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Recording requested by and
when recorded mail to:

H. ROY JEPSON
Law Offices of H. Roy Jeppson
2049 Century Park East
Twenty-Eighth Floor
Los Angeles, California 90067

MEMORANDUM OF COLLECTION AGREEMENT

THIS MEMORANDUM OF COLLECTION AGREEMENT is made and entered into as of the 1st day of November, 1987 by and between Arawakan, Ltd., a California limited partnership ("Partnership"), PMSC, Inc., a Delaware corporation ("PMSC"), and Postal Management Service Corp., a Delaware corporation ("Postal") which hereby agree as follows:

1. Partnership is the owner of the property more particularly described in Exhibit "A", attached hereto and incorporated herein ("Property").

2. The Property is presently occupied pursuant to a lease ("Lease") by the tenant whose name and address are set forth in Exhibit "B", attached hereto ("Tenant").

3. The Property is encumbered by a Mortgage which "wraps around" a prior lien(s) on the Property ("Wrap Deed"). The Wrap Deed, together with an assignment of the Lease secure a wrap note ("Wrap Note") executed by the Partnership. The Wrap Deed and Wrap Note are collectively referred to as the "Wrap Loan".

ARAW

-1-

POSTAL MANAGEMENT SERVICES, CORP.

1875 CENTURY PARK EAST
SUITE 2646
LOS ANGELES, CALIFORNIA 90067
(213) 201-0461

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4. Partnership hereby authorizes Postal to collect the rents from the Tenant pursuant to the Lease on the Property and to apply the rents pursuant to that certain Collection Agreement entered into as of November 1, 1987 by and between the parties hereto.

5. This Memorandum of Collection Agreement is prepared for the purpose of recordation, and it in no way or manner whatever, modifies, amends or alters the provisions of the Collection Agreement.

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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Collection Agreement as of the day and year first above written.

"PARTNERSHIP"

Arawakan, Ltd.,
A California Limited Partnership

Maria R. McCann
Witness

By: Charles V. Bergquist
Charles V. Bergquist, General Partner

"POSTAL"

Postal Management Service Corp.,
A Delaware Corporation

Mary Thelma
Witness

By: Gregory B. Baba
Gregory B. Baba, President

Mary Thelma
Witness

By: Elaine Greenberg
Elaine Greenberg, Secretary

"PMSC"

PMSC, Inc., a Delaware Corporation

Mary Thelma
Witness

By: Gregory B. Baba
Gregory B. Baba, President

Mary Thelma
Witness

By: Elaine Greenberg
Elaine Greenberg, Secretary

This document was prepared by H. Roy Jeppson at 2049 Century Park East, Twenty-Eighth Floor, Los Angeles, California 90067.

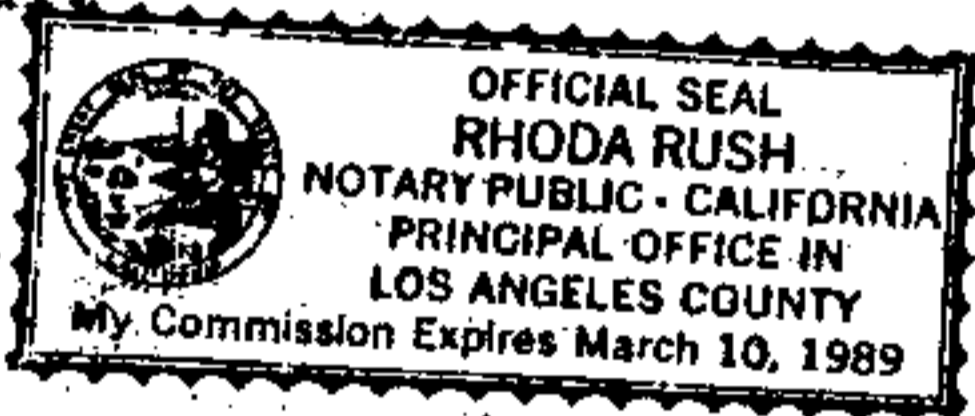
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STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On NOV. 5, 1987, before me, the undersigned, a notary public in and for said state, personally appeared Charles V. Bergquist, personally known to me (or proved on the basis of satisfactory evidence) to be the general partner of Arawakan, Ltd., a California limited partnership, and acknowledged to me that he executed the same as the general partner of said limited partnership and on its behalf.

WITNESS my hand and official seal.

Rhoda Rush
Notary Public in and for said
County and State



STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On NOV 4 1987, 1987, before me, the undersigned, a notary public in and for said state, personally appeared Gregory B. Baba, and Elaine Greenberg, personally known to me (or proved on the basis of satisfactory evidence) to be the president and secretary, respectively, of PMSC, Inc., pursuant to its by-laws or resolution of its board of directors.

WITNESS my hand and official seal.

Gail Stavrakes
Notary Public in and for said
County and State

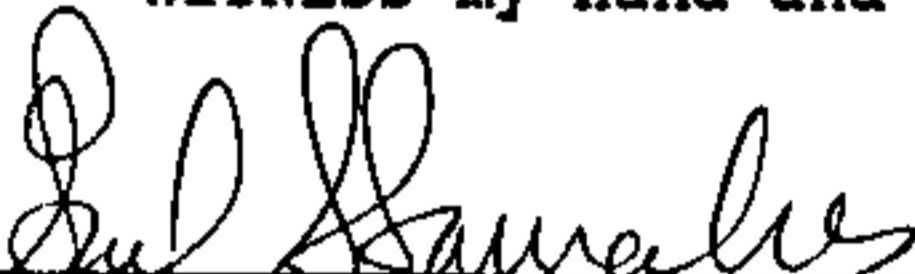


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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

NOV 4 1987
On , 1987, before me, the undersigned, a notary public in and for said state, personally appeared Gregory B. Baba, and Elaine Greenberg, personally known to me (or proved on the basis of satisfactory evidence) to be the president and secretary, respectively, of Postal Management Service Corp., pursuant to its by-laws or resolution of its board of directors.

WITNESS my hand and official seal


Notary Public in and for said
County and State



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ARAUCANIAN, INC.

The following described real estate located in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest Quarter of Southwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence North 2 deg, 21 minutes West along the East line of said quarter-quarter section 393.83 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 69.31 feet to the intersection with the South boundary of Lot 1; thence South 79 degrees 19 minutes 42 seconds East along said boundary of Lot 1 a distance of 6.59 feet to the Southeast corner thereof; thence North 4 degrees 55 minutes 19 seconds East along the East line of Lot 1, a distance of 113 feet to the South boundary of Highway #52; thence North 80 degrees 43 minutes West along said Highway 130 feet to the intersection of the East boundary of Highway #261; thence South 25 degrees 25 minutes 17 seconds West along the East boundary of Highway #261 a distance of 113 feet; thence continuing along said Highway #261 South 31 degrees 21 minutes West 116.56 feet to the SW corner of Lot 2 and the North boundary of the Presbyternian Church lot; thence East along the South boundary of Lot 2, and the North boundary of said Presbyterian Church lot, 224.05 feet to the point of beginning, containing 33,285 square feet, more or less.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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EXHIBIT A

ARAWAKEN, LTD

LEASE:

Dated: 11/6/80

Lessor: ROBINWOOD, INCORPORATED

Lessee: POSTAL SERVICE

Address of Property: Alabama Highway 261 & County Highway 52
Helena, ALA 35080

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EXHIBIT B

Arawaker, L.T.

Dated: 6/1/84

Maker: ARAUCANIAN, INCORPORATED

Payee: TERALD L. SCHULMAN

Original Principal Amount: \$ 265,000.00

Secured By MORTGAGE

Recorded On 12/31/84

Book (Vol.) 013, Page 34

Instr. # -, Official Records of Shelby County, ALA

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

88 DEC 12 AM 8:48

Thomas A. Swain, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ —

2. Mtg. Tax —

3. Recording Fee 2000

4. Indexing Fee 100

TOTAL 2100