

TitanStar Properties Inc. Announces Letter of Intent, Deer Springs Crossing Shopping Centre

February 9, 2011. TitanStar Properties Inc. (TSX Venture: TSP) ("TitanStar"), a company listed on the TSX Venture Exchange (the "Exchange"), announced that Green Valley Grocery has signed a letter of intent to lease an approximate 6,000 square-foot stand alone convenience store with car wash and fuel station (the "Premises") to be constructed in 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 5th Street and Deer Springs Way in North Las Vegas, approximately one-half mile south of the North 5th Street – Interstate 215 Beltway interchange, which is currently under construction with completion scheduled for third quarter of 2011.

The Green Valley Grocery lease is a long term tenant lease, where Green Valley Grocery will pay monthly rent and common area costs to the landlord. "We are pleased to welcome Green Valley Grocery, a proven convenience store owner and operator, as the newest tenant in the Deer Springs Crossing shopping centre," says John Stewart, principal of Juliet Companies which represents TitanStar's general partner and co-limited partner in the Project. "We believe that Green Valley Grocery, along with existing tenants such as McDonald's and Kohl's, will create synergies and traffic flow which will benefit other tenants choosing to locate within the Project."

"The Green Valley Grocery letter of intent is indicative of the positive economic data we are seeing out of the U.S., as well as the increased confidence of the U.S. consumer," says T. Richard Turner, TitanStar's President and CEO. "The fact that the Deer Springs Crossing development continues to attract new, high quality tenants is a testament to the strong characteristics of the Project, as well as continued improvement in the local and national economies."

It is anticipated that construction on the Premises will commence in the first quarter of 2012.

TitanStar has previously announced McDonald's USA LLC ("McDonald's") signed a ground lease for 38,000 square feet of land the Project. The McDonald's lease is a long term ground lease for 38,000 square feet of land, where McDonald's will construct a 5,000 square foot restaurant at its own expense. Monthly rent and common area costs will be paid to the landlord based on the amount of leased land.

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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