

RESOLUTION NO. 301

A RESOLUTION OF THE BOARD OF THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS APPROVING THE ISSUANCE OF A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT DATED SEPTEMBER 5, 1995 WITH KRIKORIAN PREMIERE THEATRES, INC., CONSENTING TO A TRANSFER OF THE LEASEHOLD INTEREST AND RESCINDING RESOLUTION NO. 295

WHEREAS, on October 5, 1999, the Redevelopment Agency of the City of Redlands (the "Agency") approved issuance of a Certificate of Completion in accordance with the Disposition and Development Agreement dated September 5, 1995 with Krikorian Premiere Theatres and consented to a transfer of leasehold interest; and

WHEREAS, City staff and Krikorian representatives have determined that minor corrections should be made to the legal description for the Certificate of Completion; and

WHEREAS, to correct the legal description, it is necessary for the Agency to rescind Resolution No. 295 and adopt a new resolution referencing the proper legal description;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Agency of the City of Redlands as follows:

Section 1. The Redevelopment Agency of the City of Redlands hereby agrees to the issuance of a Certificate of Completion in the form attached hereto as Exhibit "A."

Section 2. The Redevelopment Agency of the City of Redlands hereby consents to the transfer of the leasehold deed of trust from Krikorian Premiere Theatres, Inc. to First Hawaiian Bank.

ADOPTED, SIGNED AND APPROVED THIS 18th day of April, 2000.



Chairman of the Board
Redevelopment Agency of the City of Redlands

Attest:


Lorrie Poyzer, Secretary

I, Lorrie Poyzer, Secretary to the Redevelopment Agency of the City of Redlands hereby certify that the foregoing Resolution was duly adopted by the Redevelopment Agency Board at a regular meeting thereof held on the 18th day of April, 2000 by the following vote:

AYES: Councilmembers George, Peppler, Haws; Mayor Gilbreath

NOES: None

ABSTAIN: None

ABSENT: Councilmember Freedman


Lorrie Poyzer, Secretary

EXHIBIT "A"

When Recorded, Mail to:

Curtis Muck, Esq.
Krikorian Premiere Theatres, Inc.
131 Palos Verdes Blvd.
Redondo Beach, CA 90277

4/21/00

ORIGINAL SENT TO
CURTIS MUCK, ESQ., FOR
RECORDING

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLETION

The Redevelopment Agency of the City of Redlands (the "Agency") does hereby certify as follows:

By its Resolution No. 301, adopted and approved April 18, 2000, the Agency has resolved as follows:

Section 1. The improvements required to be constructed in accordance with that certain Disposition and Development Agreement (the "Agreement") dated September 5, 1995 by and between the Agency and Krikorian Premiere Theatres, Inc., a California corporation (the "Developer") on that certain real property (the "Property") more fully described in Attachment "A" attached hereto and incorporated herein by this reference (the "Project") have been completed in accordance with the provisions of said Agreement.

Section 2. This Certificate of Completion shall constitute a conclusive determination of satisfaction of the agreements and covenants contained in the Agreement with respect to the obligations of the Developer, and its successors and assigns, to construct and develop the improvements and the Project on the Property, including any and all buildings and any and all parking, landscaping and related improvements necessary to support or which meet the requirements applicable to the building and its use and occupancy on the property, whether or not said improvements are on the Property or on other property subject to the Agreement, all as described in the Agreement, and to otherwise comply with the Developer's obligation under the Agreement with respect to the Property and the dates for the beginning and completion of construction of improvements thereon under the Agreement; provided, however, that the Agency may enforce any covenants surviving this Certificate of Completion in accordance with the terms and conditions of the Agreement and the Deed pursuant to which the Property was conveyed under the Agreement. The Agreement is an official record of the Agency and a copy of said Agreement may be inspected in the office of the Agency located at 35 Cajon Street, Redlands, California, 92373 during regular business hours.

Section 3. The Property to which this Certificate of Completion pertains is more fully described in Attachment "A" attached hereto.

DATED AND ISSUED this 18th day of April, 2000.

Redevelopment Agency of the City of Redlands

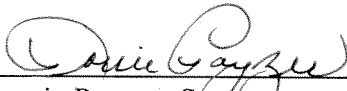


Pat Gilbreath, Chairman



Gary M. Luebbers, Executive Director

Attest:



Lorrie Poyzer, Secretary

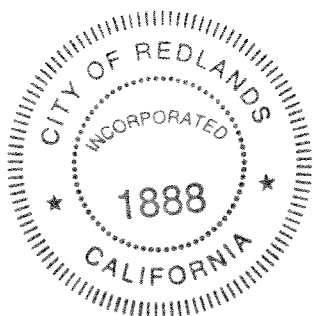
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
CITY OF REDLANDS)

By the authority granted under Chapter 4, Article 3, Section 1181, of the California Civil Code, and Chapter 2, Division 3, Section 40814, of the California Government Code, on April 21, 2000, before me, Beatrice Sanchez, Deputy City Clerk, on behalf of Lorrie Poyzer, City Clerk of the City of Redlands, California, personally appeared Pat Gilbreath, Gary M. Luebbers, and Lorrie Poyzer { X } personally known to me - or - { } proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

LORRIE POYZER, CITY CLERK



By: Beatrice Sanchez
Beatrice Sanchez, Deputy City Clerk
(909)798-7531

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## CAPACITY CLAIMED BY SIGNER(S)

- { } **Individual(s) signing for oneself/themselves**  
{ } **Corporate Officer(s)**  
Title(s) \_\_\_\_\_  
Company \_\_\_\_\_  
{ } **Partner(s)**  
Partnership \_\_\_\_\_  
{ } **Attorney-In-Fact**  
Principal(s) \_\_\_\_\_  
{ } **Trustee(s)**  
Trust \_\_\_\_\_  
{ x } **Other**  
Title(s): Chairman, Executive Director and Secretary  
Entity Represented: Redevelopment Agency of the City of Redlands

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THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document: Certificate of Completion

Date of Document: April 18, 2000

Signer(s) Other Than Named Above: none

Attachment "A"
Legal Description of Property

Parcel A

Parcel 1 of Parcel Map 14891, in the City of REDLANDS, County of SAN BERNARDINO, State of California, as per map recorded in Book 181, pages 86, 87, and 88 of Parcel Maps, in the office of the County Recorder of said County. Except all water and subsurface water rights, below a depth of 500 feet, with the right of surface entry, as dedicated or reserved in instruments of record

Parcel B

Parcel 2 of Parcel Map 14891, in the City of REDLANDS, County of SAN BERNARDINO, State of California, as per map recorded in Book 181, pages 86, 87, and 88 of Parcel Maps, in the office of the County Recorder of said County. Except all water and subsurface water rights, below a depth of 500 feet, with the right of surface entry, as dedicated or reserved in instruments of record

Parcel C

Parcel 3 of Parcel Map 14891, in the City of REDLANDS, County of SAN BERNARDINO, State of California, as per map recorded in Book 181, pages 86, 87, and 88 of Parcel Maps, in the office of the County Recorder of said County. Except all water and subsurface water rights, below a depth of 500 feet, with the right of surface entry, as dedicated or reserved in instruments of record