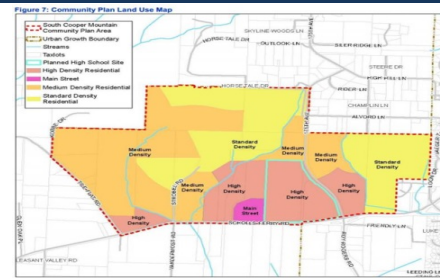




Project Portfolio

Land Holdings



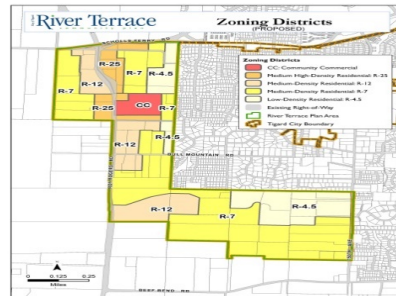
Community Plan Land Use Map

South Cooper Mountain

- * 3 Properties:
- Fox Hollow/Vandehey/Vineyard, Beaverton, OR
- * 103.11 Acres
- * Development Timeline: 2007-2025



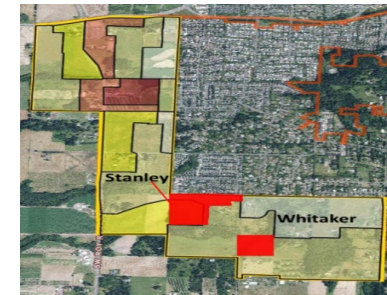
South Cooper Mountain Holdings
Metropolitan Land Group
Fox Hollow & Vandehey, Beaverton, OR



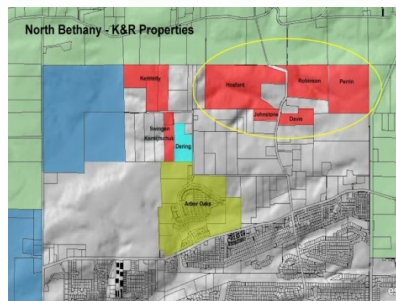
Zoning District Map

River Terrace

- * 4 Properties:
- BB3/BB4/Satsuma/BB2, Whitaker, Tigard, OR
- * 100.56 Acres
- * Development Timeline: 2007-2025



Stanley, Hernstedt, Whitaker, Tigard, OR



Property Map

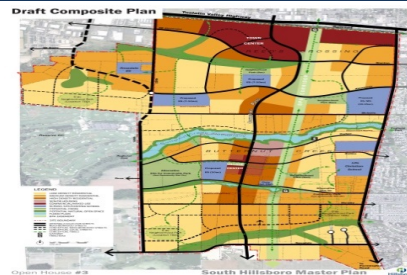
North Bethany

- * 5 Properties
- Abby Crest/Abbey Heights/Hosford
- Johnstone/Perrin, Portland, OR
- * 100 Acres
- * Development Timeline: 2006-2025



North Bethany aerial photo, Portland, OR

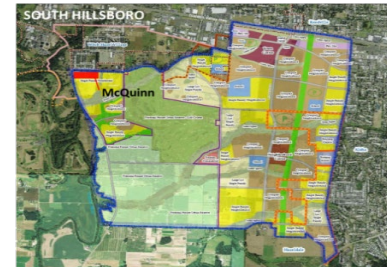
Land Holdings



Composite Plan Map

South Hillsboro

- * 5 Properties:
Murphy I/Murphy II/Murphy III
Rosedale/Rosedale West, Hillsboro, OR
- * 116.62 Acres
- * Development Timeline: 2007-2023



McQuinn aerial photo, South Hillsboro, OR



Concept Plan Map

Albany

- * 1 Property:
Henshaw Farms, Albany, OR
- * 180 Acres
- * Development Timeline: 2014-2024



Albany aerial photo, Albany, OR



Concept Plan Map

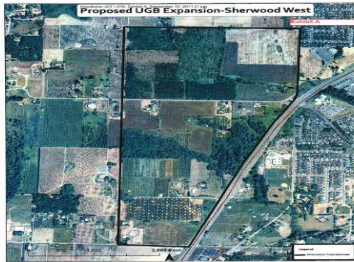
Green Mountain

- * 1 Property:
Green Mountain, Camas, OR
- * 150 Acres
- * Development Timeline: 2012-2021



Green Mountain, Camas, OR

Land Holdings



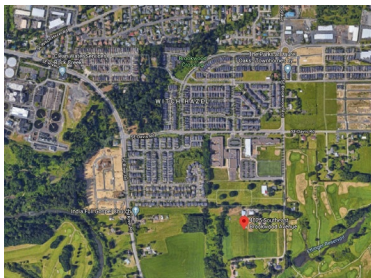
Proposed UGB Expansion-Sherwood West

Sherwood West

- * 6 Properties:
Angell/Chapman/HR2/Sleighbells
Kruger/Kruger II, Sherwood, OR
- * 108.35 Acres
- * Development Timeline: 2014-2025

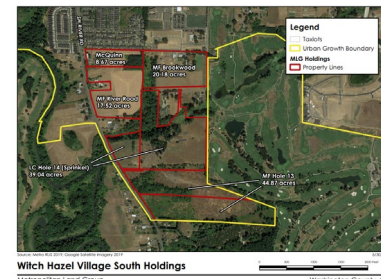


Proposed UGB Expansion-Sherwood West



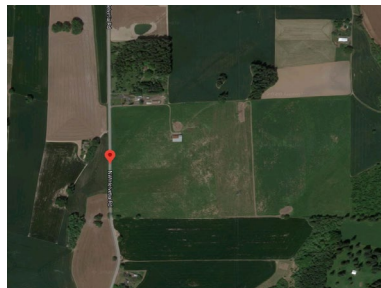
Witch Hazel Village South

- * 5 Properties:
McQuinn/Brookwood/Hole 13
River Rd/Hole 14, Hillsboro, OR
- * 130 Acres
- * Development Timeline: 2014-2023



Witch Hazel Village South Holdings
Metropolitan Land Group
Washington County, OR

Helvetia



- 1 Property
Helvetia, OR
38 Acres
Timeline: 2016-2030

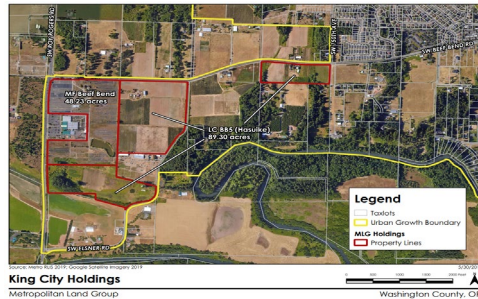
Woodburn West



- 1 Property
Woodburn, OR
107 Acres
Timeline: 2014-2021

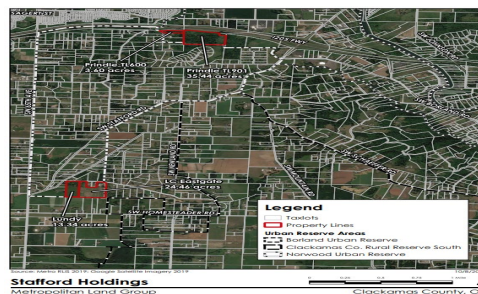
Woodburn West aerial photo, Woodburn, OR

Land Holdings



King City

- * 3 Properties:
Beef Bend/Beef Bend Comm/BB5
Sherwood, OR
- * 137 Acres
- * Development Timeline: 2016-2025



Stafford

- * 4 Properties:
Lundy/Prindle/Eastgate
Tualatin/Wilsonville, OR
- * 142 Acres
- * Development Timeline: 2014-2028

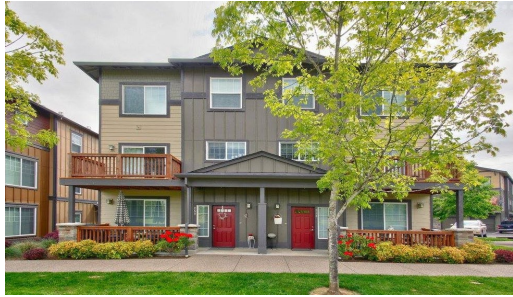


Wilsonville/Tualatin

- * 5 Properties:
ERN/Meridian/Kahle/Frobase/82nd
Tualatin/Wilsonville, OR
- * 130 Acres
- * Development Timeline: 2014-2024

Residential Holdings

Creekview Crossing



- *1 Property:
Creekview Crossing, Sherwood, OR
- *183 Multi-Family Units
- *Completed: 2009

Springwater Crossing



- *1 Property:
Springwater Crossing, Gresham, OR
- *174 Multi-Family Units
- *Completed: 2009

Sunset Crossing



- *1 Property:
Sunset Crossing, Beaverton, OR
- *102 Multi-Family Units
- *Completed: 2009

Lookout Ridge



Lookout at the Ridge, Washougal, WA

- * 2 Properties:
Lookout Ridge Apts /Lookout Ridge TH
Washougal, WA
- * 121 Multi-Family Apartments
- * 60 Multi-Family Townhomes
- Completed: 2008



Lookout Ridge Townhomes, Washougal, WA

Residential Holdings

Campbell Park



- * 1 Property:
- Campbell Park, Gresham, OR
- * 133 Multi-Family Units
- * Acquired: 2012

Parc Central



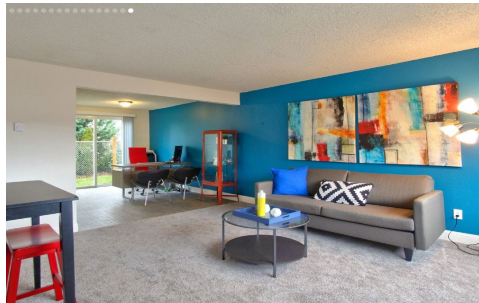
- * 1 Property:
- Parc Central, Vancouver, WA
- * 151 Multi-Family Units
- * Acquired: 2014

The Hudson



- * 1 Property:
- The Hudson, Vancouver, WA
- * 49 Multi-Family Units
- * Acquired: 2014

Block 88



- * 1 Property:
- Block 88, Vancouver, WA
- * 55 Multi-Family Units
- * Acquired: 2015

Parc East



- * 1 Property:
- Parc East, Vancouver, WA
- * 58 Multi-Family Units
- * Acquired: 2015

Woodhaven Crossing



- * 1 Property:
- Woodhaven Crossing, Sherwood, OR
- * 157 Multi-Family Units
- * Completed: 2006

Residential Holdings

Nola



- * 1 Property:
- Nola, Salem, OR
- * 54 Multi-Family Units
- * Acquired: 2012

Zimmer



- * 1 Property:
- Zimmer, Gresham, OR
- * 86 Multi-Family Units
- * Acquired: 2016

The Groove



- * 1 Property:
- The Groove, Vancouver, WA
- * 110 Multi-Family Units
- * Acquired: 2019

The Goose



- * 1 Property:
- The Goose, Beaverton, OR
- * 89 Multi-Family Units
- * Acquired: 2018

GOGO Heights



- * 1 Property:
- GOGO Heights, Spokane, WA
- * 178 Multi-Family Units
- * Acquired: 2018

GOGO West



- * 1 Property:
- GOGO West, Spokane, WA
- * 102 Multi-Family Units
- * Acquired: 2018

Commercial & Other Holdings



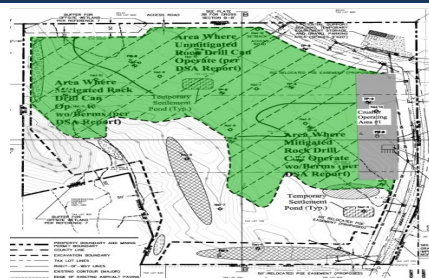
Exterior Photo, Beaverton, OR

Tanasbourne Commons

- * 1 Property:
Tanasbourne Commons, Beaverton, OR
- * 1 Commercial Building
- * 52,879 SF
- * Acquired & Renovated: 2006



Aerial Photo, Beaverton, OR



Tonquin Holdings

- * 1 Property:
Poole Quarry, Sherwood, OR
- * 34.00 Acres
- * Development Timeline: 2007 - 2020



Aerial Photo, Sherwood, OR

Past Developments



Property Photo

45 Central

- * 1 Property:
- 45 Central, Beaverton, OR
- * 220 Single-Family units
- * 140 Condominiums
- * Development Timeline: 2012-2014
- * Sold: 2015



45 Central aerial photo, Beaverton, OR



Property Photo

Element 170

- * 1 Property:
- Element 170, Beaverton, OR
- * 243 Multi-Family Units
- * Development Timeline: 2007-2014
- * Sold: 2015



Element 170 aerial photo, Beaverton, OR

Evergreen Meadows



Evergreen Meadows, Woodburn, OR

- * 39 Single-Family Units
- * Completed: 2008

Santiam Meadows



Santiam Meadows, Salem, OR

- * 71 Single-Family Units
- * Completed: 2007

Past Developments

Elmonica Station



- * 1 Property:
Elmonica Station, Beaverton, OR
- * 120 Multi-Family Units
- * Completed: 2005

Stoneway



- * 1 Property:
Stoneway, Beaverton, OR
- * 66 Multi-Family Units
- * Completed: 2005

Westview Heights



- * 1 Property:
Westview Heights, Wash Co, OR
- * 198 Multi-Family Units, 46 Buildings
- * Completed: 2003

Hillshire Creek Estates



- * 1 Property:
Hillshire Creek #4, Tigard, OR
- * 55 Multi-Family Units
- * Completed: 2001

Scholls Meadows



- * 1 Property:
Scholls Meadows #2, Tigard, OR
- * 50 Multi-Family Units
- * Completed: 2002

Additional Project History

- * Grand Oaks, LLC Corvallis Oregon (95 units, completed 2005)
- * Kelly Creek Estates #2, Gresham Oregon (69 townhome units, Completed 2002)
- * Redstone Townhomes, Beaverton Oregon (19 townhome units, Completed 2002)
- * Hoodview Townhomes, West Linn Oregon (81 units, Completed 2003)
- * Timber Hill Townhomes, Corvallis Oregon (100 units, Completed 2003)
- * Notting Hill Condominiums, Hillsboro Oregon (104 units, Completed 2003)
- * Norola Park, Aloha Oregon (16 townhome units, Completed 2002)
- * Lakeside Estates, Fairview Oregon (28 row house townhome units, Completed 2002)
- * Eagle Crest, Vancouver Washington (34 Single Family Homes ,Completed 1999-2001)
- * Eagle Ridge, Vancouver Washington (39 Single Family Homes, Completed 1999-2001)
- * Scott Creek, Happy Valley Oregon (45 Single Family Homes, Completed 1999-2001)
- * Westridge Place #1, Vancouver Washington (44 Single Family Homes, Completed 1999-2001)
- * Covey Run, Albany Oregon (25 Single Family Units, Completed 1999-2001)
- * Griffin Estates, Monmouth Oregon (17 Single Family Units, Completed 1999-2001)
- * Jan Ree III, Salem Oregon (25 Single Family Homes, Completed 1999-2001)
- * Meadows Rowhouses, Camas Washington (18 Rowhouse Units, Completed 1999-2001)
- * Pioneer Heights, Willamina Oregon (22 Single Family Homes, Completed 1999-2001)
- * Promenade Estates (33 Single Family Homes, Completed 1999-2001)
- * Hall Creek, Hillsboro Oregon (46 Townhome Duplexes, Completed 1999-2000)
- * Hunters Run, Hillsboro Oregon (15 Townhomes, Completed 1999-2000)
- * Orchard Grove, Albany, Oregon (30 Townhome Duplexes - Completed 1999-2000)
- * Orchard Heights, Albany Oregon (31 Single Family Homes, Completed 1999-2001)