

## **TitanStar Properties Inc. Announces Letter of Intent, 7-Eleven, Inc. Deer Springs Crossing Shopping Centre**

**February 13, 2012.** TitanStar Properties Inc. (TSX Venture: TSP) ("TitanStar"), a company listed on the TSX Venture Exchange (the "Exchange"), announced that 7-Eleven, Inc. has signed a letter of intent to purchase an approximate 1.2 acre parcel of land (the "7-Eleven Land") within the Deer Springs Crossing shopping centre, a 22.8 acre retail development project located in North Las Vegas, Nevada (the "Project").

TitanStar recently acquired a 50% limited partnership interest in the Project, which is located at the southeast corner of North 5<sup>th</sup> Street and Deer Springs Way in North Las Vegas, approximately one-half mile south of the North 5<sup>th</sup> Street – Interstate 215 Beltway interchange.

The 7-Eleven Land is approximately 1.2 acres (52,875 square feet) on the corner of North 5<sup>th</sup> and Rome Streets, and will accommodate 7-Eleven's construction and operation of a 24-hour per day convenience store and accompanying gasoline dispensing facility, plus appropriate parking. 7-Eleven is the world's largest operator, franchisor, and licensor of convenience stores – with approximately 39,000 outlets internationally - surpassing the previous record holder, McDonald's, in 1997.

"We are very excited to see the high quality assemblage of tenants taking shape at Deer Springs Crossing shopping center," says John Stewart, principal of Juliet Companies which represents TitanStar's general partner and co-limited partner in the Project. "7-Eleven, McDonald's, Kohl's and other businesses [at Deer Springs] consistently generate high traffic counts which will create value and synergies within the center."

The developer is required to ensure certain off-site improvements are completed at its cost, such as ingress and egress points to the 7-Eleven Land; and, once the sale is complete, 7-Eleven is required to pay its share of common area maintenance charges for the Project.

"The key to success in these markets is the ability to analyze the underlying market drivers and then be nimble in response by providing a product which fulfills the market expectations", says T. Richard Turner, TitanStar's President and CEO. "The Deer Springs Crossing development has been able to steadily capitalize on the desire for top notch companies who wish to expand in front of indicators that the U.S. economy is showing signs of strengthening, due largely to the talent of TitanStar's local partner [Juliet Companies] and the inherent strengths of the Deer Springs development," says Turner.

The letter of intent to purchase the 7-Eleven Land replaces the letter of intent to lease an approximate 6,000 square foot convenience store, car wash and fuel station to Green Valley Grocery previously announced by TitanStar on February 9, 2011.

Negotiations continue to finalize matters relating to the letter of intent to purchase approximately one acre (43,650 square feet) of land by Bridgestone to construct and operate an automotive repair and tire sale store announced by TitanStar on August 23, 2011.

*Neither TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.*

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