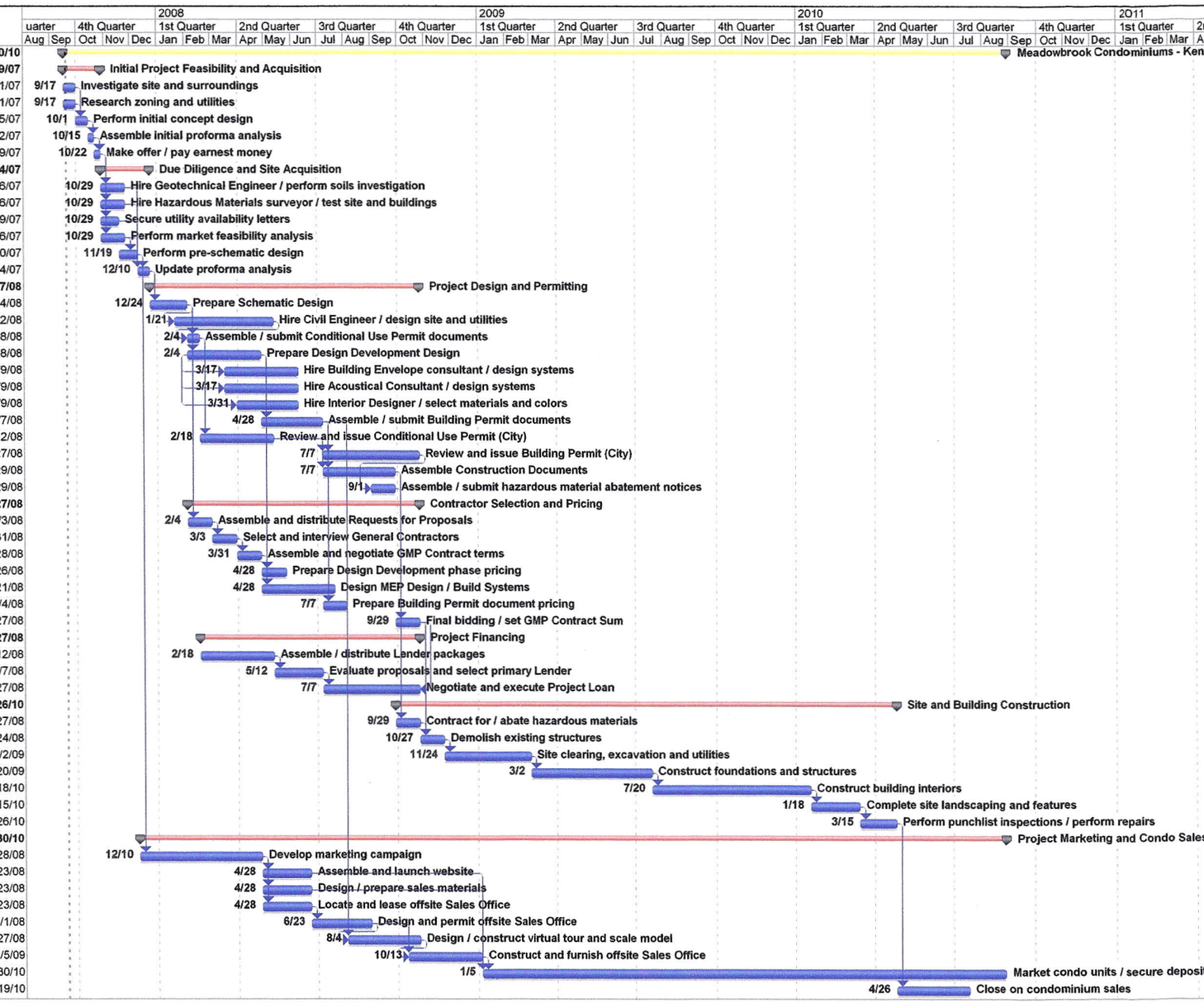
ID	Task Name	Duration	Start	Finish
1	**Meadowbrook Condominiums - Kent, WA**	**770 days**	**Mon 9/17/07**	**Mon 8/30/10**
2	**Initial Project Feasibility and Acquisition**	**30 days**	**Mon 9/17/07**	**Mon 10/29/07**
3	Investigate site and surroundings	2 ewks	Mon 9/17/07	Mon 10/1/07
4	Research zoning and utilities	2 ewks	Mon 9/17/07	Mon 10/1/07
5	Perform initial concept design	2 ewks	Mon 10/1/07	Mon 10/15/07
6	Assemble initial proforma analysis	1 ewk	Mon 10/15/07	Mon 10/22/07
7	Make offer / pay earnest money	1 ewk	Mon 10/22/07	Mon 10/29/07
8	**Due Diligence and Site Acquisition**	**40 days**	**Mon 10/29/07**	**Mon 12/24/07**
9	Hire Geotechnical Engineer / perform soils investigation	4 ewks	Mon 10/29/07	Mon 11/26/07
10	Hire Hazardous Materials surveyor / test site and buildings	4 ewks	Mon 10/29/07	Mon 11/26/07
11	Secure utility availability letters	3 ewks	Mon 10/29/07	Mon 11/19/07
12	Perform market feasibility analysis	4 ewks	Mon 10/29/07	Mon 11/26/07
13	Perform pre-schematic design	3 ewks	Mon 11/19/07	Mon 12/10/07
14	Update proforma analysis	2 ewks	Mon 12/10/07	Mon 12/24/07
15	**Project Design and Permitting**	**220 days**	**Mon 12/24/07**	**Mon 10/27/08**
16	Prepare Schematic Design	6 ewks	Mon 12/24/07	Mon 2/4/08
17	Hire Civil Engineer / design site and utilities	16 ewks	Mon 1/21/08	Mon 5/12/08
18	Assemble / submit Conditional Use Permit documents	2 ewks	Mon 2/4/08	Mon 2/18/08
19	Prepare Design Development Design	12 ewks	Mon 2/4/08	Mon 4/28/08
20	Hire Building Envelope consultant / design systems	12 ewks	Mon 3/17/08	Mon 6/9/08
21	Hire Acoustical Consultant / design systems	12 ewks	Mon 3/17/08	Mon 6/9/08
22	Hire Interior Designer / select materials and colors	10 ewks	Mon 3/31/08	Mon 6/9/08
23	Assemble / submit Building Permit documents	10 ewks	Mon 4/28/08	Mon 7/7/08
24	Review and issue Conditional Use Permit (City)	12 ewks	Mon 2/18/08	Mon 5/12/08
25	Review and issue Building Permit (City)	16 ewks	Mon 7/7/08	Mon 10/27/08
26	Assemble Construction Documents	12 ewks	Mon 7/7/08	Mon 9/29/08
27	Assemble / submit hazardous material abatement notices	4 ewks	Mon 9/1/08	Mon 9/29/08
28	**Contractor Selection and Pricing**	**190 days**	**Mon 2/4/08**	**Mon 10/27/08**
29	Assemble and distribute Requests for Proposals	4 ewks	Mon 2/4/08	Mon 3/3/08
30	Select and interview General Contractors	4 ewks	Mon 3/3/08	Mon 3/31/08
31	Assemble and negotiate GMP Contract terms	4 ewks	Mon 3/31/08	Mon 4/28/08
32	Prepare Design Development phase pricing	4 ewks	Mon 4/28/08	Mon 5/26/08
33	Design MEP Design / Build Systems	12 ewks	Mon 4/28/08	Mon 7/21/08
34	Prepare Building Permit document pricing	4 ewks	Mon 7/7/08	Mon 8/4/08
35	Final bidding / set GMP Contract Sum	4 ewks	Mon 9/29/08	Mon 10/27/08
36	**Project Financing**	**180 days**	**Mon 2/18/08**	**Mon 10/27/08**
37	Assemble / distribute Lender packages	12 ewks	Mon 2/18/08	Mon 5/12/08
38	Evaluate proposals and select primary Lender	8 ewks	Mon 5/12/08	Mon 7/7/08
39	Negotiate and execute Project Loan	16 ewks	Mon 7/7/08	Mon 10/27/08
40	**Site and Building Construction**	**410 days**	**Mon 9/29/08**	**Mon 4/26/10**
41	Contract for / abate hazardous materials	4 ewks	Mon 9/29/08	Mon 10/27/08
42	Demolish existing structures	4 ewks	Mon 10/27/08	Mon 11/24/08
43	Site clearing, excavation and utilities	14 ewks	Mon 11/24/08	Mon 3/2/09
44	Construct foundations and structures	20 ewks	Mon 3/2/09	Mon 7/20/09
45	Construct building interiors	26 ewks	Mon 7/20/09	Mon 1/18/10
46	Complete site landscaping and features	8 ewks	Mon 1/18/10	Mon 3/15/10
47	Perform punchlist inspections / perform repairs	6 ewks	Mon 3/15/10	Mon 4/26/10
48	**Project Marketing and Condo Sales**	**710 days**	**Mon 12/10/07**	**Mon 8/30/10**
49	Develop marketing campaign	20 ewks	Mon 12/10/07	Mon 4/28/08
50	Assemble and launch website	8 ewks	Mon 4/28/08	Mon 6/23/08
51	Design / prepare sales materials	8 ewks	Mon 4/28/08	Mon 6/23/08
52	Locate and lease offsite Sales Office	8 ewks	Mon 4/28/08	Mon 6/23/08
53	Design and permit offsite Sales Office	10 ewks	Mon 6/23/08	Mon 9/1/08
54	Design / construct virtual tour and scale model	12 ewks	Mon 8/4/08	Mon 10/27/08
55	Construct and furnish offsite Sales Office	12 ewks	Mon 10/13/08	Mon 1/5/09
56	Market condo units / secure deposits	86 ewks	Mon 1/5/09	Mon 8/30/10
57	Close on condominium sales	12 ewks	Mon 4/26/10	Mon 7/19/10



Project: Master Project Schedule
Date: Wed 9/19/07

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone