



CUNNINGHAM & ASSOCIATES, INC.

CUNNINGHAM & ASSOCIATES, REAL ESTATE, LLC

Auctions

Liquidations

Asset Appraisals

Real Estate Sales

Auction: Southwest Business Essentials, Inc.

2455 S. 7th Street

Phoenix, AZ

Wednesday, October 10, 2007 10:00AM

Inspection: Tuesday, October 9, 2007 from

10:00AM until 4:00PM

Thank you for attending our auction today. Please read the "Terms and Conditions" in your auction catalogue. Ask questions of the auctioneers if you are not sure of any details.

Please Note: Items 500 and up will sell at 12:00 Noon

UPCOMING AUCTIONS

(Please visit our website for more information about our upcoming auctions)

AuctionAZ.com

- **Auction – Wednesday, October 17, 2007, 10:00 AM – Office Store & More– Forced Sale, Lost Lease** – 8319 N. 7th Street, Phoenix, AZ. Inspection – Tuesday, October 16, 10-4 PM.
- **Real Estate Auction – Saturday, October 20, 2007, 10:00 AM – Bankruptcy and private consignments – auction** to be held at Phoenix Airport Marriott, 1101 North 44th Street, Phoenix, AZ.
(Please note our new location)
- **Auction – Saturday, October 20, 2007, 9:00 AM – Bankruptcy auction** to be held at Auction Systems yard and warehouse, 2324 E. University, Phoenix, AZ. Inspection for bankruptcy assets Friday, October 19, 10:00 AM - 2:00 PM
- **Auction – Friday, October 26, 2007, 10:00 AM – Team Two – Bankruptcy auction --** 310 South 43rd Avenue, #A, Phoenix, Arizona. Inspection – Thursday, October 25, 10-4 PM.
- **Real Estate Auction – Saturday, October 27, 2007, 10:00 AM – 2 homes and 3 empty lots – auction** to be held on-site at 21410 E. Excelsior Ave, Queen Creek, AZ, Open house: Thursday, Oct. 18, 10-2PM.

TERMS AND CONDITIONS ON-SITE AUCTIONS

PLEASE NOTE: All live bidders and others attending this auction agree that they have read and fully understand these terms and conditions and agree to be bound thereby.

INSPECTION AND PRE-REGISTRATION: Inspection for warehouse auctions, Tuesday, from 10:00AM to 4:00PM. On-site auction inspection is usually the day before the auction from 10:00AM to 4:00PM. Buyers are encouraged to inspect all items prior to bidding.

REGISTRATION: All purchasers are required to register and give the necessary information requested. The bidder shall give his/her name, physical address and mailing address and his/her driver's license number. A \$200 cash deposit will be required of all on-site bidders. You are responsible for all purchases made with your number, whether by you or by anyone you might allow to use your number.

TERMS: All purchases require PAYMENT-IN-FULL prior to removal and before 12:00 Noon on the first business day following the auction. CASH, CASHIER'S CHECK, WIRE TRANSFERS or CERTIFIED FUNDS accepted. Buyers must furnish a copy of Arizona resale license prior to bidder registration if buying for resale. Fax a copy of the resale license to 480-733-4748.

SALES TAX: Unless a tax resale license is provided prior to date of sale, the purchaser will be required to pay the combined Arizona state and local sales tax of 8.1%. Out of state bidders will not be charged sales tax if the items are shipped to the bidder, proof of out of state residency must be provided.

DEFAULT: In default the second highest bidder will be given the option to become the successful bidder at his/her last bid. The bidder in default will be responsible for the difference in the bids, or the entire amount of his/her bid should the second highest bidder not take the option to become the successful bidder. A service charge of 1-1/2% per month, 18% APR, will be added to all overdue accounts. The bidder in default is also liable for all legal and collection fees. The bidder in default also loses his \$200 deposit.

PAYMENT DEADLINE FOR IN STATE BIDDERS: An account becomes overdue at 12 Noon, Arizona time, the day following the auction for all in state bidders.

PAYMENT DEADLINE FOR OUT OF STATE BIDDERS: Out of state bidders have until 12 Noon, Arizona time, the third business day following the auction to pay with cashier's check or wire transfer. Wire transfer instructions will be available to all successful bidders.

NO WARRANTY: There is not warranty relating to title, possession, quiet enjoyment or the like in this disposition. Everything in this auction is being sold "AS IS-WHERE IS" to the highest bidder, without warranty or guarantee of any kind. ALL SALES ARE FINAL. Cunningham & Associates, Inc., is not responsible for missing or broken items after the auctioneer sells that item. ABSOLUTELY NO REFUNDS.

CONDITION OF ITEMS SOLD: The auctioneer shall not be responsible for the correct description, authenticity of, or defect in any lot, and makes no warranty in connection therewith. No allowance will be made or sale set aside on account of any incorrectness, error in cataloguing, or any imperfection not noted. No deduction will be allowed on damaged articles as all goods being exposed for public exhibition are sold as is and without recourse.

SALES LIST: The sales list is furnished by the auctioneer as a guide only. No guarantee as to the accuracy or description is made. Deletions and additions may take place.

SHIPPING: Bidders are responsible for the shipping of all items purchased. Cunningham & Associates, Inc., will not provide shipping.

REMOVAL: All items require PAYMENT-IN-FULL and authorized receipt prior to removal. All items must be removed from the premises by 4:00PM the second business day following the auction. Removal shall be at the expense, liability and risk of the purchaser. Failure to remove items constitutes forfeiture of the items and the bidder's deposit. The auctioneer reserves the right to resell non-removed items at the next scheduled auction. All items purchased must be removed, not re-consigned. To consign an item it must be off the auction site for at least 1 month.

STORAGE FEES: A \$5.00 storage fee per lot will be charged per day if the items are not picked up by the second business day following the auction. Storage fees must be paid prior to removal of the items.

PERSONAL AND PROPERTY RISK: Persons attending the auction or preview, during exhibition, sale or removal of goods, assume all risks of damage of or loss to person or property and specifically release the auctioneer from liability therefore. Neither the auctioneer nor his principal(s) shall be liable by reason of any defect in, or condition of the premises on which the sale is held.

PERMANENT BIDDER NUMBERS: Cunningham and Associates, Inc., issues permanent bidder numbers to those preferred customers, at their request, who have bid at our auctions without default for over five years. There is no deposit

required for these bidder numbers. Permanent bidder numbers may only be used by the person to whom they are registered.

DISPUTE BETWEEN BIDDERS: If any dispute between bidders occurs, the auctioneer may decide to put the lot up for sale again. The auctioneer's decision is final and absolute.

SALE BY ESTIMATED WEIGHT, COUNT, OR MEASURE: When items are sold in this manner the purchaser will be billed accordingly. If upon delivery a shortage exists, the purchaser will receive a refund at the rate of purchase, However, if there is an excess, the purchaser will be billed in the same manner and required to take the excess.

AUCTION TERMINOLOGY: It is the responsibility of the bidder to understand the manner in which items are being sold. When the auctioneer says "one times the money" or "all for one money" it means that the item(s) are being sold as a lot. If the auctioneer says "times the bid" or "times the money" it means that the bidder will pay the bid amount times the number of items in the lot. **THE BIDDER MUST UNDERSTAND WHAT HE IS BIDDING ON AND HOW IT IS BEING SOLD. NO REFUNDS.**

ADDITION TO OR WITHDRAWAL FROM SALE: The auctioneer reserves the right to withdraw from the sale any property listed and also to add property not listed to the sale. Also, the auctioneer may group lots or subdivide lots in order to benefit the seller. The auctioneer reserves the right to sell the property listed in bulk.

RECORD: The record of sale that is kept by the auctioneer or his clerk will be taken as final word in the event of a dispute.

AGENCY: The auctioneer is only an agent and is not responsible for the actions of his consignor(s).

ANNOUNCEMENTS: Any announcements on the day of the auctions shall take precedence over any previously distributed information or advertising. Listen to opening announcements, as they are important. The auctioneer may announce additional information or terms during the course of the auction.

AUCTIONEER'S LIABILITY: If for any reason whatsoever the auctioneer fails to deliver an awarded lot, the auctioneer's sole liability shall be the return of any deposit or moneys paid on such non-delivered lot.

VEHICLES: Vehicles and equipment will be sold at 12:00 Noon, Arizona time.

TITLE: When the item is announced "SOLD" by the auctioneer it immediately becomes the buyer's responsibility. Title to the item transfers to the buyer at that time. The seller(s), however, maintain a first security interest in all items until payment is received, including the collection of all funds. Cunningham and Associates, Inc., and its personnel assume no responsibility for any missing or damaged items and are not acting as the buyer's security agent. **CUNNINGHAM & ASSOCIATES< INC. WILL NOT REFUND ANY BUYER FOR MISSING, STOLEN OR BROKEN ITEMS.**

BUYBACKS: Cunningham & Associates, Inc. does not permit consignors to repurchase or bid on their consigned items. If you suspect that this is occurring , please bring it to the attention of the auctioneer.

REWARD: A \$500 reward will be paid to anyone who leads to the arrest and prosecution of any person caught stealing, renumbering, or shuffling items from lot to lot; before, during or after the auction. A reward of \$500 will also be paid for information leading to the prosecution of anyone tampering with vehicles.

ALL ACCOUNTS MUST BE PAID BY 12:00PM THE DAY FOLLOWING THE AUCTION WITH CASH, CASHIER'S CHECK OR WIRE TRANSFER ONLY.

I, _____ agree with the terms and conditions of this auction.
Printed Name

Signature

Date

Bidder #

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Conducted by: Cunningham & Associates, Inc.
Auctioneers and Appraisers
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Lot #	Description	Qty.	Lot#	Description	Qty.
101	organizer	1	131	exec desk w/credenza	1
102	contents/office supplies	1	132	round table	1
103	table	1	133	chairs	4
104	4 dr. file	1	134	credit card verifier	2
105	2 dr lateral file	1	135	Onkyo audio video control receiver w/Panasonic DVD	1
106	Hon 5 dr lateral file	1	136	4 dr lateral file	1
107	Hon 5 dr lateral file	1	137	4 dr lateral file	1
108	Canon PC 1061 fax/copier	1	138	waiting room chairs	3
109	Brother MFC-5100C color fax	1	139	Canon BJC 4400 color printer/Epson color 880 printer	2
110	Dell monitor w/speakers	1	140	HP Office Jet All in One & HP Desk Jet 3930 printer	2
111	modular work station	1	141	HP Desk Jet 920C printer	3
112	storage cabinet	1	142	Dell 1100 printer	1
113	metal bookcase	1	143	HP Laser Jet 1320 printer	1
115	computer desk	1	144	Shredmaster 5220 S	1
116	Icon time system calculator	1	145	Fellowes Powershred C-420C	1
117	wall board	1	146	Fellowes PS70 shredder	1
118	Dell Dimension 4500S computer w/Norcent flat screen	1	147	2 dr lateral file	1
119	Hon U-shaped desk	1	148	2 dr lateral file	1
120	round table	1	149	2 dr lateral file	1
121	chairs	6	150	James Edward exec U-shaped desk	1
122	contents/office supplies	1	151	exec leather-like chair	1
123	folding table	1	151A	New Palm Pilot	3
124	contents/office supplies	1	152	Dell Dimension 4500S computer w/Dell monitor/kb	1
125	folding table	1	153	Dell Dimension 4500S computer w/Dell monitor/kb	1
126	2 dr lateral file	1	154	Dell Dimension 4500S computer w/Dell monitor/kb	1
127	bookcase	1	155	Dell Dimension 4500S computer w/Dell monitor/kb	1
128	Fire King Turtle 2 dr fireproof file	1	156	Dell Dimension 4500S computer w/Dell monitor/kb	1
129	Norcent flat screen monitor w/kb/speakers	1	157	Dell Dimension 3000 computer w/monitor/kb	1
130	exec chair	1	158	Dell Dimension 3000 computer w/monitor/kb	1

Lot #	Description	Qty.	Lot#	Description	Qty.
159	Dell monitor w/speakers/kb	1	202	James Edward exec L-shaped desk	1
160	Compaq Proliant ML370 server w/monitor/kb/tower w/Netgear/Multitech modems/Netvanta 3200 Adtran	1	203	James Edward exec U-shaped desk	1
161	Electra Elite-48 phone system w/16 NEC digital phones and console	1	204	dark wood bookcase	1
162	Meridian phone system w/4 digital phones/2 Tellab Data Station termination	1	205	dark wood bookcase	1
163	Partner phone system w/3 phones	1	206	dark wood bookcase	1
164	2-Multi Tech modems/2-Tel Plex Mdl TX2B multiplexer/UPS backup	1	207	blond desk	1
165	Savin 9032D copier	1	208	round table	1
166	2 dr lateral file	1	209	KFI padded stack chairs	3
167	2 dr file	1	210	KFI padded stack chairs	3
168	Hon 4 dr lateral file	1	211	KFI padded stack chairs	3
169	Hon 5 dr lateral file	1	212	KFI padded stack chairs	3
170	Hon metal bookcase	3	213	KFI padded stack chairs	3
171	2 dr lateral file	1	214	KFI padded stack chairs	3
172	organizer	1	215	KFI padded stack chairs	3
173	organizer	1	216	KFI padded stack chairs	3
174	Savin 9113 copier	1	217	KFI padded stack chairs	3
175	Savin SDC103 copier	1	218	KFI padded stack chairs	3
176	Hon 2 dr lateral file	1	219	KFI padded stack chairs	3
177	Hon 2 dr lateral file	1	220	KFI padded stack chairs	3
178	Hon 4 dr lateral file	1	221	KFI padded stack chairs	3
179	drafting table w/light	1	222	KFI padded stack chairs	3
180	modular work station	3	223	KFI padded stack chairs	3
181	modular work station	4	224	KFI padded stack chairs	3
182	EZAL w/white boards	1	225	KFI padded stack chairs	3
183	breakroom table w/3 chairs	1	226	KFI padded stack chairs	3
184	Avanti mini refrigerator	1	227	KFI padded stack chairs	3
185	3-coffee makers	1	228	KFI padded stack chairs	3
186	Panasonic microwave	1	229	KFI padded stack chairs	1
187	Sharp microwave	1	230	3-boxes KFI chair miscellaneous	1
188	Sunbeam water cooler	1	231	leather-like arm chair	1
189	water cooler	1	232	jr exec chair	1
190	Whirlpool refrigerator	1	233	jr exec chair	1
191	Frigidaire refrigerator	1	234	secretary chair	1
192	2 dr file	1	235	secretary chair	1
193	3 dr file	1	236	secretary chair	1
194	3 dr file	1	237	secretary chair	1
195	3 dr file	1	238	secretary chair	1
196	3 dr legal file	1	239	secretary chair	1
197	4 dr file	1	240	secretary chair	1
198	4 dr file	1	241	secretary chair	1
199	4 dr file	1	242	secretary chair	1
200	4 dr file	1	243	leather like exec chair	1
201	James Edward exec L-shaped desk	1	244	leather like exec chair	1

Lot #	Description	Qty.	Lot#	Description	Qty.
245	leather like exec chair	1	290	shop vac	1
246	leather like exec chair	1	291	Hoover commercial vac	1
247	leather like exec chair	1	292	Hoover vac	1
248	leather like secretary chair	1	293	Bissell vac	1
249	secretary chair	1	294	mop buckets	3
250	secretary chair	1	295	short step ladder-2'	1
251	secretary chair	1	296	step ladder-3'	1
252	fabric arm chair	1	297	step ladder-5'	1
253	fabric arm chair	1	298	step ladder-8'	1
254	fabric arm chair	1	299	aluminum step ladder	1
255	leather like stool	1	300	qty office partitions and misc	1
256	secretary chair	3	301	qty miscellaneous	1
257	secretary chair	4	302	portable evaporative coolers	1
258	secretary chair	5	500	roller conveyor	4
259	contents	1	501	metal shelves	12
260	2 dr storage cabinet	1	502	metal shelves	12
261	Black & Decker drill w/charger	2	503	metal shelves	12
263	Skill drill	1	504	metal shelves	12
264	Fire Storm drill	1	505	metal shelves	12
265	Makita drill	1	506	metal shelves	6
266	Skill circular saw	1	506A	qty metal shelves and misc	1
267	Makita drill w/charger	2	507	shelves	2
268	Coleman tire inflate	1	508	shelves	2
269	3-boxes misc tools	1	509	shelves	3
270	screws w/organizer	1	510	shelf	1
271	tools, saws, clamps	1	511	pallet shelving	4
272	printers and computers-top to bottom	1	512	4-wheel dolly	5
273	fans and heaters	1	513	2-wheel dolly	2
274	paper cutters and laminator	1	514	2-wheel dolly	1
275	ords, scale, light	1	515	2-wheel dolly	1
276	New office equipment in box	1	516	2-wheel dolly	1
277	qty paper, laser labels and toner cartridges	1	517	2-wheel dolly	1
278	qty carbonless rolls	1	518	2-wheel dolly	1
280	contents of table	1	519	2-wheel dolly	1
281	table	1	520	cart	1
282	contents	1	521	cart	1
283	shelf	1	522	pallet jack	1
284	contents-computer/printer and misc	1	523	pallet jack	1
285	desk	1	524	Crown electric lift w/The General 7000 Plus charger	1
286	cartridges	25	525	Exide 1000 charger	1
287	Canon E40 toner cartridges	1	526	Hyster 30, 3000lb forklift-Mdl 30XM	1
288	copier cartridges-E40 and E31	28			
289	copier cartridges-E40 and E31	28			