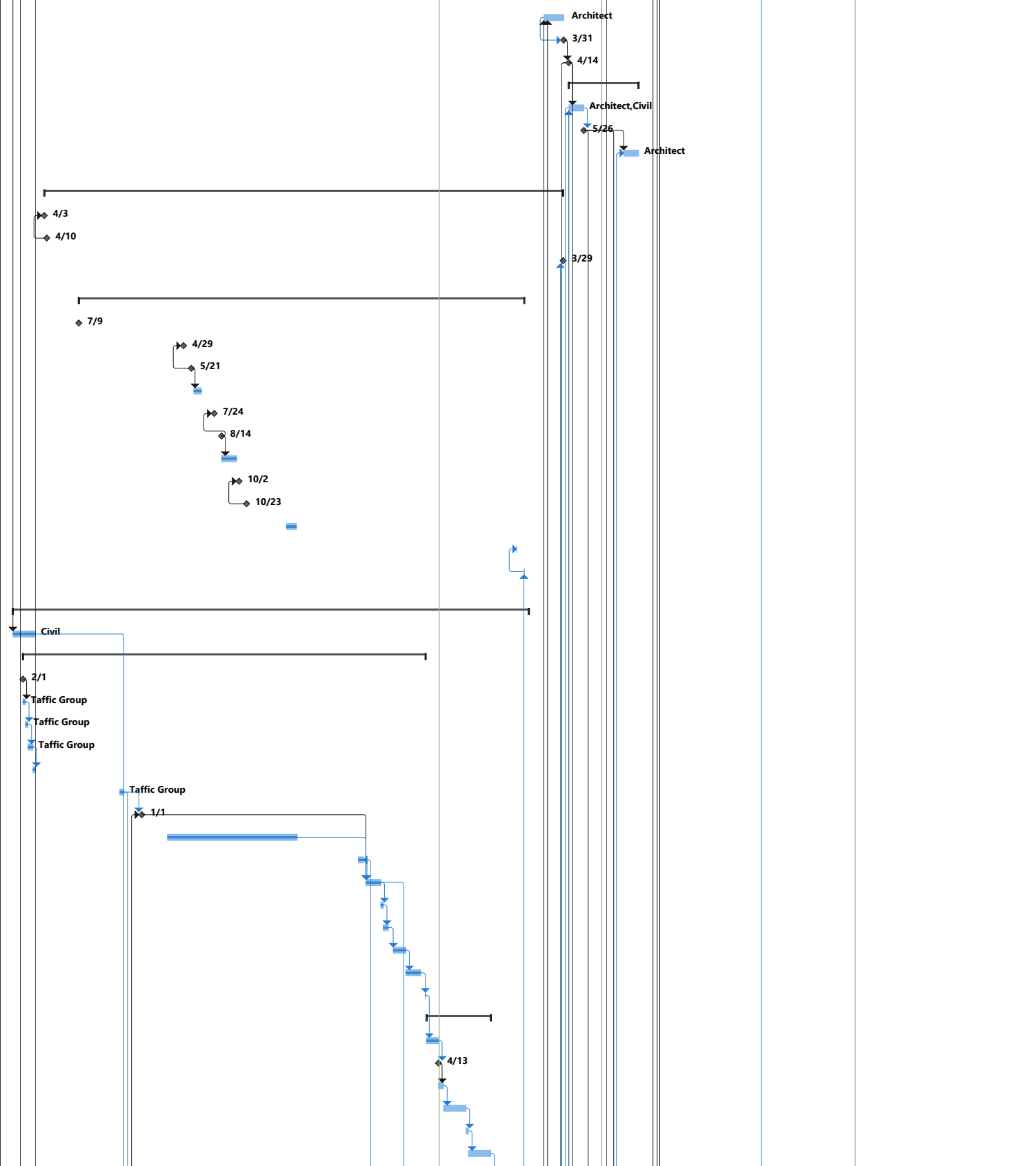


ID	Task Mode	Task Name	Duration	Start	Finish	2016	Half 2, 2016	Half 1, 2017	Half 2, 2017	Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025
1	✓	Community Engament & City Council Approval	66 days	Mon 5/2/16	Mon 8/1/16																				
9																									
10	✓	<i>GROUND LEASE EXECUTED</i>	<i>0 days</i>	<i>Mon 8/1/16</i>	<i>Mon 8/1/16</i>																				
11																									
12	✓	<i>GROUND LEASE BEGINS</i>	<i>0 days</i>	<i>Sat 9/1/18</i>	<i>Sat 9/1/18</i>																				
13																									
14	✓	Co-Op Negotiation Process	540 days	Mon 5/2/16	Fri 5/25/18																				
21																									
22	📅	<i>ANCHOR TENANT IDENTIFICATION DEADLINE</i>	<i>1 day</i>	<i>Mon 10/11/21</i>	<i>Mon 10/11/21</i>																				
23																									
24	✓	Community Consultation Process	179 days	Tue 7/12/16	Fri 3/17/17																				
37	✓	Community Engagement Period Development Tasks	333 days	Tue 8/16/16	Thu 11/23/17																				
54	✓	Concept Building Design (for City)	419 days	Mon 5/2/16	Thu 12/7/17																				
70																									
71	✓	<i>APPROVAL OF CONCEPT PLAN BY CITY COUNCIL</i>	<i>0 days</i>	<i>Thu 11/2/17</i>	<i>Thu 11/2/17</i>																				
72																									
73		Project Financing	1729 days	Mon 5/2/16	Thu 12/15/22																				
74	✓	Prepare Equity Book	1 wk	Mon 5/2/16	Fri 5/6/16																				
75		Equity Financing	1716 days	Thu 5/12/16	Thu 12/8/22																				
76	✓	Meet with Propective Investors	1 wk	Thu 5/12/16	Wed 5/18/16																				
77	✓	Obtain First Round Equity	0 days	Tue 10/17/17	Tue 10/17/17																				
78	✓	Obtain Second Round Equity	0 days	Tue 12/11/18	Tue 12/11/18																				
79	👤	Obtain Last Round Equity	4 mons	Fri 8/19/22	Thu 12/8/22																				
80		Acquisition/Pre-development Financing	140 days	Wed 12/16/20	Wed 6/30/21																				
81	📅	Prepare Debt Book	1 wk	Wed 12/16/20	Tue 12/22/20																				
82		Obtain Term sheets from lenders	3 wks	Thu 4/29/21	Wed 5/19/21																				
83		Negotiate Term Sheets with Lenders	3 days	Thu 5/20/21	Mon 5/24/21																				
84		Select Lender and Execute Term Sheet	0 days	Mon 5/24/21	Mon 5/24/21																				
85		Bank Underwriting and Order Appraisal	2 wks	Tue 5/25/21	Mon 6/7/21																				
86		Procure Loan Docs from Lender	1 wk	Tue 6/8/21	Mon 6/14/21																				
87		Negotiate Loan Docs with Lender	2 wks	Tue 6/15/21	Mon 6/28/21																				
88		Execute Loan Docs	0 days	Mon 6/28/21	Mon 6/28/21																				
89		Close on Acquisition/Pre-development Loan	0 days	Wed 6/30/21	Wed 6/30/21																				
90		Construction Financing	95 days	Fri 8/5/22	Thu 12/15/22																				
91	👤	Financing Package Prepared	4 wks	Fri 8/5/22	Thu 9/1/22																				
92		Owner GC Cost Vetting Complete	0 wks	Thu 9/1/22	Thu 9/1/22																				
93		Issue Package to Lender	0 days	Thu 9/1/22	Thu 9/1/22																				
94		Term Sheet Preparation	2 wks	Fri 9/2/22	Thu 9/15/22																				
95		Term Sheet Issuance	0 days	Thu 9/15/22	Thu 9/15/22																				
96		NDC Review of Term Sheet	2 wks	Fri 9/16/22	Thu 9/29/22																				
97		Lender Selection	0 days	Thu 9/29/22	Thu 9/29/22																				
98		Bank Underwriting	3 wks	Fri 9/30/22	Thu 10/20/22																				
99		Loan Neg & Doc Prep	6 wks	Fri 10/21/22	Thu 12/1/22																				
100		Construction Loan Closing	0 days	Thu 12/15/22	Thu 12/15/22																				
101																									
102	📅	<i>CLOSE ON AUTO CLINIC</i>	<i>0 days</i>	<i>Wed 6/30/21</i>	<i>Wed 6/30/21</i>																				
103																									
104		Preliminary Entitlement	1260 days	Fri 12/29/17	Thu 10/27/22																				
105	✓	Financial Update	40 days	Wed 4/11/18	Tue 6/5/18																				
106	✓	Budget Update	2 mons	Wed 4/11/18	Tue 6/5/18																				
107	✓	Pro Forma Update	2 mons	Wed 4/11/18	Tue 6/5/18																				
108																									
109		Architect Design	1260 days	Fri 12/29/17	Thu 10/27/22																				
110	✓	Concept Design	20 days	Fri 12/29/17	Thu 1/25/18																				
114	✓	Schematic Design Work	856 days	Wed 1/31/18	Wed 5/12/21																				

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

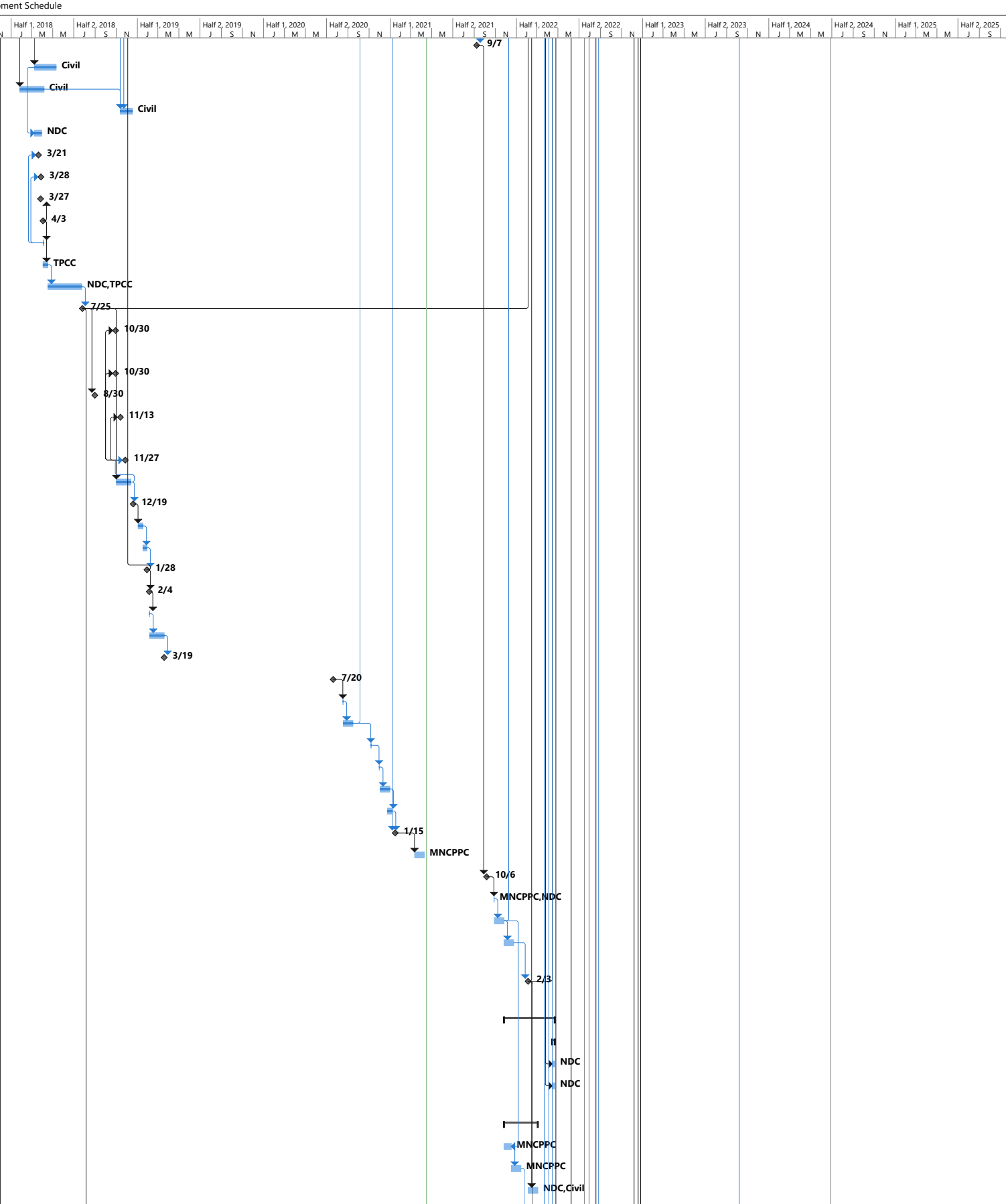
ID	Task Mode	Task Name	Duration	Start	Finish	2016	Half 2, 2016	Half 1, 2017	Half 2, 2017	Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025
121		Design Development Work	50 days	Fri 2/4/22	Thu 4/14/22																				
122		Begin Design Development	8 wks	Fri 2/4/22	Thu 3/31/22																				
123		75% Design Development	0 days	Thu 3/31/22	Thu 3/31/22																				
124		Complete Design Development	0 days	Thu 4/14/22	Thu 4/14/22																				
125		Permit/ Construction Drawing Design Work	140 days	Fri 4/15/22	Thu 10/27/22																				
126		Begin Permit Drawings	6 wks	Fri 4/15/22	Thu 5/26/22																				
127		Complete Permit Drawings	0 days	Thu 5/26/22	Thu 5/26/22																				
128		Complete Construction Drawings	6 wks	Fri 9/16/22	Thu 10/27/22																				
129																									
130		Façade Advisory Board Meeting	1041 days	Tue 4/3/18	Tue 3/29/22																				
131	✓	Submit Material to Façade Advisory Board	0 days	Tue 4/3/18	Tue 4/3/18																				
132	✓	Meet w/ Façade Advisory Board for Preliminary Consultant	0 days	Tue 4/10/18	Tue 4/10/18																				
133		Meet with Façade Advisory Board For Review Letter	0 days	Tue 3/29/22	Tue 3/29/22																				
134																									
135		Historic Preservation Commission Preliminary Consultation	895 days	Mon 7/9/18	Fri 12/10/21																				
136	✓	Meet w/ Historic Takoma (By Letter)	0 wks	Mon 7/9/18	Mon 7/9/18																				
137	✓	Submit Materials to HPC Before Meeting	0 days	Mon 4/29/19	Mon 4/29/19																				
138	✓	Meet with HPC to get initial feedback for site plan _Round 1	0 days	Tue 5/21/19	Tue 5/21/19																				
139	✓	Address Comments	3 wks	Tue 5/28/19	Mon 6/17/19																				
140	✓	Submit Materials to HPC Before Meeting	0 days	Wed 7/24/19	Wed 7/24/19																				
141	✓	Meet with HPC to get initial feedback for site plan _Round 2	0 days	Wed 8/14/19	Wed 8/14/19																				
142	✓	Address Comments	6 wks	Wed 8/14/19	Tue 9/24/19																				
143	✓	Submit Materials to HPC Before Meeting	0 days	Wed 10/2/19	Wed 10/2/19																				
144	✓	Meet with HPC to get initial feedback for site plan _Round 3	0 wks	Wed 10/23/19	Wed 10/23/19																				
145	✓	Address Comments	1 mon	Wed 2/12/20	Tue 3/10/20																				
146	✓	Submit Materials to HPC Before Meeting	1 day	Fri 11/19/21	Fri 11/19/21																				
147	✓	Meet with HPC to get initial feedback for site plan _Round 4	1 day	Fri 12/10/21	Fri 12/10/21																				
148																									
149		Combined Site Plan Application	1035 days	Fri 1/5/18	Thu 12/23/21																				
150	✓	Prepare Existing Conditions Plan	9 wks	Fri 1/5/18	Thu 3/8/18																				
151		SHA - Traffic Study Approval	807 days	Thu 2/1/18	Mon 3/8/21																				
152	✓	Pre-Meeting w/SHA	0 days	Thu 2/1/18	Thu 2/1/18																				
153	✓	Negotiate Scope with M-NCP & PC Transportation Staff	1 wk	Fri 2/2/18	Thu 2/8/18																				
154	✓	Prepare Traffic counts	1 wk	Fri 2/9/18	Thu 2/15/18																				
155	✓	Prepare Traffic Study	2 wks	Fri 2/16/18	Thu 3/1/18																				
156	✓	NDC Review	1 wk	Fri 3/2/18	Thu 3/8/18																				
157	✓	Finalize Traffic Study Reports	1.5 wks	Thu 11/1/18	Mon 11/12/18																				
158	✓	Submit to M-NCPPC and SHA	0 days	Tue 1/1/19	Tue 1/1/19																				
159	✓	SHA Visioning Study	13 mons	Fri 3/15/19	Thu 3/12/20																				
160	✓	Revise Traffic Study for Takoma Junction	2 wks	Tue 9/1/20	Mon 9/14/20																				
161	✓	SHA Review and Provide Comments	1.5 mons	Tue 9/22/20	Mon 11/2/20																				
162	✓	Respond to Comments	1 wk	Tue 11/3/20	Mon 11/9/20																				
163	✓	SHA Second Round Review	2 wks	Tue 11/10/20	Mon 11/23/20																				
164	✓	Revise Traffic Study for Takoma Junction	5 wks	Tue 12/8/20	Mon 1/11/21																				
165	✓	SHA Review and Provide Comments	1.5 mons	Tue 1/12/21	Mon 2/22/21																				
166	✓	State Highway Approval	1 day	Mon 3/8/21	Mon 3/8/21																				
167		SHA - Site Plan Approval	128 days	Fri 3/12/21	Tue 9/7/21																				
168	✓	SHA review	1.15 mons	Fri 3/12/21	Tue 4/13/21																				
169	✓	Receive Comments	0 days	Tue 4/13/21	Tue 4/13/21																				
170		Address Comments	2 wks	Wed 4/14/21	Tue 4/27/21																				
171		SHA Review	45 days	Wed 4/28/21	Tue 6/29/21																				
172		Address Comments	1 wk	Wed 6/30/21	Tue 7/6/21																				
173		SHA Review	45 days	Wed 7/7/21	Tue 9/7/21																				



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Task	Milestone	Project Summary	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	

ID	Task Mode	Task Name	Duration	Start	Finish	2016	Half 2, 2016	Half 1, 2017	Half 2, 2017	Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025
174		Initial Approval	0 days	Tue 9/7/21	Tue 9/7/21																				
175	✓	Prepare WSSC Hydraulic Planning Analysis	9 wks	Fri 3/9/18	Thu 5/10/18																				
176	✓	Develop SWM Concept Site Plan	10 wks	Fri 1/26/18	Thu 4/5/18																				
177	✓	Prepare Preliminary Civil & Site Plan	5 wks	Mon 11/12/18	Mon 12/17/18																				
178	✓	Prepare NRI/FSD Application	3 wks	Fri 3/9/18	Thu 3/29/18																				
179	✓	Meet w/ Environmental Committee	0 days	Wed 3/21/18	Wed 3/21/18																				
180	✓	Meet w/Fire Marshall	0 days	Wed 3/28/18	Wed 3/28/18																				
181	✓	Meet w/City Council	0 days	Tue 3/27/18	Tue 3/27/18																				
182	✓	SUBMIT DRAFT COMBINED SITE PLAN TO CITY	0 days	Tue 4/3/18	Tue 4/3/18																				
183	✓	Meeting with City Council	1 day	Wed 4/4/18	Wed 4/4/18																				
184	✓	City Review of Draft Combined Plan	2 wks	Tue 4/3/18	Mon 4/16/18																				
185	✓	Address Comments and resubmit	14 wks	Tue 4/17/18	Mon 7/23/18																				
186	✓	CITY COUNCIL APPROVAL DRAFT COMBINED PLAN	0 days	Wed 7/25/18	Wed 7/25/18																				
187	✓	Prepare List of Adjacent and Confronting Property Owners and HOA Associations	0 days	Tue 10/30/18	Tue 10/30/18																				
188	✓	Decision on Target Date of Filing Applications	0 days	Tue 10/30/18	Tue 10/30/18																				
189	✓	Meeting with M-NCPPC Staff	0 days	Thu 8/30/18	Thu 8/30/18																				
190	✓	Send Notice of Pre-submission Public Meeting to Adjacent and Confronting Property Owner (ACPO)	0 days	Tue 11/13/18	Tue 11/13/18																				
191	✓	PRE SUBMITTAL MEETING WITH COMMUNITY ASSOCIATIONS	0 wks	Tue 11/27/18	Tue 11/27/18																				
192	✓	Team Preliminary Plan and Site Plan	6 wks	Thu 11/1/18	Wed 12/12/18																				
193	✓	INITIAL SUBMISSION	0 wks	Wed 12/19/18	Wed 12/19/18																				
194	✓	Compliance Review	2 wks	Thu 1/3/19	Wed 1/16/19																				
195	✓	Address Comments	1.5 wks	Thu 1/17/19	Mon 1/28/19																				
196	✓	FILE FINAL COMBINED PLAN	0 wks	Mon 1/28/19	Mon 1/28/19																				
197	✓	Notice of filing to ACPO List	0 days	Mon 2/4/19	Mon 2/4/19																				
198	✓	MNCPPC Plan Distribution	1 day	Mon 2/4/19	Tue 2/5/19																				
199	✓	Initial Staff Review and Comments	6 wks	Tue 2/5/19	Tue 3/19/19																				
200	✓	DRC Meeting	0 days	Tue 3/19/19	Tue 3/19/19																				
201	✓	Resubmission 1	0 days	Mon 7/20/20	Mon 7/20/20																				
202	✓	Receive DRC 2nd Round Comments	1 day	Mon 8/17/20	Mon 8/17/20																				
203	✓	Address Comments	4 wks	Tue 8/18/20	Mon 9/14/20																				
204	✓	Resubmission 2	1 day	Fri 11/6/20	Fri 11/6/20																				
205	✓	Receive DRC 2nd Round Comments	1 day	Mon 11/30/20	Mon 11/30/20																				
206	✓	Address Comments	4 wks	Thu 12/3/20	Wed 12/30/20																				
207	✓	Confirm SHA and the County about the Bike Lane Design	2 wks	Thu 12/24/20	Wed 1/6/21																				
208	✓	FINAL SUBMISSION	0 days	Fri 1/15/21	Fri 1/15/21																				
209	✓	Final County Staff Review and Issue the Staff Letter	4 wks	Fri 3/12/21	Fri 4/9/21																				
210	✓	City Comments Back to Staff	0 days	Wed 10/6/21	Wed 10/6/21																				
211	✓	MCPB Hearing	1 day	Thu 10/28/21	Thu 10/28/21																				
212	✓	MCPB "Resolution" Published	4 wks	Fri 10/29/21	Thu 11/25/21																				
213	✓	Appeal Period	1 mon	Fri 11/26/21	Thu 12/23/21																				
214	✓																								
215	✓	PRELIMINARY PLAN CERTIFICATION	0 days	Thu 2/3/22	Thu 2/3/22																				
216	✓																								
217	✓	Site Plan Entitlement	105 days	Fri 11/26/21	Thu 4/21/22																				
218	✓	Financials Update	5 days	Fri 4/15/22	Thu 4/21/22																				
219	✓	Budget Update	5 days	Fri 4/15/22	Thu 4/21/22																				
220	✓	Proforma Update	5 days	Fri 4/15/22	Thu 4/21/22																				
221	✓																								
222	✓	Certified Civil Plan	70 days	Fri 11/26/21	Thu 3/3/22																				
223	✓	Prepare Certified Site Plan Submission	3 wks	Fri 11/26/21	Thu 12/16/21																				
224	✓	Staff First Review of Certified Site Plan Set	4 wks	Fri 12/17/21	Thu 1/13/22																				
225	✓	Address Assignments	4 wks	Fri 2/4/22	Thu 3/3/22																				



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Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration-only

Manual Summary Rollup Manual Summary

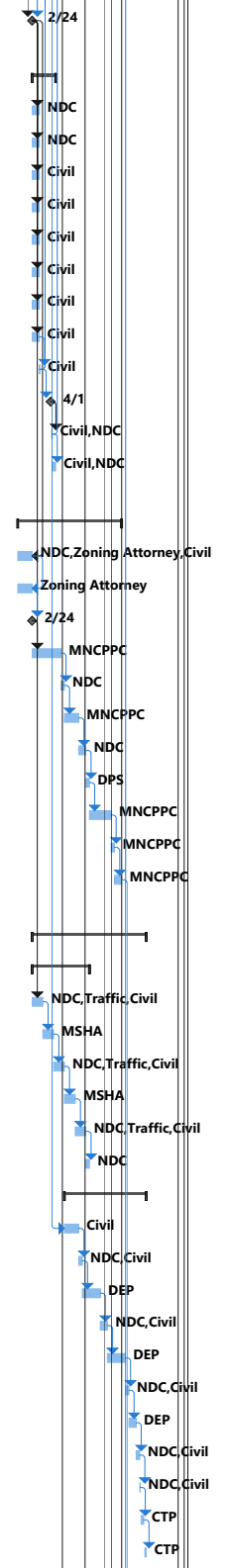
Start-only Finish-only

External Tasks External Milestone

Deadline Progress

Manual Progress

ID	Task Mode	Task Name	Duration	Start	Finish	2016	Half 2, 2016	Half 1, 2017	Half 2, 2017	Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025
226		Address Comments	2 wks	Fri 1/14/22	Thu 1/27/22																				
227		Staff Final Review	2 wks	Fri 1/28/22	Thu 2/10/22																				
228		Address Comments & Submit Plans for Signatures	2 wks	Fri 2/11/22	Thu 2/24/22																				
229																									
230		FINAL CERTIFIED SITE PLAN ISSUED	0 days	Thu 2/24/22	Thu 2/24/22																				
231																									
232		Historic Area Work Permit Process	32 days	Fri 2/25/22	Mon 4/11/22																				
233		Prepare Application and Materials	2 wks	Fri 2/25/22	Thu 3/10/22																				
234		Written Description	2 wks	Fri 2/25/22	Thu 3/10/22																				
235		Site Plan	2 wks	Fri 2/25/22	Thu 3/10/22																				
236		Building Plans and Elevations	2 wks	Fri 2/25/22	Thu 3/10/22																				
237		Material Specs	2 wks	Fri 2/25/22	Thu 3/10/22																				
238		Photographs	2 wks	Fri 2/25/22	Thu 3/10/22																				
239		Tree Survey	2 wks	Fri 2/25/22	Thu 3/10/22																				
240		Adjacent Owner Addresses	2 wks	Fri 2/25/22	Thu 3/10/22																				
241		Submit HAWP application to DPS (3 weeks prior to meeting)	1 day	Fri 3/11/22	Fri 3/11/22																				
242		Attend Historic Preservation Public Meeting	0 days	Fri 4/1/22	Fri 4/1/22																				
243		Receive Approval of HAWP application	1 day	Mon 4/4/22	Mon 4/4/22																				
244		Submit 3 copies of approved plans for stamping to Historic Preservation	1 wk	Tue 4/5/22	Mon 4/11/22																				
245																									
246		Record Plat	145 days	Fri 1/28/22	Thu 8/18/22																				
247		Prepare Record Plat	4 wks	Fri 1/28/22	Thu 2/24/22																				
248		Prepare Draft Easement and Associated Documents	4 wks	Fri 1/28/22	Thu 2/24/22																				
249		Submit Plat and Documents to MNCPPC, DPS, DEP	0 days	Thu 2/24/22	Thu 2/24/22																				
250		1st Review	8 wks	Fri 2/25/22	Thu 4/21/22																				
251		Address Comments and Resubmit	1 wk	Fri 4/22/22	Thu 4/28/22																				
252		2nd Review	4 wks	Fri 4/29/22	Thu 5/26/22																				
253		Address Comments and Submit Mylars	2 wks	Fri 5/27/22	Thu 6/9/22																				
254		DPS Signs Plat	1 wk	Fri 6/10/22	Thu 6/16/22																				
255		Final Review	6 wks	Fri 6/17/22	Thu 7/28/22																				
256		MNCPPC Signs Plat	1 wk	Fri 7/29/22	Thu 8/4/22																				
257		MNCPPC Records Plat	2 wks	Fri 8/5/22	Thu 8/18/22																				
258																									
259		Engineering Phase	159 days	Fri 2/25/22	Wed 10/5/22																				
260		MSHA Right of Way Improvement Plan	80 days	Fri 2/25/22	Thu 6/16/22																				
261		Prepare and submit Improvement Plan	3 wks	Fri 2/25/22	Thu 3/17/22																				
262		MSHA First Review	3 wks	Fri 3/18/22	Thu 4/7/22																				
263		Address Comments and Resubmit	3 wks	Fri 4/8/22	Thu 4/28/22																				
264		MSHA Second Review	3 wks	Fri 4/29/22	Thu 5/19/22																				
265		Address Comments	3 wks	Fri 5/20/22	Thu 6/9/22																				
266		Post Bond And Fees	1 wk	Fri 6/10/22	Thu 6/16/22																				
267		Final SWM Plan w/ SD & Paving Plan	114 days	Fri 4/29/22	Wed 10/5/22																				
268		Prepare Final SWM (Stage 3) Plan	4 wks	Fri 4/29/22	Thu 5/26/22																				
269		Submit Plans	1 wk	Fri 5/27/22	Thu 6/2/22																				
270		First Review	5 wks	Fri 6/3/22	Thu 7/7/22																				
271		Address Comments and Resubmit	2 wks	Fri 7/8/22	Thu 7/21/22																				
272		Second Review	5 wks	Fri 7/22/22	Thu 8/25/22																				
273		Address Comments and Resubmit	1 wk	Fri 8/26/22	Thu 9/1/22																				
274		Third Review	2 wks	Fri 9/2/22	Thu 9/15/22																				
275		Address Comments	1 wk	Fri 9/16/22	Thu 9/22/22																				
276		Submit Mylar for Approval	1 day	Fri 9/23/22	Fri 9/23/22																				
277		CTP Signs Mylar	1 wk	Mon 9/26/22	Fri 9/30/22																				
278		CTP Issues Revised Permit	3 days	Mon 10/3/22	Wed 10/5/22																				
279																									



Project: \\ndc-dc01\Share\Proj Date: Fri 4/16/21

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration-only

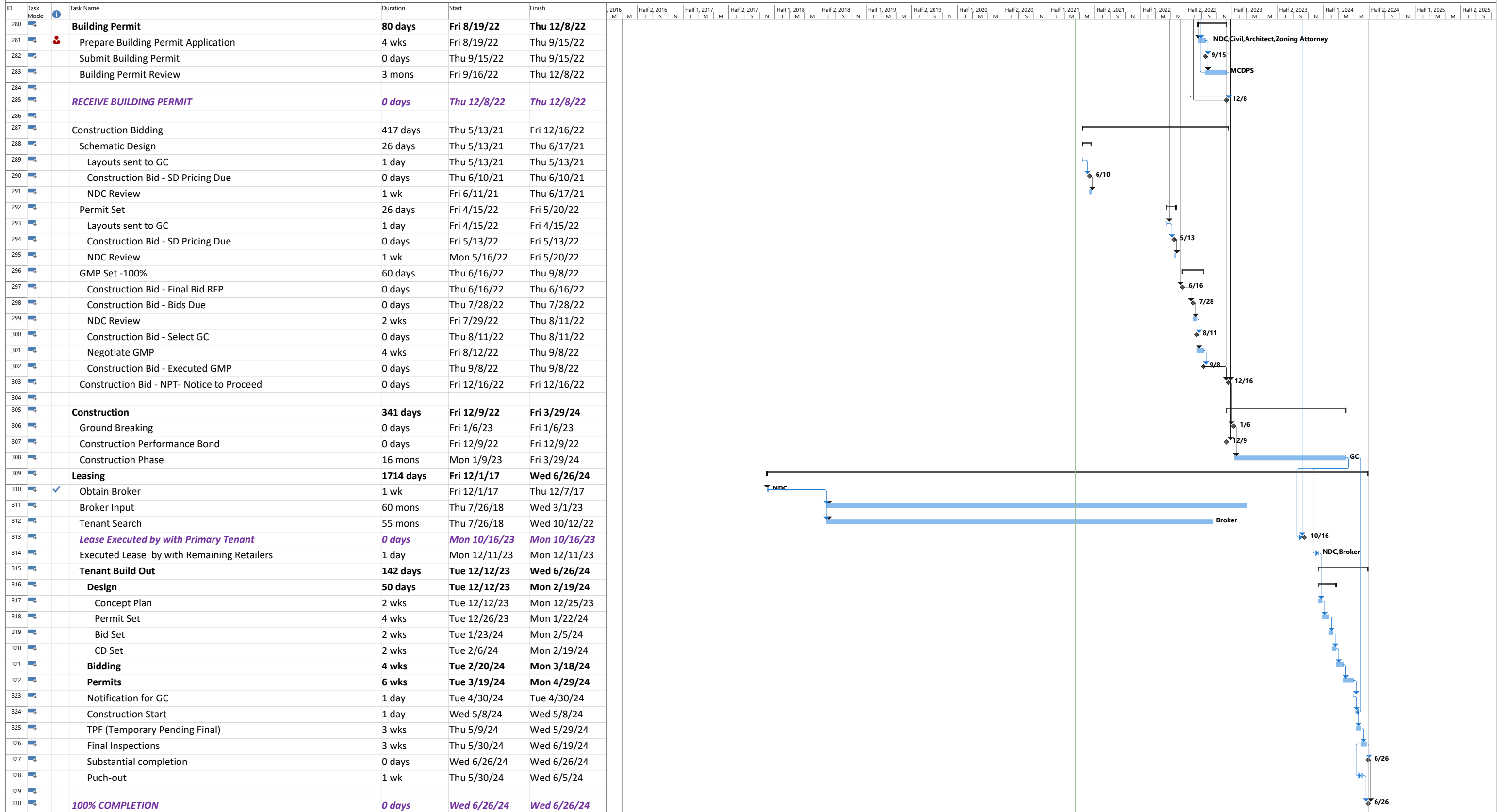
Manual Summary Rollup Manual Summary

Start-only Finish-only

External Tasks External Milestone

Deadline Progress

Manual Progress



Project: \\ndc-dc01\Share\Proje Date: Fri 4/16/21

Task Milestone Project Summary 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