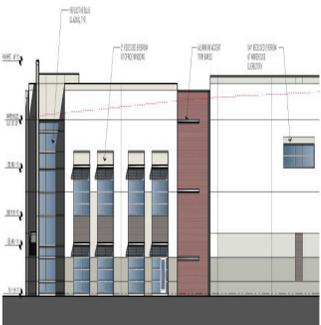




THE BRICKYARD
ENTITLEMENTS PROJECTED: Q1 2015
COMPLETION PROJECTED: Q3 2016
1,154,000 SF INDUSTRIAL

ARCHITECT: RGA

The Brickyard consists of the acquisition, entitlement and construction of one or two state-of-the-art buildings totaling 1,154,000 sf on 59 acres in the highly supply constrained Los Angeles industrial market. The property, located in Compton, California, is within 10 miles of the Ports of Los Angeles and Long Beach, and 7 miles from Los Angeles International Airport. Less than 2 miles from three major Los Angeles arteries - the 110, 105 and 91 Freeways - this infill Los Angeles location is, among other uses, an ideal site for e-Commerce same and next day delivery.



TCC acquired the property from Atkinson Enterprises in February 2014 after exercising a 6-month option. The deal was the largest land sale in Los Angeles County in the last ten years. The Atkinson Brick Company operated at the property from 1939 to 2002. Since 2002, when the brick-making operations ceased, the property had various uses including storage and crushing of concrete and asphalt, pipe storage and a trucking company yard. Due to the history of heavy manufacturing and various other site uses, extensive environmental studies were warranted. TCC is working closely with Los Angeles County jurisdictional agencies to complete a Remedial Action Plan which allows future commercial development. Over a seven-month period TCC recently completed the import of over 260,000 CY of soil to fill the pit from which the clay was mined.

Through TCC's hands-on approach to community outreach, the team expects to receive project entitlements in early 2015. Commencement of construction in Fall 2015 will realize the conversion of an underutilized city eyesore known as 'the dust bowl' into a successful state-of-the-art high cube distribution center.