



Davey Lake Summary

Land

Development Area - 317 acres

Lake Area (approx) - 265 acres

Total Shoreline (approx) - 4.5 km

Development Shoreline (approx) - 3 km

Current Use - Farm land

Proposed Use - Residential / Recreational

Cities within Proximity

Calgary - 110 km

Red Deer - 50 km

Innisfail - 20 km

Olds - 30 km

Bowden - 16 km

Recreation

Golfing - 14 courses within a 30 minute drive.

Equestrian Facility - Horse boarding and outdoor riding arena being constructed nearby.

Boating - Lake size accommodates boating.

Walking/Hiking - Trails on the lake shoreline and through the creeks and streams in the area. Paths will be connected to county walking paths.

Amenities Nearby

Post Secondary Facilities - Olds College, Red Deer College

Shopping - Olds, Innisfail, Red Deer (Walmart, Canadian Tire & Soybes currently being developed in Olds)

Movie Theatres - Innisfail, Olds, Red Deer

Investment Highlights

- Investors participate in 70% of the profit through a limited partnership.
- Investors are paid their principal *first*, before management is paid any profit.
- Investors maintain ownership of the land through the Limited Partnership.
- RRSP eligible with tax efficient structure.

This summary does not constitute an offering of securities, and cannot be relied upon for making an investment decision. The investment is qualified in its entirety by the Offering Memorandum (OM). Please read the OM thoroughly before making any investment decision and investing. This summary may vary from that presented in the OM and the summary in the OM should be considered the official summary.



Senior Management & Directors

Christopher Baradoy, President: Local entrepreneur and businessman in Calgary. Currently the Chief Operating Officer of Evolution Equity, a Calgary based financial firm. He has experience across both financial and real estate markets and has been a key contributor to several entrepreneurial startups, including a successful foreign exchange company based in Calgary and Vancouver. Mr. Baradoy holds a degree in International Business and Entrepreneurship.

Debbie Leontowicz, Treasurer and Secretary: Started her involvement in the construction and building industry in 1979, upon becoming an equal partner in a custom home building company, Excalibur Ltd., based out of Regina, SK. Mrs. Leontowicz, worked closely with developers and planners on Regina's first lakeside residential project as a chosen and designated builder. She is presently an equal partner in a Saskatchewan based company, Bilt-Rite Homes Ltd. which built, owns and manages a portfolio of both multi family apartments and commercial warehouses.

Gary Leontowicz, Director: Brings invaluable assets to Davey Lake Developments through his extensive experience and track record developed over the last 26 years. As a director, major shareholder and branch manager of a large Saskatchewan based construction and project management company, Wolfe Management Ltd., he has successfully completed up to \$600 million in project values which include water treatment facilities, schools, a hospital, bridges, high-rise complexes, commercial centres, churches, and multi-family developments. Mr. Leontowicz has been involved in all aspects of project design and developments that span across commercial, industrial, institutional, and residential. As a result of his knowledge and innovative problem solving skills he has been able to successfully work with all levels of federal, provincial, and municipal governments. Additionally, Mr. Leontowicz's negotiation and diplomacy skills have been instrumental in harmonizing projects involving charities, foundations, and other organizations. Mr. Leontowicz also owns and manages a premier custom homebuilding company, Vantage Homes Ltd. Over the past 20 years Mr. Leontowicz has established a reputation for building some of the most prestigious homes for some of the most prominent business people.

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