

April 25, 1995

**RYKOFF-SEXTON, INC.
REAL ESTATE DEPARTMENT**

Mr. James Dwyer
Facilitator
St. Louis Site Remediation Task Force
4515 Maryland Avenue
St. Louis, Missouri 63108

1050 Warrenville Road

Lisle, Illinois 60532-5201

Telephone: 708-964-1414

Fax: 708-971-7881

RE: Potential Purchase of
8979 Seeger Industrial Drive
Berkeley, Missouri

Dear Mr. Dwyer:

Joe Tumminia of Follman Properties, our real estate broker, suggested that I provide this information to you. I understand that you may be able to help us address issues relating to radiological contamination at a site we are considering purchasing in the Berkeley area.

Ryckoff-Sexton, Inc. ("Ryckoff") is considering the purchase of property located at 8979 Seeger Industrial Drive, Berkeley, Missouri (the "Property") that was formerly used as a food service distribution warehouse by Clark Food Services ("Clark"). The Property is about six (6) acres in size and currently contains a 86,718 square foot building.

Ryckoff is a national corporation with food service distribution operations across the United States with annual sales of \$1.6 billion. We would continue to use the Property as a food distribution warehouse serving a six (6) state area, replacing our current facility in Maryland Heights, Missouri. In a demonstration of our commitment to the St. Louis area, Ryckoff closed its operations in Kansas City, Missouri about two (2) years ago in order to consolidate all our area operations in St. Louis.

When Clark operated on the Property, they employed about 75 area residents. We plan to not only maintain the current employment levels, but also to expand the work force by about 10-15% each year. The types of jobs we would create range from warehouse distribution positions to sales and other types of professional positions that could positively impact the local economy.

One of the most important reasons that the Property is particularly suitable to our needs is that it includes sufficient vacant land to allow us to expand the current building by 50-75%. Expanding our operations would contribute even further to the local economy by providing more jobs and tax revenue. Without the ability to expand, we would not be interested in purchasing the Property.

While negotiating the potential purchase of the Property, we have found out that the Property has been impacted by historical activities in the area involving radioactive materials. According to the information provided by the

United States Department of Energy ("DOE"), the Property referred to has retroactive contamination in two (2) main areas.

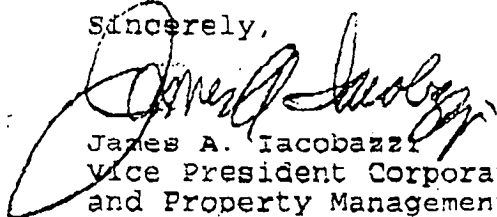
Although we understand that DOE has agreed that this radioactive contamination is DOE's responsibility to remediate, Rykoff is extremely concerned that the remediation will not occur before we expand the warehouse building. Rykoff understands from DOE that if we disturb any impacted soil during our construction activities, we will need to bear the costs of removing the impacted soil and stockpiling it for eventual disposal by DOE. According to the information we have obtained from DOE, the contaminated soil locations make it impossible for us to expand the warehouse building without impacting contaminated areas.

Although the area of impacted soil appears relatively small, we understand that the health and safety precautions associated with this soil relocation could make this work prohibitively expensive for Rykoff alone to bear. The possibility that Rykoff may need to bear the cost of remediating radioactive contamination for which we obviously had no responsibility in causing has made us reconsider our potential purchase of the Property. If Rykoff cannot obtain assurances that the remediation will be completed so that Rykoff can construct additional warehouse space on schedule, the Property is no longer a suitable location for Rykoff's St. Louis expansion.

Rykoff appreciates this opportunity to present this information to you. Although Rykoff is actively seeking this location to expand its operations in the St. Louis area, we need to be comfortable that we will not be forced to bear the costs of remediating another party's contamination in order to achieve that expansion.

Since the closing of the Property is scheduled for May 1, 1995, a recommendation from your Committee to fund the remediation is extremely important. Please feel free to call me at (708) 964-1414 if you have any questions or if we can provide you with any additional information.

Sincerely,



James A. Iacobazzi
Vice President Corporate Real Estate
and Property Management

JAI:tsv

**FAX**

Transmittal Sheet

Date: 4-25-95 Number of pages 3 (including cover)

To: JAMES DWYER From: Joe Turnminia
Company: ST. LOUIS FOLLMAN PROPERTIES
SITE REMEDIATION 165 N. Meramec Suite 500
TASK FORCE St. Louis, MO 63105

Telephone #: Telephone #: (314)745-1421 (Direct)
Fax #: 367-5406 Fax #: (314) 721-3071 (Brokerage)

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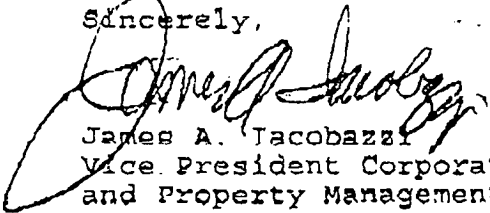
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