

EXHIBIT A

Name of Agency: City of La Mirada acting as the Successor Agency to the La Mirada Redevelopment Agency  
 Project Area(s) Merged Redevelopment Project

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE  
 Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month											
						Aug**	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
1) Tax Allocation Refunding Bonds, 2001 Series A	U.S. Bank National Association	Refinance 1992 Industrial-Commercial TABs	1	16,598,848.78	1,287,580.00							291,200.00				1,036,200.00	\$ 1,327,400.00
2) 2002 Tax Allocation Refunding Bonds	U.S. Bank National Association	Refinance 1987 Valley View TABs	2	1,467,040.00	295,240.00							29,400.00				269,400.00	\$ 298,800.00
3) Housing Tax Allocation Bonds, 2003 Series A	U.S. Bank National Association	Refinance 1995 Housing TABs/1998 Housing TABs	3	4,564,515.00	327,470.00							71,935.00				256,935.00	\$ 328,870.00
4) Taxable Housing Tax Allocation Bonds, 2003 Series B	U.S. Bank National Association	Refinance 1998 Housing TABs/Housing Projects	3	17,597,564.50	1,266,543.00							338,296.50				943,296.50	\$ 1,281,593.00
5) 2004 Tax Allocation Bonds	U.S. Bank National Association	Finance Capital Projects	4	18,365,965.00	686,087.50							276,825.00				486,825.00	\$ 763,650.00
6) Tax Allocation Refunding Bonds, 2005 Series A	U.S. Bank National Association	Refinance 1995B Industrial-Commercial TABs	1	8,056,927.56	397,757.50							114,935.00				284,935.00	\$ 399,870.00
7) Tax Allocation Bonds, 2006 Series A	U.S. Bank National Association	Finance Capital Projects	4	19,790,000.00	0.00							0.00				0.00	\$ -
8) Tax Allocation Refunding Bonds, 2010 Series A	U.S. Bank National Association	Refinance 1998 Special Tax Bond Contribution	1	13,881,440.73	797,956.26							190,903.13				610,903.13	\$ 801,806.26
9) Taxable Housing Tax Allocation Bonds, 2010 Series B	U.S. Bank National Association	Finance Housing Programs	3	14,879,550.00	490,000.00							245,000.00				245,000.00	\$ 490,000.00
10) Trustee Fees	U.S. Bank National Association	Fees for bond trustee services	1-4	521,000.00	29,860.00		29,860.00										\$ 29,860.00
11) Property Tax Collection Charge	Los Angeles County	SB 2557 Tax Collection Fees	1-4	8,814,000.00	221,000.00					221,000.00							\$ 221,000.00
12) Agreement for Services	City of La Mirada	Staff Salaries and Benefits	1-4	839,200.00	839,200.00		209,800.00			209,800.00			209,800.00			209,800.00	\$ 839,200.00
13) Agency Member Stipends	City of La Mirada	Meeting Stipends	1-4	11,800.00	11,800.00	500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 10,500.00
14) Contract Services - Audit	Lance Soil & Lungard	Audit and Financial Reporting Services	1-4	10,975.00	10,975.00			1,200.00	5,300.00		4,475.00					10,000.00	\$ 20,975.00
15) Contract Services - Property Tax	HdL Companies	Property Tax Information Services	1-4	15,850.00	15,850.00			3,963.00		3,963.00			3,963.00			3,963.00	\$ 15,852.00
16) Contract Services - Legislative	Joe Gonsalves	Legislative Services	1-4	28,250.00	28,250.00	1,177.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	2,354.00	\$ 24,717.00
17) Contract Services - Legal	Richards Watson & Gershon	General Legal Counsel Services	1-4	42,625.00	42,625.00	1,776.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	3,552.00	\$ 37,296.00
18) Contract Services - Financial	Harrell & Company	Bond Disclosure and Financial Reporting Services	1-4	5,400.00	5,400.00											5,400.00	\$ 5,400.00
19) Contract Services - Administration	AC Lazzaretto & Associates	Consulting Services	1-4	20,000.00	20,000.00	500.00	1,000.00	1,000.00	1,000.00	1,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 19,500.00
20) Contract Services - Financial	Wildan	Rebate Calculation Services	1-4	2,500.00	2,500.00					1,250.00						1,250.00	\$ 2,500.00
21) Contract Services - Investment	Chandler Asset Management	Investment Services	1-4	10,000.00	10,000.00	417.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	\$ 8,747.00
22) Contract Services - Other	Various Parties	Other Services	1-4	25,300.00	25,300.00	1,054.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	2,108.00	\$ 22,134.00
23) Supplies and Services	Various Parties	Memberships, Dues, Publications, Advertising	1-4	24,800.00	24,800.00	700.00	1,400.00	1,400.00	1,400.00	9,400.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	\$ 24,800.00
24) Operation of Acquired Property	Surburban Water	Property Maintenance	1-4	6,000.00	6,000.00	250.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$ 5,250.00
25) Operation of Acquired Property	SCE, Various	Property Maintenance	1-4	19,000.00	19,000.00	792.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	\$ 16,622.00
26) Contract Services - Legal	Various Parties	Legal Services Relating to Alondra Housing Dev	1	65,000.00	65,000.00	2,000.00	12,000.00	12,000.00	12,000.00	12,000.00	10,000.00	5,000.00					\$ 65,000.00
27) Alondra Housing Project Development Costs	Various Parties	Alondra Development Costs (acquisition, remediation)	1	1,523,736.00	1,523,736.00			600,000.00			250,000.00	250,000.00					\$ 1,100,000.00
28) Alondra Housing Project Development Costs	Various Parties	Costs Related to Arco Parcel at Alondra	1	200,000.00	200,000.00			200,000.00									\$ 200,000.00
29) Alondra Housing Project Development Costs	Various Parties	Excavation Oversight and Confirmation Sampling	1	70,681.93	70,681.93							14,136.38	14,136.38	14,136.39	14,136.39	14,136.39	\$ 70,681.93
30) Disposition and Development Agreement	LMO GROUP, LLC	Transfer of Alondra/Arco Property upon Conditions	1	0.00	0.00												\$ -
31) Agreement with the State DTSC	Various Parties	Remediation	1	36,037.00	36,037.00					36,037.00							\$ 36,037.00
Totals - This Page				\$ 127,494,006.50	\$ 8,756,649.19	\$ 9,166.00	\$ 269,953.00	\$ 27,530.00	\$ 831,630.00	\$ 506,380.00	\$ 280,655.00	\$ 1,843,811.01	\$ 244,079.38	\$ 30,316.39	\$ 45,716.39	\$ 4,378,824.02	\$ 8,468,061.19
Totals - Page 2				\$ 252,572,450.29	\$ 4,186,000.00	\$ -	\$ 59,700.00	\$ 65,300.00	\$ 56,100.00	\$ 1,576,520.00	\$ 934,715.00	\$ 216,619.00	\$ 51,345.00	\$ 464,307.00	\$ 352,963.00	\$ 58,431.00	\$ 3,836,000.00
Totals - Page 3				\$ 166,373,433.00	\$ 14,657,494.00	\$ 436,112.00	\$ 642,100.00	\$ 915,560.00	\$ 642,100.00	\$ 2,644,140.00	\$ 712,722.00	\$ 515,262.00	\$ 465,467.00	\$ 2,294,372.00	\$ 2,259,061.00	\$ 2,520,726.00	\$ 14,047,622.00
Grand total - All Pages				\$ 546,439,889.79	\$ 27,600,143.19	\$ 445,278.00	\$ 971,753.00	\$ 1,008,390.00	\$ 1,529,830.00	\$ 4,727,040.00	\$ 1,928,092.00	\$ 2,575,692.01	\$ 760,891.38	\$ 2,788,995.39	\$ 2,657,740.39	\$ 6,957,981.02	\$ 26,351,683.19

\*\* Only payments to be made after the adoption of the original EOPS on August 23.

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 Project Area(s) Merged Redevelopment Project

**ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt of Obligation	Total Due During Fiscal Year	Payments by month											
						Aug**	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
1) Passthrough Payment -L.A. County	L.A. County	Tax Sharing Pursuant to Section 33401	1 - 4	87,205,700.00	1,471,200.00					588,480.00	397,224.00	97,099.00	26,482.00	176,544.00	158,890.00	26,481.00	\$ 1,471,200.00
2) Passthrough Payment -L.A. County Library	L.A. County Library	Tax Sharing Pursuant to Section 33401	1 - 4	5,010,600.00	84,500.00					33,800.00	22,815.00	5,577.00	1,521.00	10,140.00	9,126.00	1,521.00	\$ 84,500.00
3) Passthrough Payment -L.A. County Fire	L.A. County Fire	Tax Sharing Pursuant to Section 33401	1 - 4	54,184,300.00	1,244,900.00					497,960.00	336,124.00	82,163.00	22,408.00	149,388.00	134,449.00	22,408.00	\$ 1,244,900.00
4) Passthrough Payment -L.A. County Flood Control	L.A. County Flood Control	Tax Sharing Pursuant to Section 33401	1 - 4	3,074,200.00	51,900.00					20,760.00	14,014.00	3,425.00	934.00	6,228.00	5,605.00	934.00	\$ 51,900.00
5) Infil Growth Passthrough -Los Angeles County Office of Education	Los Angeles County Office of Education	Payments Pursuant to Section 33676	1 - 4	286,500.00	5,400.00					5,400.00							\$ 5,400.00
6) Infil Growth Passthrough -East Whittier City Elementary School District	East Whittier City Elementary School District	Payments Pursuant to Section 33676	1 - 4	205,700.00	3,900.00					3,900.00							\$ 3,900.00
7) Infil Growth Passthrough -Lowell Joint Elementary School District	Lowell Joint Elementary School District	Payments Pursuant to Section 33676	1 - 4	16,700.00	300.00					300.00							\$ 300.00
8) Infil Growth Passthrough -Fullerton Joint Union High School District	Fullerton Joint Union High School District	Payments Pursuant to Section 33676	1 - 4	28,500.00	500.00					500.00							\$ 500.00
9) Infil Growth Passthrough -Whittier Union High School District	Whittier Union High School District	Payments Pursuant to Section 33676	1 - 4	425,700.00	8,100.00					8,100.00							\$ 8,100.00
10) Infil Growth Passthrough -Cerritos Community College District	Cerritos Community College District	Payments Pursuant to Section 33676	1 - 4	1,640,100.00	31,100.00					31,100.00							\$ 31,100.00
11) Infil Growth Passthrough -North Orange County Community College District	North Orange County Community College District	Payments Pursuant to Section 33676	1 - 4	6,300.00	100.00					100.00							\$ 100.00
12) Infil Growth Passthrough -Rio Hondo Community College District	Rio Hondo Community College District	Payments Pursuant to Section 33676	1 - 4	63,900.00	1,200.00					1,200.00							\$ 1,200.00
13) Infil Growth Passthrough -ABC Unified School District	ABC Unified School District	Payments Pursuant to Section 33676	1 - 4	7,569,300.00	143,500.00					143,500.00							\$ 143,500.00
14) Infil Growth Passthrough -Norwalk - La Mirada Unified School District	Norwalk - La Mirada Unified School District	Payments Pursuant to Section 33676	1 - 4	4,427,300.00	83,900.00					83,900.00							\$ 83,900.00
15) SB 211 Payment -L.A. County	L.A. County	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	30,594,500.00	286,800.00		0.00			114,720.00	72,274.00	20,650.00	0.00	41,299.00	32,695.00	5,162.00	\$ 286,800.00
16) SB 211 Payment -L.A. County Library	L.A. County Library	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	2,086,100.00	19,400.00		0.00			7,760.00	4,888.00	1,397.00	0.00	2,794.00	2,212.00	349.00	\$ 19,400.00
17) SB 211 Payment -L.A. County Fire	L.A. County Fire	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	10,652,500.00	75,800.00		0.00			30,320.00	19,102.00	5,458.00	0.00	10,915.00	8,641.00	1,364.00	\$ 75,800.00
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 - 4	1,769,800.00	9,900.00		1,600.00										\$ 1,600.00
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 - 4	1,278,800.00	11,800.00		0.00			4,720.00	2,974.00	850.00	0.00	1,699.00	1,345.00	212.00	\$ 11,800.00
20) SB 211 Payment -Little Lake Cemetery District	Little Lake Cemetery District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	117,700.00	1,300.00		650.00										\$ 650.00
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	1 - 4	60,500.00	400.00		50.00										\$ 50.00
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 - 4	1,845,100.00	14,900.00		2,500.00										\$ 2,500.00
23) SB 211 Payment -City of La Mirada	City of La Mirada	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	6,389,300.00	87,400.00		15,700.00										\$ 15,700.00
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	1 - 4	3,267,900.00	26,500.00		4,900.00										\$ 4,900.00
25) SB 211 Payment -Central Basin MW	Central Basin MW	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	314,900.00	2,200.00		0.00										\$ -
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	1 - 4	20,300.00	100.00		0.00										\$ -
27) SB 211 Payment -County Office of Education	County Office of Education	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	456,700.00	3,200.00		0.00										\$ -
28) SB 211 Payment -East Whittier City School District	East Whittier City School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	107,800.00	400.00		200.00										\$ 200.00
29) SB 211 Payment -Lowell Joint School District	Lowell Joint School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	8,500.00	0.00		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	1 - 4	14,500.00	0.00		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	1 - 4	223,000.00	800.00		400.00										\$ 400.00
32) SB 211 Payment -Cerritos Community College District	Cerritos Community College District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	2,753,200.00	28,200.00		9,600.00										\$ 9,600.00
33) SB 211 Payment -North Orange Community College	North Orange Community College	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	3,200.00	0.00		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	1 - 4	33,500.00	200.00		100.00										\$ 100.00
35) SB 211 Payment -ABC Unified School District	ABC Unified School District	Tax Sharing Pursuant to Section 33607.5 and 33607.7	1 - 4	4,201,300.00	31,800.00		13,500.00										\$ 13,500.00
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	1 - 4	16,975,200.00	137,200.00		10,500.00										\$ 10,500.00
37) Deferred Passthrough	L.A. County	Deferred Tax Sharing	1 - 4	4,936,150.29	0.00												\$ -
38) Owner Participation Agreement	US Food Service	Tax Sharing	1	261,100.00	261,100.00			65,300.00			65,300.00			65,300.00			\$ 195,900.00
39) Owner Participation Agreement	Beaulieu of America	Tax Sharing	1	0.00	0.00												\$ -
40) Owner Participation Agreement	Living Spaces	Tax Sharing	1	56,100.00	56,100.00			56,100.00									\$ 56,100.00
<b>Totals - This Page</b>				<b>\$ 252,572,450.29</b>	<b>\$ 4,186,000.00</b>	<b>\$ -</b>	<b>\$ 59,700.00</b>	<b>\$ 65,300.00</b>	<b>\$ 56,100.00</b>	<b>\$ 1,576,520.00</b>	<b>\$ 934,715.00</b>	<b>\$ 216,619.00</b>	<b>\$ 51,345.00</b>	<b>\$ 464,307.00</b>	<b>\$ 352,963.00</b>	<b>\$ 58,431.00</b>	<b>\$ 3,836,000.00</b>

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 Project Area(s) Merged Redevelopment Project

**ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month												
						Aug**	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total	
1) Owner Participation Agreement	Mohawk Carpets	Tax Sharing	1	0.00	0.00													
2) Owner Participation Agreement	Shaw Carpets	Tax Sharing	1	0.00	0.00													
3) Capital Projects	Various	Bond Funded Capital Projects (2006 Bond Proceeds)	1, 4	9,791,436.00	9,791,436.00	436,112.00	642,100.00	642,100.00	642,100.00	642,100.00	642,100.00	321,050.00	1,941,260.00	1,941,260.00	1,941,260.00	166,966.00	2,332,720.00	
4) 20% Housing Set Aside	Low Mod Housing Fund	Housing Projects and Programs	1 - 4	117,528,600.00	2,942,600.00					1,177,040.00	70,622.00	194,212.00	52,967.00	353,112.00	317,801.00			
5) Reimbursement Agreement	City of La Mirada	Reimbursement for Prior Advances	1 - 4	29,145,396.00	1,923,458.00			273,460.00		825,000.00			412,500.00			412,500.00	1,923,460.00	
6) SERAF Housing Fund Loan	Agency Housing Fund	Repayment of Loan for FY09-10 & 10-11 SERAF	1 - 4	5,831,098.00	0.00													
7) Sales Tax Reimbursement	City of Carson	Tax Sharing	1	4,076,903.00	0.00													
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<b>Totals - This Page</b>				<b>\$ 166,373,433.00</b>	<b>\$ 14,657,494.00</b>	<b>\$ 436,112.00</b>	<b>\$ 642,100.00</b>	<b>\$ 915,560.00</b>	<b>\$ 642,100.00</b>	<b>\$ 2,644,140.00</b>	<b>\$ 712,722.00</b>	<b>\$ 515,262.00</b>	<b>\$ 465,467.00</b>	<b>\$ 2,294,372.00</b>	<b>\$ 2,259,061.00</b>	<b>\$ 2,520,726.00</b>	<b>\$ 14,047,622.00</b>	