



Cheam Commercial/Industrial Development

- Ratification Vote
- 15year lease to 99year lease

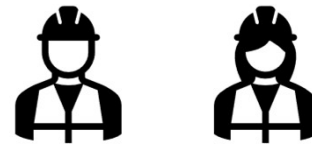


Community and Economic Benefits



Uplift in Land Value, Economic Activity

- Benefit from increase in value in land due to new use



Employability

- full time jobs created



Increase in Tax Revenue

- property taxes on these developments contribute to revenue



Tax Exemption

- Fuel and Tobacco sales revenue exempt from taxes



Community Projects

- Reinvest income for future community initiatives



Increase in Life Expectancy

- allows governments and individuals to spend more on healthcare

Site Context



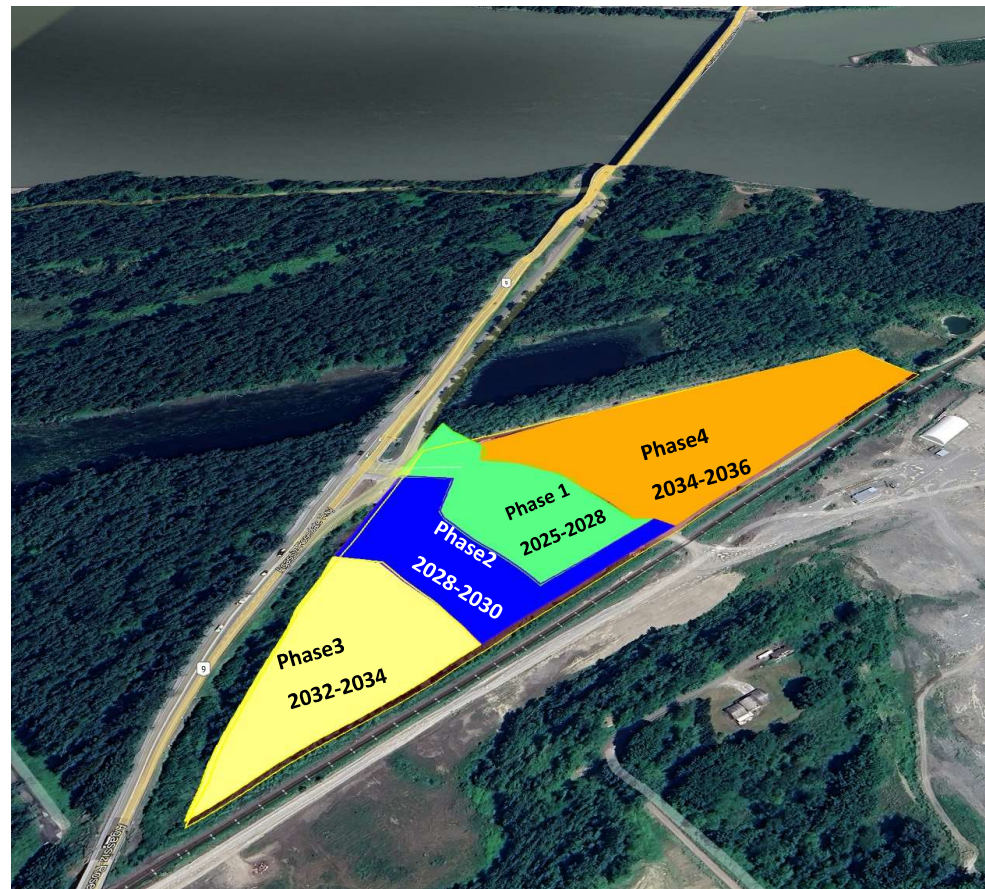
Subject Site



Potential Development Concept



Phasing Plan 7Ha Site



East Perspective View



Constraints imposed by a 15 year Lease Term Limit



Reduced Attractiveness to Private Sector Investors

A 15 year lease term limits ability to secure financing, banks and investors require long term stability for payback periods and Return on Investment (ROI)



Operational Planning Challenges

Infrastructure heavy developments require amortization of capital investment over longer periods



Limitations on Partnerships

It reduces leverage in negotiations with potential partners due to limitations on tenure
Strategic partners, may decline to participate unless longer leases are possible