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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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

For Use By County Recorder's Office

Seller: The Dial Corp

County

Date

Doc. No.

Vol.

Page

Rec'd by:

Buyer: Chicago Contract Powder Corporation

Document No.: _____

DEPT-01 RECORDING

439.50

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COOK COUNTY RECORDER

DEPT-10 PENALTY

436.00

A. PROPERTY IDENTIFICATION:

A. Address of Property: 6200 West 51st Street

Chicago, Illinois 60638

City or Other

Township

Permanent Real Estate Index No.: See Exhibit A attached hereto.

B. Legal Description:

Section _____ Township _____ Range _____

Enter or attach current legal description in this area:

See Exhibit A attached hereto and made a part hereof.



Prepared by: The Dial Corp

Return to Jeffrey P. Gray

Buyer's Atty.

1850 North Central Avenue
Phoenix, AZ 85077

Address

Wildman, Harold, Allen
& Dixon
225 W. Wacker Drive
Chicago, IL 60606

Address

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LIABILITY DISCLOSURE

Transferors 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 _____ Acreage _____

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

- Apartment building (6 units or less)
- Commercial apartment (over 6 units)
- Store, office, commercial building
- Industrial building
- Farm with buildings
- Other (specify) _____

II. NATURE OF TRANSFER:

- A. (1) Is this a transfer by deed or other instrument or conveyance? Yes No
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? Yes No
- (3) A lease exceeding a term of 40 years? Yes No
- (4) A mortgage or collateral assignment of beneficial interest? Yes No

Yes No

Note: Buyer assuming a long term lease from Seller

B. (1) Identify Transferor:

The Dial Corp, 1850 North Central Avenue, Phoenix, AZ 85077

Name and Current Address of Transferor:

N/A

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.

- (2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Kenneth M. Ries, Director Environment & Energy (602) 207-5722

Name, Position, City, State, and address

The Dial Corp, 1850 N. Central Ave. Phoenix AZ 85077-2212 Telephone No.

C. Identify Transferee:

Chicago Contract Powder Corporation, 816 N. Snaulding Avenue, Chicago, IL 60651

Name and Current address of Transferee

III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

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- (1) Section 22.2(f) of the Act states:

"Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be liable for all costs of removal or remedial action incurred by the State of Illinois as a result of a release or substantial threat of a release of a hazardous substance:

- (A) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of a hazardous substance;
- (B) Any person who at the time of disposal, transport, storage or treatment of a hazardous substance owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance;
- (C) Any person who by contract, agreement, or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility there is a release or substantial threat of a release of such hazardous substances; and
- (D) Any person who accepts or accepted any hazardous substances for transport to disposal, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance.

- (2) Section 4(e) of the Act states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hazardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

- (3) Section 22.2(k) of the Act states:

"If any person who is liable for a release or substantial threat of release of a hazardous substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the agency or upon or in accordance with any order of the Board or any court, such person may be liable to the State for punitive damages in an amount at least equal to, and not more than 3 times, the amount of any costs incurred by the State of Illinois as result of such failure to take such removal or remedial action. The punitive damage imposed by the Board shall be in addition to any costs recovered from such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

- (4) Section 22.18(a) of the Act states:

"Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (b), the owner or operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage tank."

- (5) The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes in the text of the statutes cited, but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of such text.

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IV. ENVIRONMENTAL INFORMATION

A. Regulatory Information During Current Ownership

1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of "hazardous substances," as defined by the Illinois Environmental Protection Act? This question does not apply to consumer goods stored or handled by a retailer in the same form and approximate amount, concentration, and manner as they are sold to consumers, unless the retailer has engaged in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes No

2. Has the transferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes No

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 used or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

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

If there are "YES" answers to any of the above items and the transfer of property 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. See Exhibit B attached hereto and made a part hereof.

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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) Filled an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.
 Yes No
- (C) Filled 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 N/A

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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? N/A

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? N/A

- 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 IEM/A, 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 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?

No

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 or to otherwise contracted with for the management of the site or the property:

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Name: Purex Corporation (Tenant) (acquired by The Dial Corp in 1985)
6200 W. 51st Street
Chicago Illinois 60638

Type of business/
or property usage: Detergent Manufacturing

Name: Witco Corporation (Landlord)
One American Lane
Greenwich CT 06831-2559

Type of business/
or property usage: Unknown

Name: _____

Type of business/
or property usage: _____

Name: _____

Type of business/
or property usage: _____

2. If the transferor has knowledge, indicate whether the following existed under prior ownership, leaseholds granted by the transferor or, other contracts for management or use of the facilities or property: NO KNOWLEDGE

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

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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.

TRANSFEROR:

THE DIAL CORP

By: W L Butkay *WLB*

B. This form was delivered to me with all elements completed on
December 28, 1995

TRANSFeree:

CHICAGO CONTRACT POWDER CORPORATION

By: M J Chertoff *MJC*

C. This form was delivered to me with all elements completed on
_____, 19____

Signature

Type or print name
LENDER

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EXHIBIT A LEGAL DESCRIPTION
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A parcel of land, being that part of Lots 1 and 2 in Wilco Chemical Company's Subdivision of part of the South 1/2 of the Northwest 1/4 of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian, which parcel of land is bounded and described as follows:

Beginning on the West line of said Lot 1 at a point which is 505.56 feet North of the Southwest corner of said Lot 1 and running thence East along a straight line, being 4.0 feet, more or less, South from and parallel with the South face (and said South face extended West) of a concrete block and metal building, and which forms an angle of 89 degrees 47 minutes 30 seconds North to East with said West line of Lot 1 a distance of 315.06 feet to a point 10 feet, more or less, West of the centerline of an existing railroad track; thence North along a straight line, parallel with said center line of track, a distance of 177.44 feet; thence Southwestwardly along a straight line, being the Northerly face of a concrete curb and said Northerly face extended, and which forms an angle of 80 degrees 08 minutes 17 seconds from South to West with last described line, a distance of 62.84 feet; thence West along a straight line being 3.0 feet, more or less, North of and parallel with a North face of the above mentioned building, a distance of 9.24 feet; thence North a distance of 19.50 feet; thence West a distance of 46.38 feet; thence South a distance of 19.50 feet; thence West along a straight line, parallel with the North face of said building, a distance of 24.50 feet to a point 2.0 feet, more or less, East of the East face of said building; thence North along a straight line, parallel with the East face of said building, a distance of 73.00 feet; thence East a distance of 2.00 feet; thence North a distance of 12.16 feet; thence West a distance of 2.00 feet; thence North along a straight line, parallel with the East face of said building, a distance of 52.00 feet; thence East a distance of 2.00 feet; thence North a distance of 4.50 feet to a point 4.00 feet, more or less, South of a face of the aforementioned building; thence East along a straight line, parallel with the South face of said building, a distance of 28.18 feet; thence South a distance of 15.50 feet; thence East a distance of 23.60 feet; thence North a distance of 15.50 feet; thence East along a straight line, parallel with the South face of said building, a distance of 89.44 feet to a point 10.0 feet, more or less, West of the aforementioned railroad track; thence North along a straight line parallel with said track a distance of 110.82 feet; thence Northeastwardly, along the arc of a circle convex to the Northwest, tangent to last described straight line and having a radius of 40.250 feet, a distance of 225.37 feet; thence Northwestwardly, along an extension of a radial line of said arc, a distance of 0.78 feet to an intersection with the Northwesterly line of Lot 2, aforesaid; thence Southwestwardly along said Northwesterly line of Lot 2, a distance of 298.17 feet to the Northwesterly corner of said Lot 2; thence Southwestwardly along the Westerly line of Lot 2, being a straight line, a distance of 91.03 feet to the Southwesterly corner of said Lot 2; thence Southwestwardly along the Westerly line of Lot 1, aforesaid, being here the arc of a circle having a radius of 348.38 feet and convex Northwesterly, a distance of 182.44 feet to a point of tangency with the aforementioned West line of Lot 1 and thence South along said West line of Lot 1, a distance of 270.36 feet to the point of beginning, in Cook County, Illinois.

Together with easements of ingress and egress in common with others as described in

EXHIBIT A

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Permanent Tax Number: 19-08-100-026 Volume: 188
(Affects part of subject property and other property)

Permanent Tax Number: 19-08-100-026 Volume: 188
(Affects part of subject property and other property)

Address: 6200 W. 51st Street, Clearing, Ill

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