

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **TUSTIN (ORANGE)**

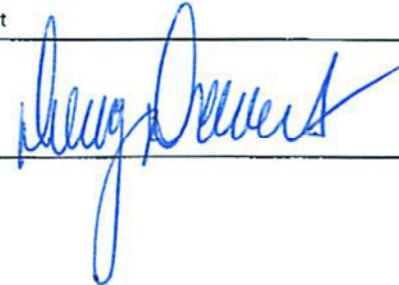
Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$151,973,937

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$472,588
B Enforceable Obligations Funded with RPTTF	\$7,285,126
C Administrative Allowance Funded with RPTTF	\$218,554
D Total RPTTF Funded (B + C = D)	\$7,503,680
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$7,976,268
F Enter Total Six-Month Anticipated RPTTF Funding	\$7,832,321
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$328,641

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))

H Enter Estimated Obligations Funded by RPTTF <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$6,122,195
I Enter Actual Obligations Paid with RPTTF	\$7,793,137
J Enter Actual Administrative Expenses Paid with RPTTF	\$292,125
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$7,503,680

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.

Doug Davert	Chair
Name	Title
	
/s/	2/26/2013
Signature	Date

TUSTIN (ORANGE)
Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Ba	
					Estimate	Actual	Estimate	Actual	Estimate	Actual
1	Housing Tax Allocation Bonds, Series 2010	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	\$0	\$0	\$588,411	\$548,305	\$0	
2	Fiscal Agent Fees - TA Bond 2010	The Bank of New York Mellon	administration of bond activities [paid in the first 6 months of FY 2011-2012]	All						
3	Continuing disclosure services & arbitrage services	Applied Best Practices; Willdan & Associates	Continuing disclosure services for 2010 Housing bonds and arbitrage services.	All						
4	County Administrative Fee	County of Orange	annual tax collection administrative fee	All						
5	Graffiti removal	Graffiti Control Systems	Graffiti removal in the Town Center and South Central Redevelopment Project Areas. Contract is paid for through CDBG, General and RDA funds.	All						
6	Contract for available commercial property search	LoopNet, Inc.	Web-based Commercial Property Search for available retail, commercial, industrial and other property types in Tustin	All						
7	Contract for web-based business assistance information	Tools for Business Success, LLC	Web-based business assistance tools available on the City of Tustin website	All						
8	Direct Project Related Costs (including Salary and Benefits funded by the Successor Agency)	Successor Agency	Payroll for employees for direct project operation. Total outstanding debt is an annual figure and this amount will fluctuate annually. The employees are performing project related activities involving the enforceable obligations listed on Rows #14-#20, Rows #27-#37, Rows #42-#52, and Rows #56-#70.	All						
9	PERS liability (annually adjustable)	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						
10	Bank Analysis Fees	Bank of America	Fees charged by bank for transactions	All						
11	Payment in Lieu of Taxes Agreement - Flanders Pointe	City of Tustin	Agency monitors to insure receipt of annual payment. To the extent RPTTF funds are not available to fund this enforceable obligation, the obligation shall be considered an encumbrance of LMIHF funds.	All						
12	Payment in Lieu of Taxes Agreement - Orange Gardens	City of Tustin	Agency monitors to insure receipt of annual payment. To the extent RPTTF funds are not available to fund this enforceable obligation, the obligation shall be considered an encumbrance of LMIHF funds.	All						
13	Olson DDA/Arbor Walk	Redevelopment Agency	Monitoring to ensure the project complies with the DDA. To the extent RPTTF funds are not available to fund this enforceable obligation, the obligation shall be considered an encumbrance of LMIHF funds.	All						
14	Arbor Walk Promissory Notes	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, the obligation shall be considered an encumbrance of LMIHF funds.	All						
15	Heritage Place DDA	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, the obligation shall be considered an encumbrance of LMIHF funds.	All						
16	Heritage Place Loan Agreement	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	All						

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July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance	
					Estimate	Actual	Estimate	Actual	Estimate	Actual
18	Asset Transfer Obligations	Successor Agency	In accordance with California Health and Safety Code Section 34177, 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 and other associated closing costs.	All	\$0	\$0	\$588,411	\$548,305	\$0	
19	Town Center Housing Deficit Reduction Plan	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.	Town Center						
20	Tax Allocation Refunding Bonds 1998 (Town Center)	Bondholders via US Bank	Bond issue to fund non-housing projects. Total outstanding debt includes principal and interest.	Town Center						
21	Fiscal Agent Fees - TA Bond 1998	US Bank	administration of bond activities	Town Center						
22	Continuing disclosure & arbitrage services	Applied Best Practices; Willdan & Associates	Continuing disclosure & arbitrage services for 1998 bonds	Town Center						
23	Contract for engineering services	Critical Structures, Inc.	Structural engineering assessment of Stevens Square Parking Structure	Town Center						
24	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations	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						
25	Ambrose Lane/First Time Homebuyer	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. Monitoring of Affordable Housing Covenants. To the extent RPTTF funds are not available to fund this enforceable obligation, the obligation shall be considered an encumbrance of LMIHF funds.	Town Center						
26	First Time Homebuyer Promissory Note	Redevelopment Agency	Agency monitors to ensure the 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, the obligation shall be considered an encumbrance of LMIHF funds.	Town Center						
27	Makena DDA	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center						
28	Old Town Plaza Retail Rehab DDA	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center						
29	Plaza Lafayette DDA	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center						
30	Ford Commercial Rehab DDA	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center						
31	Micro Center DDA	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center						
32	Thompson Building OPA	Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center						
33	Stevens Square Parking Structure - License Agreements	Redevelopment Agency	Monitoring to insure 8 licenses are in compliance with contractual obligations.	Town Center						
34	Potted Plants Agreements	Redevelopment Agency	Monitoring to insure 17 agreements are in compliance with contractual obligations.	Town Center						

TUSTIN (ORANGE)

Pursuant to Health and Safety Code section 34186 (a)

PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)

July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance	
					Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$0	\$0	\$588,411	\$548,305	\$0	
36	Public Works Agreement/South Central Redevelopment Project	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-#49 and these contracts have not been double counted in Phase 1. Pursuant to <u>Section 1 Public Improvement Work</u> of the Public Works Agreement, the Successor Agency shall pay the City when projects are completed and in semi-annual installments (per <u>Section 2. Payment by the Agency of the Agreement</u>). The first installment (January 2012) shall be for the one payment due during FY 2009-2010 and the two payments due for FY 2010-2011. The second installment (June 2012) shall be for the two payments due for FY 2011-2012. The two installments will reflect initial reimbursement payments until confirmation of the Oversight Board of the actual increased costs of the project.	South Central						
37	Memorandum of Understanding with Orange County Water District (Section 33401 Payment; 3/20/1985)	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						
38	Memorandum of Understanding with Tustin Unified School District (Section 33401 Payment; 9/13/1985)	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						
39	Memorandum of Understanding with Saddleback Community College District (Section 33401 Payment; 9/13/1985)	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						
40	Newport Av./SR55 NB Ramp Reconfiguration	Psomas Engineering	Mapping and survey services	South Central						
41	Newport Av./SR55 NB Ramp Reconfiguration	AndersonPenna	Program management services	South Central						
42	Newport Av. Extension, N/O Edinger Av.	Dokken Engineering	Final design services	South Central						
43	Newport Av. Extension, N/O Edinger Av.	Nuvis	Landscape design services	South Central						
44	Newport Av. Extension, N/O Edinger Av.	Morrow Management	Dry Utility design and coordination services	South Central						
45	Newport Av. Extension, N/O Edinger Av.	AndersonPenna	Program management services	South Central						
46	CBS Outdoor Billboard	Redevelopment Agency	Monitoring to insure licensee is in compliance with contractual obligations.	South Central						
47	Tustin Grove Promissory Notes and	Redevelopment Agency	Agency monitors to ensure the 16 affordable homeownership	South Central						

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July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Ba	
					Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$0	\$0	\$588,411	\$548,305	\$0	
50	Fiscal Agent Fees - TA Bond 2010	The Bank of New York Mellon	administration of bond activities	MCAS Tustin						
51	Continuing disclosure services & arbitrage services	Applied Best Practices; Willdan & Associates	Continuing disclosure services for 2010 MCAS bonds & arbitrage services	MCAS Tustin						
52	Lease in Furtherance of Conveyance (LIFOC) executed May 13, 2002 between the United States of America and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin	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 #11. Contractual response costs for all other responsibilities under the LIFOC Agreement will be as they are incurred and/or as requested by the Department of Navy.	MCAS Tustin						
53	Lease in Furtherance of Conveyance (LIFOC) executed June 16, 2004 between the United States of America and the City of Tustin for Parcel 22 of the Former Marine Corps Air Station Tustin	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 #11. Contractual response costs for all other responsibilities under the LIFOC Agreement will be as they are incurred and/or as requested by the Department of Navy.	MCAS Tustin						
54	Economic Development Conveyance (EDC) Application for Marine Corps Air Station (MCAS) Tustin as Amended	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 #11. Contractual response costs for all other responsibilities under the EDC Agreement will be as they are incurred and/or as requested by the Department of Navy.	MCAS Tustin						
55	Contract for Development Advisor services	Developer's Research	Implementation Plan and Strategy	MCAS Tustin						
56	Contract for Engineering & Planning	RBF Consulting	Plan check and tract map services	MCAS Tustin						
57	Contract for Planning Services	SMS Architects	Implementation Plan and Strategy	MCAS Tustin						
58	Contract for Engineering Services	Hunsaker & Associates	Disposition Strategy & mapping services	MCAS Tustin						
59	Contract for Financial Analysis	David Taussig & Associates	financial advisory services associated with determining distribution of assessments associated with background infrastructure costs	MCAS Tustin						
60	Newport/SR-55 Gateway Master plan & landscape Improvements	RBF Consulting	Preparation of Gateway Master plan and design of landscape improvements	MCAS Tustin						
61	Website Hosting Agreement	Commpro, LLC	Website hosting for the MCAS Tustin website	MCAS Tustin						
62	Contract for fence repair	National Construction Rental, Inc	Fence repairs as needed at MCAS Tustin	MCAS Tustin						
63	Contract for Maintenance of undeveloped properties	Spectrum Landscaping	Maintenance of undeveloped land	MCAS Tustin						
64	Coventry Court Regulatory Agreement & Declaration of Restrictive Covenants and Supplemental Regulatory Agreement	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, the obligation shall be considered an encumbrance of LMIHF funds.	MCAS Tustin						
1	Contract for Environmental Services	Pacific States	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain	MCAS Tustin			6,000	6,000		
2	Contract for GeoTech Services	NMG	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain	MCAS Tustin			20,100	20,100		
3	Contract for Construction Management	Parsons Transportation Group	Construction management for Tustin Ranch Road (Phase 1 and 2)	MCAS Tustin			560,000	521,126		

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total
							\$151,973,937	
1	Housing Tax Allocation Bonds, Series 2010	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	
2	Fiscal Agent Fees - TA Bond 2010	1/19/2010		The Bank of New York Mellon	administration of bond activities [paid annually]	All	3,300	
3	Continuing disclosure services & arbitrage services			Applied Best Practices; Willdan & Associates	Continuing disclosure services for 2010 Housing bonds and arbitrage services.	All	4,350	
4	Graffiti removal	10/1/2008		Graffiti Control Systems	Graffiti removal in the Town Center and South Central Redevelopment Project Areas. Contract is paid for through CDBG, General and RDA funds.	All	0	
5	Contract for available commercial property search	9/29/2010		LoopNet, Inc.	Web-based Commercial Property Search for available retail, commercial, industrial and other property types in Tustin	All	0	
6	Contract for web-based business assistance information	3/18/2011		Tools for Business Success, LLC	Web-based business assistance tools available on the City of Tustin website	All	0	
7	Direct Project Related Costs (including Salary and Benefits funded by the Successor Agency)			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	489,885	
8	PERS liability (annually adjusted)			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	
9	Bank Analysis Fees			Bank of America	Fees Charged by bank for transactions	All	0	
10	Payment in Lieu of Taxes Agreement - Flanders Pointe	10/1/1999		City of Tustin	Agency monitors to insure receipt of annual payment	All	Annual	
11	Payment in Lieu of Taxes Agreement - Orange Gardens	8/13/1998		City of Tustin	Agency monitors to insure receipt of annual payment (Agreement w/City)	All	Annual	
12	Olson DDA/Arbor Walk	3/1/2004		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.	All	Annual	
13	Arbor Walk Promissory Notes			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 LMIHF.	All	Annual	
14	Heritage Place DDA	4/11/2002		Redevelopment Agency	Agency monitors to ensure 53 units are in compliance with affordability requirements. To the extent RPTTF funds are not	All	Annual	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total
16	Single and Multi-Family Rehabilitation Loans			Redevelopment Agency	Agency monitors 6 Single Family and Multi-Family Loans between the Agency and Property Owners of rehabilitated properties.	All	Annual	
17	Asset Transfer Obligations			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	0	
18	Town Center Housing Deficit Reduction Plan	5/1/2000		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	0	
19	Tax Allocation Refunding Bonds 1998 (Town Center)	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	
20	Fiscal Agent Fees - TA Bond 1998	1/19/2010		US Bank	administration of bond activities	Town Center	3,300	
21	Continuing disclosure & arbitrage services			Applied Best Practices; Willdan & Associates	Continuing disclosure & arbitrage services for 1998 bonds	Town Center	6,000	
22	Contract for engineering services	6/9/2011		Critical Structures, Inc.	Structural engineering assessment of Stevens Square Parking Structure	Town Center	8,100	
23	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations	6/17/1988		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	
24	Ambrose Lane/First Time Homebuyer	5/17/2000		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	Annual	
25	First Time Homebuyer Promissory Note	5/17/2000		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	Town Center	Annual	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total P
30	Micro Center DDA	11/21/1994		Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	Annual	
31	Thompson Building OPA	6/6/1994		Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	Annual	
32	Stevens Square Parking Structure - License Agreement (8)			Redevelopment Agency	Monitoring to insure 8 licenses are in compliance with contractual obligations.	Town Center	Annual	
33	Potted Plants Agreements (17)			Redevelopment Agency	Monitoring to insure seventeen 17 agreements are in compliance with contractual obligations.	Town Center	Annual	
34	Prospect Village DDA	6/21/2004		Redevelopment Agency	Monitoring to insure developer is in compliance with contractual obligations.	Town Center	Annual	
35	Public Works Agreement/South Central Redevelopment Project	6/7/1993		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	
36	Memorandum of Understanding with Orange County Water District (Section 33401 Payment; 3/20/1985)	3/20/1985		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	0	
37	Memorandum of Understanding with Tustin Unified School District (Section 33401 Payment; 9/13/1985)	9/13/1985		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	0	
38	Memorandum of Understanding with Saddleback Community College District	9/13/1985		Saddleback Community College District	Tax share agreement pre-1290 with Agency. The agreement	South Central	0	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total F
40	Newport Av./SR55 NB Ramp Reconfiguration	1/26/2010		AndersonPenna	Program management services	South Central	1,875	
41	Newport Av. Extension, N/O Edinger Av.	2/2/2010		Dokken Engineering	Final design services	South Central	7,500	
42	Newport Av. Extension, N/O Edinger Av.	10/8/2010		Nuvis	Landscape design services	South Central	19,290	
43	Newport Av. Extension, N/O Edinger Av.	12/16/2007		Morrow Management	Dry Utility design and coordination services	South Central	1,200	
44	Newport Av. Extension, N/O Edinger Av.	1/26/2010		AndersonPenna	Program management services	South Central	5,000	
45	CBS Outdoor Billboard	12/19/1994		Redevelopment Agency	Monitoring to insure licensee is in compliance with contractual obligations.	South Central	Annual	
46	Tustin Grove Promissory Notes and Affordable Housing Covenants			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	Annual	
47	Tustin Grove Affordable Housing DDA	12/27/1995		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	Annual	
48	Tax Allocation Bonds - MCAS Tustin, Series 2010	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	
49	Fiscal Agent Fees - TA Bond 2010	9/7/2010		The Bank of New York Mellon	administration of bond activities	MCAS Tustin	3,300	
50	Continuing disclosure services & arbitrage services			Applied Best Practices; Willdan & Associates	Continuing disclosure services for 2010 MCAS bonds & arbitrage services	MCAS Tustin	4,350	
51	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin	5/13/2002		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	Varies	
52	Lease between the USA and the City of Tustin for Parcel 22 of the Former Marine Corps Air Station Tustin	6/16/2004		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	Varies	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total F
54	Contract for Development Advisor services	9/7/2010		Developer's Research	Implementation Plan and Strategy	MCAS Tustin	0	
55	Contract for Engineering & Planning	8/8/2010		RBF Consulting	Plan check and tract map services	MCAS Tustin	14,058	
56	Contract for Planning Services	9/7/2010		SMS Architects	Implementation Plan and Strategy	MCAS Tustin	43,058	
57	Contract for Engineering Services	9/7/2010		Hunsaker & Associates	Disposition Strategy & mapping services	MCAS Tustin	105,840	
58	Contract for Financial Analysis	1/4/2011		David Taussig & Associates	financial advisory services associated with determining distribution of assessments associated with background infrastructure costs	MCAS Tustin	12,750	
59	Newport/SR-55 Gateway Master plan & landscape Improvements	9/9/2010		RBF Consulting	Preparation of Gateway Master plan and design of landscape improvements	MCAS Tustin	0	
60	Website Hosting Agreement	12/8/2010		Commpro, LLC	Website hosting for the MCAS Tustin website (Annual)	MCAS Tustin	3,400	
61	Contract for fence repair	6/18/2008		National Construction Rental, Inc	Fence repairs as needed at MCAS Tustin	MCAS Tustin	6,036	
62	Contract for Maintenance of undeveloped properties	11/20/2006		Spectrum Landscaping	Maintenance of undeveloped land (Annual)	MCAS Tustin	0	
63	Coventry Court Regulatory Agreement & Declaration of Restrictive Covenants and Supplemental Regulatory Agreement	9/30/2010		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 LMIHF.	MCAS Tustin	Annual	
64	Contract for Environmental Services	11/16/2010		Pacific States	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain (contract may be amended to complete future bond-related projects)	MCAS Tustin	0	
65	Contract for GeoTech Services	9/7/2010		NMG	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain (contract may be amended to complete future bond-related projects)	MCAS Tustin	0	
66	Contract for Construction Management	5/3/2011		Parsons Transportation Group	Construction management for Tustin Ranch Road (Phase 1 and 2)	MCAS Tustin	349,838	
67	Contract for Environmental Services	11/2/2010		Vandermost Consulting	Regulatory Agency consulting	MCAS Tustin	10,000	
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)	8/28/2012		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	342,582	
69	3rd Amended Agmt for Reimbursement of Costs and City/Admin Agency Operations	8/28/2012		City of Tustin	Phase 2 Tustin Ranch Road Improvements Project	All	0	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total
71	Affordable Housing Reimbursement Agreement and First Amendment Between City and Agency	6/5/2007		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	0	
72	South Central Project Area Loan	9/2/2008		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	0	
73	Housing Tax Allocation Bonds, Series 2010 - Legal Services			City Attorney - Woodruff, Spradlin & Smart (including Stradling Yocca Carlson & Rauth; Remy, Thomas, Moose & Manley; Waters & Company; Jeanette Justus; Arbruster Goldsmith & Delvac LLP; Cappello & Noel LLP; and Kutak Rock)	project-specific legal services for bond-related activities identified in Row #1	All	10,000	
74	Olson DDA/Arbor Walk - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #12-13	All	10,000	
75	Heritage Place DDA/Loan Agreement - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #14-15	All	5,000	
76	Single and Multi-Family Rehabilitation Loans - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #16	All	5,000	
77	Town Center Housing Deficit Reduction Plan - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #18	Town Center	2,000	
78	Tax Allocation Refunding Bonds 1998 (Town Center) - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for bond-related activities identified in Row #19	Town Center	5,000	
79	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #22-23	Town Center	70,000	
80	Ambrose Lane/First Time Homebuyer - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #24-25	Town Center	5,000	
81	Tustin Grove - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Rows #46-47	South Central	5,000	
82	Tax Allocation Bonds - MCAS Tustin, Series 2010 - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for bond-related activities identified in Row# 48	MCAS Tustin	50,000	
83	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #51	MCAS Tustin	50,000	
84	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin - Legal Services			City Attorney - Woodruff, Spradlin & Smart, et al.	project-specific legal services for enforceable obligation activities identified in Row #51	MCAS Tustin	50,000	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	Housing Tax Allocation Bonds, Series 2010	
2	Fiscal Agent Fees - TA Bond 2010	
3	Continuing disclosure services & arbitrage services	
4	Graffiti removal	
5	Contract for available commercial property search	
6	Contract for web-based business assistance information	
7	Direct Project Related Costs (including Salary and Benefits funded by the Successor Agency)	
8	PERS liability (annually adjusted)	
9	Bank Analysis Fees	
10	Payment in Lieu of Taxes Agreement - Flanders Pointe	
11	Payment in Lieu of Taxes Agreement - Orange Gardens	
12	Olson DDA/Arbor Walk	
13	Arbor Walk Promissory Notes	
14	Heritage Place DDA	
15	Heritage Place Loan Agreement	
16	Single and Multi-Family Rehabilitation Loans	
17	Asset Transfer Obligations	
18	Town Center Housing Deficit Reduction Plan	Pending a "Finding of Completion" and Oversight Board approval [Section 34191.4(b)(2)(B)], \$976,042 obligation
19	Tax Allocation Refunding Bonds 1998 (Town Center)	
20	Fiscal Agent Fees - TA Bond 1998	
21	Continuing disclosure & arbitrage services	
22	Contract for engineering services	
23	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations	
24	Ambrose Lane/First Time Homebuyer	
25	First Time Homebuyer Promissory Note	
26	Makena DDA	
27	Old Town Plaza Retail Rehab DDA	
28	Plaza Lafayette DDA	
29	Ford Commercial Rehab DDA	
30	Micro Center DDA	
31	Thompson Building OPA	
32	Stevens Square Parking Structure - License Agreement (8)	
33	Potted Plants Agreements (17)	
34	Prospect Village DDA	
35	Public Works Agreement/South Central Redevelopment Project	
36	Memorandum of Understanding with Orange County Water District (Section 33401 Payment; 3/20/1985)	
37	Memorandum of Understanding with Tustin Unified School District (Section 33401 Payment; 9/13/1985)	

TUSTIN (ORANGE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
38	Memorandum of Understanding with Saddleback Community College District (Section 33401 Payment; 9/13/1985)	
39	Newport Av./SR55 NB Ramp Reconfiguration	
40	Newport Av./SR55 NB Ramp Reconfiguration	
41	Newport Av. Extension, N/O Edinger Av.	
42	Newport Av. Extension, N/O Edinger Av.	
43	Newport Av. Extension, N/O Edinger Av.	
44	Newport Av. Extension, N/O Edinger Av.	
45	CBS Outdoor Billboard	
46	Tustin Grove Promissory Notes and Affordable Housing Covenants	
47	Tustin Grove Affordable Housing DDA	
48	Tax Allocation Bonds - MCAS Tustin, Series 2010	
49	Fiscal Agent Fees - TA Bond 2010	
50	Continuing disclosure services & arbitrage services	
51	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin	
52	Lease between the USA and the City of Tustin for Parcel 22 of the Former Marine Corps Air Station Tustin	
53	Economic Development Conveyance (EDC) Application for Marine Corps Air Station (MCAS) Tustin as Amended	
54	Contract for Development Advisor services	
55	Contract for Engineering & Planning	
56	Contract for Planning Services	
57	Contract for Engineering Services	
58	Contract for Financial Analysis	
59	Newport/SR-55 Gateway Master plan & landscape Improvements	
60	Website Hosting Agreement	
61	Contract for fence repair	
62	Contract for Maintenance of undeveloped properties	
63	Coventry Court Regulatory Agreement & Declaration of Restrictive Covenants and Supplemental Regulatory Agreement	
64	Contract for Environmental Services	
65	Contract for GeoTech Services	
66	Contract for Construction Management	
67	Contract for Environmental Services	Pending a "Finding of Completion" [Section 34191.4(c)(1)], the Successor Agency will begin using the 2010 Tax Allocation Bonds - MCAS which the bonds were sold. Regarding this obligation, it is the intention of the Successor Agency to AMEND the Third ROPS (Jan - June 2013) upon receiving a "Finding of Completion" in order to use Bond funds for ongoing environmental services.
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)	

TUSTIN (ORANGE)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
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).	Pending a "Finding of Completion" [Section 34191.4(c)(1)], the Successor Agency will begin using the 2010 Tax Allocation Bonds - MCAS which the bonds were sold. The Bond Funded-contracts will become a new line item. It is the intention of the Successor Agency to AM receiving a "Finding of Completion".
70	Direct Project-related costs associated with MCAS Tustin Tax Allocation Bonds, Series 2010 (including Salary and Benefits of employees)	
71	Affordable Housing Reimbursement Agreement and First Amendment Between City and Agency	Pending a "Finding of Completion" and Oversight Board approval [Section 34191.4(b)(1)], \$17,852,506 obligation
72	South Central Project Area Loan	Pending a "Finding of Completion" and Oversight Board approval [Section 34191.4(b)(1)], \$4,650,000 obligation
73	Housing Tax Allocation Bonds, Series 2010 - Legal Services	
74	Olson DDA/Arbor Walk - Legal Services	
75	Heritage PlaceDDA/Loan Agreement - Legal Services	
76	Single and Multi-Family Rehabilitation Loans - Legal Services	
77	Town Center Housing Deficit Reduction Plan - Legal Services	
78	Tax Allocation Refunding Bonds 1998 (Town Center) - Legal Services	
79	Stevens Square Parking Garage Declaration of Covenants, Conditions, Restrictions and Reservations - Legal Services	
80	Ambrose Lane/First Time Homebuyer - Legal Services	
81	Tustin Grove - Legal Services	
82	Tax Allocation Bonds - MCAS Tustin, Series 2010 - Legal Services	
83	Lease between the USA and the City of Tustin for Portions of the Former Marine Corps Air Station Tustin - Legal Services	
84	Lease between the USA and the City of Tustin for Parcel 22 of the Former Marine Corps Air Station	
85	Economic Development Conveyance (EDC) Application for Marine Corps Air Station (MCAS) Tustin as Amended - Legal Services	
86	Coventry Court Regulatory Agreement & Declaration of Restrictive Covenants and Supplemental Regulatory Agreement - Legal Services	
87	Affordable Housing Reimbursement Agreement and Affordable Housing DDAs - Legal Services	
88	Contract for Maintenance & Erosion Control	