

**Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary**  
 Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Tustin  
 Name of County: Orange

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>	<b>\$ 112,750</b>
A Bond Proceeds Funding (ROPS Detail)	112,750
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
<b>Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 1,874,947</b>
F Non-Administrative Costs (ROPS Detail)	1,749,947
G Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 1,987,697</b>

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	1,874,947
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	<u>(944,987)</u>
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 929,960</b>

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	1,874,947
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>1,874,947</b>

Certification of Oversight Board Chairman:  
 Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

DOUGLASS S. DAVERI - CHAIR  
 Name \_\_\_\_\_ Title \_\_\_\_\_  
 /s/ [Signature] \_\_\_\_\_ Date 9/30/2013  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I	J	K
Fund Balance Information by ROPS Period		Fund Sources								Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Due Diligence Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin		
<b>ROPS III Actuals (01/01/13 - 6/30/13)</b>										
1	<b>Beginning Available Fund Balance (Actual 01/01/13)</b> Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	32,565,702	-	1,748,827	-	-	-	-	\$ 34,314,529	
2	<b>Revenue/Income (Actual 06/30/13)</b> Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	70,939				22,934	3,535,753	267,837	\$ 3,897,464	
3	<b>Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13)</b> Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs	412,637		1,554,171			2,590,766	121,094	\$ 4,678,667	
4	<b>Retention of Available Fund Balance (Actual 06/30/13)</b> Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III	32,224,005					-	146,743	\$ 32,370,748	
5	<b>ROPS III RPTTF Prior Period Adjustment</b> Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.			No entry required			944,987	146,743	\$ 1,091,730	
6	<b>Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)</b>	\$ (0)	\$ -	\$ 194,657	\$ -	\$ 22,934	\$ 0	\$ (146,743)	\$ 70,848	
<b>ROPS 13-14A Estimate (07/01/13 - 12/31/13)</b>										
7	<b>Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)</b>	\$ 32,224,005	\$ -	\$ 194,657	\$ -	\$ 22,934	\$ 944,987	\$ -	\$ 33,533,326	
8	<b>Revenue/Income (Estimate 12/31/13)</b> Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller	70,000				10,000	4,894,447	250,000	\$ 5,224,447	
9	<b>Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)</b>	472,588					4,894,447	250,000	\$ 5,617,035	
10	<b>Retention of Available Fund Balance (Estimate 12/31/13)</b> Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	31,821,417					-	-	\$ 31,821,417	
11	<b>Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)</b>	\$ (0)	\$ -	\$ 194,657	\$ -	\$ 32,934	\$ 944,987	\$ -	\$ 1,319,321	

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P	
										Funding Source						Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired							
								\$ 176,087,771		\$ 112,750	\$ -	\$ -	\$ 1,749,947	\$ 125,000	\$ 1,987,697	
1	Housing Tax Allocation Bonds, Series 2010	Bonds Issued On or Before 12/31/10	3/1/2010	9/1/2039	Bondholders via The Bank of New York Mellon	Proceeds from the sale of the Bonds will be used to (a) prepay a portion of the City Obligation (Affordable Housing Reimbursement Agreement), (b) fund a reserve account for the Bonds, and (c) provide for the cost of issuing the Bonds. Total outstanding debt includes principal and interest.	All	38,848,978	N				533,703		\$ 533,703	
2	Fiscal Agent Fees - TA Bond 2010	Fees	1/19/2010	9/1/2039	The Bank of New York Mellon	administration of bond activities [paid annually]	All	104,000	N				1,600		\$ 1,600	
3	Continuing disclosure services & arbitrage services	Fees	1/19/2010	9/1/2039	Applied Best Practices; Willdan & Associates	Continuing disclosure services for 2010 Housing bonds and arbitrage services.	All	52,000	N				1,200		\$ 1,200	
4	Graffiti removal	Property Maintenance	10/1/2008	6/30/2013	Graffiti Control Systems	Graffiti removal in the Town Center and South Central Redevelopment Project Areas. Contract is paid for through CDBG, General and RDA	All	-	Y						\$ -	
5	Contract for available commercial property search	Miscellaneous	9/29/2010	6/30/2013	LoopNet, Inc.	Web-based Commercial Property Search for available retail, commercial, industrial and other property types in Tustin	All	-	Y						\$ -	
6	Contract for web-based business assistance information	Miscellaneous	3/18/2011	6/30/2013	Tools for Business Success, LLC	Web-based business assistance tools available on the City of Tustin website	All	-	Y						\$ -	
7	Direct Project Related Costs (including Salary and Benefits funded by the Successor Agency)	Project Management Costs	1/1/2014	6/30/2014	Former employees funded by the Successor Agency that perform Successor Agency activities for direct project support	ANNUAL Payroll for employees for direct project operation; this amount will fluctuate annually. The employees are performing project related activities involving the enforceable obligations listed on Rows #10-#16, Rows #22-#34, Rows #45-#47, & Rows #51-#63.	All	-	N						\$ -	
8	PERS liability (annually adjusted)	Unfunded Liabilities	1/1/2014	6/30/2014	City of Tustin	Employees funded by the Successor Agency that perform Successor Agency activities. The liability is reviewed annually and may increase or decrease based on a variety of economic and actuarial assumptions.	All	140,518	N						\$ -	
9	Bank Analysis Fees	Fees	1/1/2014	6/30/2014	Bank of America	Fees Charged by bank for transactions	All	780,000	N						\$ -	
10	Payment in Lieu of Taxes Agreement - Flanders Pointe	Project Management Costs	10/1/1999	6/30/2014	City of Tustin	Agency monitors to insure receipt of annual payment	All	-	N						\$ -	
11	Payment in Lieu of Taxes Agreement - Orange Gardens	Project Management Costs	8/13/1998	6/30/2014	City of Tustin	Agency monitors to insure receipt of annual payment (Agreement w/City)	All	-	N						\$ -	
12	Olson DDA/Arbor Walk	Project Management Costs	3/1/2004	6/30/2014	Redevelopment Agency	Monitoring to ensure the project complies with the DDA. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMHF.	All	-	N						\$ -	

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
13	Arbor Walk Promissory Notes	Project Management Costs	3/1/2004	6/30/2014	Redevelopment Agency	Agency monitors to ensure the 10 affordable homeownership units are in compliance with the Promissory Notes and recorded Affordable Housing Covenants. In addition, the Agency prepares and executes affordable housing documents when affordable homeowners refinance or sell their homes. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMHF.	All	-	N						\$ -
14	Heritage Place DDA	Project Management Costs	4/11/2002	6/30/2014	Redevelopment Agency	Agency monitors to ensure 53 units are in compliance with affordability requirements. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMHF.	All	-	N						\$ -
15	Heritage Place Loan Agreement	Project Management Costs	4/12/2007	6/30/2014	Redevelopment Agency	Financial assistance was provided by the Agency to the Developer for construction of a multi-family project and the Agency monitors the terms of the loan agreement (expires 4-15-2033), including the residual receipt payment. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMHF.	All	-	N						\$ -
16	Single and Multi-Family Rehabilitation Loans	Project Management Costs	6/27/2011	6/30/2014	Redevelopment Agency	Agency monitors 6 Single Family and Multi-Family Loans between the Agency and Property Owners of rehabilitated properties.	All	-	N						\$ -
17	Asset Transfer Obligations	Property Dispositions	1/1/2014	6/30/2014	Successor Agency	In accordance with California Health and Safety Code Section 34117(e) the Successor Agency is responsible for disposing of assets and properties as directed by the Oversight Board pursuant to subdivision a of Section 34181. The Successor Agency will incur costs associated with the transfer of assets including but not limited to escrow fees, title costs, recording fees and any other associated closing costs.	All	200,000	N						\$ -

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										Funding Source						Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired							
18	Town Center Housing Deficit Reduction Plan	SERAF/ERAF	5/1/2000	6/30/2014	Agency's Town Center Housing Set-Aside fund	Repayment for Town Center Housing Set-Aside funds diverted to support non-housing Redevelopment activities in Town Center during the period of 1986 - 1992. (Per AB 1484-amended Health & Safety Code Section, 34176(e)(6)(B), loan or deferral payments shall not be made prior to the 2013-2014 fiscal year. As a result, \$900,000 has been removed from the 'Total Due During Fiscal Year 2012-13 column.)	Town Center	976,042	N						\$ -	
19	Tax Allocation Refunding Bonds 1998 (Town Center)	Bonds Issued On or Before 12/31/10	7/1/1998	12/1/2016	Bondholders via US Bank	Bond issue to fund non-housing projects. Total outstanding debt includes principal and interest.	Town Center	6,542,979	N				112,131		\$ 112,131	
20	Fiscal Agent Fees - TA Bond 1998	Fees	1/19/2010	12/1/2016	US Bank	administration of bond activities	Town Center	10,500	N						\$ -	
21	Continuing disclosure & arbitrage services	Fees	1/19/2010	12/1/2016	Applied Best Practices; Willdan & Associates	Continuing disclosure & arbitrage services for 1998 bonds	Town Center	18,000	N				1,500		\$ 1,500	
22	Contract for engineering services	Professional Services	6/9/2011	6/30/2014	Critical Structures, Inc.	Structural engineering assessment of Stevens Square Parking Structure	Town Center	8,100	N						\$ -	
23	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations	Property Maintenance	6/17/1988	6/30/2014	Stevens Square Parking Structure Condominium Association	There are ongoing maintenance costs as required by the CC&Rs. In addition, there are one-time, deferred maintenance repairs that will be determined by the structural engineering assessment. The costs associated with ongoing maintenance and deferred maintenance repairs are estimates.	Town Center	35,000	N				10,000		\$ 10,000	
24	Ambrose Lane/First Time Homebuyer	Project Management Costs	5/17/2000	6/30/2014	Redevelopment Agency	Agency monitors to ensure the 5 affordable homeownership units are in compliance with the Promissory Notes and recorded Affordable Housing Covenants. In addition, the Agency prepares and executes affordable housing documents when affordable homeowners refinance or sell their homes. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMIHF.	Town Center	-	N						\$ -	
25	First Time Homebuyer Promissory Note	Project Management Costs	5/17/2000	6/30/2014	Redevelopment Agency	Agency monitors to ensure the 1 first time homebuyer unit is in compliance with the Promissory Note and an Affordable Housing Covenant. In addition, the Agency prepares and executes affordable housing documents when the affordable homeowner refinances or sells their home. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMIHF.	Town Center	-	N						\$ -	

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										Funding Source						Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										K	L	M	N	O		
Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin												
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired							
26	Makena DDA	Project Management Costs	10/19/2004	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	
27	Old Town Plaza Retail Rehab DDA	Project Management Costs	5/10/2001	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	
28	Plaza Lafayette DDA	Project Management Costs	7/2/1985	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	
29	Ford Commercial Rehab DDA	Project Management Costs	9/15/1998	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	
30	Micro Center DDA	Project Management Costs	11/21/1994	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	
31	Thompson Building OPA	Project Management Costs	6/6/1994	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	
32	Stevens Square Parking Structure - License Agreement (8)	Project Management Costs	6/27/2011	6/30/2014	Redevelopment Agency	Monitoring to insure 8 licenses are in compliance with contractual obligations.	Town Center	-	N						\$ -	
33	Potted Plants Agreements (17)	Project Management Costs	6/27/2011	6/30/2014	Redevelopment Agency	Monitoring to insure seventeen 17 agreements are in compliance with contractual obligations.	Town Center	-	N						\$ -	
34	Prospect Village DDA	Project Management Costs	6/21/2004	6/30/2014	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	-	N						\$ -	

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										M						N	O	
										Funding Source								RPTTF
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)								
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total			
35	Public Works Agreement/South Central Redevelopment Project	City/County Loans On or Before 6/27/11	6/7/1993	6/30/2030	City of Tustin	Original Loan amount to the Agency in 1993 was initially estimated to be \$33,500,000 for the Newport Avenue Extension (Newport Underpass) to Edinger Avenue. The interest rate is .5% above the City's average yield on investments. Repayment of the loan is based on City-funded Phase 1 work (Capital Improvement Program - CIP 70130) that has been completed on the Newport Avenue Extension/SR-55 North Bound Ramp Reconfiguration Project. The Phase 1 project began in 1993 and was completed in March 2010. Phase 1 (CIP 70130) contracts are not listed on previous EOPS or ROPS. There is no duplication of obligations. Phase 2 work (CIP 70131) consists of contracts listed below in Rows #42-#47 and these contracts have not been double counted in Phase 1. Pursuant to Section 1 Public Improvement Work of the Public Works Agreement, the Successor Agency shall pay the City when projects are completed and in semi-annual installments (per Section 2 Payment by the Agency of the Agreement). This installment will reflect initial reimbursement payments until confirmation of the Oversight Board of the actual increased costs of the project.	South Central	26,062,505	N							\$ -		
36	Memorandum of Understanding with Orange County Water District (Section 33401 Payment; 3/20/1985)	Miscellaneous	3/20/1985	6/30/2014	Orange County Water District	Tax share agreement (pre-AB 1290) with the Agency. Applicability of agreement is questionable because of provisions with AB1X 26.	South Central	-	N						\$ -			
37	Memorandum of Understanding with Tustin Unified School District (Section 33401 Payment; 9/13/1985)	Miscellaneous	9/13/1985	6/30/2014	Tustin Unified School District	Tax share agreement pre-1290 with Agency. The agreement provides that certain tax sharing payments would occur after the Agency has expended \$10 million dollars for construction of facilities within the South Central Amendment Area and or retired bonds or other indebtedness for such construction as provided in the Agreement. The Agency has not retired the indebtedness associated with the 1993 Public Works Agreement and, as a result, there have been no payments made to date.	South Central	-	N						\$ -			

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										M						Six-Month Total
										Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin												
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired							
38	Memorandum of Understanding with Saddleback Community College District (Section 33401 Payment; 9/13/1985)	Miscellaneous	9/13/1985	6/30/2014	Saddleback Community College District	Tax share agreement pre-1290 with Agency. The agreement provides that certain tax sharing payments would occur after the Agency has expended \$10 million dollars for construction of facilities within the South Central Amendment Area and or retired bonds or other indebtedness for such construction as provided in the Agreement. The Agency has not retired the indebtedness associated with the 1993 Public Works Agreement and, as a result, there have been no payments made to date.	South Central	-	N						\$ -	
39	Newport Av./SR55 NB Ramp Reconfiguration	Professional Services	11/25/2008	6/30/2014	Psomas Engineering	Mapping and survey services	South Central	13,800	N						\$ -	
40	Newport Av./SR55 NB Ramp Reconfiguration	Professional Services	1/26/2010	6/30/2014	AndersonPenna	Program management services	South Central	1,875	N						\$ -	
41	Newport Av. Extension, N/O Edinger Av.	Professional Services	2/2/2010	6/30/2014	Dokken Engineering	Final design services	South Central	7,500	N						\$ -	
42	Newport Av. Extension, N/O Edinger Av.	Professional Services	10/8/2010	6/30/2014	Nuvis	Landscape design services	South Central	19,290	N						\$ -	
43	Newport Av. Extension, N/O Edinger Av.	Professional Services	12/16/2007	6/30/2014	Morrow Management	Dry Utility design and coordination services	South Central	1,200	N						\$ -	
44	Newport Av. Extension, N/O Edinger Av.	Professional Services	1/26/2010	6/30/2014	AndersonPenna	Program management services	South Central	5,000	N						\$ -	
45	CBS Outdoor Billboard	Project Management Costs	12/19/1994	6/30/2014	Redevelopment Agency	Monitoring to insure licensee is in compliance with contractual obligations.	South Central	-	N						\$ -	
46	Tustin Grove Promissory Notes and Affordable Housing Covenants	Project Management Costs	1/1/1996	6/30/2014	Redevelopment Agency	Agency monitors to ensure the sixteen 16 affordable homeownership units are in compliance with the Promissory Notes and recorded Affordable Housing Covenants. In addition, the Agency prepares and executes affordable housing documents when affordable homeowners refinance or sell their homes. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMIHF.	South Central	-	N						\$ -	
47	Tustin Grove Affordable Housing DDA	Project Management Costs	12/27/1995	6/30/2014	Redevelopment Agency	Monitoring to ensure the project complies with the DDA. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMIHF.	South Central	-	N						\$ -	
48	Tax Allocation Bonds - MCAS Tustin, Series 2010	Bonds Issued On or Before 12/31/10	11/1/2010	9/1/2040	Bondholders via The Ban of New York Mellon	Bond issue to fund non-housing projects. Total outstanding debt includes principal and interest.	MCAS Tustin	78,102,188	N				984,963		\$ 984,963	
49	Fiscal Agent Fees - TA Bond 2010	Fees	9/7/2010	9/1/2040	The Bank of New York Mellon	administration of bond activities	MCAS Tustin	135,000	N						\$ -	

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										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired						
50	Continuing disclosure services & arbitrage services	Fees	9/7/2010	9/1/2040	Applied Best Practices; Willdan & Associates	Continuing disclosure services for 2010 MCAS bonds & arbitrage services	MCAS Tustin	121,500	N				1,500		\$ 1,500
51	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin	Property Maintenance	5/13/2002	9/1/2040	Redevelopment Agency	Property Management, Maintenance, Environmental Remediation, and Real Estate obligations of City required by Navy on Lease sites until conveyance of properties. This includes asset management and disposal, property management and remediation. Direct project related staffing costs only associated with asset management and disposal under the LIFOC are listed in Row #7. Contractual response costs for all other responsibilities under the LIFOC Agreement will be as they are incurred and as requested by the Department of Navy.	MCAS Tustin	-	N						\$ -
52	Lease between the USA and the City of Tustin for Parcel 22 of the Former Marine Corps Air Station Tustin	Property Maintenance	6/16/2004	9/1/2040	Redevelopment Agency	Property Management, Maintenance, Environmental Remediation, and Real Estate obligations of City required by Navy on Lease sites until conveyance of properties. This includes asset management and disposal, property management and remediation. Direct project related staffing costs only associated with asset management and disposal under the LIFOC are listed in Row #7. Contractual response costs for all other responsibilities under the LIFOC Agreement will be as they are incurred and as requested by the Department of Navy.	MCAS Tustin	-	N						\$ -
53	Economic Development Conveyance (EDC) Application for Marine Corps Air Station (MCAS) Tustin as Amended	Property Maintenance	5/13/2002	9/1/2040	Redevelopment Agency	Obligations of City required by Navy in the conveyance of the property under the Reuse Plan adopted in 2002. This includes asset management and disposal, property management and remediation. Direct project related staffing costs associated with asset management and disposal under the EDC are listed in Row #7. Contractual response costs for all other responsibilities under the EDC Agreement will be as they are incurred and as requested by the Department of Navy.	MCAS Tustin	-	N						\$ -
54	Contract for Development Advisor services	Professional Services	9/7/2010	6/30/2014	Developer's Research	Implementation Plan and Strategy	MCAS Tustin	-	Y						\$ -
55	Contract for Engineering & Planning	Professional Services	8/8/2010	6/30/2014	RBF Consulting	Plan check and tract map services	MCAS Tustin	-	N						\$ -
56	Contract for Planning Services	Professional Services	9/7/2010	6/30/2014	SMS Architects	Implementation Plan and Strategy	MCAS Tustin	43,058	N						\$ -

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
57	Contract for Engineering Services	Professional Services	9/7/2010	6/30/2014	Hunsaker & Associates	Disposition Strategy & mapping services	MCAS Tustin	-	N						\$ -
58	Contract for Financial Analysis	Professional Services	1/4/2011	6/30/2014	David Taussig & Associates	financial advisory services associated with determining distribution of assessments associated with background infrastructure costs	MCAS Tustin	12,750	N				6,750		\$ 6,750
59	Newport/SR-55 Gateway Master plan & landscape Improvements	Professional Services	9/9/2010	6/30/2014	RBF Consulting	Preparation of Gateway Master plan and design of landscape improvements	MCAS Tustin	-	N						\$ -
60	Website Hosting Agreement	Miscellaneous	12/8/2010	6/30/2014	Commpro, LLC	Website hosting for the MCAS Tustin website (Annual)	MCAS Tustin	3,400	N				1,600		\$ 1,600
61	Contract for fence repair	Property Maintenance	6/18/2008	6/30/2014	National Construction Rental, Inc	Fence repairs as needed at MCAS Tustin	MCAS Tustin	-	Y						\$ -
62	Contract for Maintenance of undeveloped properties	Property Maintenance	11/20/2006	6/30/2014	Spectrum Landscaping	Maintenance of undeveloped land (Annual)	MCAS Tustin	-	Y						\$ -
63	Coventry Court Regulatory Agreement & Declaration of Restrictive Covenants and Supplemental Regulatory Agreement	Project Management Costs	9/30/2010	6/30/2014	Redevelopment Agency	Agency monitors receipt of payment in lieu of taxes as well as developer's compliance with contractual senior affordable housing obligations related to 153 affordable units within the Project. To the extent RPTTF funds are not available to fund this enforceable obligation, then the obligation shall be considered an encumbrance of the LMHF.	MCAS Tustin	-	N						\$ -
64	Contract for Environmental Services	Professional Services	11/16/2010	6/30/2014	Pacific States	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain (contract may be amended to complete future bond-related projects)	MCAS Tustin	-	N						\$ -
65	Contract for GeoTech Services	Professional Services	9/7/2010	6/30/2014	NMG	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain (contract may be amended to complete future bond-related projects)	MCAS Tustin	-	N						\$ -
66	Contract for Construction Management	Improvement/Infrastructure	5/3/2011	6/30/2014	Parsons Transportation Group	Construction management for Tustin Ranch Road (Phase 1 and 2)	MCAS Tustin	349,838	N						\$ -
67	Contract for Environmental Services	Professional Services	11/2/2010	6/30/2014	Vandermost Consulting	Regulatory Agency consulting	MCAS Tustin	10,000	N						\$ -

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired						Six-Month Total
68	3rd Amended Agmt for Reimbursement of Costs and City/Admin Agency Operations Loan between the SA/City pursuant to California HSC Section 34177 (j)	Admin Costs	8/28/2012	6/30/2014	Employees funded by the Successor Agency that perform Successor Agency activities as needed for direct administrative operations as well as overhead and legal services.	Administrative Budget for employees, overhead & legal services needed for direct administrative operation. The Oversight Board of the Successor Agency to the Tustin Community Redevelopment Agency approved the administrative budget on March 13, 2012 and the Successor Agency adopted Successor Agency Resolution No. 12-04 on March 20, 2012 approving the Administrative Budget and approved the "Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan". This amount will fluctuate annually. The Administrative Budget was calculated in accordance with California Health and Safety Code Section 34171(b), 3% of the property tax allocated to the Successor Agency for FY 2011-2012.	All	125,000	N					125,000	\$ 125,000
69	3rd Amended Agmt for Reimbursement of Costs and City/Admin Agency Operations Loan between the SA/City pursuant to California HSC Section 34180 (e).	OPA/DDA/Construction	8/28/2012	6/30/2014	City of Tustin	Phase 2 Tustin Ranch Road Improvements Project	All	-	N						\$ -
70	Direct Project-related costs associated with MCAS Tustin Tax Allocation Bonds, Series 2010 (including Salary and Benefits of employees)	Project Management Costs	1/1/2014	6/30/2014	Employees that perform direct project-related activities for the MCAS Tustin Tax Allocation bond-funded projects.	Annual Payroll for employees supporting Bond Covenanted projects	MCAS Tustin	112,750	N	112,750					\$ 112,750
71	Affordable Housing Reimbursement Agreement and First Amendment Between City and Agency	City/County Loans On or Before 6/27/11	6/5/2007	6/30/2030	City of Tustin	Initial Agreement between the City and Agency for the purpose of reimbursing the City for assisting the Agency in carrying out its affordable housing obligations at Tustin Field I & II.	All	18,500,000	N						\$ -
72	South Central Project Area Loan	City/County Loans On or Before 6/27/11	9/2/2008	6/30/2030	City of Tustin	Project purposes loan. Amount is derived from Appendix D of the fourth Five-Year Implementation Plan of the South Central/Town Center Project Areas as adopted on October 5, 2010. Continuation of Loan to Agency on Administrative Agreement adopted by Council on September 7, 2010. The amount was originally loaned to the Agency on September 2, 2008. Prior loans to the Agency were for differing amounts as needed by project area.	South Central	4,650,000	N						\$ -

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired						
73	Housing Tax Allocation Bonds, Series 2010 - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart (including Stradling Yocca Carlson & Rauth; Remy, Thomas, Moose & Manley; Waters & Company; Jeanette Justus; Arbuster Goldsmith & Delvac LLP; Cappello & Noel LLP; and Kutak Rock)	project-specific legal services for bond-related activities identified in Row #1	All	5,000	N				5,000		\$ 5,000
74	Olson DDA/Arbor Walk - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #12-13	All	5,000	N				5,000		\$ 5,000
75	Heritage Place DDA/Loan Agreement - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #14-15	All	2,500	N				2,500		\$ 2,500
76	Single and Multi-Family Rehabilitation Loans - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #16	All	2,500	N				2,500		\$ 2,500
77	Town Center Housing Deficit Reduction Plan - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #18	Town Center	-	N						\$ -
78	Tax Allocation Refunding Bonds 1998 (Town Center) - Legal	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for bond-related activities identified in Row #19	Town Center	2,500	N				2,500		\$ 2,500
79	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #22-23	Town Center	20,000	N				20,000		\$ 20,000
80	Ambrose Lane/First Time Homebuyer - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #24-25	Town Center	2,500	N				2,500		\$ 2,500
81	Tustin Grove - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #46-47	South Central	2,500	N				2,500		\$ 2,500
82	Tax Allocation Bonds - MCAS Tustin, Series 2010 - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for bond-related activities identified in Row #48	MCAS Tustin	25,000	N				25,000		\$ 25,000
83	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #51	MCAS Tustin	-	N						\$ -
84	Lease between the USA and the City of Tustin for Parcel 22 of the Former Marine Corps Air Station	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #52	MCAS Tustin	-	N						\$ -
85	Economic Development Conveyance (EDC) Application for Marine Corps Air Station (MCAS) Tustin as Amended - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #53	MCAS Tustin	25,000	N				25,000		\$ 25,000
86	Coventry Court Regulatory Agreement & Declaration of Restrictive Covenants and Supplemental Regulatory Agreement - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #63	MCAS Tustin	2,500	N				2,500		\$ 2,500
87	Affordable Housing Reimbursement Agreement and Affordable Housing DDAs - Legal Services	Legal	1/1/2014	6/30/2014	City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #71	All	-	N						\$ -









**Recognized Obligation Payment Schedule 13-14B - Notes**

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
35	The Public Works Agreement is pending an issuance of the Finding of Completion. The amount owed is \$26,062,505
71	The Affordable Housing Reimbursement Agreement is pending an issuance of the Finding of Completion. The amount owed is \$18,500,000
72	The South Central Project Area Loan is pending an issuance of the Finding of Completion. The amount owed is \$4,650,000
70	Direct project-related costs associated with the use of MCAS Tustin Tax Allocation Bonds are pending an issuance of the Finding of Completion.