

## SUCCESSOR AGENCY CONTACT INFORMATION

ID: **99**  
County: **Los Angeles**  
Successor Agency: **Cerritos**

### Primary Contact

Honorific (Ms, Mr, Mrs)	
First Name	<b>Art</b>
Last Name	<b>Gallucci</b>
Title	<b>City Manager</b>
Address	<b>18125 Bloomfield Avenue,</b>
City	<b>Cerritos</b>
State	<b>CA</b>
Zip	<b>90703</b>
Phone Number	<b>562-916-1301</b>
Email Address	<b>agallucci@cerritos.us</b>

### Secondary Contact

Honorific (Ms, Mr, Mrs)	
First Name	<b>Denise</b>
Last Name	<b>Manoogian</b>
Title	<b>Director of Administrative Services</b>
Phone Number	<b>562-916-1355</b>
Email Address	<b>dmanoogian@cerritos.us</b>

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

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

Name of Successor Agency: **CERRITOS (LOS ANGELES)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$266,254,739

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$0
B Enforceable Obligations Funded with RPTTF	\$18,590,051
C Administrative Allowance Funded with RPTTF	\$557,702
D Total RPTTF Funded (B + C = D)	\$19,147,753
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$19,147,753
F Enter Total Six-Month Anticipated RPTTF Funding	\$19,147,753
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$0

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$14,311,679
I Enter Actual Obligations Paid with RPTTF	\$13,871,742
J Enter Actual Administrative Expenses Paid with RPTTF	\$456,228
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$19,147,753

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,

I hereby certify that the above is a true and accurate Recognized  
Obligation Payment Schedule for the above named agency.

	Jim Edwards	Chairman
	Name	Title
	Jim Edwards	2/25/13
	Signature	Date

**CERRITOS (LOS ANGELES)**  
**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)**  
 July 1, 2013 through December 31, 2013

Oversight Board Approval Date: \_\_\_\_\_

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
							\$266,254,739	\$28,012,801	\$0	\$0	\$557,702	\$18,590,051	\$0	\$19,147,753
1	2002 Tax Allocation Revenue Bonds Series A	10/8/2002	11/1/2024	Union Bank of California	Bonds issued to fund non-housing projects	Los Cerritos	2,605,653	324,763	0	0	0	282,408	0	282,408
2	2002 Tax Allocation Revenue Bonds Series A Term	10/8/2002	11/1/2024	Union Bank of California	Bonds issued to fund non-housing projects	Los Cerritos	26,657,988	3,359,113	0	0	0	2,867,488	0	2,867,488
3	2002 Tax Allocation Revenue Bonds Series B	10/8/2002	11/1/2024	Union Bank of California	Bonds issued to fund non-housing projects	Los Cerritos	4,809,474	605,068	0	0	0	521,834	0	521,834
4	Magnolia Power Project B Series 2003 Lease Revenue Bonds	3/15/2003	7/1/2036	Southern California Public Power Authority	Bonds issued for electric utility rights	Los Cerritos	5,416,601	214,300	0	0	0	107,125	0	107,125
5	2005 Promissory Note	9/26/2005	7/20/2015	Southeast Regional Occupational Program	Purchase of property	Los Cerritos	644,890	209,750	0	0	0	209,750	0	209,750
6	Loan from City of Cerritos	12/3/1969	5/6/2028	City of Cerritos	See Notes/Comments	Los Cerritos	0	0	0	0	0	0	0	0
7	Loan from Low & Moderate Income Housing Fund	5/10/2010	12/31/2016	Low & Moderate Income Housing Fund	Loans for SERAF payments	Los Cerritos	0	0	0	0	0	0	0	0
8	Agreement for Exchange of Real Property *	4/28/2005	3/31/2017	Valley Christian School System	Annual Payment for Property	Los Cerritos	645,000	0	0	0	0	0	0	0
9	Bond Fiscal Agent Fees	6/15/1993	11/1/2024	Union Bank of California	Bond Fiscal Agent Fees	Los Cerritos	48,240	4,020	0	0	0	0	0	0
10	Bond Continuing Disclosure	3/1/2010	11/1/2024	Urban Futures, Inc.	Bond Continuing Disclosure	Los Cerritos	11,100	925	0	0	0	0	0	0
11	Successor Agency Auditing Services	5/23/2012	6/30/2013	Pun & McGeady, LLP	Successor Agency Auditing Services	Los Cerritos	2,500	2,500	0	0	0	2,500	0	2,500
12	Retention for Renovation of Sherriff's Station	10/23/2008	6/30/2013	Delmac Construction (or substitute contractor)	Retention for Warranty Correction on Granite Work	Los Cerritos	0	0	0	0	0	0	0	0
13	1993 Revenue Bonds Series A	6/15/1993	11/1/2023	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	13,429,775	520,000	0	0	0	260,000	0	260,000
14	1993 Revenue Bonds Series B	6/15/1993	11/1/2019	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	36,741,024	5,948,569	0	0	0	4,960,894	0	4,960,894
15	1998 Tax Allocation Bonds Series A Part I	9/1/1998	5/1/2015	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	801,825	402,450	0	0	0	0	0	0
16	1998 Tax Allocation Bonds Series A Part II	9/1/1998	5/1/2015	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	3,001,250	0	0	0	0	0	0	0
17	2002 Tax Allocation Revenue Bonds Series A Special Escrow	10/8/2002	11/1/2024	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	10,224,493	859,090	0	0	0	691,423	0	691,423
18	2002 Tax Allocation Revenue Bonds Series A Term	10/8/2002	11/1/2024	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	64,982,338	3,179,838	0	0	0	2,050,338	0	2,050,338
19	2002 Subordinate Tax Allocation Revenue Bonds Series B	10/8/2002	11/1/2024	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes	14,049,793	751,485	0	0	0	503,243	0	503,243
20	Magnolia Power Project B Series 2003 Lease Revenue Bonds	3/15/2003	7/1/2036	Southern California Public Power Authority	Bonds issued for electric utility rights	Los Coyotes	16,249,805	642,900	0	0	0	321,376	0	321,376
21	Loan from City of Cerritos	12/3/1969	5/6/2028	City of Cerritos	See Notes/Comments	Los Coyotes	0	0	0	0	0	0	0	0
22	Loan from Low & Moderate Income Housing Fund	5/10/2010	12/31/2016	Low & Moderate Income Housing Fund	Loans for SERAF payments	Los Coyotes	0	0	0	0	0	0	0	0
23	Cerritos Museum	7/1/2002	6/30/2013	Various Vendors (Architect, Contractor)	Public Museum/Park Site	Los Coyotes	640,784	640,784	0	0	0	640,784	0	640,784
24	Bond Fiscal Agent Fees	6/15/1993	11/1/2024	Union Bank of California	Bond Fiscal Agent Fees	Los Coyotes	84,540	7,045	0	0	0	0	0	0
25	Bond Continuing Disclosure	3/1/2010	11/1/2024	Urban Futures, Inc.	Bond Continuing Disclosure	Los Coyotes	11,100	925	0	0	0	0	0	0
26	Successor Agency Auditing Services	5/23/2012	6/30/2013	Pun & McGeady, LLP	Successor Agency Auditing Services	Los Coyotes	2,500	2,500	0	0	0	2,500	0	2,500
27	Retention for Renovation of Sherriff's Station	10/23/2008	6/30/2013	Delmac Construction (or substitute contractor)	Retention for Warranty Correction on Granite Work	Los Coyotes	0	0	0	0	0	0	0	0
29	Vintage Cerritos Senior Housing *			Cerritos Community College	Annual Lease Obligation	Housing	0	0	0	0	0	0	0	0
43	Loan from City of Cerritos	12/3/1969	5/6/2028	City of Cerritos	See Notes/Comments	Los Cerritos	34,036,924	2,888,000	0	0	0	1,444,000	0	1,444,000
44	Loan from Low & Moderate Income Housing Fund	5/10/2010	12/31/2016	Low & Moderate Income Housing Fund	Loans for SERAF payments	Los Cerritos	2,282,505	854,628	0	0	0	427,314	0	427,314
45	Loan from City of Cerritos	12/3/1969	5/6/2028	City of Cerritos	See Notes/Comments	Los Coyotes	23,486,660	4,600,000	0	0	0	2,300,000	0	2,300,000
46	Loan from Low & Moderate Income Housing Fund	5/10/2010	12/31/2016	Low & Moderate Income Housing Fund	Loans for SERAF payments	Los Coyotes	5,387,977	1,994,148	0	0	0	997,074	0	997,074
42	Administrative Cost Allowance (Paid with RPTTF)			Various Vendors	Administrative Cost Allowance (Paid with RPTTF)		0	0	0	0	557,702	0	0	557,702

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

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$0	\$0	\$0	\$209,465	\$456,228	\$456,228	\$15,197,613	\$13,871,742	\$0	\$0
1	2002 Tax Allocation Revenue Bonds Series A	Union Bank of California	Bonds issued to fund non-housing projects	Los Cerritos							277,245.00	277,245.00		
2	2002 Tax Allocation Revenue Bonds Series A Term	Union Bank of California	Bonds issued to fund non-housing projects	Los Cerritos			15,981.99				2,826,950.00	2,810,968.01		
3	2002 Tax Allocation Revenue Bonds Series B	Union Bank of California	Bonds issued to fund non-housing projects	Los Cerritos			8,701.68				514,615.00	505,913.32		
4	Magnolia Power Project B Series 2003 Lease Revenue Bonds	Southern California Public Power Authority	Bonds issued for electric utility rights	Los Cerritos							107,382.00	124,250.00		
5	2005 Promissory Note	Southeast Regional Occupational Program	Purchase of property	Los Cerritos							212,870.00	208,992.50		
7	Loan from Low & Moderate Income Housing Fund	Low & Moderate Income Housing Fund	Loans for SERAF payments	Los Cerritos							427,314.00	427,314.00		
8	Agreement for Exchange of Real Property **	Valley Christian School System	Annual Payment for Property	Los Cerritos										
9	Retention for Renovation of Sheriff's Station	Delmac Construction	Retention for Warranty Correction on Granite Work	Los Cerritos							48,745.00	48,744.76		
1	1993 Revenue Bonds Series A	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes			21,723.55				260,000.00	238,276.45		
2	1993 Revenue Bonds Series B	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes			88,774.41				4,823,456.00	4,734,681.84		
3	1998 Tax Allocation Bonds Series A Part I	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes										
4	1998 Tax Allocation Bonds Series A Part II	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes										
5	2002 Tax Allocation Revenue Bonds Series A Special Escrow	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes							679,837.00	679,837.00		
6	2002 Tax Allocation Revenue Bonds Series A Term	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes			56,880.26				2,035,650.00	1,978,770.24		
7	2002 Subordinate Tax Allocation Revenue Bonds Series B	Union Bank of California	Bonds issued to fund non-housing projects	Los Coyotes			17,403.30				497,742.00	480,339.20		
8	Magnolia Power Project B Series 2003 Lease Revenue Bonds	Southern California Public Power Authority	Bonds issued for electric utility rights	Los Coyotes							322,146.00	372,750.00		
10	Loan from Low & Moderate Income Housing Fund	Low & Moderate Income Housing Fund	Loans for SERAF payments	Los Coyotes							997,074.00	934,915.20		
11	Retention for Renovation of Sheriff's Station	Delmac Construction	Retention for Warranty Correction on Granite Work	Los Coyotes							48,745.00	48,744.76		
1	Cuesta Villas Project Loan	Cuesta Villas Housing Corporation	Design and Development of Norwalk Boulevard Property	Housing							330,000.00			
2	Cuesta Villas - Obligation for Public Improvements	ABC Unified School District	Design and Development of Moore Street and 166th Street Properties	Housing							300,000.00			
9	Project Management	Cuesta Villas Housing Corporation	Program and Project Management	Housing							480,000.00			
10	Document Control	Cuesta Villas Housing Corporation	Information Technology Systems and Controls, Advertisement, Labor Compliance	Housing							6,000.00			
16	Affordable Senior Housing Development - Vintage Cerritos	Urban Futures, Inc.	Compliance Review for Vintage Cerritos Affordable Senior Housing	Housing							1,152.00			
17	Affordable Senior Housing Development - Emerald Villas	Urban Futures, Inc.	Compliance Review for Emerald Villas Affordable Senior Housing	Housing							300.00			
18	Affordable Senior Housing Development - Pioneer Villas	Urban Futures, Inc.	Compliance Review for Pioneer Villas Affordable Senior Housing	Housing							252.00			
19	Affordable Senior Housing Development - Fountain Walk	Urban Futures, Inc.	Compliance Review for Fountain Walk Affordable Senior Housing	Housing							138.00			
	Administrative Cost Allowance (Paid with RPTTF)	Various Vendors	Administrative Cost Allowance (Paid with RPTTF)							456,228.00	456,228.00			

**CERRITOS (LOS ANGELES)**  
**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)**  
**July 1, 2013 through December 31, 2013**

<b>Item #</b>	<b>Project Name / Debt Obligation</b>	<b>Notes/Comments</b>
1	2002 Tax Allocation Revenue Bonds Series A	
2	2002 Tax Allocation Revenue Bonds Series A Term	
3	2002 Tax Allocation Revenue Bonds Series B	
4	Magnolia Power Project B Series 2003 Lease Revenue Bonds	
5	2005 Promissory Note	
6	Loan from City of Cerritos	See item #43 below.
7	Loan from Low & Moderate Income Housing Fund	See item #44 on the ROPS worksheet.
8	Agreement for Exchange of Real Property *	
9	Bond Fiscal Agent Fees	
10	Bond Continuing Disclosure	
11	Successor Agency Auditing Services	
12	Retention for Renovation of Sherriff's Station	This obligation has been paid in full.
13	1993 Revenue Bonds Series A	
14	1993 Revenue Bonds Series B	
15	1998 Tax Allocation Bonds Series A Part I	There is no payment due during this six-month period; the debt service payment of \$402,450 will be due in April 2014.
16	1998 Tax Allocation Bonds Series A Part II	The 1998 Series A Part II bonds were not issued. However, a provision existed at the time of issuance of the Part I bonds that the Part II bonds could be issued at a later date. As of this date, the option has not been exercised by the developer. The outstanding balance, which includes principal and interest, is \$3,001,250.
17	2002 Tax Allocation Revenue Bonds Series A Special Escrow	
18	2002 Tax Allocation Revenue Bonds Series A Term	
19	2002 Subordinate Tax Allocation Revenue Bonds Series B	
20	Magnolia Power Project B Series 2003 Lease Revenue Bonds	
21	Loan from City of Cerritos	See item #45 below.
22	Loan from Low & Moderate Income Housing Fund	See item #46 on the ROPS worksheet.
23	Cerritos Museum	Previously approved item that may not be fully expended during the ROPS III period (January - June 2013) has been added to the current ROPS 13 -14A (July - December 2013).
24	Bond Fiscal Agent Fees	
25	Bond Continuing Disclosure	
26	Successor Agency Auditing Services	

**CERRITOS (LOS ANGELES)**  
**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)**  
**July 1, 2013 through December 31, 2013**

<b>Item #</b>	<b>Project Name / Debt Obligation</b>	<b>Notes/Comments</b>
27	Retention for Renovation of Sherriff's Station	This obligation has been paid in full.
28	Project Management	
29	Vintage Cerritos Senior Housing *	
42	Administrative Cost Allowance (Paid with RPTTF)	
43	Loan from City of Cerritos	The Cerritos Redevelopment Agency ("Agency") was formed by the Cerritos City Council and certified by the State of California in November 1969. A Cooperation Agreement between the Agency and the City established the loan and was executed December 3, 1969. As said agreement was established within two years of the date of the creation of the Agency, and therefore within the statutory requirements for the creation of an enforceable obligation as set forth in AB 1X26, the loan is an enforceable obligation of the Successor Agency and should be funded accordingly.
44	Loan from Low & Moderate Income Housing Fund	
45	Loan from City of Cerritos	The Cerritos Redevelopment Agency ("Agency") was formed by the Cerritos City Council and certified by the State of California in November 1969. A Cooperation Agreement between the Agency and the City established the loan and was executed December 3, 1969. As said agreement was established within two years of the date of the creation of the Agency, and therefore within the statutory requirements for the creation of an enforceable obligation as set forth in AB 1X26, the loan is an enforceable obligation of the Successor Agency and should be funded accordingly.
46	Loan from Low & Moderate Income Housing Fund	