to a Lease dated August 13, 2004 having an initial term of 5 years 3 months commencing on September 1, 2004 and ending on November 30, 2009. The leased property is served by a rail siding to the refinery which connects the refinery to a main rail line.

The Lease provides for three (3) renewal terms of five (5) years each, with the final term expiring November 30, 2024. Rent is paid in one annual payment, and there is an annual rent escalator indexed to the CPI-U. The secured creditor has advanced the payment of rent for the lease year commencing December 1, 2008 in the amount of \$34,141.36. The successful bidder who assumes the Lease will be responsible for pro-rated rent after the date of settlement, over and above the purchase price.

The Lease contains a provision that allows its assignment with the approval of the Lessor, whose approval is not to be unreasonably withheld. A successful bidder with appropriate financial and technical credentials should be able to assume the Lease. Bidder Kits will include further information, including a copy of the Lease and contact information for the Norfolk Southern leasing representative.

The Lease also provides the option for the equipment to be dismantled and removed so that it can be transported to and used at another location. A successful purchaser wishing to remove the property will be responsible for all costs of removal, including leaving the refinery premises in clean and safe condition after removal.

INSPECTIONS:	Thursday, January 8	11 AM – 4 PM	Tuesday, January 20	11 AM – 4 PM	Thursday, January 22	9 AM – 11 AM
	Friday, January 9	11 AM – 4 PM	Wednesday, January 21	11 AM – 4 PM	Other times by appointment.	

TERMS: 10% Buyer Premium. \$100,000 Certified Deposit due on Day of Sale. Buyers must either wire transfer the funds by 8 PM EST on Wednesday, January 21, 2009 or buyers must show Certified Funds at time of registration. Balance due at Closing on or before 30 days. Equipment selling Subject to Owner Confirmation. Attorney Karen Crabtree, Simcox and Barclay, LLP (410) 266-0610 is the agent for the secured creditor. Attorney Michael Teichman, Parkowski, Guerke & Swayze, P.A. is coordinating the closing. Equipment 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.



AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903

B I O D I E S E L A U C T I O N

**NEWLY BUILT
5 MILLION GALLON/YR.
B100 BIODIESEL PLANT!**

www.maascompanies.com

**THURSDAY, JANUARY 22
AT 11:00 AM**

**Auction will be held on-site at:
Mid-Atlantic Biodiesel Company, LLC
281 School Lane
Clayton, DE 19938**



LENDER ORDERED COLLATERAL AUCTION

5 MILLION GALLON/YR B100 BIODIESEL REFINERY

Plus Surplus Equipment Selling Individually!

