



MAJESTIC REALTY CO.

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Kevin Radecki
Industry City Manager
City of Industry
15625 East Stafford Street, #100
City of Industry, CA 91744

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CITY OF INDUSTRY

Dear Mr. Radecki:

Majestic Realty Co., on behalf of Industry East Business Center, LLC, has agreed to voluntarily incorporate the following additional measures into our design and operation of the Revised Industry Business Center Project ("Project") to further improve the Project and the surrounding community.

1. There will be no sporting, entertainment or other ticketed events at the NFL Stadium after 12 midnight or before 6 a.m; however, the NFL Stadium may still be used for other non-ticketed events and other uses including without limitation use of team offices, maintenance, repair, team practices, set-up or tear-down.
2. No massage parlors, strip clubs or other similar adult entertainment businesses (as defined by Industry Municipal Code Section 17.08.005) or advertising for such establishments will be permitted as part of the Project. Majestic also agrees to further prohibit massage parlors, strip clubs or other similar adult entertainment businesses (as defined by Industry Municipal Code Section 17.08.005) or advertising for such establishments on properties owned by the Majestic or its affiliates on properties adjacent to the Project site. This prohibition shall not apply to day spas and physical therapy establishments.
3. The Project will use drought tolerant plants and will use recycled water to irrigate all planted areas. Industry East Business Center will also consider the use of Xeriscape in developing the landscaping plan for the Project site.
4. Industry East Business Center will work with CalTrans and Industry to provide signage on the 10 Freeway directing traffic accessing NFL Stadium events not to use the Grand Avenue exit from the 10 Freeway. Industry East Business Center (or the stadium operator) also will include directions to ticket holders to use the Grand Avenue exit from the 57/60 to access NFL Stadium events.
5. Industry East Business Center will work with Industry, CalTrans, Walnut and other cities in the area in developing the transportation plan for NFL Stadium events to maximize the access to and from the Project site from the 57/60 Freeway, including directing exiting traffic from NFL Stadium events south to the 57/60 ramps. In addition, as part of the transportation planning process, we will request that Walnut consider restricting any traffic exiting NFL Stadium events north on Grand Avenue to then proceed east and west on Valley Boulevard (not north on Grand Avenue past Valley Boulevard). Industry East Business Center will also work with the

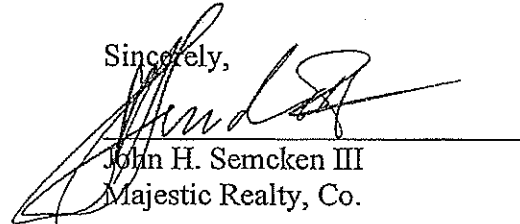


transportation planning group to coordinate meetings with CalTrans during the transportation planning process.

Industry East Business Center requests that the City of Industry include this letter in its Planning files related to the Project as commitments that the Project will undertake.

These additional measures together with the approximately 230 project design features, mitigation measures and conditions of approval underscore the commitment of Majestic Realty and Industry East Business Center to address environmental and community issues with respect to this Project. .

Sincerely,



John H. Semcken III
Majestic Realty, Co.