



ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Kymberly Horner

Agenda Item No. 0-3

Reviewed By: City Manager [Signature]

City Attorney [Signature]

Finance [Signature]

Other (Specify)

DATE: September 19, 2012

TO: City Council
Oxnard Community Development Commission Successor Agency

FROM: Curtis P. Cannon [Signature]
Community Development Director

SUBJECT: Processing of Documentation in Order to Reflect Ownership of the Commission Properties and Other Assets by the Successor Agency

RECOMMENDATION

That City Council adopt a resolution authorizing the processing of documentation reflecting ownership of the Commission properties and other assets by the Oxnard Community Development Commission Successor Agency ("Successor Agency").

That the Successor Agency adopt a Resolution authorizing the processing of documentation confirming its ownership of the Commission properties and other assets.

DISCUSSION

The Oxnard Community Development Commission (the "Commission") was a redevelopment agency in the City of Oxnard (the "City"), created pursuant to the California Community Redevelopment Law CCRL). The Commission was responsible for the administration of redevelopment activities within the City.

CCRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects. On or about January 18, 2011, the City and the Commission entered into a Cooperation Agreement for Payment of Costs Associated with Certain Community Development Commission Funded Capital Improvements and Affordable Housing Projects (the "Cooperation Agreement"), in order to facilitate the implementation of redevelopment projects and to provide funding necessary to effectuate the completion of redevelopment projects within that and future fiscal years.

Pursuant to the Cooperation Agreement and Resolution No. 147, on or about March 8, 2011, the Commission authorized and directed the transfer of certain real property (the "Commission Properties") and other assets ("Other Assets"), a list of which is attached to the resolutions as Exhibit A, for use by the City for municipal purposes consistent with the Cooperation Agreement for ongoing efforts to

redevelop, revitalize and/or eliminate blight in the Commission's redevelopment project areas and for the purpose of repayment of debt owed to the City by the Commission for previously approved loans/advances for operation of the Commission.

Pursuant to the Cooperation Agreement and Resolution No. 13,951, the City approved and agreed to accept the transfer of the Commission Properties, executing certificates of acceptance (the "Certificates of Acceptance") for the Commission deeds designed to transfer ownership of the Commission Properties from the Commission to the City (the "Commission Deeds"). The Commission Deeds, along with the Certificates of Acceptance, were recorded in the official records of the County of Ventura. On or about March 9, 2011, the City and the Commission entered into that certain Agreement of Assignment (Promissory Notes and Other Evidence of Indebtedness), designed to transfer ownership of the Other Assets from the Commission to the City.

Neither the Cooperation Agreement nor the purported transfer of the Commission Properties and Other Assets (or any of the related documents and actions), have been challenged in court.

On June 28, 2011, the Governor signed ABx1 26 ("AB 26"). AB 26 states that a transfer of assets by a redevelopment agency after January 1, 2011, is deemed not to be in the furtherance of the CRL and is unauthorized. AB 26 further states, in part, that commencing February 1, 2012, arrangements between the city that created the redevelopment agency and the redevelopment agency are invalid. AB 26 further states, in part, that all assets, properties and buildings of the former redevelopment agency are transferred on February 1, 2012, to the control of the successor agency. On or about April 20, 2012, the California State Controller issued correspondence ordering the return of previously transferred assets to the successor agency.

The City and the Successor Agency have limited financial resources and desire not to initiate litigation at this time with regard to AB 26, AB 1484 and/or the purported order by the California State Controller that ownership of the Commission Properties and Other Assets be vested in the Successor Agency. In order to avoid the costs of litigation and other costs, the City and the Successor Agency desire to take action in a manner consistent with AB 26, AB 1484 and the California State Controller's purported order, and in furtherance of the Successor Agency's duties under California Health and Safety Code sections 34179.6(h)(1) and 34179.6(f), by processing documentation reflecting ownership of the Commission Properties and Other Assets by the Successor Agency.

The attached Resolutions have been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines. Per Section 15301 of the State CEQA Guidelines, the transfer of real property and/or other assets is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review, and any future development of the real property or assets will require separate environmental review.

FINANCIAL IMPACT

The Cooperation Agreement previously entered into between the City and the Commission contractually committed available revenues and future tax increment revenues from each of its redevelopment project areas, to the extent such funds are realized and available. Approval of this previous action was to facilitate the transfer of all Commission assets, real property, rents, notes, receivables, cash, fund balances and other interest in the form of contracts to the City. Additionally the transfer of all Commission cash to the City was a prepayment of a portion of the \$411,525,850 amount to be paid by the Commission to the City as per the Cooperation Agreement, for payment of costs associated with Commission Capital Improvement, Affordable Housing Projects and all other Commission projects, programs and activities. There is no impact to the City's General Fund as a result of the processing of documentation in order to reflect ownership of the commission properties and other assets by the successor agency.

Attachment #1 - City Council Resolution
#2 - Successor Agency Resolution

Note: Attachment #1 and Attachment #2 have been provided to City Council under separate cover. Copies for review are available at the Help Desk in the Library after 6:00 p.m. on Friday prior to the Council meeting and in the City Clerk's Office after 10:00 a.m. on Friday prior to the Council meeting.

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD AUTHORIZING THE PROCESSING OF
DOCUMENTATION REFLECTING OWNERSHIP OF THE
COMMISSION PROPERTIES AND OTHER ASSETS BY THE
OXNARD COMMUNITY DEVELOPMENT COMMISSION
SUCCESSOR AGENCY**

WHEREAS, the Oxnard Community Development Commission (the “**Commission**”) was a redevelopment agency in the City of Oxnard (the “**City**”), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the “**CRL**”); and

WHEREAS, the Commission was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Section 33220 of the CRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, pursuant to such authority, on or about January 18, 2011, the City and the Commission entered into that certain Cooperation Agreement for Payment of Costs Associated with Certain Community Development Commission Funded Capital Improvement and Affordable Housing Projects (as amended by City and Commission resolutions adopted March 8, 2011, the “**Cooperation Agreement**”) in order to facilitate the implementation of redevelopment projects and to provide funding necessary to effectuate the completion of redevelopment projects within that and future fiscal years; and

WHEREAS, pursuant to the Cooperation Agreement and Resolution No. 147, on or about March 8, 2011, the Commission authorized and directed the transfer of certain real property (the “**Commission Properties**”) and other assets (“**Other Assets**”), a list of which is attached hereto as Exhibit A and incorporated herein by this reference, for use by the City for municipal purposes consistent with the Cooperation Agreement for ongoing efforts to redevelop, revitalize and/or eliminate blight in the Commission’s redevelopment project areas and/or for the purpose of repayment of debt owed to the City by the Commission for previously approved loans/advances for operation of the Commission; and

WHEREAS, pursuant to the Cooperation Agreement and Resolution No. 13,951, the City approved and agreed to accept the transfer of the Commission Properties, executing certificates of acceptance (the “**Certificates of Acceptance**”) for the Commission deeds designed to transfer ownership of the Commission Properties from the Commission to the City (the “**Commission Deeds**”); and

WHEREAS, the Commission Deeds, along with the Certificates of Acceptance, were recorded in the official records of the County of Ventura; and

WHEREAS, on or about March 9, 2011, the City and the Commission entered into that certain Agreement of Assignment (Promissory Notes and Other Evidence of Indebtedness), designed to transfer ownership of the Other Assets from the Commission to the City; and

WHEREAS, neither the Cooperation Agreement nor the purported transfer of the Commission Properties and Other Assets (or any of the related documents and actions) were challenged within the applicable statute of limitations; and

WHEREAS, AB x1 26 ("**AB 26**") was signed by the Governor of California on June 28, 2011, making certain changes to the CRL and adding Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code; and

WHEREAS, AB 26 states, in part, that "[t]he Legislature hereby finds that a transfer of assets by a redevelopment agency [after January 1, 2011] is deemed not to be in the furtherance of the [CRL] and is thereby unauthorized."; and

WHEREAS, AB 26 further states, in part, that "[c]ommencing [February 1, 2012], ... arrangements between the city ... that created the redevelopment agency and the redevelopment agency are invalid..."; and

WHEREAS, AB 26 further states, in part, that "[a]ll assets, properties [and] buildings ... of the former redevelopment agency are transferred on [February 1, 2012], to the control of the successor agency"; and

WHEREAS, on or about April 20, 2012, the California State Controller issued correspondence stating, in part, that "[i]f your city ... received any assets from a redevelopment agency after January 1, 2011, your city ... hereby is ordered to ... reverse the transfer and return the applicable assets to the successor agency of the relevant redevelopment agency."; and

WHEREAS, AB 1484 ("**AB 1484**") was signed by the Governor of California on June 27, 2012, making changes to AB 26 and certain additional changes to the CRL; and

WHEREAS, AB 1484, at California Health and Safety Code Section 34179.5(c)(2), categorizes certain assets as those "transferred after January 1, 2011 ... by the redevelopment agency ... to the city ... that formed the redevelopment agency..." ("**Section 34179.5(c)(2) Assets**"); and

WHEREAS, AB 1484, at California Health and Safety Code Section 34179.5(c)(1), categorizes certain other assets as those "transferred from the former redevelopment agency to the successor agency on or about February 1, 2012." ("**Section 34179.5(c)(1) Assets**"); and

WHEREAS, because (i) AB 26 states that a transfer of assets by a redevelopment agency after January 1, 2011 was “unauthorized”, (ii) AB 26 further states that commencing February 1, 2012, arrangements between a redevelopment agency and the city that created it are “invalid” and (iii) the State Controller has purported to order that ownership of certain assets be vested in successor agencies, the Commission Properties and Other Assets are therefore not categorized as Section 34179.5(c)(2) Assets; and

WHEREAS, because AB 26 states that all assets, properties and buildings of the former redevelopment agency are transferred on February 1, 2012 to the control of the successor agency, the Commission Properties and Other Assets are therefore categorized as Section 34179.5(c)(1) Assets; and

WHEREAS, the City does not acknowledge that the purported transfer of the Commission Properties and Other Assets by the Commission to the City was not in furtherance of the CRL; and

WHEREAS, the City does not acknowledge the effectiveness of the Legislature’s purported deeming not to be in furtherance of the CRL the purported transfer of assets that was conducted in accordance with the CRL at the time when made and was not challenged within the applicable statute of limitations; and

WHEREAS, the City does not acknowledge that commencing February 1, 2012, arrangements between the redevelopment agency and the city that created it are invalid; and

WHEREAS, the City does not acknowledge the effectiveness of the California State Controller’s order to reverse the transfer of the Commission Properties and Other Assets and return the applicable assets to the successor agency of the Commission (the “**Successor Agency**”); and

WHEREAS, the City has limited financial resources and desires not to initiate litigation at this time with regard to AB 26, AB 1484 and/or the purported order by the California State Controller that ownership of the Commission Properties and Other Assets be vested in the Successor Agency; and

WHEREAS, in order to avoid the costs of litigation and other costs, the City desires to take action in a manner consistent with AB 26, AB 1484 and the California State Controller’s purported order, and in furtherance of the Successor Agency’s duties under California Health and Safety Code Sections 34179.6(h)(1) and 34179.6(f), by processing documentation reflecting ownership of the Commission Properties and Other Assets by the Successor Agency, without acknowledging the effectiveness of AB 26, AB 1484 and/or such order and duties, expressly disclaiming the same; and

WHEREAS, the City’s processing of documentation reflecting ownership of the Commission Properties and Other Assets by the Successor Agency is not intended to

waive, and shall not constitute a waiver, by the City of any constitutional, legal or equitable rights that the City may have to challenge, through administrative or judicial proceedings, the effectiveness and/or legality of all or any portion of AB 26 or AB 1484, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of AB 26 and AB 1484, and any and all related legal and factual issues, and the City expressly reserves any and all rights, privileges, and defenses available under law and equity; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (“**CEQA**”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the “**Guidelines**”), and the City’s environmental guidelines; and

WHEREAS, per Section 15301 of the State CEQA Guidelines, the transfer of real property and/or other assets is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review, and any future development of the real property or assets will require separate environmental review; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Oxnard, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The City hereby rescinds its previous acceptance of the transfer of the Commission Properties and Other Assets.

Section 3. The City hereby authorizes the processing of documentation via quitclaim deed(s) or other appropriate instrument in order to reflect ownership of the Commission Properties and Other Assets by the Successor Agency.

Section 4. The City Manager, or designee, is hereby authorized to take such actions and execute such documents as are necessary to effectuate the intent of this Resolution on behalf of the City.

Section 5. This Resolution shall take effect upon the date of its adoption.

Resolution No. _____

Page 5

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Oxnard at its meeting held on the 25th day of September, 2012, by the following vote:

AYES:

NOES:

ABSENT:

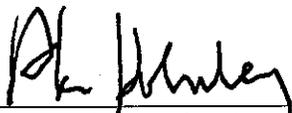
ABSTAIN:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

Exhibit A

List of the Commission Properties and Other Assets

[behind this page]

PROPERTIES HELD FOR RESALE

Project Area	Parcel No.	Current or Former Use	Purchase Date	Land Area (Sq.Ft.)	Valuation Method	Estimated Value
CCRP	201016007	Parking Lot	1984	650	Trend Analysis	\$ 12,352
CCRP	201016009	Parking Lot	1984	4,059	Trend Analysis	\$ 77,127
CCRP	201016012	Parking Lot	1981	6,447	Trend Analysis	\$ 122,497
CCRP	201016013	Parking Lot	1981	7,145	Trend Analysis	\$ 135,757
CCRP	201021104	Parking Lot	1984	3,250	Trend Analysis	\$ 61,752
CCRP	201021112	Parking Lot	1986	4,782	Trend Analysis	\$ 90,862
CCRP	201021136	Parking Lot	1985	4,288	Trend Analysis	\$ 81,478
CCRP	201021310	Vacant Parcel	1990	5,628	Trend Analysis	\$ 106,923
CCRP	201021313	Vacant Parcel	1986	4,513	Trend Analysis	\$ 85,751
CCRP	201021314	Vacant Parcel	1990	1,825	Trend Analysis	\$ 34,673
CCRP	201027202	Parcel Behind "El Parian" Restaurant	1988	4,299	Trend Analysis	\$ 81,690
CCRP	201027203	Parcel Behind "El Parian" Restaurant	1986	4,299	Trend Analysis	\$ 81,688
CCRP	201027217	Parcel Behind "Capri Inn"	1986	7,404	Trend Analysis	\$ 140,683
CCRP	201027220	Vacant Parcel Next to "Taqueria Mi Tierra"	1989	2,465	Trend Analysis	\$ 46,829
CCRP	202010120	Parking Lot	1969	2,544	Trend Analysis	\$ 48,344
CCRP	202010122	Parking Lot	1989	422	Trend Analysis	\$ 8,024
CCRP	202010136	Parking Lot	Not Available	296	Trend Analysis	\$ 5,625
CCRP	202010140	Parking Lot Behind Real Estate	1972	1,299	Trend Analysis	\$ 24,672
CCRP	202010141	Social Security Building	2008	14,560	Assessed Value	\$ 1,430,761
CCRP	202010143	Parcel Next to Alt Action Program	1973	855	Trend Analysis	\$ 16,252
CCRP	202010311	Parking Lot	Not Available	1,846	Trend Analysis	\$ 35,065
CCRP	202010313	Elizabeth's Furniture (Former Use)	2010	2,611	Assessed Value	\$ 280,000
CCRP	202010317	Parking Lot Across Plaza Park	1969	96	Trend Analysis	\$ 1,820
CCRP	202010321	Plaza Laundromat (Former Use)	2010	4,224	Assessed Value	\$ 218,808
CCRP	202010322	Parking Lot	1973	1,251	Trend Analysis	\$ 23,763
CCRP	202010323	Parking Lot	1972	2,509	Trend Analysis	\$ 47,675
CCRP	202010512	Parking Lot South of 4Square Church	1981	3,510	Trend Analysis	\$ 66,685
CCRP	202010517	Parking Lot South of 4Square Church	Not Available	1,784	Trend Analysis	\$ 33,903
CCRP	202010519	Parking Lot South of 4Square Church	1988	297	Trend Analysis	\$ 5,639
CCRP	202010521	Parking Lot South of 4Square Church	1969	306	Trend Analysis	\$ 5,816
CCRP	202010523	Parking Lot South of 4Square Church	1969	900	Trend Analysis	\$ 17,107
CCRP	202010526	Alley Next to 4Square Church	1973	1,193	Trend Analysis	\$ 22,676
CCRP	202010530	Breezeway Next to Barroccos	1969	3,436	Trend Analysis	\$ 65,288
CCRP	202010626	Parking Lot Across from Ruby's	1969	1,073	Trend Analysis	\$ 20,390
CCRP	202010628	Parking Lot Across from Ruby's	1972	1,207	Trend Analysis	\$ 22,931
CCRP	202010632	Parking Lot Next to Oxnard Drugstore	Not Available	3,152	Trend Analysis	\$ 59,889
CCRP	202010719	Parking Lot East of A/C Formal Wear	1970	2,786	Trend Analysis	\$ 52,928
CCRP	202010721	Parking Lot North of Rancho Furniture	1969	600	Trend Analysis	\$ 11,400
CCRP	202018314	Old Mexico Building (Former Use)	2005	3,491	Trend Analysis	\$ 66,337
CCRP	202014422	Heritage Square	Not Available	516	Trend Analysis	\$ 45,393
CCRP	202014424	Heritage Square	1991	505	Trend Analysis	\$ 44,421
CCRP	202014427	Heritage Square	Not Available	2,559	Trend Analysis	\$ 225,188
CCRP	202014428	Heritage Square	Not Available	2,435	Trend Analysis	\$ 214,290
Downtown	201016001	Transportation Center	1987	10,143	Trend Analysis	\$ 192,709
Downtown	201016002	Transportation Center	1985	8,855	Trend Analysis	\$ 168,253
Downtown	201017054	Transportation Center	1986	100,122	Trend Analysis	\$ 820,997
Downtown	201021130	Transportation Center	1984	9,761	Trend Analysis	\$ 185,467
Downtown	202009415	Alley Access/Third St Parking Structure	1971	605	Trend Analysis	\$ 11,503
Downtown	202009418	Alley Access/Third St Parking Structure	1970	1,201	Trend Analysis	\$ 22,813
Downtown	202009420	Alley Access/Third St Parking Structure	1968	1,201	Trend Analysis	\$ 22,827
Downtown	202009422	Alley Access/Third St Parking Structure	1968	1,191	Trend Analysis	\$ 22,623
Ormond Beach	231092230	Ormond Beach	Not Available	568,894	See Note Below	\$ 568,894
NOTES:				CCRP \$ 4,281,150		
1. Estimated values are current as of December 2010.				Downtown \$ 1,447,193		
2. Ormond Beach value is based on Assessed for Immediately adjacent and similar properties as of the date of sale in 2005.				Ormond Beach \$ 568,894		
				GRAND TOTAL \$ 6,297,237		

COMMISSION ASSETS

	<u>Central City Revitalization Project Fund</u>	<u>Downtown Renewal Project Fund</u>	<u>Southwinds Redevelopment Project Fund</u>	<u>Ormond Beach Redevelopment Project Fund</u>
Assets				
Cash and cash equivalents	\$ 5,642,317	\$ 384,097	\$ 3,241,163	\$ 2,968,135
Investments with fiscal agents	953,487	-	378,752	3,903,211
Accounts and other receivables	277,408	-	-	-
Notes receivable	908,198	1,662,175	17,873	-
Properties held for resales	5,643,259	127,200	-	305,500
Total assets	<u>\$ 13,424,669</u>	<u>\$ 2,173,472</u>	<u>\$ 3,637,788</u>	<u>\$ 7,176,846</u>
 Liabilities and fund balances				
Liabilities:				
Accounts payable	\$ 253,956	\$ -	\$ 97,940	\$ 15,943
Other liabilities	56,395	-	-	-
Due to other Governments	497,850	56,648	592,798	288,653
Due to City of Oxnard	2,000,000	-	-	-
Total liabilities	<u>\$ 2,808,201</u>	<u>\$ 56,648</u>	<u>\$ 690,738</u>	<u>\$ 304,596</u>
 Fund balances:				
Reserved for:				
Debt service	\$ -	\$ -	\$ 197,025	\$ 344,397
Notes receivable	908,198	1,662,175	17,873	-
Properties held for resale	5,643,259	127,200	-	305,500
Unreserved	<u>4,065,011</u>	<u>327,449</u>	<u>2,732,152</u>	<u>6,222,353</u>
Total fund balance	<u>10,616,468</u>	<u>2,116,824</u>	<u>2,947,050</u>	<u>6,872,250</u>
Total liabilities and fund balances	<u>\$ 13,424,669</u>	<u>\$ 2,173,472</u>	<u>\$ 3,637,788</u>	<u>\$ 7,176,846</u>

<u>H.E.R.O. Redevelopment Project Fund</u>	<u>Housing Set-Aside Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>	
\$ 15,404,270	\$ 13,607,684	\$ -	\$ 41,247,666	Assets
11,232,093	-	-	16,467,543	Cash and cash equivalents
-	6,140	-	283,548	Investments with fiscal agents
-	2,700,000	-	5,288,246	Accounts and other receivables
-	-	-	6,075,959	Notes receivable
<u>\$ 26,636,363</u>	<u>\$ 16,313,824</u>	<u>\$ -</u>	<u>\$ 69,362,962</u>	Properties held for resale
				Total assets
\$ 3,163,976	\$ 30,903	\$ -	\$ 3,562,718	Liabilities and fund balances
-	27,101	-	83,496	Liabilities:
1,905,329	-	-	3,341,278	Accounts payable
-	-	-	2,000,000	Other liabilities
<u>\$ 5,069,305</u>	<u>\$ 58,004</u>	<u>\$ -</u>	<u>\$ 8,987,492</u>	Due to other Governments
				Due to City of Oxnard
				Total liabilities
\$ 1,647,809	\$ -	\$ -	\$ 2,189,231	Fund balances:
-	2,700,000	-	3,288,246	Reserved for:
-	-	-	6,075,959	Debt service
19,919,249	13,555,820	-	46,822,034	Notes receivable
<u>21,567,058</u>	<u>16,255,820</u>	<u>-</u>	<u>60,375,470</u>	Properties held for resale
<u>\$ 26,636,363</u>	<u>\$ 16,313,824</u>	<u>\$ -</u>	<u>\$ 69,362,962</u>	Unreserved
				Total fund balance
				Total liabilities and fund balances

EXPENDITURE CATEGORIES

	Central City Revitalization Project Area	Consolidated Low and Moderate Income Housing Funds	Downtown Project Area	Historic Enhancement and Revitalization of Oxnard	Ormond Beach Project Area
Expenditures					
Administrative Costs	\$1,509,816	\$729,011	\$919,405	\$3,958,657	\$1,310,055
Professional Services	333,969	46,787	23,222	89,214	87,344
Planning, Survey, and Design	—	—	—	—	—
Real Estate Purchases	—	—	—	—	—
Acquisition Expense	—	—	—	—	—
Operation of Acquired Property	—	—	—	—	—
Relocation Costs/Payments	—	—	—	—	—
Site Clearance Costs	—	—	—	—	—
Project Improvement/Construction Costs	310,540	87,311	—	9,838,477	1,471,871
Disposal Costs	—	—	—	—	—
Loss on Disposition of Land Held for Resale	—	—	—	—	—
Decline in Value of Land Held for Resale	—	—	—	—	—
Rehabilitation Costs/Grants	—	—	—	—	—
Interest Expense	702,399	—	—	848,459	197,035
Fixed Asset Acquisitions	—	—	—	—	—
Subsidies to Low and Moderate Income Housing	—	—	—	—	—
Debt Issuance Costs	—	—	—	—	—
Other Expenditures	—	—	—	—	—
Debt Principal Payments	—	—	—	—	—
Tax Allocation Bonds	665,000	—	—	220,000	120,000
Revenue Bonds	—	—	—	—	—
City/County Loans	—	—	—	—	—
Other Long-Term Debt	—	—	—	—	—
Total Expenditures	\$3,521,724	\$863,109	\$942,627	\$14,754,807	\$3,166,105

	Southwinds Project Area	Agency Total
Expenditures		
Administrative Costs	\$1,075,443	\$9,502,387
Professional Services	27,303	587,839
Planning, Survey, and Design	—	—
Real Estate Purchases	—	—
Acquisition Expense	—	—
Operation of Acquired Property	—	—
Relocation Costs/Payments	—	—
Site Clearance Costs	—	—
Project Improvement/Construction Costs	2,115,573	13,623,572
Disposal Costs	—	—
Loss on Disposition of Land Held for Resale	—	—
Decline in Value of Land Held for Resale	—	—
Rehabilitation Costs/Grants	—	—
Interest Expense	112,434	1,860,327
Fixed Asset Acquisitions	—	—
Subsidies to Low and Moderate Income Housing	—	—
Debt Issuance Costs	—	—
Other Expenditures	—	—
Debt Principal Payments	—	—
Tax Allocation Bonds	70,000	1,075,000
Revenue Bonds	—	—
City/County Loans	—	—
Other Long-Term Debt	—	—
Total Expenditures	\$3,400,753	\$26,649,125

SOURCE: *Community Redevelopment Agencies Annual Report for the Fiscal Year Ending June 30, 2009* (Table 4 – Statement of Revenues and Expenditures – Fiscal Year 2008-09), State Controller's Office, December 31, 2010.

NOTES: This Exhibit C is provided to show expenditure categories allowed by California Community Redevelopment Law and recognized by the State Controller. This Exhibit is not intended to reflect or otherwise fix the amount of expenditures that may accrue to each Project Area under the Cooperation Agreement. Such costs are expected to vary between Project Areas and expenditure categories from year to year.

Borrower	Origination Date	Loan Agreement No.	Amount Due	Due Date	Property Location
PILOT FEES					
Steadfast Holiday Manor, LP	12/1/2001	NA	\$1,120,000	4/1/2021	1924 Camino del Sol
PILOT Fees for Holiday Manor Project				PILOT Fees - 252 FM Units re-habbed	
Sycamore Senior Village Apts., LP	12/1/2008	NA	\$2,226,000	4/1/2028	333 N. F St.
PILOT Fees for Sycamore Sr. Apts.					
NEW HOUSING CONSTRUCTION AND SUBSTANTIAL REHAB					
Casa Merced	11/12/1996	A-5297	\$720,846	50 yrs @ 0% but 10% if defaulted	838-840 W. Fifth St.
Casa San Juan	9/12/1995	A-5229	\$578,000	3% simple interest due annually in March	540 Hobson Wy.
Habitat for Humanity	7/28/2009	A-7202	\$300,000 LAIF+1%	Forgiven at completion of project; Maureen checked with Steve Newman 3/9/11	5208 Cypress Rd.
Habitat for Humanity	9/25/2007	A-6940	\$760,000 6% if defaulted	Forgivable if all units conveyed to VL&L buyers by 09/25/09; Maureen checked w/Steve Newman 3/9/11	5230 Cypress Rd.
Hacienda Guadalupe	10/18/2005	A-6512	\$250,000 LAIF+1%	Used for projects costs then made available to CEDC for down pmt assistance to eligible buyers	126 E. Seventh St.
Heritage Walk			\$790,000	4 silent seconds; balance permit cost reimburt.	NWC A & Seventh Sts.
HOME Corp.	3/20/2007	A-3773/A-6855	\$340,000 LAIF+3%	Amended/ extended to 6/30/10	131 E. Seventh St.
Meadowcrest Villas		A-6513	\$320,000	Homebuyer Assistance	Oxnard Blvd/Robert
Meta Street Apartments			\$95,000 4%	Pay back from residual receipts principal est beginning Year 24, interest pmts beginning Year 1 per 12/17/01 Cash Flow projection	501 Meta St.
Oxnard Village (Wagon Wheel)					
Villa Cesar Chavez	4/1/2004	PN & Dtrust		Housing Auth. is main project manager CDC contributed \$400,000	Off Hueneme Rd.
	4/1/2004	NCR Loan (Performance Loan?)	\$286,000		
	6/13/2000	"City Grant"	\$400,000		
	6/13/2000	City Construction Loan	\$460,000		

Borrower	Origination Date	Loan Agreement No.	Amount Due	Due Date	Property Location
PILOT FEES					
	4/15/2003	PN & Deed of Trust & Reg. Agmt. Amend.			
	4/9/2004	Modified by an Assign. Assum. Mod. Agmt.			
	3/7/2006	*City Permanent Loan PN & DT	\$400,000 LAIF+4%		
	5/22/2006	Subord. Agmt.			
	3/7/2006	A-6208 amend. To PN of 4/15/03	\$460,000		
	3/14/2006	Release & Termination of Reg. Agmt. For A-6208			
		Performance Loan	\$286,000		
	6/13/2000	Reg. Agmt. & Declaration of Rest. Covenants			
	5/13/2006	*CDC pd. D448241 CDC's share of loan	\$200,000		
Villa Madera			\$207,900	441 Fund Loan to City, to be repaid by City upon receipt of addtl Housing In-Lieu funds 6 mo's interest fee. Pd back?	1111 N. Oxnard Blvd.
				\$300,000 loan?	
HERITAGE SQUARE					
Heritage Square Summer Concerts					
Heritage Square Facilities Rental Program					
Hector Alvarez					230 W. Seventh St.
COMMERCIAL DEVELOPMENT					
Guadalupe Martinez					350 S. Oxnard Blvd.
LEASES					
Southern California Gas Co.	1/1/2009	A-7078 LEASE	\$10,000	10/31/2011	425 S. B St.
Social Security Administration	9/25/2008	A-7111 LEASE	\$62,003.80	10/31/2011	327 N. Fifth St.
Rosa M. Barragan	12/22/1994	3653-05-CD LEASE	\$241.00	Month-to-mo.	720 S. B St.
La Dolce Vita di Mare	4/1/2008	A-7056 LEASE	\$37,832.30 plus Catering Events Additional rent	4/1/2012	740 S. B St
Villa Solimar					

Date of Approval	Project	Address	Project	Income	Assistance Source	Amount	Term (Years)	Until Title Changes
08/27/99	Salas, Estanislao	2051 San Jose Street	SF Repair	I	CDC	\$ 43,425.00	Deferred	Until Title Changes
08/27/99	Valencia, Adolfo	238 McMillan Avenue	SF Repair	I	CDC	\$ 55,000.00	Deferred	Until Title Changes
07/17/00	Valencia, Adolfo	238 McMillan Avenue	SF Repair	I	CDC	\$ 3,269.00	Deferred	Until Title Changes
11/01/00	Macias, Felipe	136 Thomas Avenue	HERO SF Repair	L	CDC	\$ 65,142.00	Deferred	Until Title Changes
12/13/00	Aroyo, Miguel	1301 Commercial Avenue	33MH Replacement Loan	VL	CDC	\$ 48,600.00	Deferred	Until Title Changes
06/19/01	Macias, Felipe	136 Thomas Avenue	HERO SF Repair	L	CDC	\$ 7,057.50	Deferred	Until Title Changes
10/3/2001	Siquierros, Evangelina	1301 Commercial #46	MH Replacement Loan	I	CDC	\$ 40,500.00	Deferred	Until Title Changes
03/03/02	Moran, Salvador	200 Campbell Way	Sw Homebuyer	L	CDC	\$ 30,000.00	Deferred	Until Title Changes
04/19/02	Rojas, Angel	234 W. Wooley Road	SF Repair	L	CDC	\$ 2,390.06	Deferred	Until Title Changes
08/21/02	Lara, Ramiro	814 Trinidad	HERO - Repair Deferred Loan	VL	CDC	\$ 20,000.00	Deferred	Until Title Changes
10/16/02	Garcia, Jose and Martha	1301 Commercial #24	MH Replacement Loan	VL	CDC	\$ 40,500.00	Deferred	Until Title Changes
10/16/02	Ledesma, Herminia	1301 Commercial #109	MH Replacement Loan	VL	CDC	\$ 23,850.00	Deferred	Until Title Changes
10/16/02	Magdaleno, Enrique	1301 Commercial #108	MH Replacement Loan	VL	CDC	\$ 23,850.00	Deferred	Until Title Changes
10/16/02	Quintero, Mercedes	250 E. PV #17	MH Replacement Loan	VL	CDC	\$ 31,800.00	Deferred	Until Title Changes
12/11/02	Flores, Santana	5329-5331 Cypress Road	HERO - Repair Deferred Loan	VL	CDC	\$ 40,000.00	Deferred	Until Title Changes
02/12/03	Carbajal, Rosa	101 Cordova Street	HERO - Repair Deferred Loan	VL	CDC	\$ 70,497.50	Deferred	Until Title Changes
09/12/03	Burciaga, jesusita	220 Clark Court	Southwinds Repair	I	CDC	\$ 10,000.00	10	Until Title Changes
10/22/03	Rios, Jose	1301 Commercial #132	MH Replacement Loan	VL	CDC	\$ 43,634.00	Deferred	Until Title Changes
11/18/03	Rojas, Angel	234 W. Wooley Road	SF Repair	L	CDC	\$ 13,882.00	Deferred	Until Title Changes
01/14/04	Zamora, Martha	250 E. Pleasant Y #29	MH Replacement Loan	VL	CDC	\$ 31,217.00	Deferred	Until Title Changes
02/17/04	Campa, Felipe	1301 Commercial #114	MH Replacement Loan	L	CDC	\$ 28,590.00	Deferred	Until Title Changes
02/18/04	Garcia, Silvia	1301 Commercial #97	MH Replacement Loan	VL	CDC	\$ 7,864.90	Deferred	Until Title Changes
02/18/04	Reyes, Angelina	1301 Commercial #111	MH Replacement Loan	L	CDC	\$ 10,637.50	Deferred	Until Title Changes
06/23/04	Garcia, Nellie	221 Vegas Drive	HERO Repair Deferred Loan	VL	CDC	\$ 60,000.00	Deferred	Until Title Changes
06/23/04	McNally, Gloria	168 Lark Street	HERO Repair Deferred Loan	VL	CDC	\$ 3,378.50	Deferred	Until Title Changes
06/24/04	Dennis Waldman	231 Cuesta Del Mar	SW - Repair Deferred Loan	L	CDC	\$ 40,000.00	Deferred	Until Title Changes
09/14/04	Jimenez, Antonio	5141-5146 Roland Way	Southwinds Repair	I	CDC	\$ 46,743.50	Deferred	Until Title Changes
09/15/05	Tapia, Cesar	1301 Commercial Avenue #5	MH Replacement Loan	VL	CDC	\$ 61,150.40	Deferred	Until Title Changes
06/22/06	Barajas, Jonas & Gladys	1120 Ambrosia Street	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Gallegos, Antonio & Rosa	1020 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Mora, Esperanza	1080 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Newton Barry & Michelle	1054 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Novoa, Hidanía	1050 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Overton, William & Crystal	1124 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Rodriguez, Ruth & Pablo	1150 Ambrosia Street	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Ruiz, Fernando & Carmelita	1084 Ambrosia Street	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
09/20/06	D'Orazio, Joannette	5341 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/20/06	D'Orazio, Joannette	5355 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/20/06	D'Orazio, Joannette	5401 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/20/06	D'Orazio, Joannette	5345 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/20/06	McKinnon, William	710 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 677.50	5	Until Title Changes
09/20/06	McKinnon, William	720 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 677.50	5	Until Title Changes
11/08/06	Juarez, Daniel	120 Carlisle Court	SW - 50% Repair Grant	L	CDC	\$ 10,000.00	5	Until Title Changes
02/21/07	Lumde, Bob	551 W. Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 25,802.50	5	Until Title Changes
02/21/07	Fernandez, Alberto	321 Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 15,105.00	5	Until Title Changes

Date of Approval	Project	Project	Address	Project	Income	Assistance Source	Amount	Term (Years)
02/21/07	Lunde, Bob	SW - Security Repair Grant	551 W. Cuesta Del Mar	51% Low	CDC	\$ 3,275.00	5	
03/06/07	Crist, Berna	Heritage Walk Homebuyer	213 7th Street	L	CDC	\$ 97,000.00	45	
03/23/07	Contreras, Mauricio	Heritage Walk Homebuyer	653 A Street	VL	CDC	\$ 313,000.00	45	
03/23/07	Nantasenamat, Arkapol	Heritage Walk Homebuyer	659 A Street	M	CDC	\$ 87,000.00	45	
03/30/07	Dockery, William II	Heritage Walk Homebuyer	643 A Street	M	CDC	\$ 87,000.00	45	
04/17/07	Luna, Sergio & Patricia	HERO Repair Deferred Loan	112 James Avenue	VL	CDC	\$ 12,970.00	Deferred	
04/18/07	Lunde, Bob	SW - Security Repair Grant	551 W. Cuesta Del Mar	51% Low	CDC	\$ 11,197.50	5	
07/18/07	Lunde, Robert	SW - Security Repair Grant	711 Cuesta del Mar	51% Low	CDC	\$ 11,923.00	5	
07/18/07	Lunde, Robert	SW - Security Repair Grant	721 Cuesta del Mar	51% Low	CDC	\$ 12,679.00	5	
07/18/07	Lunde, Robert	SW - Security Repair Grant	5450 South J Street	51% Low	CDC	\$ 13,382.50	5	
07/18/07	McKinnon, William	SW - Security Repair Grant	710 Cuesta del Mar	51% Low	CDC	\$ 19,054.40	5	
07/18/07	McKinnon, William	SW - Security Repair Grant	720 Cuesta del Mar	51% Low	CDC	\$ 18,748.85	5	
09/14/07	Oxnard Housing Authority	SW - Security Repair Grant	640-666 Cuesta Del Mar	51% low	CDC	\$ 20,000.00	5	
10/03/07	McKinnon, William	SW - 50% Repair Grant	710 Cuesta Del Mar	51% Low	CDC	\$ 6,355.00	5	
10/03/07	McKinnon, William	SW - 50% Repair Grant	720 Cuesta Del Mar	51% Low	CDC	\$ 6,355.00	5	
10/03/07	Lunde, Robert	SW - Security Repair Grant	711 Cuesta del Mar	51% Low	CDC	\$ 2,500.00	5	
10/03/07	Lunde, Robert	SW - Security Repair Grant	721 Cuesta del Mar	51% Low	CDC	\$ 2,000.00	5	
10/03/07	Lunde, Robert	SW - Security Repair Grant	5450 South J Street	51% Low	CDC	\$ 2,000.00	5	
10/03/07	McKinnon, William	SW - Security Repair Grant	710 Cuesta del Mar	51% Low	CDC	\$ 2,500.00	5	
10/03/07	McKinnon, William	SW - Security Repair Grant	720 Cuesta del Mar	51% Low	CDC	\$ 2,500.00	5	
11/09/07	Cervantes, Erika	MH Replacement Loan	1301 Commercial Ave #79	VL	CDC	\$ 73,162.00	Deferred	
11/09/07	Melgoza, Jesus	MH Replacement Loan	1301 Commercial Ave #52	L	CDC	\$ 69,885.00	Deferred	
12/05/07	Lunde, Robert	SW - Security Repair Grant	711 Cuesta del Mar	51% Low	CDC	\$ 6,190.00	5	
12/05/07	Lunde, Robert	SW - Security Repair Grant	721 Cuesta del Mar	51% Low	CDC	\$ 6,190.00	5	
01/09/08	Pinedo, Elvia	HERO Repair Deferred Loan	2110 Camino Del Sol	VL	CDC	\$ 58,040.00	Deferred	
01/09/08	Fernandez, Alberto	HERO Repair Deferred Loan	321 Cuesta Del Mar	51% Low	CDC	\$ 13,663.00	5	
02/05/08	Contreras, John	HERO Deferred Loan	160 James Avenue	VL	CDC	\$ 44,595.00	Deferred	
04/09/08	Moss, Marlon	SW - 50% Repair Grant	241 Chester Way	51% Low	CDC	\$ 3,633.00	5	
04/09/08	Moss, Marlon	SW - 30% Repair Grant	241 Clara Street	51% Low	CDC	\$ 3,633.00	5	
08/05/08	Carrillo, Gilberto	SW - Security Repair Grant	311 Cuesta Del Mar	51% Low	CDC	\$ 15,903.75	5	
08/05/08	Carrillo, Gilberto	SW - Security Repair Grant	411 Cuesta Del Mar	51% Low	CDC	\$ 24,666.25	5	
08/05/08	Rodriguez, Dionisio	SW - Security Repair Grant	300 Cuesta Del Mar	51% Low	CDC	\$ 22,028.75	5	
09/10/08	Rocha, Maria	HERO Repair Deferred Loan	119 Gibraltar Street	L	CDC	\$ 18,000.00	Deferred	
06/28/10	Magaña, Rosario	MH Replacement Loan	1301 Commercial Ave., Sp. #	VL	CDC	\$ 60,143.00	Deferred	
07/01/10	Perez, Eloina	HERO SF Repair	2171 Cloyne Street	I	CDC	\$ 57,624.00	Deferred	

Borrower	Origination Date	Loan Agreement No.	Amount Due	Due Date	Property Location
RIVERPARK					
Paseo Del Rio Associates, LP (CEDC)	08.22.07	A-5965	\$2,700,00	08.28.67	Lot 19, Tract No.5352-1
Paseo Santa Clara Associates, LP (CEDC)	08.22.07	A-5965	\$2,200,00	08.28.67	Lot 19, Tract No.5352-1
ED, LLC & KOH, LLC (ED 2, LLC & KOH 12-17,LLC)	03.05.2010	A-7204 A-7207 A-7208	\$1,350,000	03.05.2013	Lot No. 3, Tract No.5352-1
Aldersgate Investments, LLC	08.16.2010	A-7336	\$750,000	08.16.2010	Lot 18, Tract No. 5352-1

Address	Business Name	CD	Description	Contract #	Contract Value	Start Date	End Date	Status	Notes
300 S. A St.	Focal Medical	4519-08-CD	Focal Bldg	Agreement to Pay Architect	\$ 2,879.60	11/09/07		OUTSIDE	N/A
		4291-07-CD			\$ 2,221.66	08/05/08		INACTIVE	no bids for signage rec'd
309 S. A St.	Dale & Patricia Givner	4446-08-CD	Givner Bldg	Approval of Paint Contractor	\$ 6,012.00	06/02/08		COMPLETE	YES
		4446-08-CD		Payment #1	\$ 668.00	06/02/08			
		4447-08-CD		Agreement to Pay Painter	\$ 7461.99	03/09/08			
		4447-08-CD		Promissory Note (\$6,680)	\$ 7461.99	03/09/08			
		4447-08-CD		Sent to City Clerk	\$ 230.55	03/24/09			
318 S. A St.	Elio Espino	4759-09-CD		Promissory Note (\$691.64)					
		4759-09-CD		Sent to City Clerk					
325 S. A St.	Osbaldo Lopez	4627-08-CD	Therapeutic Home Care (AP)	Approval of Sign Vendor & PN (same Agreement used for both)	\$ 4,660.00	12/09/08		COMPLETE	YES
		4325-07-CD		Approval for Architectural Vendor					
		4370-08-CD	Casa Lopez (AP)	Approval for Sign Vendor	\$ 3,333.00	03/10/08		COMPLETE	No PN
		4370-08-CD		Payment #1	\$ 3,333.00	03/10/08			
		4370-08-CD		Payment #2	\$ 3,236.37	08/05/08			
		4370-08-CD		Payment #3	\$ 3,236.36	08/05/08			
363 S. A St.	Alma Barral	5017-09-CD	Tropical Dental	Approval sign vendor	\$ 877.25	11/11/11		ACTIVE	NR
		5017-09-CD		Approval sign vendor	\$ 877.25	11/11/11			
		5017-09-CD		Paint Vendor	\$ 890.00	07/07/11			
363 S. A St.	Larry Graves & Anne Stall	4961-09-CD	Stall/Graves Bldg.	Approval of Paint Vendor	\$ 3,973.05			ACTIVE	YES
		4961-09-CD		Approval of Paint Vendor	\$ 4,855.95	01/11/11			
		4960-09-CD		Promissory Note (\$8,829)					
		5016-10-CD		Approved Sign vendor	\$ 390.33	02/22/11			
363 S. A St.	Dr. Pazen	5018-10-CD	"A" Street Optometric Center, PC	Approval sign vendor	\$ 1,006.93	01/11/11		WITHDRAWN Business Sold	N/A
		5018-10-CD		Payment #1	\$ 1,006.93	01/11/11		ACTIVE	NR
		5018-10-CD		Approval sign vendor	\$ 1,936.66	03/01/11			
		5246-10-CD		Vendor approval for Paint	\$ 900.00	01/11/11			

401 S. A St.	Magda Weydt	Fresh 'N Fabulous	5284-10-DS	Approval of Signs Pacific				ACTIVE	NR
420 & 422 S. A St	Bijan Neiman	Doman Rugs (AP)	4275-07-CD	Approval of Sign Vendor	Payment #1 Payment #2 Payment #3	03/18/08 03/17/09 03/24/09	\$3,333.00 \$3,333.50 \$3,333.50	COMPLETE	YES
428 S. A St.	Veronica Muñoz & Jose	BG's Care (AP)	4760-09-CD	Promissory Note (\$10,000) Sent to City Clerk					
455 S. A St.	Martin Ledesma	Sugar Beets	5213-10-CD 5213-10-CD 5213-10-CD 5190-10-CD	Approval of Sign Vendor Approval of Sign Vendor Approval of Sign Vendor Promissory Note (\$9,651.45)	Payment #1 Payment #2 Payment #3	01/20/09 04/28/09 04/28/09	\$2,700.00 \$2,939.25 \$2,939.25	COMPLETE	No PN
534 S. A St.	Gabriela Moreno	The Kitcher	5322-09-DS	Approval of Sign Vendor	Payment #1 Payment #2	03/26/09 03/26/09	\$522.00 \$522.00	ACTIVE	
539 S. A St.	Paulina Orozco	Maure Tjera	4716-09-CD	Agreement to Pay Sign Vendor	Payment #1 Payment #2 Payment #3	01/20/09 04/28/09 04/28/09	\$1,940.40 \$1,940.40 \$1,940.40	COMPLETE	YES
544-550 S. A St	Elio Espino	Master Sign Program	4857-09-CD	Promissory Note (\$5,880) Sent to City Clerk					
550 S. A St	Sylvia Lopez	Divine Hair Design	4926-09-CD	Sign Program	Payment #1 Payment #2	11/03/09 03/02/10	\$500.00 \$500.00	COMPLETE	N/A
560 S. A St	Amarog Vasquez	RC Mockout	5109-10-CD	Approval of Sign Vendor Promissory Note (\$4,180) Sent to City Clerk	Payment #1 Payment #2 Final	04/21/09 06/15/10	\$3,085.50 \$1,094.50	COMPLETE	YES
560 S. A St	Amarog Vasquez	RC Mockout	5060-10-DS	Architectural Series	Payment #1 Payment #2	12/29/10 04/27/11	\$520.00 \$1,800.00	INACTIVE	

Attachment #1
A
of 26

250 S. B. St.	Ming Shoun Lin (AP)	China Square Restaurant	4817-09-CD	Approval of Sign Vendor	Payment #1	06/09/09	\$ 3,300.00	COMPLETE	YES
			4843-09-CD	Approval of Sign Vendor	Payment #2	06/09/09	\$ 3,300.00		
			4847-09-CD	Promissory Note (\$10,000) Sent to City Clerk					
			4859-09-CD	Sign	Payment #1	02/02/10	\$ 3,400.00	BUSINESS CLOSED	NO/PN
	Stevan Cho	Sign City	4779-09-CD	Sign	Payment #2	07/20/09	\$ 2,271.60		
548 S. C St.	Patricia Moo	Patty's Perfect Fit	4985-10-CD	Approval of Vendor	Payment #1	02/09/10	\$ 2,712.60	COMPLETE	NO/PN
					Payment #2	04/27/10	\$ 2,712.60		
352 S. C St.	Maria Elena Alvarado	Professional Cut	4717-09-CD	Agmt to Pay Sign Vendor	Payment #3	04/27/10	\$ 2,794.80	COMPLETE	YES
					Payment #1	01/20/09	\$ 1,504.80		
					Payment #2	08/25/09	\$ 1,504.80		
					Payment #3	08/25/09	\$ 1,550.40		
560 S. C St.	Maria R. Alcantar	Dreams & Illusions Bridal	4883-09-CD	Promissory Note (\$4,560) Sent to City Clerk					
			4788-09-CD	Approval of Sign Vendor	Payment #1	04/28/09	\$ 2,401.40	COMPLETE	YES
					Payment #2	08/25/09	\$ 2,401.40		
					Payment #3	08/25/09	\$ 2,474.20		
			4852-09-CD	Promissory Note (\$7,277) Sent to City Clerk					
220 W. Third St.	Leobigilda Avendano	Salon Alfa Moda	4332-07-CD	Agreement to pay Sign Vendor	Payment #1	07/08/08	\$ 3,333.00	COMPLETE	YES
					Payment #2	03/18/08	\$ 3,333.00		
					Payment #3	07/22/08	\$ 3,334.00		
224 W. Fourth St.	Jacqueline Paganic	DeCamers Workroom	4967-09-CD	Paint	Payment #1	07/02/10	\$ 2,739.00	ACTIVE	NR
			5099-10-CD	Vendor approval for sign	Payment #1	07/11/11	\$ 2,739.00		
			5099-10-CD	Vendor approval for sign	Payment #2	09/07/11	\$ 2,858.88		
			5249-10-CD	Paint vendor	Payment #1	07/11/11	\$ 900.00		
724 1/2 W. Fourth St.	Ana Rivera	Anita's Salon of Beauty	5020-10-CD	Vendor approval for sign	Payment #1	01/11/11	\$ 614.26	ACTIVE	NR
			5020-10-CD	Vendor approval for sign	Payment #2	03/01/11	\$ 650.00		
			5248-10-CD	Paint vendor	Payment #2	01/11/11	\$ 900.00		

156 W. Fifth St.	Patricia Behrens & David	Special Occasions Mall	428-07-CD	Architectural	Payment #1	10/30/07	\$ 5,000.00	COMPLETE	YES
			4524-08-CD	Promissory Note (\$10,000)	Payment #1	07/22/08	\$ 4,140.00		
			4507-08-CD	Paint	Payment #2	07/22/08	\$ 4,140.00		
200 W. Fifth St.	Mark Shipp	Glilly-Hill Insurance	4859-09-CD	Approval of Sign Vendor	Payment #1	07/21/09	\$ 3,286.00	COMPLETE	YES
			4846-09-CD	Promissory Note (\$10,000) Sent to City Clerk	Payment #2	12/01/09	\$ 3,288.00		
288-274 W. 5th St.	Richard Devarick	Police Building	504-09-CD	Sign Program	Payment #1	07/28/08	\$ 500.00	ACTIVE	N/A
			504-09-CD	Sign Program	Payment #2	07/28/08	\$ 500.00		
333 W. Sixth St.	Goodwill Industries of Ventura & Santa Barbara	Goodwill Industries	4786-09-CD	Approval of Sign Vendor	Payment #1	04/28/09	\$ 1,343.30	COMPLETE	YES
					Payment #2	11/03/09	\$ 1,578.00		
					Payment #3	02/02/10	\$ 1,874.00		
			4839-09-CD	Promissory Note (\$4,030)	Payment #1	10/12/09	\$ 1,803.33		
			4901-09-CD	Paint	Payment #2	11/09/09	\$ 1,803.33		
					Payment #3	01/13/10	\$ 1,435.00		
					Payment #4	01/13/10	\$ 1,808.33		
701 S. Oxnard Blvd.	Eric Ng	Golden Chicken Inn	4682-08-CD	Architectural	n/a	n/a	n/a	ACTIVE	
			5353-11-DS	Coastal Architects	Payment #1	02/23/11	\$ 1,000.00		
288 S. Oxnard Blvd.	Stabelline Martinez (AP)	Roads Cafe	4787-07-CD	Approval of Sign Vendor (PIN same as above)	Payment #1	12/01/09	\$ 3,261.00	COMPLETE	YES
288 S. Oxnard Blvd.	Robert Wageman (AP)	Empty Building (Pawnshop)	4656-09-CD	Approval of Architectural	Payment #1	12/01/09	\$ 3,261.00	INACTIVE	N/A
601 S. Oxnard Blvd.	Raul Orozco (Efrén Chavez, past owner)	El Dorado (El Coyote Inc., past name)	4863-09-CD	Approval of Sign Vendor	Payment #1	07/28/09	\$ 3,288.12	ACTIVE	YES
				ownership & name change complete?	?				
			5209-10-CD	Promissory Note (\$6,711.88)	Payment #1	12/22/08	\$ 1,799.25	ACTIVE	?
			4282-07-CD	Architectural	Payment #2	02/03/09	\$ 3,200.75		
626 S. Oxnard Blvd.	Paul Sangster	El Teatro Theatre	4683-08-CD	Johnson & Muller	Payment #1	12/01/09	\$ 500.00		
			4944-09-CD	Color Consultant	Payment #1	12/01/09	\$ 500.00		

Address	Contractor	Contract Description	Contract No.	Contract Type	Contract Value	Contract Start Date	Contract End Date	Contract Status	Payment #	Payment Amount	Payment Date	Contract Status
749 S. Oxnard Blvd.	Jaqueline Linji Lee	Oxnard Medical Supply	4787-09-CD	Approval of Sign Vendor		04/28/09	03/31/10	COMPLETE	Payment #1	\$ 3,310.00	04/28/09	COMPLETE
				Approval of Sign Vendor		11/03/09	03/31/10		Payment #2	\$ 3,310.00	11/03/09	
				Approval of Sign Vendor		03/02/10	03/31/10		Payment #3	\$ 3,312.00	03/02/10	
				Promissory Note (?)								
				Sent to City Clerk								
749 S. Oxnard Blvd.	Morises Perez (AP)	Next Generation Computer	4389-09-CD	Approval of Sign Vendor		09/29/09		ACTIVE				ACTIVE
			4324-09-CD	Promissory Note #1 \$705,000								
			5000-09-CD	Approval of Sign Vendor								
			5001-09-CD	Promissory Note #2 \$77,926								
			5365-10-CD	Approval of Sign Vendor		02/02/10		ACTIVE				ACTIVE
				Approval of Sign Vendor								
			2285-09-CD	Approval of Sign Vendor								
			5215-10-CD	Promissory Note #1 \$20,000								
			5216-10-CD	Promissory Note #2 \$24,926.00								
			5217-10-CD	Approval of Sign Vendor		02/02/10		ACTIVE				ACTIVE
749 S. Oxnard Blvd.	Angela Soc Hob	Soc Hob Building										

Address	Permitting Dept	Permitting Agency	CD	Program	Payment #	Date	Amount	Status	Notes
128 N. A St.	Permitting Dept	Billings design program	5279-10-CD	Billings design program	Payment #1	02/23/11	\$779.82	ACTIVE	NO
130 N. A St.	Oscar Salazar	Imperial Group	5279-10-CD	Sunbilla Awning sign	Payment #1	02/23/11	\$577.93	ACTIVE	NO
132 N. A St.	Fabiola Reyes	Chaparral Signs and	5273-10-CD	Sunbilla Awning sign	Payment #1	02/23/11	\$816.92	ACTIVE	NO
134 N. A St.	Socorro Cerda	Magnifico Hair Design	5273-10-CD	Sunbilla Awning sign	Payment #1	02/23/11	\$716.95	ACTIVE	NO
136 N. A St.	Hilario Mendez	Alsaig	5279-10-CD	Sunbilla Awning sign	Payment #1	02/23/11	\$769.5	ACTIVE	NO
140 N. A St.	Puri Dentistry	Puri Dentistry	5269-10-CD	Sunbilla Awning sign	Payment #1	pending			NO
416 N. A St.	ARC of Ventura County, Inc.	The ARC of VC Admin Ofcs	5167-10-CD	Promissory Note (\$9,155.61)	Payment #1			COMPLETE	YES
			5106-10-CD	Approval of Sign Vendor	Payment #1	04/13/10	\$ 1,853.52		
					Payment #2	08/17/10	\$ 1,853.52		
					Payment #3	11/10/10	\$1,853.52		
			5166-10-CD	Approval of Awnings Vendor	Payment #1	09/14/10	\$ 1,797.53		
					Payment #2	09/28/10	\$ 1,797.53		
134 S. A St.	Guadalupe Rios	Estetica Hair Salon	5192-10-CD	Promissory Note (\$7,888.50)	Payment #1	08/31/10	\$ 2,654.50	COMPLETE	YES
			5193-10-CD	Approval of Sign Vendor	Payment #2	08/31/10	\$ 2,654.50		
					Payment #3	10/05/10	\$ 2,654.50		
521527 S. C. St.	Heliodoro Avalos	Avalos Building	5161-10-eb	Approval of Awnings	Payment #1	07/13/10	\$ 2,500.00	ACTIVE	NO
					Payment #2	08/7/10	\$ 882.00		
					Payment #3	07/9/10	\$ 1,668.00		

Address	Vendor Name	Account Number	Description	Payment #	Date	Amount	Status	Notes
521 S. C St.	Balvinder Singh Gill	Circle 9					ACTIVE	NO
523 S. C St.	Melody Mayo	Antiques level					ACTIVE	NO
527 S. C St.	Ana M. Almaguer	Paradise Flowers and more					ACTIVE	NO
425 N. Oxnard Blvd.	Astoria Gutierrez	Alis's home 2nd Melissa's business & Colonial Bakery					ACTIVE	NO
477 N. Oxnard Blvd.	William/Brian Henggeler	Dominick's Italian Restaurant	5286-10-DS	Payment #1	12/15/10	\$1,000.00	ACTIVE	NO
			5286-10-DS	Payment #2	01/25/11	\$1,220.00		
			5286-10-DS	Payment #3	02/08/11	\$2,161.26		
			5178-10-CD	Payment #1	09/28/10	\$ 762.00	COMPLETE	
			5188-10-CD	Payment #2	11/17/10	\$ 762.00		
625 N. Oxnard Blvd.	The ARC Foundation of ARC Thrift Store			Payment #1	09/29/10	\$ 2,112.50		
				Payment #2	10/05/10	\$ 2,112.50		
			5189-10-CD					YES
			5190-10-CD					YES
			5191-10-CD	Payment #1	09/28/10	\$ 1,132.08		
			5201-10-CD	Payment #2	09/28/10	\$ 1,132.03		
			5201-10-CD	Payment #1	09/28/10	\$ 3,373.27		
			5201-10-CD	Payment #2	01/25/11	\$2,973.26		
			5201-10-CD	Payment #3	02/01/11	\$2,973.26		
2007 Saviers Rd.	Instabac	Kess Cleaners	5260-10-DS	Approach to extend signage	11/30/10	\$1,300.00		

3725 Saviers Rd.	Romulo Nicholas	Jessica de Leon	4942-09-CD	Approval Painter	Payment #1 Payment #2 Payment #3	12/01/09 12/01/09 12/01/09	\$ 4,500.00 \$ 4,500.00 \$ 1,000.00	COMPLETE	
4238 Saviers Rd.	Jamie Sandoval	Fresh Mex Bar & Grill	5073-10-CD	Approval Sign Vendor	Payment #1 Payment #2 Payment #3	04/27/10 05/04/10 05/04/10	\$ 1,973.06 \$ 2,260.23 \$ 2,260.23	COMPLETE	YES
2519 Saviers Rd.	Sam & Sany	Oxonia Donuts	5774-10-CD	Approval of Sign Vendor	Payment #1 Payment #2 Payment #3	08/10/09 08/20/09 09/20/09	\$ 2,824.94 \$ 2,824.94 \$ 2,824.94	COMPLETE	
3241 Saviers Rd.	Sam & Sany & Sany Trust	Fred's Gas & Food Mart	5785-09-CD	Approval of Sign Vendor	Payment #1 Payment #2 Payment #3	07/19/09 08/02/09 08/29/09	\$ 2,121.06 \$ 2,522.06 \$ 2,522.06	ACTIVE	
			5785-09-CD	Promissory Note (\$10,000)					YES
			5785-09-CD	Promissory Note					YES
			5785-09-CD	Approval of Sign Vendor					
			5785-09-CD	Agreement /Contractor Co.					

Entity	Account	Description	Account Type	Approval Note	Approval Date	Payment Date	Payment Amount	Status
8111818 Venture Blvd	499-102-01	Ellys Unfinished Furniture and Furniture	Promissory Note	\$10,000	2/7/05	2/7/05	\$10,000	COMPLETE
	499-102-02		Promissory Note	\$50,000				
	499-102-03		Approval of Contract	Contract				
	499-102-04							
887 Venture Blvd	500-102-01	Warehouse Discount	Approval					
	500-102-02		Approval					
	500-102-03		Approval					
	500-102-04		Approval					
	500-102-05		Approval					
	500-102-06		Approval					
	500-102-07		Approval					
	500-102-08		Approval					

Borrower	Origination Date	Loan Agreement Number (or name)	Loan Amount	Due date	Property Location	Balance of obligation as of June 2011
Strand Cinemas LLC (Developer)	DDA dated 3-7-03	Lease Consideration Promissory note (interest only payment up to 4/11)	1,000,000	Monthly payments through Cinema lease term (2028)	Centennial Plaza, 5th and B St. Downtown Oxnard	1,150,000 (reflects estimated interest)
Strand Cinemas LLC (Developer)	DDA dated 3-7-03	Purchase Price Promissory Note (interest only payment up to 4/11)	800,000	Monthly payments through Cinema lease term (2028)	Centennial Plaza, 5th and B St. Downtown Oxnard	920,000 (reflects estimated interest)
San Carlos Cinemas, Inc.(Operator)	DDA dated 3-7-03	Lease Guarantee Reimbursement Promissory note	Variable. Loan balance equal to total of all lease guarantee payments	No installment payments required. Due upon the specified events in the DDA, such as sale of property	Centennial Plaza, 5th and B St. Downtown Oxnard	2,400,000 (cumulative total of guarantee payments with estimated interest)
Strand Cinemas LLC (Developer)	DDA dated 3-7-03	Lease Guarantee Payment Promissory Note	Variable. Loan balance equal to the total of all lease guarantee payments.	Same obligation as described in San Carlos loan above, loan transfers from San Carlos to Strand upon specified events in DDA, i.e., termination or cancellation of theater lease.	Centennial Plaza, 5th and B St. Downtown Oxnard	No obligation exists until specified event in DDA occurs
RiverPark		Downtown Assistance Plan				\$8,000,000.00

RESOLUTION NO. SA-____

**RESOLUTION OF THE GOVERNING BOARD OF THE OXNARD
COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR
AGENCY AUTHORIZING THE PROCESSING OF
DOCUMENTATION CONFIRMING ITS OWNERSHIP OF THE
COMMISSION PROPERTIES AND OTHER ASSETS**

WHEREAS, the Oxnard Community Development Commission (the **“Commission”**) was a redevelopment agency in the City of Oxnard (the **“City”**), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the **“CRL”**); and

WHEREAS, the Commission was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Section 33220 of the CRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, pursuant to such authority, on or about January 18, 2011, the City and the Commission entered into that certain Cooperation Agreement for Payment of Costs Associated with Certain Community Development Commission Funded Capital Improvement and Affordable Housing Projects (as amended by City and Commission resolutions adopted March 8, 2011, the **“Cooperation Agreement”**) in order to facilitate the implementation of redevelopment projects and to provide funding necessary to effectuate the completion of redevelopment projects within that and future fiscal years; and

WHEREAS, pursuant to the Cooperation Agreement and Resolution No. 147, on or about March 8, 2011, the Commission authorized and directed the transfer of certain real property (the **“Commission Properties”**) and other assets (**“Other Assets”**), a list of which is attached hereto as Exhibit A and incorporated herein by this reference, for use by the City for municipal purposes consistent with the Cooperation Agreement for ongoing efforts to redevelop, revitalize and/or eliminate blight in the Commission’s redevelopment project areas and/or for the purpose of repayment of debt owed to the City by the Commission for previously approved loans/advances for operation of the Commission; and

WHEREAS, pursuant to the Cooperation Agreement and Resolution No. 13,951, the City approved and agreed to accept the transfer of the Commission Properties, executing certificates of acceptance (the **“Certificates of Acceptance”**) for the Commission deeds designed to transfer ownership of the Commission Properties from the Commission to the City (the **“Commission Deeds”**); and

WHEREAS, the Commission Deeds, along with the Certificates of Acceptance, were recorded in the official records of the County of Ventura; and

WHEREAS, on or about March 9, 2011, the City and the Commission entered into that certain Agreement of Assignment (Promissory Notes and Other Evidence of Indebtedness), designed to transfer ownership of the Other Assets from the Commission to the City; and

WHEREAS, neither the Cooperation Agreement nor the purported transfer of the Commission Properties and Other Assets (or any of the related documents and actions) were challenged within the applicable statute of limitations; and

WHEREAS, AB x1 26 (“**AB 26**”) was signed by the Governor of California on June 28, 2011, making certain changes to the CRL and adding Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code; and

WHEREAS, AB 26 states, in part, that “[t]he Legislature hereby finds that a transfer of assets by a redevelopment agency [after January 1, 2011] is deemed not to be in the furtherance of the [CRL] and is thereby unauthorized.”; and

WHEREAS, AB 26 further states, in part, that “[c]ommencing [February 1, 2012], ... arrangements between the city ... that created the redevelopment agency and the redevelopment agency are invalid...”; and

WHEREAS, AB 26 further states, in part, that “[a]ll assets, properties [and] buildings ... of the former redevelopment agency are transferred on [February 1, 2012], to the control of the successor agency”; and

WHEREAS, on or about April 20, 2012, the California State Controller issued correspondence stating, in part, that “[i]f your city ... received any assets from a redevelopment agency after January 1, 2011, your city ... hereby is ordered to ... reverse the transfer and return the applicable assets to the successor agency of the relevant redevelopment agency.”; and

WHEREAS, AB 1484 (“**AB 1484**”) was signed by the Governor of California on June 27, 2012, making changes to AB 26 and certain additional changes to the CRL; and

WHEREAS, AB 1484, at California Health and Safety Code Section 34179.5(c)(2), categorizes certain assets as those “transferred after January 1, 2011 ... by the redevelopment agency ... to the city ... that formed the redevelopment agency...” (“**Section 34179.5(c)(2) Assets**”); and

WHEREAS, AB 1484, at California Health and Safety Code Section 34179.5(c)(1), categorizes certain other assets as those “transferred from the former redevelopment agency to the successor agency on or about February 1, 2012.” (“**Section 34179.5(c)(1) Assets**”); and

WHEREAS, because (i) AB 26 states that a transfer of assets by a redevelopment agency after January 1, 2011 was “unauthorized”, (ii) AB 26 further states that commencing February 1, 2012, arrangements between a redevelopment agency and the city that created it are “invalid” and (iii) the State Controller has purported to order that ownership of certain assets be vested in successor agencies, the Commission Properties and Other Assets are therefore not categorized as Section 34179.5(c)(2) Assets; and

WHEREAS, because AB 26 states that all assets, properties and buildings of the former redevelopment agency are transferred on February 1, 2012 to the control of the successor agency, the Commission Properties and Other Assets are therefore categorized as Section 34179.5(c)(1) Assets; and

WHEREAS, the Successor Agency does not acknowledge that the purported transfer of the Commission Properties and Other Assets by the Commission to the City was not in furtherance of the CRL; and

WHEREAS, the Successor Agency does not acknowledge the effectiveness of the Legislature’s purported deeming not to be in furtherance of the CRL the purported transfer of assets that was conducted in accordance with the CRL at the time when made and was not challenged within the applicable statute of limitations; and

WHEREAS, the Successor Agency does not acknowledge that commencing February 1, 2012, arrangements between the redevelopment agency and the city that created it are invalid; and

WHEREAS, the Successor Agency does not acknowledge the effectiveness of the California State Controller’s order to reverse the transfer of the Commission Properties and Other Assets and return the applicable assets to the Successor Agency; and

WHEREAS, the Successor Agency has limited financial resources and desires not to initiate litigation at this time with regard to AB 26, AB 1484 and/or the purported order by the California State Controller that ownership of the Commission Properties and Other Assets be vested in the Successor Agency; and

WHEREAS, in order to avoid the costs of litigation and other costs, the Successor Agency desires to take action in a manner consistent with AB 26, AB 1484 and the California State Controller’s purported order, and in furtherance of its duties under California Health and Safety Code Sections 34179.6(h)(1) and 34179.6(f), by processing documentation reflecting its ownership of the Commission Properties and Other Assets, without acknowledging the effectiveness of AB 26, AB 1484 and/or such order and duties, expressly disclaiming the same; and

WHEREAS, the Successor Agency’s processing of documentation reflecting its ownership of the Commission Properties and Other Assets is not intended to waive, and shall not constitute a waiver, by the Successor Agency of any constitutional, legal or equitable rights that the Successor Agency may have to challenge, through administrative

or judicial proceedings, the effectiveness and/or legality of all or any portion of AB 26 or AB 1484, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of AB 26 and AB 1484, and any and all related legal and factual issues, and the Successor Agency expressly reserves any and all rights, privileges, and defenses available under law and equity; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (“**CEQA**”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the “**Guidelines**”), and the City’s environmental guidelines; and

WHEREAS, per Section 15301 of the State CEQA Guidelines, the transfer of real property and/or other assets is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review, and any future development of the real property or assets will require separate environmental review; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Governing Board of the Oxnard Community Development Commission Successor Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Governing Board of the Successor Agency hereby authorizes the processing of documentation confirming its ownership of the Commission Properties and Other Assets, including the execution of certificates of acceptance and other appropriate instruments.

Section 3. The Executive Director, or designee, is hereby authorized to take such actions and execute such documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency.

Section 4. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED, AND ADOPTED by the Governing Board of the Oxnard Community Development Commission Successor Agency at its meeting held on the 25th day of September, 2012, by the following vote:

AYES:

NOES:

ABSENT:

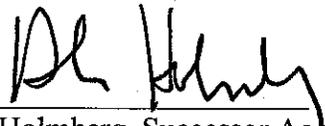
ABSTAIN:

Dr. Thomas E. Holden, Chairperson

ATTEST:

Daniel Martinez, Secretary

APPROVED AS TO FORM:



Alan Holmberg, Successor Agency Counsel

Exhibit A

List of the Commission Properties and Other Assets

[behind this page]

PROPERTIES HELD FOR RESALE

Project Area	Parcel No.	Current or Former Use	Purchase Date	Land Area (Sq.Ft.)	Valuation Method	Estimated Value
CCRP	201016007	Parking Lot				
CCRP	201016009	Parking Lot	1984	650	Trend Analysis	\$ 12,352
CCRP	201016012	Parking Lot	1984	4,059	Trend Analysis	\$ 77,127
CCRP	201016013	Parking Lot	1981	6,447	Trend Analysis	\$ 122,497
CCRP	201021104	Parking Lot	1981	7,145	Trend Analysis	\$ 135,757
CCRP	201021112	Parking Lot	1984	3,250	Trend Analysis	\$ 61,752
CCRP	201021136	Parking Lot	1986	4,782	Trend Analysis	\$ 90,862
CCRP	201021310	Vacant Parcel	1985	4,288	Trend Analysis	\$ 81,478
CCRP	201021313	Vacant Parcel	1990	5,628	Trend Analysis	\$ 106,923
CCRP	201021314	Vacant Parcel	1986	4,513	Trend Analysis	\$ 85,751
CCRP	201027202	Parcel Behind "El Parian" Restaurant	1990	1,825	Trend Analysis	\$ 34,673
CCRP	201027203	Parcel Behind "El Parian" Restaurant	1988	4,299	Trend Analysis	\$ 81,690
CCRP	201027217	Parcel Behind "Capri Inn"	1986	4,299	Trend Analysis	\$ 81,688
CCRP	201027220	Vacant Parcel Next to "Taqueria Mi Tierra"	1986	7,404	Trend Analysis	\$ 140,683
CCRP	202010120	Parking Lot	1989	2,465	Trend Analysis	\$ 46,829
CCRP	202010122	Parking Lot	1969	2,544	Trend Analysis	\$ 48,344
CCRP	202010138	Parking Lot	1989	422	Trend Analysis	\$ 8,024
CCRP	202010140	Parking Lot Behind Real Estate	Not Available	296	Trend Analysis	\$ 5,625
CCRP	202010141	Social Security Building	1972	1,299	Trend Analysis	\$ 24,672
CCRP	202010143	Parcel Next to Aft Action Program	2008	14,560	Assessed Value	\$ 1,430,761
CCRP	202010311	Parking Lot	1973	855	Trend Analysis	\$ 16,252
CCRP	202010313	Elizabeth's Furniture (Former Use)	Not Available	1,846	Trend Analysis	\$ 35,065
CCRP	202010317	Parking Lot Across Plaza Park	2010	2,611	Assessed Value	\$ 280,000
CCRP	202010321	Plaza Laundromat (Former Use)	1969	96	Trend Analysis	\$ 1,820
CCRP	202010322	Parking Lot	2010	4,224	Assessed Value	\$ 218,808
CCRP	202010323	Parking Lot	1973	1,251	Trend Analysis	\$ 23,763
CCRP	202010512	Parking Lot South of 4Square Church	1972	2,509	Trend Analysis	\$ 47,675
CCRP	202010517	Parking Lot South of 4Square Church	1981	3,510	Trend Analysis	\$ 66,685
CCRP	202010519	Parking Lot South of 4Square Church	Not Available	1,784	Trend Analysis	\$ 33,903
CCRP	202010521	Parking Lot South of 4Square Church	1968	297	Trend Analysis	\$ 5,639
CCRP	202010521	Parking Lot South of 4Square Church	1969	306	Trend Analysis	\$ 5,816
CCRP	202010523	Parking Lot South of 4Square Church	1969	900	Trend Analysis	\$ 17,107
CCRP	202010526	Alley Next to 4Square Church	1973	1,193	Trend Analysis	\$ 22,676
CCRP	202010530	Breezeway Next to Barroccos	1969	3,436	Trend Analysis	\$ 65,288
CCRP	202010626	Parking Lot Across from Ruby's	1969	1,073	Trend Analysis	\$ 20,390
CCRP	202010628	Parking Lot Across from Ruby's	1972	1,207	Trend Analysis	\$ 22,931
CCRP	202010632	Parking Lot Next to Oxnard Drugstore	Not Available	3,152	Trend Analysis	\$ 59,889
CCRP	202010719	Parking Lot East of A/C Formal Wear	1970	2,786	Trend Analysis	\$ 52,928
CCRP	202010721	Parking Lot North of Rancho Furniture	1969	600	Trend Analysis	\$ 11,400
CCRP	202018314	Old Mexico Building (Former Use)	2005	3,491	Trend Analysis	\$ 66,337
CCRP	202014422	Heritage Square	Not Available	516	Trend Analysis	\$ 45,393
CCRP	202014424	Heritage Square	1991	505	Trend Analysis	\$ 44,421
CCRP	202014427	Heritage Square	Not Available	2,559	Trend Analysis	\$ 225,188
CCRP	202014428	Heritage Square	Not Available	2,435	Trend Analysis	\$ 214,290
Downtown	201016001	Transportation Center	1987	10,143	Trend Analysis	\$ 192,709
Downtown	201016002	Transportation Center	1985	8,855	Trend Analysis	\$ 168,283
Downtown	201017054	Transportation Center	1986	100,122	Trend Analysis	\$ 820,997
Downtown	201021130	Transportation Center	1984	9,761	Trend Analysis	\$ 185,467
Downtown	202009415	Alley Access/Third St Parking Structure	1971	605	Trend Analysis	\$ 11,503
Downtown	202009418	Alley Access/Third St Parking Structure	1970	1,201	Trend Analysis	\$ 22,813
Downtown	202009420	Alley Access/Third St Parking Structure	1968	1,201	Trend Analysis	\$ 22,827
Downtown	202009422	Alley Access/Third St Parking Structure	1968	1,191	Trend Analysis	\$ 22,623
Ormond Beach	231092230	Ormond Beach	Not Available	568,894	See Note Below	\$ 568,894
NOTES:						
1. Estimated values are current as of December 2010.						
2. Ormond Beach value is based on Assessed for immediately adjacent and similar properties as of the date of sale in 2005.						
						CCRP
						\$ 4,281,150
						Downtown
						\$ 1,447,193
						Ormond Beach
						\$ 568,894
						GRAND TOTAL
						\$ 6,297,237

COMMISSION ASSETS

	<u>Central City Revitalization Project Fund</u>	<u>Downtown Renewal Project Fund</u>	<u>Southwinds Redevelopment Project Fund</u>	<u>Ormond Beach Redevelopment Project Fund</u>
Assets				
Cash and cash equivalents	\$ 5,642,317	\$ 384,097	\$ 3,241,163	\$ 2,968,135
Investments with fiscal agents	953,487	-	378,752	3,903,211
Accounts and other receivables	277,408	-	-	-
Notes receivable	908,198	1,662,175	17,873	-
Properties held for resales	5,643,259	127,200	-	305,500
Total assets	\$ 13,424,669	\$ 2,173,472	\$ 3,637,788	\$ 7,176,846
Liabilities and fund balances				
Liabilities:				
Accounts payable	\$ 253,956	\$ -	\$ 97,940	\$ 15,943
Other liabilities	56,395	-	-	-
Due to other Governments	497,850	56,648	592,798	288,653
Due to City of Oxnard	2,000,000	-	-	-
Total liabilities	\$ 2,808,201	\$ 56,648	\$ 690,738	\$ 304,596
Fund balances:				
Reserved for:				
Debt service	\$ -	\$ -	\$ 197,025	\$ 344,397
Notes receivable	908,198	1,662,175	17,873	-
Properties held for resale	5,643,259	127,200	-	305,500
Unreserved	4,065,011	327,449	2,732,152	6,222,353
Total fund balance	10,616,468	2,116,824	2,947,050	6,872,250
Total liabilities and fund balances	\$ 13,424,669	\$ 2,173,472	\$ 3,637,788	\$ 7,176,846

<u>H.E.R.O. Redevelopment Project Fund</u>	<u>Housing Set-Aside Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>	
\$ 15,404,270	\$ 13,607,684	\$ -	\$ 41,247,666	Assets
11,232,093	-	-	16,467,543	Cash and cash equivalents
-	6,140	-	283,348	Investments with fiscal agents
-	2,700,000	-	5,288,246	Accounts and other receivables
-	-	-	6,075,959	Notes receivable
<u>\$ 26,636,363</u>	<u>\$ 16,313,824</u>	<u>\$ -</u>	<u>\$ 69,362,962</u>	Properties held for resale
				Total assets
\$ 3,163,976	\$ 30,903	\$ -	\$ 3,562,718	Liabilities and fund balances
-	27,101	-	83,496	Liabilities:
1,905,329	-	-	3,341,278	Accounts payable
-	-	-	2,000,000	Other liabilities
<u>\$ 5,069,305</u>	<u>\$ 58,004</u>	<u>\$ -</u>	<u>\$ 8,987,492</u>	Due to other Governments
				Due to City of Oxnard
				Total liabilities
\$ 1,647,809	\$ -	\$ -	\$ 2,189,231	Fund balances:
-	2,700,000	-	5,288,246	Reserved for:
-	-	-	6,075,959	Debt service
19,919,249	13,555,820	-	46,822,034	Notes receivable
<u>21,567,058</u>	<u>16,255,820</u>	<u>-</u>	<u>60,375,470</u>	Properties held for resale
<u>\$ 26,636,363</u>	<u>\$ 16,313,824</u>	<u>\$ -</u>	<u>\$ 69,362,962</u>	Unreserved
				Total fund balance
				Total liabilities and fund balances

EXPENDITURE CATEGORIES

	Central City Revitalization Project Area	Consolidated Low and Moderate Income Housing Funds	Downtown Project Area	Historic Enhancement and Revitalization of Oxnard	Ormond Beach Project Area
Expenditures					
Administrative Costs	\$1,508,816	\$729,011	\$919,405	\$3,958,657	\$1,310,055
Professional Services	333,969	46,787	23,222	89,214	67,344
Planning, Survey, and Design	—	—	—	—	—
Real Estate Purchases	—	—	—	—	—
Acquisition Expense	—	—	—	—	—
Operation of Acquired Property	—	—	—	—	—
Relocation Costs/Payments	—	—	—	—	—
Site Clearance Costs	—	—	—	—	—
Project Improvement/Construction Costs	310,540	87,311	—	9,638,477	1,471,671
Disposal Costs	—	—	—	—	—
Loss on Disposition of Land Held for Resale	—	—	—	—	—
Decline in Value of Land Held for Resale	—	—	—	—	—
Rehabilitation Costs/Grants	—	—	—	—	—
Interest Expense	702,389	—	—	848,459	197,035
Fixed Asset Acquisitions	—	—	—	—	—
Subsidies to Low and Moderate Income Housing	—	—	—	—	—
Debt Issuance Costs	—	—	—	—	—
Other Expenditures	—	—	—	—	—
Debt Principal Payments	—	—	—	—	—
Tax Allocation Bonds	665,000	—	—	—	—
Revenue Bonds	—	—	—	220,000	120,000
City/County Loans	—	—	—	—	—
Other Long-Term Debt	—	—	—	—	—
Total Expenditures	\$3,521,724	\$863,109	\$942,627	\$14,754,807	\$3,166,105

	Southwinds Project Area	Agency Total
Expenditures		
Administrative Costs	\$1,075,443	\$9,502,387
Professional Services	27,303	587,839
Planning, Survey, and Design	—	—
Real Estate Purchases	—	—
Acquisition Expense	—	—
Operation of Acquired Property	—	—
Relocation Costs/Payments	—	—
Site Clearance Costs	—	—
Project Improvement/Construction Costs	2,115,573	13,623,572
Disposal Costs	—	—
Loss on Disposition of Land Held for Resale	—	—
Decline in Value of Land Held for Resale	—	—
Rehabilitation Costs/Grants	—	—
Interest Expense	112,434	1,860,327
Fixed Asset Acquisitions	—	—
Subsidies to Low and Moderate Income Housing	—	—
Debt Issuance Costs	—	—
Other Expenditures	—	—
Debt Principal Payments	—	—
Tax Allocation Bonds	70,000	1,075,000
Revenue Bonds	—	—
City/County Loans	—	—
Other Long-Term Debt	—	—
Total Expenditures	\$3,400,753	\$26,649,125

SOURCE: *Community Redevelopment Agencies Annual Report for the Fiscal Year Ending June 30, 2009* (Table 4 – Statement of Revenues and Expenditures – Fiscal Year 2008-09), State Controller’s Office, December 31, 2010.

NOTES: This Exhibit C is provided to show expenditure categories allowed by California Community Redevelopment Law and recognized by the State Controller. This Exhibit is not intended to reflect or otherwise fix the amount of expenditures that may accrue to each Project Area under the Cooperation Agreement. Such costs are expected to vary between Project Areas and expenditure categories from year to year.

Borrower	Origination Date	Loan Agreement No.	Amount Due	Due Date	Property Location
PILOT FEES					
Steadfast Holiday Manor, LP	12/1/2001	NA	\$1,120,000	4/1/2021	1924 Camino del Sol
PILOT Fees for Holiday Manor Project				PILOT Fees - 252 FM Units re-habbed	
Sycamore Senior Village Apts., LP	12/1/2008	NA	\$2,226,000	4/1/2028	333 N. F St.
PILOT Fees for Sycamore Sr. Apts.					
NEW HOUSING CONSTRUCTION AND SUBSTANTIAL REHAB					
Casa Merced	11/12/1996	A-5297	\$720,846	50 yrs @ 0% but 10% if defaulted	838-840 W. Fifth St.
Casa San Juan	9/12/1995	A-5229	\$578,000	3% simple interest due annually in March	540 Hobson Wy.
Habitat for Humanity	7/28/2009	A-7202	\$300,000 LAIF+1%	Forgiven at completion of project; Maureen checked with Steve Newman 3/9/11	5208 Cypress Rd.
Habitat for Humanity	9/25/2007	A-6940	\$760,000 6% if defaulted	Forgivable if all units conveyed to VL&L buyers by 09/25/09; Maureen checked w/Steve Newman 3/9/11	5230 Cypress Rd.
Hacienda Guadalupe	10/18/2005	A-6512	\$250,000 LAIF+1%	Used for projects costs then made available to CEDC for down pmt assistance to eligible buyers	126 E. Seventh St.
Heritage Walk			\$790,000	4 silent seconds; balance permit cost reimburt.	NWC A & Seventh Sts.
HOME Corp.	3/20/2007	A-3773/A-6855	\$340,000 LAIF+3%	Amended/ extended to 6/30/10	131 E. Seventh St.
Meadowcrest Villas		A-6513	\$320,000	Homebuyer Assistance	Oxnard Blvd/Robert
Meta Street Apartments			\$95,000 4%	Pay back from residual receipts principal est beginning Year 24, interest pmts beginning Year 1 per 12/17/01 Cash Flow projection	501 Meta St.
Oxnard Village (Wagon Wheel)					
Villa Cesar Chavez	4/1/2004	PN & Dtrust		Housing Auth. is main project manager CDC contributed \$400,000	Off Huename Rd.
	4/1/2004	NCR Loan (Performance Loan?)	\$286,000		
	6/13/2000	"City Grant"	\$400,000		
	6/13/2000	City Construction Loan	\$460,000		

Borrower	Origination Date	Loan Agreement No.	Amount Due	Due Date	Property Location
PILOT FEES					
	4/15/2003	PN & Deed of Trust & Reg. Agmt. Amend.			
	4/9/2004	Modified by an Assign. Assum. Mod. Agmt.			
	3/7/2006	*City Permanent Loan PN & DT	\$400,000 LAIF+4%		
	5/22/2006	Subord. Agmt.			
	3/7/2006	A-6208 amend. To PN of 4/15/03	\$460,000		
	3/14/2006	Release & Termination of Reg. Agmt. For A-6208			
		Performance Loan	\$286,000		
	6/13/2000	Reg. Agmt. & Declaration of Rest. Covenants			
	5/13/2006	*CDC pd. D448241 CDC's share of loan	\$200,000		
Villa Madera			\$207,900	441 Fund Loan to City, to be repaid by City upon receipt of addtl Housing In-Lieu funds 6 mo's interest fee. Pd back?	1111 N. Oxnard Blvd. \$300,000 loan?
HERITAGE SQUARE					
Heritage Square Summer Concerts					
Heritage Square Facilities Rental Program					
Hector Alvarez					230 W. Seventh St.
COMMERCIAL DEVELOPMENT					
Guadalupe Martinez					360 S. Oxnard Blvd.
LEASES					
Southern California Gas Co.	1/1/2009	A-7078 LEASE	\$10,000	10/31/2011	425 S. B St.
Social Security Administration	9/25/2008	A-7111 LEASE	\$62,003.80	10/31/2011	327 N. Fifth St.
Rosa M. Barragan	12/22/1994	3653-05-CD LEASE	\$241.00	Month-to-mo.	720 S. B St.
La Dolce Vita di Mare	4/1/2008	A-7056 LEASE	\$37,832.30 plus Catering Events Additional rent	4/1/2012	740 S. B St
Villa Solimar					

Date of Approval	Project	Address	Project	Income	Assistance Source	Amount	Term (Years)	Until Title Changes
08/27/99	Salas, Estanislao	2051 San Jose Street	SF Repair	I	CDC	\$ 43,425.00	Deferred	Until Title Changes
08/27/99	Valencia, Adolfo	238 McMillan Avenue	SF Repair	I	CDC	\$ 55,000.00	Deferred	Until Title Changes
07/17/00	Valencia, Adolfo	238 McMillan Avenue	SF Repair	I	CDC	\$ 3,269.00	Deferred	Until Title Changes
11/01/00	Macias, Felipe	136 Thomas Avenue	HERO SF Repair	L	CDC	\$ 65,142.00	Deferred	Until Title Changes
12/13/00	Aroyo, Miguel	1301 Commercial Avenue	33 MH Replacement Loan	VL	CDC	\$ 48,600.00	Deferred	Until Title Changes
06/19/01	Macias, Felipe	136 Thomas Avenue	HERO SF Repair	L	CDC	\$ 7,057.50	Deferred	Until Title Changes
10/3/2001	Siqueriros, Evangelina	1301 Commercial #46	MH Replacement Loan	I	CDC	\$ 40,500.00	Deferred	Until Title Changes
03/03/02	Moran, Salvador	200 Campbell Way	Sw Homebuyer	L	CDC	\$ 30,000.00	Deferred	Until Title Changes
04/19/02	Rojas, Angel	234 W. Wooley Road	SF Repair	L	CDC	\$ 2,390.06	Deferred	Until Title Changes
08/21/02	Lara, Ramiro	814 Trinidad	HERO - Repair	VL	CDC	\$ 20,000.00	Deferred	Until Title Changes
10/16/02	Garcia, Jose and Martha	1301 Commercial #24	MH Replacement Loan	VL	CDC	\$ 40,500.00	Deferred	Until Title Changes
10/16/02	Ledesma, Herminia	1301 Commercial #109	MH Replacement Loan	VL	CDC	\$ 23,850.00	Deferred	Until Title Changes
10/16/02	Magdaleno, Ernie	1301 Commercial #108	MH Replacement Loan	VL	CDC	\$ 23,850.00	Deferred	Until Title Changes
10/16/02	Quintero, Mercedes	250 E. PV #17	MH Replacement Loan	VL	CDC	\$ 31,800.00	Deferred	Until Title Changes
12/11/02	Flores, Santana	5329-5331 Cypress Road	HERO - Repair	VL	CDC	\$ 40,000.00	Deferred	Until Title Changes
02/12/03	Flores, Santana	101 Cordova Street	HERO - Repair	VL	CDC	\$ 70,497.50	Deferred	Until Title Changes
09/12/03	Carbajal, Rosa	220 Clark Court	Southwinds Repair	I	CDC	\$ 10,000.00	10	Until Title Changes
10/22/03	Rios, Jose	1301 Commercial #132	MH Replacement Loan	VL	CDC	\$ 43,634.00	Deferred	Until Title Changes
11/18/03	Rojas, Angel	234 W. Wooley Road	SF Repair	L	CDC	\$ 13,882.00	Deferred	Until Title Changes
01/14/04	Zamora, Martha	250 E. Pleasant V #29	MH Replacement Loan	VL	CDC	\$ 31,217.00	Deferred	Until Title Changes
02/17/04	Campa, Felipe	1301 Commercial #114	MH Replacement Loan	L	CDC	\$ 28,590.00	Deferred	Until Title Changes
02/18/04	Garcia, Silvia	1301 Commercial #97	MH Replacement Loan	VL	CDC	\$ 7,864.90	Deferred	Until Title Changes
02/18/04	Reyes, Angelina	1301 Commercial #111	MH Replacement Loan	L	CDC	\$ 10,637.50	Deferred	Until Title Changes
06/23/04	Garcia, Nellie	221 Vegas Drive	HERO Repair	VL	CDC	\$ 60,000.00	Deferred	Until Title Changes
06/23/04	McNally, Gloria	168 Lark Street	HERO Repair	VL	CDC	\$ 3,378.50	Deferred	Until Title Changes
06/24/04	Dennis Waldman	231 Cuesta Del Mar	HERO Repair	L	CDC	\$ 40,000.00	Deferred	Until Title Changes
09/14/04	Jimenez, Antonio	5141-5146 Roland Way	SW - Repair	I	CDC	\$ 46,743.50	Deferred	Until Title Changes
09/15/05	Tapia, Cesar	1301 Commercial Avenue	Southwinds Repair	VL	CDC	\$ 61,150.40	Deferred	Until Title Changes
06/22/06	Barajas, Jonas & Gladys	1120 Ambrosia Street	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Gallegos, Antonio & Rosa	1020 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Mora, Esperanza	1080 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Newton Barry & Michelle	1054 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Novoa, Hidanila	1050 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Overton, William & Crystal	1124 Ambrosia Street	Meadow Crest Homebuyer	L	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Rodriguez, Ruth & Pablo	1150 Ambrosia Street	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
06/22/06	Ruiz, Fernando & Carmelita	1084 Ambrosia Street	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
09/06/06	D'Orazio, Joannette	5341 Perkins Road	Meadow Crest Homebuyer	M	CDC	\$ 40,000.00	20	Until Title Changes
09/06/06	D'Orazio, Joannette	5355 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/06/06	D'Orazio, Joannette	5401 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/06/06	D'Orazio, Joannette	5345 Perkins Road	SW - 50% Repair Grant	51% Low	CDC	\$ 1,557.75	5	Until Title Changes
09/06/06	McKinnon, William	710 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 677.50	5	Until Title Changes
09/06/06	McKinnon, William	720 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 677.50	5	Until Title Changes
09/06/06	Juarez, Daniel	120 Carlisle Court	SW - 50% Repair Grant	L	CDC	\$ 10,000.00	5	Until Title Changes
02/21/07	Lunde, Bob	551 W. Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 25,802.50	5	Until Title Changes
02/21/07	Fernandez, Alberto	321 Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 15,105.00	5	Until Title Changes

Date of Approval	Project	Address	Project	Income	Assistance Source	Amount	Term (Years)
02/21/07	Lunde, Bob	551 W. Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 3,275.00	5
03/06/07	Crist, Berna	213 7th Street	Heritage Walk Homebuyer	L	CDC	\$ 97,000.00	45
03/23/07	Contreras, Mauricio	653 A Street	Heritage Walk Homebuyer	VL	CDC	\$ 313,000.00	45
03/23/07	Nantiasenamat, Arkapol	659 A Street	Heritage Walk Homebuyer	M	CDC	\$ 87,000.00	45
03/30/07	Dockery, William II	643 A Street	Heritage Walk Homebuyer	M	CDC	\$ 87,000.00	45
04/17/07	Luna, Sergio & Patricia	112 James Avenue	HERO Repair Deferred Loan	VL	CDC	\$ 12,970.00	Deferred
04/18/07	Lunde, Bob	551 W. Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 11,197.50	5
07/18/07	Lunde, Robert	711 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 11,923.00	5
07/18/07	Lunde, Robert	721 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 12,679.00	5
07/18/07	Lunde, Robert	5450 South J Street	SW - Security Repair Grant	51% Low	CDC	\$ 13,382.50	5
07/18/07	McKinnon, William	710 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 19,054.40	5
07/18/07	McKinnon, William	720 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 18,748.85	5
09/14/07	Oxnard Housing Authority	640-666 Cuesta Del Mar	SW - Security Repair Grant	51% low	CDC	\$ 20,000.00	5
10/03/07	McKinnon, William	710 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 6,355.00	5
10/03/07	McKinnon, William	720 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 6,355.00	5
10/03/07	Lunde, Robert	711 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 2,500.00	5
10/03/07	Lunde, Robert	721 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 2,000.00	5
10/03/07	Lunde, Robert	5450 South J Street	SW - Security Repair Grant	51% Low	CDC	\$ 2,000.00	5
10/03/07	McKinnon, William	710 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 2,500.00	5
10/03/07	McKinnon, William	720 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 2,500.00	5
11/09/07	Cervantes, Erika	1301 Commercial Ave #79	MH Replacement Loan	VL	CDC	\$ 73,162.00	Deferred
11/09/07	Melgoza, Jesus	1301 Commercial Ave #52	MH Replacement Loan	L	CDC	\$ 69,885.00	Deferred
12/05/07	Lunde, Robert	711 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 6,190.00	5
12/05/07	Lunde, Robert	721 Cuesta del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 6,190.00	5
01/09/08	Pinedo, Elvia	2110 Camino Del Sol	HERO Repair Deferred Loan	VL	CDC	\$ 58,040.00	Deferred
01/09/08	Fernandez, Alberto	321 Cuesta Del Mar	SW - 50% Repair Grant	51% Low	CDC	\$ 13,663.00	5
02/05/08	Contreras, John	160 James Avenue	HERO Deferred Loan	VL	CDC	\$ 44,595.00	Deferred
04/09/08	Moss, Marlon	241 Chester Way	SW - 30% Repair Grant	51% Low	CDC	\$ 3,633.00	5
04/09/08	Moss, Marlon	241 Clara Street	SW - 30% Repair Grant	51% Low	CDC	\$ 3,633.00	5
08/05/08	Carrillo, Gilberto	311 Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 15,903.75	5
08/05/08	Carrillo, Gilberto	411 Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 24,666.25	5
08/05/08	Rodriguez, Dionisio	300 Cuesta Del Mar	SW - Security Repair Grant	51% Low	CDC	\$ 22,028.75	5
09/10/08	Rocha, Maria	119 Gibraltar Street	HERO Repair Deferred Loan	L	CDC	\$ 18,000.00	Deferred
06/28/10	Magaña, Rosario	1301 Commercial Ave., Sp. #	MH Replacement Loan	VL	CDC	\$ 60,143.00	Deferred
07/01/10	Perez, Eloina	2171 Cloyne Street	HERO SF Repair	I	CDC	\$ 57,624.00	Deferred

Borrower	Origination Date	Loan Agreement No.	Amount Due	Due Date	Property Location
RIVERPARK					
Paseo Del Rio Associates, LP (CEDC)	08.22.07	A-5965	\$2,700,00	08.28.67	Lot 19, Tract No.5352-1
Paseo Santa Clara Associates, LP (CEDC)	08.22.07	A-5965	\$2,200,00	08.28.67	Lot 19, Tract No.5352-1
ED, LLC & KOH, LLC (ED 2, LLC & KOH 12-17,LLC)	03.05.2010	A-7204 A-7207 A-7208	\$1,350,000	03.05.2013	Lot No. 3, Tract No.5352-1
Aldersgate Investments, LLC	08.16.2010	A-7336	\$750,000	08.16.2010	Lot 18, Tract No. 5352-1

401 S. A St.	Magda Weydt	Fresh 'N Fabulous	5284-10-DS	Approval of Signs Pacific	ACTIVE	NR
420 & 422 S. A St.	Bijan Neiman	Doriani Rugs (AP)	4275-07-CD	Approval of Sign Vendor	COMPLETE	YES
				Payment #1		
				Payment #2		
				Payment #3		
428 S. A St.	Veronica Muñoz & Jose	BG's Cafe (AP)	4750-09-CD	Promissory Note (\$10,000) Sent to City Clerk		
			4275-07-CD	Architectural		
			4721-09-CD	Sign		
				Payment #1		
				Payment #2		
				Payment #3		
				Payment #4		
				Payment #5		
455 S. A St.	Martin Ledesma	Sugar Beets	5213-10-CD	Approval of Sign Vendor	COMPLETE	NO PN
			5213-10-CD	Approval of Sign Vendor		
			5213-10-CD	Approval of Sign Vendor		
			5190-10-CD	Promissory Note (\$9,651.45)		
			552-09-CD	Architectural		
				Payment #1		
				Payment #2		
				Payment #3		
				Payment #4		
				Payment #5		
				Payment #6		
				Payment #7		
539 S. A St.	Paulina Orozco	Madre Tierra	4716-09-CD	Agreement to Pay Sign Vendor	COMPLETE	YES
				Payment #1		
				Payment #2		
				Payment #3		
544-550 S. A St.	Elio Espino	Master Sign Program	4851-09-CD	Promissory Note (\$5,880) Sent to City Clerk		
			4926-09-CD	Sign Program		
550 S. A St.	Sylvia Lopez	Divine Hair Design	4715-09-CD	Approval of Sign Vendor	COMPLETE	YES
			5108-10-CD	Promissory Note (\$4,180) Sent to City Clerk		
560 S. A St.	Armando Vasquez	NO SIGNAGE	5055-09-CD	Architectural/Signage	INACTIVE	
				Payment #1		
				Payment #2		
				Payment #3		

450 S. B. St.	Ming Shoun Lin (AP)	China Square Restaurant	4812-09-CD	Approval of Sign Vendor	Payment #1 06/09/09 \$ 3,300.00 Payment #2 06/09/09 \$ 3,300.00	COMPLETE	YES
4843-09-CD			Approval of Sign Vendor				
4847-09-CD			Promissory Note (\$10,000) Sent to City Clerk				
4859-09-CD			Sign	Payment #1 02/02/10 \$ 3,400.00 Payment #2 07/29/09 \$ 3,200.00	BUSINESS CLOSED	NO PN	
4985-10-CD	Patricia Moo	Patty's Perfect Fit	Approval of Vendor	Payment #1 02/09/10 \$ 2,742.60 Payment #2 04/27/10 \$ 2,742.60 Payment #3 04/27/10 \$ 2,794.80	COMPLETE	NO PN	
4717-09-CD	Maria Elena Alvarado	Professional Cut	Agmt to Pay Sign Vendor	Payment #1 01/20/09 \$ 1,504.80 Payment #2 08/25/09 \$ 1,504.80 Payment #3 08/25/09 \$ 1,550.40	COMPLETE	YES	
4883-09-CD			Promissory Note (\$4,560) Sent to City Clerk				
4788-09-CD	Maria R. Alcantar	Dreams & Illusions Bridal	Approval of Sign Vendor	Payment #1 04/28/09 \$ 2,401.40 Payment #2 08/25/09 \$ 2,401.40 Payment #3 08/25/09 \$ 2,474.20	COMPLETE	YES	
4852-09-CD			Promissory Note (\$7,277) Sent to City Clerk				
4332-07-CD			Agreement to pay Sign Vendor	Payment #1 01/08/08 \$ 3,333.00 Payment #2 03/18/08 \$ 3,333.00 Payment #3 07/22/08 \$ 3,334.00	COMPLETE	YES	
4448-08-CD	Leobigilda Avendano	Salon Alfa Moda	Promissory Note (10,000) Sent to City Clerk				
406-09-09	Barquillo Barquillo	DeGates Work Uniforms	Paint	Payment #1 02/02/10 \$ 3,730.00 Payment #2 09/07/10 \$ 560.00 Payment #3 09/07/10 \$ 560.00 Payment #4 07/17/11 \$ 399.00	ACTIVE	NR	
5020-10-CD	Ana Rivera	Anita's Salon of Beauty	Vendor approval for sign	Payment #1 01/11/11 \$ 614.26 Payment #2 03/01/11 \$ 650.00 Payment #3 01/11/11 \$ 900.00	ACTIVE	NR	
5020-10-CD			Vendor approval for sign				
5248-10-CD			Paint vendor				

156 W. Fifth St.	Patricia Behrens & David	Special Occasions Mall	4261-07-CD	Architectural	Payment #1	10/30/07	\$ 5,000.00	COMPLETE	YES
			4524-08-CD	Promissory Note (\$10,000)	Payment #1	07/22/08	\$ 4,140.00		
			4507-08-CD	Paint	Payment #2	07/22/08	\$ 4,140.00		
200 W. Fifth St.	Mark Shipp	Ogilvy-Hill Insurance	4859-09-CD	Approval of Sign Vendor	Payment #1	07/21/09	\$ 3,288.00	COMPLETE	YES
			4846-09-CD	Promissory Note (\$10,000) Sent to City Clerk	Payment #2	12/01/09	\$ 3,288.00		
368-22 W. Main St.	Richard Davers	ERIKKA BALDINO	5015-10-CD	Sign Program	Payment #1	07/27/09	\$ 500.00	ACTIVE	N/A
			5015-10-CD	Sign Program	Payment #2	07/27/09	\$ 500.00		
333 W. Sixth St.	Goodwill Industries of Ventura & Santa Barbara	Goodwill Industries	4786-09-CD	Approval of Sign Vendor	Payment #1	04/28/09	\$ 13,433.30	COMPLETE	YES
					Payment #2	11/03/09	\$ 1,578.00		
					Payment #3	02/02/10	\$ 1,874.00		
			4839-09-CD	Promissory Note (\$4,030)	Payment #1	10/12/09	\$ 1,803.33		
			4901-09-CD	Paint	Payment #2	11/09/09	\$ 1,803.33		
					Payment #3	01/13/10	\$ 1,436.00		
					Payment #4	01/13/10	\$ 1,808.33		
701 S. Oxnard Blvd.	Eric Ng	Golden Chicken Inn	4682-08-CD	Architectural	n/a	n/a	n/a	ACTIVE	
			5353-11-DS	Coastal Architects	Payment #1	02/23/11	\$ 1,000.00		
348-50 S. Oxnard Blvd.	Guaralippe Vazquez (AP)	Ruby's Cafe	4909-09-CD	Approval Sign Vendor (Name change to Ruby's Cafe)	Payment #1	07/28/09	\$ 6,527.00	COMPLETE	YES
59 S. Oxnard Blvd.	Robert Wademan (AP)	Empty Building (Pawnsstop)	4858-09-CD	Sign Approval (Paints)	Payment #1	12/07/09	\$ 3,268.00	INACTIVE	N/A
					Payment #2	12/07/09	\$ 3,268.00		
601 S. Oxnard Blvd.	Raul Orozco (Efren Chavez, past owner)	El Dorado (El Coyote Inc., past name)	4863-09-CD	Approval of Sign Vendor	Payment #1	07/28/09	\$ 3,288.12	ACTIVE	YES
			5209-10-CD	Ownership & name change complete?	?				
			4282-07-CD	Promissory Note (\$6,711.88)	Payment #1	12/22/08	\$ 1,799.25	ACTIVE	?
				Architectural	Payment #2	02/03/09	\$ 3,200.75		
626 S. Oxnard Blvd.	Paul Sangster	El Teatro Theatre	4683-08-CD	Johnson & Muller	Payment #1	12/01/09	\$ 500.00		
			4944-09-CD	Color Consultant	Payment #1	12/01/09	\$ 500.00		
				applicant has expressed reservation w/ Deed & has not moved past design stage - soda blasting, paint etc approved					

Address	Contractor	Contract Description	Contract #	Approval/Sign Vendor	Payment #	Start Date	End Date	Amount	Status	Notes
647 S. Oxnard Blvd.	Raphael Negrete (AF)	Chef's Home Restaurant	5258-10-DBS	Approval/Sign Vendor	Payment # 1	02/23/10	05/23/09	\$ 2,251.00	ACTIVE	
705 S. Oxnard Blvd.	Moses Perez (AF)	New Generator Complete	4891-09-CD	Approval/Sign Vendor	Payment # 1	05/23/09	05/23/09	\$ 2,500.00	COMPLETE	YES
			492-09-DBS	Promissory Note #1 (705-72)						
			500-10-DBS	Approval/Sign Vendor						
			5001-10-CD	Promissory Note #2 (500-72)						
			5335-10-DBS	Approval/Sign Vendor for Treaty Agreement # 92-09-09	Payment # 2	02/02/10		\$ 2,500.00	Agreement Deposit	
730 S. Oxnard Blvd.	Andrea Soo Hoo	Shop For Building	4235-07-CD	Approval/Sign Vendor	Payment # 1				ACTIVE	
			5245-10-DBS	Promissory Note #1 (500-66)						YES
			5246-10-DBS	Promissory Note #2 (500-66)						YES
			5240-10-DBS	Approval/Sign Vendor	Payment # 1	10/23/10		\$ 2,400.00		
749 S. Oxnard Blvd.	Jacqueline Jinju Lee	Oxnard Medical Supply	4787-09-CD	Approval of Sign Vendor	Payment # 1	04/28/09		\$ 3,310.00	COMPLETE	YES
				Payment # 2		11/03/09		\$ 3,310.00		
			4969-10-CD	Promissory Note (?) Sent to City Clerk	Payment # 3	03/02/10		\$ 3,312.00		

Property Address	Business Name	Account No.	Sign Description	Approval Status	Payment #	Payment Date	Amount	Notes	Completion Status
128 N. A St.	Daisy Hernandez	5279-10-CD	Digital Studio	Building design program	Payment #1	02/23/11	\$779.82		ACTIVE
130 N. A St.	Oscar Salazar		Imperial Group	Sunbilla Awning sign	Payment #1	02/23/11	\$577.93		ACTIVE
132 N. A St.	Fernando Reyes		Chispas Signs and Magnifico Hair Design	Sunbilla Awning sign	Payment #1	02/23/11	\$590.92		ACTIVE
134 N. A St.	Socorro Cerda	5273-10-CD	Magnifico Hair Design	Sunbilla Awning sign	Payment #1	02/23/11	\$716.95		ACTIVE
140 N. A St.	Rubio Dentistry	5269-10-CD	Puri Dentistry	Sunbilla Awning sign	Payment #1	pending			ACTIVE
416 N. A St.	ARC of Ventura County, Inc.	5167-10-CD	The ARC of VC Admin Ofcs	Promissory Note (\$9,155.61)	Payment #1				COMPLETE
		5106-10-CD		Approval of Sign Vendor	Payment #1	04/13/10	\$1,853.52		
					Payment #2	08/17/10	\$1,853.52		
					Payment #3	11/10/10	\$1,853.52		
		5166-10-CD		Approval of Awnings Vendor	Payment #1	09/14/10	\$1,797.53		
					Payment #2	09/28/10	\$1,797.53		
134 S. A St.	Guadalupe Rios	5192-10-CD	Estetica Hair Salon	Promissory Note (\$7,888.50)	Payment #1	08/31/10	\$2,654.50		COMPLETE
		5193-10-CD		Approval of Sign Vendor	Payment #1	08/31/10	\$2,654.50		
					Payment #2	08/31/10	\$2,654.50		
					Payment #3	10/05/10	\$2,654.50		
521-527 S. C St.	Feliciton Avales	5181-10-CD	Avales Building	Approval of Awnings	Payment #1	07/27/10	\$2,500.00		ACTIVE
					Payment #2	09/17/10	\$840.00		
					Payment #3	10/19/10	\$1,680.00		

Address	Contractor	Contract Description	Contract #	Start Date	End Date	Payment #	Amount	Status	Notes
521 S. C St.	Balvinder Singh Gill	Site Preparation	5286-10-DS	07/15/10	07/15/10	Payment #1	\$1,000.00	ACTIVE	NO
523 S. C St.	Melody Montoya	Site Preparation	5286-10-DS	07/15/10	07/15/10	Payment #2	\$1,220.00	ACTIVE	NO
527 S. C St.	Ana M. Almaguer	Site Preparation	5286-10-DS	07/15/10	07/15/10	Payment #3	\$2,161.26	ACTIVE	NO
425 N. Oxnard Blvd.	Asifio Ramirez	Architectural Services	5178-10-CD	09/28/10	11/17/10	Payment #1	\$ 762.00	COMPLETE	
477 N. Oxnard Blvd.	William/Brian Henggeler	Dominick's Italian Restaurant	5188-10-CD	09/29/10	10/05/10	Payment #2	\$ 2,112.50		
625 N. Oxnard Blvd.	The ARC Foundation of ARC Thrift Store	Approval of Paint Vendor	5189-10-CD	10/05/10		Payment #2	\$ 2,112.50		YES
		Promissory Note (\$5,820.35)	5190-10-CD						YES
		Promissory Note (\$10,000)	5191-10-CD						
		Approval of SignVendor	5201-10-CD	09/28/10		Payment #1	\$ 1,132.08		
		Approval of Awnings Vendor	5201-10-CD	09/28/10		Payment #2	\$ 1,132.03		
		Approval of Awnings Vendor	5201-10-CD	09/28/10		Payment #3	\$ 3,373.27		
		Awning Vendor	5201-10-CD	01/25/11		Payment #2	\$2,973.26		
		Awning Vendor	5201-10-CD	02/01/11		Payment #3	\$2,973.26		
2007 Saviers Rd	Inisbac	Approval of External Signage	5260-10-DS	11/30/10		Payment #1	\$1,800.00		

3725 Saviers Rd.	Sam K Seng	Sam K Seng & Food Mats	4942-09-CD	5200-09-DS	Progress of Sign Painter	Payment #1	01/17/09	\$ 4,500.00	COMPLETE
				5174-10-CD	Approval of Sign Vendor	Payment #2	05/10/09	\$ 2,624.37	
3725 Saviers Rd.	Sam K Seng & Food Mats	Sam K Seng & Food Mats	5051-10-CD	5205-10-DB	Promissory Note (\$7,875.00)	Payment #1	01/19/09	\$ 1,299.00	ACTIVE
				5157-10-DB	Approval of Sign Vendor	Payment #2	04/02/09	\$ 2,599.00	
				5163-10-DB	Approval of Sign Vendor	Payment #3	07/29/09	\$ 8,700.00	
				5163-10-DB	Agreement w/Garner Construction Co.	Payment #4	09/23/09	\$ 2,500.00	
3725 Saviers Rd.	Romulo Nicholas	Jessica de Leon	4955-09-CD	5163-10-DB	Approval Painter	Payment #1	12/01/09	\$ 4,500.00	COMPLETE
				5163-10-DB	Promissory Note (\$10,000)	Payment #2	12/01/09	\$ 4,500.00	
				5163-10-DB	Promissory Note	Payment #3	12/01/09	\$ 1,000.00	
4238 Saviers Rd.	Jamie Sandoval	Fresh Mex Bar & Grill	5073-10-CD	5073-10-CD	Promissory Note	Payment #1	04/27/10	\$ 1,973.06	COMPLETE
				5051-10-CD	Approval Sign Vendor	Payment #2	05/04/10	\$ 2,260.23	
				5051-10-CD	Approval Sign Vendor	Payment #3	05/04/10	\$ 2,260.23	

Borrower	Origination Date	Loan Agreement Number (or name)	Loan Amount	Due date	Property Location	Balance of obligation as of June 2011
Strand Cinemas LLC (Developer)	DDA dated 3-7-03	Lease Consideration Promissory note (interest only payment up to 4/11)	1,000,000	Monthly payments through Cinema lease term (2028)	Centennial Plaza, 5th and B St. Downtown Oxnard	1,150,000 (reflects estimated interest)
Strand Cinemas LLC (Developer)	DDA dated 3-7-03	Purchase Price Promissory Note (interest only payment up to 4/11)	800,000	Monthly payments through Cinema lease term (2028)	Centennial Plaza, 5th and B St. Downtown Oxnard	920,000 (reflects estimated interest)
San Carlos Cinemas, Inc.(Operator)	DDA dated 3-7-03	Lease Guarantee Reimbursement Promissory note	Variable. Loan balance equal to total of all lease guarantee payments	No installment payments required. Due upon the specified events in the DDA, such as sale of property	Centennial Plaza, 5th and B St. Downtown Oxnard	2,400,000 (cumulative total of guarantee payments with estimated interest)
Strand Cinemas LLC (Developer)	DDA dated 3-7-03	Lease Guarantee Payment Promissory Note	Variable. Loan balance equal to the total of all lease guarantee payments.	Same obligation as described in San Carlos loan above, loan transfers from San Carlos to Strand upon specified events in DDA, i.e., termination or cancellation of theater lease.	Centennial Plaza, 5th and B St. Downtown Oxnard	No obligation exists until specified event in DDA occurs
RiverPark		Downtown Assistance Plan				\$8,000,000.00

Summary of Strand / San Carlos Loan Obligations per Centennial Plaza DDA

6/9/2011

PAGES 233-238 ARE INTENTIONALLY OMITTED.