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Recorder's Office, Los Angeles County,
California

02/23/09 AT 10:39AM

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PAID:	0.00



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DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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EXHIBIT NO. 2

- 23 -

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

RECEIVED
MAR 11 2009



Jeff F. Westbrook
City of Carson
Redevelopment Manager
One Civic Plaza, Suite 500
Carson, California 90745

REDEVELOPMENT AGENCY

(Space Above This Line for Recorder's Office Use Only)

CERTIFICATE OF COMPLETION

WHEREAS, by that certain Owner Participation Agreement ("Agreement") dated November 22, 2006, by and between the CARSON REDEVELOPMENT AGENCY, a public body, corporate and politic ("Agency"), and HREG GENESIS CARSON, LLC, a Delaware limited liability company ("Participant"), Participant has agreed to develop certain improvements defined in the Agreement within a designated geographic area situated in the City of Carson, California, described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, as referenced in Section 4.8 of the Agreement, Agency is required to furnish Participant with a Certificate of Completion upon completion of construction and renovation of the Common Area, Exterior Area and Tenant Spaces (as those terms are defined in the Agreement, collectively, the "Project"), of which the certificate shall be in such form as to permit it to be recorded in the Official Records of the County Recorder of the County of Los Angeles, California; and

WHEREAS, the Agreement provided for certain covenants to run with the land, which covenants were incorporated in that certain Declaration of Covenants, Conditions and Restrictions recorded on December 27, 2006, as Instrument No. 06-2868611 in the Official Records of the Los Angeles County Recorder (the "Declaration"); and

WHEREAS, this Certificate of Completion shall constitute a conclusive determination by Agency of the satisfactory completion by Participant of the construction of each component of the Project and of Participant's full compliance with the terms of the Agreement with respect to the Project, but not of those covenants set forth in the Declaration that are applicable to the Site, the provisions of which shall continue to run with the land pursuant to its terms; and

WHEREAS, Agency has conclusively determined that the construction and development of the Project on the real property described in Exhibit "A" required by the Agreement has been satisfactorily completed by Participant in full compliance with the terms of the Agreement.

NOW, THEREFORE,

1. The improvements comprising the Project have been satisfactorily completed in accordance with the provisions of said Agreement.

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2. This Certificate of Completion shall constitute a conclusive determination by Agency of Participant's satisfaction of the agreements and covenants contained in the Agreement with respect to the Project.

3. This Certificate of Completion shall not constitute evidence of Participant's compliance with its obligations set forth in the Declaration, the provisions of which shall continue to run with the land subject to the terms and for the period of time set forth therein.

4. This Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Participant to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof.

5. This Certificate of Completion is not a Notice of Completion as referred to in California Civil Code Section 3093.

IN WITNESS WHEREOF, the Agency has executed this Certificate of Completion this 10 day of FEBRUARY, 2009.

CARSON REDEVELOPMENT AGENCY

By: Jim Dear

Chairman Jim Dear

ATTEST:

Helen S. Kawagoe
Agency Secretary Helen S. Kawagoe Feb. 11, 2009

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

David C. Benaywell
Agency Counsel

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

LOS ANGELES

On

Date

before me,

JANICE F. SMITHWICK, NOTARY PUBLIC

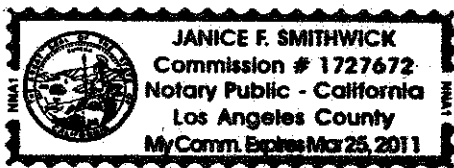
Here Insert Name and Title of the Officer

personally appeared

JIM DEAR

Name(s) of Signer(s)

who 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.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Janice F. Smithwick

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

CERTIFICATE OF COMPLETION - OWNER PARTICIPATION

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

HREG GENESIS CARSON, LLC

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

LEGAL DESCRIPTION OF SOUTH BAY PAVILION PARCEL WITHIN WHICH SITE IS
LOCATED

Parcel 1 of Parcel Map 060509, in the City of Carson, County of Los Angeles, State of California, as per map filed in book 328, pages 87 through 94, inclusive, in the office of the County Recorder of said County.

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CONSENT TO RECORDATION

HREG GENESIS CARSON, LLC, a Delaware limited liability company ("Participant") defined herein and the owner of the fee title to the real property legally described herein, hereby consents to the recordation of this Certificate of Completion against the real property legally described herein.

"PARTICIPANT"

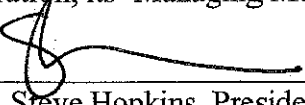
HREG GENESIS CARSON, LLC a Delaware
limited liability company

By: Hopkins Real Estate Group, a California
Corporation, its' Managing Member

Date: _____

1/27/09

By: _____


Steve Hopkins, President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

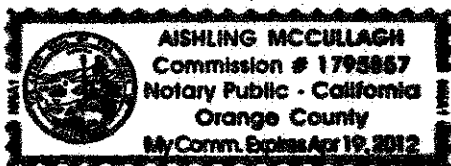
County of Orange

On Jan 27, 2009 before me, Aishling McCullagh, Notary Public

personally appeared Stephen Hopkins

☒ 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.

Place Notary Seal Above

Signature Aishling McCullagh
Signature of Notary Public

OPTIONAL

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Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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