

The Bridges Phase 3

Purchase Application Form

Use only this form if you are interested in purchasing land from The City of Calgary. The information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to The City of Calgary regarding a desire to purchase properties as advertised on www.calgary.ca/realestate prior to negotiation of a formal agreement of purchase and sale. The completion and submission of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Calgary. It is for information purposes only.

The Office of Land Servicing & Housing will review the form and contact the potential purchaser to confirm whether or not The City of Calgary will negotiate a formal agreement of purchase and sale. The City of Calgary reserves the right to negotiate with only those parties that The City of Calgary so determines in its sole discretion. The City of Calgary reserves the right to amend or abandon this listing at any time.

Potential purchasers may submit for more than one Option, however each Option requires a separate Purchase Application Form. The City will give preference to the sale of both Sites to a single purchaser as per Option 3.

Site:

OPTION*	ADDRESS	LEGAL DESCRIPTION	SIZE +/-
<input type="checkbox"/> Option 1	90 9A Street NE	Plan 0815793 Block 11 Lot 1	0.265 ha (0.65 ac)
<input type="checkbox"/> Option 2	70 9A Street NE	Plan 0815793 Block 11 Lot 2	0.270 ha (0.67 ac)
<input type="checkbox"/> Option 3	70 & 90 9A Street NE*	Plan 0815793 Block 11 Lots 1&2	0.535 ha (1.32 ac)

* The Sites must be consolidated by the purchaser on closing.

Purchase Price:

Total Price	\$ _____ .00	
	plus GST**	_____ (Dollars)

**G.S.T. is the responsibility of the purchaser

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Available Credit Facilities:

Using the sample financing reference letter in Attachment B, submit on financial institution(s) letterhead the willingness of the financial institution(s) to provide the minimum credit facilities to the potential purchaser for the proposed development project on the site(s) selected:

OPTION	ADDRESS	MINIMUM CREDIT FACILITIES
Option 1	90 9A Street NE	\$16,000,000
Option 2	70 9A Street NE	\$18,000,000
Option 3	70 & 90 9A Street NE	\$34,000,000

A potential purchaser will be required to provide, with the submission of this Purchaser Application Form, the financing reference letter from its financial institution(s) that satisfies the minimum credit facilities listed above.

Description of Development Project:

A potential purchaser may be required to provide details of its proposed development project during the negotiation of a formal agreement of purchase and sale with The City of Calgary. The purpose of this is to review the proposed development to ensure it is in accordance with the architectural guidelines for The Bridges and if applicable, Affordable Housing Design Considerations, and that it meets The City of Calgary’s overall vision for The Bridges development. If the Office of Land servicing & Housing determines that the proposed development project is not in accordance with the above criteria, The City may cease negotiations with the potential purchaser.

Purchaser:

Purchaser’s Legal Entity	
Purchaser Contact	
Address	
City, Province, Postal Code	
Phone and Fax Number	
E-mail Address	

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List Price:

90 9A Street NE	\$3,400,000
70 9A Street NE	\$3,800,000
70 & 90 9A Street NE	\$7,200,000

Commission:

The City is not responsible for the payment of any commission or real estate brokerage fee on this transaction, and will not pay any such commission or fee.

Submission Deadline:

November 7, 2014 14:00

Submission:

Submit the Purchase Application Form and Financing Reference Letter by email or delivery to:

Ivan Stark
Sr. Sales Negotiator
Office of Land Servicing & Housing
Andrew Davison Building, 6th Floor, 133 – 6th Avenue S.E.
Calgary AB T2G 4Z1
Phone: 403.268.2854
ivan.stark@calgary.ca

DATE: _____

SIGNED: _____

This information is collected under the authority of Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and for the purpose of property sale transactions with The City of Calgary.
It is subject to the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.

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Attachment A

Fundamental Terms and Conditions of Sale*

1. Closing Date:

Forty Five (45) days following waiver of the due diligence Condition Precedent, but in any event not later than September 30, 2015.

2. Conditions Precedent:

Ninety (90) days following City Council approval to conduct due diligence to review environmental site assessments, geotechnical reports, title(s) to the site(s) and permitted encumbrances, and to satisfy that the site(s) is/are suitable for the proposed development.

3. Terms and Condition of Sale:

- a) For Option 1 and Option 3 the purchaser will enter an agreement to sell twenty six (26) affordable housing units (including corresponding parking stalls) to The City that will be operated by the Calgary Housing Company. The 26 units will be provided on 90 9A Street NE, or on consolidated sites 70 & 90 9A Street NE, (but not on 70 9A Street NE independently). The purchase price to be paid by The City for the twenty six (26) affordable housing units will be Seven Million One Hundred Fifty Thousand Dollars (\$7,150,000.00), payment will be upon receipt of occupancy permit for the units;
- b) Of the 26 affordable housing units, a minimum of ten (10) units will be two bedrooms, a minimum of three (3) units will be three bedrooms, and none can be bachelor units. The units must be interspersed within the building with a limited number of adjacent units. The development will provide the minimum parking stalls, to be owned by The City of Calgary, for the twenty six units as required by land use bylaw DC37D2012 and be subject to Affordable Housing Design Considerations for The Bridges Phase 3;
- c) The proposed development will be required to comply with i) The Bridges Architectural Design and Control Guidelines, and where applicable ii) Affordable Housing Design Considerations for The Bridges Phase 3, which are, or will be registered, on title to all sites;
- d) Prior to making a development permit application, approval for the proposed development must be obtained from an architectural review committee established by The City;
- e) The purchaser will provide a performance deposit of \$100,000 per each site, or \$150,000 for the consolidated sites, to act as partial security for commitments and obligations relating to (but not limited to) the architectural guidelines, construction procedures, site servicing and any liability, losses or damage the Vendor may suffer as a result of any default or breach of the agreement of purchase and sale by the purchaser;
- f) The development project will be designed to qualify for LEED® Canada for New Construction & Major Renovation (NC) certification rating of Silver, or higher, to be verified by the architectural review committee. The development project will not be required to obtain LEED certification upon completion of construction;
- g) The purchaser will provide a performance deposit of \$150,000 per each site, or \$200,000 for the consolidated sites, to act as partial security for achieving the qualifications for LEED® Canada for New Construction & Major Renovation (NC) certification rating of Silver, or higher, to be verified by the architectural review committee upon completion of construction;

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Attachment A

Fundamental Terms and Conditions of Sale*

- h) The proposed development is required to satisfy a building commitment for the completion and enclosure of the subsurface development within thirty six (36) months of the closing date;
- i) The purchaser will not enter into an unapproved disposition of the site(s) prior to satisfaction of the building commitment;
- j) The purchaser and The City of Calgary shall enter into an agreement whereby the purchaser shall grant to The City of Calgary the right and option to repurchase the site (the "Option to Repurchase"), upon the occurrence of certain identified triggering events. In the event of the exercise of the Option to Repurchase by The City of Calgary, the purchase price payable by The City of Calgary to the purchaser will be equal to the purchase price paid by the purchaser on the closing date; and
- k) A 5% deposit is required when the purchaser executes The City's proposal letter. The deposit will be non-refundable upon waiver of the Condition(s) Precedent.

4. Permitted Encumbrances:

Instrument No	Description	Date
_____	Restrictive Covenant Re: Bridges Architectural Guidelines	___/___/2014
_____	Restrictive Covenant Re: Affordable Housing Design Considerations	___/___/2014
_____	Caveat Re: Option to Repurchase	___/___/2015

** The Fundamental Terms and Conditions are subject to change through the approval process and are not limited to the above clauses.*

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Attachment B

Sample Financing Reference Letter

(Submit on Financial Institution's Letterhead)

Ivan Stark

Sr. Sales Negotiator
Office of Land Servicing & Housing
The City of Calgary
PO Box 2100, Station M #195
Calgary, Alberta T2P 2M5

**RE: Minimum Credit facilities for Proposed Development Project
The Bridges Phase 3
Municipal Address _____ 9A Street NE, Calgary AB Plan 0815793 Block 11 Lot(s) _____
(the "Site")**

We will be providing minimum credit facilities in the amount of _____ (refer to page 2 Minimum Credit Facilities) _____ Dollars (\$ _____) to _____ (purchaser) _____ for its development project on the Site, including the acquisition of the Site, and conditional on our lending criteria being met.

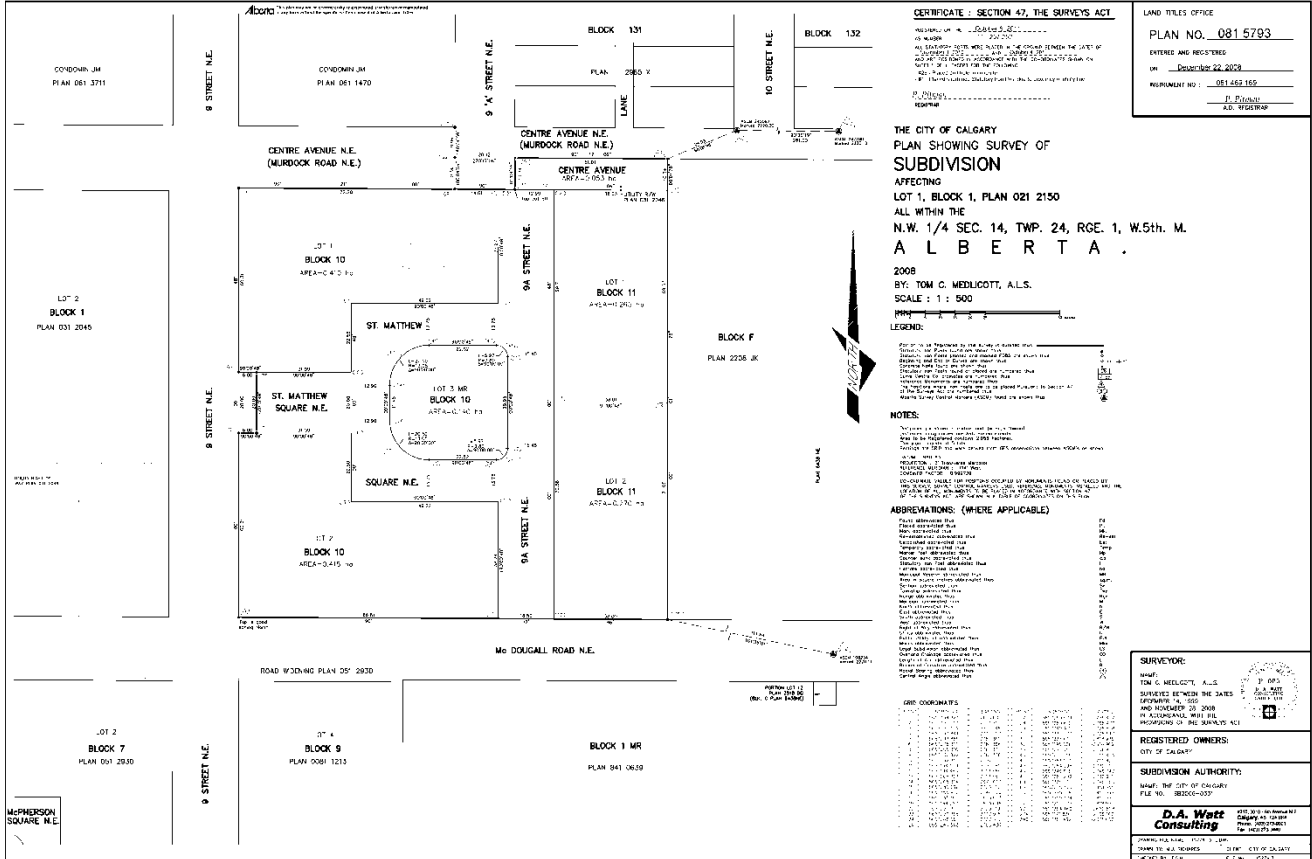
These credit facilities are in addition to any other credit facilities committed to the acquisition, development and/or construction of any other lands by _____ (purchaser) _____.

Sincerely,

(Financial Institution)

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Attachment C Survey Plan



CERTIFICATE : SECTION 47, THE SURVEYS ACT

REGISTERED PLAN NO. 0815793
 IN REGISTRATION OFFICE
 THE CITY OF CALGARY
 REGISTERED PLAN NO. 0815793
 IN REGISTRATION OFFICE
 THE CITY OF CALGARY
 REGISTERED PLAN NO. 0815793
 IN REGISTRATION OFFICE
 THE CITY OF CALGARY

LAND TITLES OFFICE

PLAN NO. 0815793
 EXTENDED AND REGISTERED
 ON December 22, 2008
 REGISTRATION NO. 081463169
 D. Watt
 A.C. REGISTERED

THE CITY OF CALGARY
 PLAN SHOWING SURVEY OF
 SUBDIVISION
 AFFECTING
 LOT 1, BLOCK 1, PLAN 021 2150
 ALL WITHIN THE
 N.W. 1/4 SEC. 14, TWP. 24, RGE. 1, W5th. M.
ALBERTA.

2008
 BY: TOM C. MEDLICOTT, A.L.S.
 SCALE : 1 : 500
 M.M. 1 2 3 4 5 6 7 8 9 10

LEGEND:
 For a full list of symbols used in this plan, refer to the
 "LEGEND" section of the "SURVEY OF SUBDIVISION" plan
 showing the survey of the land affected by this plan.
 The symbols used in this plan are as shown in the
 "LEGEND" section of the "SURVEY OF SUBDIVISION" plan
 showing the survey of the land affected by this plan.

NOTES:
 1. The boundaries shown on this plan are based on the
 survey of the land affected by this plan, and are not
 to be construed as representing the boundaries of any
 other land.
 2. The boundaries shown on this plan are not to be construed
 as representing the boundaries of any other land.
 3. The boundaries shown on this plan are not to be construed
 as representing the boundaries of any other land.

ABBREVIATIONS: (WHERE APPLICABLE)
 P.L. = Public Land
 C.L. = Crown Land
 R.L. = Registered Land
 U.L. = Unregistered Land
 S.L. = Surveyed Land
 T.L. = Township Land
 R.G. = Range and Grid
 T.P. = Township and Plan
 S.P. = Section and Plan
 L.P. = Lot and Plan
 B.L. = Block and Plan
 C.A. = Centre Avenue
 M.R. = McDougall Road
 S.N.E. = St. Matthew Square North East
 S.E. = Square East
 S.W. = Square West
 N.E. = North East
 S.E. = South East
 S.W. = South West
 N.W. = North West

GRID COORDINATES

Block	Lot	Northing	Westing
1	1	5000.00	1000.00
1	2	5000.00	1500.00
1	3	5000.00	2000.00
1	4	5000.00	2500.00
1	5	5000.00	3000.00
1	6	5000.00	3500.00
1	7	5000.00	4000.00
1	8	5000.00	4500.00
1	9	5000.00	5000.00
1	10	5000.00	5500.00
1	11	5000.00	6000.00
1	12	5000.00	6500.00
1	13	5000.00	7000.00
1	14	5000.00	7500.00
1	15	5000.00	8000.00
1	16	5000.00	8500.00
1	17	5000.00	9000.00
1	18	5000.00	9500.00
1	19	5000.00	10000.00
1	20	5000.00	10500.00
1	21	5000.00	11000.00
1	22	5000.00	11500.00
1	23	5000.00	12000.00
1	24	5000.00	12500.00
1	25	5000.00	13000.00
1	26	5000.00	13500.00
1	27	5000.00	14000.00
1	28	5000.00	14500.00
1	29	5000.00	15000.00
1	30	5000.00	15500.00
1	31	5000.00	16000.00
1	32	5000.00	16500.00
1	33	5000.00	17000.00
1	34	5000.00	17500.00
1	35	5000.00	18000.00
1	36	5000.00	18500.00
1	37	5000.00	19000.00
1	38	5000.00	19500.00
1	39	5000.00	20000.00
1	40	5000.00	20500.00
1	41	5000.00	21000.00
1	42	5000.00	21500.00
1	43	5000.00	22000.00
1	44	5000.00	22500.00
1	45	5000.00	23000.00
1	46	5000.00	23500.00
1	47	5000.00	24000.00
1	48	5000.00	24500.00
1	49	5000.00	25000.00
1	50	5000.00	25500.00
1	51	5000.00	26000.00
1	52	5000.00	26500.00
1	53	5000.00	27000.00
1	54	5000.00	27500.00
1	55	5000.00	28000.00
1	56	5000.00	28500.00
1	57	5000.00	29000.00
1	58	5000.00	29500.00
1	59	5000.00	30000.00
1	60	5000.00	30500.00
1	61	5000.00	31000.00
1	62	5000.00	31500.00
1	63	5000.00	32000.00
1	64	5000.00	32500.00
1	65	5000.00	33000.00
1	66	5000.00	33500.00
1	67	5000.00	34000.00
1	68	5000.00	34500.00
1	69	5000.00	35000.00
1	70	5000.00	35500.00
1	71	5000.00	36000.00
1	72	5000.00	36500.00
1	73	5000.00	37000.00
1	74	5000.00	37500.00
1	75	5000.00	38000.00
1	76	5000.00	38500.00
1	77	5000.00	39000.00
1	78	5000.00	39500.00
1	79	5000.00	40000.00
1	80	5000.00	40500.00
1	81	5000.00	41000.00
1	82	5000.00	41500.00
1	83	5000.00	42000.00
1	84	5000.00	42500.00
1	85	5000.00	43000.00
1	86	5000.00	43500.00
1	87	5000.00	44000.00
1	88	5000.00	44500.00
1	89	5000.00	45000.00
1	90	5000.00	45500.00
1	91	5000.00	46000.00
1	92	5000.00	46500.00
1	93	5000.00	47000.00
1	94	5000.00	47500.00
1	95	5000.00	48000.00
1	96	5000.00	48500.00
1	97	5000.00	49000.00
1	98	5000.00	49500.00
1	99	5000.00	50000.00
1	100	5000.00	50500.00

SURVEYOR:
 TOM C. MEDLICOTT, A.L.S.
 SURVEYED BETWEEN THE DATES
 SEPTEMBER 14, 2008
 AND NOVEMBER 20, 2008
 IN ACCORDANCE WITH THE
 PROVISIONS OF THE SURVEYS ACT

REGISTERED OWNERS:
 CITY OF CALGARY

SUBDIVISION AUTHORITY:
 COUNCIL OF THE CITY OF CALGARY
 FILE NO. 88200-037

D.A. Watt Consulting
 1000 10th Avenue SW, Suite 100
 Calgary, Alberta T2P 1K1
 Phone: 403.243.8881
 Fax: 403.243.8882
 Website: www.dawatt.com