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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

The following information is provided pursuant to the Responsible Property Transfer Act of 1988

Seller: Appleton Electric Company
Buyer: Appleworks Limited Partnership
Document No.:

For Use By County

Recorder's Office

County

Date

Doc. No.

Vol.

Page

Rec'd by:

PROPERTY IDENTIFICATION:

A. Address of property: 1701 West Wellington Avenue, Chicago
Street City or Village Township

Permanent Real Estate Index No.:

B. Legal Description:

Section Township Range

Enter or attach current legal description in this area:

See Exhibit A attached hereto.

DEPT-11 TORRENS
18013 TRAN 10/04/96 1512
22417 + TB * -96-7583
COOK COUNTY RECORDER
DEPT-10 PENALTY

96758595



Prepared by:

Rebecca B. Sparta
Shaw-Pedra Peter Travbridge
2300 N Street NW
Washington DC 20037

Return by:

Robert W Newmyer
William Harold
Allene Dyer
225 W. Wacker Drive
Chicago IL 60601-7000

LIABILITY DISCLOSURE

Transferees and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

C. Property Characteristics:

Lot Size 911,209 square feet Acreage 7.1444 acres

Check all types of improvement and uses that pertain to the property:

- | | |
|---|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input checked="" type="checkbox"/> Industrial building |
| <input type="checkbox"/> Commercial apartment (over 6 units) | <input type="checkbox"/> Farm, with buildings |
| <input type="checkbox"/> Store, office, commercial building | <input type="checkbox"/> Other, specify _____ |

33.5
30.0
63.5
TB

II. NATURE OF TRANSFER:

A (1) Is this a transfer by deed or other instrument of conveyance?

Yes No

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

(3) A lease exceeding a term of 40 years?

(4) A mortgage or collateral assignment of beneficial interest?

1376483 and 1376531
1012284
E10-1001151

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3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous or special wastes", as defined by the federal Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes No

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

	YES	NO		YES	NO
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

If there are "YES" answers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest, attach a site plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

5. Has the transferor ever held any of the following in regard to this real property?

- a. Permits for discharges of wastewater to waters of the State. Yes No
- b. Permits for emissions to the atmosphere. Yes No
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes No
- 6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works? Yes No

7. Has the transferor taken any of the following actions relative to this property?

- a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. Yes No
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes No
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes No

8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal governmental actions?

- a. Written notification regarding known, suspected or alleged contamination on or emanating from the property. Yes No
- b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered. Yes No
- c. If item b. was answered by checking Yes, then indicate whether or not the final order or decree is still in effect for this property. Yes No

9. Environmental Releases During Transferor's Ownership

- a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under State or federal laws? Yes No
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes No
- c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?

- Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
- Sampling and analysis of soils
- Temporary or more long-term monitoring of groundwater at or near the site
- Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- Coping with fumes from subsurface storm drains or inside basements, etc.
- Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board? Yes No

11. Is there any explanation needed for clarification of any of the above answers or responses?
 Appleton Electric Company entered into Illinois EPA voluntary remediation program.
 Closure/completion of remediation activities approved by IEPA in 1996.

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B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to or otherwise contracted with for the management of the site or real property:

Name: _____


Type of business/
or property usage: _____

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

	YES	NO		YES	NO
Landfill	_____	<input checked="" type="checkbox"/>	Injection Wells	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input checked="" type="checkbox"/>	_____
Land Treatment	_____	<input checked="" type="checkbox"/>	Septic Tanks	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>	Transfer Stations	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input checked="" type="checkbox"/>	_____
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	_____	Waste Treatment Detoxification	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	_____	Other Land Disposal Area	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	_____			

V. CERTIFICATION

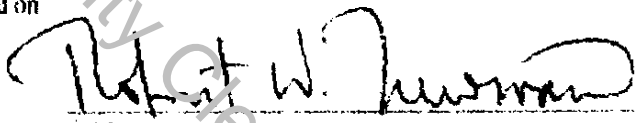
A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.



 signature
 DENISE B. SPARTIN ON BEHALF OF APPLETON ELECTRIC COMPANY
 type or print name
 TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on

10-2 _____ 1996 _____



 signature
 Robert W. Newman on behalf of
 type or print name
 TRANSFEREE OR TRANSFEREES (or on behalf of Transferee)

C. This form was delivered to me with all elements completed on

~~_____ 19 _____~~

 signature

 type or print name
 LENDER

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(Ch. 10, par. 906)

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LEGAL DESCRIPTION

Parcel One:

Lots 45, 46, 47 and 48 in Block Two (2) in Sachael's Addition to Chicago, being a Subdivision of the West Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and that part of the South Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) lying East of Railroad Right of Way, of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Two:

That part of the North 1/4 of the South 1/4 of the West 1/4 of the Northeast 1/4 of Section 30, together with Lots 1 through 4, inclusive, and together with part of Lot 5 in Wehrheim's Subdivision of part of the North 1/4 of the South 1/4 of the West 1/4 of the Northeast 1/4 of Section 30, all in Township 40 North, Range 14, East of the Third Principal Meridian, lying East of the East Line of the Chicago and North Western Railway (except the East 33 feet thereof taken for North Paulina Street and except the North 33 feet thereof taken for West Wellington Avenue) all taken as a Tract, bounded and described as follows: Commencing at a point on the West Line of North Paulina Street, 499.52 feet North of the South Line of said Northeast 1/4; thence North, along said West Line, 326.92 feet to the Point of Beginning of following described Tract; thence continuing North, along said West Line, 469.73 feet to the point of intersection with the South Line of West Wellington Avenue; thence West, along said South Line, 638.59 feet to the East Line of the Right of Way of the Chicago and North Western Railway; thence South, along said East Line 422.92 feet to a point 872.92 feet North of the South Line of said Northeast 1/4; thence East 87.63 feet, along a line forming an angle of 87 Degrees, 43 Minutes, 13 Seconds as measured from North to East with said East Line; thence South perpendicular to the aforesaid Line 51.02 feet; thence East 551.58 feet, along a line forming an angle of 91 Degrees, 26 Minutes, 30 Seconds as measured from North to East, to the hereinabove designated Point of Beginning, in Cook County, Illinois.

Permanent Index Numbers: 14-30-215-044; -045; -046; -047
14-30-233-041; -042

Commonly Known As: 1701 and 1710 West Wellington Avenue, Chicago, Illinois 60657

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ATTACHMENT A TO ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

DECLARATION

I, Harold J. Lamboley, Jr., declare as follows:

1. I am the Vice President of Environmental Affairs for Emerson Electric Co. In that position, I am responsible for environmental compliance issues affecting Emerson Electric Co. and affiliated corporations, including Appleton Electric Co. ("Appleton").

2. Appleton, which is a wholly owned subsidiary of Emerson Electric Co., has operated on the property located at 1701 W. Wellington Ave. in Chicago, Illinois (hereinafter, "the property"). The legal description of the property can be found with the attached Environmental Disclosure Document for Transfer of Real Property.

3. In conjunction with the sale of the property, Appleton is filing the attached Environmental Disclosure Document for Transfer of Real Property (the "Disclosure Document") with the County Recorder's Office and with the Illinois Environmental Protection Agency and providing a copy of the same to the buyer of the property. The form of this Disclosure Document is found in the Illinois Responsible Property Transfer Act, Ill. REV. STAT. ch. 765, para. 90 (1995) ("RPTA").

4. RPTA requires that a Disclosure Document be filed when there is a transfer in the State of Illinois of real property which, in relevant part, "has underground storage tanks which require notification under Section 9002 of the Solid Waste Disposal Act (42 U.S.C. 6991)." Ill. REV. STAT. ch. 765, § 3(e)(2). Although underground storage tanks were previously present on the property, there are currently no underground storage tanks located on the property. Due to the wording of RPTA and the lack of written guidance on the application of RPTA, it is unclear whether the property is subject to RPTA and whether Appleton is legally required by RPTA to file the attached Disclosure Document. Appleton does not concede that the transfer of the property is subject to RPTA, but the company has decided to file the Disclosure Document in an abundance of caution.

5. Numerous environmental investigations and associated remediations have been conducted on the property, including both a Phase I and a Phase II environment investigation. I am familiar with the results of these investigations.

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Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury, that the foregoing is true and correct.

Executed on September 30, 1996.

Harold J. Lambley, Jr.

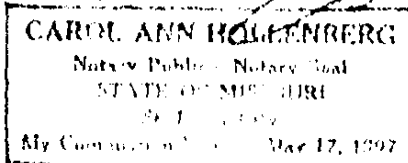
Harold J. Lambley, Jr.
Vice President of Environmental Affairs
Emerson Electric Co.

State of Missouri (39)
County of St. Louis

On this 30day of September in the year 1996, before me, the undersigned notary public, personally appeared Harold J. Lambley, Jr. known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness, whereof, I hereunto set my hand and official seal.

Carol Ann Holtenberg
Notary Public



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