OVERSIGHT BOARD RESOLUTION NO. 12-04-09-04

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE AND THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANCE TO CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AUTHORIZE POSTING AND TRANSMITTAL THEREOF

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") is a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, et seq. ("CRL"), and has been authorized to transact business and exercise the power of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act'); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos,* Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby ("Supreme Court Decision"); and

WHEREAS, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the City serves and acts as the "Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, pursuant to Section 34179, the Successor Agency's Oversight Board has been formed and the initial meeting has occurred on April 9, 2012; and

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Act; and

WHEREAS, by resolution on August, 16, 2011, the former Agency adopted Resolution No. CRA 11-08-16-01 approving the Enforceable Obligation Payment Schedule ("EOPS") dated August 16, 2011 and approved Resolution No. CRA 11-11-15-01 on November 15, 2011 and Resolution No. CRA 12-01-24-01 on January 24, 2012, amending the EOPS pursuant to Section 34169(g) of the Dissolution Act; and

WHEREAS, by resolution on March 6, 2012, the Successor Agency adopted Resolution No. SACRA 12-03-06-01 to approve the initial Recognized Obligation Payment Schedule ("ROPS") pursuant to Section 34177 of the Dissolution Act and has submitted such ROPS to the Oversight Board; and

WHEREAS, the Oversight Board has received, reviewed, and desires to approve both the EOPS and ROPS and to authorize the Successor Agency to post the ROPS on the City/Successor Agency website and to transmit the ROPS to the County Auditor-Controller, the State Department of Finance ("DOF"), and the State Controller's Office; and

WHEREAS, pursuant to the Dissolution Act, the actions of the Oversight Board, including those approved by this Resolution, do not become effective for three (3) business days pending any request for review by the DOF, and if the DOF requests review hereof, the DOF will have 10 days from the date of its request to approve this Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. Pursuant to the Dissolution Act, the Oversight Board approves the EOPS submitted herewith as Exhibit A and the ROPS submitted herewith as Exhibit B, which schedules are incorporated herein this reference.

Section 3. The Oversight Board authorizes the Successor Agency to transmit the ROPS to the County Auditor-Controller, the State Department of Finance, and the State Controller's Office.

Section 4. The City Manager of the Successor Agency or her authorized designee is directed to post the EOPS and ROPS on the City/Successor Agency website pursuant to the Dissolution Act.

Section 5. The Resolution shall be effective after transmittal of this Resolution with the ROPS attached to the DOF and the expiration of three (3) business days pending a request for review from the DOF within the time periods set forth in the Dissolution Act; in this regard, if the DOF requests review hereof it will have 10 days from the date of its request to approve this Oversight Board action or return it to the Oversight Board for reconsideration and the action, if subject to review by DOF, will not be effective until approved by DOF.

Section 6. The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

Section 7. PASSED, APPROVED and **ADOPTED** this 9th day of April, 2012.

LAURA FREESE, CHAIR

ATTEST:

MARIA MORRIS, OVERSIGHT BOARD SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed Oversight Board Secretary of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency, do hereby certify that the foregoing **Oversight Resolution 12-04-09-04** was duly adopted by the Board Members of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency at a special meeting thereof, held the 9th day of April, 2012, by the following vote:

AYES:	BOARD MEMBERS:	Doll, McCord, Tatarian, Thomas, Kerr and Chair Freese
NOES	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	Dr. Farley

MARIA MORRIS, OVERSIGHT BOARD SECRETARY

CERTIFIED COPY

RESOLUTION NO. CRA 12-01-24-01

A RESOLUTION OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY AMENDING THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE DATED NOVEMBER 15, 2011

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") is a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, et seq. ("CRL"), and has been authorized to transact business and exercise the power of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and

WHEREAS, the existing Redevelopment Plan ("Redevelopment Plan") and the boundaries of the Redevelopment Plan ("Project Area") were duly established by ordinances of the City Council; and

WHEREAS, the Agency is responsible for implementation of the Redevelopment Plan for the Project Area, and the Redevelopment Plan sets forth a plan for redevelopment of the Project Area consistent with the policies and standards of the General Plan of the City; and

WHEREAS, Parts 1.8 and 1.85 of Division 24 of the CRL were added by Assembly Bill X1 26 ("2011 Redevelopment Legislation"); and

WHEREAS, the 2011 Redevelopment Legislation is a part of multiple trailer bills to the FY 2011-2012 California budget bills that were approved by both Houses of the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

WHEREAS, Part 1.85 of the CRL added by the 2011 Redevelopment Legislation ("Part 1.85") provides for the statewide dissolution of all redevelopment agencies, including the Agency, and provides that, thereafter, a successor agency will administer the enforceable obligations of the Agency and otherwise wind up its affairs, all subject to the review and approval of an oversight committee; and

WHEREAS, Part 1.8 of the CRL added by the Redevelopment Legislation ("Part 1.8") provides for the restriction of activities and authority of the Agency in the interim period prior to dissolution to certain "enforceable obligations" and to actions required for the general winding up of affairs, preservation of assets, and certain other goals delineated in Part 1.8; and

WHEREAS, as part of this wind up process, all redevelopment agencies were required to file a schedule of those "enforceable obligations" that require payments to be made through the end of the calendar year 2011 ("Enforceable Obligation Payment Schedule"); and

WHEREAS, the Agency approved Resolution No. CRA 11-08-16-01 adopting the Enforceable Obligation Payment Schedule on August 16, 2011 and approved Resolution No. CRA 11-11-15-01 amending the Enforceable Obligation Payment Schedule on November 15, 2011 and reserved the right to amend it from time to time as necessary; and

WHEREAS, the Agency now desires to amend the EOPS to provide for payments to be made under enforceable obligations during the period of time from January 1, 2012 through December 31, 2012; and

WHEREAS, the Agency, by the adoption of this Resolution, does not represent, disclaim, or take any position whatsoever on the issue of the validity of the 2011 Redevelopment Legislation, but rather the Agency seeks to comply with the Constitution and laws of the State of California, including the 2011 Redevelopment Legislation, in order to preserve the ability of the Agency and/or successor agency to continue to perform the Agency's obligations and thereby benefit the community; and

WHEREAS, the Agency has duly considered all other related matters and has determined that the Agency's adoption of this Resolution is in the best interests of the City, and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

NOW THEREFORE THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. Pursuant to CRL Section 34169, the Agency hereby adopts the Amended Enforceable Obligation Payment Schedule attached hereto as Exhibit A, Exhibit B and Exhibit C. The attached Enforceable Obligation Payment Schedule is that "Enforceable Obligation Payment Schedule" referred to in CRL Section 34169(g) and shall be interpreted and applied in all respects in accordance with such section and the CRL, to the fullest extent permitted by law. However, the Enforceable Obligation Payment Schedule shall only be applicable to and binding on the Agency to the extent that Part 1.8 of the Agency is applicable to the Agency. To the extent that Part 1.8 is not applicable to the Agency, the Enforceable Obligation Payment Schedule shall not be binding on or control the Agency's payments on or performance of its obligations.

Section 3. The Agency Executive Director is hereby authorized and directed to evaluate potential amendments to the Enforceable Obligation Payment Schedule from time to time as may be appropriate, and to recommend to the Agency Board the adoption of those amendments necessary for the continued payment on and performance of enforceable obligations.

Section 4. The Agency Executive Director is further authorized and directed to post the Enforceable Obligation Payment Schedule on the Agency website and to notify the county auditor, the State Department of Finance, and the Controller of the State concerning this Resolution, the Enforceable Obligation Payment Schedule (as amended), and its online publication.

Section 5. This Resolution shall in no way be construed as requiring the City to abide by the 2011 Redevelopment Legislation in the event either, or both, bills are found unconstitutional or otherwise legally invalid in whole or in part, nor shall this resolution effect or give rise to any waiver of rights or remedies the City may have, whether in law or in equity, to challenge the 2011 Redevelopment Legislation. This Resolution shall not be construed as the City's willing acceptance of, or concurrence with the 2011 Redevelopment Legislation; nor does this Resolution evidence any assertion or belief whatsoever on the part of the City that the 2011 Redevelopment Legislation is constitutional or lawful.

Section 6. The Agency Secretary shall certify to the adoption of this Resolution.

Section 7. **PASSED, APPROVED** and **ADOPTED** this 24th day of January, 2012.

SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY

Laura Freese, Chair of the San Juan Capistrano Community Redevelopment Agency

ATTEST:

Maria Morris, Secretary of the San Juan Capistrano Community Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed Agency Secretary of the Community Redevelopment Agency of the City of San Juan Capistrano, do hereby certify that the foregoing **Resolution No. CRA 12-01-24-01** was duly adopted by the Board of Directors of the Community Redevelopment Agency at a special meeting thereof, held the 24th day of January, 2012, by the following vote:

AYES:	DIRECTORS:	Kramer, Allevato, and Chair Freese
NOES	DIRECTORS:	None
ABSENT:	DIRECTORS:	Reeve
RECUSED:	DIRECTORS:	Vice-Chair Taylor

MARIA MORRIS, Agency Secretary

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Adopted August 16, 2011 (CRA No. 11-08-16-06) and Amended November 16, 2011 (CRA No. 11-11-16-01)

Exhibit A - Payments July - December 2011

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by Month: July-11	August-11	September-11	October-11	November-11	December-11	Total
1)	1997 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	1997		935,000.00	173,494.05		141,231.25					$ 141,231.25
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998		2,680,000.00	518,209.00		483,654.38					$ 483,654.38
3)	2008 Tax Allocation Bonds, Series A	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	2008		9,250,000.00	640,769.00		452,659.39					$ 452,659.39
4)	2008 Tax Allocation Bonds, Series B (Taxable)	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	2008		8,880,000.00	663,450.00		359,802.50					$ 359,802.50
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		314,760.00	40,000.00							$ -
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		321,783.00	35,000.00							$ -
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		79,421.00	5,000.00							$ -
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		2,000,000.00	150,000.00			0.00			37,500.00	$ 37,500.00
9)	Agreement-CC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Jan. 2011		1,700,000.00	75,000.00			0.00			18,750.00	$ 18,750.00
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011		4,100,000.00	395,000.00		66,258.80	66,258.80	0.00	33,129.40	33,129.40	$ 198,776.40
11)	Kinoshita Acquisition - Note Extension	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		3,916,450.00	215,405.00			109,464.80				$ 109,464.80
12)	Kinoshita Acquisition - Note Extension	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		4,080,247.00	224,414.00			114,042.69				$ 114,042.69
13)														$ -
14)														$ -
15)														$ -
16)														$ -
17)														$ -
18)														$ -
19)														$ -
20)														$ -
	Totals - This Page	Long-Term Debt Obligations				$ 39,257,661.00	$ 3,135,741.00	$ -	$ 1,483,608.32	$ 289,766.29	$ -	$ 33,129.40	$ 89,379.40	$ 1,895,881.41
	Totals - Page 2	Amounts Due to City				$ 8,712,603.00	$ 450,000.00		$ -	$ -	$ -	$ -	$ -	$ -
	Totals - Page 3	Contractual Project Obligations				$ 1,587,645.33	$ 2,208,712.05	$ -	$ 302,854.38	$ 1,139.84	$ -	$ 52,005.69	$ 1,710,266.69	$ 2,066,368.40
	Totals - Other Obligations	FY 2011/12 Pass-through agreements, rental subsidy, administrative costs and other operational contractual obligations				$ 2,854,031.51	$ 4,402,888.00	$ 68,092.84	$ 53,207.83	$ 2,038,425.01	$ 48,554.55	$ 49,938.00	$ 1,643,821.50	$ 3,902,039.83
	Totals - All Pages					$ 52,392,140.84	$ 10,197,339.05	$ 68,092.84	$ 1,839,768.63	$ 2,329,330.94	$ 48,554.55	$ 135,073.09	$ 3,443,467.59	$ 7,864,287.64

* Enforceable Obligation Payment Schedule (EOPS)-Exhibit A was adopted by the redevelopment agency on August 16, 2011 and amended November 16, 2011. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS). (The draft ROPS must be prepared by the Successor Agency by 03/01/12.)

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Adopted August 16, 2011 (CRA No. 11-08-16-05) and Amended November 15, 2011 (CRA No. 11-11-15-01)

Exhibit A - Payments July - December 2011

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year**	Payments by Month: July-11	August-11	September-11	October-11	November-11	December-11	Total
1)	Cooperation Agreement - Capistrano Pointe	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Mar. 1985	1	3,402,595.00	0.00							$ -
2)	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	FY 89-90	2	3,280,329.00	250,000.00							$ -
3)	Trulis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	3	401,468.00	50,000.00							$ -
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	4	1,628,411.00	150,000.00							$ -
5)														$ -
6)														$ -
7)														$ -
8)														$ -
9)														$ -
10)														$ -
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	Totals - This Page					$ 8,712,803.00	$ 450,000.00		$ -	$ -	$ -	$ -	$ -	$ -

* Enforceable Obligation Payment Schedule (EOPS)-Exhibit A was adopted by the redevelopment agency on August 16, 2011 and amended November 15, 2011. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS). (The draft ROPS must be prepared by the Successor Agency by 03/01/12.)

** - Amounts due during FY 2011/12 represent amounts to be repaid as identified in the FY 2011/12 budget. This does not include accrued interest. Payments historically made in June of each fiscal year.

Note 1 - Amounts due based on tax increment available as determined by the Agency.

Note 2 - Amounts due based on tax increment available as determined by the Agency.

Note 3 - Amounts due upon sale of Lower Rosan Ranch property.

Note 4 - Amounts due beginning in July 1, 2023 or sooner, based on tax incremenet avilable as determined by the Agency.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Adopted August 16, 2011 (CRA No. 11-08-16-05) and Amended November 15, 2011 (CRA No. 11-11-15-01)

Exhibit A - Payments July - December 2011

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by Month						
								July-11	August-11	September-11	October-11	November-11	December-11	Total
1)	OPA - Paseo De Verdugo	26755 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011	1	1,248,000.00	1,248,000.00						1,248,000.00	$1,248,000.00
2)	OPA - OC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	1	300,000.00	300,000.00		300,000.00					$ 300,000.00
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs	August 3, 2010	2	1,139.64	158,181.11	0.00	0.00	1,139.64	0.00	20,000.00	0.00	$ 21,139.64
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs	February 11, 2010	2	0.00	20,895.77	0.00	2,680.50	0.00	0.00	5,000.00	5,000.00	$ 12,680.50
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011	2	0.00	2,257.60	0.00	0.00	0.00	0.00	0.00	1,000.00	$ 1,000.00
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011	2	0.00	13,787.00	0.00	0.00	0.00	0.00	8,500.00	1,900.00	$ 10,400.00
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Peterson-Chase General Engineering	Intersection Improvements	November 16, 2010	2	0.00	436,589.57	0.00	0.00	0.00	0.00	0.00	436,589.57	$ 436,589.57
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	2	0.00	10,950.00	0.00	0.00	0.00	0.00	0.00	0.00	$ -
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011	2	0.00	4,825.00	0.00	0.00	0.00	0.00	0.00	4,825.00	$ 4,825.00
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	2	0.00	13,226.00	0.00	273.88	0.00	0.00	0.00	12,952.12	$ 13,226.00
11)	Letter of Understanding	Mission Village Center	Facade Improvement Program	May 9, 2009	1	18,505.69	0.00	0.00	0.00	0.00	0.00	18,505.69	0.00	$ 18,505.69
12)														$ -
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	Totals - This Page					$ 1,567,645.33	$ 2,208,712.05	$ -	$302,954.38	$ 1,139.64	$ -	$ 52,005.69	$1,710,266.69	$2,066,366.40

* Enforceable Obligation Payment Schedule (EOPS)-Exhibit A was adopted by the redevelopment agency on August 16, 2011 and amended November 15, 2011. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS). (The draft ROPS must be prepared by the Successor Agency by 03/01/12.)

Note 1 - Amounts Represent Payments due on Executed Owner Participation Agreements (OPA) with identified parties. Payments due based on certain milestones.
Note 2 - Amounts based on outstanding design/construction contracts for CRA capital improvement projects.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Adopted August 16, 2011 (CRA No. 11-08-16-05) and Amended November 15, 2011 (CRA No. 11-11-15-01)

Exhibit A - Payments July - December 2011

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation**	Total Due During Fiscal Year	Payments by Month** July-11	August-11	September-11	October-11	November-11	December-11	Total
1)	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	1983; 1984; 1986	1	230,667.24	467,800.00			230,667.24			233,900.00	$ 464,567.24
2)	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	1983; 1984; 1986	1	384,442.06	822,300.00			384,442.06			411,150.00	$ 795,592.06
3)	Pass-Through Agreement, dated October 6, 1983	SOCCCD	Pass-Thru of Tax Increment	Oct. 1983	1	172,818.55	173,500.00			172,818.55			86,750.00	$ 259,568.55
4)	Pass-Through Agreement, dated March 5, 1986, restated January 7, 1986 and May 19, 1997	Capistrano Unified School District	Pass-Thru of Tax Increment	Mar 1986; Jan. 1986; May 1997	1	1,052,177.50	1,532,851.00			1,052,177.50			766,475.50	$ 1,818,653.00
5)	Pass-Through, Statutory (AB1389)	Various Agencies	Pass-Thru of Tax Increment	N/A	1	146,725.34	198,200.00			146,725.34			99,100.00	$ 245,825.34
6)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		2	76,751.88	487,317.00	0.00	0.00	0.00	0.00	0.00	0.00	$ -
7)	Administrative Cost - Allocated Charges	City of San Juan Capistrano	Costs incurred by City for utilities, insurance, computers, phones, vehicles, office space		2	33,911.00	173,214.00	0.00	0.00	0.00	0.00	0.00	0.00	$ -
8)	Board of Directors compensation	Sam Allevato	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	30.00	60.00	60.00	60.00	$ 330.00
9)	Board of Directors compensation	Laura Freese	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	30.00	60.00	60.00	60.00	60.00	$ 330.00
10)	Board of Directors compensation	Larry Kramer	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
11)	Board of Directors compensation	Derek Reeve	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
12)	Board of Directors compensation	John Taylor	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
13)	Legal Services Agreement dated August 20, 1991	Stradling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	3	20,320.85	60,000.00	20,320.85	17,106.50		16,427.60	5,000.00	5,000.00	$ 63,854.95
14)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	3	0.00	6,000.00					500.00	500.00	$ 1,000.00
15)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2010	05-03-11	4	0.00	6,940.00					4,716.00	2,224.00	$ 6,940.00
16)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	4	0.00	43,155.00	3,727.50	3,702.50	4,500.00	3,375.00	3,596.25	3,596.25	$ 22,497.50
17)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	4	0.00	125,940.00	8,545.00	8,745.00	18,120.00	13,095.00	10,495.00	10,495.00	$ 69,495.00
18)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec. 2008	5	52,500.00	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
19)	Rental Subsidy Agmt - June 2009-June 2014	Gloria Ramirez	Rental Subsidy Program	June 2009	5	61,200.00	20,400.00	1,700.00	1,700.00			1,700.00	1,700.00	$ 6,800.00
20)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	5	94,400.00	19,200.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	$ 9,600.00
21)	Rental Subsidy Agmt - Dec. 2006 - Dec. 2011	Zahedi	Rental Subsidy Program	Dec. 2006	5	10,782.00	21,564.00	1,797.00	1,797.00	1,797.00		1,797.00	1,797.00	$ 8,985.00
22)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	5	54,000.00	18,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	$ 9,000.00

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Adopted August 16, 2011 (CRA No. 11-08-16-05) and Amended November 15, 2011 (CRA No. 11-11-15-01)

Exhibit A - Payments July - December 2011

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation**	Total Due During Fiscal Year	Payments by Month**						
								July-11	August-11	September-11	October-11	November-11	December-11	Total
23)	Rental Subsidy Agmt - July 2008 - July 2013	Lorna Webber	Rental Subsidy Program	July 2008	5	43,200.00	21,600.00			1,800.00	1,800.00	1,800.00	1,800.00	$ 7,200.00
24)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	5	118,000.00	24,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	$ 12,000.00
25)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	5	108,540.00	24,120.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	$ 12,060.00
26)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	5	49,000.00	21,000.00	1,700.00	1,700.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,400.00
27)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Elfin	Rental Subsidy Program	Dec. 2010	5	115,140.00	12,120.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	$ 6,060.00
28)	Little Hollywood Rental Housing Operations	Various Vendors	Various Maintenance Costs to maintain rental housing funded by rents - Utilities, Plumbing/Electrical, Landscape, Cleaning, Repairs, Pest Control, Possessory Interest Tax, etc.		6	2,585.34	78,050.00	4,532.79	4,129.98	6,628.74	1,936.65	6,504.17	6,504.17	$ 30,236.50
29)	Misc. Administrative Costs	Various Vendors	Various Admin. Costs to maintain minimal existing activities, incl. bond administration, postage, etc.		6	11,948.08	22,915.00	2,974.13	4,185.95	4,860.58		1,909.58	1,909.58	$ 15,849.82
30)	Refund of Over-allocated Tax Increment	O.C. Tax Collector	Refund of Over-allocated Tax Increment			12,625.57		12,625.57						$ 12,625.57
31)														$ -
32)														$ -
	Obligations					$ 2,854,031.51	$ 4,402,686.00	$ 68,092.54	$ 53,207.93	$ 2,035,425.01	$ 48,554.55	$ 49,933.00	$ 1,643,821.50	$ 3,902,039.83

* Enforceable Obligation Payment Schedule (EOPS)-Exhibit A was adopted by the redevelopment agency on August 16, 2011 and amended November 15, 2011. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS). [The draft ROPS must be prepared by the Successor Agency by 03/01/12.]

** - Payments by Month represent actual payments from July 1, through October 21, 2011. November and December payments are estimated.

Note 1 - Pass Thru Agreement Amounts for FY 2011/12 based on the projected tax increment. Amounts to OCFA and County of Orange payable in August and February each year. All other paid annually in August/September. Amounts outstanding and paid in August/September 2011 applicable to FY 2010/11

Note 2 - Amounts based on FY 2011/12 projections. Amount outstanding at June 30, 2011 represent charges for April through June 2011. Costs paid to City annually in June.

Note 3 - Fee Agreements, projected cost based on prior year monthly costs, adopted budget and adjustments for costs associated with new legislation.

Note 4 - Amounts based on approved contract amounts dated prior to June 28, 2011

Note 5 - Amounts based on approved rental agreements dated prior to June 28, 2011

Note 6 - Amounts based on FY 2011/12 projections. Amount outstanding at June 30, 2011 represent unpaid invoices for FY 2010/11.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit B - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year	Payments by Month** January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	1997 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	1997		935,000.00	173,494.00		32,163.00					$ 32,163.00
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998		2,880,000.00	518,209.00		54,555.00					$ 54,555.00
3)	2008 Tax Allocation Bonds, Series A	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	2008		9,250,000.00	840,759.00		188,110.00					$ 188,110.00
4)	2008 Tax Allocation Bonds, Series B (Taxable)	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	2008		9,880,000.00	663,450.00		303,647.00					$ 303,647.00
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		314,780.00	40,000.00						40,000.00	$ 40,000.00
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		321,783.00	35,000.00						35,000.00	$ 35,000.00
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		79,421.00	6,800.00						6,800.00	$ 6,800.00
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		2,000,000.00	150,000.00			75,000.00			75,000.00	$ 150,000.00
9)	Agreement-OC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Jan. 2011		1,700,000.00	75,000.00			37,500.00			37,500.00	$ 75,000.00
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011		4,100,000.00	395,000.00	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	$ 198,776.40
11)	Kinoshita Acquisition - Note Extension	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		3,916,450.00	215,405.00			107,702.00				$ 107,702.00
12)	Kinoshita Acquisition - Note Extension	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		4,036,247.00	224,414.00			112,207.00				$ 112,207.00
13)														$ -
14)														$ -
15)														$ -
16)														$ -
17)														$ -
18)														$ -
19)														$ -
20)														$ -
	Totals - This Page	Long-Term Debt Obligations				$ 39,257,881.00	$ 3,137,541.00	$ 33,129.40	$ 611,604.40	$ 385,538.40	$ 33,129.40	$ 33,129.40	$ 227,429.40	$ 1,303,960.40
	Totals - Page 2	Amounts Due to City				$ 8,712,803.00	$ 450,000.00		$ -	$ -	$ -	$ -	$ 2,450,000.00	$ 2,450,000.00
	Totals - Page 3	Contractual Project Obligations				$ 1,567,845.33	$ 2,208,712.05	$ 4,500.00	$ 458,600.18	$ 260,142.00	$ 300,000.00	$ 300,000.00	$ 238,181.00	$ 1,559,423.18
	Totals - Other Obligations /Payments	FY 2011/12 Pass-through agreements, rental subsidy, administrative costs and other operational contractual obligations				$ 2,906,831.51	$ 4,380,704.00	$ 39,213.00	$ 1,154,988.48	$ 44,125.00	$ 51,667.00	$ 44,125.00	$ 357,222.50	$ 1,701,540.98
	Totals - All Pages					$ 52,444,940.84	$ 10,166,957.05	$ 76,842.40	$ 2,225,193.04	$ 689,805.40	$ 384,996.40	$ 377,254.40	$ 3,250,832.90	$ 7,014,924.54

* - Enforceable Obligation Payment Schedule (EOPS), Exhibit B is adopted by the redevelopment agency for payments after December 31, 2011. It is valid through 06/30/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the Successor Agency by 03/01/12.

** - Payments by Month represent projected or estimated payments from January 1 through June 30, 2012.

*** - Total amounts outstanding at June 30, 2011 based on audited financial statements.

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)
Added January 24, 2012
Exhibit B - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year****	Payments by Month** January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	Cooperation Agreement - Capistrano Pointe	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Mar. 1985	1	3,402,595.00	0.00						2,000,000.00	$ 2,000,000.00
2)	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	FY 89-90	1	3,280,329.00	250,000.00						250,000.00	$ 250,000.00
3)	Tralis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	2	401,468.00	50,000.00						50,000.00	$ 50,000.00
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	3	1,628,411.00	150,000.00						150,000.00	$ 150,000.00
5)														$ -
6)														$ -
7)														$ -
8)														$ -
9)														$ -
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	Totals - This Page					$ 8,712,803.00	$ 450,000.00		$ -	$ -	$ -	$ -	$ 2,450,000.00	$ 2,450,000.00

* - Enforceable Obligation Payment Schedule (EOPS), Exhibit B is adopted by the redevelopment agency for payments after December 31, 2011. It is valid through 06/30/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the Successor Agency by 03/01/12.
** - Payments by Month represent projected or estimated payments from January 1 through June 30, 2012.
*** - Total amounts outstanding at June 30, 2011 based on audited financial statements.
**** - Amounts due during FY 2011/12 represent amounts to be repaid as identified in the FY 2011/12 budget. This does not include accrued interest. Payments historically made in June of each fiscal year.

Note 1 - Amounts due based on tax increment available as determined by the Agency.
Note 2 - Amounts due upon sale of Lower Rosan Ranch property.
Note 3 - Amounts due beginning in July 1, 2023 or sooner, based on tax incremenet avilable as determined by the Agency.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency
Project Area(s): Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)
Added January 24, 2012
Exhibit B - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by Month** January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	OPA - Paseo De Verdugo	26755 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011	1	1,248,000.00	1,248,000.00		275,000.00	225,000.00	275,000.00	275,000.00	198,000.00	$1,248,000.00
2)	OPA - CC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	2	300,000.00	300,000.00							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs	August 3, 2010	3	1,130.84	158,181.11		45,000.11	25,000.00	25,000.00	25,000.00	38,181.00	$ 158,181.11
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs	February 11, 2010	3	0.00	20,895.77	4,500.00	8,644.27	0.00				$ 13,144.27
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011	3	0.00	2,257.60		1,257.60	1,000.00				$ 2,257.60
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011	3	0.00	13,787.00		3,397.68	3,182.00				$ 6,579.68
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Peterson-Chase General Engineering	Intersection Improvements	November 16, 2010	3	0.00	436,589.57		102,533.38					$ 102,533.38
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	3	0.00	10,850.00		5,000.00	5,950.00				$ 10,950.00
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011	3	0.00	4,825.00		4,825.00					$ 4,825.00
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	3	0.00	13,228.00		12,952.12					$ 12,952.12
11)	Letter of Understanding	Mission Village Center	Facade Improvement Program	May 8, 2009	2	18,505.69	0.00							$ -
12)														$ -
13)														$ -
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30)														$ -
														$ -
	Totals - This Page					$ 1,587,645.33	$ 2,208,712.05	$ 4,500.00	$458,600.16	$260,142.00	$300,000.00	$300,000.00	$ 236,181.00	$1,559,423.16

* - Enforceable Obligation Payment Schedule (EOPS), Exhibit B is adopted by the redevelopment agency for payments after December 31, 2011. It is valid through 06/30/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the Successor Agency by 03/01/12.
** - Payments by Month represent projected or estimated payments from January 1 through June 30, 2012.
*** - Total amounts outstanding at June 30, 2011 based on audited financial statements.

Note 1 - Amount represents payments due on Executed Owner Participation Agreements (OPA). Amounts estimated for payment from January - June 2012 are based on amounts outstanding at June 30, 2011 and actual payments through December 31, 2011.
Note 2 - Amount outstanding of June 30, 2011 represented payments due on executed agreements. Amounts due as of June 30, 2011, were paid as of December 31, 2011.
Note 3 - Amounts estimated for payment from January - June 2012 are based on the actual contract amount outstanding at June 30, 2011, less actual payments made through December 31, 2011.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency
Project Area(s): Central Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit B - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year	Payments by Month** January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	1983; 1984; 1986	1	230,867.24	467,800.00		233,900.00					$ 233,900.00
2)	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	1983; 1984; 1986	1	384,442.08	822,300.00		411,150.00					$ 411,150.00
3)	Pass-Through Agreement, dated October 6, 1983	SOCCCD	Pass-Thru of Tax Increment	Oct. 1983	1	172,818.88	173,500.00							$ -
4)	Pass-Through Agreement, dated March 5, 1986, restated January 7, 1986 and May 19, 1997	Capistrano Unified School District	Pass-Thru of Tax Increment	Mar 1986; Jan. 1986; May 1997	1	1,052,177.50	1,632,951.00							$ -
5)	Pass-Through, Statutory (AB1290)	Various Agencies	Pass-Thru of Tax Increment	N/A	1	148,725.34	196,200.00							$ -
6)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		2	76,751.98	382,507.00		268,005.48				191,253.50	$ 459,258.98
7)	Administrative Cost - Allocated Charges	City of San Juan Capistrano	Costs incurred by City for utilities, insurance, computers, phones, vehicles, office space		2	33,911.00	173,214.00		120,518.00				86,607.00	$ 207,125.00
8)	Administrative Costs - Affordable Housing Staff Charges	City of San Juan Capistrano	Costs incurred by City for staff time in support of Affordable Housing Activities		2	0.00	104,810.00		52,405.00				52,405.00	$ 104,810.00
9)	Board of Directors compensation	Sam Allevato	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
10)	Board of Directors compensation	Laura Freese	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	30.00	60.00	60.00	60.00	60.00	$ 330.00
11)	Board of Directors compensation	Larry Kramer	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
12)	Board of Directors compensation	Derek Reeve	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
13)	Board of Directors compensation	John Taylor	Board of Directors compensation	CRL, Section 33114		60.00	720.00	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
14)	Legal Services Agreement dated August 20, 1991	Stradling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	3	20,320.85	60,000.00		5,975.00	5,000.00	5,000.00	5,000.00	5,000.00	$ 25,975.00
15)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	3	0.00	6,000.00		2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
16)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2010	05-03-11	4	0.00	8,940.00		8,940.00					$ 8,940.00
17)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	4	0.00	43,155.00	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	1,821.25	$ 19,802.50
18)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	4	0.00	125,940.00	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	5,102.00	$ 57,577.00
19)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec. 2008	5	52,500.00	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
20)	Rental Subsidy Agmt - Sept. 2011 - June 2016	Vince Hughes****	Rental Subsidy Program	Sept. 2011	5	114,000.00	19,000.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	$ 11,400.00
21)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	5	94,400.00	19,200.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	$ 9,600.00
22)	Rental Subsidy Agmt - Dec. 2006 - Dec. 2011	Zahedi	Rental Subsidy Program - completed Dec. 2011	Dec. 2006	5	10,762.00	10,762.00							$ -

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency
Project Area(s): Central Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)
Added January 24, 2012
Exhibit B - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year	Payments by Month**						
								January-12	February-12	March-12	April-12	May-12	June-12	Total
23)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	5	54,000.00	18,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	$ 9,000.00
24)	Rental Subsidy Agmt - July 2008 - July 2013	Lorna Webber	Rental Subsidy Program	July 2008	5	43,200.00	21,600.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 10,800.00
25)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	5	118,000.00	24,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	$ 12,000.00
26)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	5	108,540.00	24,120.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	$ 12,060.00
27)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	5	49,000.00	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
28)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Elfin	Rental Subsidy Program	Dec. 2010	5	115,140.00	12,120.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	$ 6,060.00
29)	Little Hollywood Rental Housing Operations	Various Vendors	Various Maintenance Costs to maintain rental housing funded by rents - Utilities, Plumbing/Electrical, Landscape, Cleaning, Repairs, Pest Control, Possessory Interest Tax, etc.		6	2,585.34	78,050.00	8,504.17	16,504.17	8,504.17	14,248.17	6,504.17	6,504.17	$ 59,767.02
30)	Misc. Administrative Costs	Various Vendors	Various Admin. Costs to maintain minimal existing activities, incl. bond administration, postage, etc.		6	11,946.03	22,915.00	2,997.58	7,909.58	1,909.58	1,909.58	1,909.58	1,909.58	$ 18,545.48
31)	Refund of Over-allocated Tax Increment	O.C. Tax Collector	Refund of Over-allocated Tax Increment		6	12,825.57								$ -
32)														$ -
33)														
	Obligations					$ 2,903,531.31	$ 4,353,704.00	$ 39,213.00	$1,154,988.48	$ 44,125.00	$ 51,887.00	$ 44,125.02	$ 367,222.80	$1,701,540.93

* - Enforceable Obligation Payment Schedule (EOPS). Exhibit B is adopted by the redevelopment agency for payments after December 31, 2011. It is valid through 03/30/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the Successor Agency by 03/01/12.
** - Payments by Month represent projected or estimated payments from January 1 through June 30, 2012.
*** - Total amounts outstanding at June 30, 2011 based on audited financial statements.
**** - Agreement in process in June 2011. Final agreement executed on August 23, 2011.

Note 1 - Pass Thru Agreement Amounts for FY 2011/12 based on the projected tax increment. Amounts to OCFA and County of Orange payable in August and February each year. Amounts outstanding at June 30, 2011 were paid in August 2011. Amounts incurred from July - December 2011 are due in February 2012.
Note 2 - Amounts based on FY 2011/12 projections. Amount outstanding at June 30, 2011 represent charges for April through June 2011.
Note 3 - Fee Agreements, projected cost based on prior year monthly costs, adopted budget and adjustments for costs associated with new legislation. Amounts estimated for payment from January - June 2012 are based projected costs less actual payments through December 31, 2011.
Note 4 - Amounts based on approved contract amounts dated prior to June 28, 2011. Amounts estimated for payment from January - June 2012 are based on annual contract amount less actual payments through December 2011.
Note 5 - Amounts based on approved rental agreements dated prior to June 28, 2011, unless otherwise noted.
Note 6 - Amounts estimated for payment from January - June 2012 based on FY 2011/12 projections, less actual payments through December 31, 2011. Amount outstanding at June 30, 2011 represent unpaid invoices for FY 2010/11.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit C - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year	Payments by Month** July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	1997 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	1997		830,000.00	179,325.00		147,153.00					$ 147,153.00
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998		2,280,000.00	524,109.00		489,554.00					$ 489,554.00
3)	2008 Tax Allocation Bonds, Series A	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	2008		8,890,000.00	641,494.00		458,109.00					$ 458,109.00
4)	2008 Tax Allocation Bonds, Series B (Taxable)	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	2008		9,825,000.00	661,085.00		358,648.00					$ 358,648.00
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		274,760.00	40,000.00							$ -
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		286,783.00	35,000.00							$ -
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		72,621.00	6,800.00							$ -
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		1,850,000.00	150,000.00						75,000.00	$ 75,000.00
9)	Agreement-OC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Jan. 2011		1,825,000.00	75,000.00						37,500.00	$ 37,500.00
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011		3,920,000.00	395,000.00	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	$ 198,776.40
11)	Kinoshita Acquisition - Note Extension	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		3,918,450.00	215,405.00			107,702.00				$ 107,702.00
12)	Kinoshita Acquisition - Note Extension	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011		4,080,247.00	224,414.00			112,207.00				$ 112,207.00
13)														$ -
14)														$ -
15)														$ -
16)														$ -
17)														$ -
18)														$ -
19)														$ -
20)														$ -
	Totals - This Page	Long-Term Debt Obligations				$ 37,950,881.00	$ 3,147,632.00	$ 33,129.40	$ 1,486,593.40	$ 253,038.40	$ 33,129.40	$ 33,129.40	$ 145,629.40	$ 1,984,649.40
	Totals - Page 2	Amounts Due to City				$ 6,594,152.00	$ 150,000.00		$ -	$ -	$ -	$ -	$ 500,000.00	$ 500,000.00
	Totals - Page 3	Contractual Project Obligations				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Totals - Other Obligations /Payments	FY 2011/12 Pass-through agreements, rental subsidy, administrative costs and other operational contractual obligations				$ 534,340.00	$ 4,191,178.50	$ 47,160.00	$ 1,621,811.00	$ 45,425.00	$ 45,425.00	$ 48,895.00	$ 290,818.50	$ 1,953,989.50
	Totals - All Pages					$ 45,079,353.00	$ 7,488,810.50	$ 80,289.40	$ 3,108,404.40	$ 298,463.40	$ 78,554.40	$ 82,024.40	$ 936,447.90	$ 4,618,628.90

* - Enforceable Obligation Payment Schedule (EOPS), Exhibit C is adopted by the redevelopment agency for payments after June 30, 2012. It is valid through 12/31/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS) for the period from July 1 through December 31, 2012, which must be prepared by the Successor Agency by 03/01/12.

** - Payments by Month represent projected or estimated payments from July 1, 2012 through December 31, 2012.

*** - Total amounts outstanding at June 30, 2012 based are projected based on audited amounts outstanding at June 30, 2011 and projected principal payments to be made during the Fiscal Year ended June 30, 2012.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit C - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year****	Payments by Month** July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	Cooperation Agreement - Capistrano Pointe	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Mar. 1985	1	1,500,747.00							500,000.00	$ 500,000.00
2)	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	FY 89-90	1	3,210,329.00								$ -
3)	Trulis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	2	362,711.00								$ -
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	3	1,520,365.00	150,000.00							$ -
5)														$ -
6)														$ -
7)														$ -
8)														$ -
9)														$ -
10)														$ -
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27)														$ -
28)														$ -
29)														$ -
30)														$ -
														$ -
	Totals - This Page					$ 6,594,152.00	$ 150,000.00		$ -	$ -	$ -	$ -	$ 500,000.00	$ 500,000.00

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** - Payments by Month represent projected or estimated payments from July 1, 2012 through December 31, 2012.

*** - Total amounts outstanding at June 30, 2012 based are projected based on audited amounts outstanding at June 30, 2011, plus accrued interest for Fiscal Year 2011/12 and less payments made during the Fiscal Year ended June 30, 2012.

**** - Amounts due during FY 2012/13 represent amounts to be repaid as projected. This does not include accrued interest. Payments historically made in June of each fiscal year.

Note 1 - Amounts due based on tax increment available as determined by the Agency.

Note 2 - Amounts due upon sale of Lower Rosan Ranch property.

Note 3 - Amounts due beginning in July 1, 2023 or sooner, based on tax increment available as determined by the Agency.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit C - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by Month** July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	OPA - Paseo De Verdugo	26765 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011	1	0.00	0.00							$ -
2)	OPA - OC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	2	0.00	0.00							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs	August 3, 2010	3	0.00	0.00							$ -
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs	February 11, 2010	3	0.00	0.00							$ -
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011	3	0.00	0.00							$ -
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011	3	0.00	0.00							$ -
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Petersen-Chase General Engineering	Intersection Improvements	November 16, 2010	3	0.00	0.00							$ -
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	3	0.00	0.00							$ -
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011	3	0.00	0.00							$ -
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	3	0.00	0.00							$ -
11)	Letter of Understanding	Mission Village Center	Facade Improvement Program	May 9, 2009	2	0.00	0.00							$ -
12)														$ -
13)														$ -
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30)														$ -
	Totals - This Page					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

* - Enforceable Obligation Payment Schedule (EOPS), Exhibit C is adopted by the redevelopment agency for payments after June 30, 2012. It is valid through 12/31/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS) for the period from July 1 through December 31, 2012, which must be prepared by the Successor Agency by 03/01/12.

** - Payments by Month represent projected or estimated payments from July 1, 2012 through December 31, 2012.

*** - Total amounts outstanding at June 30, 2012 based contract amounts oustanding at June 30, 2011, less actual and projected payments through June 30, 2012.

Note 1 - Amounts represent payments due on an Executed Owner Participation Agreement (OPA). Amounts estimated for payment from July - December 2012 are based on estimated payments through June 30, 2012.

Note 2 - All amounts were paid as of December 31, 2011.

Note 3 - Amounts estimated for payment from July - December 2012 are based on contract amounts oustanding at June 30, 2011, less actual and estimated payments through June 30, 2012.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit C - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year	Payments by Month**						
								July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	1983; 1984; 1988	1	0.00	467,800.00		233,900.00					$ 233,900.00
2)	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	1983; 1984; 1988	1	0.00	822,300.00		411,150.00					$ 411,150.00
3)	Pass-Through Agreement, dated October 5, 1983	SOCCCD	Pass-Thru of Tax Increment	Oct. 1983	1	0.00	173,500.00		88,750.00					$ 88,750.00
4)	Pass-Through Agreement, dated March 5, 1985, restated January 7, 1988 and May 19, 1997	Capistrano Unified School District	Pass-Thru of Tax Increment	Mar 1985; Jan. 1988; May 1997	1	0.00	1,492,021.50		766,476.00					$ 766,476.00
5)	Pass-Through, Statutory (AB1389)	Various Agencies	Pass-Thru of Tax Increment	N/A	1	0.00	198,200.00		98,100.00					$ 98,100.00
6)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		2	0.00	158,207.00						78,103.50	$ 78,103.50
7)	Administrative Cost - Allocated Charges	City of San Juan Capistrano	Costs incurred by City for utilities, insurance, computers, phones, vehicles, office space		2	0.00	0.00							$ -
8)	Administrative Costs - Housing Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Affordable Housing activities		2	0.00	104,810.00						52,405.00	
9)	Administrative Cost Allowance	City of San Juan Capistrano	3% Allowance for administrative costs incurred		2	0.00	226,300.00						113,150.00	
10)	Board of Directors compensation	Sam Allevato	Board of Directors compensation	CRL, Section 33114		0.00	0.00							$ -
11)	Board of Directors compensation	Laura Freese	Board of Directors compensation	CRL, Section 33114		0.00	0.00							$ -
12)	Board of Directors compensation	Larry Kramer	Board of Directors compensation	CRL, Section 33114		0.00	0.00							$ -
13)	Board of Directors compensation	Derek Reeve	Board of Directors compensation	CRL, Section 33114		0.00	0.00							$ -
14)	Board of Directors compensation	John Taylor	Board of Directors compensation	CRL, Section 33114		0.00	0.00							$ -
15)	Legal Services Agreement dated August 20, 1991	Stradling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	3	0.00	60,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	$ 30,000.00
16)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	3	0.00	30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	$ 15,000.00
17)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2010	05-03-11	4	0.00	6,940.00	1,735.00				3,470.00	1,735.00	$ 6,940.00
18)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	4	0.00	43,155.00	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	$ 21,577.50
19)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	4	0.00	125,940.00	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	$ 62,970.00
20)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec. 2008	5	31,500.00	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
21)	Rental Subsidy Agmt - Sept. 2011 - Aug. 2016	Vince Hughes***	Rental Subsidy Program	June 2011	5	40,800.00	20,400.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	$ 10,200.00

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Added January 24, 2012

Exhibit C - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation***	Total Due During Fiscal Year	Payments by Month**						
								July-12	August-12	September-12	October-12	November-12	December-12	Total
22)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	5	95,000.00	22,800.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	$ 11,400.00
23)	Rental Subsidy Agmt - Dec. 2006 - Dec. 2011	Zahedi	Rental Subsidy Program	Dec. 2006	5	0.00	0.00							$ -
24)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkel	Rental Subsidy Program	June 2009	5	36,000.00	18,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	$ 9,000.00
25)	Rental Subsidy Agmt - July 2008 - July 2013	Lorna Webber	Rental Subsidy Program	July 2008	5	21,600.00	21,600.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 10,800.00
26)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	5	94,000.00	24,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	$ 12,000.00
27)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	5	84,420.00	24,120.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	$ 12,060.00
28)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	5	28,000.00	21,000.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
29)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Elin	Rental Subsidy Program	Dec. 2010	5	109,020.00	12,120.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	$ 6,060.00
30)	Little Hollywood Rental Housing Operations	Various Vendors	Various Maintenance Costs to maintain rental housing funded by rents - Utilities, Plumbing/Electrical, Landscape, Cleaning, Repairs, Pest Control, Possessory Interest Tax, etc.		6	0.00	78,050.00	6,504.17	6,504.17	6,504.17	6,504.17	6,504.17	6,504.17	$ 39,025.02
31)	Misc. Administrative Costs	Various Vendors	Various Admin. Costs to maintain minimal existing activities, incl. bond administration, postage, etc.		6	0.00	22,915.00	1,909.58	1,909.58	1,909.58	1,909.58	1,909.58	1,909.58	$ 11,457.48
32)														
33)														$ -
34)														$ -
	Obligations					$ 634,342.00	$ 4,191,178.50	$ 47,150.80	$1,841,801.80	$ 45,425.80	$ 43,425.00	$ 45,825.00	$ 290,815.50	$1,953,588.50

* - Enforceable Obligation Payment Schedule (EOPS), Exhibit C is adopted by the redevelopment agency for payments after December 31, 2011. It is valid through 06/30/12. It is the basis for the Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the Successor Agency by 03/01/12.

** - Payments by Month represent projected or estimated payments from January 1 through June 30, 2012.

*** - Agreement in process at June 28, 2011. Final execution August 28, 2011.

Note 1 - Pass Thru Agreement Amounts for FY 2012/13 are based on the projected tax increment. Amounts to OCFA and County of Orange are payable in August and February each year. Amounts estimated for payment from July - December 2012 represent pass-thru amounts estimated for the period January - June 2012.

Note 2 - Amounts based on FY 2011/12 projections.

Note 3 - Fee Agreements, projected cost based on consideration of prior year costs, adopted budget and adjustments for costs associated with new legislation.

Note 4 - Amounts based on approved contract amounts dated prior to June 28, 2011. Amounts estimated for payment from July - December 2012 are based on agreements.)

Note 5 - Amounts based on approved rental agreements dated prior to June 28, 2011, unless otherwise noted. Amounts outstanding as of June 30, 2012 represent remaining obligation under agreement.

Note 6 - Amounts based on FY 2011/12 projections.

he foregoing instrument is a correct copy of the original on file in this office. Attest: 1/25, 2012

City Clerk of the City of San Juan Capistrano, County of Orange, State of California.

By: ________

RESOLUTION NO. SACRA 12-03-06-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN CAPISTRANO, ACTING SOLELY IN ITS CAPACITY AS SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO REDEVELOPMENT AGENCY, ADOPTING THE DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JANUARY 1, 2012 TO JUNE 30, 2012

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") was established as a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, et seq. ("CRL"), and has been authorized to transact business and exercise the power of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and

WHEREAS, the Redevelopment Plan as promulgated by the City Council and the governing board of the Agency ("Redevelopment Plan") and the boundaries of the Redevelopment Plan ("Project Area") were duly established by ordinances of the City Council; and

WHEREAS, Parts 1.8 and 1.85 of Division 24 of the CRL were added by Assembly Bill X1 26 ("2011 Redevelopment Legislation"); and

WHEREAS, Part 1.85 of the CRL added by the 2011 Redevelopment Legislation ("Part 1.85") provides for the statewide dissolution of all redevelopment agencies, including the Agency, and provides that, thereafter, a successor agency will administer the enforceable obligations of the Agency and otherwise wind up its affairs, all subject to the review and approval of an oversight committee; and

WHEREAS, Part 1.8 of the CRL added by the Redevelopment Legislation ("Part 1.8") provides for the restriction of activities and authority of the Agency in the interim period prior to dissolution to certain "enforceable obligations" and to actions required for the general winding up of affairs, preservation of assets, and certain other goals delineated in Part 1.8; and

WHEREAS, as part of this wind up process, all redevelopment agencies were required to file a schedule of those "enforceable obligations" that require payments to be made through the end of the calendar year 2011 ("Enforceable Obligation Payment Schedule"); and

WHEREAS, the Agency approved Resolution No. CRA 11-08-16-01 adopting the Enforceable Obligation Payment Schedule on August 16, 2011, and approved Resolution No. CRA 11-11-15-01 amending the Enforceable Obligation Payment Schedule on November 15, 2011 and reserved the right to amend it from time to time as necessary; and

WHEREAS, by its Resolution No. 12-01-24-01 the Agency amended the EOPS to provide for payments to be made under enforceable obligations during the period of time from January 1, 2012 through December 31, 2012; and

WHEREAS, Part 1.85 further requires the adoption of a Recognized Obligation Payment Schedule by the Successor Agency for the Period from January 1, 2012 to June 30, 2012; a draft Recognized Payment Schedule is attached to this resolution as Attachment No. 1 and is incorporated herein (the "Draft ROPS"). By this resolution, the City Council, acting solely in its capacity as Successor Agency, approves and authorizes the transmittal of the Draft ROPS to the oversight board ("Oversight Board") which is required under 2011 Redevelopment Legislation to be established in relation to the Agency;

WHEREAS, given the adoption of the 2011 Redevelopment Legislation, the City Council, on behalf of the City acting in its capacity as Successor Agency to the Agency, has duly considered this Resolution and has determined that the adoption of this Resolution is in the best interests of the City, in its capacity as Successor Agency to the Agency, and the health, safety, and welfare of the residents of the City, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of San Juan Capistrano, acting solely as the Successor Agency to the Community Redevelopment Agency, does hereby resolve as follows:

Section 1. The foregoing Recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. Pursuant to CRL Section 34177, the City Council, acting solely as a Successor Agency to the Agency, hereby adopts the Draft ROPS. The City Manager, on behalf of the City in its capacity as a Successor Agency, is authorized to modify the Draft ROPS as the City Manager shall deem necessary or appropriate.

Section 3. The City Manager is further authorized and directed to post the Draft ROPS on the City website and to notify the county auditor, the State Department of Finance, and the Controller of the State concerning this Resolution, the Draft ROPS, and its online publication.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 6th day of March, 2012.

CITY OF SAN JUAN CAPISTRANO, ACTING SOLELY IN ITS CAPACITY AS A SUCCESSOR AGENCY

Larry Kramer

Larry Kramer, Mayor

ATTEST:

Deputy

~~Maria~~ Morris, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed City Clerk of the Successor Agency to the Community Redevelopment Agency, do hereby certify that the foregoing **SACRA Resolution No. 12-03-06-01** was duly adopted by the City Council of the City of San Juan Capistrano at a Regular meeting thereof, held the 6th day of March 2012, by the following vote:

AYES:	COUNCIL MEMBERS:	Freese, Reeve, Allevato, and Mayor Kramer
NOES:	COUNCIL MEMBER:	None
ABSENT:	COUNCIL MEMBER:	None
RECUSED:	COUNCIL MEMBER:	Taylor

Deputy

~~MARIA~~ MORRIS, City Clerk

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

AS OF FEBRUARY 28, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source	Payments by Month: January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	1997 Subordinated Taxable Tax Allocation Bonds	Bank of New York	Affordable Housing Projects	1997	1	935,000.00	173,494.00	C		32,163.00				147,163.00	$ 179,326.00
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998	1	2,680,000.00	518,209.00	C		54,555.00				469,554.00	$ 524,109.00
3)	2008 Tax Allocation Bonds, Series A	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	2008	1	9,250,000.00	640,769.00	C		188,110.00				458,109.00	$ 646,219.00
4)	2008 Tax Allocation Bonds, Series B (Taxable)	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	2008	1	9,880,000.00	663,450.00	C		303,647.00				358,648.00	$ 662,295.00
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		314,760.00	40,000.00	C						40,000.00	$ 40,000.00
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		321,783.00	35,000.00	C						35,000.00	$ 35,000.00
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		79,421.00	6,800.00	C						6,800.00	$ 6,800.00
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		2,000,000.00	150,000.00	C			75,000.00			75,000.00	$ 150,000.00
9)	Agreement-OC Chrysler	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Jan. 2011		1,700,000.00	75,000.00	C			37,500.00			37,500.00	$ 75,000.00
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011	1	4,100,000.00	395,000.00	C	33,129.40	33,129.40	33,129.40	33,129.40	33,129.40	132,517.60	$ 298,164.60
11)	Kinoshita Acquisition - Note Extension	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011	1	3,916,450.00	215,405.00	C			107,702.00			107,702.00	$ 215,404.00
12)	Kinoshita Acquisition - Note Extension	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Feb. 2011	1	4,080,247.00	224,414.00	C			112,207.00			112,207.00	$ 224,414.00
13)															$ -
14)															$ -
15)															$ -
16)															$ -
17)															$ -
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19)															$ -
20)															$ -
	Source:	Totals - This Page	Long-Term Debt Obligations			$ 39,257,661.00	$ 3,137,541.00		$ 33,129.40	$ 611,604.40	$ 365,538.40	$ 33,129.40	$ 33,129.40	$ 1,980,200.60	$ 3,056,731.60
(A)	Low and Moderate Income Housing Fund	Totals - Page 2	Amounts Due to City			$ 8,712,803.00	$ 450,000.00			$ -	$ -	$ -	$ -	$ 2,450,000.00	$ 2,450,000.00
(B)	Bond proceeds	Totals - Page 3	Contractual Project Obligations			$ 1,567,645.33	$ 2,208,712.05		$ 4,500.00	$ 458,600.16	$ 260,142.00	$ 300,000.00	$ 300,000.00	$ 236,181.00	$ 1,559,423.16
(C)	Tax Increment	Totals - Page 4				$ -	$ -			$ -	$ -	$ -	$ -	$ -	$ -
(D)	Other Revenue Sources such as rent/interest earnings	Totals - Other Obligations	FY 2011/12 Pass-through agreements, rental subsidy, administrative costs and other operational contractual obligations			$ 2,906,831.51	$ 4,390,704.00		$ 39,213.00	$ 1,154,988.48	$ 44,125.00	$ 51,867.00	$ 44,125.00	$ 2,101,608.50	$ 3,435,926.98
(E)		Totals - All Pages				$ 52,444,940.84	$ 10,186,957.05		$ 76,842.40	$ 2,225,193.04	$ 669,805.40	$ 384,996.40	$ 377,254.40	$ 6,767,990.10	$ 10,502,081.74

*** - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.**

Note 1 - Amounts in the June 2012 column include payments due between July through September 2012.

Exhibit A

Name of Redevelopment Agenc San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

AS OF FEBRUARY 28, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation	Total Due During Fiscal Year**	Source	Payments by Month January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	Cooperation Agreement - Capistrano Pointe	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Mar. 1985	1	3,402,595.00	0.00	C						2,000,000.00	$ 2,000,000.00
2)	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	FY 89-90	2	3,280,329.00	250,000.00	C						250,000.00	$ 250,000.00
3)	Trullis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	3	401,468.00	50,000.00	C						50,000.00	$ 50,000.00
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	4	1,628,411.00	150,000.00	C						150,000.00	$ 150,000.00
5)															$ -
6)															$ -
7)															$ -
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	Totals - This Page					$ 8,712,803.00	$ 450,000.00			$ -	$ -	$ -	$ -	$ 2,450,000.00	$ 2,450,000.00

Source:

(A) Low and Moderate Income Housing Fund

(B) Bond proceeds

(C) Tax Increment

(D) Other Revenue Sources such as rent/interest earnings

*** - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.**

**** - Amounts due during FY 2011/12 represent amounts to be repaid as identified in the FY 2011/12 budget. This does not include accrued interest. Payments historically made in June of each fiscal year.**

Note 1 - Amounts due based on tax increment available as determined by the Agency.

Note 2 - Amounts due based on tax increment available as determined by the Agency.

Note 3 - Amounts due upon sale of Lower Rosan Ranch property.

Note 4 - Amounts due beginning in July 1, 2023 or sooner, based on tax increment available as determined by the Agency.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

AS OF FEBRUARY 28, 2012

Exhibit A - Payments January 1 through June 30, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Note	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source	Payments by Month						
									January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	OPA - Paseo De Verdugo	26755 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011		1,248,000.00	1,248,000.00	C		275,000.00	225,000.00	275,000.00	275,000.00	198,000.00	$ 1,248,000.00
2)	OPA - OC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	1	300,000.00	300,000.00	C							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs.	August 3, 2010	1	1,139.64	158,181.11	C		45,000.11	25,000.00	25,000.00	25,000.00	38,181.00	$ 158,181.11
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs.	February 11, 2010	1	0.00	20,895.77	C	4,500.00	8,644.27					$ 13,144.27
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011		0.00	2,257.60	C		1,257.60	1,000.00				$ 2,257.60
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011		0.00	13,787.00	C		3,387.68	3,192.00				$ 6,579.68
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Peterson-Chase General Engineering	Intersection Improvements	November 16, 2010		0.00	436,589.57	C		102,533.38					$ 102,533.38
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010		0.00	10,950.00	C		5,000.00	5,950.00				$ 10,950.00
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011		0.00	4,825.00	C		4,825.00					$ 4,825.00
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	1	0.00	13,226.00	C		12,952.12					$ 12,952.12
11)	Letter of Understanding	Mission Village Center	Façade Improvement Program	May 9, 2009		18,505.69	0.00	C							$ -
12)															$ -
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															$ -
	Totals - This Page					$ 1,567,645.33	$ 2,208,712.05		$ 4,500.00	$ 458,600.16	$ 260,142.00	$ 300,000.00	$ 300,000.00	$ 236,181.00	$ 1,559,423.16

Source:

(A) Low and Moderate Income Housing Fund
(B) Bond proceeds
(C) Tax Increment
(D) Other Revenue Sources such as rent/interest earnings

*** - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.**

Note 1 - Amounts in the June 2012 column include payments due between July through September 2012.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

AS OF FEBRUARY 28, 2012

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	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation**	Total Due During Fiscal Year	Source	Payments by Month						
									January-12	February-12	March-12	April-12	May-12	June-12	Total
1)	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	1983; 1984; 1986	1, 7	230,667.24	467,800.00	C		233,900.00				233,900.00	$ 467,800.00
2)	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	1983; 1984; 1986	1, 7	384,442.06	822,300.00	C		411,150.00				411,150.00	$ 822,300.00
3)	Pass-Through Agreement, dated October 6, 1983	SOCCCD	Pass-Thru of Tax Increment	Oct. 1983	1, 7	172,816.55	173,500.00	C						86,750.00	$ 86,750.00
4)	Pass-Through Agreement, dated March 5, 1986, restated January 7, 1986 and May 19, 1997	Capistrano Unified School District	Pass-Thru of Tax Increment	Mar 1986; Jan. 1986; May 1997	1, 7	1,052,177.50	1,532,951.00	C						766,476.00	$ 766,476.00
5)	Pass-Through, Statutory (AB1389)	Various Agencies	Pass-Thru of Tax Increment	N/A	1, 7	148,725.34	196,200.00	C						98,100.00	$ 98,100.00
6)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		2	76,751.98	382,507.00	C/D		268,005.48				191,253.50	$ 459,258.98
7)	Administrative Cost - Allocated Charges	City of San Juan Capistrano	Costs incurred by City for utilities, insurance, computers, phones, vehicles, office space		2	33,911.00	173,214.00	C/D		120,518.00				86,607.00	$ 207,125.00
8)	Monitoring for ongoing housing activities	City of San Juan Capistrano	Costs incurred by City for staff time in support of Affordable Housing Activities		2	0.00	104,810.00	C/D		52,405.00				52,405.00	$ 104,810.00
9)	Board of Directors compensation	Sam Allevato	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
10)	Board of Directors compensation	Laura Freese	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	30.00	60.00	60.00	60.00	60.00	$ 330.00
11)	Board of Directors compensation	Larry Kramer	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
12)	Board of Directors compensation	Derek Reeve	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
13)	Board of Directors compensation	John Taylor	Board of Directors compensation	CRL, Section 33114		60.00	720.00	C/D	60.00	60.00	60.00	60.00	60.00	60.00	$ 360.00
14)	Legal Services Agreement dated August 20, 1991	Straddling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	3, 7	20,320.85	60,000.00	C/D		5,975.00	5,000.00	5,000.00	5,000.00	20,000.00	$ 40,975.00
15)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	3, 7	0.00	6,000.00	C/D		2,000.00	1,000.00	1,000.00	1,000.00	8,500.00	$ 13,500.00
16)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2011	05-03-11	4, 7	0.00	6,940.00	C/D		6,940.00				1,735.00	$ 8,675.00
17)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	4, 7	0.00	43,155.00	A	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	12,610.00	$ 30,591.25
18)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	4, 7	0.00	125,940.00	A	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	36,587.00	$ 89,062.00
19)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec, 2008	5, 7	52,500.00	21,000.00	A	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	7,000.00	$ 15,750.00
20)	Rental Subsidy Agmt Sept. 2011-June 2016	Vince Hughes ****	Rental Subsidy Program	Sept. 2011	5, 7	114,000.00	19,000.00	A	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	7,000.00	$ 16,500.00
21)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	5, 7	94,400.00	19,200.00	A	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	7,300.00	$ 15,300.00
22)	Rental Subsidy Agmt - Dec. 2006 - Dec. 2011	Zahedi	Rental Subsidy Program	Dec. 2006	5, 7	10,782.00	10,782.00	A							$ -
23)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	5, 7	54,000.00	18,000.00	A	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	6,000.00	$ 13,500.00
24)	Rental Subsidy Agmt - July 2008 - July 2013	Loma Webber	Rental Subsidy Program	July 2008	5, 7	43,200.00	21,600.00	A	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	7,200.00	$ 16,200.00

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

AS OF FEBRUARY 28, 2012

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	Project Name / Debt Obligation	Payee	Description	Date	Notes	Total Outstanding Debt or Obligation**	Total Due During Fiscal Year	Source	Payments by Month						
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25)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	5, 7	118,000.00	24,000.00	A	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	8,000.00	$ 18,000.00
26)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	5, 7	108,540.00	24,120.00	A	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	8,040.00	$ 18,090.00
27)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	5, 7	49,000.00	21,000.00	A	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	7,000.00	$ 15,750.00
28)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Etlin	Rental Subsidy Program	Dec. 2010	5, 7	115,140.00	12,120.00	A	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	4,040.00	$ 9,090.00
29)	Little Hollywood Rental	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possessory interest tax, etc.		6, 7	2,585.34	78,050.00	A	6,504.17	16,504.17	6,504.17	14,246.17	6,504.17	26,016.68	$ 76,279.53
30)	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal existing activities, incl. bond administration, postage, etc.		6, 7	11,946.08	22,915.00	A/B/C/D	2,997.58	7,909.58	1,909.58	1,909.58	1,909.58	7,638.32	$ 24,274.22
31)	Refund of Over-Allocated Tax Increment	O.C. Tax Collector	Refund of Over-Allocated Tax Increment		6	12,625.57		C							$ -
	Obligations					**$ 2,906,831.51**	**$ 4,390,704.00**		**$ 39,213.00**	**$1,154,988.48**	**$ 44,125.00**	**$ 51,867.00**	**$ 44,125.00**	**$ 2,101,608.50**	**$3,435,926.98**

Source:

(A) Low and Moderate Income Housing Fund
(B) Bond proceeds
(C) Tax Increment
(D) Other Revenue Sources such as rent/interest earnings

*** - This Recognized Obligation Payment Schedule (ROPS), is based on the Enforceable Obligation Payment Schedule adopted by Resolution No. CRA 12-01-24-01.**

Note 1 - Pass Thru Agreement Amounts for FY 2011/12 based on the projected tax increment.
Note 2 - Amounts based on FY 2011/12 projections.
Note 3 - Fee Agreements, projected cost based on prior year monthly costs, adopted budget and adjustments for costs associated with new legislation.
Note 4 - Amounts based on approved contract amounts dated prior to June 28, 2011
Note 5 - Amounts based on approved rental agreements dated prior to June 28, 2011
Note 6 - Amounts estimated for payment from January - June 2012 based on FY 2011/12 projections, less actual payments through December 31, 2011. Amount outstanding at June 30, 2011 represent unpaid invoices for FY 2010/11.
Note 7 - Amounts in the June 2012 column include payments due between July through September 2012.