

EXHIBIT B-1 Property Matrix

3/25/15

| PUBLIC AND PRIVATE OPEN SPACE TRACTS | | | | | | | | | | | | | | | |
|---|------------|------------------|---------------------|---------------------|---------------------------------|-------------|---|--|--------------|------|--|--|---|--------------------------------|--|
| Parcel Number (Site Plan) | Size Acres | Size Square Feet | Ownership | | Type of conveyance/ easement | Use | | Acquisition | | | | Capital Improvements | | Maintenance and Operations | |
| | | | Current | Ultimate | | Current Use | Ultimate Use | Status | Closing Date | Cost | Source of Funds | Description - Cost | Source of Funds | Timing | Responsible |
| | | | | | | | | | | | | | | | |
| Tract B Tax lot # 1503 | 53.09 | 2,312,600 | URA of Oregon City | City of Oregon City | access sheriff easement | Vacant | Public uses, water sports, 5 mph*, no wake, protected Water Sports Center Private Marina Canoe Launch Patrol Boathouse | No owner-ship change | NA | 0 | NA | Riparian restoration Soft trails Interpretive signage Wildlife viewing benches Private Marina Water Sports Center Canoe Launch - storage | URA URA CCLLC CCLLC CCLLC URA URA | approval start of construction | City City CCLLC CCLLC City City |
| Tract A | 1.34 | 58,370 | URA of Oregon City | URA of Oregon City | NA | Vacant | Entry Monumentation Water feature Start of trailhead path | NA | NA | 0 | NA | Grade to final slope Install irrigation Landscape installation Water Feature | CCLLC CCLLC CCLLC CCLLC CCLLC | Part of Phase 2 Waterfrt Units | Developer/ Association |
| Tract C tract between condo lots and shoreline | 2.58 | 112,385 | URA of Oregon City | City of Oregon City | NA | Vacant | Open Space Riparian Veg along re-graded slope | NA | NA | 0 | NA | Re-grade slope Build retaining walls Install irrigation Install landscape | CCLLC / URC | approval start of construction | CCLLC |
| Tract D | 5.28 | 229,997 | URA of Oregon City | City of Oregon City | NA | Vacant | Public Park Open space Amphitheater | NA | NA | 0 | CCLLC to finish after GCLLC takes dirt | Park - Open Space | CCLLC/URC | approval start of construction | City |
| Tract E No official Tract Name | 0.51 | 22,216 | City of Oregon City | Tri-City | Statutory Warranty Deed | Vacant | Buffer Landscaping | Subject to Lease for Track F Tri-City lot | Per DDA | 0 | NA | Parking Lot | NA | At lease transfer | Tri-City |

| DEVELOPMENT SITES | | | | | | | | | | | | | | | |
|---|-------|---------|---------------------------|-------------------------|-------------------------|--------|--|-----------------------------|------------------|-------------|-------|--|-----------|--------------------------------|--------------------|
| Condo Lot 3 | 2.82 | 122,839 | A portion of URA Property | CCLLC | Statutory Warranty Deed | Vacant | Apartments - converted to condos later | To be Negotiated in the DDA | Option Agreement | TBD per DDA | CCLLC | Infrastructure - Waterfront condominiums | URA CCLLC | approval start of construction | CCLLC |
| Condo Lot 4 | 0.91 | 39,640 | A portion of URA Property | CCLLC | Statutory Warranty Deed | Vacant | Apartments - converted to condos later | To be Negotiated in the DDA | Option Agreement | TBD per DDA | CCLLC | Infrastructure - Waterfront condominiums | URA CCLLC | approval start of construction | CCLLC |
| Condo Lot 6 | 0.9 | 39,204 | A portion of URA Property | CCLLC | Statutory Warranty Deed | Vacant | Apartments - converted to condos later | To be Negotiated in the DDA | Option Agreement | TBD per DDA | CCLLC | Infrastructure - Waterfront condominiums | URA CCLLC | approval start of construction | CCLLC |
| Condo Lot 7 | 3.17 | 138,085 | A portion of URA Property | CCLLC | Statutory Warranty Deed | Vacant | Apartments - converted to condos later | To be Negotiated in the DDA | Option Agreement | TBD per DDA | CCLLC | Infrastructure - Waterfront condominiums | URA CCLLC | approval start of construction | CCLLC |
| Commercial Lot 1 | 4.44 | 193,406 | A portion of URA Property | CCLLC | Statutory Warranty Deed | Vacant | Mixed Use Office | To be Negotiated in the DDA | Option Agreement | TBD per DDA | CCLLC | Infrastructure - Mixed Use Office/Hotel | CCLLC | approval start of construction | CCLLC |
| Commercial Lot 5 | 1.0 | 43,560 | A portion of URA Property | CCLLC | Statutory Warranty Deed | Vacant | Waterfront Offices | To be Negotiated in the DDA | Option Agreement | TBD per DDA | CCLLC | Infrastructure - commercial | URA CCLLC | approval start of construction | CCLLC |
| Commercial Tract F No official design. | 2.5 | 108,900 | Tri-City | Lease - CCLLC | Lease | Vacant | Parking Public & Private | City to Negotiate Lease | TBD | Minimal | NA | Construction of parking | CCLLC | approval start of construction | Joint Use Agreeemt |
| Apartments Lot 2 | 11.68 | 508,781 | Woodley Properties, Inc. | Grand Cove, LLC (GCLLC) | Statutory Warranty Deed | Vacant | Apartments | GCLLC | TBD | TBD | GCLLC | Garden Apartments | GCLLC | GCLLC | GCLLC |