

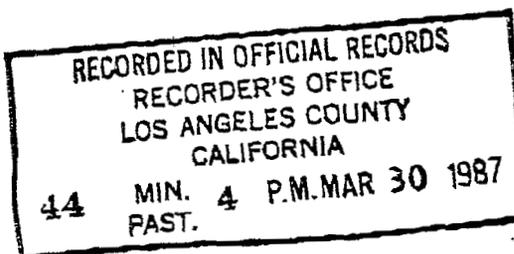
87 482651

Recorded at the Request of:

Timothy F. Sylvester, Esq.

When Recorded Mail To:

Timothy F. Sylvester, Esq.
Gibson, Dunn & Crutcher
333 South Grand Avenue
Los Angeles, California 90071



FEE \$ 181.000

DECLARATION ESTABLISHING AND GRANTING EASEMENTS

This Declaration Establishing and Granting Easements (the "Declaration") is made this 25th day of March, 1987 by Purex Industries, Inc. dba TP Industrial, Inc., its successors and assigns ("Declarant").

R E C I T A L S

A. Declarant currently is the owner in fee of that certain real property in the County of Los Angeles, State of California, commonly known as 525-535 East Alondra Boulevard, as more particularly described on Exhibit A of this Declaration and certain appurtenant easements with respect to certain adjacent land, as more particularly described on Exhibits F, G and H to this Declaration (collectively, the "Property"). As used herein, the term "Owner" shall mean and refer to any fee owner of any portion of the Property, including without limitation Declarant to the extent Declarant is the fee owner of any portion of the Property.

B. The Property is subject to certain efforts by Declarant to remediate area ground water and soil. Declarant's ground water and soil clean-up program is hereinafter referred to as the "Remediation Program".

C. Declarant has employed and will employ the services of a number of private entities, including without limitation, consultants, contractors and their agents, employees, subcontractors, heirs and assigns, to assist in the Remediation Program. In addition, certain governmental agencies and their employees may require access to the Property from time to time to inspect, sample and monitor the Remediation Program. As used herein, the term "Easement Users" shall mean and collectively refer to all such entities and persons to which or to whom Declarant conveys some or all of the easements (or some interest therein) described in this Declaration.

Exhibit E--
Recorded Grant of Easements

93-2096560

Recording Requested by
and When Recorded Mail To:

Jeffrey M. Smith
President
Purx Industries, Inc.
535 East Alondra Blvd.
Gardena, CA 90248-2903

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 4 P.M. OCT 27 1993
PAST

Memorandum of Use Restriction
Notice Acknowledgement

FEE \$8
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WHEREAS, the undersigned owns in fee the real property described in Exhibit A attached hereto (the "Property");

WHEREAS, due to the existence of certain residual concentrations of chemicals contained within the Property, the undersigned has agreed with the California Department of Health Services ("DHS") to voluntarily restrict the use of the Property to ensure the remediation program continues as agreed with affected agencies;

WHEREAS, this memorandum is intended to provide notice to any and all interested third parties of such use restriction and to constitute a covenant running with the land for the benefit of the DHS or its successor entity, unless and until specifically released by said entity;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency having been acknowledged by the undersigned, TP Industrial, Inc., a California corporation ("Owner"), hereby acknowledges and agrees:

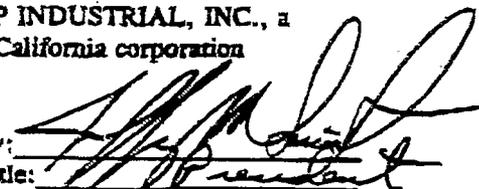
1. Owner acknowledges that the Property may contain hazardous materials in the soil and in the groundwater, and that, as a consequence, Owner, after notice to the California Department of Health Services ("DHS"), has determined to restrict the present and future use of the Property. Owner agrees that use of the property shall not be allowed to disturb the integrity of functioning of the facility's extraction, treatment, and monitoring systems without the express written consent of the DHS. Owner further agrees that the Property will not be used for agriculture purposes, residential purposes (including, without limitation, hotels, motels, hospitals, or other medical care facilities), daycare centers or schools, without the express written consent of the DHS. Said consent shall be in the form of a variance from the DHS.

2. The foregoing acknowledgement and use restriction shall be included in any grant deed for the Property executed and delivered by Owner to any other individual or entity which attempts to acquire title to the Property.

August, 1993. This Memorandum of Use Restriction is hereby executed and acknowledged this 17 day of

Affix Corporate
Seal:

TP INDUSTRIAL, INC., a
California corporation

By: 
Title: President
Jeffrey M. Smith, President