

**EXHIBIT B**  
**Performance Milestones**

Exclusive Right to Negotiate Agreement approved by Council and executed by both parties	June 26, 2018 <b>(Completed)</b>
Developer Payment – Exclusive Negotiating Fee & City Cost Deposit Fees (Section 3 & 5a)	Five (5) business days following mutual execution of Agreement <b>(Completed)</b>
Commence Team Formation	July 2018 <b>(Completed)</b>
Developer to commence land survey & title reports (Section 7)	July 2018 <b>(Completed)</b>
Developer to commence community engagement strategy (Section 7)	July 2018 <b>(Completed)</b>
City to provide Developer copies of all studies, surveys and other analysis related to the Site or the Project	July 2018 <b>(Completed)</b>
Developer-led Community meeting #1	October 24, 2018 <b>(Completed)</b>
Developer to submit to City preliminary project concept & preliminary project description for City feedback	November 2018 <b>(Completed)</b>
Developer-led Community Meeting #2	February 5, 2019 <b>(Completed)</b>
Developer-led Community Meeting #3	May 23, 2019 <b>(Completed)</b>
Developer to submit DRAFT Purchase and Sale Agreement, including considerations for the following: <ul style="list-style-type: none"> <li>• Proposal for City Appraisal / Valuation Procedures</li> <li>• Proposal for Timeline for Development</li> <li>• Proposal for Timeline for Conveyance</li> <li>• Proposal for Project Description</li> </ul>	July 2019
If applicable, Developer to modify and submit any revisions to the Concept ; any revisions that reduce the amount of development as described in Recital I must be accompanied by a copy of an executed Development Restriction and Compensation Agreement between the City and Syar.	July 31, 2019
City Council Consideration of Purchase and Sale Agreement (supersedes Exclusive Right to Negotiate Agreement)	September 2019
Developer-led Community Meeting #4	September 2019
Based upon the Concept (as may be amended), Developer to submit: <ul style="list-style-type: none"> <li>• Preliminary pro forma &amp; preliminary budgets for City feedback</li> <li>• Conceptual plans, preliminary development timeline</li> <li>• Proposed residential unit type and count</li> <li>• Market feasibility study(s)</li> <li>• Residual land value analysis</li> </ul>	October, 2019

City Acceptance of Valuation	November, 2019
Entitlements – Developer initiation	November, 2019
Developer-led Community Meeting #5	January, 2019
Entitlement Applications/Tentative Map submitted to City	March, 2020
Environmental Impact Report begins	March, 2020
Environmental Impact Report finalized for City consideration	December, 2020
Entitlement/Tentative Map consideration by City	January, 2021
Resource Agency Permitting	February, 2021
Mass Grading Improvement Plans	March, 2021
Backbone Infrastructure/Golf Course Improvement Plans	May, 2021
Construction Begins	May, 2021