





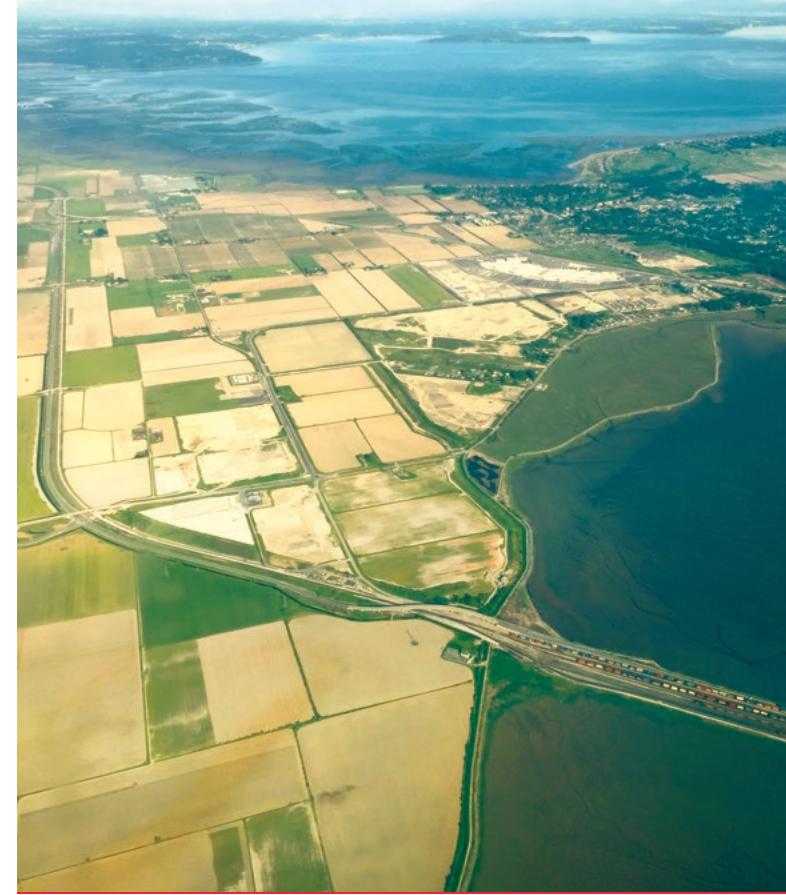
DELTAPORT LOGISTICS CENTRE. IDEALLY LOCATED. EASY ACCESS TO EVERYWHERE.

Deltaport Logistics Centre is strategically located directly adjacent to Port of Vancouver Deltaport, Canada's largest container-port complex and bulk commodities terminal in one of the world's highest demand commercial real-estate markets.

Sitting on approximately 300 acres, only 30 kilometres from both downtown Vancouver and the U.S. border, the initial 90 acres (Phase 1) of the Deltaport Logistics Centre has been leased to a number of high-quality tenants. TFN is now offering the remaining 200 acres (Phase 2) to the market.

Deltaport Logistics Centre is optimally positioned to capitalize on growing trade volumes associated with Deltaport and the expanding international container industry.

Deltaport Logistics Centre also has connections to major highways; Deltaport Way, Highway #17 (South Fraser Perimeter Road), Highway #99, Highway #91, and Highway #17A. These major truck routes provide connections to Delta, Vancouver, Richmond, Surrey and the US border. Deltaport Logistics Centre is also adjacent to three Class A railways (CN, CP and BNSF).



300 acres

Minutes from US/Canada Border

Direct access to Roberts Bank Superport

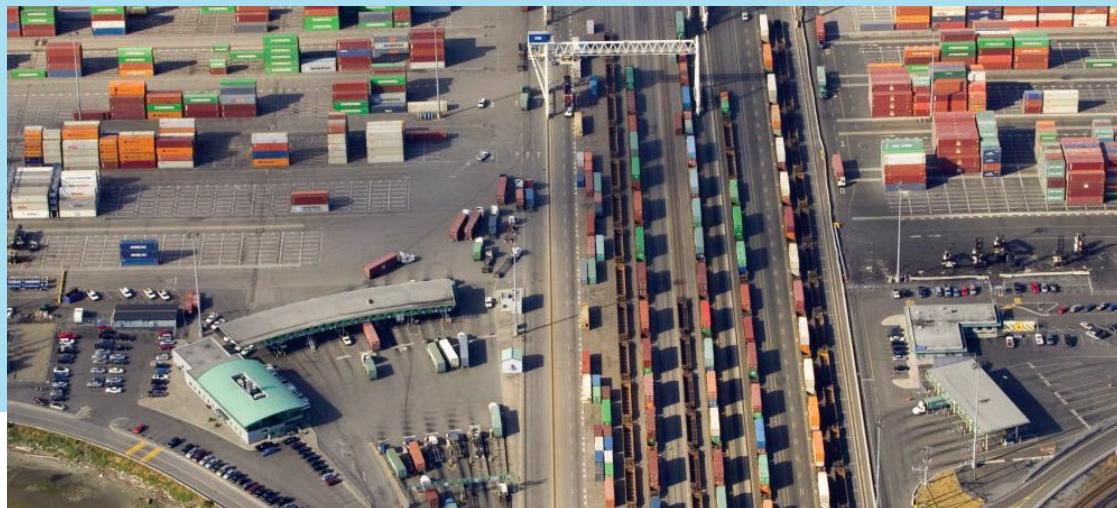
Adjacent to major road and rail corridors

BETTER SITE, LOWER COSTS.

Anyone familiar with the Lower Mainland will be acutely aware of the demand for, and value of, industrial land in the region.

Recent government studies estimated that the supply of vacant industrial land in the Lower Mainland might be substantially absorbed within 15 years. Already there are few, if any, large vacant sites that are close to transportation infrastructure and that can accommodate logistics users without significant limitations on how the sites can be developed. Further independent studies have shown that tenants located in Deltaport Logistics Centre can realize savings of between 10% to 20% on shipping and container movement costs compared to tenants located in other Metro Vancouver industrial parks.

This makes Deltaport Logistics Centre an exceptional value as it is directly adjacent to the Roberts Bank Superport, ideally zoned for industrial logistics users and conveniently located next to key transportation assets.



WHY DELTAPORT LOGISTICS CENTRE?

- Deltaport Logistics Centre is directly adjacent to the Roberts Bank Superport, drastically reducing the drayage expense of getting containers off the dock, to distribution centers and to their final destination.
- Roberts Bank Superport is the largest container terminal in Western Canada, and has maintained an annual volume growth of 9.6% since 1990.
- With current and proposed expansion plans, the Roberts Bank Superport will double in capacity in the next 10 to 15 years.
- Zoned for logistics use, and clear of site restrictions, Deltaport Logistics Centre offers one of the best opportunities for purpose-built portside industrial facilities.



ROBERTS BANK SUPERPORT FACTS

Roberts Bank Superport is a dual terminal facility operated by the Port of Vancouver. Westshore Terminals is the largest coal loading and storage facility on the west coast of the Americas. The second terminal, Deltaport handles containerized consumer goods such as food, electronics, furniture and clothing.

Today, Deltaport handles approximately 45% of the containerized cargo that moves through Canada's West Coast, and more than half of the containerized cargo that moves through the Port of Vancouver. Once their current expansion is complete in 2018, Deltaport's container capacity will grow from 1.8 million TEU's (twenty foot equivalents) per year to 2.4 million TEU's per year. Proposed expansion plans will increase total Deltaport capacity to 4.8 million TEU's per year.

PROPOSED T2 EXPANSION

- Adding a new, three-birth container terminal.
- Double the size of the Roberts Bank Superport by 2022.
- Improve road and rail access for the port, portside lands and regionally.
- Significantly increase the port's container-handling capacity.
- Contribute to the doubling of Canadian trade with Asia.

THE OPPORTUNITY



Deltaport Logistics Centre is designated Industrial in TFN's adopted Land Use Plan.

The TFN Industrial Lands Master Plan sets out the development of Deltaport Logistics Centre as a major hub which will accommodate approximately 4.5 million square feet of state-of-the-art intermodal, goods-handling, light manufacturing, warehousing and distribution services in an integrated fashion. The lands are zoned L1 — Industrial to accommodate industrial uses that support port-related and other activities.

Phase 2 of the Deltaport Logistics Centre is 200 acres (gross), generally divided onto 3 areas: 80 acres, 100 acres and 20 acres. Net developable area is determined on the characteristics of the individual sites.

Smaller sites are available and can be subdivided from these larger areas. TFN's preference is to lease parcels that are a minimum of 15 to 20 acres.

All sites are filled to 2.5 metre elevation with access to municipal services in the adjacent public road.

Recognizing that warehouses generally cover 40% to 45% of their sites, TFN encourages higher use of their industrial lands by permitting a maximum 75% site coverage.

TRANSPORTATION CONNECTIONS

- Located 6.5 kilometres (approximately 10 minutes' drive time) from Deltaport along the Deltaport Way causeway. Access to Deltaport Way is from 41B Street and 27B Avenue.
- Direct access to Deltaport Way and the causeway, Highway #17 (South Fraser Perimeter Road) and Highway #17A. These major truck routes connect to Highway #99 and Highway #91 that provide connections to Delta, Vancouver, Richmond, Surrey and the US border.
- Adjacent to three Class A railways (CN, CP and BNSF).

MASSEY TUNNEL REPLACEMENT

- The George Massey Tunnel is a pivotal piece of the Lower Mainland road network that currently provides a reliable Fraser River crossing for an average of 80,000 vehicles per day. A replacement bridge, scheduled to open in 2022, will provide an enhanced crossing that is capable of handling the region's growing transportation needs and significantly contribute to reducing travel times throughout the Lower Mainland.

GATEWAY TO CANADA

OFFERING CLARITY AND CONFIDENCE

SITE DEVELOPMENT REGULATIONS

TFN Government provides the structure and regulatory framework for land development much like a municipality, including clear land use laws and regulations that provide a reliable environment for responsible development through zoning; development permit, and subdivision approvals. Building standards applied are the British Columbia Building Codes.

TENURE

Sites in Deltaport Logistics Centre are available on a long term lease basis only. While the current mandate is to negotiate 49-year leases, there is an opportunity for the term to be extended up to 60 years when appropriate.

SITE SERVICING

Primary access to Deltaport Logistics Centre is by a grade-separated interchange at Deltaport Way and 41B Street. 27B Avenue provides secondary access directly on and off Deltaport Way causeway. Salish Sea Drive has recently been upgraded to a 4-lane industrial arterial.

All sites are filled to 2.5 metre elevation with access to municipal services in the adjacent public road.

MEMBER BENEFITS PACKAGE

As part of TFN's mandate, tenants in Deltaport Logistics Centre are asked to contribute to a Member Benefits Package that addresses community and Member capacity building. The specific terms and conditions are dependent on the size and economic benefit from each project.

TFN Economic Development Corporation is empowered to act on behalf of TFN to facilitate economic development for TFN Members and their community. The Development Corporation has established joint venture companies with highly qualified partners that provide site servicing, filling, building construction and security services. Through the Member Benefits Package, TFN expects these joint ventures to have the opportunity to negotiate contracts on specific work for each project, provided these joint ventures are competitive on both pricing and capability.

PROPERTY TAXES

TFN is the taxing authority with respect to property taxes on TFN's lands. Under the Final Agreement, the B.C. Assessment Authority is responsible for property assessments. TFN's Executive Council is responsible for passing regulations that determine the tax rate for each class of property. Per the Final Agreement, TFN is bound to apply tax rates equal to the neighbouring municipality (Corporation of Delta) until 2021.



BUILDING A MORE SUSTAINABLE INDUSTRY

While the Deltaport Logistics Centre boasts one of North America's largest container terminals as its neighbour, it is also part of the TFN community, with beautiful seaside homes, shopping and exceptional community amenities.

Today, experienced residential developers are building over 2500 new high-quality homes for approximately 6000 residents in this highly desirable coastal community which is within walking distance to the Deltaport Logistics Centre.

In addition, Tsawwassen Mills and Tsawwassen Commons — BC's new signature shopping centres — are located on 185 acres in the community and provide almost two-million square feet of retail and supporting services.

This master planned , seaside community provides for a mix of uses so residents can live, shop and play near their place of work at the Deltaport Logistics Centre. This means employers will be better able to attract and retain skilled workers because of high quality amenities, reduced commuting times and an overall perceived quality of life not commonly possible with similar projects.



LAND FACING THE SEA

TFN's self-governing authority exercises all the rights and privileges of a municipality and is responsible for the management of TFN's local economy, land and resources, social services and other areas of jurisdiction. Land development is managed similar to municipal governments and an effective and reliable regulatory framework is in place for zoning, subdivision, building and development permits, and offsite levies to ensure growth is managed effectively.

TFN Government, through the TFN Economic Development Corporation, is bringing lands to the market for residential, commercial and industrial uses in order to support growth and economic development that will benefit the TFN community. Deltaport Logistics Centre is TFN's newest addition to its portfolio, offering long-term leasehold land for the development of world class logistics facilities for companies utilizing Canada's largest western port and the entrance to Canada's PacificGateway project.



Since becoming one of the first urban treaty nations in Canada, the TFN Government has taken bold steps towards reclaiming our people's culture and prosperity. Guiding this success has been a strong connection to our past and open mind when looking to our future.

Through effective governance and strategic partnerships, we have achieved a great deal. Significant residential, industrial, commercial and infrastructure developments have attracted world class names in business to our Nation.

We have consistently proven that our Nation is the right place to live, work and invest and I am confident there are many more great things to come. I look forward to inviting more industry leaders to partner with our Nation and the Deltaport Logistics Centre, where we will build a prosperous and sustainable future, together.

Hay čxʷ ḡa

Yaahl liwaans/təxʷiləm

Chief Bryce Williams



The Tsawwassen First Nation Final Agreement between Tsawwassen First Nation (TFN), Canada and British Columbia — the first urban treaty in B.C. — came into effect in April 2009. The Final Agreement gives TFN a broad range of self-governing and law-making powers over its Membership, and a land base of 1,800 acres. TFN is also a full member of the Metro Vancouver Regional District.



DELTAPORT
◀ LOGISTICS CENTRE ▶

FOR INFORMATION PLEASE CONTACT:

Tsawwassen First Nation
604 943 2112
info@tfnedc.com

www.tfnedc.com

AGENT COOPERATION

Courtesy to agents with a written mandate.