OVERSIGHT BOARD RESOLUTION NO. 12-05-02-02

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REVISED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JANUARY 1, 2012, TO JUNE 30, 2012, AND FROM JULY 1, 2012, TO DECEMBER 31, 2012, PURSUANT 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") for the period from January 1, 2012, through June 30, 2012, pursuant to Section 34177 of the Dissolution Act and has submitted such ROPS to the Oversight Board; and

WHEREAS, by resolution on April 9, 2012, the Oversight Board adopted Resolution No. OB 12-04-09-04 to approve the ROPS for the period from January 1, 2012, through June 30, 2012,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, by resolution on April 17, 2012, the Successor Agency adopted Resolution No. SACRA 12-04-17-01 to approve the ROPS for the period from July 1, 2012, through December 31, 2012 pursuant to Section 34177 of the Dissolution Act and has submitted such ROPS to the Oversight Board; and

WHEREAS, the Agency now desires to amend the ROPS for the period from January 1, 2012, through June 30, 2012, and the ROPS for the period from July 1, 2012, through December 31, 2012, to address the revisions requested by the State Department of Finance (DOF);

WHEREAS, the Oversight Board has received, reviewed, and desires to approve the 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 ROPS submitted herewith as Exhibit A, 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 designees are 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 2nd day of May 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 12-05-02-02** 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 2nd day of May, 2012, by the following vote:

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

MARIA MORRIS, OVERSIGHT BOARD SECRETARY

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 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		935,000.00	173,494.00	C		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		2,680,000.00	518,209.00	C		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	640,769.00	C		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	C		303,647.00					$ 303,647.00
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
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
10)	Lower Rosan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Feb. 2011		4,100,000.00	395,000.00	C	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	C			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	C			112,207.00				$ 112,207.00
13)															$ -
14)															$ -
15)															$ -
16)															$ -
17)															$ -
18)															$ -
19)															$ -
20)															$ -
	Source:	Totals - This Page	Long-Term Debt Obligations			$ 39,257,661.00	$ 3,137,541.00		$ 33,129.40	$ 611,604.40	$ 253,038.40	$ 33,129.40	$ 33,129.40	$ 227,429.40	$ 1,191,460.40
(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	$ 1,318,548.50	$ 2,652,866.98
(E)		Totals - All Pages				$ 52,444,940.84	$ 10,186,957.05		$ 76,842.40	$ 2,225,193.04	$ 557,305.40	$ 384,996.40	$ 377,254.40	$ 4,232,158.90	$ 7,853,750.54

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

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 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	1	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	2	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	3	1,628,411.00	150,000.00	C						150,000.00	$ 150,000.00
5)															$ -
6)															$ -
7)															$ -
8)															$ -
9)															$ -
10)															$ -
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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 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

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 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	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	2,4	300,000.00	300,000.00	C							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs.	August 3, 2010	3,4	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	3,4	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	3,4	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	3,4	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	3,4	0.00	436,589.57	C		102,533.38					$ 102,533.38
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	3,4	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	3,4	0.00	4,825.00	C		4,825.00					$ 4,825.00
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	3,4	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	2,4	18,505.69	0.00	C							$ -
12)															$ -
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30)															$ -
															$ -
	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 represent payments due on executed Owner Partcipation 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 - Amounts outstanding as 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
Note 4 - Tax increment will be used to fund these payments pending clarification from the Legislature and bond counsel on whether unspent bond proceeds can be utilized.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 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)	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	1983; 1984; 1986	1	230,667.24	467,800.00	C		233,900.00					$ 233,900.00
2)	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	1983; 1984; 1986	1	384,442.06	822,300.00	C		411,150.00					$ 411,150.00
3)	Pass-Through Agreement, dated October 6, 1983	SOCCCD	Pass-Thru of Tax Increment	Oct. 1983	1	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	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	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	20,320.85	60,000.00	C/D		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	C/D		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, 2011	05-03-11	4	0.00	6,940.00	C/D		6,940.00					$ 6,940.00
17)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	4	0.00	43,155.00	A	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	A	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	A	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	A	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	A	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	Dec. 2006	5	10,782.00	10,782.00	A							$ -
23)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	5	54,000.00	18,000.00	A	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	Loma Webber	Rental Subsidy Program	July 2008	5	43,200.00	21,600.00	A	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 10,800.00

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s): Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

As of May 1, 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
25)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	5	118,000.00	24,000.00	A	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	A	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	A	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 Etlin	Rental Subsidy Program	Dec. 2010	5	115,140.00	12,120.00	A	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	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	2,585.34	78,050.00	A	6,504.17	16,504.17	6,504.17	14,246.17	6,504.17	6,504.17	$ 56,767.02
30)	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal existing activities, incl. bond administration, postage, etc.		6	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	1,909.58	$ 18,545.48
31)	Refund of Over-Allocated Tax Increment	O.C. Tax Collector	Refund of Over-Allocated Tax Increment		6	12,625.57		C							$ -
	Totals - Other 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**	**$ 1,318,548.50**	**$ 2,652,866.98**

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.**

**** - Breakdown by Funding Sources are as follows:**

Lines 6 through 16:

Funding Source C	$	314,565.50
Funding Source D		22,000.00
Total of Lines 6-16	$	336,565.50

Line 30:

Funding Source A	$	-
Funding Source B		-
Funding Source C		18,545.48
Funding Source D		-
Total of Line 30	$	18,545.48

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 are based on FY 2011/12 projections, less actual payments through December 31, 2011. Amounts 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

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - 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	Source	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	180,413.00	C		147,163.00					$ 147,163.00
2)	1998 Tax Allocation Refunding Bonds	U.S. Bank, N.A.	Advance Refunding of the 1991 Tax Allocation Bonds	1998		2,280,000.00	514,512.00	C		469,554.00					$ 469,554.00
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		8,990,000.00	641,494.00	C		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	C		358,648.00					$ 358,648.00
5)	OPA-Fluidmaster	Fluidmaster, Inc.	Elimination of Blight/Economic Development	June 1997		274,760.00	40,000.00	C							$ -
6)	OPA-Capistrano Volkswagen	Miles Brandon	Elimination of Blight/Business Retention	Apr. 2001		286,783.00	35,000.00	C							$ -
7)	OPA-Sierra Vista	Sierra Vista Partners	Elimination of Blight/Economic Development	Apr. 2003		72,621.00	6,800.00	C							$ -
8)	Agreement-TCAG Ford	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Oct. 2010		1,850,000.00	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		1,625,000.00	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		3,920,000.00	395,000.00	C	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	C			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	C			112,207.00				$ 112,207.00
13)															$ -
14)															$ -
15)															$ -
16)															$ -
17)															$ -
18)															$ -
19)															$ -
20)															$ -
Source:		Totals - This Page	Long-Term Debt Obligations			$ 37,950,861.00	$ 3,139,123.00		$ 33,129.40	$ 1,466,603.40	$ 365,538.40	$ 33,129.40	$ 33,129.40	$ 145,629.40	$ 2,077,159.40
(A)	Low and Moderate Income Housing Fund	Totals - Page 2	Amounts Due to City			$ 6,594,152.00	$ 950,000.00			$ -	$ -	$ -	$ -	$ 500,000.00	$ 500,000.00
(B)	Bond proceeds	Totals - Page 3	Contractual Project Obligations			$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
(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			$ 534,340.00	$ 1,063,057.00		$ 45,425.00	$ 45,425.00	$ 45,425.00	$ 45,425.00	$ 48,895.00	$ 302,668.50	$ 521,806.02
(E)		Totals - All Pages				$ 45,079,353.00	$ 5,152,180.00		$ 78,554.40	$ 1,512,028.40	$ 410,963.40	$ 78,554.40	$ 82,024.40	$ 948,297.90	$ 3,098,965.42

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

Name of Redevelopment Agenc San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - 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**	Source	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	C						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	250,000.00	C							$ -
3)	Trullis Acquisition - Loan Agreement	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Oct. 1998	2	362,711.00	50,000.00	C							$ -
4)	Administration Loan Agreement	City of San Juan Capistrano	Administration/Project Costs	June 2004	3	1,520,365.00	150,000.00	C							$ -
5)															$ -
6)															$ -
7)															$ -
8)															$ -
9)															$ -
10)															$ -
11)															$ -
12)															$ -
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16)															$ -
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25)															$ -
26)															$ -
27)															$ -
28)															$ -
29)															$ -
30)															$ -
															$ -
	Totals - This Page					$ 6,594,152.00	$ 950,000.00			$ -	$ -	$ -	$ -	$ 500,000.00	$ 500,000.00

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.**
**** - 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

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - Payments July 1 through December 31, 2012

	Project Name / Debt Obligation	Payee	Description	Date	Note	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source**	Payments by Month						
									July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	OPA - Paseo De Verdugo	26755 Verdugo St., LLC	Elimination of Blight/Economic Development	Feb. 2009 Amended Mar. 2011	1	0.00	0.00	C							$ -
2)	OPA - OC Chrysler - Initial Pymt	Chrysler Group Realty Co., LLC	Removal of Blight/Economic Development	Jan. 2011	1	0.00	0.00	C							$ -
3)	The Groves Affordable Housing	RRM Design Group	Land Planning and Environmental Svcs.	August 3, 2010	1	0.00	0.00	C							$ -
4)	Downtown Master Plan	Perkowitz & Ruth, DBA Studio One Eleven	Land Planning and Environmental Svcs.	February 11, 2010	1	0.00	0.00	C							$ -
5)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 14, 2011	1	0.00	0.00	C							$ -
6)	Del Obispo/Camino Capistrano Imp.	RBF Consulting	Engineering Services	June 16, 2011	1	0.00	0.00	C							$ -
7)	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	Peterson-Chase General Engineering	Intersection Improvements	November 16, 2010	1	0.00	0.00	C							$ -
8)	Ortega Highway Sidewalk Expansion	Boghossian Engineering	Engineering Services	December 7, 2010	1	0.00	0.00	C							$ -
9)	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	June 6, 2011		0.00	0.00	C							$ -
10)	The Groves Affordable Housing	Leighton & Associates	Soils Testing	June 27, 2011	1	0.00	0.00	C							$ -
11)	Letter of Understanding	Mission Village Center	Façade Improvement Program	May 9, 2009	1	0.00	0.00	C							$ -
12)															$ -
13)															$ -
14)															$ -
15)															$ -
16)															$ -
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28)															$ -
29)															$ -
30)															$ -
															$ -
	Totals - This Page					$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -

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 - No outstanding obligations as of July 1, 2012.

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - 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	Source**	Payments by Month July-12	August-12	September-12	October-12	November-12	December-12	Total
1)	Administrative Costs - Agency Support Staff	City of San Juan Capistrano	Costs incurred by City for staff time in support of Agency activities		1	0.00	156,207.00	C/D						78,103.50	$ 78,103.50
2)	Monitoring for ongoing housing activities	City of San Juan Capistrano	Costs incurred by City for staff time in support of Affordable Housing Activities		1	0.00	104,810.00	C/D						52,405.00	$ 52,405.00
3)	Administrative Cost Allowance	City of San Juan Capistrano	3% allowance for administrative costs incurred		1	0.00	250,000.00	C/D						125,000.00	$ 125,000.00
4)	Legal Services Agreement dated August 20, 1991	Straddling, Yocca, Carlson & Rauth	Legal services - redevelopment activities	08-20-91	2	0.00	60,000.00	C/D	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	$ 30,000.00
5)	Personal Services Agreement dated February 5, 1997	Woodruff, Spradlin & Smart	Legal services - redevelopment activities	02-05-97	2	0.00	30,000.00	C/D	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	$ 15,000.00
6)	Personal Services Agreement dated May 3, 2011	Rogers, Anderson, Malody and Scott	Audit Services - FY ending June 30, 2012	05-03-11	3	0.00	6,940.00	C/D					3,470.00	1,735.00	$ 5,205.00
7)	Personal Services Agreement dated June 7, 2011	MDM Associates	Rental Subsidy Program Management	06-07-11	3	0.00	43,155.00	A	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	3,596.25	$ 21,577.50
8)	Personal Services Agreement dated June 7, 2011	MDM Associates	Little Hollywood Program Management	06-07-11	3	0.00	125,940.00	A	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	10,495.00	$ 62,970.00
9)	Rental Subsidy Agmt Dec. 2008-Dec 2013	Gulab Bhatia	Rental Subsidy Program	Dec, 2008	4	31,500.00	21,000.00	A	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
10)	Rental Subsidy Agmt Sept. 2011-June 2016	Vince Hughes ****	Rental Subsidy Program	Sept. 2011	4	40,800.00	20,400.00	A	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	$ 10,200.00
11)	Rental Subsidy Agmt - May 2011 - May 2016	H. Kashani	Rental Subsidy Program	May 2011	4	95,000.00	22,800.00	A	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	$ 11,400.00
12)	Rental Subsidy Agmt - June 2009-June 2014	Tom McCorkell	Rental Subsidy Program	June 2009	4	36,000.00	18,000.00	A	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	$ 9,000.00
13)	Rental Subsidy Agmt - July 2008 - July 2013	Loma Webber	Rental Subsidy Program	July 2008	4	21,600.00	21,600.00	A	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 10,800.00
14)	Rental Subsidy Agmt - May 2011 - May 2016	Stacey Kennedy	Rental Subsidy Program	May 2011	4	94,000.00	24,000.00	A	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	$ 12,000.00
15)	Rental Subsidy Agmt - Dec. 2010- Dec. 2015	Angel Alaniz	Rental Subsidy Program	Dec. 2010	4	84,420.00	24,120.00	A	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	2,010.00	$ 12,060.00
16)	Rental Subsidy Agmt - Oct. 2008 - Oct. 2013	Mr. Meadors	Rental Subsidy Program	Oct. 2008	4	28,000.00	21,000.00	A	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	$ 10,500.00
17)	Rental Subsidy Agmt - Dec. 2010-Dec. 2020	Carol Etlin	Rental Subsidy Program	Dec. 2010	4	103,020.00	12,120.00	A	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	$ 6,060.00
18)	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.		1	0.00	78,050.00	A	6,504.17	6,504.17	6,504.17	6,504.17	6,504.17	6,504.17	$ 39,025.02
19)	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal existing activities, incl. bond administration, postage, etc.		1	0.00	22,915.00	A/B/C/D	1,909.58	1,909.58	1,909.58	1,909.58	1,909.58	1,909.58	$ 11,457.48
	Totals - Other Obligations					**$ 534,340.00**	**$ 1,063,057.00**		**$ 45,425.00**	**$ 45,425.00**	**$ 45,425.00**	**$ 45,425.00**	**$ 48,895.00**	**$ 302,668.50**	**$ 521,806.02**

Name of Redevelopment Agency: San Juan Capistrano Community Redevelopment Agency

Project Area(s) Central Project Area

REVISED DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB X1 26 - Section 34167 and 34169 (*)

As of May 1, 2012

Exhibit A - 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	Source**	Payments by Month						
									July-12	August-12	September-12	October-12	November-12	December-12	Total

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.**

**** - Breakdown by Funding Sources are as follows:**

Lines 1 through 6:		
Funding Source C	$	283,713.50
Funding Source D		22,000.00
Total of Lines 1-6	$	305,713.50
Line 19:		
Funding Source A	$	-
Funding Source B		-
Funding Source C		11,457.48
Funding Source D		-
Total of Line 19	$	11,457.48

Note 1 - Amounts based on FY 2012/13 projections.
Note 2 - Fee Agreements, projected cost based on prior year monthly costs, adopted budget and adjustments for costs associated with new legislation.
Note 3 - Amounts based on approved contract amounts dated prior to June 28, 2011.
Note 4 - Amounts based on approved rental agreements dated prior to June 28, 2011.