

Pursuant to the terms of ABx1 26:

- This draft Recognized Obligation Payment Schedule (ROPS) was prepared by the Successor Agency using as its basis the Second Amended Enforceable Obligation Payment Schedule (EOPS) adopted by the Sonoma County Community Redevelopment Agency on 1/31/2012.
- The EOPS and draft ROPS were approved by the Successor Agency Board on 2/28/2012. The EOPS will be used as the basis of payments to be made by the Successor Agency for all enforceable obligations until such time as this ROPS is approved, certified, and submitted to the State, as noted below.
- The draft ROPS as approved by the Successor Agency Board was submitted to the Sonoma County Auditor-Controller for certification.
- This draft ROPS that is being submitted to the Successor Agency's Oversight Board for approval has been updated since 2/28/2012 to remove two ineligible projects and to reformat for clarity of information presented.
- The approved ROPS will be submitted to the State Controller's Office and State Department of Finance, and will be posted on the Successor Agency's website.
- The approved ROPS will be used as the basis of payments to be made by the Successor Agency for all enforceable obligations for the six-month time period shown below.
- The monthly payments noted on this ROPS for the six-month period are estimates. The amount to be disbursed in any given month may be higher or lower than the amount shown, not to exceed the aggregate amount shown in the Total column.
- The payees noted on this ROPS are those that are under contract as of the date noted above. The vendors may change over time as necessary and appropriate to meet changes in circumstances related to service provided.
- The attached Exhibits A - E display costs anticipated to be paid in each year until all enforceable obligations are fully satisfied for Roseland bond payments and related fees (Exh. A), Springs bond payments and related fees (Exh. B), project expenditures (Exh. C), project delivery costs (Exh. D), and administrative costs (Exh. E) .
- A new ROPS will be adopted for each successive six-month period until the earlier of the time when all enforceable obligations are fully satisfied or an approved ROPS is no longer required by State law.

	Project Name / Debt Obligation	Payee	Description of Obligation	Project Area	Source of Funds	Total Outstanding Payment Amount	Payments by Month This Period						Payments Next Period		
							Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total 6 Months	Jul-12 through Dec-12	Total 12 months
	BONDS														
1)	1986 Roseland Tax Allocation Bonds	US Bank, Trustee	Bond payments & trustee fees. See detailed bond debt service payment schedule to final maturity in Exhibit A.	Roseland	Reserves, Trust Fund	\$ 405,515	\$ 13,628	\$ -	\$ -	\$ -	\$ 1,475	\$ -	\$ 15,103	\$ 118,628	\$ 133,731
2)	2008 Springs Tax Allocation Bonds	Bank of New York Mellon, Trustee	Bond payments & trustee fees. See detailed bond debt service payment schedule to final maturity in Exhibit B.	Springs	Reserves, Trust Fund	\$ 26,016,963	\$ 408,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 409,800	\$ 723,800	\$ 1,133,600
3)	Bond Fiscal Agent Fees	Digital Assurance Certification LLP	Fees for bond administration & servicing. See Exhibit B, Notes.	Springs	Reserves, Trust Fund	\$ 11,500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 500
	COMPLETED PROJECTS														
4)	Roseland Village - Redevelopment	Mission Housing Dev. Corp.	Master planning. Exhibit C.	Roseland	Reserves, Trust Fund	\$ 222	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ -	\$ 222	\$ -	\$ 222
5)	Springs Litter Abatement Program	Becoming Independent	Litter abatement along Highway 12. Exhibit C.	Springs	Reserves, Trust Fund	\$ 35	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ 35
6)	Springs Commercial Rehab Loan Prog	Robert Sanders & Company	Facade improvements to E-Saan Thai House. Exhibit C.	Springs	Reserves, Trust Fund	\$ 593	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593	\$ -	\$ 593
7)	Springs Commercial Rehab Loan Prog	Tom Davis Paining, Dan Heddy Inc., Evans Sign Co.	Facade improvements to Parsons Lumber. Exhibit C.	Springs	Reserves, Trust Fund	\$ 508	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508	\$ -	\$ 508
8)	Springs Commercial Rehab Loan Prog	Dan Heddy Inc.	Renovations to Arroyo Veterinary Hospital. Exhibit C.	Springs	Reserves, Trust Fund	\$ 1,843	\$ 1,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,843	\$ -	\$ 1,843
9)	Springs Commercial Rehab Loan Prog	Linda Gill & contractors TBD	Renovations to Farmers Insurance. Exhibit C.	Springs	Reserves, Trust Fund	\$ 1,185	\$ 1,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,185	\$ -	\$ 1,185
10)	Russian River Branding and Marketing	Studio M	Advertisement & Sonoma County Visitor's Guide. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 4,640	\$ -	\$ 4,640	\$ -	\$ -	\$ -	\$ -	\$ 4,640	\$ -	\$ 4,640
11)	RR Advisory Group Meetings	Jane E James dba Captioning Services Prof	Captioning services. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 660	\$ 660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660	\$ -	\$ 660
12)	River Area Shelter & Downtown Task Group	Annette Townley	Meeting Facilitation Services. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 7,900	\$ -	\$ -	\$ 7,900	\$ -	\$ -	\$ -	\$ 7,900	\$ -	\$ 7,900
13)	Rio Nido Beach Access Acquisition	Cinquinni Passarini	ALTA Survey. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 13,866	\$ 13,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,866	\$ -	\$ 13,866
14)	Rio Nido Beach Access Acquisition	PRMD	Review ALTA Record of Survey. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 610	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ 610
15)	RDA Commercial Rehab Loan Prog	Mark Albertson Architects,	Design Services. Exhibit C.	All	Reserves, Trust Fund	\$ 10,078	\$ 6,633	\$ 3,445	\$ -	\$ -	\$ -	\$ -	\$ 10,078	\$ -	\$ 10,078
16)	RDA Commercial Rehab Loan Prog	Praxis Architects	Design Services. Exhibit C.	All	Reserves, Trust Fund	\$ 1,720	\$ -	\$ 1,720	\$ -	\$ -	\$ -	\$ -	\$ 1,720	\$ -	\$ 1,720
17)	RDA Commercial Rehab Loan Prog	Robert Sanders & Company	Design Services. Exhibit C.	All	Reserves, Trust Fund	\$ 9,093	\$ 4,093	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 9,093	\$ -	\$ 9,093
18)	Guerneville Public Restrooms - Development	Sonoma County General Services	Construction & installation of public restrooms. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 329,000	\$ 218,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,760	\$ -	\$ 218,760
	COMPLETED - PENDING FINAL DRAW														
18a)	Guerneville Public Restrooms - Development	Sonoma County General Services	Contingent Legal Liability - Possible prevailing wage restitution payments pending DIR determination	Russian River	Reserves, Trust Fund	included in #18		\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 10,240	\$ 110,240	\$ -	\$ 110,240
19)	Highway 12 Ph 2 - Shoulder Widening	Sonoma County Public Works	Earth Shoulder Embankment project. Exhibit C.	Springs	Bonds, Reserves, Trust Fund	\$ 9,972	\$ 3,650	\$ -	\$ -	\$ 6,322	\$ -	\$ -	\$ 9,972	\$ -	\$ 9,972
	PROP. MGMT. & MAINT.: NON-HSG/MIXED USE														
20)	Roseland Village - Property Management	City of Santa Rosa	Roseland Fire Department Fire Permit. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	\$ -	\$ 250
21)	Roseland Village - Property Management	Pacific Gas & Electric	Gas & Electric Service to 665 Sebastopol Rd. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 100,440	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 10,044	\$ 10,044	\$ 20,088
22)	Roseland Village - Property Management	City of Santa Rosa Water	Water for firelines & grounds. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 7,380	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 738	\$ 738	\$ 1,476
23)	Roseland Village - Property Management	AT&T	Fire Monitoring lines - 665 & 765 Sebastopol Rd. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 8,700	\$ 145	\$ 145	\$ 145	\$ 145	\$ 145	\$ 145	\$ 870	\$ 870	\$ 1,740

	Project Name / Debt Obligation	Payee	Description of Obligation	Project Area	Source of Funds	Total Outstanding Payment Amount	Payments by Month This Period						Payments Next Period		
							Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total 6 Months	Jul-12 through Dec-12	Total 12 months
24)	Roseland Village - Property Management	Redwood Empire Disposal	Grounds debris dumpster. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 56,220	\$ 937	\$ 937	\$ 937	\$ 937	\$ 937	\$ 937	\$ 5,622	\$ 5,622	\$ 11,244
25)	Roseland Village - Property Management	Econ-O-Sweep	Day Porter, Parking Lot Sweep, Debris Haul. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 123,600	\$ 2,060	\$ 2,060	\$ 2,060	\$ 2,060	\$ 2,060	\$ 2,060	\$ 12,360	\$ 12,360	\$ 24,720
26)	Roseland Village - Property Management	Your Patrol	Night security patrols. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 18,000	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,800	\$ 1,800	\$ 3,600
27)	Roseland Village - Property Management	Northridge Backflow	Annual Certification of backflow valves. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 3,000	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 300	\$ 300	\$ 600
28)	Roseland Village - Property Management	Sonoma County ACTTC	Annual Sewer Service Fee. Exhibit C.	Roseland	Reserves, Trust Fund, Other	\$ 286,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,299	\$ 57,299	\$ -	\$ 57,299
29)	Thompson Parking lot - Property Management	Northridge Backflow	Annual Backflow valve certification. Exhibit C.	Springs	Reserves, Trust Fund	\$ 1,200	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 300	\$ 300	\$ 600
30)	Thompson Parking lot - Property Management	Valley of the Moon Water	Irrigation Water - meter maintenance. Exhibit C.	Springs	Reserves, Trust Fund	\$ 1,824	\$ 76	\$ 76	\$ 76	\$ 76	\$ 76	\$ 76	\$ 456	\$ 456	\$ 912
31)	Thompson Parking lot - Property Management	Pacific Gas & Electric	Electricity for light poles & irrigation timer. Exhibit C.	Springs	Reserves, Trust Fund	\$ 3,744	\$ 156	\$ 156	\$ 156	\$ 156	\$ 156	\$ 156	\$ 936	\$ 936	\$ 1,872
32)	Thompson Parking lot - Property Management	Sonoma County Regional Parks	Maintain irrigation, lighting, and landscape. Exhibit C.	Springs	Reserves, Trust Fund	\$ 20,808	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 5,202	\$ 5,202	\$ 10,404
33)	All properties - Property Management	Bill's Lock and Safe	Keys and locks. Exhibit C.	All	Low/Mod Fund, Reserves, Trust Fund,	\$ 7,500	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 750	\$ 750	\$ 1,500
34)	All properties - Property Management	Golden West Glass	Replacement of broken glass. Exhibit C.	All	Low/Mod Fund, Reserves, Trust Fund,	\$ 5,520	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 552	\$ 552	\$ 1,104
35)	Guerneville Public Restrooms - Property Management	Sonoma County General Services	Maintenance. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 36,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 6,000	\$ 6,000	\$ 12,000
36)	Guerneville Public Restrooms - Property Management	Brokade Janitorial	Maintenance, cleaning, stocking. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 90,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 15,000	\$ 15,000	\$ 30,000
37)	Guerneville Public Restrooms - Property Management	PG&E and other utilities	Utilities. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 9,468	\$ 263	\$ 263	\$ 263	\$ 263	\$ 263	\$ 263	\$ 1,578	\$ 1,578	\$ 3,156
PROP. MGMT. & MAINT.: HOUSING															
38)	Old Sheriff Substation - Property Management	Northridge Backflow	Annual Backflow valve certification. Exhibit C.	Springs	Low/Mod Fund	\$ 1,200	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 300	\$ 300	\$ 600
39)	Old Sheriff Substation - Property Management	Valley of the Moon Water	Irrigation Water - meter maintenance. Exhibit C.	Springs	Low/Mod Fund	\$ 4,512	\$ 188	\$ 188	\$ 188	\$ 188	\$ 188	\$ 188	\$ 1,128	\$ 1,128	\$ 2,256
40)	Old Sheriff Substation - Property Management	Pacific Gas & Electric	Baseline service. Exhibit C.	Springs	Low/Mod Fund	\$ 5,328	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 1,332	\$ 1,332	\$ 2,664
41)	Old Sheriff Substation - Property Management	Sonoma County General Services	HVAC service, security, landscape, mowing, etc. Exhibit C.	Springs	Low/Mod Fund	\$ 18,192	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 4,548	\$ 4,548	\$ 9,096
42)	Old Sheriff Substation - Property Management	Sonoma County ACTTC	Annual Sewer Service Fee. Exhibit C.	Springs	Low/Mod Fund	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ 800
PRIVATE ENTITY CONTRACT - HOUSING															
43)	Redwood Grove Cottages	Cipora Properties	Acquisition and rehab of affordable housing units. Exhibit C.	Russian River	Low/Mod Fund	\$ 19,800	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 19,800	\$ -	\$ 19,800
44)	RR Housing Rehab Loan Prog	Jeff Halbert Construction	Rehabilitation of single-family dwelling. Exhibit C.	Russian River	Low/Mod Fund	\$ 15,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,470	\$ 15,470	\$ -	\$ 15,470
45)	Housing Rehabilitation Loan Prog <i>Deleted - No signed agreement.</i>	So Co Community Development Commission	Loan set-up fees. Exhibit C.	All	Low/Mod Fund	\$ 1,500	\$ -	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,500	\$ -	\$ 1,500
46)	RR Housing Rehab Loan Prog <i>Deleted - No signed agreement.</i>	Contractor(s) to be determined	Rehabilitation of single-family dwelling. Exhibit C.	Russian River	Low/Mod Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
47)	RR Housing Rehab Loan Prog <i>Deleted - No signed agreement.</i>	Contractor(s) to be determined	Rehabilitation of single-family dwelling. Exhibit C.	Russian River	Low/Mod Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PRIVATE ENTITY CONTRACT - NON-HOUSING															
48)	Springs Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Sonoma Creek Inn. Exhibit C.	Springs	Reserves, Trust Fund	\$ 15,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ 2,500	\$ 15,000	\$ -	\$ 15,000
49)	Springs Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Taqueria Hacienda. Exhibit C.	Springs	Reserves, Trust Fund	\$ 15,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ 2,500	\$ 15,000	\$ -	\$ 15,000
50)	Springs Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Rancho Viejo Restaurant. Exhibit C.	Springs	Reserves, Trust Fund	\$ 15,000	\$ -	\$ -	\$ 5,000	\$ 10,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
51)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Hemp & Chocolate. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 15,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 15,000	\$ -	\$ 15,000
52)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to McT's Bullpen. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 15,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 15,000	\$ -	\$ 15,000
53)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Monte Rio Beach Store. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 15,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 15,000	\$ -	\$ 15,000
54)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to The Gym. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 14,350	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 4,350	\$ -	\$ 14,350	\$ -	\$ 14,350
55)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Pete's Picnic Tables. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 14,500	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 4,500	\$ -	\$ 14,500	\$ -	\$ 14,500
56)	RR Commercial Rehab Loan Prog	Bob Sanders & Company/Contractor(s) to be determined	Facade improvements to Guerneville 5 & 10. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 2,005	\$ -	\$ -	\$ 2,005	\$ -	\$ -	\$ -	\$ 2,005	\$ -	\$ 2,005
57)	RR Commercial Rehab Loan Prog	B&L Glass, Artemio Diaz	Facade improvements to Whitetail Wine Bar. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 9,125	\$ -	\$ -	\$ -	\$ 6,182	\$ -	\$ 2,943	\$ 9,125	\$ -	\$ 9,125
58)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Renovations to Bucks Restaurant. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 54,839	\$ -	\$ -	\$ 25,000	\$ 29,839	\$ -	\$ -	\$ 54,839	\$ -	\$ 54,839
59)	RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Renovations to Rio Nido Inn. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 100,000	\$ -	\$ 100,000
60)	RR Branding / Marketing Planning - GDS	Great Destination Strategies	Assessment, implementation & way-finding signage plans. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 43,645	\$ -	\$ -	\$ 10,911	\$ 10,911	\$ 10,911	\$ 10,912	\$ 43,645	\$ -	\$ 43,645
61)	Riverkeeper Stewardship Park - Ph 3	Riverkeeper	Park design & restoration costs. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 110,265	\$ 20,920	\$ 17,869	\$ 17,869	\$ 17,869	\$ 17,869	\$ 17,869	\$ 110,265	\$ -	\$ 110,265

	Project Name / Debt Obligation	Payee	Description of Obligation	Project Area	Source of Funds	Total Outstanding Payment Amount	Payments by Month This Period						Payments Next Period		
							Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total 6 Months	Jul-12 through Dec-12	Total 12 months
62)	Roseland Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements for Mekong Market. Exhibit C.	Roseland	Reserves, Trust Fund	\$ 15,000		\$ 5,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
63)	Roseland Commercial Rehab Loan Prog	Harkey Construction	Structural rehabilitation of Maria's Market. Exhibit C.	Roseland	Reserves, Trust Fund	\$ 100,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
	PUBLIC ENTITY CONTRACT														
64)	Sonoma Valley Econ. Dev. Partnership	SV Chamber and City of Sonoma	Economic Development Services. Exhibit C.	Springs	Reserves, Trust Fund	\$ 31,280	\$ -	\$ -	\$ 7,820	\$ 7,820	\$ 7,820	\$ 7,820	\$ 31,280	\$ -	\$ 31,280
65)	RR Small Business Assistance	Small Business Develop Cntr @ SRJC	Small Business Technical Assistance. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 3,570	\$ 1,320	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 3,570	\$ -	\$ 3,570
66)	Sweetwater Springs- Phases 3 & 4	Sweetwater Springs Water District	Water delivery system improvements. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 79,465	\$ 771	\$ 15,738	\$ 15,739	\$ 15,739	\$ 15,739	\$ 15,739	\$ 79,465	\$ -	\$ 79,465
67)	Sweetwater Springs- Phase 5/6	Sweetwater Springs Water District	Water delivery system improvements. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 1,018,920	\$ 17,160	\$ 200,352	\$ 200,352	\$ 200,352	\$ 200,352	\$ 200,352	\$ 1,018,920	\$ -	\$ 1,018,920
68)	Monte Rio Creekside Park Ph. I	Monte Rio Recreation and Park District	Design & construction of park improvements. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 1,277,810	\$ 64,750	\$ 242,612	\$ 242,612	\$ 242,612	\$ 242,612	\$ 242,612	\$ 1,277,810	\$ -	\$ 1,277,810
69)	Roseland Small Business Assistance	Small Business Develop Cntr @ SRJC	Small Business Technical Assistance. Exhibit C.	Roseland	Reserves, Trust Fund	\$ 15,450	\$ 4,760	\$ 2,138	\$ 2,138	\$ 2,138	\$ 2,138	\$ 2,138	\$ 15,450	\$ -	\$ 15,450
	SONOMA COUNTY CONTRACT														
70)	Roseland Village - Redevelopment	Sonoma County General Services	Repairs; demolition & environmental clean-up; design & construction of public improvements. Exhibit C.	Roseland	Reserves, Trust Fund	\$ 6,920,000	\$ 262,000	\$ 50,000	\$ 50,000	\$ 200,000	\$ 1,100,000	\$ 1,100,000	\$ 2,762,000	\$ 1,000,000	\$ 3,762,000
71)	Highway 12 Phase 2 - Stage 2	Sonoma County Public Works	Road, curb and sidewalk improvements. Exhibit C.	Springs	Bonds, Reserves, Trust Fund	\$ 11,342,935	\$ 875,000	\$ -	\$ -	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000	\$ 5,225,000	\$ 6,117,935	\$ 11,342,935
72)	Guerneville River Park - Phase 2	Sonoma County Regional Parks	Construction of park improvements. Exhibit C.	Russian River	Reserves, Trust Fund	\$ 2,250	\$ -	\$ -	\$ -	\$ 750	\$ 750	\$ 750	\$ 2,250	\$ -	\$ 2,250
73)	Graffiti Abatement Program	Sonoma County Sheriff	Graffiti abatement throughout Project Area. Exhibit C.	All	Reserves, Trust Fund	\$ 22,191	\$ 4,760	\$ -	\$ -	\$ 5,810	\$ 5,810	\$ 5,811	\$ 22,191	\$ -	\$ 22,191
	ADMIN & PROJECT DELIVERY PERSONNEL														
74)	Successor Agency Administrative Cost - Personnel	Employees, Sonoma County ACTTC, State Compensation Fund, Sonoma County Risk Management	Administrative personnel costs required to comply with ABx1 26. See detail in Exhibit E.	All	Admin Allow	\$ 1,110,533	\$ -	\$ 40,383	\$ 40,383	\$ 40,383	\$ 40,383	\$ 40,383	\$ 201,915	\$ 100,956	\$ 302,871
75)	Project Delivery - Personnel	Employees, Sonoma County ACTTC, State Compensation Fund, Sonoma County Risk Management	Personnel costs required to implement projects listed on the ROPS. See detail in Exhibit D.	All	Low/Mod Fund, Reserves, Trust Fund, Other	\$ 1,357,390	\$ 74,376	\$ 74,376	\$ 74,376	\$ 74,376	\$ 74,376	\$ 74,376	\$ 446,256	\$ 152,874	\$ 599,130
	ADMIN & PROJ DELIVERY NON-PERSONNEL														
76)	Redevelopment Fiscal Services	Rosenow Spevacek Group or other contractors TBD	Fiscal consultant services for Successor Agency. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 476,762	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 58,740	\$ 133,740
77)	Legal Services	Sonoma County Counsel; Goldfarb & Lipman	Legal services for Successor Agency. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 762,819	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000	\$ 93,990	\$ 213,990
78)	Legal Services	Contractor(s) to be determined	Legal services for Oversight Board, if deemed necessary and appropriate. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 190,705	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000	\$ 23,496	\$ 53,496
79)	Audit Services	Wallace Rowe & Associates	Annual Audits. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 31,784	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ 5,000	\$ 3,918	\$ 8,918
80)	Leased Space Rent	Property Owner or Lessor	Monthly Office Lease. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 171,634	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 27,000	\$ 21,150	\$ 48,150
81)	Lease / Support for Office Equipment	Kvocera - Mita America Inc	Lease of copiers. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 7,628	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,200	\$ 942	\$ 2,142
82)	Board Services	Sonoma County County Administrator	Board Agenda Item processing fees. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 63,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 7,830	\$ 17,830
83)	Leased vehicles	Sonoma County General Services	Lease vehicles for work-related travel. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 22,007	\$ 577	\$ 577	\$ 577	\$ 577	\$ 577	\$ 577	\$ 3,462	\$ 2,712	\$ 6,174
84)	Computer Hardware and Software, Records	Sonoma County Information Systems	Repair and support info systems & equip, record storage, supplies, & destruction. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 69,150	\$ -	\$ -	\$ -	\$ 5,439	\$ -	\$ 5,439	\$ 10,878	\$ 8,520	\$ 19,398
85)	Communications	Sonoma County Information Systems	Printing of Redevelopment Materials. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 38,141	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 6,000	\$ 4,698	\$ 10,698
86)	Postage	Sonoma County Information Systems	Mailing expenses and Courier Services. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 28,606	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 4,500	\$ 3,522	\$ 8,022
87)	Supplies & small tools	Staples	Office supplies and small tools. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 9,535	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,500	\$ 1,176	\$ 2,676
88)	Memberships	Contractor(s) to be determined	Membership dues/fees. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 1,144	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 180	\$ 144	\$ 324
89)	Subscriptions	Local News Publications	Annual subscription costs. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 763	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 120	\$ 96	\$ 216

	Project Name / Debt Obligation	Payee	Description of Obligation	Project Area	Source of Funds	Total Outstanding Payment Amount	Payments by Month This Period						Payments Next Period		
							Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total 6 Months	Jul-12 through Dec-12	Total 12 months
90)	Communications	Sonoma County Information Systems	Phones, data lines, voice mail, TDD, phonetree. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 11,442	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,800	\$ 1,410	\$ 3,210
91)	Legal Notices	Press Democrat, Sonoma Index Tribune, West County Gazette, Russian River Times, Sonoma Sun and Sol, Sonoma West Publishers	Post notices in newspapers of general distribution. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 57,211	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 9,000	\$ 7,050	\$ 16,050
92)	Copier and Fax Supplies	Discovery Office Systems	Toner, maintenance kits, supplies. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 1,907	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 300	\$ 234	\$ 534
93)	Equipment Repairs	Discovery Office Systems	Fax & small machine repairs. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ 192	\$ -	\$ 192	\$ 150	\$ 342
94)	Document Security	Access Information Management	Confidential paper shredding. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 381	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 60	\$ 48	\$ 108
95)	Recruitment Expenses	The Press Democrat, Jobs Available, Other TBD	Recruitment notices to fill allocated positions. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 3,814	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 600	\$ 468	\$ 1,068
96)	Recruitment Expenses	Employee Relations Inc	Recruitment related background investigations. See Exhibits D & E, footnote 2.	All	Low/Mod Fund, Reserves, Trust Fund, Admin Allow, Other	\$ 1,907	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 300	\$ 234	\$ 534
															\$ -
	TOTALS					\$ 53,362,306	\$ 2,074,919	\$ 756,796	\$ 912,885	\$ 2,501,565	\$ 3,339,300	\$ 3,343,726	\$ 12,929,191	\$ 8,524,537	\$ 21,453,728

**Sonoma County as Successor to the Sonoma County Community Redevelopment Agency
Recognized Obligation Payment Schedule - 2/28/2012
EXHIBIT A**

Roseland 1986 Tax Allocation Bond Repayment Schedule				
Calendar Year	February Interest Payment	August Interest Payment	August Principal Payment	Annual Total of Payments
1986				
1987	\$ 52,535.00	\$ 52,535.00	\$ -	105,070.00
1988	\$ 52,535.00	\$ 52,535.00	\$ -	105,070.00
1989	\$ 52,535.00	\$ 52,535.00	\$ -	105,070.00
1990	\$ 52,535.00	\$ 52,535.00	\$ -	105,070.00
1991	\$ 52,535.00	\$ 52,535.00	\$ -	105,070.00
1992	\$ 52,535.00	\$ 52,535.00	\$ 20,000.00	125,070.00
1993	\$ 51,745.00	\$ 51,745.00	\$ 20,000.00	123,490.00
1994	\$ 50,955.00	\$ 50,955.00	\$ 25,000.00	126,910.00
1995	\$ 49,967.50	\$ 49,967.50	\$ 25,000.00	124,935.00
1996	\$ 48,980.00	\$ 48,980.00	\$ 30,000.00	127,960.00
1997	\$ 47,795.00	\$ 47,795.00	\$ 30,000.00	125,590.00
1998	\$ 46,610.00	\$ 46,610.00	\$ 35,000.00	128,220.00
1999	\$ 45,227.50	\$ 45,227.50	\$ 35,000.00	125,455.00
2000	\$ 43,845.00	\$ 43,845.00	\$ 40,000.00	127,690.00
2001	\$ 42,265.00	\$ 42,265.00	\$ 40,000.00	124,530.00
2002	\$ 40,685.00	\$ 40,685.00	\$ 45,000.00	126,370.00
2003	\$ 38,907.50	\$ 38,907.50	\$ 50,000.00	127,815.00
2004	\$ 36,932.50	\$ 36,932.50	\$ 55,000.00	128,865.00
2005	\$ 34,760.00	\$ 34,760.00	\$ 60,000.00	129,520.00
2006	\$ 32,390.00	\$ 32,390.00	\$ 65,000.00	129,780.00
2007	\$ 29,822.50	\$ 29,822.50	\$ 70,000.00	129,645.00
2008	\$ 27,057.50	\$ 27,057.50	\$ 75,000.00	129,115.00
2009	\$ 24,095.00	\$ 24,095.00	\$ 80,000.00	128,190.00
2010	\$ 20,935.00	\$ 20,935.00	\$ 90,000.00	131,870.00
2011	\$ 17,380.00	\$ 17,380.00	\$ 95,000.00	129,760.00
2012	\$ 13,627.50	\$ 13,627.50	\$ 105,000.00	132,255.00
2013	\$ 9,480.00	\$ 9,480.00	\$ 115,000.00	133,960.00
2014	\$ 4,937.50	\$ 4,937.50	\$ 125,000.00	134,875.00
Grand Total	\$ 1,073,610.00	\$ 1,073,610.00	\$ 1,330,000.00	3,477,220.00
Subtotals:				
Feb 1986 - Aug 2011	\$ 1,045,565.00	\$ 1,045,565.00	\$ 985,000.00	3,076,130.00
Feb 2012 - Aug 2014	\$ 28,045.00	\$ 28,045.00	\$ 345,000.00	401,090.00

U.S. Bank Trustee Fee = \$1,475 annually, to be paid on or around May 1 each year through 2014.

Sonoma County as Successor to the Sonoma County Community Redevelopment Agency
Recognized Obligation Payment Schedule - 2/28/2012

EXHIBIT B

**Springs 2008 Tax Allocation Bonds
Repayment Schedule**

Date	Interest from Capitalized Interest Account	Interest from Tax Increment Revenue	Principal from Tax Increment Revenue	Total Payment
02/01/09	\$ 139,076.11	\$ -	\$ -	\$ 139,076.11
08/01/09	\$ 424,300.00	\$ -	\$ 185,000.00	\$ 609,300.00
02/01/10	\$ 420,600.00	\$ -	\$ -	\$ 420,600.00
08/01/10	\$ 420,600.00	\$ -	\$ 290,000.00	\$ 710,600.00
02/01/11	\$ 414,800.00	\$ -	\$ -	\$ 414,800.00
08/01/11	\$ 414,800.00	\$ -	\$ 300,000.00	\$ 714,800.00
02/01/12	\$ 274,804.44	\$ 133,995.56		\$ 408,800.00
08/01/12		\$ 408,800.00	\$ 315,000.00	\$ 723,800.00
02/01/13		\$ 402,500.00		\$ 402,500.00
08/01/13		\$ 402,500.00	\$ 325,000.00	\$ 727,500.00
02/01/14		\$ 396,000.00		\$ 396,000.00
08/01/14		\$ 396,000.00	\$ 340,000.00	\$ 736,000.00
02/01/15		\$ 388,775.00		\$ 388,775.00
08/01/15		\$ 388,775.00	\$ 355,000.00	\$ 743,775.00
02/01/16		\$ 380,787.50		\$ 380,787.50
08/01/16		\$ 380,787.50	\$ 370,000.00	\$ 750,787.50
02/01/17		\$ 372,000.00		\$ 372,000.00
08/01/17		\$ 372,000.00	\$ 385,000.00	\$ 757,000.00
02/01/18		\$ 362,375.00		\$ 362,375.00
08/01/18		\$ 362,375.00	\$ 405,000.00	\$ 767,375.00
02/01/19		\$ 351,743.75		\$ 351,743.75
08/01/19		\$ 351,743.75	\$ 425,000.00	\$ 776,743.75
02/01/20		\$ 340,056.25		\$ 340,056.25
08/01/20		\$ 340,056.25	\$ 450,000.00	\$ 790,056.25
02/01/21		\$ 327,118.75		\$ 327,118.75
08/01/21		\$ 327,118.75	\$ 475,000.00	\$ 802,118.75
02/01/22		\$ 313,462.50		\$ 313,462.50
08/01/22		\$ 313,462.50	\$ 505,000.00	\$ 818,462.50
02/01/23		\$ 298,312.50		\$ 298,312.50
08/01/23		\$ 298,312.50	\$ 535,000.00	\$ 833,312.50
02/01/24		\$ 282,262.50		\$ 282,262.50
08/01/24		\$ 282,262.50	\$ 565,000.00	\$ 847,262.50
02/01/25		\$ 263,900.00		\$ 263,900.00
08/01/25		\$ 263,900.00	\$ 600,000.00	\$ 863,900.00
02/01/26		\$ 244,400.00		\$ 244,400.00
08/01/26		\$ 244,400.00	\$ 640,000.00	\$ 884,400.00
02/01/27		\$ 223,600.00		\$ 223,600.00
08/01/27		\$ 223,600.00	\$ 685,000.00	\$ 908,600.00
02/01/28		\$ 201,337.50		\$ 201,337.50
08/01/28		\$ 201,337.50	\$ 725,000.00	\$ 926,337.50
02/01/29		\$ 177,775.00		\$ 177,775.00
08/01/29		\$ 177,775.00	\$ 775,000.00	\$ 952,775.00
02/01/30		\$ 152,587.50		\$ 152,587.50
08/01/30		\$ 152,587.50	\$ 825,000.00	\$ 977,587.50
02/01/31		\$ 125,775.00		\$ 125,775.00
08/01/31		\$ 125,775.00	\$ 880,000.00	\$ 1,005,775.00
02/01/32		\$ 97,175.00		\$ 97,175.00
08/01/32		\$ 97,175.00	\$ 935,000.00	\$ 1,032,175.00
02/01/33		\$ 66,787.50		\$ 66,787.50
08/01/33		\$ 66,787.50	\$ 995,000.00	\$ 1,061,787.50
02/01/34		\$ 34,450.00		\$ 34,450.00
08/01/34		\$ 34,450.00	\$ 1,060,000.00	\$ 1,094,450.00
Grand Totals	\$ 2,508,980.55	\$ 12,149,158.06	\$ 14,345,000.00	\$ 29,003,138.61
Subtotals:				
Feb 2009-Aug 2011	\$ 2,234,176.11	\$ -	\$ 775,000.00	\$ 3,009,176.11
Feb 2012-Aug 2034	\$ 274,804.44	\$ 12,149,158.06	\$ 13,570,000.00	\$ 25,993,962.50

NOTES:

Bank of NY Trustee Fee = \$1,000 annually, to be paid on or around February 1 each year through 2034.

Digital Assurance Certification fiscal agent fees (disclosures) = \$500 annually on or around March 1 each year through 2034

**Sonoma County as Successor to the Sonoma County Community Redevelopment Agency
Recognized Obligation Payment Schedule - 3/8/2012
EXHIBIT C**

ESTIMATED PROJECT EXPENDITURES BY YEAR
Through Project Completion or Property Disposition

PROJECT NAME	PAYEE	DESCRIPTION OF OBLIGATION	PROJECT AREA	Jan-June 2012	July-Dec 2012	Jan-June 2013	FY 13-14	FY 14-15	FY 15-16	July-Dec 2016
Roseland Village - Property Management	City of Santa Rosa	Roseland Fire Department Fire Permit	Roseland	\$ 250.00		\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -
Roseland Village - Property Management	Pacific Gas & Electric	Gas & Electric Service to 665 Sebastopol Rd	Roseland	\$ 10,044.00	\$ 10,044.00	\$ 10,044.00	\$ 20,088.00	\$ 20,088.00	\$ 20,088.00	\$ 10,044.00
Roseland Village - Property Management	City of Santa Rosa Water	Water for firelines & grounds	Roseland	\$ 738.00	\$ 738.00	\$ 738.00	\$ 1,476.00	\$ 1,476.00	\$ 1,476.00	\$ 738.00
Roseland Village - Property Management	AT&T	Fire Monitoring lines - 665 & 765 Sebastopol Rd	Roseland	\$ 870.00	\$ 870.00	\$ 870.00	\$ 1,740.00	\$ 1,740.00	\$ 1,740.00	\$ 870.00
Roseland Village - Property Management	Redwood Empire Disposal	Grounds debris dumpster	Roseland	\$ 5,622.00	\$ 5,622.00	\$ 5,622.00	\$ 11,244.00	\$ 11,244.00	\$ 11,244.00	\$ 5,622.00
Roseland Village - Property Management	Econ-O-Sweep	Day Porter, Parking Lot Sweep, Debris Haul	Roseland	\$ 12,360.00	\$ 12,360.00	\$ 12,360.00	\$ 24,720.00	\$ 24,720.00	\$ 24,720.00	\$ 12,360.00
Roseland Village - Property Management	Your Patrol	Night security patrols	Roseland	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 1,800.00
Roseland Village - Property Management	Northridge Backflow	Annual Certification of backflow valves	Roseland	\$ 300.00	\$ 300.00	\$ 300.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 300.00
Roseland Village - Property Management	Sonoma County ACTTC	Annual Sewer Service Fee	Roseland	\$ 57,299.00		\$ 57,299.00	\$ 57,299.00	\$ 57,299.00	\$ 57,299.00	\$ -
Roseland Village - Redevelopment	Sonoma County General Services	Roseland Village repairs, demolition & environmental clean-up, design & construction of public improvements	Roseland	\$ 2,762,000.00	\$ 1,000,000.00	\$ 789,500.00	\$ 789,500.00	\$ 789,500.00	\$ 789,500.00	\$ -
Roseland Village - Redevelopment	Mission Housing Dev. Corp.	Master planning	Roseland	\$ 222.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Old Sheriff Substation - Property Management	Northridge Backflow	Annual Backflow valve certification	Springs	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -
Old Sheriff Substation - Property Management	Valley of the Moon Water	Irrigation Water - meter maintenance	Springs	\$ 1,128.00	\$ 1,128.00	\$ 1,128.00	\$ 1,128.00	\$ -	\$ -	\$ -
Old Sheriff Substation - Property Management	Pacific Gas & Electric	Baseline service	Springs	\$ 1,332.00	\$ 1,332.00	\$ 1,332.00	\$ 1,332.00	\$ -	\$ -	\$ -
Old Sheriff Substation - Property Management	Sonoma County General Services	HVAC service, security, landscape, mowing, etc.	Springs	\$ 4,548.00	\$ 4,548.00	\$ 4,548.00	\$ 4,548.00	\$ -	\$ -	\$ -
Old Sheriff Substation - Property Management	Sonoma County ACTTC	Annual Sewer Service Fee	Springs	\$ 800.00	\$ -	\$ 800.00	\$ -	\$ -	\$ -	\$ -
Thompson Parking lot - Property Management	Northridge Backflow	Annual Backflow valve certification	Springs	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -
Thompson Parking lot - Property Management	Valley of the Moon Water	Irrigation Water - meter maintenance	Springs	\$ 456.00	\$ 456.00	\$ 456.00	\$ 456.00	\$ -	\$ -	\$ -
Thompson Parking lot - Property Management	Pacific Gas & Electric	Electricity for light poles & irrigation timer	Springs	\$ 936.00	\$ 936.00	\$ 936.00	\$ 936.00	\$ -	\$ -	\$ -
Thompson Parking lot - Property Management	Sonoma County Regional Parks	Maintain irrigation, lighting, and landscape	Springs	\$ 5,202.00	\$ 5,202.00	\$ 5,202.00	\$ 5,202.00	\$ -	\$ -	\$ -
All properties - Property Management	Bill's Lock and Safe	Keys and locks	All	\$ 750.00	\$ 750.00	\$ 750.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 750.00
All properties - Property Management	Golden West Glass	Replacement of broken glass	All	\$ 552.00	\$ 552.00	\$ 552.00	\$ 1,104.00	\$ 1,104.00	\$ 1,104.00	\$ 552.00
Guerneville Public Restrooms - Property Management	Sonoma County General Services	Maintenance	Russian River	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 12,000.00	\$ 6,000.00	\$ -	\$ -
Guerneville Public Restrooms - Property Management	Brokade Janitorial	Maintenance, cleaning, stocking	Russian River	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 15,000.00	\$ -	\$ -
Guerneville Public Restrooms - Property Management	PG&E and other utilities	Utilities	Russian River	\$ 1,578.00	\$ 1,578.00	\$ 1,578.00	\$ 3,156.00	\$ 1,578.00	\$ -	\$ -
Guerneville Public Restrooms - Development	Sonoma County General Services	Construction & installation of public restrooms	Russian River	\$ 329,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Highway 12 Ph 2 - Shoulder Widening	Sonoma County Public Works	Earth Shoulder Embankment project	Springs	\$ 9,972.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Highway 12 Phase 2 - Stage 2	Sonoma County Public Works	Road, curb and sidewalk improvements	Springs	\$ 5,225,000.00	\$ 6,117,935.00					\$ -
Sonoma Valley Econ. Dev. Partnership	SV Chamber and City of Sonoma	Economic Development Services	Springs	\$ 31,280.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Litter Abatement Program	Becoming Independent	Litter abatement along Highway 12	Springs	\$ 35.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Robert Sanders & Company	Facade improvements to E-Saan Thai House	Springs	\$ 593.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Tom Davis Paining, Dan Heddy Inc., Evans Sign Co.	Facade improvements to Parsons Lumber	Springs	\$ 508.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Sonoma Creek Inn	Springs	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Taqueria Hacienda	Springs	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Rancho Viejo Restaurant	Springs	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Dan Heddy Inc.	Renovations to Arroyo Veterinary Hospital	Springs	\$ 1,843.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	Linda Gill & contractors TBD	Renovations to Farmers Insurance	Springs	\$ 1,185.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Guerneville River Park - Phase 2	Sonoma County Regional Parks	Construction of park improvements	Russian River	\$ 2,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Small Business Assistance	Small Business Develop Cntr @ SRJC	Small Business Technical Assistance	Russian River	\$ 3,570.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sweetwater Springs- Phases 3 & 4	Sweetwater Springs Water District	Water delivery system improvements	Russian River	\$ 79,465.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Hemp & Chocolate	Russian River	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to McT's Bullpen	Russian River	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Monte Rio Beach Store	Russian River	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Sonoma County as Successor to the Sonoma County Community Redevelopment Agency
 Recognized Obligation Payment Schedule - 3/8/2012
 EXHIBIT C

PROJECT NAME	PAYEE	DESCRIPTION OF OBLIGATION	PROJECT AREA	Jan-June 2012	July-Dec 2012	Jan-June 2013	FY 13-14	FY 14-15	FY 15-16	July-Dec 2016
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to The Gym	Russian River	\$ 14,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements to Pete's Picnic Tables	Russian River	\$ 14,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Bob Sanders & Company/Contractor(s) to be determined	Facade improvements to Guerneville 5 & 10	Russian River	\$ 2,005.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	B&L Glass, Artemio Diaz	Facade improvements to Whitetail Wine Bar	Russian River	\$ 9,125.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Renovations to Bucks Restaurant	Russian River	\$ 54,839.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	Contractor(s) to be determined	Renovations to Rio Nido Inn	Russian River	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Housing Rehab Loan Prog	Contractor(s) to be determined	Rehabilitation of single family dwelling	Russian River	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Housing Rehab Loan Prog	Jeff Halbert Construction	Rehabilitation of single-family dwelling	Russian River	\$ 15,470.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Housing Rehab Loan Prog	Contractor(s) to be determined	Rehabilitation of single family dwelling	Russian River	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Branding / Marketing Planning - GDS	Great Destination Strategies	Assessment, implementation & way-finding signage plans	Russian River	\$ 43,645.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Russian River Branding and Marketing	Studio M	Advertisement & Sonoma County Visitor's Guide	Russian River	\$ 4,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Advisory Group Meetings	Jane E James dba Captioning Services Prof	Captioning services	Russian River	\$ 660.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
River Area Shelter & Downtown Task Group	Annette Townley	Meeting Facilitation Services	Russian River	\$ 7,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rio Nido Beach Access Acquisition	Cinquinni Passarini	ALTA Survey	Russian River	\$ 13,866.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rio Nido Beach Access Acquisition	PRMD	Review ALTA Record of Survey	Russian River	\$ 610.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Riverkeeper Stewardship Park - Ph 3	Riverkeeper	Park design & restoration costs	Russian River	\$ 110,265.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sweetwater Springs- Phase 5/6	Sweetwater Springs Water District	Water delivery system improvements	Russian River	\$ 1,018,920.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monte Rio Creekside Park Ph. I	Monte Rio Recreation and Park District	Design & construction of park improvements	Russian River	\$ 1,277,810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redwood Grove Cottages	Cipora Properties	Acquisition and rehab of affordable housing units	Russian River	\$ 19,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roseland Commercial Rehab Loan Prog	Contractor(s) to be determined	Facade improvements for Mekong Market	Roseland	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roseland Commercial Rehab Loan Prog	Harkey Construction	Structural rehabilitation of Maria's Market	Roseland	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roseland Small Business Assistance	Small Business Develop Cntr @ SRJC	Small Business Technical Assistance	Roseland	\$ 15,450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Rehabilitation Loan Prog	So Co Community Development Commission	Loan set-up fees	All	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RDA Commercial Rehab Loan Prog	Mark Albertson Architects,	Design Services	All	\$ 10,078.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RDA Commercial Rehab Loan Prog	Praxis Architects	Design Services	All	\$ 1,720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RDA Commercial Rehab Loan Prog	Robert Sanders & Company	Design Services	All	\$ 9,093.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti Abatement Program	Sonoma County Sheriff	Graffiti abatement throughout Project Area	All	\$ 22,191.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS				\$ 11,548,525.00	\$ 7,187,751.00	\$ 917,665.00	\$ 972,479.00	\$ 935,699.00	\$ 913,121.00	\$ 33,036.00

**Sonoma County as Successor to the Sonoma County Community Redevelopment Agency
Recognized Obligation Payment Schedule - 3/8/2012
EXHIBIT D**

**PROJECT DELIVERY COSTS
ESTIMATED COSTS FOR 2/1/2012 - 6/30/2012**

<u>Project Name</u>	<u>Personnel</u> ¹	<u>Non-Personnel Operations</u>	
		<u>Costs</u> ²	<u>Total</u>
Roseland Village - Property Management	26,775.24	15,540.42	\$ 42,315.66
Roseland Village - Redevelopment	80,325.72	46,621.26	\$ 126,946.98
Old Sheriff Substation - Property Management	8,925.08	5,180.14	\$ 14,105.22
Thompson Parking lot - Property Management	13,387.62	7,770.21	\$ 21,157.83
All properties - Property Management	33,469.05	19,425.53	\$ 52,894.58
Guerneville Public Restrooms - Property Management	26,775.24	15,540.42	\$ 42,315.66
Guerneville Public Restrooms - Development	4,462.54	2,590.07	\$ 7,052.61
Highway 12 Ph 2 - Shoulder Widening	4,462.54	2,590.07	\$ 7,052.61
Highway 12 Phase 2 - Stage 2	35,700.32	20,720.56	\$ 56,420.88
Sonoma Valley Econ. Dev. Partnership	8,925.08	5,180.14	\$ 14,105.22
Springs Commercial Rehab Loan Prog	8,925.08	5,180.14	\$ 14,105.22
Guerneville River Park - Phase 2	4,462.54	2,590.07	\$ 7,052.61
RR Small Business Assistance	8,925.08	5,180.14	\$ 14,105.22
Sweetwater Springs- Phases 3 & 4	4,462.54	2,590.07	\$ 7,052.61
RR Commercial Rehab Loan Prog	8,925.08	5,180.14	\$ 14,105.22
RR Housing Rehab Loan Prog	2,231.27	1,295.04	\$ 3,526.31
RR Branding / Marketing Planning	26,775.24	15,540.42	\$ 42,315.66
River Area Shelter & Downtown Task Group	4,462.54	2,590.07	\$ 7,052.61
Rio Nido Beach Access Acquisition	13,387.62	7,770.21	\$ 21,157.83
Riverkeeper Stewardship Park - Ph 3	17,850.16	10,360.28	\$ 28,210.44
Sweetwater Springs- Phase 5/6	31,237.78	18,130.49	\$ 49,368.27
Monte Rio Creekside Park Ph. I	31,237.78	18,130.49	\$ 49,368.27
Redwood Grove Cottages	8,925.08	5,180.14	\$ 14,105.22
Roseland Commercial Rehab Loan Prog	8,925.08	5,180.14	\$ 14,105.22
Roseland Small Business Assistance	8,925.08	5,180.14	\$ 14,105.22
RDA Commercial Rehab Loan Prog	8,925.08	5,180.14	\$ 14,105.22
Graffiti Abatement Program	4,462.54	2,590.07	\$ 7,052.61
	<u>\$ 446,254.00</u>	<u>\$ 259,007.00</u>	<u>\$ 705,261</u>

¹ Includes salary, fringe, and benefits for staffing under contract with Sonoma County Community Development Commission (ROPS line 95).

² Includes approximately 85% of non-personnel operating costs listed on ROPS in lines 74 through 94.

³ Costs shown for each project are estimates only. Actual delivery costs required for each project may be higher or lower than the amount shown, not to exceed the aggregate amount shown in the Total line.

**ESTIMATED PROJECT DELIVERY COSTS⁴
7/1/12 TO COMPLETION OF PROJECTS & DISPOSITION OF PROPERTIES**

<u>Project Name</u>	<u>July - Dec</u>	<u>Jan-June</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>July - Dec</u>
	<u>2012</u>	<u>2013</u>				<u>2016</u>
Roseland Village - Property Management	\$ 82,751	\$ 82,751	\$ 183,795	\$ 183,795	\$ 185,599	\$ 54,308
Roseland Village - Redevelopment	\$ 123,679	\$ 123,679	\$ 228,644	\$ 254,727	\$ 187,877	\$ 60,245
Old Sheriff Substation - Property Management	\$ 28,808	\$ 28,808	\$ 15,446	\$ -	\$ -	\$ -
Thompson Parking lot - Property Management	\$ 35,024	\$ 35,024	\$ 11,662	\$ -	\$ -	\$ -
All properties - Property Management	\$ 27,587	\$ 27,587	\$ 27,587	\$ 28,450	\$ 28,450	\$ 7,113
Guerneville Public Restrooms - Property Management	\$ 35,806	\$ 35,806	\$ 71,612	\$ 71,774	\$ -	\$ -
Guerneville Public Restrooms - Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Highway 12 Ph 2 - Shoulder Widening	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Highway 12 Phase 2 - Stage 2	\$ 35,700	\$ 35,700	\$ -	\$ -	\$ -	\$ -
Sonoma Valley Econ. Dev. Partnership	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Springs Commercial Rehab Loan Prog	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Guerneville River Park - Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Small Business Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sweetwater Springs- Phases 3 & 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Commercial Rehab Loan Prog	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Housing Rehab Loan Prog	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Branding / Marketing Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
River Area Shelter & Downtown Task Group	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rio Nido Beach Access Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Riverkeeper Stewardship Park - Ph 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sweetwater Springs- Phase 5/6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monte Rio Creekside Park Ph. I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redwood Grove Cottages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roseland Commercial Rehab Loan Prog	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roseland Small Business Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RDA Commercial Rehab Loan Prog	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti Abatement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 369,355</u>	<u>\$ 369,355</u>	<u>\$ 538,746</u>	<u>\$ 538,746</u>	<u>\$ 401,926</u>	<u>\$ 121,666</u>

⁴ The costs on this chart include both personnel and non-personnel operations costs.

**Sonoma County as Successor to the Sonoma County Community Redevelopment Agency
Recognized Obligation Payment Schedule - 2/28/2012
EXHIBIT E**

ADMINISTRATIVE BUDGET

2/1/2012 - 6/30/2012

	<u>Personnel</u> ¹	<u>Non-Personnel</u> <u>Operations Costs</u> ²	<u>Total</u>
<u>Ongoing Administrative Activities</u> ^{3,4}			
County correspondence/coordination	\$ 3,029	\$ 221	\$ 3,250
State correspondence/coordination	\$ 3,029	\$ 221	\$ 3,250
Prepare ROPS/obtain certification & approval	\$ 5,048	\$ 702	\$ 5,750
Prepare admin budget	\$ 1,010	\$ 250	\$ 1,260
Oversight Board staff support (includes education, research, reporting, Brown Act requirements, meeting costs)	\$ 40,383	\$ 10,413	\$ 50,796
Management of dissolution activities	\$ 10,096	\$ 2,000	\$ 12,096
Management of consultants/experts	\$ 10,096	\$ 1,904	\$ 12,000
Creation/management of new contracts as approved	\$ 10,096	\$ 1,904	\$ 12,000
Management of grants/other revenues	\$ 10,096	\$ 1,904	\$ 12,000
Annual reporting	\$ 10,095	\$ 1,904	\$ 11,999
Bill payment/reserves management	\$ 40,383	\$ 9,117	\$ 49,500
Manage/monitor financial reserves	\$ 10,095	\$ 1,904	\$ 11,999
<u>Dissolution Activities</u> ^{3,4}			
Communication/negotiation with taxing entities	\$ 16,153	\$ 3,347	\$ 19,500
Transfer housing assets	\$ 16,153	\$ 3,347	\$ 19,500
Oversight of asset liquidation	\$ 16,153	\$ 3,347	\$ 19,500
<u>Operations and Overhead</u> ^{3,4}			
Travel expenses	\$ -	\$ 1,000	\$ 1,000
i	\$ -	\$ 500	\$ 500
Supplies and small office equipment	\$ -	\$ 1,000	\$ 1,000
Publications	\$ -	\$ 500	\$ 500
Internet hosting	\$ -	\$ 600	\$ 600
IT support	\$ -	\$ 2,000	\$ 2,000
TOTAL	\$ 201,915	\$ 48,085	\$ 250,000

¹ Includes salary, fringe, and benefits for staffing under contract with Sonoma County Community Development Commission (ROPS line 96).

² Includes approximately 15% of non-personnel operating costs listed on ROPS in lines 74 through 94.

³ Activities may be added, revised, or deleted from this listing as necessary and appropriate during the course of the RDA dissolution process.

⁴ Costs shown for each activity are estimates only. Actual costs required for each activity may be higher or lower than the amount shown, not to exceed the aggregate amount shown in the Grant Total line.

ADMINISTRATIVE COSTS IN FUTURE YEARS:

It is estimated that \$250,000 in administrative costs will be incurred during each fiscal year through December 2016, after which time all projects are anticipated to be completed and all properties liquidated. A relatively minor amount of administrative funding will be required from January 2017 through FY 2033-2034 to make payments to bondholders and to comply with annual disclosure and reporting requirements.

NOTES:

The following information is provided for purposes of Health and Safety Code Section 34177(j)(3). The Successor Agency has arranged with the Sonoma County Community Development Commission (the "CDC") to provide the staff services and office materials and equipment to administer the responsibilities of the Successor Agency. The CDC will draw upon services of outside legal and financial consultants to provide special services for the dissolution of the RDA to the extent CDC staff lack the necessary expertise or capacity. The Successor Agency and the CDC will enter into an administrative services agreement under which the CDC will perform such work, and the CDC will use administrative cost allowance to pay for a portion of this work.

The Successor Agency has also designated the CDC to serve as the Housing Successor to the former RDA and the CDC will provide the necessary staff services and support for the ongoing housing functions of the former RDA.