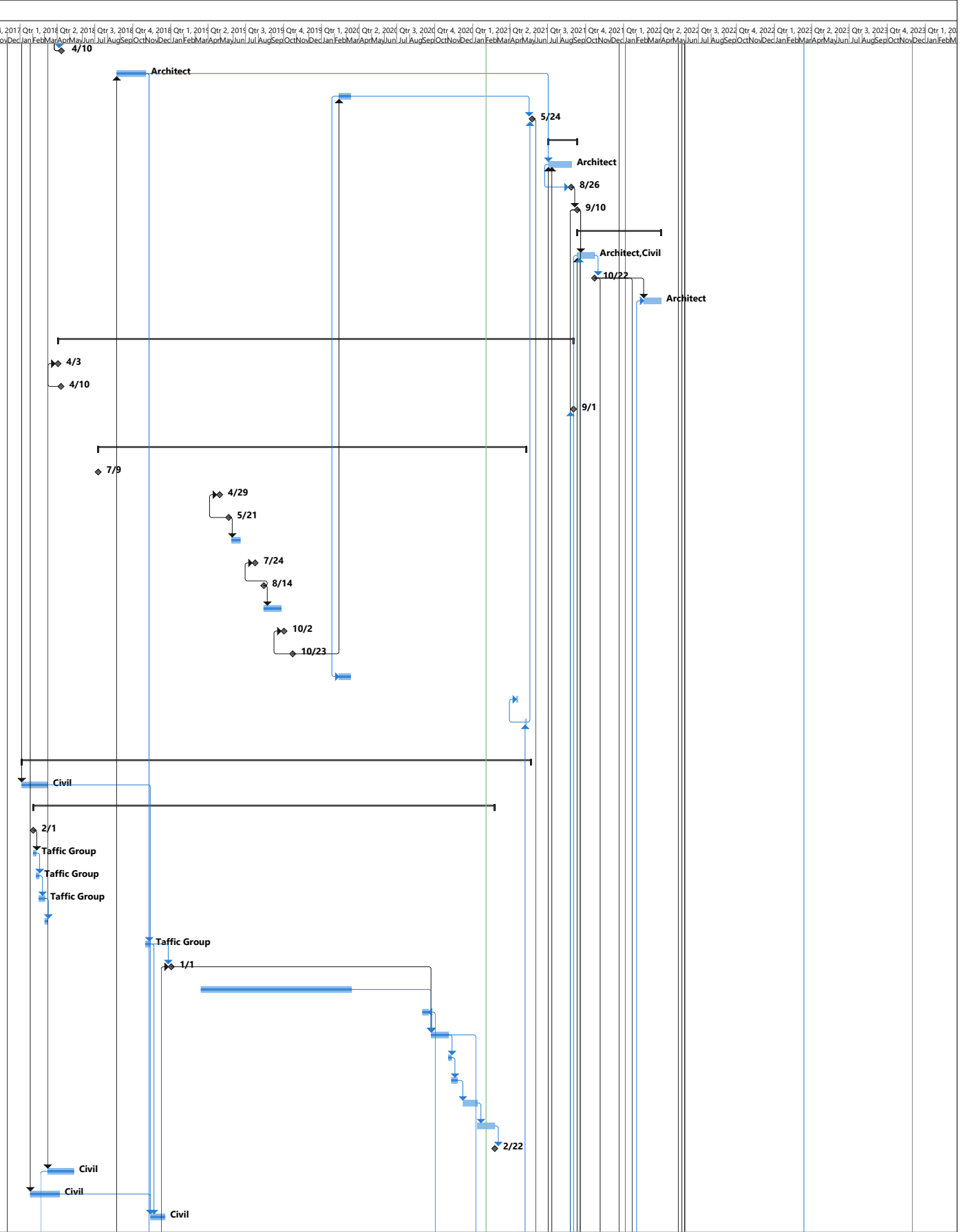


Updated 02/02/2021						Takoma Junction Development Schedule																							
ID	Task Mode	Task Name	Duration	Start	Finish	Timeline (Qtr 2, 2016 to Qtr 1, 2024)																							
1	✓	Community Engagment & City Council Approval	66 days	Mon 5/2/16	Mon 8/1/16	[Timeline bars for task 1]																							
9						[Timeline bars for task 9]																							
10	✓	<i>GROUND LEASE EXECUTED</i>	0 days	Mon 8/1/16	Mon 8/1/16	[Timeline bars for task 10]																							
11						[Timeline bars for task 11]																							
12	✓	<i>GROUND LEASE BEGINS</i>	0 days	Sat 9/1/18	Sat 9/1/18	[Timeline bars for task 12]																							
13						[Timeline bars for task 13]																							
14	✓	Co-Op Negotiation Process	540 days	Mon 5/2/16	Fri 5/25/18	[Timeline bars for task 14]																							
21						[Timeline bars for task 21]																							
22	📅	<i>ANCHOR TENANT IDENTIFICATION DEADLINE</i>	1 day	Mon 10/11/21	Mon 10/11/21	[Timeline bars for task 22]																							
23						[Timeline bars for task 23]																							
24	✓	Community Consultation Process	179 days	Tue 7/12/16	Fri 3/17/17	[Timeline bars for task 24]																							
37	✓	Community Engagement Period Development Tasks	333 days	Tue 8/16/16	Thu 11/23/17	[Timeline bars for task 37]																							
54	✓	Concept Building Design (for City)	419 days	Mon 5/2/16	Thu 12/7/17	[Timeline bars for task 54]																							
70						[Timeline bars for task 70]																							
71	✓	<i>APPROVAL OF CONCEPT PLAN BY CITY COUNCIL</i>	0 days	Thu 11/2/17	Thu 11/2/17	[Timeline bars for task 71]																							
72						[Timeline bars for task 72]																							
73		Project Financing	1579.5 days	Mon 5/2/16	Fri 5/20/22	[Timeline bars for task 73]																							
74	✓	Prepare Equity Book	1 wk	Mon 5/2/16	Fri 5/6/16	[Timeline bars for task 74]																							
75		Equity Financing	1566.5 days	Thu 5/12/16	Fri 5/13/22	[Timeline bars for task 75]																							
76	✓	Meet with Propective Investors	1 wk	Thu 5/12/16	Wed 5/18/16	[Timeline bars for task 76]																							
77	✓	Obtain First Round Equity	0 days	Tue 10/17/17	Tue 10/17/17	[Timeline bars for task 77]																							
78	✓	Obtain Second Round Equity	0 days	Tue 12/11/18	Tue 12/11/18	[Timeline bars for task 78]																							
79	👤	Obtain Last Round Equity	4 mons	Fri 1/21/22	Fri 5/13/22	[Timeline bars for task 79]																							
80		Acquisition/Pre-development Financing	1264 days	Mon 5/2/16	Fri 3/5/21	[Timeline bars for task 80]																							
81	📅	Prepare Debt Book	1 wk	Wed 12/16/20	Tue 12/22/20	[Timeline bars for task 81]																							
82	👤	Obtain Term sheets from lenders	3 wks	Mon 5/2/16	Fri 5/20/16	[Timeline bars for task 82]																							
83	👤	Negotiate Term Sheets with Lenders	3 days	Mon 5/23/16	Wed 5/25/16	[Timeline bars for task 83]																							
84		Select Lender and Execute Term Sheet	0 days	Wed 5/25/16	Wed 5/25/16	[Timeline bars for task 84]																							
85		Bank Underwriting and Order Appraisal	2 wks	Thu 5/26/16	Wed 6/8/16	[Timeline bars for task 85]																							
86	👤	Procure Loan Docs from Lender	1 wk	Thu 6/9/16	Wed 6/15/16	[Timeline bars for task 86]																							
87	👤	Negotiate Loan Docs with Lender	2 wks	Thu 6/16/16	Wed 6/29/16	[Timeline bars for task 87]																							
88		Execute Loan Docs	0 days	Wed 6/29/16	Wed 6/29/16	[Timeline bars for task 88]																							
89	📅	Close on Acquisition/Pre-development Loan	0 days	Fri 3/5/21	Fri 3/5/21	[Timeline bars for task 89]																							
90		Construction Financing	95 days	Fri 1/7/22	Fri 5/20/22	[Timeline bars for task 90]																							
91	👤	Financing Package Prepared	4 wks	Fri 1/7/22	Fri 2/4/22	[Timeline bars for task 91]																							
92		Owner GC Cost Vetting Complete	0 wks	Fri 2/4/22	Fri 2/4/22	[Timeline bars for task 92]																							
93		Issue Package to Lender	0 days	Fri 2/4/22	Fri 2/4/22	[Timeline bars for task 93]																							
94		Term Sheet Preparation	2 wks	Fri 2/4/22	Fri 2/18/22	[Timeline bars for task 94]																							
95		Term Sheet Issuance	0 days	Fri 2/18/22	Fri 2/18/22	[Timeline bars for task 95]																							
96		NDC Review of Term Sheet	2 wks	Fri 2/18/22	Fri 3/4/22	[Timeline bars for task 96]																							
97		Lender Selection	0 days	Fri 3/4/22	Fri 3/4/22	[Timeline bars for task 97]																							
98		Bank Underwriting	3 wks	Fri 3/4/22	Fri 3/25/22	[Timeline bars for task 98]																							
99		Loan Neg & Doc Prep	6 wks	Fri 3/25/22	Fri 5/6/22	[Timeline bars for task 99]																							
100		Construction Loan Closing	0 days	Fri 5/20/22	Fri 5/20/22	[Timeline bars for task 100]																							
101						[Timeline bars for task 101]																							
102		Preliminary Entitlement	1110.5 days	Fri 12/29/17	Fri 4/1/22	[Timeline bars for task 102]																							
103	✓	Financial Update	40 days	Wed 4/11/18	Tue 6/5/18	[Timeline bars for task 103]																							
104	✓	Budget Update	2 mons	Wed 4/11/18	Tue 6/5/18	[Timeline bars for task 104]																							
105	✓	Pro Forma Update	2 mons	Wed 4/11/18	Tue 6/5/18	[Timeline bars for task 105]																							
106						[Timeline bars for task 106]																							
107		Architect Design	1110.5 days	Fri 12/29/17	Fri 4/1/22	[Timeline bars for task 107]																							
108	✓	Concept Design	20 days	Fri 12/29/17	Thu 1/25/18	[Timeline bars for task 108]																							
112		Schematic Design Work	863.5 days	Wed 1/31/18	Mon 5/24/21	[Timeline bars for task 112]																							
113	✓	Prepare Schematic Design	4 wks	Wed 1/31/18	Tue 2/27/18	[Timeline bars for task 113]																							
114	✓	Review Schematic Design	4 wks	Wed 2/28/18	Tue 3/27/18	[Timeline bars for task 114]																							

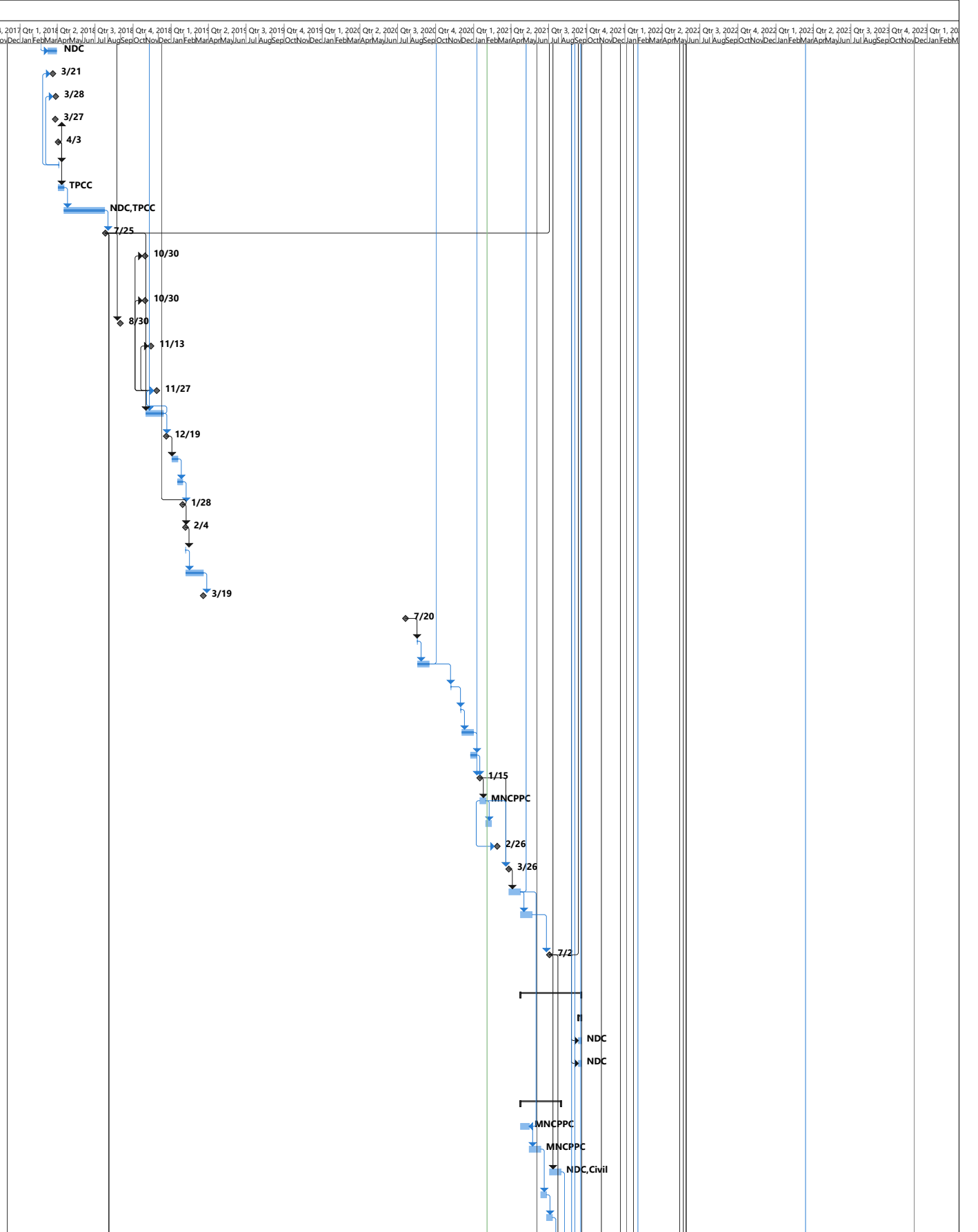
Updated 02/02/2021			Takoma Junction Development Schedule		
ID	Task Mode	Task Name	Duration	Start	Finish
115	✓	Complete Schematic Design	0 days	Tue 4/10/18	Tue 4/10/18
116	✓	Schematic Redesign 1	2.5 mons	Thu 8/23/18	Wed 10/31/18
117	✓	Schematic Redesign 2	1 mon	Wed 2/12/20	Tue 3/10/20
118		Finalize Schematic Design	0 days	Mon 5/24/21	Mon 5/24/21
119		Design Development Work	50 days	Fri 7/2/21	Fri 9/10/21
120		Begin Design Development	8 wks	Fri 7/2/21	Fri 8/27/21
121		75% Design Development	0 days	Thu 8/26/21	Thu 8/26/21
122		Complete Design Development	0 days	Fri 9/10/21	Fri 9/10/21
123		Permit/ Construction Drawing Design Work	145 days	Fri 9/10/21	Fri 4/1/22
124		Begin Permit Drawings	6 wks	Fri 9/10/21	Fri 10/22/21
125		Complete Permit Drawings	0 days	Fri 10/22/21	Fri 10/22/21
126		Complete Construction Drawings	6 wks	Fri 2/18/22	Fri 4/1/22
127					
128		Façade Advisory Board Meeting	891.5 days	Tue 4/3/18	Wed 9/1/21
129	✓	Submit Material to Façade Advisory Board	0 days	Tue 4/3/18	Tue 4/3/18
130	✓	Meet w/ Façade Advisory Board for Preliminary Consultant	0 days	Tue 4/10/18	Tue 4/10/18
131		Meet with Façade Advisory Board For Review Letter	0 days	Wed 9/1/21	Wed 9/1/21
132					
133		Historic Preservation Commission Preliminary Consultation	740.5 days	Mon 7/9/18	Mon 5/10/21
134	✓	Meet w/ Historic Takoma (By Letter)	0 wks	Mon 7/9/18	Mon 7/9/18
135	✓	Submit Materials to HPC Before Meeting	0 days	Mon 4/29/19	Mon 4/29/19
136	✓	Meet with HPC to get initial feedback for site plan _Round 1	0 days	Tue 5/21/19	Tue 5/21/19
137	✓	Address Comments	3 wks	Tue 5/28/19	Mon 6/17/19
138	✓	Submit Materials to HPC Before Meeting	0 days	Wed 7/24/19	Wed 7/24/19
139	✓	Meet with HPC to get initial feedback for site plan _Round 2	0 days	Wed 8/14/19	Wed 8/14/19
140	✓	Address Comments	6 wks	Wed 8/14/19	Tue 9/24/19
141	✓	Submit Materials to HPC Before Meeting	0 days	Wed 10/2/19	Wed 10/2/19
142	✓	Meet with HPC to get initial feedback for site plan _Round 3	0 wks	Wed 10/23/19	Wed 10/23/19
143	✓	Address Comments	1 mon	Wed 2/12/20	Tue 3/10/20
144		Submit Materials to HPC Before Meeting	1 day	Fri 4/16/21	Mon 4/19/21
145		Meet with HPC to get initial feedback for site plan _Round 4	1 day	Fri 5/7/21	Mon 5/10/21
146					
147		Combined Site Plan Application	880.5 days	Fri 1/5/18	Fri 5/21/21
148	✓	Prepare Existing Conditions Plan	9 wks	Fri 1/5/18	Thu 3/8/18
149		Traffic Study	797 days	Thu 2/1/18	Mon 2/22/21
150	✓	Pre-Meeting w/SHA	0 days	Thu 2/1/18	Thu 2/1/18
151	✓	Negotiate Scope with M-NCP & PC Transportation Staff	1 wk	Fri 2/2/18	Thu 2/8/18
152	✓	Prepare Traffic counts	1 wk	Fri 2/9/18	Thu 2/15/18
153	✓	Prepare Traffic Study	2 wks	Fri 2/16/18	Thu 3/1/18
154	✓	NDC Review	1 wk	Fri 3/2/18	Thu 3/8/18
155	✓	Finalize Traffic Strudy Reports	1.5 wks	Thu 11/1/18	Mon 11/12/18
156	✓	Submit to M-NCPPC and SHA	0 days	Tue 1/1/19	Tue 1/1/19
157	✓	SHA Visioning Study	13 mons	Fri 3/15/19	Thu 3/12/20
158	✓	Revise Traffic Study for Takoma Junction	2 wks	Tue 9/1/20	Mon 9/14/20
159	✓	SHA Review and Provide Comments	1.5 mons	Tue 9/22/20	Mon 11/2/20
160	✓	Respond to Comments	1 wk	Tue 11/3/20	Mon 11/9/20
161	✓	SHA Second Round Review	2 wks	Tue 11/10/20	Mon 11/23/20
162		Revise Traffic Study for Takoma Junction	5 wks	Tue 12/8/20	Mon 1/11/21
163		SHA Review and Provide Comments	1.5 mons	Tue 1/12/21	Mon 2/22/21
164		State Highway Approval	0 days	Mon 2/22/21	Mon 2/22/21
165	✓	Prepare WSSC Hydraulic Planning Analysis	9 wks	Fri 3/9/18	Thu 5/10/18
166	✓	Develop SWM Concept Site Plan	10 wks	Fri 1/26/18	Thu 4/5/18
167	✓	Prepare Preliminary Civil & Site Plan	5 wks	Mon 11/12/18	Mon 12/17/18



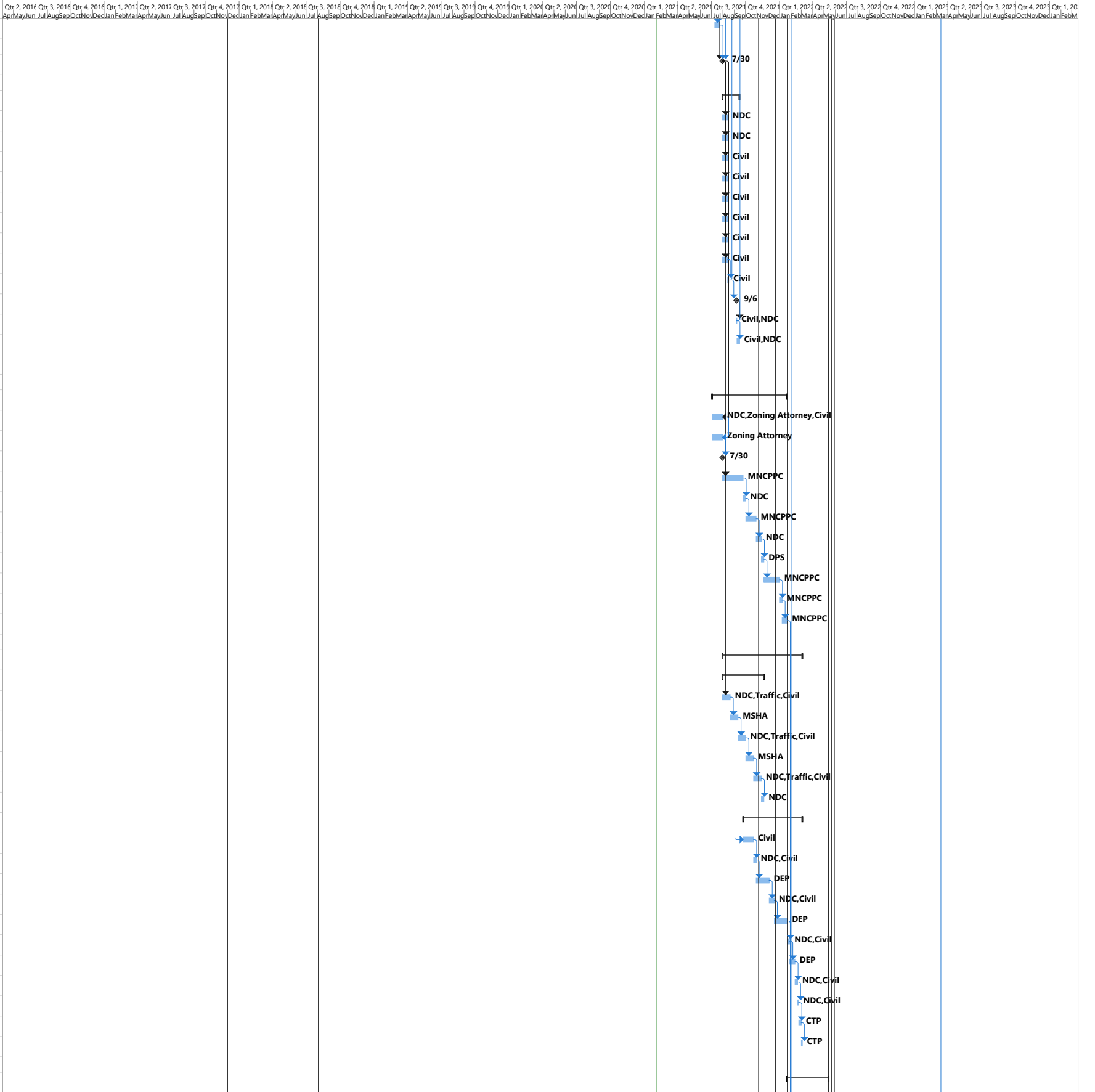
Project: \\ndc-dc01\Share\Proje Date: Tue 2/2/21

Task Split: Milestone Summary, Project Summary Inactive Task, Inactive Milestone Summary, Manual Task Duration-only, Manual Summary Rollup Manual Summary, Start-only Finish-only, External Tasks External Milestone, Deadline Progress, Manual Progress

Updated 02/02/2021		Takoma Junction Development Schedule				
ID	Task Mode	Task Name	Duration	Start	Finish	
168	✓	Prepare NRI/FSD Application	3 wks	Fri 3/9/18	Thu 3/29/18	
169	✓	Meet w/ Environmental Committee	0 days	Wed 3/21/18	Wed 3/21/18	
170	✓	Meet w/Fire Marshall	0 days	Wed 3/28/18	Wed 3/28/18	
171	✓	Meet w/City Council	0 days	Tue 3/27/18	Tue 3/27/18	
172	✓	SUBMIT DRAFT COMBINED SITE PLAN TO CITY	0 days	Tue 4/3/18	Tue 4/3/18	
173	✓	Meeting with City Council	1 day	Wed 4/4/18	Wed 4/4/18	
174	✓	City Review of Draft Combined Plan	2 wks	Tue 4/3/18	Mon 4/16/18	
175	✓	Address Comments and resubmit	14 wks	Tue 4/17/18	Mon 7/23/18	
176	✓	CITY COUNCIL APPROVAL DRAFT COMBINED PLAN	0 days	Wed 7/25/18	Wed 7/25/18	
177	✓	Prepare List of Adjacent and Confronting Property Owners and HOA Associations	0 days	Tue 10/30/18	Tue 10/30/18	
178	✓	Decision on Target Date of Filing Applications	0 days	Tue 10/30/18	Tue 10/30/18	
179	✓	Meeting with M-NCPPC Staff	0 days	Thu 8/30/18	Thu 8/30/18	
180	✓	Send Notice of Pre-submission Public Meeting to Adjacent and Confronting Property Owner (ACPO)	0 days	Tue 11/13/18	Tue 11/13/18	
181	✓	PRE SUBMITTAL MEETING WITH COMMUNITY ASSOCIATIONS	0 wks	Tue 11/27/18	Tue 11/27/18	
182	✓	Team Preliminary Plan and Site Plan	6 wks	Thu 11/1/18	Wed 12/12/18	
183	✓	INITIAL SUBMISSION	0 wks	Wed 12/19/18	Wed 12/19/18	
184	✓	Compliance Review	2 wks	Thu 1/3/19	Wed 1/16/19	
185	✓	Address Comments	1.5 wks	Thu 1/17/19	Mon 1/28/19	
186	✓	FILE FINAL COMBINED PLAN	0 wks	Mon 1/28/19	Mon 1/28/19	
187	✓	Notice of filing to ACPO List	0 days	Mon 2/4/19	Mon 2/4/19	
188	✓	MNCPPC Plan Distribution	1 day	Mon 2/4/19	Tue 2/5/19	
189	✓	Initial Staff Review and Comments	6 wks	Tue 2/5/19	Tue 3/19/19	
190	✓	DRC Meeting	0 days	Tue 3/19/19	Tue 3/19/19	
191	✓	Resubmission 1	0 days	Mon 7/20/20	Mon 7/20/20	
192	✓	Receive DRC 2nd Round Comments	1 day	Mon 8/17/20	Mon 8/17/20	
193	✓	Address Comments	4 wks	Tue 8/18/20	Mon 9/14/20	
194	✓	Resubmission 2	1 day	Fri 11/6/20	Fri 11/6/20	
195	✓	Receive DRC 2nd Round Comments	1 day	Mon 11/30/20	Mon 11/30/20	
196	✓	Address Comments	4 wks	Thu 12/3/20	Wed 12/30/20	
197	✓	Confirm SHA and the County about the Bike Lane Design	2 wks	Thu 12/24/20	Wed 1/6/21	
198	✓	FINAL SUBMISSION	0 days	Fri 1/15/21	Fri 1/15/21	
199	✓	Final County Staff Review and Issue the Staff Letter	2 wks	Fri 1/15/21	Fri 1/29/21	
200	✓	County issue the staff letter	2 wks	Fri 1/29/21	Fri 2/12/21	
201	✓	City Comments Back to Staff	0 days	Fri 2/26/21	Fri 2/26/21	
202	✓	MCPB Hearing	0 days	Fri 3/26/21	Fri 3/26/21	
203	✓	MCPB "Resolution" Published	4 wks	Fri 3/26/21	Fri 4/23/21	
204	✓	Appeal Period	1 mon	Fri 4/23/21	Fri 5/21/21	
205	✓					
206	✓	PRELIMINARY PLAN CERTIFICATION	0 days	Fri 7/2/21	Fri 7/2/21	
207	✓					
208	✓	Site Plan Entitlement	105 days	Fri 4/23/21	Fri 9/17/21	
209	✓	Financials Update	5 days	Fri 9/10/21	Fri 9/17/21	
210	⚠	Budget Update	5 days	Fri 9/10/21	Fri 9/17/21	
211	⚠	Proforma Update	5 days	Fri 9/10/21	Fri 9/17/21	
212	✓					
213	✓	Certified Civil Plan	70 days	Fri 4/23/21	Fri 7/30/21	
214	✓	Prepare Certified Site Plan Submission	3 wks	Fri 4/23/21	Fri 5/14/21	
215	✓	Staff First Review of Certified Site Plan Set	4 wks	Fri 5/14/21	Fri 6/11/21	
216	⚠	Address Assignments	4 wks	Fri 7/2/21	Fri 7/30/21	
217	✓	Address Comments	2 wks	Fri 6/11/21	Fri 6/25/21	
218	✓	Staff Final Review	2 wks	Fri 6/25/21	Fri 7/9/21	



ID	Task Mode	Task Name	Duration	Start	Finish
219		Address Comments & Submit Plans for Signatures	2 wks	Fri 7/9/21	Fri 7/23/21
220					
221		FINAL CERTIFIED SITE PLAN ISSUED	0 days	Fri 7/30/21	Fri 7/30/21
222					
223		Historic Area Work Permit Process	32 days	Fri 7/30/21	Tue 9/14/21
224		Prepare Application and Materials	2 wks	Fri 7/30/21	Fri 8/13/21
225		Written Description	2 wks	Fri 7/30/21	Fri 8/13/21
226		Site Plan	2 wks	Fri 7/30/21	Fri 8/13/21
227		Building Plans and Elevations	2 wks	Fri 7/30/21	Fri 8/13/21
228		Material Specs	2 wks	Fri 7/30/21	Fri 8/13/21
229		Photographs	2 wks	Fri 7/30/21	Fri 8/13/21
230		Tree Survey	2 wks	Fri 7/30/21	Fri 8/13/21
231		Adjacent Owner Addresses	2 wks	Fri 7/30/21	Fri 8/13/21
232		Submit HAWP application to DPS (3 weeks prior to meeting)	1 day	Fri 8/13/21	Mon 8/16/21
233		Attend Historic Preservation Public Meeting	0 days	Mon 9/6/21	Mon 9/6/21
234		Receive Approval of HAWP application	1 day	Mon 9/6/21	Tue 9/7/21
235		Submit 3 copies of approved plans for stamping to Historic Preservation	1 wk	Tue 9/7/21	Tue 9/14/21
236					
237		Record Plat	145 days	Fri 7/2/21	Fri 1/21/22
238		Prepare Record Plat	4 wks	Fri 7/2/21	Fri 7/30/21
239		Prepare Draft Easement and Associated Documents	4 wks	Fri 7/2/21	Fri 7/30/21
240		Submit Plat and Documents to MNCPPC, DPS, DEP	0 days	Fri 7/30/21	Fri 7/30/21
241		1st Review	8 wks	Fri 7/30/21	Fri 9/24/21
242		Address Comments and Resubmit	1 wk	Fri 9/24/21	Fri 10/1/21
243		2nd Review	4 wks	Fri 10/1/21	Fri 10/29/21
244		Address Comments and Submit Mylars	2 wks	Fri 10/29/21	Fri 11/12/21
245		DPS Signs Plat	1 wk	Fri 11/12/21	Fri 11/19/21
246		Final Review	6 wks	Fri 11/19/21	Fri 12/31/21
247		MNCPPC Signs Plat	1 wk	Fri 12/31/21	Fri 1/7/22
248		MNCPPC Records Plat	2 wks	Fri 1/7/22	Fri 1/21/22
249					
250		Engineering Phase	154 days	Fri 7/30/21	Thu 3/3/22
251		MSHA Right of Way Improvement Plan	80 days	Fri 7/30/21	Fri 11/19/21
252		Prepare and submit Improvement Plan	3 wks	Fri 7/30/21	Fri 8/20/21
253		MSHA First Review	3 wks	Fri 8/20/21	Fri 9/10/21
254		Address Comments and Resubmit	3 wks	Fri 9/10/21	Fri 10/1/21
255		MSHA Second Review	3 wks	Fri 10/1/21	Fri 10/22/21
256		Address Comments	3 wks	Fri 10/22/21	Fri 11/12/21
257		Post Bond And Fees	1 wk	Fri 11/12/21	Fri 11/19/21
258		Final SWM Plan w/ SD & Paving Plan	114 days	Fri 9/24/21	Thu 3/3/22
259		Prepare Final SWM (Stage 3) Plan	4 wks	Fri 9/24/21	Fri 10/22/21
260		Submit Plans	1 wk	Fri 10/22/21	Fri 10/29/21
261		First Review	5 wks	Fri 10/29/21	Fri 12/3/21
262		Address Comments and Resubmit	2 wks	Fri 12/3/21	Fri 12/17/21
263		Second Review	5 wks	Fri 12/17/21	Fri 1/21/22
264		Address Comments and Resubmit	1 wk	Fri 1/21/22	Fri 1/28/22
265		Third Review	2 wks	Fri 1/28/22	Fri 2/11/22
266		Address Comments	1 wk	Fri 2/11/22	Fri 2/18/22
267		Submit Mylar for Approval	1 day	Fri 2/18/22	Mon 2/21/22
268		CTP Signs Mylar	1 wk	Mon 2/21/22	Mon 2/28/22
269		CTP Issues Revised Permit	3 days	Mon 2/28/22	Thu 3/3/22
270					
271		Building Permit	80 days	Fri 1/21/22	Fri 5/13/22



Project: \\ndc-dc01\Share\Proje Date: Tue 2/2/21

Task Milestone Inactive Milestone Manual Task Manual Summary Rollup Start-only External Tasks Deadline Manual Progress

Split Summary Inactive Task Inactive Summary Duration-only Manual Summary Finish-only External Milestone Progress

Updated 02/02/2021		Takoma Junction Development Schedule				Qtr 2, 2016 Qtr 3, 2016 Qtr 4, 2016 Qtr 1, 2017 Qtr 2, 2017 Qtr 3, 2017 Qtr 4, 2017 Qtr 1, 2018 Qtr 2, 2018 Qtr 3, 2018 Qtr 4, 2018 Qtr 1, 2019 Qtr 2, 2019 Qtr 3, 2019 Qtr 4, 2019 Qtr 1, 2020 Qtr 2, 2020 Qtr 3, 2020 Qtr 4, 2020 Qtr 1, 2021 Qtr 2, 2021 Qtr 3, 2021 Qtr 4, 2021 Qtr 1, 2022 Qtr 2, 2022 Qtr 3, 2022 Qtr 4, 2022 Qtr 1, 2023 Qtr 2, 2023 Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024																											
ID	Task Mode	Task Name	Duration	Start	Finish																												
272		Prepare Building Permit Application	4 wks	Fri 1/21/22	Fri 2/18/22																												
273		Submit Building Permit	0 days	Fri 2/18/22	Fri 2/18/22																												
274		Building Permit Review	3 mons	Fri 2/18/22	Fri 5/13/22																												
275																																	
276		RECEIVE BUILDING PERMIT	0 days	Fri 5/13/22	Fri 5/13/22																												
277																																	
278		Construction Bidding	260 days	Mon 5/24/21	Mon 5/23/22																												
279		Schematic Design	26 days	Mon 5/24/21	Tue 6/29/21																												
280		Layouts sent to GC	1 day	Mon 5/24/21	Tue 5/25/21																												
281		Construction Bid - SD Pricing Due	0 days	Tue 6/22/21	Tue 6/22/21																												
282		NDC Review	1 wk	Tue 6/22/21	Tue 6/29/21																												
283		Permit Set	26 days	Fri 9/10/21	Mon 10/18/21																												
284		Layouts sent to GC	1 day	Fri 9/10/21	Mon 9/13/21																												
285		Construction Bid - SD Pricing Due	0 days	Mon 10/11/21	Mon 10/11/21																												
286		NDC Review	1 wk	Mon 10/11/21	Mon 10/18/21																												
287		GMP Set -100%	60 days	Fri 11/12/21	Fri 2/4/22																												
288		Construction Bid - Final Bid RFP	0 days	Fri 11/12/21	Fri 11/12/21																												
289		Construction Bid - Bids Due	0 days	Fri 12/24/21	Fri 12/24/21																												
290		NDC Review	2 wks	Fri 12/24/21	Fri 1/7/22																												
291		Construction Bid - Select GC	0 days	Fri 1/7/22	Fri 1/7/22																												
292		Negotiate GMP	4 wks	Fri 1/7/22	Fri 2/4/22																												
293		Construction Bid - Executed GMP	0 days	Fri 2/4/22	Fri 2/4/22																												
294		Construction Bid - NPT- Notice to Proceed	0 days	Mon 5/23/22	Mon 5/23/22																												
295																																	
296		Construction	341 days	Fri 5/13/22	Mon 9/4/23																												
297		Ground Breaking	0 days	Mon 6/13/22	Mon 6/13/22																												
298		Construction Performance Bond	0 days	Fri 5/13/22	Fri 5/13/22																												
299		Construction Phase	16 mons	Mon 6/13/22	Mon 9/4/23																												
300		Leasing	1564.5 days	Fri 12/1/17	Thu 11/30/23																												
301		Obtain Broker	1 wk	Fri 12/1/17	Thu 12/7/17																												
302		Broker Input	30 mons	Thu 7/26/18	Wed 11/11/20																												
303		Tenant Search	55 mons	Thu 7/26/18	Wed 10/12/22																												
304		<i>Lease Executed by with Primary Tenant</i>	<i>0 days</i>	<i>Mon 3/20/23</i>	<i>Mon 3/20/23</i>																												
305		Executed Lease by with Remaining Retailers	1 day	Mon 5/15/23	Tue 5/16/23																												
306		Tenant Build Out	142 days	Tue 5/16/23	Thu 11/30/23																												
307		Design	50 days	Tue 5/16/23	Tue 7/25/23																												
308		Concept Plan	2 wks	Tue 5/16/23	Tue 5/30/23																												
309		Permit Set	4 wks	Tue 5/30/23	Tue 6/27/23																												
310		Bid Set	2 wks	Tue 6/27/23	Tue 7/11/23																												
311		CD Set	2 wks	Tue 7/11/23	Tue 7/25/23																												
312		Bidding	4 wks	Tue 7/25/23	Tue 8/22/23																												
313		Permits	6 wks	Tue 8/22/23	Tue 10/3/23																												
314		Notification for GC	1 day	Tue 10/3/23	Wed 10/4/23																												
315		Construction Start	1 day	Wed 10/11/23	Thu 10/12/23																												
316		TPF (Temporary Pending Final)	3 wks	Thu 10/12/23	Thu 11/2/23																												
317		Final Inspections	3 wks	Thu 11/2/23	Thu 11/23/23																												
318		Substantial completion	0 days	Thu 11/30/23	Thu 11/30/23																												
319		Puch-out	1 wk	Thu 11/2/23	Thu 11/9/23																												
320																																	
321		100% COMPLETION	0 days	Thu 11/30/23	Thu 11/30/23																												