

**EXHIBIT “M”
TO DDA**

**SOUTH CORONA MALL SCHEDULE OF PERFORMANCE
(IMPLEMENTATION VERSION)**

ITEM	MILESTONE	RESPONSIBLE PARTY	COMPLIANCE DATE(S)	ESTIMATED TIMELINE	APPROVED NEW DATE	COMPLETED
1	Effective Date of Corona Mall Property DDA.	N/A	Within 14 days following approval by City Council.	05-17-17	N/A	05-17-17
2	Opening of Escrow.	City and Developer	Within 14 days following execution of the DDA by Parties.	05-31-17	N/A	05-31-17
3	Close of Escrow Pursuant to Section 3.5.3 of the DDA.	City and Developer	180 days after open of Escrow (plus two 90 day extensions)	05-26-18	N/A	06-05-18
4	Developers to begin initial market study – Regularly scheduled monthly meetings with City staff.	Developer	Not later than 60 days after opening of Escrow	07-30-17	N/A	Completed
5	Preliminary Project design and submittal to the City Infrastructure Committee. Project Design to include phasing plan and conceptual master plan ¹ .	Developer	Within 180 days following closing of Escrow.	12-02-18	02-06-19	02-06-19
6	Submittal of façade plans to Planning, Building & Public Works for façade improvements of the Authority South Mall Property parcels consistent with the Project design approved by Infrastructure Committee. ²	Developer	Within 90 days following Infrastructure Committee	03-02-19	07-25-19	07-25-19

¹ The Phasing Plan and Conceptual Master Plan shall include Developer’s proposed plan for developing the entire Authority Property and the City Option Property.

² The DDA requires Developer to complete façade improvements for no less than 51% of the square footage of the Authority Mall Property. Developer has bifurcated this obligation between the Authority North Mall Property and the Authority South Mall Property and has developed a separate Schedule of Performance for the Authority North Mall Property and the Authority South Mall Property. Developer intends to complete façade improvements on the entire Authority South Mall Property, which totals 18,295 square feet and represents 21% of the total square footage of the Authority Mall Property. The Schedule of Performance for the Authority North Mall Property also reflects Developer’s intent to complete the façade improvements on the entire Authority North Mall Property, which totals 67,732 square feet and represents 79% of the total square footage of the Authority Mall Property.

ITEM	MILESTONE	RESPONSIBLE PARTY	COMPLIANCE DATE(S)	ESTIMATED TIMELINE	APPROVED NEW DATE	COMPLETED
7	Building, Planning and Public Works review of the façade improvement plans	City	120 Days after submittal of the plans	06-30-19	11-29-19	3-11-20
8	Obtain building permit for the construction of the façade improvements set forth in the approved façade improvement plans	Developer	7-days after review/approval of facade improvement plans	7 days	12-06-19 01-15-21	
9	Commence construction and diligently pursue façade improvements .	Developer	60-days after issuance of building permit	60 days	03-15-20 06-21-20	
10	Complete construction of façade and secure new tenants.	Developer	96 -months from construction commencement date	180 270 days	08-12-10 06-21-20	

SUN CIRCLE LLC,
a California limited liability company

By: _____
Shaheen Sadeghi
Managing Member

CITY OF CORONA
a California municipal corporation

By: _____
Jacob Ellis
City Manager