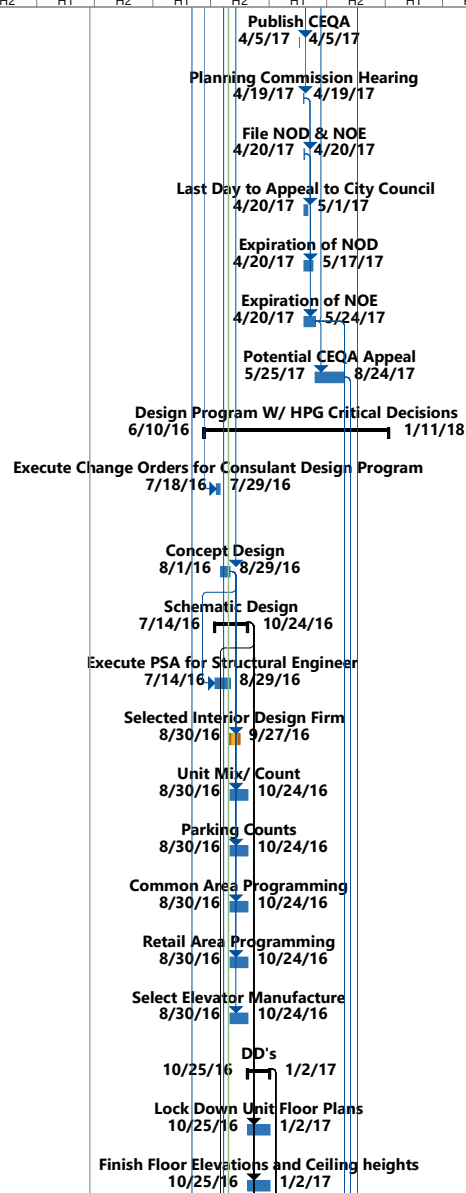


ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	2013		2014		2015		2016		2017		2018		2019		2020		2021	
							H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1
1		<b>Nor Cal Development Timeline 1721 Webster, Oakland</b>	<b>997 days</b>	<b>Tue 4/26/16</b>	<b>Wed 2/19/20</b>								<b>Nor Cal Development Timeline 1721 Webster, Oakland</b>											
2		<b>Due Diligence</b>	<b>85 days</b>	<b>Tue 4/26/16</b>	<b>Mon 8/22/16</b>								<b>Due Diligence</b> 4/26/16 — 8/22/16											
3		PSA	1 day	Tue 5/24/16	Tue 5/24/16								<b>PSA</b> 5/24/16 — 5/24/16											
4		Execute Consultant PSA's	21 days	Tue 4/26/16	Tue 5/24/16	3FS-21 days							<b>Execute Consultant PSA's</b> 4/26/16 — 5/24/16											
5		60 Day Due Diligence	43 days	Tue 5/24/16	Thu 7/21/16	3FS-1 day							<b>60 Day Due Diligence</b> 5/24/16 — 7/21/16											
6		30 Day Extension	22 days	Fri 7/22/16	Mon 8/22/16	5							<b>30 Day Extension</b> 7/22/16 — 8/22/16											
7		<b>Close of Escrow</b>	<b>76 days</b>	<b>Thu 6/1/17</b>	<b>Thu 9/14/17</b>																			
8		COE Extension - 30days	25 days	Thu 6/1/17	Wed 7/5/17	27FS+5 days							<b>COE Extension - 30days</b> 6/1/17 — 7/5/17											
9		COE Extension - 30days	25 days	Thu 7/6/17	Wed 8/9/17	8							<b>COE Extension - 30days</b> 7/6/17 — 8/9/17											
10		COE Extension - 30days	25 days	Thu 8/10/17	Wed 9/13/17	9							<b>COE Extension - 30days</b> 8/10/17 — 9/13/17											
11		Close of Escrow	1 day	Thu 9/14/17	Thu 9/14/17	10							<b>Close of Escrow</b> 9/14/17 — 9/14/17											
12		<b>City Of Oakland &amp; Entitlements</b>	<b>259 days</b>	<b>Mon 8/29/16</b>	<b>Thu 8/24/17</b>								<b>City Of Oakland &amp; Entitlements</b> 8/29/16 — 8/24/17											
13		Submit Pre-Application	1 day	Mon 8/29/16	Mon 8/29/16								<b>Submit Pre-Application</b> 8/29/16 — 8/29/16											
14		Submit Final Application	4 days	Tue 1/10/17	Fri 1/13/17	13FS+19 wks							<b>Submit Final Application</b> 1/10/17 — 1/13/17											
15		<b>CEQA Process</b>	<b>258 days</b>	<b>Tue 8/30/16</b>	<b>Thu 8/24/17</b>								<b>CEQA Process</b> 8/30/16 — 8/24/17											
16		Commence CEQA - Contract Consultants	5 mons	Tue 8/30/16	Mon 1/16/17	13							<b>Commence CEQA - Contract Consultants</b> 8/30/16 — 1/16/17											
17		Community Meeting	1 day	Thu 1/19/17	Thu 1/19/17	14FS+3 days							<b>Community Meeting</b> 1/19/17 — 1/19/17											
18		1st DRC Hearing	1 day	Thu 2/16/17	Thu 2/16/17	17FS+19 days							<b>1st DRC Hearing</b> 2/16/17 — 2/16/17											
19		Submit CEQA Draft I	1 day	Fri 1/20/17	Fri 1/20/17	17							<b>Submit CEQA Draft I</b> 1/20/17 — 1/20/17											
20		Submit CEQA Draft II	35 days	Mon 1/23/17	Fri 3/10/17	19							<b>Submit CEQA Draft II</b> 1/23/17 — 3/10/17											
21		CEQA Approval	17 days	Mon 3/13/17	Tue 4/4/17	20							<b>CEQA Approval</b> 3/13/17 — 4/4/17											

Project: 1721 Webster Develop Date: Fri 8/26/16	Task		Project Summary		Manual Task		Start-only		Deadline	
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	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	2013		2014		2015		2016		2017		2018		2019		2020		2021	
							H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1
22	🔗	Publish CEQA	1 day	Wed 4/5/17	Wed 4/5/17	21																		
23	🔗	Planning Commission Meeting	1 day	Wed 4/19/17	Wed 4/19/17	21FS+10 days																		
24	🔗	File NOD & NOE	1 day	Thu 4/20/17	Thu 4/20/17	23																		
25	🔗	Last Day to Appeal to City Council	8 days	Thu 4/20/17	Mon 5/1/17	23																		
26	🔗	Expiration of NOD	20 days	Thu 4/20/17	Wed 5/17/17	24FS-1 day																		
27	🔗	Expiration of NOE	25 days	Thu 4/20/17	Wed 5/24/17	24FS-1 day																		
28	🔗	Potential CEQA Appeal	66 days	Thu 5/25/17	Thu 8/24/17	27																		
29	🔗	Design Program W/ HPG Critical Decisions	415 days	Fri 6/10/16	Thu 1/11/18																			
30	🔗	Execute Change Orders for Consultant Design Program	10 days	Mon 7/18/16	Fri 7/29/16	13FS-31 days																		
31	🔗	Concept Design	21 days	Mon 8/1/16	Mon 8/29/16	13FS-21 days																		
32	🔗	Schematic Design	73 days	Thu 7/14/16	Mon 10/24/16																			
33	🔗	Execute PSA for Structural Engineer	33 days	Thu 7/14/16	Mon 8/29/16	31FS-33 days																		
34	🚩	Selected Interior Design Firm	21 days	Tue 8/30/16	Tue 9/27/16	31																		
35	🔗	Unit Mix/ Count	40 days	Tue 8/30/16	Mon 10/24/16	31																		
36	🔗	Parking Counts	40 days	Tue 8/30/16	Mon 10/24/16	31																		
37	🔗	Common Area Programming	40 days	Tue 8/30/16	Mon 10/24/16	31																		
38	🔗	Retail Area Programming	40 days	Tue 8/30/16	Mon 10/24/16	31																		
39	🔗	Select Elevator Manufacture	40 days	Tue 8/30/16	Mon 10/24/16	31																		
40	🔗	DD's	50 days	Tue 10/25/16	Mon 1/2/17	32																		
41	🔗	Lock Down Unit Floor Plans	50 days	Tue 10/25/16	Mon 1/2/17	32																		
42	🔗	Finish Floor Elevations and Ceiling heights	50 days	Tue 10/25/16	Mon 1/2/17	32																		



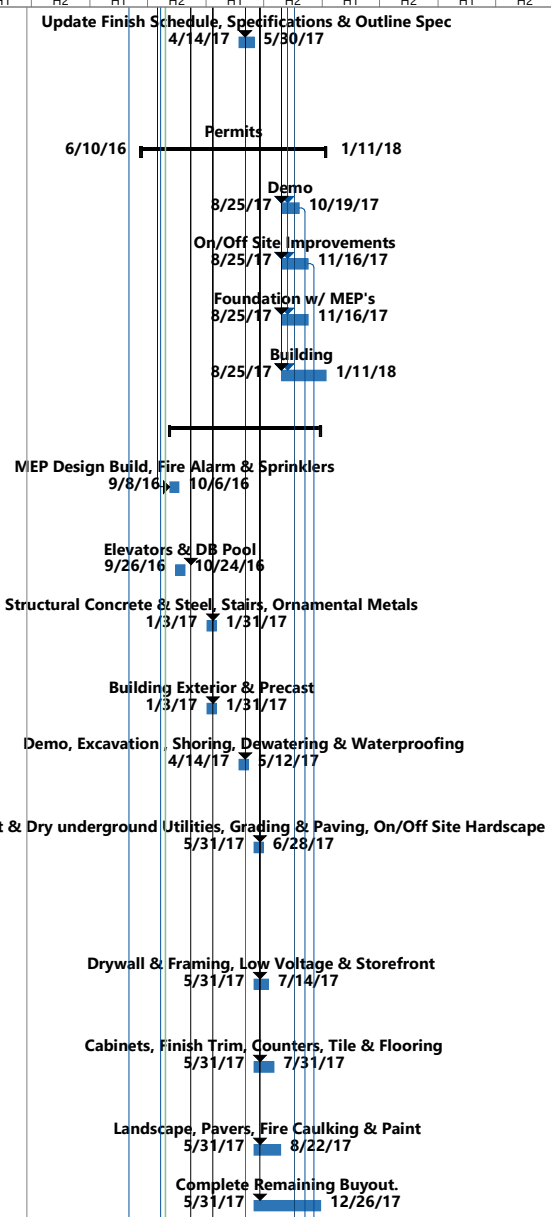
Project: 1721 Webster Develop  
Date: Fri 8/26/16

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
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							H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1
43	→	MEP Systems Finalized	50 days	Tue 10/25/16	Mon 1/2/17 32																			
44	→	Exterior Skin/ Components	50 days	Tue 10/25/16	Mon 1/2/17 32																			
45	→	Ceiling & Wall Assemblies	50 days	Tue 10/25/16	Mon 1/2/17 32																			
46	→	Unit Electrical Layout Finalized	50 days	Tue 10/25/16	Mon 1/2/17 32																			
47	→	MEP Fixture Packages Approved	50 days	Tue 10/25/16	Mon 1/2/17 32																			
48	→	Retail Shell Programming Complete	50 days	Tue 10/25/16	Mon 1/2/17 32																			
49	→	Common Area Programming Complete	50 days	Tue 10/25/16	Mon 1/2/17 32																			
50	→	CD's For Submission	106 days	Tue 1/3/17	Tue 5/30/17																			
51	→	@ 50% CD	40 days	Tue 1/3/17	Mon 2/27/17																			
52	→	Finish Boards Approved ( Cabinets, Counters, Paint, Tile, Flooring)	40 days	Tue 1/3/17	Mon 2/27/17 40																			
53	→	Technology Program Complete ( Units & Common)	40 days	Tue 1/3/17	Mon 2/27/17 40																			
54	→	Exterior Hardscape Complete	40 days	Tue 1/3/17	Mon 2/27/17 40																			
55	→	@ 75% CD	33 days	Tue 2/28/17	Thu 4/13/17																			
56	→	AV Package Complete	33 days	Tue 2/28/17	Thu 4/13/17 51																			
57	→	Door & hardware Package Complete	33 days	Tue 2/28/17	Thu 4/13/17 51																			
58	→	Appliance Package Complete	33 days	Tue 2/28/17	Thu 4/13/17 51																			
59	→	@ 100% CD	33 days	Fri 4/14/17	Tue 5/30/17																			
60	→	Amenity Finishes Complete	33 days	Fri 4/14/17	Tue 5/30/17 55																			
61	→	Elevator & Common Area Finishes Complete	33 days	Fri 4/14/17	Tue 5/30/17 55																			

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							H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1
62		Update Finish Schedule, Specifications & Outline Spec	33 days	Fri 4/14/17	Tue 5/30/17	55																		
63		Permits	415 days	Fri 6/10/16	Thu 1/11/18																			
64		Demo	2 mons	Fri 8/25/17	Thu 10/19/17	50,27,28																		
65		On/Off Site Improvements	3 mons	Fri 8/25/17	Thu 11/16/17	50,27,28																		
66		Foundation w/ MEP's	3 mons	Fri 8/25/17	Thu 11/16/17	50,27,28																		
67		Building	5 mons	Fri 8/25/17	Thu 1/11/18	50,27,28																		
68		Subcontractor Buyout	339 days	Thu 9/8/16	Tue 12/26/17																			
69		MEP Design Build, Fire Alarm & Sprinklers	21 days	Thu 9/8/16	Thu 10/6/16	32FS-33 days																		
70		Elevators & DB Pool	21 days	Mon 9/26/16	Mon 10/24/16	32FS-21 days																		
71		Structural Concrete & Steel, Stairs, Ornamental Metals	21 days	Tue 1/3/17	Tue 1/31/17	40																		
72		Building Exterior & Precast	21 days	Tue 1/3/17	Tue 1/31/17	40																		
73		Demo, Excavation, Shoring, Dewatering & Wet & Dry underground Utilities, Grading & Paving, On/Off Site Hardscape	21 days	Fri 4/14/17	Fri 5/12/17	55																		
74		Demo, Excavation, Shoring, Dewatering & Wet & Dry underground Utilities, Grading & Paving, On/Off Site Hardscape	21 days	Wed 5/31/17	Wed 6/28/17	59																		
75		Drywall & Framing, Low Voltage & Storefront	33 days	Wed 5/31/17	Fri 7/14/17	59																		
76		Cabinets, Finish Trim, Counters, Tile & Flooring	44 days	Wed 5/31/17	Mon 7/31/17	59																		
77		Landscape, Pavers, Fire Caulking & Paint	60 days	Wed 5/31/17	Tue 8/22/17	59																		
78		Complete Remaining Buyout	150 days	Wed 5/31/17	Tue 12/26/17	59																		



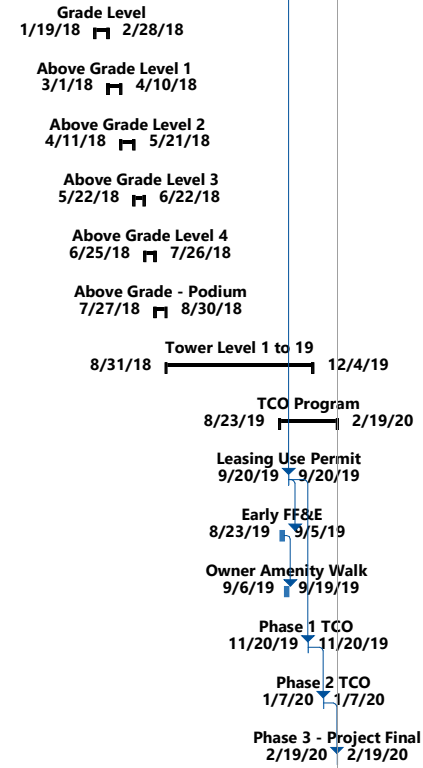
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79		<b>Precon &amp; GMAX</b>	<b>365 days</b>	<b>Fri 6/10/16</b>	<b>Thu 11/2/17</b>																			
80		<b>Precon Agreement</b>	<b>10 days</b>	<b>Fri 7/22/16</b>	<b>Thu 8/4/16</b>																			
81		Establish Precon Hard & Soft Cost Budgets	10 days	Fri 7/22/16	Thu 8/4/16	5																		
82		Create Precon Expenditure Forecast	5 days	Fri 8/5/16	Thu 8/11/16	81																		
83		Establish Business Plan	10 days	Fri 8/5/16	Thu 8/18/16	81																		
84		Execute Precon & Business Plan	10 days	Fri 8/19/16	Thu 9/1/16	83																		
85		<b>GMAX &amp; OCIP</b>	<b>365 days</b>	<b>Fri 6/10/16</b>	<b>Thu 11/2/17</b>																			
86		Establish GMAX @ Budget Due diligence	21 days	Fri 6/10/16	Fri 7/8/16	5FS-30 days																		
87		GMAX Budget Schematic Update	21 days	Tue 10/11/16	Tue 11/8/16	32FS-10 days																		
88		GMAX Budget Design Development Update	21 days	Tue 12/27/16	Tue 1/24/17	40FS-5 days																		
89		Create GMAX Contract Exhibit @ 75% Construction Documents	33 days	Fri 4/14/17	Tue 5/30/17	55																		
90		Execute GMAX	10 days	Fri 9/15/17	Thu 9/28/17	7,11																		
91		Bind Insurance for Project	25 days	Fri 9/29/17	Thu 11/2/17	90																		
92		<b>Construction</b>	<b>568 days</b>	<b>Mon 10/2/17</b>	<b>Wed 12/4/19</b>																			
93		Demo	6 wks	Mon 10/2/17	Fri 11/10/17	64FS-14 days																		
94		Dewatering	2 wks	Fri 11/3/17	Thu 11/16/17	65FS-2 wks																		
95		Excavate & Shore	3 wks	Fri 11/17/17	Thu 12/7/17	94																		
96		<b>Below Grade Level 1</b>	<b>30 days</b>	<b>Fri 12/8/17</b>	<b>Thu 1/18/18</b>																			

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105	→	Grade Level	29 days	Fri 1/19/18	Wed 2/28/18																			
115	→	Above Grade Level 1	29 days	Thu 3/1/18	Tue 4/10/18																			
125	→	Above Grade Level 2	29 days	Wed 4/11/18	Mon 5/21/18																			
135	→	Above Grade Level 3	24 days	Tue 5/22/18	Fri 6/22/18																			
144	→	Above Grade Level 4	24 days	Mon 6/25/18	Thu 7/26/18																			
153	→	Above Grade - Podium	25 days	Fri 7/27/18	Thu 8/30/18																			
161	→	Tower Level 1 to 19	329 days	Fri 8/31/18	Wed 12/4/19																			
183	→	TCO Program	129 days	Fri 8/23/19	Wed 2/19/20																			
184	→	Leasing Use Permit	1 day	Fri 9/20/19	Fri 9/20/19	94FS+24 mons																		
185	→	Early FF&E	10 days	Fri 8/23/19	Thu 9/5/19	184FS-21 days																		
186	→	Owner Amenity Walk	10 days	Fri 9/6/19	Thu 9/19/19	185																		
187	→	Phase 1 TCO	1 day	Wed 11/20/19	Wed 11/20/19	184FS+42 days																		
188	→	Phase 2 TCO	1 day	Tue 1/7/20	Tue 1/7/20	187FS+33 days																		
189	→	Phase 3 - Project Final	1 day	Wed 2/19/20	Wed 2/19/20	188FS+30 days																		



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