

### Phase One Negotiating Tasks

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- 1 Scope of development included in the Project
- 2 Terms of sale of Development Property including purchase price
- 3 Preconditions to and method of conveyance of Development Property
- 4 Type of entitlements necessary for the Project
- 5 Overall design, density and mix of uses within the Project
- 6 Project development schedule
- 7 Potential Project financing
- 8 Project operations/logistics
- 9 Provision of public improvements if necessary
- 10 Physical, environmental, and land title conditions of Development Property
- 11 Green building components of the Project
- 12 Additional property required for completion of Project (if any)

***The Phase One Period will last 120 days and may be extended an additional 30 days as determined by the City Manager.***

### Phase Two Negotiating Tasks

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- 1 Drafting, and Execution of the Disposition and Development Agreement (DDA)
- 2 Completion of California Environmental Quality Act (CEQA) requirements
- 3 Modifications (if any) to Site and Architectural Plans

***Phase Two will commence immediately following successful completion of all Phase One Tasks and will terminate after 60 days or upon execution of the DDA. Phase Two may be extended for two additional 30-day periods if sufficient progress has been made towards the DDA.***