



# California Regional Water Quality Control Board Los Angeles Region



Terry Tamminen  
Secretary for  
Environmental  
Protection

Over 51 Years Serving Coastal Los Angeles and Ventura Counties  
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Arnold Schwarzeneg  
Governor

320 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.swrcb.ca.gov/rwqcb4>

April 20, 2004

Ms. Gaye Gardenas  
Milestones Treatment Center  
12510 E. Slauson Avenue, Unit HI  
Santa Fe Springs, CA 90670

## DEED NOTICE - ASHLAND CHEMICAL - 10505 SOUTH PAINTER AVENUE, SANTA FE SPRINGS, CALIFORNIA (SLIC NO. 655; SITE ID NO. 2040097)

Dear Ms. Gardenas:

The Los Angeles Regional Water Quality Control Board (Regional Board) staff has received your electronic request dated February 6, 2004, for the above referenced former Ashland Chemical facility (Site). In your request you have stated that Milestones Behavioral Treatment Program would like to occupy one of the office spaces at the newly constructed building, under the redevelopment program at the Site.

It is stated in the Grant Deed (copy attached) that the Property, former Ashland Chemical facility, shall be solely used for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals.

Milestones Behavioral Treatment Program is administered by the State of California under the Lanterman Development Act. The provision in the deed restriction does preclude the usage of the property for day care, either children or adult, however, the risks associated with your proposed use has not been reviewed by the appropriate agency. Therefore, in order to make an appropriate determination, a human health risk analyses based on the proposed use as Lanterman Development Center has to be reviewed by the California Office of Environmental Health Hazard Assessment (OEHHA).

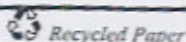
If you wish to continue with the provision to occupy one building at the referenced Site, we recommend that you submit a report on human health risk analyses based on your proposed use to the Regional Board office at your convenience and we will direct you further.

**If you have any question, please contact Dr. Rebecca Chou, Unit Chief at (213) 576-6733.**

Sincerely,

Dennis A. Dickerson  
Executive Officer

**California Environmental Protection Agency**



*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

Mr. Gerald Weeks  
Ashland Chemical

- 2 -

April 20, 2004

cc: Mr. Thomas Hall, City of Santa Fe Springs Fire Department  
Mr. Dave Anderson – Ashland Chemical  
Mr. Murray Wallis – URS, Santa Ana Division  
Ms. Joyces Williams – Milestone Treatment Center

***California Environmental Protection Agency***



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

Recording Requested by and  
When Recorded Mail to,  
and Mail Tax Statements to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attention: \_\_\_\_\_

Space Above This Line for Recorder's Use

**GRANT DEED** ITEMS NOT TAX  
NOT A PUBLIC RECORD

For valuable consideration, receipt of which is acknowledged, ASHLAND INC., a Kentucky corporation ("Grantor"), hereby grants to Painter Business Park, LLC, a California limited liability company ("Grantee"), that certain real property located in the City of Santa Fe Springs, County of Los Angeles, State of California, as legally described in Exhibit A attached hereto and made a part hereof (the "Property") together with all Grantor's right, title and interest in and to all improvements and structures located thereon and all easements, appurtenances, rights and privileges of Grantor appertaining to the Property.

Grantee hereby covenants, for Grantee, and Grantee's successors, personal representatives and assigns, that the Property shall be used solely for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals. Such covenants shall run with the land and be binding upon Grantee and Grantee's successors, personal representatives and assigns.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: October 16, 2002

GRANTOR:  
ASHLAND INC.

a Kentucky corporation  
By: *[Signature]* *Kmy*  
Frank L. Hank Waters

Its: Vice President

By: *[Signature]*  
William H. [unclear]

Its: Attorney in Fact

Deed-Grant Deed Industrial

02 2744237

February 6, 2004

Mr. David Bacharowski  
State Regional Water Quality Control Board  
320 West 4<sup>th</sup> Street Ste. 200  
Los Angeles, Ca. 90013  
Fax (213) 576-6625 -3 pages

Re: Deed Notice-Ashland Site  
10505 S. Painter Avenue  
Santa Fe Springs, Ca.

Dear Dave:

I am sending you a fax copy of the Deed Notification per our phone conversation this afternoon. Sixteen (16) buildings have been planned to be constructed on this site.

My client, Milestones Behavioral Treatment Program would like to obtain one building, approximately 8,875 square feet for its program use.

The program is administered by the State of California under the Lantermann Act. The program must be physically located within a specific geographical location. (It has been exceedingly difficult to identify a facility that can meet the program location requirement) Milestones Behavioral Treatment Program has served the Santa Fe Springs community for ten (10) years. The program participants are mentally challenged adults 18-65 years. They attend the program from 9:00A.M to 2:00P.M. Monday through Friday. The participants travel into the community daily for approximately two hour outings.

This program would occupy a very small percentage of this site for a relatively short period of the day and week.

A building at this site would allow the expansion of the existing program; providing a broader range of community needed services.

Dave I appreciate your willingness to review this situation. I know you will do what ever you can To assist us in continuing these much needed services to this community.

Cordially;

*Joyce*  
Joyce Cardenas  
(714) 670-0102

Cc: Joyce Williams

Milestone  
12510 E. Slawson Ave, unit # HI  
Santa Fe Springs, CA 90670  
(562) 907-1199



May 15, 2003

Ms. Manjulika Chakrabarti  
Site Cleanup II  
Sanitary Engineering Associate  
California Regional Water Quality Control Board  
320 West 4<sup>th</sup> Street, Suite 200  
Los Angeles, California 90013

RECEIVED  
2003 MAY 21 PM 2:11  
CALIFORNIA REGIONAL WATER  
QUALITY CONTROL BOARD  
LOS ANGELES REGION

**SUBJECT: TITLE HOLDER INFORMATION  
FORMER ASHLAND CHEMICAL COMPANY SITE  
10505 SOUTH PAINTER AVENUE  
SANTA FE SPRINGS, CALIFORNIA  
(SLIC NO. 816; SITE ID NO. 2040097)**

Dear Manjulika:

We acknowledge receipt of your letter dated March 4, 2003. In response to your request to provide information regarding the current fee title holder for the property (item 6 of your letter), we enclose a facsimile received from Industrial Property Reclamation, LLC.

In our letter dated April 14, 2003, we requested an extension to the May 30, 2003 deadline for the Well Installation Report, and submitted a second Amendment to the Work Plan for Well Abandonment and Installation based upon "capture zone" modeling for the extraction well network. We respectfully await your reply. The Well Abandonment Report will be completed prior to May 30, 2003.

Very truly yours,

**URS CORPORATION**

Murray Wallis, Ph.D.  
Senior Project Manager

Enclosure: Letter dated April 21, 2003

cc: Mr. Dave Anderson, Ashland, Inc.  
Mr. Tom Barnes, Industrial Property Reclamation, LLC (without enclosure)  
Mr. Thomas Hall, City of Santa Fe Springs Fire Department

URS Corporation  
2020 East First Street, Suite 400  
Santa Ana, CA 92705  
Tel: 714.835.6886  
Fax: 714.667.7147

DATE: 4/21/2003 PAGES: 11  
including cover page

FROM: Thomas J. Barnes EXTENSION: 15

TO: Murray Wallace

FAX: 714.667.7147

RE: Painter Business Park, LLC  
Santa Fe Springs, California  
Deed

---

Murray-

Deed is attached and below is the information requested.

Painter Business Park, LLC  
18800 Von Karman Avenue, Ste. 100  
Irvine, CA 92612-1517  
Atten: Thomas J. Barnes  
Managing Member  
Tel: 949-474-7999  
Fax: 949-474-8258  
Email: [Barnestjb@msn.com](mailto:Barnestjb@msn.com)

Thanks,  
Tom Barnes

RECEIVED  
2003 MAY 21 PM 2:11  
SANTA FE SPRINGS WATER  
COMMISSION BOARD  
CITY OF SANTA FE SPRINGS  
CITY MANAGER'S OFFICE



LEAD SHEET

02 2744237

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
NOV 14 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Seed*

FEE

FEE \$22 B  
6

D.T.T.

TRANSFER TAX  
NOT A PUBLIC RECORD

NOTIFICATION SENT \$40

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)  
To Be Completed By Examiner OR Title Company In Black Ink

*9011 014 001*

Number of Parcels Shown

*005*

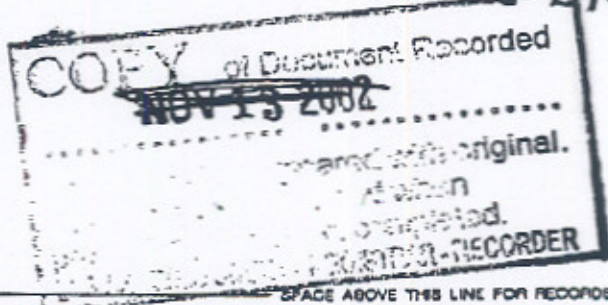
THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

NOV 14 2002

02-2744237

PAINTER BUSINESS PARK  
10 INDUSTRIAL PROPERTY  
DECLAMATION  
18800 VON KARMAN AVENUE  
SUITE 100  
IRVINE, CALIFORNIA 92612  
ATTN: THOMAS BARNES



Escrow No. - H07  
Order No. 11057554 - X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)



Recording Requested by and  
When Recorded Mail to,  
and Mail Tax Statements to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attention: \_\_\_\_\_

Space Above This Line for Recorder's Use

**GRANT DEED**

TRANSFER TAX  
NOT A PUBLIC RECORD

For valuable consideration, receipt of which is acknowledged, ASHLAND INC., a Kentucky corporation ("Grantor"), hereby grants to Painter Business Park, LLC, a California limited liability company ("Grantee"), that certain real property located in the City of Santa Fe Springs, County of Los Angeles, State of California, as legally described in Exhibit A attached hereto and made a part hereof (the "Property") together with all Grantor's right, title and interest in and to all improvements and structures located thereon and all easements, appurtenances, rights and privileges of Grantor appertaining to the Property.

Grantee hereby covenants, for Grantee, and Grantee's successors, personal representatives and assigns, that the Property shall be used solely for industrial or office use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals. Such covenants shall run with the land and be binding upon Grantee and Grantee's successors, personal representatives and assigns.

IN WITNESS WHEREOF, Grantor has caused its dully authorized representative to execute this instrument as of the date hereinafter written.

DATED: October 16, 2002

GRANTOR:  
ASHLAND INC.

a Kentucky corporation  
By: [Signature] *Kmy*

Its: Vice President

By: [Signature]

Its: Attorney in Fact

Deed-Grant Deed Industrial

02 2744237

STATE OF Ohio )  
COUNTY OF Franklin )SS

On October 16, 2002 before me, Janet Sue Pressler a Notary Public in and for said County and State, personally appeared Frank L. "Hank" Waters personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet Sue Pressler  
Signature of Notary

**JANET SUE PRESSLER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 08-21-05**

May 22, 2005  
Date My Commission Expires

STATE OF Kentucky )  
COUNTY OF Fayette )SS

On October 28, 2002 before me, Wanda Sue Priode a Notary Public in and for said County and State, personally appeared William M. Loar personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Wanda Sue Priode  
Signature of Notary

Wanda Sue Priode  
My Commission Expires August 10, 2005  
Date My Commission Expires

STATE OF Ohio )  
COUNTY OF Franklin )SS

On September 13, 2002 before me, Janet Sue Pressler a Notary Public in and for said County and State, personally appeared Frank L. Waters personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet Sue Pressler  
Signature of Notary

May 22, 2005  
Date My Commission Expires

JANET SUE PRESSLER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 05-22-05

02 2744237

**EXHIBIT A**  
**LAND**

Land situated in the State of California, County of Los Angeles and described as follows:

**Parcel 1:**

The North 334.8 feet of Lot 16 of Bell and Carlton's Santa Gertrudes Acres, in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of Los Angeles County,

Except all oil, gas and other hydrocarbons, water (and steam) and all other minerals, whether similar to those herein specified or not, within or that may be produced from said parcel provided, however, that the surface of said parcel shall never be used for the exploration, development, extraction, removal, or storage of any thereof.

Also excepting the sole and exclusive right from time to time to drill and maintain wells, or other works into or through said parcel below a depth of 500 feet and to produce, inject, store and remove from and through such wells or works oil, gas, water and other substances of whatever nature including the right to perform any and all operations deemed by grantor necessary or convenient for the exercise of such rights as reserved by Standard Oil Company of California in deed recorded March 13, 1970 as Instrument No. 292.

**Parcel 2:**

The South 37.5 feet of Lot 16 of Bell and Carlton's Santa Gertrudes Acres, in the City of Santa Fe Springs, in the County of Los Angeles, State of California as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of said county.

Excepting therefrom all minerals contained in the above described land including, without limiting the generality thereof, gas and other hydrocarbon substances as well as metallic or other solid minerals provided that Santa Fe shall not have the right to go upon or use the surface of said land, or any part thereof, for the purpose of drilling for, mining or otherwise removing any of said minerals. Santa Fe may, however, and hereby reserves the right to remove any of said minerals from said land by means of wells, shafts, tunnels or other means of access to said minerals which may be constructed, drilled or dug from other land provided that the exercise of such rights by Santa Fe shall in no way interfere with or impair the use of the surface of the land hereby conveyed or of any improvements thereon as reserved by the Atchison, Topeka and Santa Fe Railway Company, a Delaware Corporation in deed recorded October 6, 1972 as Instrument No. 448.

**Parcel 3:**

Parcel 1 of Parcel Map No. 10897, in the City of Santa Fe Springs, in the County of Los Angeles, State of California as per Map filed in Book 105 pages 65 and 66 of Parcel Maps, in the office of the County Recorder of Los Angeles County,

Except all oil, gas asphaltum, and other hydrocarbons and other minerals, whether similar to those herein specified or not, within or that be produced from said parcel 500 feet in depth provided, however, that the surface and said parcel shall never be used for the exploration, development, extraction, removal or storage of said oil, gas, asphaltum, and other hydrocarbons and other minerals as reserved by Standard Oil

Company, a Delaware Corporation recorded October 20, 1965 as Instrument No. 765 in Book D3086, page 988, official records of Los Angeles County.

Except all oil, gas or other hydrocarbons lying in, under or upon the south 149 feet of said land as granted to Noel R. Gascho on July 10, 1929 as document No. 10708.

Also excepting and reserving to Chevron U.S.A., Inc., a corporation, its successors and assigns all oil, gas and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property by deed recorded January 25, 1978 as instrument No. 78-95954, official records of Los Angeles County.

And further excepting and reserving to Chevron U.S.A., Inc., a corporation, its successors and assigns, the sole and exclusive right from time to time to drill and maintain wells or other works into through said real property and the adjoining streets, roads and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works oil, gas, water and other substances of whatever nature including the right to perform below said depth any and all operations deemed by grantor necessary or convenient for exercise of such rights.

The rights hereinabove excepted and reserved to Chevron U.S.A. Inc., a corporation do not include and do not except or reserve to grantor any right of grantor to use the surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein. Unless hereinafter specifically excepted and reserved, all rights and interests in the surface of said real property is hereby conveyed to sponsors of the San Francisco Performing Arts Center, Inc.

**Parcel 4:**

Lot 17 of Bell and Carlton's Santa Gertrudes Acres, in the City of Santa Fe Springs, in the County of Los Angeles, State of California as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of Los Angeles County.

Except the North 149 feet of said lot.

Also except the East 462.5 feet of said lot.

**Parcel 5:**

The South fifty (50) feet of Lot twenty-four (24) of Bell and Carlton's Santa Gertrudes Acres, in the County of Los Angeles, State of California, as per Map recorded in Book 10, page 73 of Maps, in the office of the County Recorder of Los Angeles County.

02-2744239

THE COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
REGISTERED RECORDS SECTION  
COUNTY OF LOS ANGELES

REGISTERED RECORDER  
COUNTY OF LOS ANGELES

The undersigned hereby certifies that the foregoing is a true and correct copy of the original document  
as shown to the undersigned on the date hereof.

*William E. ...*  
Recorder

*Public Business ...*  
Recorder

It is hereby certified that the foregoing is a true and correct copy of the original document

*...*  
Recorder

The fee for this copy is \$1.00

\$1.00

OR

...

*...*  
Recorder

*...*  
Recorder



# ASHLAND

Ashland Inc.  
P.O. Box 227  
Columbus, OH 43266  
(614) 790-4331  
www.ashland.com

Kristina M. Woods  
Senior Counsel  
Law Department  
Tel: (614) 790-2676  
Fax: (614) 790-4266  
kwoods@ashland.com

December 12, 2001

**VIA FEDERAL EXPRESS**

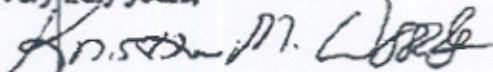
Mr. Tom Hall  
City of Santa Fe Springs  
Fire Department Headquarters  
11300 Greenstone Avenue  
Santa Fe Springs, CA 90670

Re: **Recorded Deed Notice - Soil Closure Plan  
Ashland Santa Fe Springs Location At  
10505 South Painter Avenue**

Dear Mr. Hall:

Enclosed you will find a copy of the Deed Notification stamped by the County Recorder and recorded on November 16, 2001, at the Recorder's Office of Los Angeles County California. This fulfills Condition 1 set forth in Mr. Neal Welland's September 10, 2001 letter addressed to David L. Anderson regarding "Soil Closure Plan for Ashland Santa Fe Springs, Located at 10505 S. Painter Avenue."

Very truly yours,



Kristina M. Woods

Enclosure

cc: **VIA FEDERAL EXPRESS**  
David Greenman  
Enterprise Counsel Group  
A Law Corporation  
18800 Von Karman Avenue - Suite 100  
Irvine, CA 92612

Nigel Goulding  
URS Corporation  
2020 E. First Street - Suite 400  
Santa Ana, CA 92705

Mike Loar, Ashland Inc.  
David Anderson, Ashland Inc.

MEMO RECORDED MAIL TO:

01-2196217

ASHLAND  
KIMBERLY C. MUMFORD  
P.O. BOX 14090  
LEXINGTON KY 40512

**PROPERTY USE RESTRICTION**

KNOW ALL MEN BY THESE PRESENTS that the property described in Attachment A hereto ("Property") is subject to the following use restrictions pursuant to a risk-based cleanup of certain contaminated soils on the site overseen by the South Coast Regional Water Quality Management Board and the City of Santa Fe Springs Fire Department:

The Property may be used solely for industrial or other use, however, specifically excluding from such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility in which a permit is required for the storage, treatment, or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals. This Property Use Restriction shall run with the land and be binding upon all present and future owners of the Property and their successors, personal representatives and assigns.

ASHLAND INC. (Owner)

By: Peter M. Bakach  
Name: Peter M. Bakach  
Title: Vice President

STATE OF Ohio )  
COUNTY OF Franklin ) ss.

On March 12, 2001 before me, Janet Sue Passler, a Notary Public in and for said County and State, personally appeared Peter M. Bakach, personally known to me (or known to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Janet Sue Passler  
Signature of Notary

5-22-05  
Date: My Commission Expires

For Notary Seal Or Stamp

NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES 05-22-05

11057-554-X59



February 6, 2004

Mr. David Bacharowski  
State Regional Water Quality Control Board  
320 West 4<sup>th</sup> Street Ste. 200  
Los Angeles, Ca. 90013  
Fax:(213) 576-6625 -3 pages

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10505 S. Painter Avenue  
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Dear Dave:

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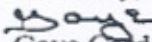
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Dave I appreciate your willingness to review this situation. I know you will do what ever you can To assist us in continuing these much needed services to this community.

Cordially,

  
Gaye Cardenas  
(714) 670-0102  
Cc: Joyce Williams

**ASHLAND.**

Kristina M. Woods  
Senior Counsel  
Law Department  
Tel: (514) 790-3878  
Fax: (514) 790-4268  
kwoods@ashland.com

Ashland Inc.  
P.O. Box 229  
Columbia OH 43206  
(614) 790-3333  
www.ashland.com

December 12, 2001

**VIA FEDERAL EXPRESS**

Mr. Tom Hall  
City of Santa Fe Springs  
Fire Department Headquarters  
11300 Greenstone Avenue  
Santa Fe Springs, CA 90670

Re: **Recorded Deed Notice - Soil Closure Plan  
Ashland Santa Fe Springs Location At  
10505 South Painter Avenue**

Dear Mr. Hall:

Enclosed you will find a copy of the Deed Notification stamped by the County Recorder and recorded on November 16, 2001, at the Recorder's Office of Los Angeles County California. This fulfills Condition 1 set forth in Mr. Neal Welland's September 10, 2001 letter addressed to David L. Anderson regarding "Soil Closure Plan for Ashland Santa Fe Springs, Located at 10505 S. Painter Avenue."

Very truly yours,



Kristina M. Woods

Enclosure

cc: **VIA FEDERAL EXPRESS**  
David Greenman  
Enterprise Counsel Group  
A Law Corporation  
18800 Von Karman Avenue - Suite 100  
Irvine, CA 92612

Nigel Goulding  
URS Corporation  
2020 E. First Street - Suite 400  
Santa Ana, CA 92705

Mike Loar, Ashland Inc.  
David Anderson, Ashland Inc.

NEED REGISTERED MAIL TO:

ASHLAND  
KIMBERLY G. HOPKINSON  
P.O. BOX 14080  
LEXINGTON KY 40512

01-2196217

**PROPERTY USE RESTRICTION**

KNOW ALL MEN BY THESE PRESENTS that the property described in Attachment A hereto (Property) is subject to the following use restrictions pursuant to a risk-based cleanup of certain contaminated soils on the site overseen by the South Coast Regional Water Quality Management Board and the City of Santa Fe Springs Fire Department:

The Property may be used solely for industrial or office use, however, specifically excluding both such use, use thereof for the operation of a chemical manufacturing or distribution business, or a facility as to which a permit is required for the storage, treatment, or disposal of hazardous waste under the Federal Resource Conservation and Recovery Act or any California counterpart thereof. The Property may not be used for any residential purpose or for day-care, nursing homes, or hospitals. This Property Use Restriction shall run with the land and be binding upon all present and future owners of the Property and their successors, personal representatives and assigns.

ASHLAND INC. (Owner)

By: [Signature]  
Name: Patricia B. Borch  
Title: Director

STATE OF Ohio )  
COUNTY OF Franklin ) ss.

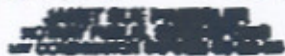
On this 12th day of 2001 before me, Janet Sue Passler, a Notary Public in and for said County and State, personally appeared Patricia B. Borch personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entry upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public

5-23-05  
Date: My Commission Expires

For Notary Seal Or Stamp



11057554-X59

February 6, 2004

Mr. David Bacharowski  
State Regional Water Quality Control Board  
320 West 4<sup>th</sup> Street Ste. 200  
Los Angeles, Ca. 90013  
Fax:(213) 576-6625

Re: Deed Notice-Ashland Site  
10505 S. Painter Avenue  
Santa Fe Springs, Ca.

Dear Dave:

I am sending you a fax copy of the Deed Notification per our phone conversation this afternoon. Sixteen (16) buildings have been planned to be constructed on this site.

My client, Milestones Behavioral Treatment Program would like to obtain one building, approximately 8,875 square feet for its program use.

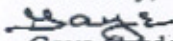
The program is administered by the State of California under the Lantermann Act. The program must be physically located within a specific geographical location. (It has been exceedingly difficult to identify a facility that can meet the program location requirement) Milestones Behavioral Treatment Program has served the Santa Fe Springs community for ten (10) years. The program participants are mentally challenged adults 18-65 years. They attend the program from 9:00A.M to 2:00P.M. Monday through Friday. The participants travel into the community daily for approximately two hour outings.

This program would occupy a very small percentage of this site for a relatively short period of the day and week.

A building at this site would allow the expansion of the existing program; providing a broader range of community needed services.

Dave I appreciate your willingness to review this situation. I know you will do what ever you can To assist us in continuing these much needed services to this community.

Cordially,

  
Gaye Cardenas