

New Era for Dockside Green Local developers partner to make Vancouver Island a world leader in sustainable communities

Victoria, BC, September 4, 2007 – Joe Van Belleghem, partner of Dockside Green and Jack Julseth, co-founder of Three Point Properties, announced today that Three Point Properties has acquired an interest in the Dockside Green development.

Under the new arrangement, Joe Van Belleghem will continue to manage Dockside Green with co-developer Vancity under a new division called Windmill West. In addition, Van Belleghem joins Three Point Properties as a partner and co-chair with Jack Julseth, with the goal to continue to develop Three Point Properties' portfolio as leading examples of triple bottom line projects.

Three Point Properties co-founder Ross Tennant will remain as President of Three Point Properties.

The partnership was initiated mutually; Van Belleghem was looking to focus his expertise in sustainable building locally, and Three Point Properties was looking for a partner to help strengthen its presence in the triple bottom line development sector.

"While I'm proud of Windmill's growing portfolio of sustainable projects in North America, I wanted to be closer to home and be part of the growing excitement around sustainability in the province," Van Belleghem said. "When I met Jack it was clear we shared a passion about our community and sustainability."

Three Point Properties' co-founder Jack Julseth is equally as enthusiastic about the new partnership.

"We have watched Dockside since day one and have always thought highly of the project and its co-developers Windmill and Vancity," he said. "Having this world-leading project in our portfolio is exciting, and we believe that together we can put Vancouver Island sustainable development on the world map."

Vancity's Board Chair Patrice Pratt says Vancity is supportive of the partnership between Joe Van Belleghem and Three Point Properties.

"With Joe Van Belleghem's significant expertise in sustainable building and Three Point Properties deep roots in the community there's no telling what positive impact their partnership can have on the future of sustainable development in BC and beyond," Pratt says.

Windmill Developments will continue to hold an interest in Dockside Green. Jonathan Westeinde, a partner in Windmill Developments is also supportive of the deal.

"We fully support Joe's desire to focus regionally, as well as his commitment to Dockside Green and the new partnership with Three Point Properties," Westeinde said. "We look forward to maintaining a strong long-term relationship with Joe as an ongoing

sustainability advisor to Windmill. Continuing to have a share in Dockside will allow us to capitalize on several other significant sustainable developments we are pursuing in North America.”

This new partnership reaffirms Dockside Green’s quest to become the world’s first LEED Platinum community and its ability to meet all commitments as part of the Master Development agreement with the City of Victoria.

-30-

Media Contact:

Deirdre Campbell, Tartan PR - 250-592.3838 or 250.882.9199 (cell)

Melinda Jolly, Tartan PR - 250.592.3838 or 250.881.6270 (cell)