

**SCHEDULE OF PERFORMANCE - WALNUT BLUFF****Effective Date is February 15, 2024**

<b>ITEM OF PERFORMANCE</b>		<b>TIME FOR PERFORMANCE</b>
1.	Complete due diligence to determine feasibility including site specific air quality study (i.e., Human Health Risk Assessment).	By January 15, 2025.
2.	Establish site control with Signal Hill Petroleum.	Within thirty (30) calendar days of completing due diligence/feasibility. <i>(February 15, 2025)</i>
3.	<p>Refine and present to HA and City staff, for review, the following for each site:</p> <p>(a) Site Plan. A conceptual development site plan for each proposed Projects that describes and depicts: (1) the location and orientation of proposed buildings; and (2) the architecture of the proposed buildings; and (3) floor plans including unit plans.</p> <p>(b) Financial Pro Forma. A preliminary financial pro forma for each Project that includes cost financing (sources and uses), development costs, income, operating expenses and a cash flow analysis.</p> <p>(c) Project Schedule. A proposed time schedule from commencement to completion of the Projects.</p>	Within three hundred and sixty-five (365) calendar days of effective date. <i>(February 15, 2025)</i>
4.	Conduct HA Board/City Council/Community workshop.	Within three hundred and sixty-five (365) calendar days of effective date, Developer shall facilitate at least one workshop for the HA Board, City Council, and community in a format to be designed in concert with HA and City staff. <i>(February 15, 2025)</i>
5.	Negotiation of Affordable Housing Agreement.	Within three hundred and sixty-five (365) calendar days of effective date, or as required for funding applications, whichever is first. <i>(February 15, 2025)</i>

**SCHEDULE OF PERFORMANCE - ORANGE BLUFF**

**Effective Date is February 15, 2024, extended through November 15, 2025**

ITEM OF PERFORMANCE		TIME FOR PERFORMANCE
6.	Conduct due diligence to determine feasibility of development.	By January 15, 2025.
7.	Establish site control with Signal Hill Petroleum.	Within thirty (30) calendar days of completing due diligence. <i>(February 15, 2025)</i>
8.	<p>Refine and present to HA and City staff, for review, the following for each site:</p> <p>(a) Site Plan. A conceptual development site plan for each proposed Projects that describes and depicts: (1) the location and orientation of proposed buildings; and (2) the architecture of the proposed buildings; and (3) floor plans including unit plans</p> <p>(b) Financial Pro Forma. A preliminary financial pro forma for each Project that includes cost financing (sources and uses), development costs, income, operating expenses and a cash flow analysis</p> <p>(c) Project Schedule. A proposed time schedule from commencement to completion of the Projects;</p>	Within one hundred and eighty (180) calendar days of completing due diligence. <i>(July 15, 2025)</i>
9.	Conduct HA Board/City Council/Community workshop.	Within sixty (60) calendar days of submitting the refined development plan, Developer shall facilitate at least one workshop for the HA Board, City Council, and community in a format to be designed in concert with HA and City staff. <i>(September 15, 2025)</i>
10.	Negotiation of Affordable Housing Agreement.	Within ninety (60) calendar days of HA Board/City Council workshop, or as required for funding applications, whichever is first. <i>(November 15, 2025)</i>

The undersigned agree to the terms in the modified Schedule of Performance for the Walnut and Orange Bluff projects.

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Carlo Tomaino  
 City Manager  
 City of Signal Hill

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Michael Ruane  
 President  
 National Community Renaissance