

This Land Comes With a List of Benefits That Goes On Forever.
Your Chance to Own It, However, Does Not.

The Keystone Business Park



KEYSTONE
BUSINESS PARK

INVESTMENT OPPORTUNITY



CBIGROUP®

STRAIGHT FORWARD REAL ESTATE INVESTMENTS

Ground-breaking Opportunities



Dear Investor,

CBI Group is proud to present a project that is in an enviable location in one of the hottest growth regions in the country. Land has long been a stable investment enjoyed by the wealthy or larger corporations who could afford a large up-front purchase.

The objective is to purchase land in the path of growth, work with the municipality to ensure services are aligned, and see the land value increase as development nears. Then at the opportune time, either sell the land pre-development or develop the land and provide individual parcels to end users/developers for maximum reward.

Once the investment is made, no further funds are required, all ongoing costs such as property taxes, planning costs, etc will be paid from revenue generated from the land being leased to local farmers or from the development reserve fund that is administered by CBI Group's accountants.

We thank you for considering the Keystone Business Park as an addition to your investment portfolio.

Sincerely,

CBI Group

6%

BOND* (Maturity Date: March 31st, 2013)

* Refer to Offering Memorandum for details

50%

**OF NET PROFIT PAID
TO INVESTORS**

CBI Group is pleased to present the Keystone Business Park

Your opportunity to invest in raw land perfectly situated in the path of expanding urbanization and growth.

Key Benefits Include:

- \$10,000 (Cdn) minimum investment
- RSP eligible
- 6% Bond*
- Maturity Date: March 31st, 2013
- You will also enjoy a proportionate 50% projected profit participation paid outside of your RSP

*Refer to Offering Memorandum for details

Your Investments, on Solid Ground

INVESTMENT PERSPECTIVE:

RAW LAND INVESTMENT,
OR LAND BANKING, IS THE
STRATEGIC ACQUISITION
OF A PIECE OF LAND IN
ADVANCE OF EXPANDING
URBANIZATION

Historically, great wealth was realized by individuals who understood the concept of buying land in the path of growth. They invested early in thriving regions across North America and held the land as it escalated in value.

The same theory still holds true today. Investors purchasing land positioned in the path of development are recognizing significant gains. However, land investment opportunities on a large scale do not typically exist for the individual investor. Until now.

THE CBI GROUP ADVANTAGE

Successful land investment requires an understanding of the market forces and dynamics that will lead to profitable returns. CBI's dedicated team offer their expertise to select the best opportunities for investment.

CBI provides the opportunity for investors, both large and small, to participate in the appreciation potential that land offers.

"Buy Land – They're Not Making Any More."

- Mark Twain

Simply put, the fundamental idea is to identify and purchase land that has substantial potential for commercial or residential development, before anyone else. This is where the expertise and experience of the talented real estate professionals at CBI Group allows us to offer innovative investment opportunities for residential, multi-family, resort, early stage commercial real estate and land opportunities.

RAW, FUTURE COMMERCIAL PROPERTY, LOCATED 1.5 MILES FROM THE CALGARY, ALBERTA CITY LIMITS



Project Name:	Keystone Business Park
Property Jurisdiction:	Municipal District of Rocky View – Balzac West
Property Identification:	NW ¼ - 24 – 26 – 1 – W5 140 +/- acres

Location:

The property is located at the southeast intersection of 8th Street (Range Road 11) and Township Road 264 within the burgeoning Balzac development corridor. It is directly adjacent to the Airdrie City limits, 1.5 miles from the Calgary City limits and a ½ mile from the QE2.

Land Use Classification:

RF – Ranch and Farm district to be re-classified as a general business district.

Area Structure Plan (ASP):

The M. D. of Rocky View has an approved Area Structure Plan (ASP) in place for the Keystone Business Park Land that is referred to as the Balzac West ASP – a plan that shows anticipated future land uses. The Keystone Business Park lands are planned for a comprehensive commercial, retail, office, light industrial and business park, as well as regional commercial uses (regional shopping centers, outlet malls, and big-box retail power centers).

Unquestionable Value



18 COMPELLING REASONS WHY THE VALUE OF THE KEYSTONE BUSINESS PARK HAS EXCELLENT APPRECIATION POTENTIAL

1. The Balzac West ASP

The M.D. of Rocky View has approved an Area Structure Plan (ASP) called the Balzac West ASP – a plan that guides the development, servicing and transportation for the entire Balzac West area. The Keystone Business Park lands are located in the Balzac West area.

The Balzac West ASP is consistent with the M.D. of Rocky View, City of Airdrie, and the City of Calgary's Intermunicipal Development Plan (IDP), which is the policy planning document guiding land use and development in the area, meaning adjoining municipalities all agree that this land will be a commercial land use classification.

The area is planned for a comprehensive commercial, retail, office, and light industrial business park, plus regional uses (regional shopping centers, outlet malls, and big-box retail power centers).

Development within the QE2 Highway Corridor will require a mid to upper level of landscaping and architectural control elements that enhance visual appeal along the QE2, thus ensuring maximum land value is achieved.

2. The Calgary-Edmonton Corridor

Located in the Calgary Edmonton Corridor, the project is in an area that has become recognized worldwide as being an economic hotbed, with a GDP second only to the number one ranked country in the world - Luxembourg .

3. Services Are a Priority

The M.D. of Rocky View is committed to the provision of full, high capacity municipal sewer and water services to the Balzac West area. A servicing study has been completed that confirms all required services for the Keystone Business Park will be made available.

4. Proximity to The Queen Elizabeth 2 Highway

Transportation infrastructure is in place to the property with access to the QE2.

5. Nearby Lifestyle Amenities

A comprehensive network of parks, pathways and trails will connect the community via the Nose Creek valley to the regional open space system and the Trans Canada Trail.

6. Transportation Infrastructure is in Place

Alberta Transportation in accordance with the Transportation Master Plan has approved that Range Road 11 will be one of the few roads to have direct access to Highway 566.

Range Road 11 is parallel to the Keystone Business Park on the west property boundary

7. Collaborative Neighbouring Landowners

The CBI Group Team is actively involved with adjoining landowners/developers to ensure all efforts are being made to finalize utilities and compatibility of transitional land uses.

8. Located Less Than Two Miles From Alberta's Second Largest Construction Project

Ivanhoe Cambridge is currently developing a \$500,000,000 Regional Shopping Center less than two miles from the Keystone Business Park. This mall will be larger than Chinook Shopping Center - currently Calgary's largest shopping mall. This development is the second largest construction project in Alberta - second only to the recent Fort McMurray Oil Sands developments.

9. Regional Entertainment Hub Nearby

The United Horsemen of Alberta are currently developing a state of the art \$200,000,000 Race Track and Racing Entertainment facility. This project is under construction less than two miles from the Keystone Business Park.

10. A Development-Friendly Location

Three of the four land sections adjoining the Keystone Business Park are in "active development hands".

11. Committed and Forward-Thinking Team

The Advisory Board assembled for this project is comprised of the most forward-thinking and innovative minds in the land development industry. The development project will provide a unique blend of landscaping, green spaces and water features, road patterns, lighting and selective land use classification types, along with an Architectural Control standard that will be precedent-setting for the commercial/industrial development industry.

12. Extremely Low Industrial Vacancy Rates

Industrial vacancy rates across the City of Calgary and surrounding areas are at 0.7%.

13. Rising Net Rental Rates

Average net rental rates have continued to rise in response to extremely low supply levels.

14. Industrial Real Estate is Booming

Industrial lots in the City of Calgary are currently selling for \$700,000/acre.

15. Growth Fuels Continuing Demand

CB Richard Ellis states... "industrial land located in the Airdrie and Balzac area are especially high in demand, with owners attempting to take advantage of the high traffic flow on the QE2 Highway and future residential growth both in Calgary, Airdrie and the M.D. of Rocky View".

16. Airdrie's Population is Booming

As the "lifestyle" shift is moving people away from large metropolitan cities, the City of Airdrie will see tremendous population growth. The resulting economic spin off will be tremendous.

17. A New Ring Road Provides Outstanding Access

The Transportation / Utility Corridor (TUC) (Ring Road) will be completed by 2009 which will provide ease of access to our lands via a Super Highway - The TUC is only four miles south of the Keystone Business Park.

18. M.D. of Rocky View Enjoys

Unprecedented Growth

The largest development and construction projects in southern Alberta are taking place in the M.D. of Rocky View.

The Alberta Advantage

Blessed by its location within Canada, Albertans have leveraged their abundance of natural resources into a respected industry- leading energy sector and a thriving, diversified provincial economy.

- Home to an ever-expanding population, with a growth rate twice the national average
- A fiscally responsible government with no debt
- Lowest overall personal taxes in Canada, lowest unemployment rate in all of Canada
- Canada has the second highest crude oil reserves in the world - second only to Saudi Arabia
- Of all the crude oil reserves in Canada, 90% are located in northern Alberta
- Alberta businesses pay no general sales tax, capital tax or payroll tax
- The Queen Elizabeth Highway, which connects Calgary and Edmonton, sees 20 million travellers annually.

"Alberta is in the midst of the strongest period of economic growth ever recorded by any province in Canada's history."

Source: Statistics Canada, Canadian Economic Observer

CALGARY – EDMONTON CORRIDOR

TD Bank Financial Group, a leading Canadian financial institution, calls the Calgary Edmonton corridor "Canada's Western Tiger". With its explosive economic and population growth, the Corridor is the only Canadian region to rival U.S. metropolitan areas for productivity and standard of living.

The Calgary – Edmonton Corridor strategically runs through the heart of the Municipal District of Rocky View. Balzac (east and west), Airdrie Airport, Collicut and Crossfield North are areas within Rocky View that have the best exposure to this world-class highway, rail and investment corridor.

Above all, the Calgary Edmonton Corridor has continued to build an enviable standard of living position, as measured by GDP per capita. In a 2003 study, the GDP per capita in the Corridor was nearly US \$40,000 at purchasing power parity in 2000. If this region was a country, it would have placed second after Luxembourg within the OECD (Organization for Economic Development). With the Corridor only accelerating further in subsequent years, it has only improved its relative position on the international prosperity charts.



Positioned For Continued Success



LARGEST PROJECTS IN ROCKY VIEW NO. 44, M.D AS OF SEPTEMBER 2006

Company Name	Project Description	Project Location	Project Cost	Construction Schedule	Status
Ivanhoe Cambridge	Regional Shopping Centre at Calgary Race Track & Racing Entertainment Centre	MD of Rocky View (Balzac)	\$100,000,000	-	Under Construction
United Horsemen of Alberta	Calgary Race Track & Racing Entertainment Centre Horse Racing Complex	MD of Rocky View (near Balzac)	\$78,000,000	2006-2008	Under Construction
Town of Bragg Creek/ MD of Rocky View/ Province of Alberta	Water and Wastewater Treatment Facility	MD of Rocky View	\$26,000,000	-	Proposed
MD of Rocky View	Recreation Facility, Bow North Recreation District	MD of Rocky View (Langdon)	\$20,000,000	-	Proposed
Calgary Airport Authority	Canadian Centre for Aircraft Certification (CCAC)	MD of Rocky View (Springbank Airport)	\$11,000,000	2006-2007	Announced
Alberta Infrastructure and Transportation	Highway 22 Grade, Base and Pave	MD of Rocky View (Bow River to Nth of SH567)	\$6,500,000	2006-2006	Nearing Completion
Calgary Airport Authority	Runway Widening and Extension, Springbank Airport	MD of Rocky View	\$6,000,000	2006-2006	Completed
Town of Cochrane / St. Mary's Catholic Church	Water and Sewer Servicing	MD of Rocky View	\$5,000,000	2006-2006	Completed
MD of Rocky View	East Rocky View Recreation Facility	MD of Rocky View	\$5,000,000	-	Proposed

Source: MD of Rocky View, www.mdrockyview.ab.ca

Economic Powerhouse

CROSSIRON MILLS & THE UNITED HORSEMEN OF ALBERTA: EXAMPLES OF IMPENDING GROWTH IN BALZAC

Several ambitious projects mark only the beginning of what is expected to be a flood of development in the Rocky View/Balzac area as businesses begin looking for commercial and industrial space adjacent to Calgary.

Developers have already begun preparing and building projects in this thriving district. In fact, construction is underway on the CrossIron Mills Shopping Mall which, when completed, will be the largest shopping centre in and around Calgary. This impressive development from Ivanhoe Cambridge will create an estimated 3,200 retail positions and bring 14 million visitors to the municipality each year.

The United Horseman of Alberta have also begun construction on an elaborate racetrack facility conveniently located near the future CrossIron Mills Shopping Mall. When completed, the complex will feature a one mile track, casino, clubhouse and stabling for 1,200 horses with extensive backstretch facilities.

Excerpted from Business Edge Magazine, Published: 12/08/2006 – Vol. 6, No. 25:

"In the last two months, we've had site selectors, investors and development consultants come out (to the Balzac area) from Chicago, Houston, Michigan, Georgia and New York state," says Kalinchuk, noting that some of the expressions of interest are for new manufacturing facilities.

"The fact that a major player such as Ivanhoe Cambridge is building there certainly doesn't hurt," he adds.

"The Toronto investment community has really started to take notice of the area around Balzac. I've been told we're the 'Mississauga of the West,' he says.

Exceptional Returns



KEYSTONE BUSINESS PARK PRO FORMA

Projected Income

Net Acreage (112 x \$595,000)	\$66,640,000.00
Less Commission 3%	\$1,999,200.00
Net Sales	\$64,640,800.00

Projected Expenses

Procurement, Land and Soft Costs	\$19,200,000.00
Construction Costs	\$16,050,000.00
Bond Interest	\$5,760,000.00
Total	\$41,010,000.00

Total Profit	\$23,630,800.00
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Investors 50% Profit Share	\$11,815,400.00
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Projected Return on Investment based on 5 years	Per Year	5 Year Total
Bond	6%	30.00%
Profit	12.31%	61.54%
Total	18.31%	91.54%

Projected Return on Dollars	Per \$10,000	Per \$100,000
Bond	\$3,000.00	\$30,000.00
Profit	\$6,153.85	\$61,538.54
Total	\$9,153.85	\$91,538.54

\$100,000.00 invested turns into \$191,538.54 in five years

Investment pursuant to the Offering Memorandum

Our Commitment



OUR BUSINESS PHILOSOPHY : REAL RELATIONSHIPS, DIVERSIFIED PORTFOLIO, TOP TIER PROJECTS

CBI Group has been built around the belief that investing in real estate is the most effective way to ensure long-term financial growth and our team is committed to keeping investors informed with regular status updates and timely follow-up to investor inquiries.

CBI Group's team has extensive expertise in identifying solid investments, in addition to experience developing and maintaining successful relationships with municipalities and planning departments.

CBI Group offers investment products with significant upside potential to create unique growth and diverse solutions. And because each CBI Group investment project is backed by tangible real estate – investors can literally watch their investments develop and grow as they progress



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