

EXHIBIT C

PREDEVELOPMENT SCHEDULE

The parties acknowledge that Section 12 of the Interim Agreement affords the City up to fifteen (15) business days to review all Plans. This Exhibit C contains shorter durations in some instances for City review and represents the goal schedule for the project. To the extent the City utilizes the time periods as provided in the Interim Agreement, the Parties will work in good faith to attempt to hold the overall Interim Agreement timeline. However, for the purposes of Major Predevelopment Milestones, the Developer will not be considered to be late to the extent the timeline is extended due to the City's exercise of its review periods, as provided in the Interim Agreement.

Technical Schedule

Item	Predevelopment Milestones	Responsible Party	Milestone Deadlines	Description of Predevelopment Milestones and Related Submittals	City Review Period
1.	Approved Quantity Programming / Conceptual Plan	City	On the Effective Date	Approval of the quantitative (GSF) project requirements. This is assumed to happen concurrently with the execution of the IA based on Exhibit B.	NA
2.	Quality Programming Submission	Developer	Within 52 days of the completion of Item 1.	Definition of the qualitative components of the project's requirements. Will include graphics, narratives, and data sheets.	+14 days
3.	Site Plan Submission	Developer	Within 52 days of the completion of Item 1.	Initial submission to DRC, starting expedited review cycle	+177 days
4.	Approval of Quality Programming	City	Within 14 days of the completion of Item 2.	Approval of Item 2	NA
5.	Completion of Geotech and Phase 1 ESA	Developer	Within 73 days of the completion of Item 1.	Geotechnical and Phase 1 Environmental report.	NA
6.	Design and Cost Deliverable #1 *MAJOR MILESTONE*	Developer	Within the latest of (1) 101 days of the completion of Item 1; or (2) within 35 days of the completion of Item 4.	Deliverables will include "SD Light" design, associated DB and FM estimates, and Financial Model.	+14 days
7.	Comments on Design and Cost Deliverable #1	City	Within 14 days of the completion of Item 6.	Comments on Item 6	NA