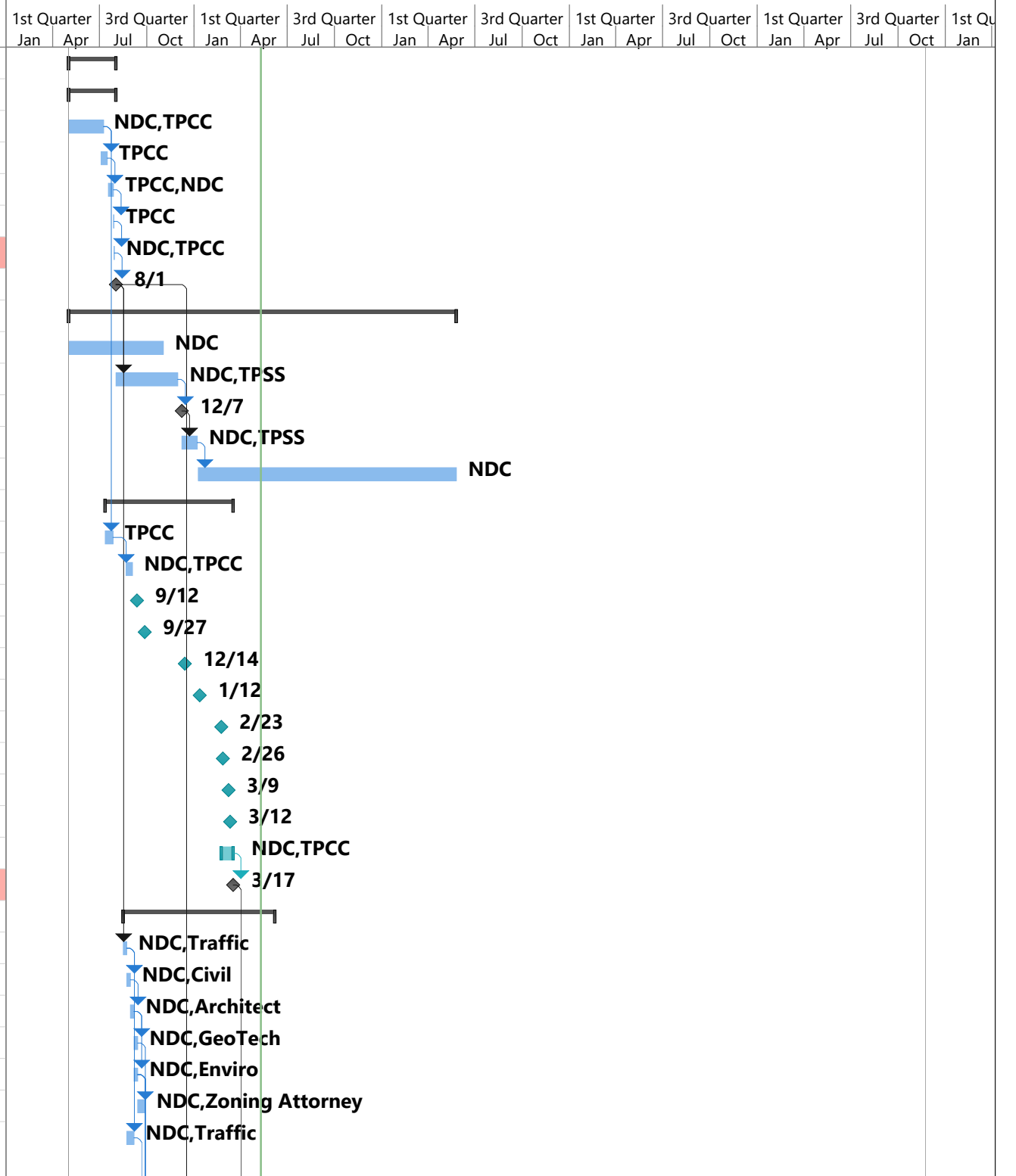


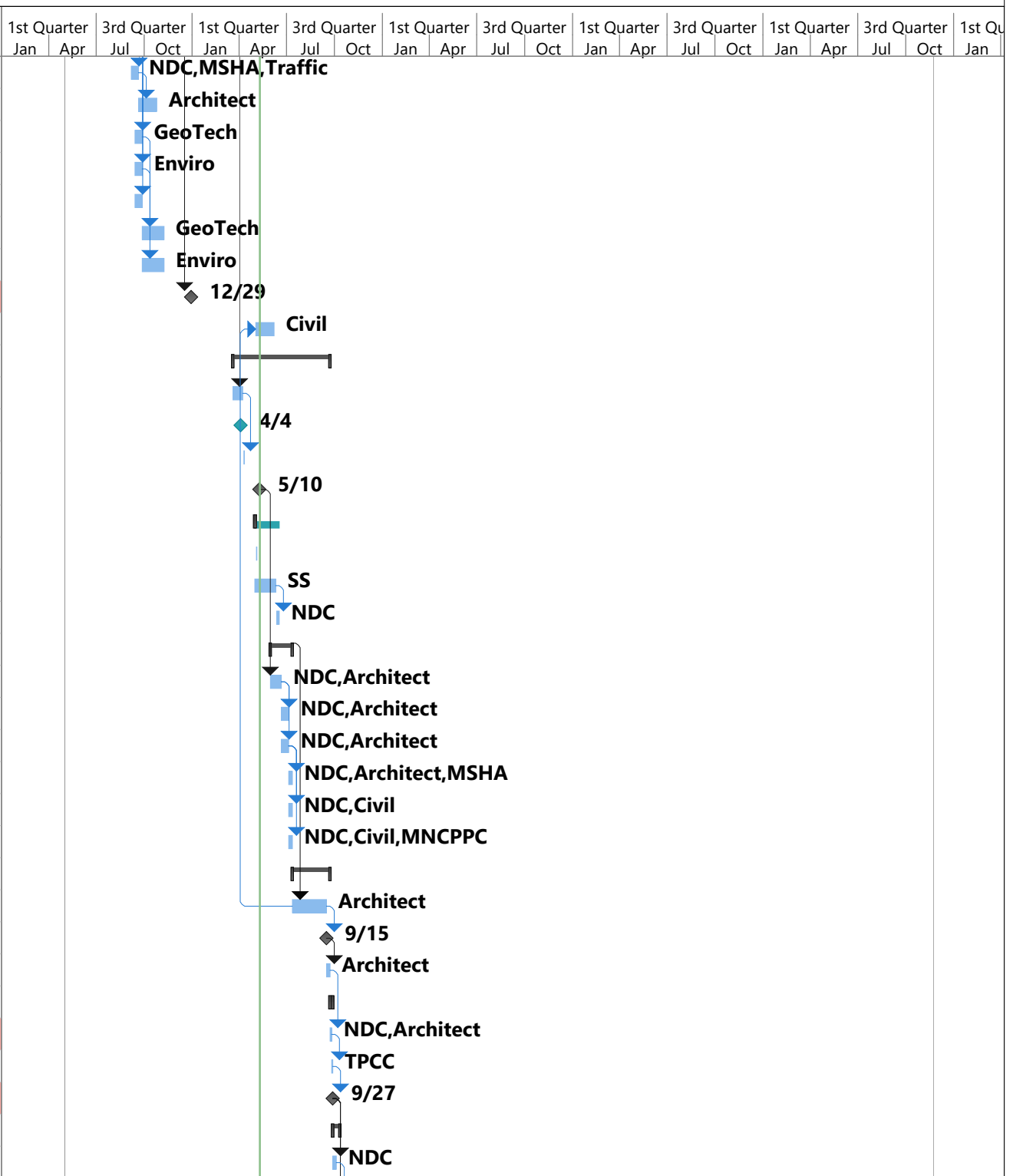
ID	Task Mode	Task Name	Duration	Start	Finish	Main Tasks	Resource Names	Predecessors	1st Quarter		3rd Quarter		1st Quarter		3rd Quarter		1st Quarter		3rd Quarter		1st Quarter		3rd Quarter	
									Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
1		Community Engament & City Council Approval	66 days?	Mon 5/2/16	Mon 8/1/16																			
2		Development Agreement & Ground Lease	66 days?	Mon 5/2/16	Mon 8/1/16																			
3		Agreement Negotiations	10 wks	Mon 5/2/16	Fri 7/8/16		NDC,TPCC																	
4		Present D/A to Community	2 wks	Mon 7/4/16	Fri 7/15/16		TPCC	3FS-5 days																
5		City Council Open House	8 days	Mon 7/18/16	Wed 7/27/16		TPCC,NDC	4																
6		Council Approval	1 day	Thu 7/28/16	Thu 7/28/16		TPCC	5																
7		Sign Agreement	1 day?	Fri 7/29/16	Fri 7/29/16	Main Ta:	NDC,TPCC	6																
8		Effective Date	0 days	Mon 8/1/16	Mon 8/1/16			7FS+1 day																
9		Co-Op Negotiation Process	540 days	Mon 5/2/16	Fri 5/25/18																			
10		Site Logistic Development	132 days	Mon 5/2/16	Tue 11/1/16		NDC																	
11		LOI Negotiations	120 edays	Mon 8/1/16	Tue 11/29/16		NDC,TPSS	8																
12		Council Vote To Extend LOI Negotiations	0 days	Wed 12/7/16	Wed 12/7/16		TPCC	11FS+6 days																
13		LOI Negotiation Extensions	30 edays	Wed 12/7/16	Fri 1/6/17		NDC,TPSS	12																
14		New Anchor Negotiation Period	18 mons	Mon 1/9/17	Fri 5/25/18		NDC	13																
15		Community Consultation Process	179 days	Tue 7/12/16	Fri 3/17/17																			
16		Assembly of TJCCPAC by City	11 days	Tue 7/12/16	Tue 7/26/16		TPCC	3FS+1 day																
17		TJCCPAC Kick Off	2 wks	Mon 8/22/16	Fri 9/2/16		NDC,TPCC	16FS+3.6 wks																
18		TJCCPAC Meeting	0 days	Mon 9/12/16	Mon 9/12/16		NDC,TPCC																	
19		TJCCPAC Meeting	0 days	Tue 9/27/16	Tue 9/27/16		NDC,TPCC																	
20		TJCCPAC Meeting	0 days	Wed 12/14/16	Wed 12/14/16		NDC,TPCC																	
21		TJCCPAC Meeting	0 days	Thu 1/12/17	Thu 1/12/17		NDC,TPCC																	
22		Community Consultation Meeting 1	0 days	Thu 2/23/17	Thu 2/23/17																			
23		Community Consultation Meeting 2	0 days	Sun 2/26/17	Sun 2/26/17																			
24		Community Consultation Meeting 3	0 days	Thu 3/9/17	Thu 3/9/17																			
25		Community Consultation Meeting 4	0 days	Sun 3/12/17	Sun 3/12/17																			
26		Hold Community Consultation Meetings	17 days	Thu 2/23/17	Fri 3/17/17		NDC,TPCC																	
27		Complete Community Consultation Meetings	0 days	Fri 3/17/17	Fri 3/17/17	Main Ta:	NDC,TPCC	26																
28		Community Engagement Period Development Tasks	211 days	Tue 8/16/16	Tue 6/6/17																			
29		Select Traffic Engineer	1 wk	Tue 8/16/16	Mon 8/22/16		NDC,Traffic	8FS+2 wks																
30		Select Civil Engineer	1 wk	Tue 8/23/16	Mon 8/29/16		NDC,Civil	29																
31		Select Architect	1 wk	Tue 8/30/16	Mon 9/5/16		NDC,Archit	30																
32		Select GeoTech Engineer	1 wk	Tue 9/6/16	Mon 9/12/16		NDC,GeoTe	31																
33		Select Enviro Engineer	1 wk	Tue 9/6/16	Mon 9/12/16		NDC,Envirc	31																
34		Select Zoning Attorney	2 wks	Tue 9/13/16	Mon 9/26/16		NDC,Zonin	33																
35		Preliminary Traffic Studies (For LOI Negotiations)	2 wks	Tue 8/23/16	Mon 9/5/16		NDC,Traffic	29																



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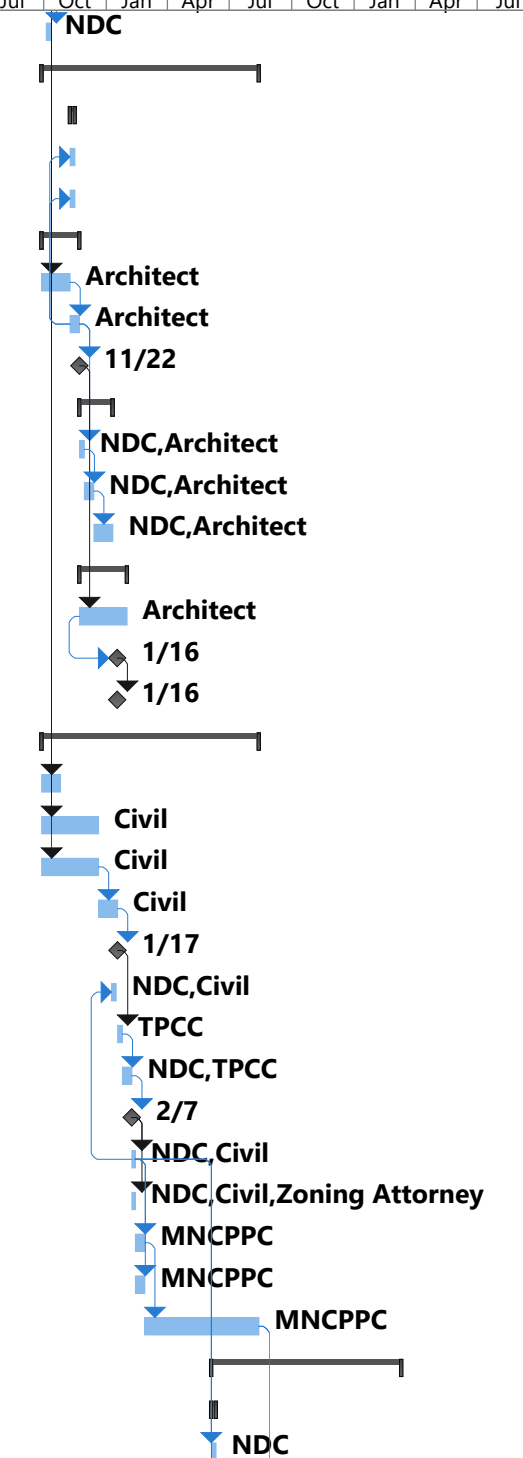
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									Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
36	➡	Preliminary MSHA Consultation	10 days	Tue 9/6/16	Mon 9/19/16		NDC,MSHA	35																
37	➡	Preliminary Site Plan (for LOI Negotiations)	5 wks	Tue 9/20/16	Mon 10/24/16		Architect	36																
38	➡	Drill for Geotech Report	2 wks	Tue 9/13/16	Mon 9/26/16		GeoTech	32																
39	➡	Drill for Enviro Report	2 wks	Tue 9/13/16	Mon 9/26/16		Enviro	33																
40	➡	Conduct Traffic Counts	2 wks	Tue 9/13/16	Mon 9/26/16			33																
41	➡	Geotech Report	6 wks	Tue 9/27/16	Mon 11/7/16		GeoTech	38																
42	➡	Enviro Report	6 wks	Tue 9/27/16	Mon 11/7/16		Enviro	39																
43	➡	Issue Notice of Objectionable Conditions	0 days	Thu 12/29/16	Thu 12/29/16	Main Ta:	NDC,TPCC	8FS+150 edays																
44	➡	Survey Boundary & Topo Survey	5 wks	Wed 5/3/17	Tue 6/6/17		Civil	62SS-10 wks																
45	➡	Concept Building Design (for City)	134.5 day	Mon 3/20/17	Fri 9/22/17																			
46	➡	Community Consultation Distillation	3 wks	Mon 3/20/17	Fri 4/7/17			27																
47	➡	TJCCAC Follow Up Meeting	0 days	Tue 4/4/17	Tue 4/4/17																			
48	➡	Community Consultation Summary	1 day	Mon 4/10/17	Mon 4/10/17			46																
49	➡	Summary Of CC Findings to City Council	0 days	Wed 5/10/17	Wed 5/10/17																			
50	➡	TPSS Co-op Withdrawl	1 day?	Mon 5/1/17	Mon 5/1/17																			
51	➡	Co-op withdraws from negotiations	1 day	Thu 5/4/17	Thu 5/4/17																			
52	➡	Revise Site Plan to reflect Co-ops withdrawl	6 wks	Mon 5/1/17	Fri 6/9/17		SS																	
53	➡	Update Financials to exclude Co-op	1 wk	Mon 6/12/17	Fri 6/16/17		NDC	52																
54	➡	Stake Holders Meetings	30 days	Wed 5/31/17	Tue 7/11/17																			
55	➡	Meet w/ Historic Takoma	3 wks	Wed 5/31/17	Tue 6/20/17		NDC,Archit	49FS+3 wks																
56	➡	Meet w/ Façade Advisory Board	2 wks	Wed 6/21/17	Tue 7/4/17		NDC,Archit	55																
57	➡	Meet w/ MC Historic Commision	2 wks	Wed 6/21/17	Tue 7/4/17		NDC,Archit	55																
58	➡	Meet w/ State Highway	1 wk	Wed 7/5/17	Tue 7/11/17		NDC,Archit	57																
59	➡	Meet w/ Environmental Committee	1 wk	Wed 7/5/17	Tue 7/11/17		NDC,Civil	57																
60	➡	Meet w/ Park & Planning	1 wk	Wed 7/5/17	Tue 7/11/17		NDC,Civil,N	57																
61	➡	Concept Design	52.5 days	Wed 7/12/17	Fri 9/22/17																			
62	➡	Draft Concept Design	9.5 wks	Wed 7/12/17	Fri 9/15/17		Architect	54																
63	➡	Issue Draft Concept Design	0 days	Fri 9/15/17	Fri 9/15/17		Architect	62																
64	➡	Review Concept Design	1 wk	Fri 9/15/17	Fri 9/22/17		Architect	63																
65	➡	Concept Review by City	3 days	Fri 9/22/17	Wed 9/27/17																			
66	➡	Issue Final Concept To City	1 day	Fri 9/22/17	Mon 9/25/17	Main Ta:	NDC,Archit	64																
67	➡	City Review of Final Concept Design	2 days	Mon 9/25/17	Wed 9/27/17		TPCC	66																
68	➡	Approval of Concept By City Council	0 days	Wed 9/27/17	Wed 9/27/17	Main Ta:	TPCC	67																
69	➡	Concept Design Development Work	10 days	Wed 9/27/17	Wed 10/11/17																			
70	➡	Concept Design Construction Pricing	1 wk	Wed 9/27/17	Wed 10/4/17		NDC	68																



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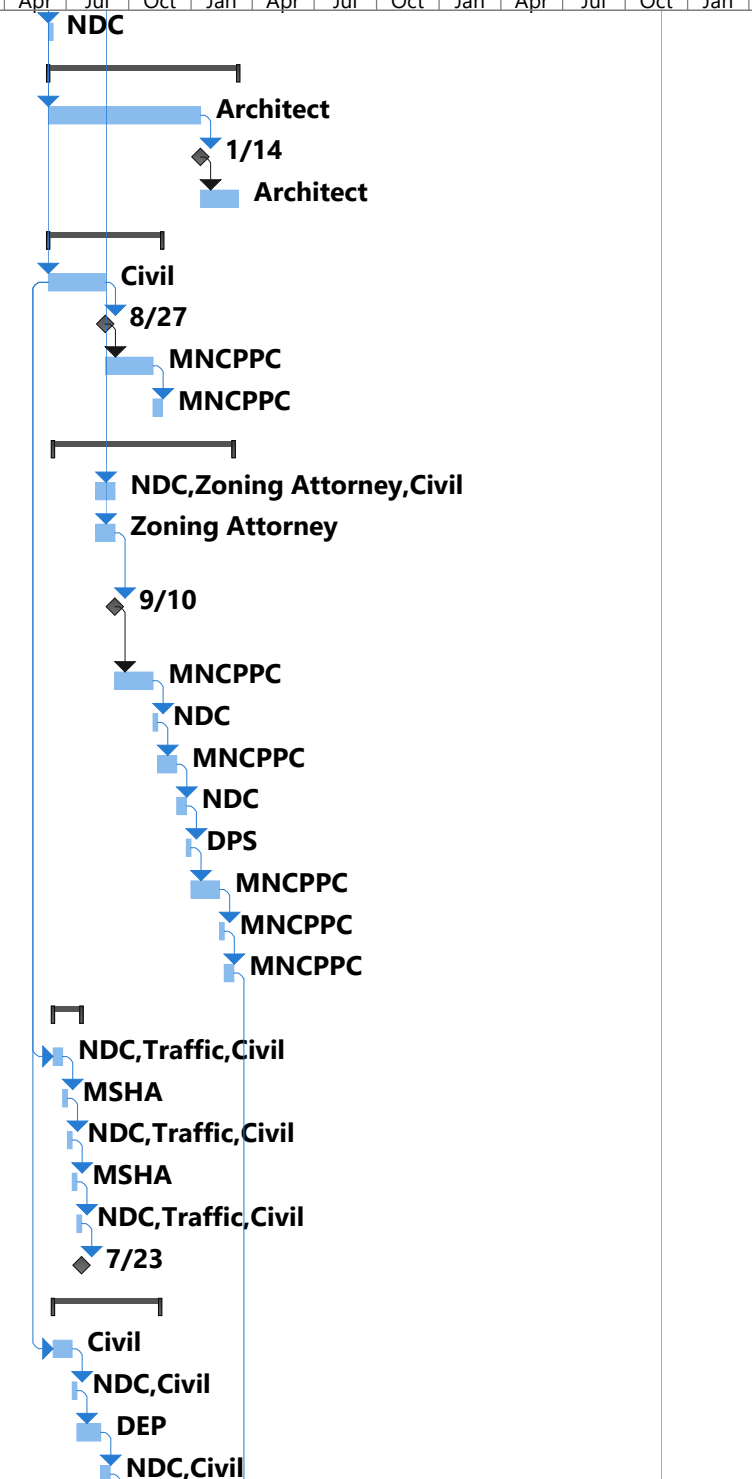
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									Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr
71		Financial Model Update	1 wk	Wed 10/4/17	Wed 10/11/17		NDC	70														
72		Preliminary Entitlement	228 days	Wed 9/27/17	Mon 8/13/18																	
73		Financial Update	5 days	Wed 11/8/17	Wed 11/15/17																	
74		Budget Update	5 days	Wed 11/8/17	Wed 11/15/17			78SS														
75		Pro Forma Update	5 days	Wed 11/8/17	Wed 11/15/17			78SS														
76		Schematic Design Work	40 days	Wed 9/27/17	Wed 11/22/17																	
77		Prepare Schematic Design	6 wks	Wed 9/27/17	Wed 11/8/17		Architect	68														
78		Review Schematic Design	2 wks	Wed 11/8/17	Wed 11/22/17		Architect	77														
79		Complete Schematic Design	0 days	Wed 11/22/17	Wed 11/22/17		Architect	78														
80		Historic Review	35 days	Wed 11/22/17	Wed 1/10/18																	
81		Pre Submission Meeting	1 wk	Wed 11/22/17	Wed 11/29/17		NDC,Archit	78														
82		Prepare Application Materials	2 wks	Wed 11/29/17	Wed 12/13/17		NDC,Archit	81														
83		Historic Review	1 mon	Wed 12/13/17	Wed 1/10/18		NDC,Archit	82														
84		Design Development Work	50 days	Wed 11/22/17	Wed 1/31/18																	
85		Begin Design Development	10 wks	Wed 11/22/17	Wed 1/31/18		Architect	79														
86		75% Design Development	0 days	Tue 1/16/18	Tue 1/16/18		Architect	85SS+7.9 wks														
87		Complete Design Development	0 days	Tue 1/16/18	Tue 1/16/18		Architect	86														
88		Preliminary Civil Work	228 days	Wed 9/27/17	Mon 8/13/18																	
89		Conduct Traffic Study	4 wks	Wed 9/27/17	Wed 10/25/17			68														
90		WSSC Hydraulic Planning Analysis	12 wks	Wed 9/27/17	Wed 12/20/17		Civil	68														
91		SWM Concept Site Plan	12 wks	Wed 9/27/17	Wed 12/20/17		Civil	68														
92		Preliminary Civil & Site Plan	4 wks	Wed 12/20/17	Wed 1/17/18		Civil	91														
93		Submit Draft Combined Site Plan To City	0 days	Wed 1/17/18	Wed 1/17/18		NDC,TPCC	92														
94		Pre Submittal Meeting	1 wk	Mon 1/8/18	Mon 1/15/18		NDC,Civil	98SS-30 edays														
95		City Review of Draft Combined Plan	1 wk	Wed 1/17/18	Wed 1/24/18		TPCC	93														
96		Address Comments and resubmit	2 wks	Wed 1/24/18	Wed 2/7/18		NDC,TPCC	95														
97		City Approval of Draft Combined Plan	0 days	Wed 2/7/18	Wed 2/7/18		Main Ta:TPCC	96														
98		File Combined Preliminary & Site Plan	3 days	Wed 2/7/18	Mon 2/12/18		NDC,Civil	97														
99		File Subdivision Plan	3 days	Wed 2/7/18	Mon 2/12/18		NDC,Civil,Z	97														
100		County Confirmation of Submission	2 wks	Mon 2/12/18	Mon 2/26/18		MNCPPC	98														
101		Citizen Review for Preliminary Site Plan	2 wks	Mon 2/12/18	Mon 2/26/18		MNCPPC	98														
102		Combined Prelim & Site Plan Review	6 mons	Mon 2/26/18	Mon 8/13/18		MNCPPC	100														
103		Final Entitlements Phase	200 days	Mon 6/4/18	Mon 3/11/19																	
104		Financials Update	5 days	Mon 6/4/18	Mon 6/11/18																	
105		Budget Update	5 days	Mon 6/4/18	Mon 6/11/18		NDC	98FS+4 mons														



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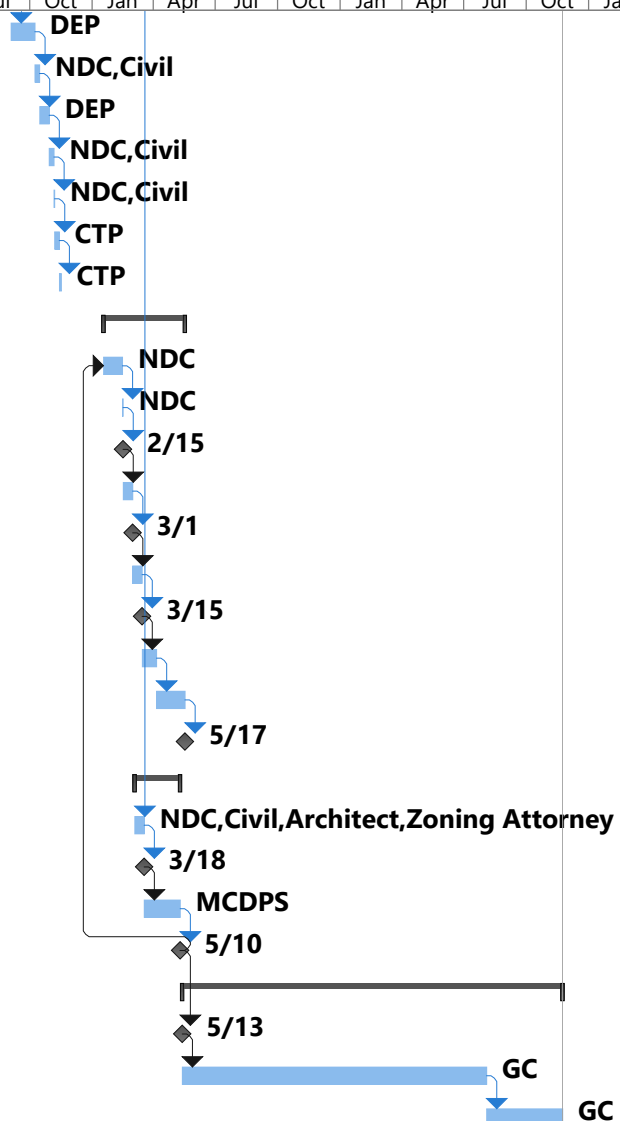
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									Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
106		Proforma Update	5 days	Mon 6/4/18	Mon 6/11/18		NDC	98FS+4 mons																
107		Permit/ Construction Drawing Design Work	200 days	Mon 6/4/18	Mon 3/11/19																			
108		Begin Construction Drawings	8 mons	Mon 6/4/18	Mon 1/14/19		Architect	98FS+4 mons																
109		Complete Permit Drawings	0 days	Mon 1/14/19	Mon 1/14/19		Architect	108																
110		Complete Construction Drawings	2 mons	Mon 1/14/19	Mon 3/11/19		Architect	109																
111		Certified Civil Plan	120 days	Mon 6/4/18	Mon 11/19/18																			
112		Begin Construction Drawings	12 wks	Mon 6/4/18	Mon 8/27/18		Civil	98FS+4 mons																
113		File Certified Plan	0 wks	Mon 8/27/18	Mon 8/27/18		NDC,Civil	112																
114		Plan Review	10 wks	Mon 8/27/18	Mon 11/5/18		MNCPPC	113																
115		Plan Certification	2 wks	Mon 11/5/18	Mon 11/19/18		MNCPPC	114																
116		Record Plat	190 days	Mon 6/11/18	Mon 3/4/19																			
117		Prepare Record Plat	4 wks	Mon 8/13/18	Mon 9/10/18		NDC,Zoning	102																
118		Prepare Draft Easement and Associated Documents	4 wks	Mon 8/13/18	Mon 9/10/18		Zoning Attorney	102																
119		Submit Plat and Documents to MNCPPC, DPS, DEP	0 days	Mon 9/10/18	Mon 9/10/18		NDC,Zoning Attorney	118																
120		1st Review	8 wks	Mon 9/10/18	Mon 11/5/18		MNCPPC	119																
121		Address Comments and Resubmit	1 wk	Mon 11/5/18	Mon 11/12/18		NDC	120																
122		2nd Review	4 wks	Mon 11/12/18	Mon 12/10/18		MNCPPC	121																
123		Address Comments and Submit Mylars	2 wks	Mon 12/10/18	Mon 12/24/18		NDC	122																
124		DPS Signs Plat	1 wk	Mon 12/24/18	Mon 12/31/18		DPS	123																
125		Final Review	6 wks	Mon 12/31/18	Mon 2/11/19		MNCPPC	124																
126		MNCPPC Signs Plat	1 wk	Mon 2/11/19	Mon 2/18/19		MNCPPC	125																
127		MNCPPC Records Plat	2 wks	Mon 2/18/19	Mon 3/4/19	Main Task	MNCPPC	126																
128		MSHA Right of Way Improvement Plan	30 days	Mon 6/11/18	Mon 7/23/18																			
129		Prepare and submit Improvement Plan	2 wks	Mon 6/11/18	Mon 6/25/18		NDC,Traffic	112SS+1 wk																
130		MSHA First Review	1 wk	Mon 6/25/18	Mon 7/2/18		MSHA	129																
131		Address Comments and Resubmit	1 wk	Mon 7/2/18	Mon 7/9/18		NDC,Traffic	130																
132		MSHA Second Review	1 wk	Mon 7/9/18	Mon 7/16/18		MSHA	131																
133		Address Comments	1 wk	Mon 7/16/18	Mon 7/23/18		NDC,Traffic	132																
134		Post Bond And Fees	0 days	Mon 7/23/18	Mon 7/23/18		NDC	133																
135		Final SWM Plan w/ SD & Paving Plan	114 days	Mon 6/11/18	Fri 11/16/18																			
136		Prepare Final SWM (Stage 3) Plan	4 wks	Mon 6/11/18	Mon 7/9/18		Civil	112SS+1 wk																
137		Submit Plans	1 wk	Mon 7/9/18	Mon 7/16/18		NDC,Civil	136																
138		First Review	5 wks	Mon 7/16/18	Mon 8/20/18		DEP	137																
139		Address Comments and Resubmit	2 wks	Mon 8/20/18	Mon 9/3/18		NDC,Civil	138																



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									Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
140		Second Review	5 wks	Mon 9/3/18	Mon 10/8/18		DEP	139																
141		Address Comments and Resubmit	1 wk	Mon 10/8/18	Mon 10/15/18		NDC,Civil	140																
142		Third Review	2 wks	Mon 10/15/18	Mon 10/29/18		DEP	141																
143		Address Comments	1 wk	Mon 10/29/18	Mon 11/5/18		NDC,Civil	142																
144		Submit Mylar for Approval	1 day	Mon 11/5/18	Tue 11/6/18		NDC,Civil	143																
145		CTP Signs Mylar	1 wk	Tue 11/6/18	Tue 11/13/18		CTP	144																
146		CTP Issues Revised Permit	3 days	Tue 11/13/18	Fri 11/16/18		CTP	145																
147		Construction Financing	86 days?	Thu 1/17/19	Fri 5/17/19																			
148		Financing Package Prepared	4 wks	Thu 1/17/19	Thu 2/14/19		NDC	162FS-81 days																
149		Owner GC Cost Vetting Complete	1 day?	Thu 2/14/19	Fri 2/15/19		NDC	148																
150		Issue Package to Lender	0 days	Fri 2/15/19	Fri 2/15/19		NDC	149																
151		Term Sheet Preparation	2 wks	Fri 2/15/19	Fri 3/1/19			150																
152		Term Sheet Issuance	0 days	Fri 3/1/19	Fri 3/1/19			151																
153		NDC Review of Term Sheet	2 wks	Fri 3/1/19	Fri 3/15/19			152																
154		Lender Selection	0 days	Fri 3/15/19	Fri 3/15/19			153																
155		Bank Underwriting	3 wks	Fri 3/15/19	Fri 4/5/19			154																
156		Loan Neg & Doc Prep	6 wks	Fri 4/5/19	Fri 5/17/19			155																
157		Construction Loan Closing	0 days	Fri 5/17/19	Fri 5/17/19		NDC	156																
158		Building Permit	49 days	Mon 3/4/19	Fri 5/10/19																			
159		Prepare Building Permit Application	2 wks	Mon 3/4/19	Mon 3/18/19		NDC,Civil,A	127																
160		Submit Building Permit	0 days	Mon 3/18/19	Mon 3/18/19	Main Ta:	NDC	159																
161		Building Permit Review	7.8 wks	Mon 3/18/19	Fri 5/10/19		MCDPS	160																
162		Receive Building Permit	0 days	Fri 5/10/19	Fri 5/10/19	Main Ta:	MCDPS	161																
163		Construction	400 days?	Mon 5/13/19	Mon 11/23/20																			
164		Ground Breaking	0 days	Mon 5/13/19	Mon 5/13/19	Main Ta:	NDC,GC	162FS+1 day																
165		Construction Phase	16 mons	Mon 5/13/19	Mon 8/3/20		GC	164																
166		Tenant Build Out	4 mons	Mon 8/3/20	Mon 11/23/20		GC	165																
167																								



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