

Walton GGH New Tecumseth Limited Partnership 3 Summary

This summary does not constitute an offering of securities, and cannot be relied upon for making your investment decision. It is qualified in its entirety by the Offering Memorandum. This summary is not complete and may vary from that contained within the Offering Memorandum. Please read the Offering Memorandum thoroughly before investing. There may be fees or expenses involved in the RRSF investment. This investment is not guaranteed, or insured, and its value changes depending on economic factors and market trends.

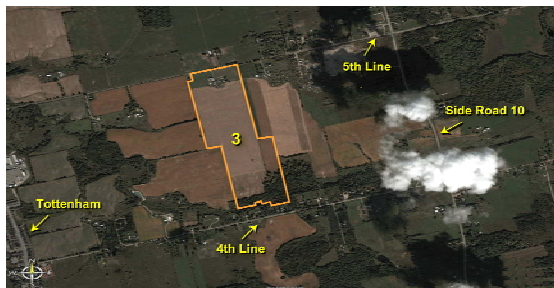
The Walton GGH New Tecumseth Limited Partnership 3 will be an Alberta limited partnership issuing limited partnership units in order to finance the acquisition of three parcels of land totaling 298.59 acres located in the Town of New Tecumseth, Ontario, Canada.



Parcel 1: 108 Acres, 6900 12th Line New Tecumseth



Parcel 2: 98.04 Acres, Part Lot 2, Concession 5, New Tecumseth



Parcel 3: 92.55 Acres, 6303 5th Line New Tecumseth

Key Advantages:

- Project land locations are outlined in the *Places to Grow Act*, Ontario Provincial Legislation identifying priority growth areas in the Greater Golden Horseshoe ("GGH").
- Simcoe County is the fastest growing county in the GGH (www.southsimcoee.ca, Statistics Canada)
- Situated in very close proximity to Hwy 400, connecting to the NAFTA Super-highway (major north-south US International Trade Route)
- Very close proximity to Toronto City center
Simcoe County is ranked fifth most desirable municipality for people moving within Canada (*Canada Mortgage and Housing Corporation*)

Proposed Offering:

Limited partnership units ("the Units")
C\$10 per Unit
Maximum total investment of C\$8,509,820 (8,509,820 Units)
Minimum total investment of C\$6,718,280 (671,828 Units)
Personal minimum investment of C\$5,000 (500 Units)

Limited Partnership Objectives:

The Partnership will be established to issue Units to raise sufficient Net Proceeds to purchase an individual interest in the three land parcels in New Tecumseth, Ontario, Canada. The Partnership will hold the interest in the parcels until it is determined when it is commercially opportune for the Property to be developed a commercial and/or residential development, at which point it may sell its interest in the property, as a whole or in part, to developers or third parties. Once sold, the Partnership will distribute the proceeds of the sale to Unit holders.

Closing Date:

On or about February 15, 2006 no later than April 30, 2006.

Payment Terms:

The subscription price will be payable at the time of your subscription by certified cheque or such other manner as may be accepted by the General Partner in its sole discretion.

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Tax Consequences:	There will be important tax considerations relating to these securities. We do not provide individual tax advice. Prospective purchasers should seek independent professional advices based upon their own particular circumstances.
Risk Factors:	There are risks associated with this investment, please refer to the Risk Factors section in the Offering Memorandum. You should discuss the risks of this investment with your financial advisor.
Walton International Group Inc.:	In business for 26 years, Walton International Group Inc. ("Walton"), one of the Promoters of the Corporation, and a subsidiary of Walton International Holdings Ltd., is one of North America's largest Land Banking companies. Headquartered in Calgary, Alberta, Walton has offices throughout Canada, Asia and the United States. Traditionally reserved for large institutions or corporations, Walton, through the structured securities offerings it promotes, makes Land Banking available to individuals. Walton manages 14 projects in and around the city of Calgary totaling approximately 5,900 acres, and 14 projects within the city of Edmonton totaling approximately 9,200 acres. Walton now manages more than 17,000 acres on behalf of 21,000 investors in North America and Asia. Walton's vision is to become one of the world's largest land products companies with a goal of achieving \$1 billion in annual revenues by 2008. Using the success experienced in Alberta, Walton has now expanded into other markets in North America. Walton has over 1,400 acres in the Simcoe County Area, Ontario, and over 500 acres in the Phoenix – Tucson Arizona Corridor.
Ontario:	The Province of Ontario is situated in the heart of Canada, and is home to over one-third of the total Canadian Population, including over 51% of all new residents to the country. Close proximity to the U.S. offers businesses strategic and valuable trade advantages, making Ontario a natural distribution center for Canada, the U.S. and Mexico.
Greater Toronto Area:	The Greater Toronto Area (the "GTA") is home to more than five million people and according to the <i>US Census Bureau</i> , is the fifth largest Urban Center in North America. It is the core of Canadian business, and generates more than 20% of the nation's Gross Domestic Product. Considered to be one of the most multi-cultural urban centers in the world, the GTA offers diverse industry; Automotive, Financial Services, Film and Media, Biotechnology, Information Communication Technology and Food and Beverage, notably ranking with the <i>Institute for Competitiveness and Prosperity 2002</i> across North America.
Simcoe County Area:	Older than Canada itself, 155 year old Simcoe County is located approximately 45 minutes by car from downtown Toronto, and is home to over 400,000 residents. Simcoe County is ranked fifth as the most desirable municipality for people to live in when moving within Canada by the Canada Mortgage and Housing Corporation. The average housing cost is approximately C\$200,000 versus C\$398,000 in Toronto City providing desirable housing and lifestyle options for people that commute into Toronto and the surrounding areas. With a growing economy, Simcoe County relies on the major north-south provincial highways, rail lines and six airports for transportation and international access. Simcoe County is part of the Province of Ontario's <i>Places to Grow Act</i> outlining directional growth, infrastructure and transportation links.

Project Parcel Map

