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QUIT CLAIM BILL OF SALE AND QUIT CLAIM ASSIGNMENT

QUIT CLAIM BILL OF SALE AND QUIT CLAIM ASSIGNMENT, dated April 28, 1989, from THE SWEETENER GROUP, INC., an Illinois corporation (the "Transferor"), to HOLLY SUGAR CORPORATION, a New York corporation (the "Transferee").

WHEREAS, the Transferor and the Transferee have entered into an Asset Purchase Agreement dated March 10, 1989 (the "Agreement");

WHEREAS, the Transferor has agreed in Section 7.1(g) of the Agreement to transfer all of its interest in and to the Property (as defined in the Agreement) to the Transferee pursuant to a quit claim bill of sale and a quit claim assignment; and

WHEREAS, the Transferor now desires to so transfer all if its interest in and to the Property.

NOW, THEREFORE, the Transferor, for and in consideration paid to it at or before the delivery of this instrument, the receipt of which is hereby acknowledged, does hereby transfer, assign, deliver and quit claim unto the Transferee, its successors and assigns, all of its interest in and to the Property (as more fully described on Schedule 1 which is attached hereto and incorporated herein).

TO HAVE AND TO HOLD the Property unto the Transferee, its successors and assigns, to and for its own use and benefit forever.

The Transferor, for itself and its successors and assigns, does hereby covenant with the Transferee, its successors and assigns, that the Transferor, from time to time hereafter, will do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged and delivered, such further acts, deeds, transfers, assignments, conveyances and assurances, for the better transferring, assigning, and delivering unto the Transferee, its successors and assigns, all and singular, Transferor's interest in the Property hereby transferred, assigned and delivered as the Transferee, or its successors and assigns shall reasonably require and to the extent contemplated in the Agreement.

All capitalized terms used in this Quit Claim Bill of Sale and Quit Claim Assignment and Schedule 1 attached hereto not otherwise defined herein shall have the meanings assigned to them in the Agreement.

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IN WITNESS WHEREOF, the Transferor has duly executed this instrument this 28 day of April, 1989.

THE SWEETENER GROUP, INC.,
an Illinois corporation

By: Robert G. Cermal
Title: President

ATTEST:

[Signature]

(1545/M)

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Schedule 1

Description of Property

1. The interest held by the Transferor and Dunes Transport, Inc., under the name Brookfield Terminal Company, an Illinois joint venture (the "Joint Venture"), as lessee in a ground lease dated March 6, 1986 for real property commonly known as 9501 West Southview, Brookfield, Illinois entered into by and between the Joint Venture (as Lessee) and Burlington Northern Railroad Company (as Lessor).

2. Personal Property (as described on Exhibit A, attached hereto and made a part hereof).

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Five (5) Offices

Parking-

One (1) - Common lot facing Southview Avenue can accommodate a minimum of thirty (30) vehicles.

Telephone-

One (1) - "ITEL" Telephone equipment.

One (1) - "TELESTAT" Phone system.

Seventeen (17) - Multibutton telephones w/intercoms.

Sixteen (16) - Line capacity with ten (10) activated.

Two (2) - Intercom Loud Speakers.

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DESCRIPTION OF EQUIPMENT SUPPLIED
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1 Truck driver lounge.

Scale house truck loading area

Five(5) - Overhead bulk storage bins: 4,000 cwt. cap. each.

One(1) - Overhead bulk storage bin: 3,000 cwt. cap.

Two(2) - 60 foot, 100,000 pound capacity platform scales.

One(1) - Liquid drip recovery tank w/pump.

ONE(1) - WRITING TRACK DISCIBLE

Outside liquid storage:

Two(2) - 55,000 gallon tanks, cement block with pump house (with side mounted lightnin mixers, insulated with steam jackets and sterile air systems).

One(1) - 125,000 gallon tank with cement block pump house (with side mounted lightnin mixer, insulated with steam jacket and sterile air system).

Rail shed.

One(1) Partially enclosed P.R. car unloading/loading area with two tracks and mechanical scroll unloading and distribution systems.

One(1) Industrial vacuum system.

Two(2) Blowers 15 H.P. for unloading air slide cars.

Two(2) Overhead drop lights 110 volt for internal P.R. car examination.

One(1) Bug zapper.

Trailer wash buildings: With equipment.

One(1) Butterworth trailer wash system w/ electric hoist.

Two(2) Heaters (steam)with 1 overhead hose 20" dia. to dry trailer interiors.

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- 1 - Quality Assurance Lab.
- 1 - Quality Assurance Personnel Office.

Including the following lab equipment:

- 1 - Franze lab polariscope.
- 1 - Master line water bath, 10 gal.
- 1 - American Optical benchtop refractometer.
- 1 - Corning bench top lab stirrer.
- 1 - Milton-Roy Co. spectronic 21 benchtop spectrophotometer.
- 1 - Mettler 210 benchtop analytical scale.
- 1 - Branson ultrasonic bath.
- 1 - Magmix benchtop stirrer.
- 1 - Fisher digital P.H. meter.
- 1 - Imperial/labline incubator.
- 1 - Sycron heater/stirrer.
- 1 - Autoclave/Wisconsin Aluminum co.
- 1 - Leitz microscope 585064.
- 1 - Bausch & Lomb microscope 313216.
- 1 - Unistron non-illuminated microscope 61624.
- 1 - Bausch & Lomb illuminator 31352.
- 1 - American optical microscope 60.
- 1 - American optical colony counter.
- 1 - Instruments for research benchtop polarimeter.
- 1 - Ro-tap testing sieve shaker w/one hour timer.
- 1 - Masterline.

RECEIVED IN BAD CONDITION**89192636****SHOP EQUIPMENT**

- 1 - Powermatic drill press.
 - 1 - Free standing grinder.
 - 2 - Bench grinders.
 - 1 - Band saw
 - 1 - Parts washer
 - 1 - 2 ton floor jack.
 - 1 - Yard Conveyor (portable railcar-to-truck unloader)
 - 1 - Oster pipe threader.
 - 1 - Rigid pipe threading set.
 - 1 - Lincoln welder TIG 300/300
 - 3 - Line welder 250.
 - 1 - 6 ton Red Arrow Press.
 - 1 - Ruger engine hoist.
 - 1 - Dayton battery charger.
 - 1 - Acetylene torch.
 - 3 - Bench vises.
 - 1 - Pressure greaser
- 1 Mens washroom w/2 sinks, 1 urinal, 1 stall, 1 shower & 6 lockers.
 1 Womens washroom w/1 sink, 1 stall.
- 1 Complete total Building security system.

PROCESS BUILDING - 2ND FLOOR
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RECEIVED IN BAD CONDITION

- 1 - 5000 gal. water storage tank.
- 1 - 3000 gal. water storage tank.
- 1 - 1000 gal. water storage tank.
- 1 - 10,000 gal. water storage tank.
- 1 - 1000 gal. buffer tank.
- 2 - DeLaval Syrup Coolers.
- 1 - 5 H.P. #3800 Gould pump.
- 1 - 7.5 H.P. #3770 Gould pump
- 1 - 3 H.P. #3715 Gould pump.
- 1 - 2 H.P. #3715 Gould pump.
- 1 - 125 Waukesha pump.
- 1 - 5 H.P. US Varidrive.
- 1 - Motor Control Panel.
- 1 - Hersey Water Meter.
- 1 - Heat Exchanger. St. MARY
- 1 - Ross Syrup Heater.
- 1 - Butterworth Sanatizing Heat.

SLURRY ROOM:

- 2 - Water Demineralizers
- 1 - Acid Storage tank with spill tank-500 gal.
- 1 - Acid mixing tank, 50 gal.
- 1 - Acid storage tank. 200 gal.
- 1 - Acid Burette
- 1 - Soda mixing tank, 50 gal.
- 1 - Soda storage tank, 200 gal.
- 1 - Soda Burette.
- 2 - 1/2 H.P. pump - (Soda-Acid)
- 1 - Water wash Precoat tank - 700 gal.
- 1 - Slurry mixing tank, 400 gal.
- 2 - Lightening mixers 1.5 H.P.
- 1 - Gould pump 10 H.P.
- 1 - Dayton 500 lb. hoist.

BOILER ROOM:

- 1 - Motor control panel.
- 1 - 20" vent fan.
- 1 - Gardner Denver air compressor w/ Allis Chalmers motor 1-H.P.
- 1 - 86 gal water heater A.O. Smith
- 1 - Cleaver Brooks Boiler Model # CB 309-200
- 1 - Adams water filter.
- 1 - Worthington pump- water booster. 7.5 H.P. -US motor.

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- 4 - 14,000 Gal. storage tanks w/ 7.5 H.P. agitators.
 - 1 - 19,000 Gal. storage tank w/ 7.5 H.P. agitators.
 - 1 - Centrifugal loading pump w/ 25 H.P. drive. (Simple)
 - 1 - Moyno loading pump w/ 15 H.P. drive. (Invert)
 - 1 - Heat exchanger (tank wash) w/ 500,000 B.T.U.
 - 2 - Tank wash water reservoir tanks/300 gal. each.
 - 1 - Tank wash sanitizing pump w/ 25 H.P. drive.
 - 4 - Sparkler filters (For filtering syrup).
 - 2 - Dissolving tanks / 2,000 gal. each. With 2/7.5 H.P. Lightning mixers.
 - 1 - Moyno filter pump w/ 15 H.P. (Variable speed drive).
 - 4 - Steam jacketed inverting tanks, 1,000 gal. each.
 - 4 - Lightning mixers 1.5 H.P.
 - 1 - Syrup surge tank, 500 Gal.
 - 1 - Waukesha 125 syrup pump w/ 5 H.P. (variable).
 - 1 - Waukesha 125 syrup pump w/ 5 H.P.
 - 1 - Waukesha 100 syrup pump w/ 3 H.P.
 - 1 - Sweet water reclamation tank, 1,000 gal.
 - 1 - Electrical panel board. (27 Circuits)
 - 1 - Master control panel. (Taylor Instruments) 12 rotary charts.
 - 4 - Automatic inverting tank clocks.
 - 1 - Moyno pump to heat exchanger w/ 25 H.P.
 - 1 - Worthington centrifugal water booster pump w/ 7.5 H.P.
 - 1 - 20,000 lb. cap batch scale bin. (Howe Instruments).
 - 1 - Sugar cross screw w/ 3 H.P. 12 inch.
 - 1 - 30 inch exhaust fan w/ 1.5 H.P.
 - 1 - Positive pressure U.V. light filtered air system.
-
- 1 - Cross screw from bin #6 to liquid w/ 3 H.P. dr. (14 inch)
 - 1 - Cross screw from bin #4 to liquid w/ 7.5 H.P. (14 inch).
 - 1 - Batch tank exhaust system w/ 3 H.P.
 - 1 - Roof exhaust fan w/ 1 H.P. (36 inch).
 - 1 - Slurry-gracoat exhaust system w/ 5 H.P.
 - 2 - Bucket elevator (3 story) for bulk unloading.
 - 2 - Cross screw (18 inch) N & S 5 H.P. dr/Universal routing.
 - 2 - Cross screw (18 inch) E & W 5 H.P. dr/ to all over head bins.
 - 1 - 4,000 lb. service elevator. (Reliance).

SPAPE LAB EQUIPMENT

- 1 - Masterline water bath. 10 gal.
- 1 - IFR benchtop polarimeter.
- 2 - Lumitron photovolt colorimeter.
- 2 - Lab ovens. (Despatch)
- 1 - Denver Fireclay beam balance.
- 1 - Mettler 430 analytical balance.
- 1 - VWR 1330 oven.
- 1 - Rudolph & Co. polaroscope (Lab).
- 1 - Wheatstone bridge, conductivity meter.
- 1 - Themoline hot plate.
- 1 - Precision scientific.
- 3 - Bausch & Lomb lab polariscopes w/ case.

Appx. 14 00 pcs. misc. glassware.

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WAREHOUSE ONE FLOOR WITH WAREHOUSE
APPROXIMATELY 5,500 SQ. FT.

- 3 - Truck docks.
- 1 - Pail road dock.
- 1 - file storage area.
- 1 - Laboratory storage area.
- 1 - Yale forklift 4000 lb. cap.
- 1 - Roper gear pump 15 H.P. portable unit.
- 1 - L C meter portable unit.
- 5 - Offices connected to the warehouse.

SPARE EQUIPMENT

- 1 - 2 1/2 Hoyo pump.
- 2 - 2 H10 Hoyo pump.
- 1 - 125 Makkesha pump.
- 1 - 5 H.P. US varidrive.
- 1 - 5 H.P. Feenys varidrive.
- 1 - Gardner Denver cycloblower, CFM 340.
- 1 - G.E. motor control center.
- 1 - Foot Bro's gearrive. 9.3 ratio.
- 1 - Foot Bro's gearrive. 13.9 ratio.
- 1 - Foot Bro's gearrive. 17.0 ratio.
- 1 - U.S. mixer motor 1.5 H.P.
- 4 - Louis Allis mixer motor 3 H.P.
- 1 - Gould pump #3770.
- 1 - Gould pump #3755.
- 150 - DeLaval heat exchanger plates.
- 51 - Filter plates.
- 1 - U.S. gear motor 3 H.P.

SPARE MOTORS

- | | |
|--------------------|----------|
| 1 - Dayton | 1 H.P. |
| 1 - Dayton | 1.5 H.P. |
| 1 - Dayton | 3 H.P. |
| 2 - Dayton | 7.5 H.P. |
| 1 - Louis Allis | 3 H.P. |
| 1 - Louis Allis | 5 H.P. |
| 1 - Gould | 7.5 H.P. |
| 1 - Gould | 10 H.P. |
| 2 - Allis Chalmers | 5 H.P. |
| 1 - Leland | 7.5 H.P. |

SUPPLIES & MATERIALS

- | | |
|------------------------------|--------------|
| Hydrochloric Acid | 36 drums. |
| Marville 503 | 288 bags. |
| Marville 5F | 322 bags. |
| Marville SK-10 | 591 bags. |
| Darco activated carbon | 103 bags. |
| W&R soda ash | 42 bags. |
| Sodium carbonate monohydrate | 600 lbs. |
| Filter paper | 2000 sheets. |

} AS OF 3/8/89 - SUPPLIES ARE
IN USE FOR PROCESSING

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Two - (2) - Fuel pumps and island.
Two - (2) - Railroad tracks directed to rail shed.
One - (1) - Railroad track adjacent to warehouse and storage area.
Eight - (8) - Truck heater plug-ins.

Two - (2) - Manual close truck gates w/locks.
One - (1) - Rail gate w/lock.

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LEGAL DESCRIPTION

THAT PART OF WEST GROSSDALE, A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE EAST LINE OF MORTON AVENUE, ACCORDING TO THE RECORDED PLAT THEREOF, EXTENDED SOUTHERLY: THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 40 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED: THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 466.12 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 245 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE

CENTER LINE OF RAILWAY COMPANY'S MOST NORTHWESTERLY MAIN TRACK AS NOW CONSTRUCTED ACROSS SAID SUBDIVISION, A DISTANCE OF 285 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 210 FEET TO A POINT DISTANT 65 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID TRACK CENTER LINE; THENCE NORTHEASTERLY PARALLEL WITH SAID TRACK CENTER LINE A DISTANCE OF 450 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF RAILWAY COMPANY'S LADDER TRACK AS NOW CONSTRUCTED IN SAID SUBDIVISION A DISTANCE OF 170 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID MAIN TRACK CENTER LINE A DISTANCE OF 55 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 120 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 247.64 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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Brookfield

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