

EXHIBIT A

Name of Redevelopment Agency: La Mirada Redevelopment Agency
 Project Area(s) Merged Redevelopment Project

**PRELIMINARY DRAFT
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169**

REVISED

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					Jan	Feb	March	April	May	June	
1) Tax Allocation Refunding Bonds, 2001 Series A	U.S. Bank National Association	Refinance 1992 Industrial-Commercial TABs	16,598,848.78	1,287,580.00		291,200.00					\$ 291,200.00
2) 2002 Tax Allocation Refunding Bonds	U.S. Bank National Association	Refinance 1987 Valley View TABs	1,467,040.00	295,240.00		29,400.00					\$ 29,400.00
3) Housing Tax Allocation Bonds, 2003 Series A	U.S. Bank National Association	Refinance 1995 Housing TABs/1998 Housing TABs	4,564,515.00	327,470.00		71,935.00					\$ 71,935.00
4) Taxable Housing Tax Allocation Bonds, 2003 Series B	U.S. Bank National Association	Refinance 1998 Housing TABs/Housing Projects	17,597,564.50	1,266,543.00		338,296.50					\$ 338,296.50
5) 2004 Tax Allocation Bonds	U.S. Bank National Association	Finance Capital Projects	18,365,965.00	686,087.50		276,825.00					\$ 276,825.00
6) Tax Allocation Refunding Bonds, 2005 Series A	U.S. Bank National Association	Refinance 1995B Industrial-Commercial TABs	8,056,927.56	397,757.50		114,935.00					\$ 114,935.00
7) Tax Allocation Bonds, 2006 Series A	U.S. Bank National Association	Finance Capital Projects	19,790,000.00	0.00		0.00					\$ -
8) Tax Allocation Refunding Bonds, 2010 Series A	U.S. Bank National Association	Refinance 1998 Special Tax Bond Contribution	13,881,440.73	797,956.26		190,903.13					\$ 190,903.13
9) Taxable Housing Tax Allocation Bonds, 2010 Series B	U.S. Bank National Association	Finance Housing Programs	14,879,550.00	490,000.00		245,000.00					\$ 245,000.00
10) Trustee Fees	U.S. Bank National Association	Fees for bond trustee services	521,000.00	29,860.00							\$ -
11) Property Tax Collection Charge	Los Angeles County	SB 2557 Tax Collection Fees	8,814,000.00	221,000.00							\$ -
12) Agreement for Services	City of La Mirada	Staff Salaries and Benefits	839,200.00	839,200.00			209,800.00			209,800.00	\$ 419,600.00
13) Agency Member Stipends	City of La Mirada	Meeting Stipends	11,800.00	11,800.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
14) Contract Services - Audit	Lance Soll & Lunghard	Audit and Financial Reporting Services	10,975.00	10,975.00	4,475.00						\$ 4,475.00
15) Contract Services - Property Tax	HdL Companies	Property Tax Information Services	15,850.00	15,850.00			3,963.00			3,963.00	\$ 7,926.00
16) Contract Services - Legislative	Joe Gonsalves	Legislative Services	28,250.00	28,250.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	\$ 14,124.00
17) Contract Services - Legal	Richards Watson & Gershon	General Legal Counsel Services	42,625.00	42,625.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	\$ 21,312.00
18) Contract Services - Financial	Harrell & Company	Bond Disclosure and Financial Reporting Services	5,400.00	5,400.00					5,400.00		\$ 5,400.00
19) Contract Services - Administration	AC Lazzaretto & Associates	Consulting Services	20,000.00	20,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
20) Contract Services - Financial	Willdan	Rebate Calculation Services	2,500.00	2,500.00						1,250.00	\$ 1,250.00
21) Contract Services - Investment	Chandler Asset Management	Investment Services	10,000.00	10,000.00	833.00	833.00	833.00	833.00	833.00	833.00	\$ 4,998.00
22) Contract Services - Other	Various Parties	Other Services	25,300.00	25,300.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	\$ 12,648.00
23) Supplies and Services	Various Parties	Memberships, Dues, Publications, Advertising	24,800.00	24,800.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	\$ 10,500.00
24) Operation of Acquired Property	Surburban Water	Property Maintenance	6,000.00	6,000.00	500.00	500.00	500.00	500.00	500.00	500.00	\$ 3,000.00
25) Operation of Acquired Property	SCE, Various	Property Maintenance	19,000.00	19,000.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	\$ 9,498.00
26) Contract Services - Legal	Various Parties	Legal Services Relating to Alondra Housing Dev	65,000.00	65,000.00	10,000.00	5,000.00					\$ 15,000.00
27) Alondra Housing Project Development Costs	Various Parties	Alondra Development Costs (acquisition, remediation)	1,523,736.00	1,523,736.00	250,000.00	250,000.00					\$ 500,000.00
28) Alondra Housing Project Development Costs	Various Parties	Costs Related to Arco Parcel at Alondra	200,000.00	200,000.00							\$ -
29) Disposition and Development Agreement	LMO GROUP, LLC	Transfer Of Alondra/Arco Property upon Conditions	0.00	0.00							\$ -
30) Agreement with the State DTSC	Various Parties	Remediation	36,037.00	36,037.00							\$ -
Totals - This Page			\$ 127,423,324.57	\$ 8,685,967.26	\$ 280,655.00	\$ 1,829,674.63	\$ 229,943.00	\$ 16,180.00	\$ 21,580.00	\$ 231,193.00	\$ 2,609,225.63
Totals - Page 2			\$ 251,869,168.00	\$ 4,186,000.00	\$ 934,715.00	\$ 2,166,619.00	\$ 51,345.00	\$ 464,307.00	\$ 352,963.00	\$ 58,431.00	\$ 2,078,380.00
Totals - Page 3			\$ 754,016,433.00	\$ 18,238,142.00	\$ 2,503,046.00	\$ 5,152,622.00	\$ 2,255,791.00	\$ 2,294,372.00	\$ 2,259,061.00	\$ 2,520,726.00	\$ 12,348,258.00
Grand total - All Pages			\$ 1,133,308,925.57	\$ 31,110,109.26	\$ 3,718,416.00	\$ 2,561,555.63	\$ 2,537,079.00	\$ 2,774,859.00	\$ 2,633,604.00	\$ 2,810,350.00	\$ 17,035,863.63

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 Per AB 26 - Section 34167 and 34169**

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Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					Jan	Feb	March	April	May	June	
1) Passthrough Payment -L.A. County	L.A. County	Tax Sharing Pursuant to Section 33401	87,205,700.00	1,471,200.00	397,224.00	97,099.00	26,482.00	176,544.00	158,890.00	26,481.00	\$ 882,720.00
2) Passthrough Payment -L.A. County Library	L.A. County Library	Tax Sharing Pursuant to Section 33401	5,010,600.00	84,500.00	22,815.00	5,577.00	1,521.00	10,140.00	9,126.00	1,521.00	\$ 50,700.00
3) Passthrough Payment -L.A. County Fire	L.A. County Fire	Tax Sharing Pursuant to Section 33401	54,184,300.00	1,244,900.00	336,124.00	82,163.00	22,408.00	149,388.00	134,449.00	22,408.00	\$ 746,940.00
4) Passthrough Payment -L.A. County Flood Control	L.A. County Flood Control	Tax Sharing Pursuant to Section 33401	3,074,200.00	51,900.00	14,014.00	3,425.00	934.00	6,228.00	5,605.00	934.00	\$ 31,140.00
5) Infl Growth Passthrough -Los Angeles County Office of Education	Los Angeles County Office of Education	Payments Pursuant to Section 33676	286,500.00	5,400.00							\$ -
6) Infl Growth Passthrough -East Whittier City Elementary School District	East Whittier City Elementary School District	Payments Pursuant to Section 33676	205,700.00	3,900.00							\$ -
7) Infl Growth Passthrough -Lowell Joint Elementary School District	Lowell Joint Elementary School District	Payments Pursuant to Section 33676	16,700.00	300.00							\$ -
8) Infl Growth Passthrough -Fullerton Joint Union High School District	Fullerton Joint Union High School District	Payments Pursuant to Section 33676	28,500.00	500.00							\$ -
9) Infl Growth Passthrough -Whittier Union High School District	Whittier Union High School District	Payments Pursuant to Section 33676	425,700.00	8,100.00							\$ -
10) Infl Growth Passthrough -Cerritos Community College District	Cerritos Community College District	Payments Pursuant to Section 33676	1,640,100.00	31,100.00							\$ -
11) Infl Growth Passthrough -North Orange County Community College District	North Orange County Community College District	Payments Pursuant to Section 33676	6,300.00	100.00							\$ -
12) Infl Growth Passthrough -Rio Hondo Community College District	Rio Hondo Community College District	Payments Pursuant to Section 33676	63,900.00	1,200.00							\$ -
13) Infl Growth Passthrough -ABC Unified School District	ABC Unified School District	Payments Pursuant to Section 33676	7,569,300.00	143,500.00							\$ -
14) Infl Growth Passthrough -Norwalk - La Mirada Unified School District	Norwalk - La Mirada Unified School District	Payments Pursuant to Section 33676	4,427,300.00	83,900.00							\$ -
15) SB 211 Payment -L.A. County	L.A. County	Tax Sharing Pursuant to Section 33607.5 and 33607.7	30,594,500.00	286,800.00	72,274.00	20,650.00	0.00	41,299.00	32,695.00	5,162.00	\$ 172,080.00
16) SB 211 Payment -L.A. County Library	L.A. County Library	Tax Sharing Pursuant to Section 33607.5 and 33607.7	2,086,100.00	19,400.00	4,888.00	1,397.00	0.00	2,794.00	2,212.00	349.00	\$ 11,640.00
17) SB 211 Payment -L.A. County Fire	L.A. County Fire	Tax Sharing Pursuant to Section 33607.5 and 33607.7	10,652,500.00	75,800.00	19,102.00	5,458.00	0.00	10,915.00	8,641.00	1,364.00	\$ 45,480.00
18) SB 211 Payment -County Light Maint District #10045	County Light Maint District #10045	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1,769,800.00	9,900.00							\$ -
19) SB 211 Payment -L.A. County Flood Control	L.A. County Flood Control	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1,278,800.00	11,800.00	2,974.00	850.00	0.00	1,699.00	1,345.00	212.00	\$ 7,080.00
20) SB 211 Payment -Little Lake Cemetery District	Little Lake Cemetery District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	117,700.00	1,300.00							\$ -
21) SB 211 Payment -Greater L.A. County Vector Control	Greater L.A. County Vector Control	Tax Sharing Pursuant to Section 33607.5 and 33607.7	60,500.00	400.00							\$ -
22) SB 211 Payment -County Sanitation District No. 18 Operating	County Sanitation District No. 18 Operating	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1,845,100.00	14,900.00							\$ -
23) SB 211 Payment -City of La Mirada	City of La Mirada	Tax Sharing Pursuant to Section 33607.5 and 33607.7	6,389,300.00	87,400.00							\$ -
24) SB 211 Payment -Norwalk - S.E. Recreation and Park	Norwalk - S.E. Recreation and Park	Tax Sharing Pursuant to Section 33607.5 and 33607.7	3,267,900.00	26,500.00							\$ -
25) SB 211 Payment -Central Basin MW	Central Basin MW	Tax Sharing Pursuant to Section 33607.5 and 33607.7	314,900.00	2,200.00							\$ -
26) SB 211 Payment -Water Replenishment District of So Cal	Water Replenishment District of So Cal	Tax Sharing Pursuant to Section 33607.5 and 33607.7	20,300.00	100.00							\$ -
27) SB 211 Payment -County Office of Education	County Office of Education	Tax Sharing Pursuant to Section 33607.5 and 33607.7	456,700.00	3,200.00							\$ -
28) SB 211 Payment -East Whittier City School District	East Whittier City School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	107,800.00	400.00							\$ -
29) SB 211 Payment -Lowell Joint School District	Lowell Joint School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	8,500.00	0.00							\$ -
30) SB 211 Payment -Fullerton Union High School District	Fullerton Union High School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	14,500.00	0.00							\$ -
31) SB 211 Payment -Whittier Union High School District	Whittier Union High School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	223,000.00	800.00							\$ -
32) SB 211 Payment -Cerritos Community College District	Cerritos Community College District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	2,753,200.00	28,200.00							\$ -
33) SB 211 Payment -North Orange Community College	North Orange Community College	Tax Sharing Pursuant to Section 33607.5 and 33607.7	3,200.00	0.00							\$ -
34) SB 211 Payment -Rio Hondo Community College District	Rio Hondo Community College District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	33,500.00	200.00							\$ -
35) SB 211 Payment -ABC Unified School District	ABC Unified School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	4,201,300.00	31,800.00							\$ -
36) SB 211 Payment -Norwalk - La Mirada Unified School District	Norwalk - La Mirada Unified School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	16,975,200.00	137,200.00							\$ -
37) Deferred Passthrough	L.A. County	Deferred Tax Sharing	4,232,868.00	0.00							\$ -
38) Owner Participation Agreement	US Food Service	Tax Sharing	261,100.00	261,100.00	65,300.00			65,300.00			\$ 130,600.00
39) Owner Participation Agreement	Beaulieu of America	Tax Sharing	0.00	0.00							\$ -
40) Owner Participation Agreement	Living Spaces	Tax Sharing	56,100.00	56,100.00							\$ -
Totals - This Page			\$ 251,869,168.00	\$ 4,186,000.00	\$ 934,715.00	\$ 216,619.00	\$ 51,345.00	\$ 464,307.00	\$ 352,963.00	\$ 58,431.00	\$ 2,078,380.00

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 RECOGNIZED OBLIGATION PAYMENT SCHEDULE
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Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					Jan	Feb	March	April	May	June	
1) Owner Participation Agreement	Mohawk Carpets	Tax Sharing	0.00	0.00							\$ -
2) Owner Participation Agreement	Shaw Carpets	Tax Sharing	0.00	0.00							\$ -
3) Capital Projects	Various	Bond Funded Capital Projects (2006 Bond Proceeds)	9,791,436.00	9,791,436.00	642,100.00	321,050.00		1,941,260.00	1,941,260.00	1,941,260.00	\$ 6,786,930.00
4) 20% Housing Set Aside	Low Mod Housing Fund	Housing Projects and Programs	117,528,600.00	2,942,600.00	70,622.00	194,212.00	52,967.00	353,112.00	317,801.00	166,966.00	\$ 1,155,680.00
5) Reimbursement Agreement	City of La Mirada	Reimbursement for Prior Advances	29,145,396.00	1,923,458.00			412,500.00			412,500.00	\$ 825,000.00
6) SERAF Housing Fund Loan	Agency Housing Fund	Repayment of Loan for FY09-10 & 10-11 SERAF	5,831,098.00	0.00							\$ -
7) Sales Tax Reimbursement	City of Carson	Tax Sharing	4,076,903.00	0.00							\$ -
8) AB X1 27 Repayment	City of La Mirada	Reimbursement for ABX1 27 payment	587,643,000.00	3,580,648.00	1,790,324.00		1,790,324.00				\$ 3,580,648.00
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Totals - This Page			\$ 754,016,433.00	\$ 18,238,142.00	\$ 2,503,046.00	\$ 515,262.00	\$ 2,255,791.00	\$ 2,294,372.00	\$ 2,259,061.00	\$ 2,520,726.00	\$ 12,348,258.00