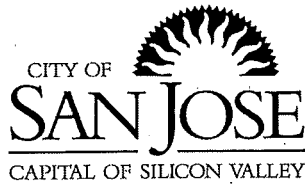


# REPLACEMENT



## *Memorandum*

**TO:** HONORABLE MAYOR, CITY  
COUNCIL AND REDEVELOPMENT  
AGENCY BOARD

**FROM:** Debra Figone  
Richard A. Keit

**SUBJECT:** SEE BELOW

**DATE:** September 23, 2011

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**SUBJECT:** APPROVAL OF THE AMENDED ENFORCEABLE OBLIGATION  
PAYMENT SCHEDULE

### **REASON FOR REPLACEMENT**

To make minor edits to the attached Amended Enforceable Obligation Payment Schedule.

### **RECOMMENDATION**

It is recommended that the City Council and Redevelopment Agency Board adopt resolutions approving the Amended Enforceable Obligation Payment Schedule detailing the obligations of the Redevelopment Agency and the City, as it relates to the Low and Moderate Income Housing Fund, in order to comply with the provisions of Section 34169 of the Health and Safety Code.

### **OUTCOME**

The Enforceable Obligation Payment Schedule (EOPS) will be updated to include additional enforceable obligations for eligible projects, programs, and activities, enabling the Agency and the City to expend redevelopment funds for eligible purposes.

### **BACKGROUND**

On June 29, 2011, Governor Brown signed legislation that would dissolve redevelopment agencies throughout the State unless they paid a prescribed amount to the State to continue operations. On July 18, 2011, the City, the California Redevelopment Association and the League of California Cities filed a lawsuit challenging this legislation. On August 11, 2011, the California Supreme Court agreed to consider the challenge and stayed the implementation of most parts of the

legislation. Under certain provisions of the legislation which were not stayed by the Court, redevelopment agencies are not able to expend funds except to the extent required under an enforceable obligation, as defined in the legislation. Furthermore, each redevelopment agency was required to complete an Enforceable Obligation Payment Schedule (EOPS) detailing these eligible expenditures.

On August 23, 2011, the City Council and Redevelopment Agency Board adopted resolutions approving the EOPS. Since that time, we have determined that the EOPS did not include all of the enforceable obligations of the Agency and City, as it relates to the Low and Moderate Income Housing Fund.

### **ANALYSIS**

Attached to this memorandum is an Amended EOPS prepared by Agency and City staff (Attachment A). This schedule details the obligations of the Agency and the City (as it relates to the Low and Moderate Income Housing Fund) for the period of July 1, 2011 to December 31, 2011. The following outlines the proposed amendments to the EOPS.

### **Loan Conversions**

When the EOPS was initially prepared, it only included enforceable obligations which required payments during the six month period ending December 31, 2011. Since that time, after a further review of agreements and contracts, it was determined that, although no additional funding may be required under certain agreements, such agreements should nevertheless be included on the EOPS. This includes various projects where funding has already been provided for site acquisition and predevelopment activity, and the City entered into a binding commitment to convert acquisition financing into a construction or permanent loan. No new money is needed, and the commitment requires that certain documents be executed to complete the project as required under the commitment. The EOPS has been amended to include the following enforceable obligations:

- Archer Studios – 41 affordable units for special needs individuals—under construction
- San José Family Shelter – 35 shelter beds for homeless families—under construction
- Rosemary Family Apartments – 182 affordable units for families—land acquired/ predevelopment underway
- Rosemary Senior Apartments – 103 affordable units for seniors—land acquired/ predevelopment underway

### **Agency/City-Owned Land and Land Leases**

The Redevelopment Agency, Financing Authority, and City Housing Department own land, originally funded with 80% and 20% redevelopment funds, which must be maintained and managed. Various Agency and City leases are also enforceable obligations, which, although they may not require regular payments under the agreements, incur expenditures related to asset management and maintenance, including homeowners' dues, insurance, and utility bills that must

be paid under such agreements. The EOPS has been amended to include various leases and property use agreements, including payment schedules for asset management costs associated with the properties listed under Footnote (6).

### **Payment Schedules**

Information in the EOPS has been corrected for the following enforceable obligations:

- Edenvale Coop Agreement/Hitachi Development Agreement – The payment amount has been increased by \$20,000 for an adjusted total of \$150,000 to reflect the actual commitment to pay FY2011-12 assessments.
- San Carlos Seniors – The payment amount has been amended to \$300,000, which is the amount expected to be drawn down during the EOPS reporting period.
- Administration of the Enterprise Zone – An additional \$7,050 was added to the EOPS to correctly indicate funds that will be paid by the Redevelopment Agency to the State Department of Housing and Community Development in connection with the State's assessed Enterprise Zone voucher fee.
- Iron Mountain – The payment amount has been increased by \$13,000 for an adjusted total of \$45,000 to reflect the final obligation to the vendor enabling Agency archived files to be transferred to the City's storage facility.

### **Escrow Agreements**

The Agency has entered into escrow/development agreements which require that funds be placed in separate accounts administered by an escrow agent for specific purposes. Included in the Amended EOPS are funds held in escrow for the San Jose Martin Luther King Jr. Library Capital Improvements and Upgrades Project, Block 3 CIM Project, CET Properties Environmental Clean-up and HUD 108 Projects.

### **Category Change**

The HUD 108 loans were moved from the Legally Binding and Enforceable Agreements section to the Payments Required by Government/Law category.

### **EVALUATION AND FOLLOW-UP**

Agency and City staff will work with the City Attorney's Office and the General Counsel's office to determine what can and cannot be done during the period the stay is in effect. Staff is working on preparing the Draft Initial Recognized Obligation Payment Schedule, covering the period of January 1, 2012 to June 30, 2012, which will be posted to the City's and Agency's web sites by September 30, 2011.

MAYOR, CITY COUNCIL AND AGENCY BOARD

September 23, 2011

Subject: Approval of Amended Enforceable Obligation Payment Schedule

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**COORDINATION**

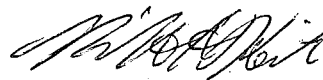
Preparation of the amended EOPS and this memorandum was coordinated with the City Attorney's Office and the Office of the General Counsel.

**CEQA**

Not a Project—File No. PP10-069, City Organizational and Administrative Activities



**DEBRA FIGONE**  
City Manager



**RICHARD A. KEIT**, Managing Director  
Redevelopment Agency

For questions please contact Richard Keit at (408) 795-1849 or Leslye Corsiglia,  
Director of Housing at (408) 535-3851

Attachment A – Amended Enforceable Obligation Payment Schedule

**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name                                | Payee                           | Description of Work   | Remaining Amount of Obligation (1)                 | 2011-2012 Obligation | Six Month Total | Estimated Payment Schedule |            |           |         |           |          |
|---|---------------------------------|---|--|----------------------|-----------------|----------------------------|------------|-----------|---------|-----------|----------|
|   |                                 |   |  |                      |                 | JULY                       | AUGUST     | SEPTEMBER | OCTOBER | NOVEMBER  | DECEMBER |
| <b>(A) Bonds</b>                            |                                 |   | <i>Principal and Interest as of June 30, 2011:</i> |                      |                 |                            |            |           |         |           |          |
| <b>Bonds Secured by 80% Funds</b>           |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| <b>Fixed Rate Senior Obligation</b>         |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| Series 1993 (Merged Area Refunding)         | Union Bank                      | Represents Agency issued bonds that are secured by 80% of future annual tax increment funds (Tax Allocation Bonds).   | 38,186,850   | 16,170,900           | 15,625,050      |                            | 15,625,050 |           |         |           |          |
| Series 1997 (Merged Area)                   | Union Bank                      |   | 9,456,397  | 631,233              | 469,648         |                            | 469,648    |           |         |           |          |
| Series 1999 (Merged Area)                   | Union Bank                      |   | 17,796,113   | 613,700              | 306,850         |                            | 306,850    |           |         |           |          |
| Series 2002 (Merged Area)                   | Union Bank                      |   | 25,334,538   | 10,180,425           | 9,884,213       |                            | 9,884,213  |           |         |           |          |
| Series 2003 (Merged Area)                   | Union Bank                      |   | 241,293,857  | 6,228,014            | 3,114,007       |                            | 3,114,007  |           |         |           |          |
| Series 2004A (Merged Area)                  | Union Bank                      |   | 247,557,738  | 18,290,899           | 13,646,129      |                            | 13,646,129 |           |         |           |          |
| Series 2005A (Merged Area)                  | Union Bank                      |   | 202,589,251  | 16,993,098           | 13,731,699      |                            | 13,731,699 |           |         |           |          |
| Series 2005B (Merged Area)                  | Union Bank                      |   | 75,940,750   | 3,353,000            | 1,676,500       |                            | 1,676,500  |           |         |           |          |
| Series 2006A (Taxable) (Merged Area)        | Union Bank                      |   | 21,427,525   | 751,450              | 375,725         |                            | 375,725    |           |         |           |          |
| Series 2006B (Merged Area)                  | Union Bank                      |   | 134,699,750  | 3,081,500            | 1,540,750       |                            | 1,540,750  |           |         |           |          |
| Series 2006C (Merged Area)                  | Union Bank                      |   | 740,530,724  | 19,137,143           | 9,568,571       |                            | 9,568,571  |           |         |           |          |
| Series 2006D (Merged Area)                  | Union Bank                      |   | 419,510,575  | 14,314,650           | 7,491,375       |                            | 7,491,375  |           |         |           |          |
| Series 2007A (Taxable) (Merged Area)        | Union Bank                      |   | 19,068,608   | 2,718,060            | 2,358,893       |                            | 2,358,893  |           |         |           |          |
| Series 2007B (Merged Area)                  | Union Bank                      |   | 364,034,688  | 8,972,525            | 4,486,263       |                            | 4,486,263  |           |         |           |          |
| Series 2008A (Merged Area)                  | Union Bank                      |   | 39,294,184   | 5,058,413            | 4,204,559       |                            | 4,204,559  |           |         |           |          |
| Series 2008B (Merged Area)                  | Union Bank                      | 166,199,309   | 5,335,519  | 2,667,759            |                 | 2,667,759                  |            |           |         |           |          |
| <b>Fiscal Agent Fees</b>                    |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| Series 1993 (Merged Area Refunding)         | Union Bank                      | Fiscal Agent Services   | 127,884  | 10,657               | 10,657          |                            |            |           |         |           | 10,657   |
| Series 1997 (Merged Area)                   | Union Bank                      |   | 52,000   | 3,250                | 0               |                            |            |           |         |           |          |
| Series 1999 (Merged Area)                   | Union Bank                      |   | 58,536   | 3,252                | 3,252           |                            |            |           |         |           | 3,252    |
| Series 2002 (Merged Area)                   | Union Bank                      |   | 79,485   | 3,785                | 0               |                            |            |           |         |           |          |
| Series 2003 (Merged Area)                   | Union Bank                      |   | 77,660   | 3,530                | 3,530           |                            |            |           |         |           | 3,530    |
| Series 2004A (Merged Area)                  | Union Bank                      |   | 85,100   | 3,700                | 0               |                            |            |           |         |           |          |
| Series 2005A & B (Merged Area)              | Union Bank                      |   | 103,440  | 4,310                | 4,310           | 4,310                      |            |           |         |           |          |
| Series 2006A & B (Taxable) (Merged Area)    | Union Bank                      |   | 80,125   | 3,205                | 3,205           |                            |            |           |         | 3,205     |          |
| Series 2006C & D (Merged Area)              | Union Bank                      |   | 114,125  | 4,565                | 4,565           |                            |            |           |         |           | 4,565    |
| Series 2007A & B (Taxable) (Merged Area)    | Union Bank                      |   | 131,690  | 5,065                | 5,065           |                            |            |           |         | 5,065     |          |
| Series 2008A (Merged Area)                  | Union Bank                      |   | 75,060   | 2,780                | 2,780           |                            |            |           |         |           | 2,780    |
| Series 2008B (Merged Area)                  | Union Bank                      |   | 74,520   | 2,760                | 2,760           |                            |            |           |         | 2,760     |          |
| <b>Variable Rate Subordinate Bonds</b>      |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| Series 1996A (Merged Area) (2)              | US Bank                         | Senior Subordinated Bonds (Tax Allocation Bonds) These bonds are secured by a reimbursement agreement from JP Morgan. See category E. Note: Remaining amount of obligation assumes interest at highest allowed variable rate. | 38,742,534   | 1,069,371            | 1,029,089       | 6,073                      | 1,005,754  | 5,754     | 5,754   | 5,754     |          |
| Series 1996B (Merged Area) (2)              | US Bank                         |   | 38,669,993   | 1,145,049            | 1,060,825       | 12,697                     | 1,012,032  | 12,032    | 12,032  | 12,032    |          |
| Series 2003A (Taxable) (Merged Area) (2)    | US Bank                         |   | 49,427,140   | 1,505,118            | 1,444,052       | 9,156                      | 1,408,724  | 8,724     | 8,724   | 8,724     |          |
| Series 2003B (Merged Area) (2)              | US Bank                         |   | 29,870,710   | 36,720               | 15,300          | 3,060                      | 3,060      | 3,060     | 3,060   | 3,060     |          |
| Fiscal Agent Fees - Subordinate Obligations | US Bank                         | Fiscal Agent Fees   | 178,500  | 9,800                | 9,800           | 5,300                      |            | 4,500     |         |           |          |
| LOC Fees                                    | JP Morgan                       | Letter of Credit Fees including bank counsel fees   | 2,034,270  | 2,034,270            | 1,049,350       | 509,350                    |            | 35,000    | 505,000 |           |          |
| <b>Remarketing Fees</b>                     |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| Series 1996A & B (Merged Area)              | Bank of America/Merrill Lynch   | Remarketing Fees - Variable Rate Bonds  | 375,000  | 25,000               | 12,500          | 6,250                      |            |           | 6,250   |           |          |
| Series 2003A (Taxable) (Merged Area)        | JP Morgan                       | Remarketing Fees - Variable Rate Bonds  | 484,000  | 22,000               | 11,000          | 5,500                      |            |           | 5,500   |           |          |
| Series 2003B (Merged Area)                  | Bank of America/Merrill Lynch   | Remarketing Fees - Variable Rate Bonds  | 215,600  | 9,800                | 4,900           | 2,450                      |            |           | 2,450   |           |          |
| Series 1996A & B (Merged Area)              | Standard & Poors                | Annual Analytical Review  | 52,500   | 3,500                | 0               |                            |            |           |         |           |          |
| <b>Other Subordinate Bonds</b>              |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| 4th and San Fernando - Series 2001A         | Wells Fargo                     | Two Agency Projects, the Convention Center and the 4th Street Garage, were financed by bonds issued by the SJ Financing Authority and backed by Redevelopment Agency revenues   | 50,472,311   | 3,400,000            | 1,681,396       |                            | 1,681,396  |           |         |           |          |
| 4th and San Fernando - Series 2001A         | Wells Fargo - Fiscal Agent Fees |   | 46,200   | 2,200                | 0               |                            |            |           |         |           |          |
| Convention Center - Series 2001F            | US Bank                         |   | 182,897,606  | 15,358,631           | 12,165,156      |                            | 12,165,156 |           |         |           |          |
| Convention Center - Series 2001F            | US Bank                         |   | Fiscal Agent Fees                                  | 48,300               | 2,415           | 2,415                      |            | 2,415     |         |           |          |
| <b>Bonds Secured by 20% Funds</b>           |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| <b>Senior Obligations</b>                   |                                 |   |  |                      |                 |                            |            |           |         |           |          |
| Series 1997E (AMT) (Merged Area)            | Wells Fargo Bank                | Housing Set-Aside Tax Allocation Bonds  | 29,735,644   | 994,712              | 497,356         |                            | 497,356    |           |         |           |          |
| Series 2003J (Taxable) (Merged Area)        | Wells Fargo Bank                |   | 51,027,180   | 4,602,182            | 3,750,379       |                            | 3,750,379  |           |         |           |          |
| Series 2003K (Merged Area)                  | Wells Fargo Bank                |   | 9,816,144  | 1,335,841            | 1,212,283       |                            | 1,212,283  |           |         |           |          |
| Series 2005A (Merged Area)                  | Wells Fargo Bank                |   | 15,934,544   | 481,587              | 240,794         |                            | 240,794    |           |         |           |          |
| Series 2005B (Taxable) (Merged Area)        | Wells Fargo Bank                |   | 195,815,509  | 7,670,979            | 4,776,144       |                            | 4,776,144  |           |         |           |          |
| Series 2010A-1 (Merged Area)                | Wells Fargo Bank                |   | 103,169,803  | 2,854,782            | 1,427,391       |                            | 1,427,391  |           |         |           |          |
| Series 2010A-2 (Merged Area)                | Wells Fargo Bank                |   | 3,271,075  | 111,150              | 55,575          |                            | 55,575     |           |         |           |          |
| Series 2010B (Taxable) (Merged Area)        | Wells Fargo Bank                |   | 7,584,342  | 1,630,290            | 1,526,356       |                            | 1,526,356  |           |         |           |          |
| Series 2010C (Taxable) (Merged Area)        | Wells Fargo Bank                | Housing Set-Aside Tax Allocation Bond. Note: Remaining amount of obligation assumes interest at highest allowed variable rate.  | 233,523,672  | 6,309,903            | 4,103,956       |                            | 2,987,353  |           |         | 1,116,603 |          |

**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name   | Payee  | Description of Work  | Remaining Amount of Obligation (1) | 2011-2012 Obligation | Six Month Total    | Estimated Payment Schedule |                    |               |                |                  |                  |
|--|--|--|------------------------------------|----------------------|--------------------|----------------------------|--------------------|---------------|----------------|------------------|------------------|
|  |  |  |                                    |                      |                    | JULY                       | AUGUST             | SEPTEMBER     | OCTOBER        | NOVEMBER         | DECEMBER         |
| <b>Fiscal Agent Fees</b>   |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| Series 1997E (AMT) (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                | Fiscal Agent Fees for Housing Set-Aside Tax Allocation Bonds   | 24,250                             | 1,000                | 1,000              |                            | 1,000              |               |                |                  |                  |
| Series 2003J (Taxable) (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                |  | 17,550                             | 1,350                | 1,350              |                            |                    |               |                |                  |                  |
| Series 2003K (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                |  | 32,550                             | 1,350                | 1,350              |                            |                    |               |                |                  |                  |
| Series 2005A/B (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                |  | 40,600                             | 2,700                | 2,700              |                            |                    |               |                |                  |                  |
| Series 2010A (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                |  | 47,000                             | 1,500                | 1,500              |                            |                    |               |                |                  |                  |
| Series 2010B (Taxable) (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                |  | 6,000                              | 1,500                | 1,500              |                            |                    |               |                |                  |                  |
| Series 2010C (Taxable) (Merged Area)   | Wells Fargo Bank (Fiscal Agent)                                |  | 36,000                             | 1,500                | 1,500              |                            |                    |               |                |                  |                  |
| Julian/Lucretia Repayment  | Affordable housing grantee                                     | Expenditures of tax exempt bond proceeds per bond covenants  | 1,302,309                          | 900,000              | 300,000            |                            |                    |               | 100,000        | 100,000          | 100,000          |
| <b>Subtotal for Category (A)</b>   |  |  | <b>3,808,879,317</b>               | <b>183,407,586</b>   | <b>127,575,031</b> | <b>564,146</b>             | <b>124,911,058</b> | <b>69,070</b> | <b>648,770</b> | <b>1,257,203</b> | <b>124,784</b>   |
| <b>(B) Loans</b>   |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| CSCDA - 2005 ERAF Loan   | CSCDA  | Debt incurred for payment to the State to fund schools through the Education Revenue Augmentation Fund (ERAF). The State will intercept the City's property tax revenues to the extent that the loan repayment are not made by the Agency. | 9,904,742                          | 2,475,978            | 1,237,989          |                            |                    |               |                |                  | 1,237,989        |
| CSCDA - 2006 ERAF Loan   | CSCDA  |  | 10,073,794                         | 2,014,516            | 1,007,258          |                            |                    |               |                |                  | 1,007,258        |
| SERAF Loan   | City of San Jose   | See details in Section (G) Low Moderate Fund Loans and City/Redevelopment Agency (H) Ice Centre, Sewage Treatment Plant and Park Trust Fund loans.   |                                    |                      | 0                  |                            |                    |               |                |                  |                  |
| <b>Subtotal for Category (B)</b>   |  |  | <b>19,978,536</b>                  | <b>4,490,494</b>     | <b>2,245,247</b>   | <b>-</b>                   | <b>-</b>           | <b>-</b>      | <b>-</b>       | <b>2,245,247</b> | <b>-</b>         |
| <b>(C) Payments Required by Government/Law</b>   |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| AB1290   | County of Santa Clara  | Payments to various taxing entities  | 2,656,647                          | 2,656,647            | 2,656,647          |                            |                    |               |                |                  | 2,656,647        |
| County Tax Collection Admin Fees   | County of Santa Clara  | Tax Collection Admin Fee   | 37,133,151                         | 1,964,717            | 0                  |                            |                    |               |                |                  |                  |
| Arena Pass-through   | City of San Jose   | Reimbursement to City per San José Arena Management Agreement  | 3,195,000                          | 355,000              | 0                  |                            |                    |               |                |                  |                  |
| May 2001 Amended & Restated Agreement between The County of Santa Clara and the Agency | County of Santa Clara  | Annual formula based on tax increment growth   | 17,143,586                         | 17,143,586           | 0                  |                            |                    |               |                |                  |                  |
| Autumn Street Relocation   | City of San Jose   | Tenant relocation costs associated with properties transferred to the City in March 2011.  | 320,000                            | 320,000              | 0                  |                            |                    |               |                |                  |                  |
| Property-Based Business Improvement District Payments                                  | Property and Business Improvement District                     | Payment of Downtown San José Property-Based Business Improvement District assessments per the agreement between the City of San José and the San José Downtown Property Owner's Association.   | 148,284                            | 74,142               | 74,142             |                            | 74,142             |               |                |                  |                  |
| Administration of the Enterprise Zone  | State of California Housing & Community Development Department | Implementation of the Enterprise Zone areas located within redevelopment project areas   | 7,050                              | 7,050                | 7,050              | 3,285                      | 3,765              |               |                |                  |                  |
| <b>HUD 108 Loans</b>   |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| HUD Section 108 Note (Masson/Dr. Eu/Security)  | Bank of New York   | Debt incurred for U.S. Department of Housing and Urban Development (HUD) Section 108 Loans.  | 2,415,922                          | 345,724              | 336,814            | 1,458                      | 331,507            | 1,297         | 1,255          | 1,297            |                  |
| HUD Section 108 Note (CIM Block 3/ Central Place)                                      | Bank of New York   |  | 13,180,973                         | 689,753              | 637,958            | 7,665                      | 607,921            | 7,538         | 7,295          | 7,538            |                  |
| HUD Section 108 Note (Story/King Retail)   | Bank of New York   |  | 17,642,618                         | 865,405              | 795,877            | 10,252                     | 755,594            | 10,119        | 9,793          | 10,119           |                  |
| HUD 108 Loans  | City of San Jose   | Escrow funds for repayment of HUD loans (4)  | 311,611                            | 311,661              | 0                  |                            |                    |               |                |                  |                  |
| Joint Powers Agreement for the San Jose Diridon Development Agreement                  | Joint Powers Authority   | Reimbursement of revenues received by the Agency from properties owned by the Joint Powers Authority   | 116,000                            | 116,000              | 116,000            |                            |                    |               |                |                  | 116,000          |
| Markham Terrace  | Charities Housing  | Replacement housing obligation   | 13,000,000                         | 4,335,903            | 0                  |                            |                    |               |                |                  |                  |
| <b>Subtotal for Category (C)</b>   |  |  | <b>107,270,843</b>                 | <b>29,185,588</b>    | <b>4,624,487</b>   | <b>22,661</b>              | <b>1,772,929</b>   | <b>18,954</b> | <b>18,343</b>  | <b>134,954</b>   | <b>2,656,647</b> |
| <b>(D) Judgments or Settlements</b>  |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| County of Santa Clara vs San José Redevelopment Agency                                 | County of Santa Clara  | Per March 2011 Settlement Agreement  | 26,200,000                         | 0                    | 0                  |                            |                    |               |                |                  |                  |
| Hoffman Via Monte Community Center   | Almaden Recreation Club, Inc.                                  | Settlement Agreement & Release (HOA) - 5647 Gallup Drive & 1171 Mesa Drive   | 50,000                             | 50,000               | 50,000             |                            | 50,000             |               |                |                  |                  |
| San José Redevelopment Agency vs Solis, Torrez dba Patty's Inn                         | Kenneth F. Solis or Bonnie C. Torrez dba Patty's Inn           | Settlement Agreement & General Release   | 200,000                            | 200,000              | 50,000             | 25,000                     |                    |               | 25,000         |                  |                  |
| <b>Subtotal for Category (D)</b>   |  |  | <b>26,450,000</b>                  | <b>250,000</b>       | <b>100,000</b>     | <b>25,000</b>              | <b>50,000</b>      | <b>0</b>      | <b>25,000</b>  | <b>0</b>         | <b>0</b>         |
| <b>(E) Legally Binding and Enforceable Agreements</b>                                  |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| <b>80% Fund Obligations</b>  |  |  |                                    |                      |                    |                            |                    |               |                |                  |                  |
| JP Morgan Reimbursement Agreements (2)   | JP Morgan Chase Bank (2)                                       | Supports the \$93,655,000 subordinate debt. See Section A.   |                                    |                      |                    |                            |                    |               |                |                  |                  |
| Civic Auditorium   | BCI Builders, Inc.   | Contractor - Civic Auditorium Phase I Impts.   | 11,000                             | 11,000               | 8,000              |                            | 8,000              |               |                |                  |                  |

**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name  | Payee  | Description of Work  | Remaining Amount of Obligation (1) | 2011-2012 Obligation | Six Month Total | Estimated Payment Schedule |         |           |         |          |          |
|---|--|--|------------------------------------|----------------------|-----------------|----------------------------|---------|-----------|---------|----------|----------|
|   |  |  |                                    |                      |                 | JULY                       | AUGUST  | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER |
| Civic Auditorium                                      | Garden City Construction, Inc.   | Contractor - Civic Auditorium Phase II   | 392,793                            | 392,793              | 392,793         |                            | 196,396 | 196,396   |         |          |          |
| Adobe-Water Monitoring                                | AECOM Technical Services, Inc.   | Adobe Water Monitoring Services  | 123,115                            | 123,115              | 49,623          | 24,623                     | 5,000   | 5,000     | 5,000   | 5,000    | 5,000    |
| IDT Lease   | Integrated Device Technology, Inc.   | Parking Covenants-6024 Silver Creek Road   | 1,788,000                          | 149,000              | 149,000         |                            | 149,000 |           |         |          |          |
| IDT Lease   | Integrated Device Technology, Inc.   | Lease of Riparian Property   | 328,284                            | 27,357               | 27,357          |                            | 27,357  |           |         |          |          |
| ACE Charter School                                    | ACE Charter School   | OPA - New School Facility Assistance   | 851,688                            | 851,688              | 851,688         |                            |         | 400,000   | 400,000 | 51,688   |          |
| Corporate Expansion Program                           | Mission West Properties, LP  | San Jose BioCenter Lease - 5941 Optical Ct.  | 461,084                            | 400,000              | 197,608         | 32,935                     | 32,935  | 32,935    | 32,935  | 32,935   | 32,935   |
| Corporate Expansion Program                           | SVTC Solar, Inc.   | Capital Equipment Acq. Assistance  | 250,000                            | 250,000              | 250,000         |                            |         |           |         | 250,000  |          |
| Corporate Expansion Program                           | SunPower, Inc.   | Capital Equipment Acq. Assistance  | 500,000                            | 500,000              | 0               |                            |         |           |         |          |          |
| Corporate Expansion Program                           | Maxim Integrated Products, Inc.  | Capital Equipment Acq. Assistance  | 500,000                            | 500,000              | 500,000         |                            |         |           |         | 500,000  |          |
| Corporate Expansion Program                           | Intermolecular, Inc.   | Capital Equipment Acq. Assistance  | 150,000                            | 150,000              | 150,000         |                            |         | 150,000   |         |          |          |
| Corporate Expansion Program                           | Shocking Technologies, Inc.  | Capital Equipment Acq. Assistance  | 187,500                            | 187,500              | 187,500         |                            |         |           |         | 187,500  |          |
| Corporate Expansion Program                           | Berg & Berg Developers, LLP  | Capital Equipment Acq. Assistance  | 250,000                            | 250,000              | 250,000         |                            | 250,000 |           |         |          |          |
| Corporate Expansion Program                           | Brocade Communications Systems, Inc.   | Capital Equipment Acq. Assistance  | 1,500,000                          | 0                    | 0               |                            |         |           |         |          |          |
| Edenvale Coop Agreement/Hitachi Development Agreement | City of San Jose   | Edenvale Capital Improvements and Hellyer/Piercy assessments   | 13,860,000                         | 150,000              | 150,000         |                            |         |           | 150,000 |          |          |
| North San Pedro Housing                               | Contractor - to be determined  | U.S. Environmental Protection Agency Grant - Construction of water and wastewater infrastructure on a former urban brownfield site in downtown San Jose. | 138,734                            | 138,734              | 0               |                            |         |           |         |          |          |
| North San Pedro Housing                               | First Community Housing per DDA with Swenson and NSPT                          | Affordable Housing Project-Construction  | 2,500,000                          | 2,500,000            | 0               |                            |         |           |         |          |          |
| Block 3: Central Place Parking                        | The 88 Master/Residential Association  | Garage Cost Sharing - Annual Estimate  | 385,787                            | 385,787              | 123,956         | 20,659                     | 20,659  | 20,659    | 20,659  | 20,659   | 20,659   |
| NBD: Façade Improvements                              | Edwin Bruce Associates   | Architectural Services   | 26,388                             | 26,388               | 15,000          |                            | 5,000   | 5,000     | 5,000   |          |          |
| NBD: Façade Improvements                              | T&C Corporation  | Façade Grant Impvts.-301 East Santa Clara St.  | 65,000                             | 65,000               | 45,500          |                            |         |           | 19,500  | 26,000   |          |
| NBD: Façade Improvements                              | Michael P. & Suzette M. Sordello, Joseph B. & Davide B. Vieira & John Peichoto | Façade Grant Impvts.-1440 East Santa Clara St.   | 60,000                             | 60,000               | 42,000          |                            |         |           | 18,000  | 24,000   |          |
| NBD: Façade Improvements                              | Michael P. & Suzette M. Sordello, Joseph B. & Davide B. Vieira & John Peichoto | Façade Grant Impvts.-1430 East Santa Clara St.   | 38,000                             | 38,000               | 26,600          |                            |         |           | 11,400  | 15,200   |          |
| NBD: Façade Improvements                              | Lena and Alphonese Derose and Anthony Cedolini                                 | Façade Grant Impvts.-1005-1009 Lincoln Avenue  | 98,000                             | 98,000               | 68,600          |                            |         |           | 29,400  | 39,200   |          |
| NBD: Façade Improvements                              | Angela Green   | Parking Lot & Landscaping Improvements - Owner Participation 3605 Union Avenue   | 25,000                             | 25,000               | 17,500          |                            |         |           | 7,500   | 10,000   |          |
| NBD: Façade Improvements                              | Tucker Construction, Inc.  | Façade Grant Impvts.: 215-221 Jackson Street   | 23,009                             | 23,009               | 23,009          |                            | 23,009  |           |         |          |          |
| NBD: Façade Improvements                              | Tucker Construction, Inc.  | Façade Grant Impvts.: 1710-1720 Ocala Avenue   | 47,574                             | 47,574               | 47,574          | 47,574                     |         |           |         |          |          |
| Miraido   | Cornerstone Earth Group, Inc.  | Environmental & Testing Services   | 91,325                             | 91,325               | 5,000           |                            |         | 5,000     |         |          |          |
| Japantown - Parking Lot Lease                         | Dobashi Kumata Partners  | Parking Lot Lease - 575 North Sixth Street   | 44,570                             | 44,570               | 22,285          | 3,714                      | 3,714   | 3,714     | 3,714   | 3,714    | 3,714    |
| The Alameda - Parking Lease                           | Gallo Family Real Estate Partnership   | Parking Lot Lease - 173 N. Morrison Avenue   | 95,000                             | 19,000               | 19,000          |                            |         |           |         | 19,000   |          |
| The Alameda - Parking Lease                           | Gillick Family Partnership   | Parking Lot Lease - The Alameda & Race St.   | 34,925                             | 8,982                | 4,466           | 743                        | 743     | 743       | 743     | 743      | 743      |
| The Alameda - Parking Lease                           | Pro-Sweep, Inc.  | Parking Lot Sweeping Services  | 3,509                              | 3,509                | 900             | 150                        | 150     | 150       | 150     | 150      | 150      |
| Automatic Public Toilets                              | JCDecaux San Francisco, LLC & Utility Companies                                | Rental - Seven Automatic Public Toilets  | 5,764,633                          | 611,621              | 305,554         | 152,777                    |         |           |         |          | 152,777  |
| Asset Management                                      | Hill Enterprises   | Handyman Services  | 12,038                             | 12,038               | 6,000           | 1,000                      | 1,000   | 1,000     | 1,000   | 1,000    | 1,000    |
| Asset Management                                      | Maniglia Landscape Services, Inc.  | Property Maintenance Services  | 13,958                             | 13,958               | 5,250           | 875                        | 875     | 875       | 875     | 875      | 875      |
| Asset Management                                      | Flagship Facility Services, Inc.   | Property Maintenance Services  | 18,858                             | 18,858               | 9,000           | 1,500                      | 1,500   | 1,500     | 1,500   | 1,500    | 1,500    |
| Asset Management                                      | Security Code 3, Inc.  | Unarmed Security Services  | 17,402                             | 17,402               | 7,200           | 1,200                      | 1,200   | 1,200     | 1,200   | 1,200    | 1,200    |
| Asset Management                                      | Bill's Tree Care and Landscape   | Professional Tree Care Services  | 10,026                             | 10,026               | 12,031          | 2,005                      | 2,005   | 2,005     | 2,005   | 2,005    | 2,005    |
| Asset Management                                      | CA Window Cleaning   | Window Cleaning Services   | 3,485                              | 3,485                | 1,200           | 200                        | 200     | 200       | 200     | 200      | 200      |
| Asset Management                                      | Gutter Cleaning Roofing Services   | Roofing Services   | 14,550                             | 14,550               | 800             | 800                        |         |           |         |          |          |
| Real Estate & Relocation Services                     | Carneghi-Blum & Partners, Inc  | Appraisal Services (3)   | 13,330                             | 13,330               | 0               |                            |         |           |         |          |          |
| Real Estate & Relocation Services                     | Hulberg & Associates, Inc.   | Appraisal Services (3)   | 30,857                             | 30,857               | 0               |                            |         |           |         |          |          |
| Real Estate & Relocation Services                     | Associated Right of Way Services, Inc.   | Relocation Consulting Services (3)   | 24,063                             | 24,063               | 24,063          |                            |         |           | 24,063  |          |          |
| Real Estate & Relocation Services                     | Colliers Parrish International, Inc.   | Appraisal Services (3)   | 31,750                             | 31,750               | 27,000          |                            | 15,000  | 12,000    |         |          |          |
| Real Estate & Relocation Services                     | Keyser Marston Associates, Inc.  | Real Estate Transaction Services (3)   | 26,571                             | 26,571               | 0               |                            |         |           |         |          |          |
| Real Estate & Relocation Services                     | Cornerstone Earth Group, Inc.  | Environmental & Geotechnical Services (3)  | 60,000                             | 60,000               | 0               |                            |         |           |         |          |          |
| Real Estate & Relocation Services                     | Keyser Marston Associates, Inc.  | Real Estate Valuation & Financial Consulting (3)   | 38,245                             | 38,245               | 38,245          |                            | 38,245  |           |         |          |          |
| Competitive Art Capital Fund                          | The Tabard Theatre Company   | Property Use - 29 North San Pedro St.  | 29,500                             | 29,500               | 18,000          | 3,000                      | 3,000   | 3,000     | 3,000   | 3,000    | 3,000    |
| Autumn Street Infrastructure                          | HMH Engineers, Inc.  | Surveying & Engineering Services   | 18,460                             | 18,460               | 6,092           |                            |         |           | 6,092   |          |          |
| Autumn Street Infrastructure                          | David J. Powers & Associates, Inc.   | NEPA Environmental Assessment  | 299,784                            | 299,784              | 98,929          |                            |         |           | 98,929  |          |          |
| Autumn Street Infrastructure                          | Civil Engineering Associates   | Civil Engineering Services   | 8,620                              | 8,620                | 2,845           |                            |         |           | 2,845   |          |          |
| African American Community Center                     | African American Cultural Center LLC   | Design, site selection & acquisition costs   | 170,000                            | 170,000              | 0               |                            |         |           |         |          |          |

**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name                          | Payee  | Description of Work  | Remaining Amount of Obligation (1) | 2011-2012 Obligation | Six Month Total | Estimated Payment Schedule |        |           |         |          |          |  |
|---------------------------------------|--|--|------------------------------------|----------------------|-----------------|----------------------------|--------|-----------|---------|----------|----------|--|
|                                       |  |  |                                    |                      |                 | JULY                       | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER |  |
| Arena Employee Parking                | West Coast Parking, Inc.                       | Parking Lease-W. Santa Clara Under 87  | 78,400                             | 33,600               | 16,800          | 2,800                      | 2,800  | 2,800     | 2,800   | 2,800    | 2,800    |  |
| Arena Employee Parking                | Classic Parking, Inc.                          | Parking Lease-364 W. Santa Clara Street  | 84,000                             | 36,000               | 18,000          | 3,000                      | 3,000  | 3,000     | 3,000   | 3,000    | 3,000    |  |
| CET Facility Renovation               | Artik Art & Architecture                       | Architectural & Cost Estimating Services   | 152,000                            | 152,000              | 152,000         | 30,400                     | 30,400 | 30,400    | 30,400  | 30,400   |          |  |
| Downtown Office & Retail Recruitment  | Almaden Press, Inc.                            | Printing Services  | 18,852                             | 18,852               | 18,852          |                            | 3,572  | 15,280    |         |          |          |  |
| NID: Landscape Improvement            | Anderson's Tree Care Specialists, Inc.         | Tree Establishment Services  | 22,380                             | 22,380               | 22,380          |                            | 11,190 | 11,190    |         |          |          |  |
| San Pedro Square Urban Market         | Urban Markets, LLC                             | Building Rehab & Loan Agreement  | 696,653                            | 696,653              | 696,653         | 59,179                     | 48,214 |           | 589,260 |          |          |  |
| San Jose Municipal Stadium            | Devcon Construction, Inc.                      | Contractor - Transformer Replacement   | 51,446                             | 51,446               | 51,446          |                            |        | 51,446    |         |          |          |  |
| San Jose Innovation Center            | RSTP Investments, LLC                          | Lease - 100 East Santa Clara Street  | 1,597,066                          | 476,390              | 237,022         | 39,113                     | 39,113 | 39,113    | 39,895  | 39,895   | 39,895   |  |
| Center for Employment Training        | Center for Employment Training (CET)           | Owner Participation - Agency assistance to match CET's federal grant to rehab and renovate the property at 701 Vine Street   | 950,000                            | 950,000              | 0               |                            |        |           |         |          |          |  |
| North San Pedro Housing - Prop 1C     | Community Towers, LLC                          | Purchase of APN: 259-34-034  | 515,706                            | 515,706              | 515,706         |                            |        | 515,706   |         |          |          |  |
| North San Pedro Housing - Prop 1C     | Legacy Bassett Partners                        | Purchase of APN: 259-51-006  | 2,094,191                          | 2,094,191            | 2,094,191       |                            |        | 2,094,191 |         |          |          |  |
| North San Pedro Housing - Prop 1C     | Green Valley Corporation                       | Purchase of APN: 259-31-073/74/75  | 151,096                            | 151,096              | 151,096         |                            |        | 151,096   |         |          |          |  |
| North San Pedro Housing - Prop 1C     | St. James Enterprises, LP                      | Purchase of APN: 259-32-001/2/3/4  | 617,514                            | 617,514              | 617,514         |                            |        | 617,514   |         |          |          |  |
| 4th Street Garage Tenant Improvements | Flames Eatery & Bar                            | Agency Assistance - Shell Improvements   | 26,000                             | 26,000               | 26,000          |                            |        | 26,000    |         |          |          |  |
| Real Estate & Relocation Services     | Fawzy Ismail                                   | Relocation - 545 W. San Fernando Street  | 2,700                              | 2,700                | 2,700           | 675                        | 675    | 675       | 675     |          |          |  |
| The Alameda - Parking Lease           | Westminster Presbyterian Church                | Parking Lot Lease - 1100 Shasta Avenue   | 38,099                             | 8,036                | 3,978           | 663                        | 663    | 663       | 663     | 663      | 663      |  |
| NBD: Marketing                        | San Jose Silicon Valley Chamber of Commerce    | Marketing Services-Promotion of Events   | 45,000                             | 45,000               | 25,000          |                            |        |           |         | 25,000   |          |  |
| San Jose Downtown Association         | San Jose Downtown Association                  | Marketing/Promotional & Public Space Programming Services  | 285,912                            | 250,000              | 202,792         | 79,752                     | 55,600 |           |         | 67,440   |          |  |
| Small Business Assistance             | Hispanic Chamber of Commerce of Silicon Valley | Small Business Assistance - Training, Counseling & Networking  | 20,000                             | 20,000               | 10,000          |                            |        |           |         | 10,000   |          |  |
| NBD Program Operations                | New City America, Inc.                         | Establishment of the proposed West San Carlos Community Benefit Improvement District   | 11,421                             | 11,421               | 4,090           |                            | 4,090  |           |         |          |          |  |
| NBD Program Operations                | Alum Rock Village Business Association         | Promotional & Marketing Activities   | 5,000                              | 5,000                | 5,000           |                            | 5,000  |           |         |          |          |  |
| NBD Program Operations                | Calle Willow Business Association              | Promotional & Marketing Activities   | 5,000                              | 5,000                | 5,000           |                            |        | 5,000     |         |          |          |  |
| NBD Program Operations                | East Santa Clara Street Business Association   | Promotional & Marketing Activities   | 5,000                              | 5,000                | 2,500           |                            |        |           |         | 2,500    |          |  |
| NBD Program Operations                | Japantown Business Association                 | Promotional & Marketing Activities   | 5,000                              | 5,000                | 2,500           |                            |        |           |         | 2,500    |          |  |
| NBD Program Operations                | North 13th Street Business Association         | Promotional & Marketing Activities   | 5,000                              | 5,000                | 2,500           |                            |        |           |         | 2,500    |          |  |
| NBD Program Operations                | Story Road Business Association                | Promotional & Marketing Activities   | 5,000                              | 5,000                | 2,500           |                            |        |           |         | 2,500    |          |  |
| NBD Program Operations                | The Alameda Business Association               | Promotional & Marketing Activities   | 5,000                              | 5,000                | 2,500           |                            |        |           |         | 2,500    |          |  |
| NBD Program Operations                | West San Carlos Street Business Association    | Promotional & Marketing Activities   | 5,000                              | 5,000                | 2,500           |                            |        |           |         | 2,500    |          |  |
| NBD Program Operations                | Winchester Business Association                | Promotional & Marketing Activities   | 14,640                             | 14,640               | 5,850           |                            | 3,350  |           |         | 2,500    |          |  |
| Purchase & Sale Agreement             | Sobrato  | Closing costs in connection with the sale of Agency property located at 150 South Second Street, San Jose, CA.               | 14,621                             | 14,621               | 14,621          |                            |        | 14,621    |         |          |          |  |
| Purchase & Sale Agreement             | Next Realty                                    | Closing costs in connection with the sale of Agency property located at 35 South Second Street, San Jose, CA.                | 16,993                             | 16,993               | 16,993          |                            |        |           | 16,993  |          |          |  |
| Purchase & Sale Agreement             | Brandenburg/Green Valley                       | Estimated closing costs in connection with the sale of Agency property located at 193 East Santa Clara Street, San Jose, CA. | 9,975                              | 9,975                | 9,975           |                            |        |           |         |          | 9,975    |  |
| Purchase & Sale Agreement             | Vendor or Contractor                           | Escrow funds for CET Properties Environmental Clean-Up (4)   | 22,209                             | 22,209               | 0               |                            |        |           |         |          |          |  |
| Escrow Agreement                      | Vendor or Contractor                           | Escrow funds for future San Jose Martin Luther King, Jr. Library Capital Improvements and Upgrades (4)                       | 2,295,840                          | 2,295,840            | 0               |                            |        |           |         |          |          |  |
| Disposition and Development Agreement | CIM California Urban Real Estate Fund LP       | Escrow funds in connection with the Block 3 Project (4)  | 283,917                            | 283,917              | 0               |                            |        |           |         |          |          |  |
| <b>20% Fund Obligations</b>           |  |  |                                    |                      |                 |                            |        |           |         |          |          |  |



**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name  | Payee                                     | Description of Work   | Remaining Amount of Obligation (1) | 2011-2012 Obligation | Six Month Total   | Estimated Payment Schedule |                  |                  |                  |                  |                  |
|---|---|---|------------------------------------|----------------------|-------------------|----------------------------|------------------|------------------|------------------|------------------|------------------|
|   |   |   |                                    |                      |                   | JULY                       | AUGUST           | SEPTEMBER        | OCTOBER          | NOVEMBER         | DECEMBER         |
| Amerinational                                       | Amerinational                             | Loan servicing and monitoring   | 71,251                             | 12,000               | 6,000             | 1,000                      | 1,000            | 1,000            | 1,000            | 1,000            | 1,000            |
| Associated Right of Way                             | Associated Right of Way                   | Relocation services   | 50,000                             | 1,000                | 1,000             |                            | 1,000            |                  |                  |                  |                  |
| Associated Right of Way                             | Associated Right of Way                   | Relocation services   | 21,997                             | 1,000                | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| Buis Construction                                   | Buis Construction                         | Construction oversight of MF projects                                     | 38,700                             | 4,000                | 4,000             | 4,000                      |                  |                  |                  |                  |                  |
| Buis Construction                                   | Buis Construction                         | Construction oversight of MF projects                                     | 100,000                            | 37,000               | 19,000            | 4,000                      | 3,000            | 3,000            | 3,000            | 3,000            | 3,000            |
| California Housing Partnership                      | California Housing Partnership            | Consultant for MF project refinancing                                     | 18,843                             | 4,000                | 4,000             |                            | 2,000            |                  | 2,000            |                  |                  |
| Carneghi-Blum                                       | Carneghi-Blum                             | Real Estate Appraisals for MF projects                                    | 15,500                             | 13,000               | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| CB Richard Ellis                                    | CB Richard Ellis                          | Real Estate Appraisals for MF projects                                    | 31,500                             | 7,000                | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| Hulberg & Associates                                | Hulberg & Associates                      | Real Estate Appraisals for MF projects                                    | 22,100                             | 7,000                | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| Keyser Marston                                      | Keyser Marston                            | DDA and 33433 Consultant  | 17,983                             | 1,000                | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| Keyser Marston                                      | Keyser Marston                            | Consultant for Inclusionary Obligation                                    | 7,888                              | 4,000                | 4,000             |                            | 2,000            |                  | 2,000            |                  |                  |
| Daniel Lopez  | Daniel Lopez                              | MF Project Underwriting Consultant  | 57,375                             | 56,500               | 20,500            | 1,000                      | 1,000            | 1,500            | 5,000            | 6,000            | 6,000            |
| Paragon Partners                                    | Paragon Partners                          | Relocation services   | 40,000                             | 1,000                | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| Ross Financial                                      | Ross Financial                            | Bond Consultant - MF projects   | 14,620                             | 1,000                | 1,000             | 1,000                      |                  |                  |                  |                  |                  |
| NHSSV   | NHSSV                                     | Homebuyer Education   | 65,921                             | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| NHSSV   | NHSSV                                     | Homebuyer Education   | 6,842                              | 6,000                | 6,000             | 6,000                      |                  |                  |                  |                  |                  |
| Project Sentinel                                    | Project Sentinel                          | Homebuyer Education   | 24,218                             | 24,000               | 12,000            | 2,000                      | 2,000            | 2,000            | 2,000            | 2,000            | 2,000            |
| Rehabilitation Program Loans and Grants             | Amerinational                             | Funding for Rehabilitation Program Loans and Grants                       | 373,441                            | 373,441              | 373,441           | 315,902                    | 57,539           |                  |                  |                  |                  |
| Archer Studios                                      | Charities Housing                         | 41 affordable units for special needs individuals                         | 3,497,000                          | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| San José Family Shelter                             | Family Supportive Housing                 | 35 shelter beds for homeless families                                     | 6,291,000                          | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Rosemary Family Apartments                          | First and Rosemary Family Housing         | 182 affordable units for families   | 6,300,000                          | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Rosemary Senior Apartments                          | First and Rosemary Senior Housing         | 103 affordable units for seniors  | 3,700,000                          | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Belovida at Newbury Park - Loan 1                   | Belovida at Newbury Park, L.P.            | Construction loan for 180 unit affordable rental development              | 8,132,755                          | 6,499,498            | 3,290,507         |                            |                  |                  | 582,434          | 1,671,982        | 1,036,091        |
| Belovida at Newbury Park - Loan 2                   | Belovida at Newbury Park, L.P.            | Bridge loan for 180 unit affordable rental development                    | 952,523                            | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Brookwood Terrace Family Apartments (5)             | Brookwood Terrace Family Apartments, L.P. | Construction loan for 84 unit affordable rental development               | 1,034,395                          | 1,034,395            | 0                 |                            |                  |                  |                  |                  |                  |
| Fairgrounds Senior Apartments                       | Fairgrounds Senior Apartments             | 201 Unit Senior Affordable project  | 2,539,930                          | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Kings Crossing                                      | Charities Housing                         | 94 Unit Affordable Housing Project  | 680                                | 1,600                | 0                 |                            |                  |                  |                  |                  |                  |
| North 4th - Loan 1                                  | First Community Housing                   | 100 Unit (99 Affordable) Housing Project                                  | 3,376,123                          | 2,491,420            | 0                 |                            |                  |                  |                  |                  |                  |
| North 4th - Loan 2 (5)                              | First Community Housing                   | 100 Unit (99 Affordable) Housing Project                                  | 4,400,804                          | 4,400,804            | 0                 |                            |                  |                  |                  |                  |                  |
| Orvieto (5)   | ROEM                                      | 92 Unit Affordable Housing Project  | 1,603,455                          | 1,603,455            | 0                 |                            |                  |                  |                  |                  |                  |
| San Carlos Bowl Town Homes                          | San Carlos Bowl Town Homes                | 32 For-sale Units - 16 Affordable Units                                   | 25,486                             | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Unity Care - Roundtable                             | Unity Care Group                          | 8 Units affordable to emancipated youth                                   | 208,540                            | 208,540              | 208,540           | 208,540                    |                  |                  |                  |                  |                  |
| McCreery Courtyards                                 | San José Pacific Associates, L.P.         | Construction financing  | 7,900,000                          | 1,150,000            | 1,150,000         |                            |                  |                  | 1,150,000        |                  |                  |
| Ford and Monterey                                   | Eden Housing, Inc.                        | 75 Unit Family Affordable Housing Project                                 | 1,430,000                          | 0                    | 0                 |                            |                  |                  |                  |                  |                  |
| Homebuyer Loan                                      | Christopher Andrews                       | Teacher Homebuyer Loan  | 50,000                             | 50,000               | 50,000            |                            | 50,000           |                  |                  |                  |                  |
| San Carlos Seniors                                  | San Carlos Willard Associates             | 95 Unit Senior Project  | 1,232,636                          | 900,000              | 300,000           |                            |                  |                  | 100,000          | 100,000          | 100,000          |
| <b>Subtotal for Category (E)</b>                    |   |   | <b>95,246,549</b>                  | <b>36,740,280</b>    | <b>14,581,803</b> | <b>1,058,778</b>           | <b>1,112,194</b> | <b>4,427,572</b> | <b>3,376,829</b> | <b>3,329,026</b> | <b>1,277,405</b> |
| <b>(F) Administration of Operation</b>              |   |   |                                    |                      |                   |                            |                  |                  |                  |                  |                  |
| <b>Administration/Operations of 80% Program</b>     |   |   |                                    |                      |                   |                            |                  |                  |                  |                  |                  |
| Personnel   | Personnel Staff                           | Personnel costs for redevelopment operations                              | 1,736,960                          | 1,736,960            | 654,209           | 109,035                    | 109,035          | 109,035          | 109,035          | 109,035          | 109,035          |
| Personnel - Severance Benefits                      | Current Staff                             | Severance payments upon termination of redevelopment                      | 490,800                            | 490,800              | 490,800           |                            |                  |                  |                  |                  | 490,800          |
| Personnel - Unemployment Benefits                   | Former Staff                              | Ongoing Unemployment benefits of former staff                             | 600,000                            | 600,000              | 300,000           |                            | 150,000          |                  | 150,000          |                  |                  |
| City Support Services                               | City of San José                          | Legal Services, Human Resources, Agenda Services & Records (6)            | 700,000                            | 700,000              | 349,998           | 58,333                     | 58,333           | 58,333           | 58,333           | 58,333           | 58,333           |
| City Hall Lease                                     | City of San José                          | Leased space -14th Floor Tower (Coop Agmt.)                               | 100,000                            | 100,000              | 50,000            | 8,333                      | 8,333            | 8,333            | 8,333            | 8,333            | 8,333            |
| Agency Activities                                   | Kane, Ballmer & Berkman                   | Legal Services  | 20,134                             | 20,134               | 0                 |                            |                  |                  |                  |                  |                  |
| Agency Activities                                   | Chang, Ruthenberg & Long PC               | Tax Counsel Services  | 27,855                             | 27,855               | 0                 |                            |                  |                  |                  |                  |                  |
| Agency Bond Activities                              | Jones Hall                                | Legal Services  | 48,200                             | 48,200               | 0                 |                            |                  |                  |                  |                  |                  |
| Agency Activities                                   | Best Best & Krieger LLP                   | Legal Services  | 34,273                             | 34,273               | 0                 |                            |                  |                  |                  |                  |                  |
| Annual Financial Audit                              | Macias, Gini & O'Connell, LLP             | Financial Audit Services  | 350,737                            | 81,375               | 81,375            |                            |                  | 8,138            | 24,413           | 48,825           |                  |
| Agency's Operations                                 | Concern: EAP Employee Assistance          | Design, implementation and maintenance of an employee assistance program. | 6,500                              | 6,500                | 6,500             |                            |                  | 6,500            |                  |                  |                  |
| Agency's Employee Benefit Plan                      | EFLEXGROUP, Inc.                          | Administration of Agency's Employee Benefit Plan.                         | 36,561                             | 36,561               | 914               | 152                        | 152              | 152              | 152              | 152              | 152              |
| Agency's Financial System                           | Systems Management, Inc.                  | JD Edward's Technical Support Services                                    | 48,460                             | 48,460               | 6,000             |                            |                  |                  | 2,000            | 2,000            | 2,000            |
| Employee Transition Services                        | Lee Hecht Harrison LLC                    | Transition employment services for laid off employees.                    | 36,350                             | 36,350               | 7,200             |                            | 6,000            | 1,200            |                  |                  |                  |
| Agency's Retirement and Deferred Compensation Plans | Standard Retirement Services, Inc.        | Investment administration services  | 6,442                              | 6,442                | 6,442             |                            |                  |                  |                  | 6,442            |                  |
| Agency's Retirement and Deferred Compensation Plans | Stancorp Investment Advisers, Inc.        | Investment services   | 51,833                             | 51,833               | 25,000            |                            |                  |                  | 25,000           |                  |                  |
| Agency's Operations                                 | AT&T Mobility                             | Monthly service for cell phone usage for designated Agency employees.     | 4,000                              | 4,000                | 1,335             | 223                        | 223              | 223              | 223              | 223              | 223              |
| Agency's Operations                                 | ADP, Inc.                                 | Services associated with the processing of the Agency's payroll.          | 5,000                              | 5,000                | 2,500             | 417                        | 417              | 417              | 417              | 417              | 417              |

**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name                                    | Payee                                     | Description of Work   | Remaining Amount of Obligation (1) | 2011-2012 Obligation | Six Month Total    | Estimated Payment Schedule |                    |                  |                  |                  |                  |
|---|---|---|------------------------------------|----------------------|--------------------|----------------------------|--------------------|------------------|------------------|------------------|------------------|
|   |   |   |                                    |                      |                    | JULY                       | AUGUST             | SEPTEMBER        | OCTOBER          | NOVEMBER         | DECEMBER         |
| Agency's Operations                             | Value Business Products                   | Office supplies/equipment on an as-needed basis.  | 39,935                             | 39,935               | 5,200              | 800                        | 1,500              | 800              | 800              | 800              | 500              |
| Agency's Operations                             | ARC                                       | Scanning and blueprinting services on an as-needed basis.   | 5,000                              | 5,000                | 0                  |                            |                    |                  |                  |                  |                  |
| Agency's Operations                             | CDW-Government, Inc.                      | Computer and printer supplies on an as-needed basis.  | 8,737                              | 8,737                | 2,500              |                            | 500                | 500              | 500              | 500              | 500              |
| Agency's Operations                             | Progent Corporation                       | Information technology network system assessment in connection with the Agency's IT environment.        | 50,000                             | 50,000               | 9,000              |                            |                    |                  | 2,500            | 2,500            | 4,000            |
| Agency's Operations                             | Urban Analytics, LLC                      | Fiscal consultant services including analysis of tax increment data.                                    | 30,000                             | 30,000               | 30,000             |                            |                    |                  |                  |                  | 30,000           |
| Agency's Operations                             | Canon Business Solutions/CBS Newcal, Inc. | Monthly lease and usage of copiers  | 27,925                             | 27,925               | 12,000             | 2,000                      | 2,000              | 2,000            | 2,000            | 2,000            | 2,000            |
| Agency's Operations                             | Pitney Bowes Global Financial             | Lease of postage meter machine  | 4,292                              | 4,292                | 2,657              |                            |                    | 1,157            |                  |                  | 1,500            |
| Agency's Operations                             | Oracle America, Inc.                      | JD Edward's Software Update License & Support   | 38,511                             | 38,511               | 17,541             | 8,641                      |                    |                  | 8,900            |                  |                  |
| Agency's Operations                             | Rosenow Spevacek Group, Inc.              | Financial analyses in connection with tax increment assessment and reporting documentation.             | 141,318                            | 141,318              | 6,500              |                            |                    | 6,500            |                  |                  |                  |
| Agency's Operations                             | Iron Mountain                             | Permanent storage of Agency's records.  | 45,000                             | 45,000               | 45,000             |                            | 40,000             | 5,000            |                  |                  |                  |
| Agency's Operations                             | Misc Vendors                              | Travel, training, communications  | 75,000                             | 75,000               | 30,000             | 5,000                      | 5,000              | 5,000            | 5,000            | 5,000            | 5,000            |
| Agency's Lease Obligations/Asset Management (6) | Misc Vendors                              | Utilities, Security, Maintenance for Agency Properties  | 60,000                             | 60,000               | 30,000             | 5,000                      | 5,000              | 5,000            | 5,000            | 5,000            | 5,000            |
| <b>Administration/Operations of 20% Program</b> |   |   |                                    |                      |                    |                            |                    |                  |                  |                  |                  |
| Affordable Housing - Planning and Admin (7)     | City of San José                          | Housing Department staffing costs   | 7,139,600                          | 3,569,800            | 1,784,900          | 297,483                    | 297,483            | 297,483          | 297,483          | 297,483          | 297,483          |
| Affordable Housing - Program Implementation (7) | City of San José                          | Housing Department staffing costs   | 9,231,400                          | 4,615,700            | 2,307,850          | 384,642                    | 384,642            | 384,642          | 384,642          | 384,642          | 384,642          |
| Housing Department Asset Management (6)         | Misc Vendors                              | Property insurance and maintenance  |                                    | 250,000              | 30,000             | 5,000                      | 5,000              | 5,000            | 5,000            | 5,000            | 5,000            |
| Housing Department Rent                         | City of San José                          | Payments to City for office space   | 917,436                            | 917,436              | 917,436            | 917,436                    |                    |                  |                  |                  |                  |
| Ricoh   | Ricoh                                     | Copier/scanner  | 4,905                              | 4,000                | 4,000              | 4,000                      |                    |                  |                  |                  |                  |
| MK Partners                                     | MK Partners                               | MF (multifamily) database development   | 114,850                            | 100,000              | 60,000             |                            | 25,000             |                  |                  |                  | 35,000           |
| Cheryl Sutton Design                            | Cheryl Sutton Design                      | Public Outreach & Marketing Services  | 34,825                             | 10,000               | 4,000              | 4,000                      |                    |                  |                  |                  |                  |
| Ross Financial                                  | Ross Financial                            | Financial Advisor   | 120,000                            | 120,000              | 60,000             | 10,000                     | 10,000             | 10,000           | 10,000           | 10,000           | 10,000           |
| <b>Subtotal for Category (F)</b>                |   |   | <b>22,392,838</b>                  | <b>14,147,397</b>    | <b>7,340,857</b>   | <b>1,820,495</b>           | <b>1,108,618</b>   | <b>915,412</b>   | <b>1,099,730</b> | <b>946,685</b>   | <b>1,449,918</b> |
| <b>(G) Amounts Borrowed from 20%</b>            |   |   |                                    |                      |                    |                            |                    |                  |                  |                  |                  |
| Low Moderate Income Fund Loan 1                 | City of San Jose                          | SERAF Loan Agreement (8)  | 52,720,679                         | 0                    | 0                  |                            |                    |                  |                  |                  |                  |
| Low Moderate Income Fund Loan 2                 | City of San Jose                          | SERAF Loan Agreement (8)  | 14,395,834                         | 0                    | 0                  |                            |                    |                  |                  |                  |                  |
| SERAF Loan Monitoring Fee                       | City of San Jose                          | SERAF Loan Agreement  | 750,000                            | 187,500              | 187,500            | 187,500                    |                    |                  |                  |                  |                  |
| <b>Subtotal for Category (G)</b>                |   |   | <b>67,866,513</b>                  | <b>187,500</b>       | <b>187,500</b>     | <b>187,500</b>             |                    |                  |                  |                  |                  |
| <b>Total Enforceable Obligations</b>            |   |   | <b>4,148,084,597</b>               | <b>268,408,846</b>   | <b>156,654,926</b> | <b>3,678,579</b>           | <b>128,954,799</b> | <b>5,431,008</b> | <b>5,168,672</b> | <b>7,913,115</b> | <b>5,508,754</b> |
| <b>(H) City/Redevelopment Agency Agreements</b> |   |   |                                    |                      |                    |                            |                    |                  |                  |                  |                  |
| Downtown High-rise Inclusionary Fee             | City of San Jose                          | Per 10.01.07 Amended Cooperation Agreement  | 5,000,000                          | 0                    | 0                  |                            |                    |                  |                  |                  |                  |
| Hillview Playground                             | City of San Jose                          | Repayment of loan for Hillview Playground renovation  | 200,000                            | 0                    | 0                  |                            |                    |                  |                  |                  |                  |
| Deferred Parkland Fee                           | City of San Jose                          | Park impact fee payments for affordable housing projects  |                                    | 0                    | 0                  |                            |                    |                  |                  |                  |                  |
| - Reach V of the Los Gatos Creek Trail          | City of San Jose                          | Final link of the Los Gatos Creek Trail to downtown   | 1,281,000                          | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Spartan Keyes Parkland Reserve                | City of San Jose                          | Funds would be pooled with others to purchase parkland in the Spartan Keyes community                   | 1,533,000                          | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Rincon South/Rosemary Garden Parkland Reserve | City of San Jose                          | Funds would be pooled with others to purchase parkland in the Rincon South/Rosemary Garden area         | 285,600                            | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Antonio Balermino Park                        | City of San Jose                          | Development of the Antonio Balermino Park, which is currently vacant undeveloped park land              | 2,341,500                          | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Three Creeks Trail                            | City of San Jose                          | Purchase of property for the alignment of the Three Creeks Trail  | 2,190,300                          | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Park Infrastructure Repair (District 4)       | City of San Jose                          | General park infrastructure repair in District 4  | 138,050                            | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Park Infrastructure Repair (District 5)       | City of San Jose                          | General park infrastructure repair in District 5  | 191,100                            | 0                    |                    |                            |                    |                  |                  |                  |                  |
| - Park Infrastructure Repair (District 9)       | City of San Jose                          | General park infrastructure repair in District 9  | 99,050                             | 0                    |                    |                            |                    |                  |                  |                  |                  |
| Parking Fund Loan                               | City of San José (8)                      | Loans to Agency for various redevelopment purposes including debt service payments on 4th Street Garage | 6,800,000                          | 0                    | 0                  |                            |                    |                  |                  |                  |                  |
| Parking Fund Loan II                            | City of San José (8)                      |   | 6,728,394                          | 0                    | 1,681,396          |                            | 1,681,396          |                  |                  |                  |                  |
| Japantown Corp Yard Agreement                   | City of San Jose                          | Agreement requires that project savings be refunded to the City   | 168,205                            | 0                    | 168,205            |                            | 168,205            |                  |                  |                  |                  |

**San Jose Redevelopment Agency  
Enforceable Obligation Payment Schedule**

| Project Name   | Payee  | Description of Work   | Remaining Amount<br>of Obligation (1) | 2011-2012<br>Obligation | Six Month<br>Total | Estimated Payment Schedule |                  |           |          |          |          |
|--|--|---|---------------------------------------|-------------------------|--------------------|----------------------------|------------------|-----------|----------|----------|----------|
|  |  |   |                                       |                         |                    | JULY                       | AUGUST           | SEPTEMBER | OCTOBER  | NOVEMBER | DECEMBER |
| Autumn Street Extension Project  | City of San Jose   | Conveyance of real property located at 406 N. Autumn Street | 630,000                               | 0                       | 0                  |                            |                  |           |          |          |          |
| SERAF Loan   | City of San Jose/Ice Centre Revenue Fund (8)                       |   | 2,012,128                             | 0                       | 0                  |                            |                  |           |          |          |          |
| SERAF Loan   | City of San Jose/Sewage Treatment Plant<br>Connection Fee Fund (8) |   | 5,030,320                             | 0                       | 0                  |                            |                  |           |          |          |          |
| SERAF Loan   | City of San Jose/Subdivision Park Trust Fund (8)                   |   | 3,018,192                             | 0                       | 0                  |                            |                  |           |          |          |          |
| <b>Total : City/Redevelopment Agency Agreements</b>  |  |   | <b>37,646,839</b>                     | <b>0</b>                | <b>1,849,601</b>   | <b>0</b>                   | <b>1,849,601</b> | <b>0</b>  | <b>0</b> | <b>0</b> |          |
| (1) Amounts subject to change pending close of FY 2010-11.   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (2) This assumes the letters of credit will be negotiated to extend current terms. The letters of credit will expire on November 25, 2011. If the extension of the letter of credit is not granted, \$93,655,000 would be due in full. |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (3) Master contract for services related to disposition of Agency-owned properties.  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (4) Includes interest earned as of June 30, 2011. Additional interest will be accrued based on escrow agreement.   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (5) The Financing Authority holds a land lease on this property.   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (6) Insurance and maintenance obligations for properties owned or leased by the Agency, and City as follows:   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| <u>Agency as Lessor:</u>   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (a) San Jose Stage: 490 South First Street, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (b) Bio Center (Contents): 5941 Optical Court, Suite 200, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (c) Pacific Carwash: 21 North First Street, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (d) Comedy Club: 62 South Second Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (e) Flames: 88 South Fourth Street, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (f) San Jose Credit Union: 88 South Fourth Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (g) Two Fish Design: 366 South First Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (h) FedEx Office: 93 East San Carlos Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (i) Camera 3: 288 South Second Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| <u>Agency Property Use Agreement:</u>  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (a) Downtown Association (Kalied Art Gallery): 88 South Fourth Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| <u>Agency as Lessee:</u>   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (a) Landlord: City of San Jose: 93 East San Carlos Street, San Jose, CA (2nd/San Carlos Street Garage)   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (b) Landlord: City of San Jose: 88 South Fourth Street, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (c) City Hall (Contents): 200 East Santa Clara Street 14th Floor, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (d) Landlord: Dobashi Family: 575 North 6th Street, San Jose, CA (Japantown Parking Lot)   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (e) Landlord: Gillick Family: Race-Alameda Parking Lot, San Jose, CA   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (f) Landlord: Gallo Family: 173 North Morrison Street, San Jose, CA  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| <u>City of San José Housing Department as Owner:</u>   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (a) Sycamore Terrace   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (b) Willow Glen Woods  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (c) Ford and Monterey  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (d) Vermont House  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (e) The Haven  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (f) Japantown  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (7) Salaries, benefits including pension obligations.  |  |   |                                       |                         |                    |                            |                  |           |          |          |          |
| (8) Includes principal and interest earned to date. Additional interest will be accrued based on loan agreement.   |  |   |                                       |                         |                    |                            |                  |           |          |          |          |