

THIS TERM SHEET IS NOT, AND UNDER NO CIRCUMSTANCES IS TO BE CONSIDERED AS A PUBLIC OFFERING OF SECURITIES. THIS DOCUMENTS IS FOR INFORMATIONAL PURPOSES ONLY FOR PERSONS WHO MAY QUALIFY AS PURCHASERS UNDER CERTAIN EXEMPTIONS FROM PROSPECTUS REQUIREMENTS CONTAINED IN SECURITIES LEGISLATION IN JURISDICTIONS WHERE THE SECURITIES REFERRED TO IN SUMMARY FORM HEREUNDER MAY BE OFFERED. NO SECURITIES COMMISSION OR SIMILAR REGULATORY AUTHORITY HAS PASSED ON THE MERITS OF THE SECURITIES REFERRED TO HEREUNDER AND ANY REPRESENTATION TO THE CONTRARY IS AN OFFENCE.

EXHIBIT 6

TERM SHEET

NEW ISSUE (PRIVATE EQUITY FINANCING)

July 1, 2007

CAMBRIAN (FOOTHILLS) I LIMITED PARTNERSHIP

**\$16,800,000
(Maximum Offering)**

**\$1,000
Per Unit**

**\$50,000
(Minimum Subscription)**

DESCRIPTION OF THE PARTNERSHIP

Cambrian Foothills Limited Partnership has been organized to enable investors to realize superior rates of return through distributions and capital appreciation by participation in the acquisition, management and development of a certain commercial and industrial real estate opportunity selected by the General Partner for investment by the Partnership, and consisting of the portion of land described in Schedule I to Exhibit 6 to the Subscription Agreement (the "Subdivision Plan") as Lot 2, located at the northeast corner of the Subdivision Plan consisting of .731 hectares (1.81 acres) more or less (the "Property"), said Property located within the following legal description:

**PLAN 7610566
MAINTENANCE SITE RIGHT OF WAY B
CONTAINING FIVE AND FIFTY EIGHT HUNDREDTHS (5.58) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

SUMMARY OF THE OFFERING

ISSUERS	Cambrian (Foothills) I Limited Partnership (the "Partnership") as to Partnership Units
ISSUE	Limited Partnership Units
ISSUE SIZE	Up to Maximum \$16,800,000 (16,800 Limited Partnership Units)
OFFERING PRICE	\$1,000 per Limited Partnership Unit
MINIMUM SUBSCRIPTION	\$50,000 for persons who qualify under the Accredited Investor Exemptions to Prospectus Requirements contained in applicable securities legislation.
USE OF PROCEEDS	The Partnership intends to acquire the Property.
JURISDICTIONS	All provinces of Canada, and such other jurisdictions where the Units may be lawfully sold and as the Partnership may jointly agree (the "Offering Jurisdictions").
U.S. NOTICE	The Units have not been nor will they be registered under the United States Securities Act of 1933 (the "1933 Act") and may not be offered or sold in the United States or to U.S. persons (as defined in Regulation S under the 1933 Act) unless the securities have been registered under the 1933 Act, or are otherwise exempt from such registration.
FUND MISSION STATEMENT	To acquire, develop and manage a high quality commercial and medical office real estate opportunity. To aggressively and competently develop and manage the Partnership assets to provide cash returns and capital

appreciation while preserving capital.

GENERAL PARTNER

Cambrian (Foothills) I Properties Corp.

AUDITORS

Vertefeuille Kassam, Chartered Accountants

LEGAL

Szabo & Company, Barristers and Solicitors

ACCOUNTANTS

Luna Taniguchi Nicoll Schmidt, Chartered Accountants

GENERAL PARTNER

The Partnership will be managed by the General Partner, being Cambrian (Foothills) I Properties Corp. The General Partner's management team and advisors collectively have extensive real estate experience, with a strong and well established history in Canadian commercial real estate development and management, as well as widespread experience in the strategic planning, management and private placement financing of real estate investment strategies. The day-to-day management of the Partnership's portfolio will be conducted by a management team employed by the General Partner, which may include any or all of the following: contractors, architects, engineers, surveyors, real estate investment analysts, accountants, lawyers, risk managers, statisticians, etc. The General Partner may also enlist the services of outside professionals if deemed to be in the best interest of the Partnership. The management team will be responsible for identifying, analyzing, scheduling and structuring investments, advising on and implementing exit alternatives, etc. Final selection of the Partnership's real estate portfolio will, upon consideration of the recommendations of the management team and advisors, rest with the General Partner.

SALES COMMISSION

The Partnership may pay up to 7.0% commission or finder's fee to the General Partner or third parties based on the partnership units sold.

PREFERENTIAL RETURN

Subject to operating expenses of the Partnership and certain basic fees to the General Partner (as outlined in the Partnership Agreement and summarized in paragraph 2.2.(f) of the Subscription Agreement), the Limited Partners shall receive the return of their initial capital investment prior to any capital sharing to the General Partner.

INCOME ALLOCATIONS

Net income, consisting of lease, rental and other revenues, after Partnership expenses and General Partner basic fees will be distributed to investors on the basis of 45% of the net income of the Partnership allocated pro rata among the Limited Partners and 55% of the net income of the Partnership allocated to the General Partner.

CAPITAL DISTRIBUTIONS

Upon the sale of any real estate acquired by the Partnership, to the extent that the cumulative proceeds of the sale of properties exceeds 100% of the Limited Partners' total capital (less the amounts of any previous return of capital, or distributions to the investors), then the amount by which the cumulative proceeds exceeds 100% of the total capital shall be allocated 45% to the Investors and 55% to the General Partner.

LIFE OF THE PARTNERSHIP

The Partnership will have a life of approximately five (5) years from its initial capital contribution date and will be wound up shortly after all the Partnership's investments have been liquidated. The life of the Partnership may be extended at the discretion of the Partners in order to enjoy the benefits of the ongoing cash flow and the capital appreciation of the Limited Partnership Units.

REPORTING

Investors will receive annual Audited Statements and tax receipts and will be notified of important developments concerning the Partnership and its investment program on an ongoing basis.

VOTING RIGHTS

Investors will have one vote per Partnership unit as further detailed in the

Limited Partnership Agreement.

CLOSING

Accepted applications to subscribe for units of limited partnership interest will be determined by the General Partner, from time to time.

RESALE PROVISIONS

The Partnership is not a reporting issuer under the securities legislation of any of the Provinces of Canada or any other jurisdiction. The Units will be subject to a statutory restricted period for resale until the later of: (i) four months and a day following the Closing Date; and (ii) the date the Partnership becomes a reporting issuer in any jurisdiction in Canada.

MANAGEMENT AND ADVISORY TEAM

Arthur M. Szabo, Q.C.

Mr. Szabo, the President and a Director of the General Partner, has practiced law in Calgary, Alberta since 1985. Mr. Szabo is the founder and has been the principal of the law firm of Szabo & Company since 1990, the practice of which is primarily focused on corporate finance, business planning, commercial real estate and commercial transactions. Mr. Szabo has held and currently holds positions as a director or officer in various private and public corporations and not for profit organizations and charities.

Mr. Szabo is President and a Director of the Cambrian Group of Companies, which collectively have been actively involved in the syndication of over \$110,000,000 of commercial and industrial real estate in the Alberta marketplace.

Don Rumpel

Mr. Rumpel, the Vice President and a Director of the General Partner, has been actively involved since 1991 in real estate investment, real estate syndication and real estate development in Canada and the United States. Mr. Rumpel has played an active role in the syndication of over \$100,000,000 of both commercial and residential real estate and is the founder and President of Quinterra Capital Inc., a private investment company.

Mr. Rumpel is Vice President and a Director of the Cambrian Group of Companies, which collectively have been actively involved in the syndication of over \$110,000,000 of commercial and industrial real estate in the Alberta marketplace.

A.D. (Bert) Messier

Mr. Messier, the Secretary and Director of the General Partner and is the founder, sole shareholder and President of BECA International Ltd., a privately held real estate corporation since 1972. BECA specializes in the development and management of commercial, multi-family and recreational real estate projects. In 1989, BECA successfully marketed the prestigious 350 unit Riverside Towers & Club condominium complex in Calgary. Mr. Messier is a founding director of Humpty's Restaurants International Inc., a public corporation from 1990 to the present. In 2000 BECA began development of several successful projects in the resort town of Sylvan Lake, Alberta, which projects include Rainbow Park (1 130 unit townhouse project), Hewlett Park Landing (a 100,000 square foot retail shopping complex) and Chateau Suites (a 60 unit luxury condominium hotel project on the lake). In 2002, Mr. Messier commenced development, construction and leasing of *One Executive Place*, a 140,000 square foot office complex located in northwest Calgary, which was sold in 2005. In July, 2007, BECA commenced construction of Executive Place, a 12 story office complex in downtown Red Deer, Alberta. BECA has also been active on Vancouver Island developing Maple Bay Marina as well as Shore Pine Ridge, a 42 lot subdivision.

RIGHTS OF ACTION FOR DAMAGES AND RESCISSION

Securities legislation in certain of the provinces of Canada provides investors with (or requires that investors be provided contractually with), in addition to any other right they may have at law, rights of rescission or damages, or both, where an information summary and any amendment thereto contains a misrepresentation (as such term may be defined in the applicable statute). However, such rights must be exercised by the subscriber within the prescribed time limits and are subject to the defences contained in applicable securities legislation. Investors should refer to the applicable provisions of such securities legislation for the particulars of these rights or consult with a legal advisor.

The following summary is subject to the express provisions of the relevant securities laws and regulations thereunder and reference is made thereto for the complete text of such provisions. The following is a summary of the rights of rescission or to damages, or both, available to investors under the securities legislation of the specified provinces of Canada or provided by contract. Such rights are expressly conferred upon investors in the subscription agreement to be executed by investors in connection with the offering contemplated hereby. **The rights of action discussed below are in addition to and without derogation from any other rights or remedies available at law to the subscriber.**

Ontario. Rule 45-501 under the *Securities Act* (Ontario) provides that investors resident in Ontario purchasing under this Information Summary will have the rights of action provided in Section 130.1 of the *Securities Act* (Ontario) and that such rights must be described in this Information Summary. Such rights are described below.

If this Information Summary, together with any amendment hereto, contains an untrue statement of a material fact or omits to state a material fact that is required to be stated or that is necessary in order to make any statement herein not false or misleading in light of the circumstances in which it was made (herein called a “**misrepresentation**”), an investor who purchases Units during the period of distribution will be deemed to have relied upon such misrepresentation if it was a misrepresentation on the date of purchase and will have, subject as hereinafter provided, a right of action for damages which must be commenced not more than the earlier of (i) 180 days after the investor first had knowledge of the facts giving rise to the cause of action or (ii) three years after the date the Units were purchased hereunder, or, alternatively, for rescission, which must be commenced not more than 180 days after the date the Units were purchased hereunder, provided that:

- the Partnership will not be held liable under this paragraph if the investor purchased the Units with knowledge of the misrepresentation;
- in an action for damages, the Partnership will not be liable for all or any portion of such damages that it proves do not represent the depreciation in value of the Units as a result of the misrepresentation relied upon; and
- in no case will the amount recoverable under this paragraph exceed the price at which the Units were sold to the investor.

Nova Scotia. The *Securities Act* (Nova Scotia) provides that, subject to certain limitations, where this Information Summary, together with any amendment to this Information Summary, or any advertising or sales literature (as such terms are defined in the *Securities Act* (Nova Scotia)) disseminated in connection with this offering, contains a misrepresentation that was a misrepresentation at the time of purchase, a purchaser who purchases a security covered by this Information Summary, or an amendment to this Information Summary, has a right of action for damages against the Partnership. Alternatively, the purchaser may elect to exercise a right of rescission against the Partnership, in which case the purchaser will have no right of action for damages.

The foregoing rights are subject to, among other limitations, the following:

- no action shall be commenced to enforce any of the foregoing rights more than 120 days after the date on which the payment was made for the Units;
- no person will be liable if it proves that the purchaser purchased the Units with knowledge of the misrepresentation.
- in the case of an action for damages, no person will be liable for all or any portion of the damages that it proves do not represent the depreciation in value of the Units as a result of the misrepresentation relied upon; and
- in no case will the amount recoverable in any action exceed the price at which the Units were offered under this Information Summary or amendment to this Information Summary to the purchaser.

In addition no person or company other than the Partnership is liable if the person or company proves that:

- this Information Summary or the amendment to this Information Summary was sent or delivered to the purchaser without the person’s or company’s knowledge or consent and that, on becoming aware of its delivery, the person or company gave reasonable general notice that it was delivered without the person’s or company’s knowledge or consent;
- after delivery of this Information Summary or the amendment to this Information Summary and before the purchase of the securities by the purchaser, on becoming aware of any misrepresentation in this Information Summary, or amendment to this Information Summary, the person or company withdrew the person’s or company’s consent to this Information Summary, or amendment to this Information Summary, and gave reasonable general notice of the withdrawal and the reason for it; or
- with respect to any part of this Information Summary or amendment to this Information Summary purporting (i) to be made on the authority of an expert, or (ii) to be a copy of, or an extract from, a report, an opinion or a statement of an expert, the person or company had no reasonable grounds to believe and did not believe that (iii)

there had been a misrepresentation, or (iv) the relevant part of this Information Summary or amendment to this Information Summary (A) did not fairly represent the report, opinion or statement of the expert, or (B) was not a fair copy of, or an extract from, the report, opinion or statement of the expert.

Furthermore no person or company other than the Partnership is liable with respect to any part of this Information Summary or amendment to this Information Summary not purporting (a) to be made on the authority of an expert; or (b) to be a copy of, or an extract from, a report, opinion or statement of an expert, unless the person or company (i) failed to conduct a reasonable investigation to provide reasonable grounds for a belief that there had been no misrepresentation; or (ii) believed that there had been a misrepresentation.

If a misrepresentation is contained in a record incorporated by reference in, or deemed incorporated into, this Information Summary or amendment to this Information Summary, the misrepresentation is deemed to be contained in this Information Summary or amendment to this Information Summary.

British Columbia, Alberta, Saskatchewan, Manitoba, Quebec, New Brunswick, Newfoundland and Prince Edward Island. Investors resident in British Columbia, Alberta, Saskatchewan, Manitoba, Quebec, New Brunswick, Newfoundland and Prince Edward Island will be provided with the same rights of rescission or damages as those provided to investors resident in Ontario. Such rights are described above.

FOR FURTHER INFORMATION PLEASE CONTACT:

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