

RDA RESOLUTION NO. 11-03

A RESOLUTION OF THE TUSTIN COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF
TUSTIN, CALIFORNIA, APPROVING AND ADOPTING
THE ENFORCEABLE OBLIGATION PAYMENT
SCHEDULE

THE TUSTIN COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY
RESOLVE AS FOLLOWS:

1. The Tustin Community Redevelopment Agency does hereby find and determine:
 - A. Pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) (the "Redevelopment Law"), the City Council of the City of Tustin (the "Council") adopted the following redevelopment plans {collectively the "Redevelopment Plans"):
 - (1) The Town Center Redevelopment Plan was adopted on November 22, 1976 by Ordinance No. 701 and subsequently amended on September 8, 1981 by Ordinance No. 855, and subsequently on March 20, 1989 by Ordinance No. 1021; on November 21, 1994 by Ordinance No. 1141, on February 22, 2005 by Ordinance No. 1291; on October 17, 2005 by Ordinance No. 1306, and; on February 5, 2008 by Ordinance No. 1348.
 - (2) The South Central Redevelopment Plan was adopted on August 1, 1983 by Ordinance No. 890, and subsequently amended on August 5, 1985 by Ordinance No. 939; on November 21, 1994 by Ordinance No. 1142; on November 1, 1999 by Ordinance No. 1223; on February 22, 2005 by Ordinance no. 1290; on October 17, 2005 by Ordinance No 1307; on April 3, 2007 by Ordinance No. 1333, and; on February 5, 2008 by Ordinance No. 1349.
 - B. The MCAS Tustin Redevelopment Project was adopted on June 16, 2003 by Ordinance No. 1276 and subsequently amended on April 3, 2007 by Ordinance No. 1334.
 - C. The Community Redevelopment Agency of the City of Tustin (the "Agency") is responsible for implementing the Redevelopment Plans pursuant to the Redevelopment Law; and
 - D. The California Legislature has adopted, and the Governor has signed, ABX1 26 (AB 26) and ABX1 27 (AB 27) into law, and the validity of those statutes have been challenged by petitioners in *California Redevelopment Association v. Matosantos*, Case No. 5194861, as violating the State Constitution and other laws; and

E. On August 11, 2011, the California Supreme Court issued a partial stay in Case No. S194\$61, staying Chapter 6, Statutes 2011, First Extraordinary Session (Assembly Bill No. 27 X1) in its entirety and staying Chapter 5, Statutes 2011, First Extraordinary Session (Assembly Bill No. 26 X1), except that the request to stay Division 24, Part 1.8 of the Health and Safety Code (Health & Safety Code, §§ 34161-34167) was denied; and

F. On August 17, 2011, the California Supreme Court modified its partial stay in Case No. S194861 by, among other things, staying Chapter 5, Statutes 2011, First Extraordinary Session (Assembly Bill No. 26 X1), except that the denial of the request to stay Division 24, Part 1.8 of the Health and Safety Code was clarified to include Health & Safety Code §§ 34161-34169.5; and

G. Section 34167(d) of Part 1.8 of the Redevelopment Law defines an "enforceable obligation" for purposes of Part 1.8, and Section 34167(f) of the Redevelopment Law provides that nothing in Part 1.\$ shall be construed to interfere with the Agency's authority to perform "enforceable obligations" as defined therein, including making payments due; and

H. Section 34167(h) of the Redevelopment Law provides that the Agency may not make a payment unless it is listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

I. The Agency has prepared a schedule, which is Exhibit A to this Resolution, setting forth all of the obligations which the Agency has determined are enforceable obligations under Section 34167(d) of the Redevelopment Law; and

J. The Agency does not intend, by adoption of this Resolution, to waive any constitutional and/or legal rights by virtue of the adoption of this Resolution and, therefore, reserves all of its rights under Laws to challenge the validity of any or all provisions of AB 26 and AB 27 in any administrative or judicial proceeding and/or repeal this resolution, without prejudice to the City's and the Agency's right to perform and enforce its enforceable obligations; and

K. Under Title 14 of the California Code of Regulations, Section 15061(b)(3), the approval of the Enforceable Obligation Payment Schedule is exempt from the requirements of the California Environmental Quality Act ("CEQA"), in that it is not a project as the adoption of the Enforceable Obligation Payment Schedule will not have the potential of causing a significant environmental effect and it can be seen with certainty that there is no possibility that the adoption of the Enforceable Obligation Payment Schedule will have any significant effect on the environment; and

L. The Agency Board has reviewed and duly considered the proposed Enforceable Obligation Payment Schedule, documents, and other written evidence presented at the meeting.

NOW, THEREFORE, THE TUSTIN COMMUNITY REDEVELOPMENT AGENCY DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The Agency hereby finds and determines that the foregoing recitals are true and correct.

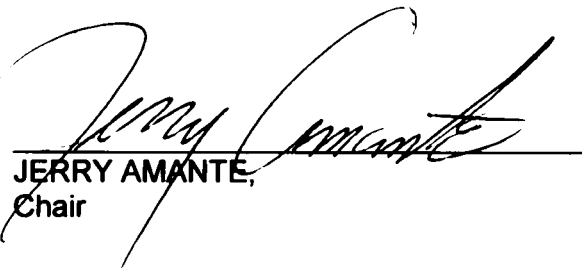
SECTION 2. The Agency hereby approves and adopts the Enforceable Obligation Payment Schedule attached as Exhibit A.

SECTION 3. The Agency Board authorizes the Agency's Executive Director or the Executive Director's designee to:

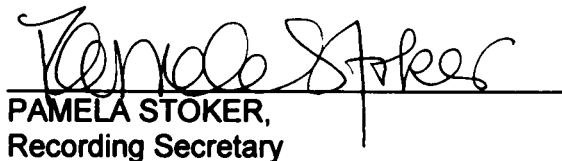
- (1) Post the Enforceable Obligation Payment Schedule on the Agency's and City's Website.
- (2) Designate an Agency representative to whom all questions related to the Enforceable Obligation Payment Schedule can be directed, which shall be Assistant City Manager Christine Shingleton.
- (3) Transmit the Enforceable Obligation Payment Schedule by mail or electronic means to the Orange County Auditor-Controller, the State Controller, and the State Department of Finance.
- (4) Take such other actions and execute such other documents as are appropriate to effectuate the intent of this Resolution and to implement the Enforceable Obligation Payment Schedule on behalf of the Agency.

SECTION 4. The Secretary of the Agency shall certify the adoption of this Resolution and thenceforth and thereafter the same shall be in full force and effect

PASSED and ADOPTED at the regular meeting of the Tustin Community Redevelopment Agency held on the 24th day of August, 2011.


JERRY AMANTE,
Chair

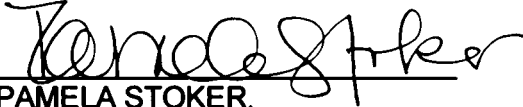
ATTEST:


PAMELA STOKER,
Recording Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF TUSTIN)

I, Pamela Stoker, City Clerk and ex-officio Secretary of the Tustin Community Redevelopment Agency, Tustin, California, do hereby certify that the whole number of the members of the Tustin Community Redevelopment Agency is five; that the above and foregoing RDA Resolution No. 11-03 was duly passed and adopted at a regular meeting of the Tustin Community Redevelopment Agency, held on the 24th day of August, 2011, by the following vote:

AGENCYMEMBER AYES:	<u>Amante, Nielsen, Gomez, Murray</u>	(4)
AGENCYMEMBER NOES:	<u>None</u>	(0)
AGENCYMEMBER ABSTAINED:	<u>None</u>	(0)
AGENCYMEMBER ABSENT:	<u>Gavello</u>	(1)



PAMELA STOKER,
Recording Secretary

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Aug	Payments by month				Total
						Sept	Oct	Nov	Dec	
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.		42,480,491	1,828,756	1,260,786					\$ 1,260,786.00
Bank of New York Mellon	administration of bond activities	Estimate	3,300	3,300		3,300				\$ 3,300.00
Midman, Rolapp & Associates, Inc	Continuing disclosure services for 2010 Housing bonds		1,350	1,350						\$ -
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.		16,148,711	3,229,742						\$ -
City of Tustin	The Second Amendment to the Reimbursement Agreement is for the purpose of reimbursing the City for assisting the Agency in carrying out its future inclusionary affordable housing obligations (453 units) at Tustin Legacy	Estimate	195,658,760							\$ -
Development Agency	Agency loan of \$19,881,750 to the City for the purchase of the AA&E Property. The payoff to the Agency will be split evenly between the three Project Areas.		20,978,895							\$ -
County of Orange	annual tax collection administrative fee	Estimate	213,000	213,000						\$ -
Smith, Evans & Company	auditing of annual Agency expenditures		36,626,25	12,208,75						\$ -
State of California	As a result of the City Council passing Ordinance #1404 (7/19/2011) and Ordinance #1405(7/19/2011 & 8/2/2011), the Agency is responsible for an annual voluntary payment. The estimated Voluntary Program Bill fee was calculated by DoF under AB1X 27.	Estimate	7,100,000	7,100,000						\$ -

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug	Sept	Oct	Nov	Dec	
A	N/A									
Graffiti Control Systems	Graffiti removal in the Town Center and South Central Redevelopment Project Areas	Estimate	55,000	55,000	3,560	4,600	4,600	4,600	4,600	\$ 21,960.00
OpNet, Inc.	Web-based Commercial Property Search for available retail, commercial, industrial and other property types in Tustin		3,500	3,500					3,500	\$ 3,500.00
Tools for Business Success, LLC	Web-based business assistance tools available on the City of Tustin website		1,140	1,140						\$ -
East American CoreLogic	Access to property reports, parcel maps, grant deeds and foreclosure activity within Tustin		3,600	3,600		300	300	300	300	\$ 1,200.00
L L Coren & Cone	tax appeal monitoring and tax increment analysis		9,125	9,125						\$ -
Embruster Goldsmith & Delvac LLP	legal counsel for real estate associated issues	Estimate	350,000	350,000			50,000	50,000	50,000	\$ 200,000.00
Woodruff, Spradlin & Smart	legal counsel - public law	Estimate	200,000	200,000	20,000	20,000	20,000	20,000	20,000	\$ 100,000.00
Will Holdco, LLC	Office space rent		54,363	54,363		4,456	4,456	4,456	4,456	\$ 17,824.00
City of Tustin	Cooperation Agreement For Payment of Costs Associated with Certain RDA funded Capital Improvements, Public Improvements, Affordable Housing Projects and Administrative Program Support Services (The Schedule of Projects, Payment Schedule and Performance Schedule is attached - Attachment No. 1)	Estimate	155,500,000	26,010,260		2,160,000	2,160,000	2,160,000	2,160,000	\$ 8,640,000.00
Arch Records Management LP	Offsite file storage of MCAS Tustin files	Estimate	900	900		75	7	75	75	\$ 232.00
Supplies	Office supplies	Estimate	4,000	4,000						\$ -
Prox Corp.	monthly copier lease	Estimate	5,000	5,000		417	417	417	417	\$ 1,668.00
City Treasurer	management of Agency's invested monies		32,600.00	32,600.00		2,717.00	2,717.00	2,717.00	2,717.00	\$ 10,868.00
Employees of City funded by the agency that perform Agency activities	Payroll for employees	Estimate	827,238.00	827,238.00		68,937.00	68,937.00	68,937.00	68,937.00	\$ 275,748.00
City of Tustin	annual indirect costs of supporting the Agency by other City departments		2,711,500	2,711,500						\$ -
T&T	Monthly Telephone service	Estimate	3,600	3,600		300	300	300	300	\$ 1,200.00
Arizona Wireless	Monthly Wireless Phone Service	Estimate	1,440	1,440		120	120	120	120	\$ 480.00
Bank of America	Fees Charged by bank for transactions	Estimate	48,000	48,000		4,000	4,000	4,000	4,000	\$ 16,000.00
California Insurance Pool Authority	Property insurance premiums		10,000	10,000						\$ -
City of Tustin	Agency monitors to insure receipt of annual payment	TBD	UNK							\$ -

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Fiscal Year	Payments by month					Total
					Aug.	Sept.	Oct.	Nov.	Dec.	
City of Tustin	Agency monitors to insure receipt of annual payment	TBD	UNK							\$ -
Redevelopment Agency	Monitoring of Affordable Housing Covenants	TBD	UNK							\$ -
Redevelopment Agency	Agency monitors affordability and the residual receipt payment	TBD	UNK							\$ -
Redevelopment Agency	Rental properties were sold by Agency to the City. As part of the agreement, the City agreed to continue to engage the Agency as the property manager.	TBD	UNK							\$ -
			442,442,139	42,717,623	1,284,346	2,319,222	2,315,854	2,315,922	2,319,422	\$ 10,554,766.00
			41,562,619	240,000	0	22,500	25,000	19,000	28,500	\$ 95,000.00
			137,857,330	40,742,338	2,135,476	1,371,511	3,654,211	3,634,411	3,633,617	\$ 14,411,226.00
			12,716,088	1,756,601	0	15,300	11,530	0	1,462,636	\$ 1,489,466.00
			161,271,999	2,450,096	0	0	0	0	0	0
			634,578,176	85,456,562	3,419,822	3,728,533	6,006,595	5,969,333	7,444,175	\$ 26,550,458.00

Schedule (EOPS) is to be adopted by the redevelopment agency no later than August 29, 2011. It is valid through 12/31/11. If the California State Supreme Court upholds AB1X 27 and given the fact the City Council has adopted this EOPS will not be valid.

or the adoption of the EOPS.

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ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

(Town)	US Bank	Bond issue to fund non-housing projects	9,822,216	1,638,771					1,462,636	\$ 1,462,636.00
	US Bank	administration of bond activities	3,300	3,300		3,300				\$ 3,300.00
ces	Willdan Financial	Continuing disclosure & arbitrage services for 1998 bonds	6,000	6,000						\$ -
	To be determined	Capital Improvement Project #70208 - Engineering Project Study Report for the Center City improvements within the Tustin Town Center Project at Newport Avenue and El Camino Real	35,000	35,000						\$ -
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.	2,776,042							\$ -
	N/A	N/A								\$ -
	N/A	N/A								\$ -
2011)	Critical Structures, Inc.	Structural engineering assessment of Stevens Square Parking Structure	23,530	23,530		12,000	11,530			\$ 23,530.00
ration and	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.	50,000	50,000						\$ -
		Monitoring to insure developer completes contractual obligations and is issued a Certificate of Compliance	TBD	Unknown						\$ -
			\$ 12,716,088	\$ 1,756,601	\$ -	\$ 15,300	\$ 11,530	\$ -	\$ 1,462,636	\$ 1,489,466.00

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ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

	Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Aug.	Sept.	Payments by month			Total
								Oct	Nov	Dec	
Agency	N/A	N/A									\$
	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.		4,650,000							
	City of Tustin	Original loan amount to the Agency in 1993 was \$33,500,000 for the Newport Avenue Extension (Newport Underpass) to Edinger Avenue. The interest rate is 5%.		36,646,619							
Administration	Psomas Engineering	Mapping and survey services	Estimate	15,000	15,000		2,500	2,500	2,000	2,000	\$ 9,000.00
Administration	First American Title Insurance Company	Preparation of title documentation	Estimate	4,500	4,500		1,500	1,000	1,000	500	\$ 4,000.00
Administration	AndersonPenna	Program management services	Estimate	4,000	4,000		500	500	500	500	\$ 2,000.00
Administration	Coast Surveying	Survey/Plan check services	Estimate	4,500	4,500		1,000	1,000	500	500	\$ 3,000.00
Administration	Dokken Engineering	Final design services	Estimate	100,000	100,000		10,000	10,000	10,000	10,000	\$ 40,000.00
Administration	Nuvis	Landscape design services	Estimate	30,000	30,000		4,000	4,000	4,000	4,000	\$ 16,000.00
Administration	County of Orange (OCFCD)	Plan check services	Estimate	25,000	25,000			5,000		5,000	\$ 10,000.00
Administration	Morrow Management	Dry Utility design and coordination services	Estimate	20,000	20,000		500	500	500	500	\$ 2,000.00
Administration	AndersonPenna	Program management services	Estimate	10,000	10,000		500	500	500	500	\$ 2,000.00
Administration	Southern California Regional Rail Authority	Plan check services	Estimate	25,000	25,000					5,000	\$ 5,000.00
gov't obligations											
Orange County 3/20/1985	Orange County Water District	Tax share agreement (pre-AB 1290)		28,000	2,000		2,000				\$ 2,000.00

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug.	Sept.	Oct.	Nov.	Dec.	
The Bank of New York Mellon	Bond issue to fund non-housing projects		83,384,751	2,282,532	1,655,744					\$ 1,655,744.00
The Bank of New York Mellon	administration of bond activities	Estimate	3,300	3,300		3,300				\$ 3,300.00
Fieldman, Rolapp & Associates, Inc	Continuing disclosure services for 2010 MCAS bonds		1,350	1,350						\$ -
Ken Nisikawa	Tustin Legacy Development Manager (oversighting bond projects)		173,750	173,750		14,479	14,479	14,479	14,479	\$ 57,916.00
Pacific States	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain	Estimate	221,585	161,585	30,000	30,000	30,000	30,000	30,000	\$ 150,000.00
Parsons Transportation Group	Construction management for Tustin Ranch Road (Phase 1 and 2)	Estimate	1,882,075	1,882,075	20,000	100,000	100,000	100,000	100,000	\$ 420,000.00
Sandoval Pipeline Engineering	Construction of Tustin Ranch Road Phase 1 (Grading & Storm Drain)	Estimate	12,623,788	12,623,788	0	750,000	3,000,000	3,000,000	3,000,000	\$ 9,750,000.00
TBD	Construction of Tustin Ranch Road Phase 2 (roadway and bridge)	Estimate	34,500,000	20,000,000						\$ -
TBD	capital projects associated with construction of infrastructure and facilities as listed in the Official Statement for TA Bond 2010	See Attachment No. 2 - estimated costs								\$ -
N/A	N/A									\$ -
County of Orange	subdivision mapping fees associated with MCAS Tustin									\$ -
										\$ -

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug.	Sept	Oct	Nov	Dec	
N/A	N/A									\$ -
Developer's Research	Implementation Plan and Strategy	Estimate	75,000	75,000	5,000	5,000	5,000	5,000	5,000	\$ 25,000.00
RBF Consulting	MCAS Tustin Infrastructure Design Services	Estimate	1,512,500	924,500	150,000	150,000	150,000	150,000	150,000	\$ 750,000.00
SMS Architects	Implementation Plan and Strategy	Estimate	75,000	75,000	5,000	5,000	5,000	5,000	5,000	\$ 25,000.00
NMG	Construction of Tustin Ranch Road Phase 1 Grading & Storm Drain	Estimate	344,708	246,708	15,000	30,000	60,000	60,000	60,000	\$ 225,000.00
Hunsaker & Associates	MCAS Tustin Infrastructure Design Services	Estimate	752,450	283,450	40,000	40,000	40,000	40,000	40,000	\$ 200,000.00
John Burns Real Estate Consulting	Implementation Plan and Strategy	Estimate	29,400	29,400		5,000	5,000			\$ 10,000.00
Vandermost Consulting	Regulatory Agency consulting	Estimate	20,000	20,000	10,000	1,000				\$ 11,000.00
The Concord Group	Implementation Plan and Strategy	Estimate	42,000	42,000		5,000	5,000			\$ 10,000.00
David Taussig & Associates	financial advisory services associated with determining distribution of assessments associated with background infrastructure costs	Estimate	47,500	47,500		10,000	10,000			\$ 20,000.00
Paleo Solutions, Inc	Archeological & Paleontological compliance and monitoring for TRR	Estimate	28,530	28,530	0	0	10,000	7,500	7,500	\$ 25,000.00
Field Paoli Architects	Review of proposed design	Estimate	100,000	100,000						\$ -
RBF Consulting	Preparation of Gateway Master plan and design of landscape improvements	Estimate	125,979	68,206	6,000	12,000	15,000	18,000	17,206	\$ 68,206.00
Psomas	preparation of maps at MCAS Tustin	Estimate	125,000	125,000						\$ -
Commpro, LLC	Website hosting for the MCAS Tustin website		1,800	1,800	150	150	150	150	150	\$ 750.00
National Construction Rental, Inc	Fence repairs as needed at MCAS Tustin	Estimate	10,000	10,000				5,000	5,000	\$ 10,000.00
Various (18 panelists)	Stipend/Honorarium for service of development professional on a Panel	Estimate	18,000	18,000		12,000	6,000			
National Construction Rental, Inc	fence rental at MCAS Tustin	Estimate	1,400	1,400				700	700	\$ 1,400.00

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Aug.	Sept	Oct	Nov	Dec	Total
So Cal Sandbags	Maintenance of undeveloped portions including erosion control	Estimate	547,524	547,524	48,357	48,357	48,357	48,357	48,357	\$ 241,785.00
Spectrum Landscaping	Maintenance of undeveloped land		71,208	71,208	5,934	5,934	5,934	5,934	5,934	\$ 29,670.00
Cappello and Noel LLP	Legal services associated with potential litigation opposing liens filed on property within MCAS Tustin	Estimate	150,000	30,000	30,000	30,000	30,000	30,000	30,000	\$ 150,000.00
Kutak Rock	Legal Services for Environmental Issues and interface with federal agencies impacting MCAS Tustin including the US Navy	Estimate	110,000	110,000	15,000	15,000	15,000	15,000	15,000	\$ 75,000.00
Studio 360	Layout, printing and distribution of bi-annual newsletter publication.	Estimate	878,732	758,732	99,291	99,291	99,291	99,291	99,291	\$ 496,455.00
Redevelopment Agency	Agency monitors affordability receipt of payment in lieu of taxes	TBD	UNK							
			137,857,330	40,742,338	2,135,476	1,371,511	3,654,211	3,634,411	3,633,617	\$ 14,411,226.00

Schedule (EOPS) is to be adopted by the redevelopment agency no later than August 29, 2011. It is valid through 12/31/11. If the California State Supreme Court upholds AB1X 27 and given the fact the finances #1404 & #1405, this EOPS will not be valid.
 r the adoption of the EOPS.
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OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Payee	Description	Estimate	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments By month ---					Total
					Aug--	Sept	Oct	Nov	Dec	
City of Tustin	pass thru payments per AB 1290		5,040,723	76,580						\$ -
TUSD	pass thru payments per AB 1290		56,531,860	858,850						\$ -
SAUSD	pass thru payments per AB 1290		2,644,380	40,174						\$ -
ILUSD	pass thru payments per AB 1290		43,344,635	658,506						\$ -
SOCCCD	pass thru payments per AB 1290		21,465,486	326,111						\$ -
RSCCD	pass thru payments per AB 1290		581,386	8,833						\$ -
OCWD	pass thru payments per AB 1290		1,590,627	24,165						\$ -
OCTA	pass thru payments per AB 1290		544,294	8,269						\$ -
OCSD	pass thru payments per AB 1290		3,180,448	48,318						\$ -
County of Orange	pass thru payments per AB 1290		3,234,474	49,139						\$ -
County of Orange	pass thru payments per AB 1290		4,048,576	61,507						\$ -
County of Orange	pass thru payments per AB 1290		11,950,912	181,562						\$ -
County of Orange	pass thru payments per AB 1290		3,835,858	58,276						\$ -
County of Orange	pass thru payments per AB 1290		2,965,150	45,048						\$ -
County of Orange	pass thru payments per AB 1290		216,911	3,295						\$ -
OCCD	pass thru payments per AB 1290		96,279	1,463						\$ -
			161,271,999	2,450,096	0	0	0	0	0	\$ -

(EOPS) is to be adopted by the redevelopment agency no later than August 29, 2011. It is valid through 12/31/11. If the California State Supreme Court upholds AB1X 27 and given the fact the City Council has adopted

Attachment No. 1

**Operation Agreement: Schedule of Projects, Payment Schedule & Performance Schedule
to
Enforceable Obligation Payment Schedule**

SOUTH CENTRAL REDEVELOPMENT PROJECT AREA

USE OF FUNDS

NON-HOUSING & HOUSING PROGRAMS

PROJECTS, & EXPENDITURES

FOURTH FIVE-YEAR IMPLEMENTATION PLAN - TOWN CENTER & SOUTH CENTRAL

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	
NON-HOUSING PROGRAMS ²	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
Neighborhood Improvement	\$188,750	\$200,000	\$3,970,000	\$3,100,000	\$1,220,000	\$8,678,750
Economic Development	\$47,000	\$1,000,000	\$2,000,000	\$2,000,000	\$1,000,000	\$6,047,000
Public Infrastructure & Community Facilities	\$626,755	\$9,000,000	\$4,950,000	\$610,000	\$500,000	\$15,686,755
Administrative Program & Direct Costs	\$223,325	\$299,540	\$314,515	\$330,240	\$346,750	\$1,514,370
Administrative Indirect Costs	\$312,200	\$1,081,000	\$1,157,300	\$729,200	\$429,900	\$3,709,600
TOTAL NON-HOUSING PROGRAMS	\$1,398,030	\$11,580,540	\$12,391,815	\$6,769,440	\$3,496,650	\$35,636,475
HOUSING PROGRAMS ²						
Preservation of At-Risk Housing	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹
Rehabilitation	\$93,000	\$125,000	\$175,000	\$175,000	\$175,000	\$743,000
New Housing Construction						
Neighborhoods of Tustin Town Center Planning/Zoning	\$72,000	TBD ¹	TBD ¹	TBD ¹	TBD ¹	\$72,000
Ownership Multifamily New Construction	\$0	TBD ¹	TBD ¹	TBD ¹	TBD ¹	\$0
Multifamily Rental New Construction/Acquisition and Rehabilitation	\$0	TBD ¹	TBD ¹	TBD ¹	TBD ¹	\$0
Tustin Legacy New Construction	\$0	\$1,000,000	\$1,000,000	TBD	TBD	\$2,000,000
First Time Homebuyers	\$0	\$150,000	\$250,000	\$250,000	\$250,000	\$900,000
Homeless Assistance (CDBG-funded)	\$0	\$0	\$0	\$0	\$0	\$0
Administrative & Operating Expenses	\$104,700	\$125,000	\$145,000	\$165,000	\$170,000	\$709,700
TOTAL HOUSING PROGRAMS	\$269,700	\$1,400,000	\$1,570,000	\$590,000	\$595,000	\$4,424,700
REQUIRED AGENCY PAYMENT¹	(\$1,667,730)	(\$12,980,540)	(\$13,961,815)	(\$7,359,440)	(\$4,091,650)	(\$40,061,175)

¹ TBD - To Be Determined: Based on actual costs and will be additional draws against the distribution of redevelopment tax increment as costs are incurred. Any and all balances remaining from prior years will be reallocated to projects in which funding for committed projects is required.

² Program activities and projects outlined on the table are described in more detail in the Project Area's most current Five-Year Implementation Plan, which is incorporated herein as though fully set forth.

TOWN CENTER REDEVELOPMENT PROJECT AREA

USE OF FUNDS

TOWN CENTER & SOUTH CENTRAL PROJECTS

PROJECTS, & EXPENDITURES

FOURTH FIVE-YEAR IMPLEMENTATION PLAN - TOWN CENTER & SOUTH CENTRAL

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	
NON-HOUSING PROGRAMS ²	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
Neighborhood Improvement	\$111,750	\$550,000	\$500,000	\$500,000	\$1,150,000	\$2,811,750
Economic Development	\$32,000	\$1,000,000	\$2,000,000	\$1,000,000	\$500,000	\$4,532,000
Public Infrastructure & Community Facilities	\$169,350	\$300,000	\$1,500,000	\$2,000,000	\$500,000	\$4,469,350
Administrative Program & Direct Costs	\$434,022	\$200,000	\$210,000	\$225,000	\$236,250	\$1,305,272
Administrative Indirect Costs	\$374,200	\$493,900	\$766,000	\$629,100	\$457,000	\$2,720,200
TOTAL NON-HOUSING PROGRAMS	\$1,121,322	\$2,543,900	\$4,976,000	\$4,354,100	\$2,843,250	\$15,838,572
HOUSING PROGRAMS ²						
Preservation of At Risk Housing	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$2,000,000
Rehabilitation	\$29,000	\$40,000	\$40,000	\$40,000	\$40,000	\$189,000
New Housing Construction						
Neighborhoods of Tustin Town Center						
Planning/Zoning	\$9,000	TBD ¹	TBD ¹	TBD ¹	TBD ¹	\$9,000
Ownership Multifamily New Construction	\$0	TBD ¹	TBD ¹	TBD ¹	TBD ¹	\$0
Multifamily Rental New						
Construction/Acquisition and Rehabilitation	\$0	TBD ¹	TBD ¹	TBD ¹	TBD ¹	\$0
Tustin Legacy New Construction	\$0	\$1,000,000	\$1,000,000	\$1,000,000	TBD ¹	\$3,000,000
First Time Homebuyer	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
Homeless Assistance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Administrative & Operating Expenses	\$93,450	\$105,000	\$130,000	\$150,000	\$170,000	\$648,450
TOTAL HOUSING PROGRAMS	\$141,450	\$2,205,000	\$2,230,000	\$1,250,000	\$270,000	\$6,096,450
REQUIRED AGENCY PAYMENT¹	(\$1,262,772)	(\$4,748,900)	(\$7,206,000)	(\$5,604,100)	(\$3,113,250)	(\$21,935,022)

¹ TBD - To Be Determined: Based on actual costs and will be additional draws against the distribution of redevelopment tax increment as costs are incurred. Any and all balances remaining from prior years will be reallocated to projects in which funding for committed projects is required.

² Program activities and projects outlined on the table are described in more detail in the Project Area's most current Five-Year Implementation Plan, which is incorporated herein as though fully set forth.

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	TOTAL
	2009/09	2009/10	2010/11	2011/12	2012/13	
1 Acquisition, Disposition, and Development Coordination						
Vestair/Kirco Tustin (The District at Tustin Legacy)	37,085	38,940	40,890	20,445	6,000	143,360
Tustin Legacy Community Partners	385,000	740,000	345,545	557,994	205,536	2,234,075
WL Homes (Tustin Field I and II)	5,000	-	-	-	-	5,000
Lennar/Lyon (The Villages of Columbus)	15,000	15,000	7,500	5,000	2,500	45,000
Newport Extension	10,000,000	10,000,000	-	-	-	20,000,000
Solicitation Process - 18 acre site	40,000	150,000	50,000	25,000	25,000	290,000
Interim Leasing and Licensing	7,500	7,500	7,500	7,500	7,500	37,500
Parcel Acquisition activities associated LFOC parcels	50,600	50,600	50,600	25,000	12,500	189,300
Total - Acquisition, Disposition, and Development Coordination	10,540,185	11,002,040	502,035	640,939	259,036	22,944,235
Public Improvements and Facilities						
General Oversight	413,510	1,461,475	1,264,070	1,052,228	500,000	4,691,283
Tustin Ranch Road	1,106,191	-	-	-	-	1,106,191
Valencia/Armstrong	25,000	-	-	-	-	25,000
The District at Tustin Legacy Infrastructure	10,000,000	20,000,000	-	-	-	30,000,000
Red Hill Avenue Median Improvements	2,500,000	-	-	-	-	2,500,000
Tustin Legacy Park - 24 acre Community Park	-	1,557,765	-	-	-	1,557,765
Total - Public Improvements and Facilities	14,044,701	23,019,240	1,264,070	1,052,228	500,000	39,880,239
3 Demolition/Site Clearance						
Site Preparation and Demolition	180,000	50,000	50,000	50,000	50,000	380,000
Total - Demolition/Site Clearance	180,000	50,000	50,000	50,000	50,000	380,000
4 Economic Development						
Business Attraction, Growth and Retention Program	127,920	127,920	127,920	127,920	127,920	639,600
LAMBRA Promotion and Monitoring Program	50,000	50,000	50,000	50,000	50,000	250,000
Total - Economic Development	177,920	177,920	177,920	177,920	177,920	889,600
5 Environmental						
Special Studies and Monitoring	30,000	30,000	30,000	30,000	30,000	150,000
Legal Services	25,000	25,000	25,000	25,000	25,000	125,000
Total - Environmental	55,000	55,000	55,000	55,000	55,000	275,000
6 Admin Program & Indirects						
Administrative Program Costs	750,000	1,000,000	1,250,000	1,500,000	1,750,000	6,250,000
Overhead/Indirect Costs	645,000	800,000	1,000,000	1,100,000	1,200,000	4,745,000
Total - Admin Program & Indirects	1,395,000	1,800,000	2,250,000	2,600,000	2,950,000	10,995,000
TOTAL NON-HOUSING PROGRAMS	\$ 26,392,806	\$ 36,104,200	\$ 4,299,025	\$ 4,578,087	\$ 3,991,956	\$ 75,364,074
HOUSING PROGRAMS						
Tustin Legacy - Ownership	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹
Tustin Legacy - Rental	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹
First Time Homebuyer and/or Foreclosure Negotiated Purchase	\$0	\$80,000	\$0	\$80,000	\$0	\$160,000
Homeless Assistance (CDBG-funded)	\$0	\$0	\$0	\$0	\$0	\$0
Reimbursement Agreement	\$3,292,743	\$3,292,743	\$3,292,743	\$3,292,743	\$3,292,743	\$16,463,715
Amended Reimbursement to City	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹	TBD ¹
Administrative & Indirect Expenses	\$187,799	\$274,37	\$301,809	\$331,990	\$343,609	\$1,439,579
TOTAL HOUSING PROGRAMS	\$3,480,54	\$3,647,115	\$3,594,55	\$3,704,733	\$3,636,35	\$18,063,294
REQUIRED AGENCY PAYMENT¹	(29,873,348)	(39,751,315)	(7,893,577)	(8,280,820)	(7,628,308)	(93,427,360)

¹ TBD - To Be Determined: Based on actual costs and will be additional draws against the distribution of redevelopment tax increment as costs are incurred. Any and all balances remaining from prior years will be reallocated to projects in which funding for committed projects is required.

² Program activities and projects outlined on the table are described in more detail in the Project Area's most current Five-Year Implementation Plan, which is incorporated herein as though fully set forth.

Attachment No. 2

**MCAS Tustin – Backbone Infrastructure Projects
to
Enforceable Obligation Payment Schedule**

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ESTIMATED SOURCES AND USES OF FUNDS

The following table sets forth a summary of the estimated sources and uses of funds associated with the issuance and sale of the Bonds.

Sources of Funds	
Par Amount of Bonds	\$44,170,000.00
Less: Net Original Issue Discount	(888,711.70)
Total Sources	<u>\$43,281,288.30</u>
Uses of Funds	
Deposit to Redevelopment Fund (1)	\$40,000,000.00
Deposit to Reserve Account (2)	2,827,500.00
Costs of Issuance (3)	453,788.30
Total Uses	<u>\$43,281,288.30</u>

- (1) Represents amount required to finance the 2010 Project. See "FINANCING PLAN."
(2) Represents an amount equal to the initial Reserve Account Requirement for the Bonds.
(3) Includes Underwriter's discount, fees and expenses of the Trustee, the Financial Advisor, the Fiscal Consultant, Bond Counsel and Disclosure Counsel, printing expenses and other costs of issuance.

FINANCING PLAN

Proceeds from the sale of the Bonds will be used to (a) finance the 2010 Project, (b) fund a reserve account for the Bonds, and (c) provide for the costs of issuing the Bonds.

The types of facilities proposed to be financed are various capital improvements within and outside the Redevelopment Project boundaries (for which a benefit resolution shall have been adopted by the Agency), including those that are contained in the Tustin Legacy Backbone Infrastructure Program established by the City which accommodates much of the environmental mitigation requirements of the Redevelopment Project, including traffic and circulation mitigation to support the Redevelopment Project, street and roadway improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights, parkway and landscaping thereto, and storm drains and flood control channels, runoff management improvements and water quality mitigation measures, integrated utilities backbone (including electricity, gas, telephone, cable, telecommunications, and other dry utilities and domestic and reclaimed water and sewer facilities as permitted to be financed from the proceeds of tax-exempt bonds), telemetry, noise mitigation expenses associated with roadway projects, public parkland and recreation facilities, right-of-way and easements necessary for any such facilities.

The initial priority project will be the extension of Tustin Ranch Road from Warner Avenue on the south to Walnut Avenue on the north, including the Tustin Ranch Road bridge and interchange at Edinger Avenue along with the integrated improvements associated with the roadway improvement including necessary and integrated utility backbone systems.



Tustin Legacy

Master Infrastructure - Backbone Improvements Cost Estimate



Item No.	Description	Reach ID No.	Total Backbone Cost June 2008	Revised 2011 Backbone Cost
Roadway / Bridge Improvements				
1	Kensington Park (West Connector) - (Incorporated into Item 7, Reach 102)	110	-	-
2	Valencia (N. Valencia Loop) - Red Hill to Armstrong (Incorporated into Item 7, Reach 102)	106	-	-
3	Valencia (N. Valencia Loop) - Armstrong to Kensington Park (West Connector) - (Incorporated into Item 7, Reach 102)	108	-	-
4	Lansdowne (Incorporated into Item 7, Reach 102)	156	-	-
5	Edinger - 1400 Ft East of Redhill To East Connector (Non-Backbone)	200	-	-
6	Armstrong - Barranca to Warner	100	3,433,878	3,433,878
7	Armstrong - Valencia (N. Valencia Loop) to Warner (Included Item 1, 2, 3 & 4)	102, 106, 108, 110, 156	20,825,693	20,825,693
8	Bridge - Tustin Ranch - Valencia (N. Valencia Loop) to North end of Bridge including Ramp	140, 142, 202	23,582,062	23,582,062
9	Tustin Ranch Road - North end of Bridge to Walnut (Incorporated into Item 8, Reach 140)	202	-	-
9A	Tustin Ranch Road / Walnut (North East Corner Widening)		1,150,142	1,150,142
10	Severyns Road	104	731,412	731,412
11	Valencia (N. Valencia Loop) - Kensington Park to Tustin Ranch	112	1,137,113	1,137,113
12	East Connector - Valencia (N. Valencia Loop) to West end of Bridge	116, 118, 120	2,810,154	2,810,154
13	Bridge East Connector over Santa Ana Santa Fe Channel to Edinger	204	2,132,292	2,132,292
14	Moffett - North Loop to West end of Bridge	136	2,323,341	2,323,341
15	Bridge - Moffett over Peters Canyon Channel	138	3,693,373	3,693,373
16	Moffett East end of Bridge to Harvard and Bike Path	139	1,824,052	1,824,052
17	Sweet Shade (Marble Mountain) - (Irvine CFD Fair Share)	158	341,688	341,688
18	Valencia (N. Valencia Loop) - Tustin Ranch to Moffett	114, 122	5,795,629	5,795,629
19	North Loop - Moffett to Jamboree Ramp (Incorporated into Item 18, Reach 114,122)	126	-	-
20	Park (North Loop) - Warner (North) to Jamboree Ramp (Incorporated into Item 21, Reach 151)	130	-	-
21	Park (South Loop) - Warner (North) to Tustin Ranch	151, 130	15,868,098	15,868,098
22	Warner - Redhill to Armstrong (Incorporated into Item 23, Reach 148)	146	4,584,954	4,584,954
23	Warner - Armstrong to Tustin Ranch	148	5,687,480	5,687,480
24	Warner - Tustin Ranch to Jamboree (Including Right of Way Acquisition)	134	5,148,182	5,148,182
25	Tustin Ranch - Warner (North) to Barranca	144	6,538,706	6,538,706
26	Warner - Jamboree to Harvard (Irvine CFD Fair Share)	135	704,663	704,663
27	Redhill - Dyer Intersection Improvements	206	-	-
28	Tustin Ranch - Valencia (N. Valencia Loop) to Warner North (Incorporated into Item 8, Reach 140)	142	-	-
29	South Loop - Tustin Ranch to Armstrong (4 Lanes)	150	2,437,685	2,437,685
30	Jamboree Ramp - Jamboree to Park	132	522,566	522,566
31	Barranca - Tustin Ranch Rd. to Redhill	154	2,595,704	2,595,704
32	Barranca - Jamboree to Tustin Ranch (Including Right of Way Aquisition)	152, 512	8,907,136	8,907,136
33	SCE Barranca 220kv Transmission Pole Relocations (Deleted)	208	-	-
34	East Side Redhill - Barranca to Warner	160	2,070,525	2,070,525
35	East Side Redhill - Warner to Valencia Loop	162, 1228	491,684	491,684
35A	East Side Redhill - Valencia Loop to 1000' North (Incorporated into Item 35, Reach 162)	1228	-	-
35B	SHIPPO Study	Estimate	133,500	133,500
35C	Sound Mitigation - Warner from Harvard to Culver	Estimate	1,494,002	1,494,002
TOTAL			126,965,715	126,965,715
Traffic Signals				
36	Edinger / Kensington Park (West Connector) (New) (Incorporated into Item 7, Reach 102)	110A	-	-
37	Edinger / East Connector (Upgrade)	204A	166,250	166,250



Tustin Legacy

Master Infrastructure - Backbone Improvements Cost Estimate



Item No.	Description	Reach ID No.	Total Backbone Cost June 2008	Revised 2011 Backbone Cost
49	Armstrong /South Loop (New)	150A	332,500	332,500
50	Warner/Area E Street (New) - Note: TBD per TLCP Land Plan	148A	332,500	332,500
				-
52	Tustin Ranch / Park (South Loop) (New)	144A	301,250	301,250
53	Tustin Ranch / Warner South (New)	144B	465,500	465,500
54	Tustin Ranch / Warner North (New)	144C	265,100	265,100
54A	Tustin Ranch / Warner North (New)	144C	172,500	172,500
55	Tustin Ranch / Moffett (New)	142A	332,500	332,500
56	Tustin Ranch / Valencia (New)	142B	332,500	332,500
57	Warner North / Park (North Loop)	134A	301,250	301,250
58	Park (North Loop) / Jamboree SB Ramp (New)	130A	241,000	241,000
59	Valencia / Kensington Park (West Connector)	108A	183,087	183,087
60	Moffett / North Loop (New)	136A	299,250	299,250
61	Moffett / Harvard (Upgrade) (Incorporated into Item 16 Reach 139)	139A	-	-
62	Tustin Ranch / Ramp (New)	140A	332,500	332,500
63	Tustin Ranch / Walnut (Upgrade)	202A	166,250	166,250
64	Edinger / Ramp (New)	140B	465,500	465,500
65	Sweet Shade (Marble Mountain) / Harvard (Incorporated into Item 17 Reach 158)	158A	-	-
65	Signal Interconnect System		-	-
65	East Connector / North Loop (New)	122A	299,250	299,250
65	Signal Interconnect System (Note costs are incorporated into the various traffic signal budgets)	Estimate	-	-
65	Signal Controller (Note costs are incorporated into the various traffic signal budgets)	Estimate	-	-
65	Signal Controller (Note costs are incorporated into the various traffic signal budgets)	Estimate	-	-
TOTAL			7,207,476	7,207,476

Traffic Mitigation - Santa Ana / Irvine Agreements				
66	Newport / Edinger - Figure 19 - Tustin ATMS Fee Payment		81,196	81,196
67	Redhill / Edinger - Figure 19 - Tustin ATMS Fee Payment		81,196	81,196
68	Tustin Ranch / Walnut - Figure 19 - Tustin Addition to Items 8 & 9 (Irvine Company Contribution)		195,000	195,000
69	Redhill / Main - Figure 22 - Irvine		1,787,861	
70	Michelson / Von Karman - Figure 23 - Irvine		1,616,625	
71	Jamboree / Alton - Figure 24 - Irvine		2,775,654	
72	Harvard / Alton - Figure 25 - Irvine		594,051	
73	Culver / Warner - Figure 26 - Irvine		594,051	
74	Barranca / Von Karman Supplemental Improvements (Incorporated into Item 32, Reach 152)	152	139,505	139,505
75	Barranca / Jamboree Intersection Improvements (Potensial TSIA)	Estimate Share	4,482,005	
76	Redhill / Warner (Santa Ana)	Estimate Share	2,165,220	2,165,220
77	Grand / Dyer - Santa Ana (Tustin Share = 29%)	See Detail	1,659,061	296,090
78	Grand / Edinger - Santa Ana (Tustin Share = 56%)	See Detail	7,623,919	8,000,000
	TOTAL		23,795,343	10,958,207

Drainage Improvements				
79	Peters Canyon Channel from Railroad Track to Edinger	504,506	21,310,215	21,310,215
80	Peters Canyon Channel from Edinger to City Limit (Incorporated into Item 79, Reach 504)	506	-	-



Tustin Legacy



Master Infrastructure - Backbone Improvements Cost Estimate

Item No.	Description	Reach ID No.	Total Backbone Cost June 2008	Revised 2011 Backbone Cost
TOTAL			111,624,122	111,624,122

	Water Quality/Mitigation Improvements			
89	Selenium Treatment Facility Phase 1 (Backbone Facility)	551	4,284,900	4,284,900
89	Selenium Treatment Facility Phase 2 (Backbone Facility)	552	2,856,600	2,856,600
90	Water Quality Treatment Systems Phase 1 (Backbone Facility)	561	2,285,280	2,285,280
90	Water Quality Treatment Systems Phase 2 (Backbone Facility)	562	571,320	571,320
91	Resources Agency Mitigation Improvements - Peters Canyon / Railroad to Edinger	590	370,033	370,033
92	Resources Agency Mitigation Improvements - Peters Canyon / Edinger to City Limit	591	4,627,222	4,627,222
93	Resource Agency Mitigation Improvements - Peters Canyon / City Limit to Barranca		-	-
94	Resources Agency Mitigation Improvements - Master Developer		1,194,342	1,194,342
93A	Resource Agency Mitigation Improvements - Peters Canyon / City Limit to Barranca		-	-
TOTAL			16,189,697	16,189,697

	Dry Utilities			
	Electric			
	Gas			
	Telephone			
	Cable TV			
	Telecommunications			
	Backbone Phase 1 Backbone + Contractor Charges Total (All Utilities)		2,602,080	2,602,080
	Backbone Phase 1 Backbone + Contractor Charges Total (All Utilities)		5,653,343	5,653,343
	Utility Backbone All Phases (All Utilities)	750	11,284,280	11,284,280
TOTAL			19,539,703	19,539,703

	Parks and Community Facilities			
115	Neighborhood Park; Master Developer Area G Park 01	600	-	-
116	Neighborhood Park; Master Developer Area G Park 02	602	4,408,203	4,408,203
117	Community Park; Master Developer Area (46 Acres)	604	18,211,264	18,211,264
118	Aquatic Center in Master Developer Community Park	640	6,237,607	6,237,607
119	Tennis Center in Master Developer Community Park	642	3,585,603	3,585,603
120	Tustin Legacy Park; City Area (24.5 Acres)	606	5,738,889	5,738,889
121	Linear Park; Master Developer Area G including waterway, ponds	606	-	-
122	Linear Park; Master Developer Area D including waterway, ponds	610	6,989,666	6,989,666
123	Linear Park; Master Developer Area E including waterway, ponds	612	-	-
124	Other Public-owned Open Space Master Developer Area G		-	-
125	Other Public-owned Open Space Master Developer Area D		-	-
126	Other Public-owned Open Space Master Developer Area E	617	3,742,000	3,742,000



Tustin Legacy



Master Infrastructure - Backbone Improvements Cost Estimate

Item No.	Description	Reach ID No.	Total Backbone Cost June 2008	Revised 2011Backbone Cost
120C	Tustin Legacy Park; City Area (24.5 Acres) - Contingency		288,044	288,044
132A	City of Tustin Library; Tustin Civic Center		1,000,000	1,000,000
132B	City of Tustin Library; Tustin Civic Center		1,082,000	1,082,000
132B	City of Tustin Library; Tustin Civic Center		2,854,000	2,854,000
133A	Community Entry Signage - Valencia / Redhill - Sign Only		225,000	225,000
81A	Peters Canyon / Trail Improvements		248,856	248,856
TOTAL			102,156,874	102,156,874
GRAND TOTALS			407,478,930	394,641,793