

Exhibit "C"
Certificate of Completion Conditions
Marina Village – Ace Metals Redevelopment Project

This Certificate of Completion for the Site Investigation and Remedial Actions for the property located in the area generally bounded by 23rd Street to the north, Bay Marina Drive (24th Street) to the south, the I-5 Freeway to the east and Cleveland Avenue to the West known as the Marina Village Ace Metals Redevelopment Project, is subject to the following condition:

1. Site Management Requirements - Any contaminated soil excavated as part of any future subsurface construction work must be managed in accordance with the legal requirements at that time.
2. Deed Covenant – This Certificate of Completion is subject to Land Use Restrictions contained in the Deed Covenant.
3. Annual Status Report on the Remaining Parcels – The following parcels are pending redevelopment under Site Designation Resolution No. 00-06 Assessors Parcel Numbers 559-117-04, -05, -06, -07, -12, -16 and -17. Until these parcels are developed or removed from the Site Designation process the Redevelopment Agency is to provide an annual status report no later than June 15th of each year.