

## Dufferin South Industrial Lands

### Purchaser Application Form To Purchase Property from The City of Calgary

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](http://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 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 reserves the right to amend or abandon this listing without accepting any Purchaser Application Form.

#### **Purchaser:**

<b>Purchaser's Corporation</b> <i>(that is to appear on title)*</i>	
<b>Purchaser Contact</b>	
<b>Address</b>	
<b>City, Province, Postal Code</b>	
<b>Phone Number</b>	
<b>Fax Number</b>	
<b>E-mail Address</b>	
<b>G.S.T. Registration No.</b> <i>(G.S.T. is the responsibility of the Purchaser.)</i>	

***\*The Purchaser Corporation registered on Title to the Property must be either a registered Alberta Corporation or a corporation extra-provincially registered in Alberta. An Assignment to another corporation will only be permitted prior to the date of waiver or satisfaction of Conditions Precedent. AN ASSIGNMENT WILL NOT BE PERMITTED SUBSEQUENT TO WAIVER OR SATISFACTION OF CONDITIONS PRECEDENT.***

#### **Real Estate Brokerage:** *(if represented)\*\**

<b>Brokerage Name</b>	
<b>Associate Name</b>	
<b>Associate Phone Number</b>	
<b>E-mail Address</b>	

***\*\*If represented by a Real Estate Brokerage, all negotiations must take place through the Associate.***

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**Property:**

Municipal Address	Legal Description	Acres +/-
11333 54 Street S.E.	Plan 0112600, Block 2, Lot 1	5.75

**Purchase Price:**

<b>Total Price***</b>	\$		(Dollars)
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**\*\*\*G.S.T. is the responsibility of the Purchaser**

**Proposed Development:**

Attach a brief description of the proposed development including total building size and intended use.

**Submission:**

Submit the Application Form along with the description of the Proposed Development to:

**Ivan Stark, B.Comm**  
 Senior Sales Negotiator  
 Office of Land Servicing & Housing  
 6<sup>th</sup> Floor, 133 – 6<sup>th</sup> Avenue SE  
 Calgary AB T2G 4Z1  
 Phone: 403.268.2854  
[ivan.stark@calgary.ca](mailto: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 protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.

# Dufferin South Industrial Lands

## Attachment A

### Fundamental Terms and Conditions

**1. Closing Date:**

Forty Five (45) days following waiver of the due diligence condition.

**2. Conditions Precedent:**

The Purchaser shall, at its sole cost and expense, conduct its due diligence, including obtaining and reviewing any environmental site assessments, geotechnical reports, the title to the Property and the Permitted Encumbrances, and shall satisfy itself that the Property is suitable for the proposed development, on or before that date which is sixty (60) days following Corporate Approval. This condition must be waived or satisfied in writing and notice must be provided to The City.

**3. Terms and Conditions of Sale:**

- a) A 5% deposit is required when the Purchaser accepts The City's proposal letter. The deposit will be non-refundable upon execution of the Purchase and Sale Agreement;
- b) The sale is subject to a building commitment for the completion of footings and foundations covering 25% of the site within twenty four months of the closing date. The building commitment will be secured by an option to repurchase registered on title.
- c) The Property is subject to the Architectural Control Guidelines for the Dufferin South Industrial Lands, which are registered on title;
- d) The Purchaser is required to prepay service connection and driveway crossing installation fees of \$135,000.00 on closing. This fee is a deposit towards the full charges and will be responsible for any further invoicing; and
- e) The City will pay a commission (if applicable) of 3% on the sale price up to \$1,000,000, and 2% on the balance.

**4. Permitted Encumbrances:**

Instrument No.	Description	Date
011 281 074	Caveat Re: Restrictive Covenant	25/09/2001
141 058 103	Restrictive Covenant	06/03/2014