

Exhibit J- Eighth Amendment

PROJECT SCHEDULE

DA Reference	Task	Late Start	Late Completion
	Basic Contingencies		
5.2.1.1	Tram Approvals (City Council/City Bureaus)	08/22/03	Satisfied
5.2.1.2	PDOT Agreement for Tram Construction Mgt/Gen'l Contractor	08/22/03	Satisfied
5.2.2.1	Streetcar Extension Approvals	08/22/03	Satisfied
5.2.2.2	Streetcar Extension Alignment Established		Satisfied
5.2.3	Streetcar Extension Funding - DELETED; included in 5.2.2.1		Deleted
5.2.4	Streetcar Extension Operating Agreements - DELETED; included in 5.2.2.1		Deleted
5.2.5.1	LID Formation: Streetcar-PSU to RiverPlace		Satisfied
5.2.5.2	LID Formation: Tram (South Waterfront Plan Area and Marquam Hill)	08/22/03	Satisfied
5.2.5.3	LID Formation: Streetcar RiverPlace to Gibbs		Deleted
5.2.6	Funding and Financing Plan	08/22/03	Satisfied
5.2.7	South Waterfront District Street Plan and Standards		Satisfied
5.2.8	No New Adverse Regulations	08/22/03	Satisfied
5.2.9	Public Bidding Exemption - SATISFIED		Satisfied
5.2.10.1	Agreement with PP&L	08/22/03	Satisfied
5.2.11.1	I-5 Overflight Approvals (ODOT/FHWA)	08/22/03	Satisfied
5.2.12	Oregon Opportunity Program and State Support received by OHSU		Satisfied
5.2.13	PGE Assessment received		Satisfied
5.2.14	IGAs fully executed		Satisfied
5.2.15	Performance by Parties of all material obligations under the Dev. Agreement	08/22/03	Satisfied
5.2.16	Each Party Demonstrates Sufficient Financial Capability	08/22/03	Satisfied
5.2.17	BES completes Moody Avenue CSO/Sewer Improvements		Satisfied
5.2.18	Street Improvement Project Funding Agreement		Satisfied
	Phase 1 Project Contingencies		06/30/06
	Project Contingencies to Phase 1 Street Improvement Project (6.1.9)		Completed
6.1.6	Dedication of Streets by NMI, RCI, Block 39 and OHSU		Completed
6.1.9.1	RCI Final Subdivision Plat Recordation		Completed
6.1.9.2	PDC/RCI/NMI agree/execute Street Improvement Funding Agreement - COMPLETED		Completed
6.1.9.3	Phase 1 Street Improvement Permits Issued		Completed
6.1.9.4	City shall not have adopted any adverse regulations to affect Phase 1 Street Project - COMPLETED		Completed
	Project Contingencies to Commencing Tram Construction (6.2.4) :	08/22/03	Satisfied
6.2.4.1	Portion of Street Improvements in Phase 1 required to permit Tram construction	01/01/04	Completed
6.2.4.2	Property Conveyance Documents Complete	01/01/04	Completed
6.2.4.5	Commencement of Construction of Phase 1 OHSU and Phase 1 Condominium DONE		Completed
6.2.4.6	Tram Construction Funding Agreement	04/05/04	Completed
6.2.4.7	Tram Operations Funding Agreement	04/05/04	Completed
6.2.4.8	Commitments for construction of all utility improvements or relocations in the Block 25 easement in place	03/01/04	Completed
6.2.4.9	Block 25 Design Coordination completed by OHSU, PATI & PDC - COMPLETED		Completed
6.2.4.10	Relocation of PPL Transmission Lines is completed	07/12/04	Completed
6.2.4.11	Final Approval of land use approvals required to authorize the construction and operation of the tram	08/22/03	Completed
6.2.4.12	City shall not have adopted any adverse regulations to affect Tram	08/22/03	Satisfied
	Project Contingencies to Commencing Streetcar Extension Construction (6.3.3) :	08/22/03	Completed
6.3.3.1	Construction of PSU to RiverPlace Extension Commences - COMPLETED		Completed

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DA Reference	Task	Late Start	Late Completion
6.3.3.2	Completion or Certificate of Timely Completion of Grading Work on Block 25 by RCI or OHSU - COMPLETED		Completed
6.3.3.3	Commencement of Construction of Phase 1 OHSU Building and Phase 1 Condominium - COMPLETED		Completed

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DA Reference	Task	Late Start	Late Completion
6.3.3.4	Completion of Block 25 Design Coordination - COMPLETED		Completed
6.3.3.5	City shall not have adopted any ordinance, regulation, rule or requirement that adversely affect the Streetcar Extension		Completed
	Project Contingencies to Commencing Construction of Phase 1 OHSU Buildings		10/01/05
6.7.2.1	NMI and PDC have completed portion of phase 1 street improvements necessary to permit construction of OHSU bldg - COMPLETED		Completed
6.7.2.2	OHSU has obtained final land use approvals and building foundation permits - COMPLETED		Completed
6.7.2.3	OHSU has acquired ownership of a Parking Site	N/A	Waived
6.7.2.4	All Project Contingencies to construction of the Phase 1 Parking Garage have been satisfied	N/A	Waived
6.7.2.5	No Adverse Regulations will be passed that affect the phase 1 OHSU building	N/A	Completed
	Project Contingencies to Commencing Construction of Phase 1 Parking Garage	N/A	9/19/2010
6.8.2.1	OHSU has obtained final design review approvals and permits (CCPR Approvals are not a contingency)	N/A	9/19/2010
6.8.2.2	OHSU has obtained financing sufficient to enable construction / operation of garage	N/A	9/19/2010
6.8.2.3	No Adverse Regulations will be passed that affect the phase 1 Parking Garage	N/A	9/19/2010
	Project Contingencies to Commencing Construction of Tower 5 and 6 of Phase 1 Condominiums		
6.9.2.1	NMI and PDC have completed that portion of the Phase 1 Street Improvement Project necessary to permit construction of Phase 1 condominiums		8/1/2007
6.9.2.2	NMI, or transferee, has obtained final land use approvals and building foundation permits		8/1/2007
6.9.2.3	NMI, or transferee, has obtained sufficient funding commitments		12/31/2007
6.9.2.4	No Adverse Regulations will be passed that affect the phase 1 condominiums		12/31/2007
	Project Contingencies to Commencing Construction of Phase 1 Apartments	09/01/05	06/30/06
6.10.2.1	NMI & PDC have completed that portion of the Phase 1 Street Improvement Project Necessary to permit construction of Phase 1 apartments	01/05/06	Completed
6.10.2.2	NMI, or transferee, has obtained final land use approvals and building foundation permits	09/01/05	06/30/06
6.10.2.3	NMI, or transferee, has obtained sufficient construction & permanent financing commitments	09/01/05	06/30/06
6.10.2.4	No Adverse Regulations will be passed that affect the Phase 1 Apartments	09/01/05	03/31/06
	Project Contingencies to Commencing Construction of Phase 1 Affordable Apartments		
6.11.4.1	Air and development rights are available to NMI above a parking garage		10/1/2012
6.11.4.2	OHSU, PDC and NMI have agreed on the Structural Enhancements		10/1/2012
6.11.4.3	Parking Garage is substantially complete and PDC agrees to finance the structural enhancement costs		10/1/2012
6.11.4.4	NMI, or transferee, has obtained final land use approvals and building foundation permits		10/1/2012
6.11.4.5	PDC has determined that the project is financially feasible		10/01/12
6.11.4.6	No Adverse Regulations will be passed that affect the Phase 1 Affordable Apartments		10/01/12

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DA Reference	Task	Late Start	Late Completion
	Project Contingencies to Construction of the Bioswale Stormwater Overflow		

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6.13.2	Final approval obtained for all required permits, including but not limited to: COE, DSL and BES permits		Completed
	Project Contingencies to Construction of the Macadam Ave Street Project	08/22/03	Satisfied
6.14.2.1	External funds identified in the Funding & Financing Plan have been committed	08/22/03	Completed
6.14.2.2	Project Contingencies to Phase 1 Street Improvement Project have been satisfied or waived		Completed
6.14.2.3	All required permits, including PDOT and ODOT permits, have received final approval	08/22/03	Completed
6.14.2.4	No Adverse Regulations will be passed that affect the Macadam Ave Project	08/22/03	Completed
	Project Contingencies to Construction of the Storm and Sanitary Project		
6.15.2	All Project Contingencies to the Phase 1 Street Improvement Project shall have been satisfied - COMPLETED		Completed
	Project Contingencies to SW Bond Avenue from SW Lane to SW Bancroft Project		
6.16	Project Contingencies to the Phase 1 Street Improvement Project shall have been satisfied or waived - COMPLETED		Completed
	Project Contingencies to SW Moody Avenue from SW Gibbs to SW RiverPlace Project		
6.17	Project Contingencies to the Phase 1 Street Improvement Project shall have been satisfied or waived		Completed
	Project Contingencies to Construction of Streetcar - Gibbs to Lowell Extension		
5.2.5.4	LID formation - Streetcar Gibbs to Lowell Extension		Completed
6.19.3	No Adverse Regulations that materially and adversely affect the Project		Completed
	Phase 2 Project Contingencies	04/03/06	TBD
7.2.2	Review status of Phase 2 contingent projects within 30 days after 50% occupancy of OHSU Phase 1 building and 50% occupancy of Phase 1 condo/apt units	TBD	TBD
	Phase 3 Project Contingencies		
8.2.2	Review status within 30 days after 50% occupancy of Phase 2 OHSU building and 50% occupancy of Phase 2 condo/apt units -- provide tentative commitment to PDC	TBD	TBD
	Other Projects Pursuant to Development Agreement	08/22/03	12/31/2012
	Neighborhood Park Construction (6.4) :		
6.4.1	PDC acquisition of Blocks 32 & 36	08/22/03	Completed
6.4.1	Parks Bureau Commencement of demolition and improvement activities	03/06/06	Completed
	Greenway Parcel Improvements (6.5) :	08/22/03	7/1/2009

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DA Reference	Task	Late Start	Late Completion
6.5.1	NMI & RCI prepare Initial Greenway Improvement Plans for their respective greenway parcels - COMPLETED		Completed
6.5.1	NMI & RCI complete Initial Greenway Improvements		Completed
6.5.3.1	Completion of Greenway Development Plan	08/22/03	Completed
6.5.3.2	NMI & RCI pay \$25,000 as its share of the cost of GDP and GDPIS - COMPLETED		Completed
6.5.4.1	RCI dedicates Greenway Parcel		7/10/2007
6.5.4.2	NMI dedicates Greenway Parcel		7/10/2007
6.5.6	City Completes Construction of Final Greenway Improvements	See 6.5.6.1	7/1/2009
Moody Avenue Sewer			
6.6	PDC will cause BES to make improvements such that the hydraulic grade line will not exceed 32.5 feet above mean sea level		Completed
Phase 1 Projects		08/22/03	10/1/2012
2.2.1	Phase 1A Street Improvement Project	01/01/04	Completed
2.2.1	Phase 1B Street Improvement Project	01/01/04	Completed
2.2.2	Tram Design/Permitting	08/26/03	Deleted
2.2.2	Tram Construction - Early Opening	See 6.2.1	12/15/2006*
2.2.2	Tram Construction - Substantial Completion	See 6.2.1	1/24/2007
2.2.3	Greenway Construction - Central District - Initial Improvements	Completed	Completed
2.2.3.2	Greenway Final Improvements - Design	03/01/07	3/1/2008
2.2.3.2.	Greenway Final Improvements - Construction	03/01/08	7/1/2009
2.2.4	Streetcar Extension Design/Permitting	05/06/04	Completed
2.2.4	Streetcar Extension Construction	09/01/05	Completed
2.2.5	Tower 1 Condo Construction	Completed	Completed
2.2.5	Tower 2 Condo Construction	Completed	Completed
2.2.5	Tower 3 Condo Construction	Completed	12/31/07
2.2.5	Tower 4 Condo Construction	Completed	12/31/08
2.2.5	Tower 5 Condo Construction	Completed	12/31/09
2.2.5	Tower 6 Condo Construction	01/01/08	12/31/09
2.2.6	Tower 4 Apartments Construction	05/17/06	12/31/07
2.2.7	Affordable Apartments - Block 33 Construction	10/01/12	10/1/2012
2.2.8	OHSU selects site for Building #1 and files Design Review app		Completed
2.2.8	OHSU Building #1 Construction	05/17/04	12/1/2006
2.2.9	OHSU Garage Construction	09/19/10	9/19/2012
2.2.10	Phase 1 Neighborhood Park Project Initial Improvements	See 6.4.5	Completed
2.2.10	Neighborhood Park - Design of Final Improvements	03/01/07	07/01/08
2.2.10	Neighborhood Park - Construction of Final Improvements	07/01/08	07/01/09
2.2.11	Bioswale Storm Overflow Construction		Completed
2.2.12	Macadam Avenue Street Project Construction	06/01/05	Completed
2.2.13	Storm and Sanitary Project Construction (Utility Portion)	01/01/04	12/31/2006
2.2.14	SW Moody Avenue from SW Gibbs Street to Marquam Bridge - TEMPORARY	09/01/05	9/30/2006
2.2.14	SW Bond Avenue from SW Lane to SW Bancroft Street	08/01/06	7/13/2007
2.2.15	Neighborhood Improvements/Gibbs Pedestrian Bridge	TBD	10/31/2010
2.2.17	Streetcar Gibbs to Lowell Extension		7/13/2007
6.11.3	Block 49 Mixed Use/Affordable Housing	11/30/07	12/31/09
*Column heading "Late Completion" as such term is defined in Ex. C does not apply to Line 139. "Tram Early Opening" is defined in Exhibit C.			