



***WELCOME
to the Family of
Investors.***



VISION IN PROGRESS

VISION IN PROGRESS

“SaskaBOOM”



PROJECT HIGHLIGHTS

The Opportunity

The corporation (a group of investors) is pleased to present our latest investment opportunity: SaskaBOOM. Investors are invited to own a piece of the hottest real estate in Canada. Located just outside the city limits of Saskatoon, this is an opportunity not to miss!

As part of the corporation of investors, you will join like minded investors to share in the profits of exclusive lucrative real estate properties.

Saskatoon Offering

This offering is a 150-acre parcel located just 4 mile northeast from the current Saskatoon city limits (less than a mile from the future city limits). The land is situated 1/2 a mile from the banks of the South Saskatchewan River and has a scenic view of Cathedral Bluffs. This parcel holds excellent potential for future development. It is currently zoned agriculture but is available for re-zoning into future residential development.

Investment Structure

- ◆ Unit Purchase
- ◆ 20 Units available for purchase
- ◆ \$16,000 per unit
- ◆ Projected 40% increase in 5 year period.
- ◆ Initial Offer Period ends 09/30/08
- ◆ Subsequent offers may follow (based on availability)



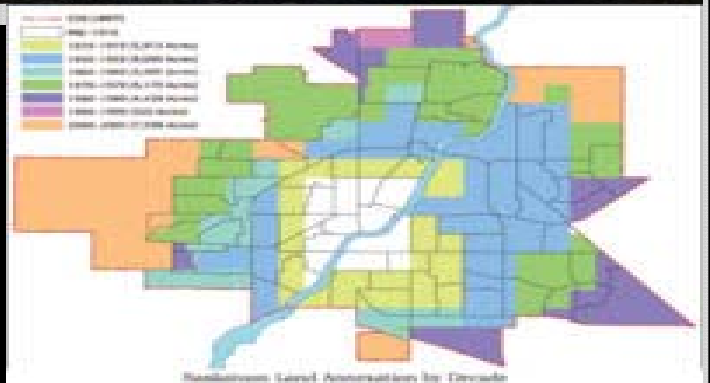
“ THE CITY OF BRIDGES ”

“Saskatoon” is derived from ‘mis-sask-quah-toomina’, the Cree Indian name for a sweet, violet-coloured, indigenous berry.

- ◆ Incorporated in 1906
- ◆ Located in central Saskatchewan on the South Saskatchewan River
- ◆ Most populous city in the province with 207,700 residents
- ◆ Often called the “City of Bridges” for its seven river crossings
— Also called “POW City” Potash, Oil, and Wheat
- ◆ 72 neighborhoods divided amongst 8 Suburban Development Areas (SDA’s)
- ◆ Covers an area of 176 sq. km including 120 hectares of riverbank park-lands



The City of Saskatoon has shown an aggressive growth strategy by the annexation of land through its City Planning Department. In the last five years, 7,598 acres have been absorbed. That’s an increase of 20% in Saskatoon’s size!!





THE APPEAL OF SASKATOON

- ◆ **RANKED #1**
 - Hottest Economy in Canada
- ◆ **DIVERSITY OF GROWTH**
 - Mining, oil and gas, food processing and manufacturing, transportation and agriculture sectors
 - Saskatchewan grows half of Canada's major export crops: wheat, oats, barley, rye, flax seed and canola
 - World's largest exporter of uranium
 - Nearly 2/3 of the world's recoverable potash reserves are located here
- ◆ **LOW COST OF LIVING/BUSINESS**
 - Businesses expanding, investing and hiring due to relatively inexpensive costs
- ◆ **BOOMING RETAIL SALES**
 - Retail sales have increased 11%
 - Strong indicator of a good economic climate

CITY	2007 Growth Forecast (real GDP)
Saskatoon	4.7 %
Calgary	4.4%
Winnipeg	3.7%
Edmonton	3.6%
Regina	3.5%
Vancouver	2.9%
Victoria	2.8%
Toronto	2.7%
Quebec City	2.6%
Halifax	2.5%
Ottawa-Gatineau	2.3%
Montreal	2.1%
Hamilton	1.3%

Source: The Conference Board of Canada

Saskatoon Q2 Report—Year-over-Year Increases

- ◆ Housing starts have doubled from 2006 vs. 2007
- ◆ Existing house prices up 47.8%; demand continues to outstrip supply
- ◆ Value of residential building permits increased by 104%
- ◆ Unemployment rate is at a historical low of 4.3%



NORTH EAST IS A RECOMMENDED GROWTH SECTOR

The Saskatoon Planning District is a 3 to 7 kilometer area of land surrounding Saskatoon. It allows the RM of Corman Park and the City of Saskatoon to jointly control the growth and development of land in the district through the Saskatoon Planning District Development Plan and Zoning By-law.

“ The North East Sector has many attributes making it worthy of consideration for future residential growth. The setting close to the Riverbank, the large natural areas and rolling topography make this an attractive area from an aesthetic point of view. The existence of low lying natural areas makes storm water management easier to accomplish. The area can be served with full underground servicing with moderate cost. Overall it appears to be a desirable area for future residential growth.”

* Saskatoon Planning District, June 2000

**SUBJECT LAND IS IN LINE WITH THE
NORTH EAST GROWTH SECTOR**

SUBJECT LAND



Subject Land will be situated only half a mile from the Future City Limits proposed in the City of Saskatoon Growth Plan

Through extensive discussions with the Rural Municipality of Corman Park, we have been advised that the City Planning Department would like to see a future proposal for a Multi-parcel Country Living development in the vicinity of our land.

Source— Mapquest/ City of Saskatoon



SUBJECT LAND DETAILS

Site Description:	+/- 150 acres
Current Land Use	Agriculture
Highest and Best Use	Holding for future residential development
Current Value	\$1.20M (\$8,000/acre)
Shape, Dimensions, and Area	1/4 section block
Utilities	Unserviced
Roads	NONE
Environmental	There are no known environmental concerns or stigmas (negative intangible value) attached to area

© 2007 MapQuest Inc. Imagery © 2007 i-cubed Map Data © 2007 NAVTEQ or TeleAtlas

LEGAL DESCRIPTION OF THE SUBJECT LAND :

VISION IN PROGRESS
VISION IN PROGRESS

**SOUTH WEST QUARTER
SECTION 7
TOWNSHIP 38
REGION 4
WEST OF THE THIRD MERIDIAN
In the RM of Corman Park, No 348**



THE APPEAL OF THE SUBJECT LAND

LOCATION

- ◆ 4 MILES NORTHEAST from current city limits
- ◆ 1/2 MILE from future city limits
- ◆ 3/4 MILE from the South Saskatchewan River
- ◆ High proximity to riverbank amenities
- ◆ Scenic view of Cathedral Bluffs
- ◆ Next to City of Saskatoon Parcel Land

TOPOGRAPHY

- ◆ Natural water source within property boundaries
- ◆ Flat Land
- ◆ 80+ acres cultivated

ZONING/USE

- ◆ Currently zoned as Agriculture 1.
- ◆ — The Corporation is now working with a leasing agent to secure an agricultural lease for the Spring 2008 season. This will allow our land to generate revenue, which will go back into the project to offset expenses and increase overall profitability.
<Further updates to follow>
- ◆ — A recent appraisal dated November 08/ 07 is consistent with this trend valuing the subject land at 16,000/ acre.

**Subject Land demonstrates excellent
potential for future development**

SURROUNDING AREA



Cathedral Bluffs

Cathedral Bluffs Estate is located northeast of Saskatoon near the Wanuskewin Heritage Park. It overlooks the South Saskatchewan riverbank. Lots range from 5 to 20 acres in size and provides spacious country living with riverfront / off-riverfront view, suitable for larger luxurious homes. Children can be bused to school in Warman or personal arrangements can be made to attend schools in Saskatoon. Cathedral Bluffs Estate provides all the aspects of country living without sacrificing the benefits city-life.



Wanuskewin Heritage Park

For more than 6,000 years people have gathered at this unique and beautiful place. The nomadic tribes who roamed the Northern Plains came here to hunt bison, gather food and herbs and to find shelter from the winter winds. Wanuskewin Heritage Park hugs the west bank of the South Saskatchewan River, just five kilometers north of Saskatoon. Within its 760 acres there are 19 pre-contact sites that represent the active society of Northern Plains Peoples.

VISION IN PROGRESS

VISION IN PROGRESS



COMPARABLES: AGRICULTURE LAND

NE Sector is identified as Potential Future Growth Area by City of Saskatoon.

Please check on MLS.CA for current listing prices.

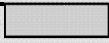
DESCRIPTION	ACRES	PRICE	Price per Acre	ID/MLS
1/2 mile from city limits on Haight Rd. Two easements on the property: Sask Power & road allowance from RM	132	\$850,000	\$6,418	MLS 249799
RR #6 — Colliers	320	\$2,727,809	\$8,542	15296954
3 miles from city, Berhein Road & Hwy #41. Within the development zone.	160	\$1,800,000	\$11,250	MLS 2541471
RR #6—Colliers	160	\$1,820,854	\$11,380	15322456
RR #6—Colliers	320	\$3,641,709	\$11,380	15322496
RR #6—Colliers	158	\$1,859,920	\$11,772	15267820
Vacant Land — Corman Park	37	\$720,000	\$19,200	MLS 247917

The Subject Land has been retained at a price of \$16,000 for this offering, but is valued at \$20,000 at current market price. The Investor will already receive the benefit of this appreciation!!



COMPARABLES: MULTI-PARCEL COUNTRY LIVING LAND

DESCRIPTION	ACRES	PRICE	PRICE PER ACRE	ID/MLS
Aberdeen (23 miles from Saskatoon) Cherry Hills Estates 15 minutes east of Saskatoon— Development features 4-9 acre lots. Roads, power, gas, telephone, city water— ready to build	6.45	\$104,900	\$16,263	MLS 243473
Cathedral Bluffs Estate is warm, inviting and features lovely estate style homes! Water, power, natural gas, telephone lines & road services are up to the lot line.	4.99	\$159,000	\$32,000	MLS 250307
Lake front approx 1.14 acres. Frontage approx. 164ft. Depth 275' well treed. Possibility of sub dividing. Good fishing Lake. Approx 6 miles from Yellow Creek.	1.14	\$129,900	\$129,900	MLS 250208



← MOST COMPARABLE TO PROPERTY SUBJECT LAND



DEVELOPMENT PLAN

After extensive consultation with the Rural Municipality of Corman Park, we have learned that the City Planning Department would like to see a Multi-parcel Country Living Residential development in the vicinity of the Subject Land. This type of Country Living Residential development generally requires 320 acres. The project has the required land needed for the proposed subdivision and development, as the neighboring SW 1/4 section has also been secured for our investment/development purposes.

The Subject Land is currently zoned Agriculture. We have already submitted to re-zone to Agriculture 1 status. Over time, we will continue to submit plans and re-zone until we reach the Multi-parcel Country Living status. This re-zoning continually adds value to the land. This will allow us access to future roads, infrastructure, utilities and services required for subdivision. We approximate that this will be a five year process.

The project will entail subdividing the aggregate land into 5 acre lots for large estate homes with scenic views. The cost of subdividing the lands to get to this level will be approximately \$6.3M. The corporation would be responsible for obtaining financing for these development costs. The end product will be worth substantially more than the capital invested. For example, residential lot listings in Cathedral Bluffs, beside the river from us, are approximately \$159,000 for a 5 acre parcel at present.

Available Land Options

- 1. Sell land to other investors/developer in approximately 5 years of closing at Agriculture zoning.**
- 2. Sell land to other investors/developer in approximately 5 years of closing at Multi-parcel country living zoning.**
- 3. Partner with developer for future developments.**



INVESTMENT SUMMARY

This investment is intended to position the investor in an area which has tremendous opportunity for growth and increased land values. The property is projected to appreciate considerably over time by simply holding title and waiting on the northeast expansion of Saskatoon. Further value can be added to the land by re-zoning, subdividing and developing. The capital raised by investors will facilitate the purchase of the property, the re-zoning, and the servicing of the lots.

Advantages of this Investment

- ◆ Attractive entry point into the region
- ◆ Manage risk as part of a large development
- ◆ Earn 40% over 5 years (interest payable at end of term*)
PLUS share in the project's profits.
- ◆ Significant upside potential
- ◆ Limited downside risk
- ◆ Highly favorable comparisons
- ◆ Excellent demographics
- ◆ Strong growth opportunities
- ◆ Limited opportunity for individual investors in the area
- ◆ We will work with planners, engineers and local governments to bring the property to its premium value

* term = at sale of property/close of project (estimated to be a five year period)