

Title

■ LAND DEVELOPMENT PROJECT

☰ ● Critical Dates/Issues

- ▶ Status of Budget
- ▶ Start Parking Structure - Concrete
- ▶ Start Building
- ▶ 1st Unit to Property Management
- ▶ Construction Complete
- ▶ Proforma Lease-up Complete

☰ ● Development

- ▶ Review Preliminary Information
- ▶ Visit Site
- ▶ Review Title & Survey w/Exceptions
- ▶ Prepare Prelim Development/Rehab Plan
- ▶ Prepare Budget & Schedule
- ▶ Select Consultant Team
- ▶ Review Preliminary Financial Analysis
- ▶ Order & Review Construction Studies/Report
- ▶ Signoff on Final Financial Analysis/Dev Plan
- ▶ Develop Construction Documents
- ▶ Design Development Review
- ▶ Bid Project

☰ ● Acquisition/Go-no go decision

- ▶ Review Package From City
- ▶ Site Visit
- ▶ Discuss w/President
- ▶ Select Consultant Team
- ▶ Prepare RFQ
- ▶ Submit Deposit Check
- ▶ Deliver RFQ
- ▶ Review RFP
- ▶ Confirm Consultant Team

☰ ▶ Obtain Due Diligence Information

- ✓ Market Study
- ✓ Title Report
- ✓ Architectural
- ✓ Structural
- ✓ Initial Evaluation
- ✓ Pest
- ✓ Appraisal
- ✓ Utilities
- ✓ Environmental
- ▶ Preliminary Development Plan
- ▶ Preliminary Financial Analysis
- ▶ Circulate Financial Analysis
- ▶ Final Financial Analysis
- ▶ Final Architectural Drawings

Title

	<input checked="" type="checkbox"/>	Exterior lighting plan
	<input checked="" type="checkbox"/>	Screening plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction Documentation
	<input checked="" type="checkbox"/>	Complete Design Development
	<input checked="" type="checkbox"/>	Submit Plans to Construction Co.s for Pricing
	<input checked="" type="checkbox"/>	Produce Backgrounds
	<input checked="" type="checkbox"/>	Complete 80% Construction documents
	<input checked="" type="checkbox"/>	Complete 100% Construction documents
	<input checked="" type="checkbox"/>	City Plan Check
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submit Plans to Building
	<input checked="" type="checkbox"/>	Recieve comments from City
	<input checked="" type="checkbox"/>	Revise and resubmit plans
	<input checked="" type="checkbox"/>	Second check corrections
	<input checked="" type="checkbox"/>	Building permit
	<input type="checkbox"/>	Commence Security Design
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Accounting
	<input type="checkbox"/>	Establish Ownership Entities
	<input type="checkbox"/>	Review Preliminary Information
	<input type="checkbox"/>	Review Preliminary Financial Analysis
	<input type="checkbox"/>	Obtain Proposed Loan Terms from lender
	<input type="checkbox"/>	Set-up Ownership Entities
	<input type="checkbox"/>	Review Property Info and Deal Pts w/Acq Mgr
	<input type="checkbox"/>	Prepare Final Financial Analysis
	<input type="checkbox"/>	Obtain Tax ID Number
	<input type="checkbox"/>	Responsible for Updating all Financial Schedules
	<input type="checkbox"/>	Review Loan Requirements
	<input type="checkbox"/>	Set-up Bank Accounts
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Finance
	<input type="checkbox"/>	Establish Legal Entity
	<input checked="" type="checkbox"/>	Legal Entity established and registered
	<input checked="" type="checkbox"/>	JV
	<input checked="" type="checkbox"/>	PPP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Funding
	<input checked="" type="checkbox"/>	Review Preliminary Information
	<input checked="" type="checkbox"/>	Provide Financing Assumptions
	<input checked="" type="checkbox"/>	Review Preliminary Financial Analysis
	<input checked="" type="checkbox"/>	Contact Potential Lenders
	<input checked="" type="checkbox"/>	Signoff on Final Financial Analysis
	<input checked="" type="checkbox"/>	Prepare Loan Package
	<input checked="" type="checkbox"/>	Complete Loan Application
	<input checked="" type="checkbox"/>	Review Loan Docs
	<input checked="" type="checkbox"/>	Distribute Closing Checklist
	<input checked="" type="checkbox"/>	Obtain Commitment
	<input checked="" type="checkbox"/>	Establish Loan Admin Protocal
	<input checked="" type="checkbox"/>	Execute Loan Docs
	<input checked="" type="checkbox"/>	Close Loan

Title

<input checked="" type="checkbox"/>	Set design standards
<input checked="" type="checkbox"/>	Prepare preliminary plan,budget & schedule
<input checked="" type="checkbox"/>	Review preliminary plan, budget & schedule
<input checked="" type="checkbox"/>	Schematic design review
<input checked="" type="checkbox"/>	Design development review
<input checked="" type="checkbox"/>	Select consultant team
<input checked="" type="checkbox"/>	Obtain Toxic review for BofA and Lippo
<input checked="" type="checkbox"/>	Let consultant contracts
<input checked="" type="checkbox"/>	Prepare detailed design schedule
<input checked="" type="checkbox"/>	Develop construction docs.
<input checked="" type="checkbox"/>	First submittal of construction docs
<input checked="" type="checkbox"/>	First Draft Specifications
<input checked="" type="checkbox"/>	Internal Review of comments
<input checked="" type="checkbox"/>	Remark Specs
<input checked="" type="checkbox"/>	Complete construction drawings
<input checked="" type="checkbox"/>	Agency Requirements
<input checked="" type="checkbox"/>	Submit DD drawings to Agency
<input checked="" type="checkbox"/>	UDRB approval of DD drawings
<input checked="" type="checkbox"/>	Agency approval of DD drawings
<input checked="" type="checkbox"/>	Submit Final CD's & Budget to Agency
<input checked="" type="checkbox"/>	Permits
<input checked="" type="checkbox"/>	Encroachment Permit
<input checked="" type="checkbox"/>	Revocable Permit
<input checked="" type="checkbox"/>	NPDES Permit
<input checked="" type="checkbox"/>	Grading Permit
<input checked="" type="checkbox"/>	J# Permit
<input checked="" type="checkbox"/>	Demolition Permit
<input checked="" type="checkbox"/>	Evidence of School District Fee Payment
<input checked="" type="checkbox"/>	Building Permits
<input checked="" type="checkbox"/>	Construction Phase
<input checked="" type="checkbox"/>	Submit plans to construction for bidding
<input checked="" type="checkbox"/>	Submit first bid to development
<input checked="" type="checkbox"/>	Complete value engineering
<input checked="" type="checkbox"/>	Submit final budget to development
<input checked="" type="checkbox"/>	Obtain Agency approval of major Sub constructs
<input checked="" type="checkbox"/>	General Sub contract approval
<input checked="" type="checkbox"/>	Grading
<input checked="" type="checkbox"/>	Concrete Substructure
<input checked="" type="checkbox"/>	Superstructure
<input checked="" type="checkbox"/>	Obtain building permits
<input checked="" type="checkbox"/>	Grading
<input checked="" type="checkbox"/>	Concrete Substructure
<input checked="" type="checkbox"/>	Superstructure
<input checked="" type="checkbox"/>	Plan and permit process
<input checked="" type="checkbox"/>	Prepare PD permit application
<input checked="" type="checkbox"/>	Solomon to complete PD package

Title

<input checked="" type="checkbox"/>	Agency to review and approve package
<input type="checkbox"/>	Agency hearing on the PD Permit
<input type="checkbox"/>	Plan Development (PD) Permit becomes effective
<input type="checkbox"/>	Agency hearing on the PD Permit
<input type="checkbox"/>	Agency to review and approve package
<input type="checkbox"/>	PD Zoning process
<input checked="" type="checkbox"/>	Prepare PD zoning application
<input checked="" type="checkbox"/>	Determine what steps are required
<input checked="" type="checkbox"/>	Prepare and submit PD Zoning
<input type="checkbox"/>	Planning Dept draft staff report
<input type="checkbox"/>	Planning Commission to consider PD Rezoning
<input type="checkbox"/>	City Council hears the PD Rezone
<input type="checkbox"/>	City Council second reading of PD
<input type="checkbox"/>	PD Zone becomes effective
<input type="checkbox"/>	Original Bank Relocation
<input type="checkbox"/>	2nd Bank Temporary Facility
<input type="checkbox"/>	Recieve Building Permit
<input type="checkbox"/>	Recieve New Vault
<input type="checkbox"/>	Re Zoning of unit size
<input type="checkbox"/>	Submit for rezoning to Agency
<input type="checkbox"/>	Schedule Planning Commission Hearing
<input type="checkbox"/>	First Hearing of the City Council
<input type="checkbox"/>	Second Hearing of the City Council
<input type="checkbox"/>	Hearing for the change to the PD Zoning permit
<input type="checkbox"/>	Mandatory waiting period
<input type="checkbox"/>	New zoning take effect
<input type="checkbox"/>	Disposition & Development Agreement (DDA) Revised Schedule / Close Schedule
<input type="checkbox"/>	Legal Description and Notice of Merger
<input type="checkbox"/>	Agency Funding of Original Bank Relocation Costs
<input type="checkbox"/>	Submission of Full 80% Construction Drawings to Agency
<input type="checkbox"/>	Submission of Full 80% Drawings to Building
<input type="checkbox"/>	Agency Approval of of 80% Drawings
<input type="checkbox"/>	Submission of Final 100% Drawings to Agency
<input type="checkbox"/>	Submission of Final Project Budget
<input type="checkbox"/>	Certification by Developer
<input type="checkbox"/>	Approval of 100% Drawings by Agency
<input type="checkbox"/>	Approval of Final Project Budget
<input type="checkbox"/>	Final date for Substitutions
<input type="checkbox"/>	Building Permit Application
<input type="checkbox"/>	Commencement of Project
<input type="checkbox"/>	Approval of Major Subcontractors
<input type="checkbox"/>	Completion of Construction
<input type="checkbox"/>	Issuance of Certificate of Compliance
<input type="checkbox"/>	Release of Retention
<input type="checkbox"/>	Open Escrow
<input type="checkbox"/>	Complete ALTA Prelim

Title

<input checked="" type="checkbox"/>	Coordinate site cleaning of construction debris
<input type="checkbox"/>	Final punch and acceptance
<input checked="" type="checkbox"/>	Property Management
<input type="checkbox"/>	Review Preliminary Information
<input type="checkbox"/>	Review Preliminary Financial Analysis
<input type="checkbox"/>	Prepare Low/Down and Dirty Proforma
<input type="checkbox"/>	Verify Third Party Market Study
<input type="checkbox"/>	Site & Surrounding Area Visit
<input type="checkbox"/>	Obtain Demographic Information
<input type="checkbox"/>	Acknowledge Development Standards
<input type="checkbox"/>	Establish Absorption Rate
<input type="checkbox"/>	Establish Current and Proforma NOI
<input type="checkbox"/>	Estimate Property Taxes
<input type="checkbox"/>	Marketing Cost Budget
<input type="checkbox"/>	FF & E Budget
<input type="checkbox"/>	Signoff of Final Financial Analysis