



## POINT TROTTER INDUSTRIAL PARK Purchaser Application Form

**DOCUMENT CHECKLIST** to accompany your Purchaser Application Form:

***To be considered, a submission must be complete and include the following:***

- Completed Purchaser Application Form.
- Alberta Corporate Search carried out within the last 30 days for the corporation that is to appear on title
- Letter from the purchaser acknowledging licensed broker/associate representation *(if applicable)*
- Detailed description of proposed development. In order to properly assess the purchaser's development we require as much detail as possible at this time, including:
  - Site coverage and proposed use(s)
  - Type of development (ie end user or lease space)
  - Building timelines

In keeping with the 2013-2022 Industrial Land Strategy, Point Trotter Industrial Park provides land ownership opportunities to small businesses and end users.

The industrial park is targeted towards businesses that generate the greatest number of jobs and supports economic diversification. Industries such as retail and wholesale trade, logistics, construction, manufacturing, agri-business are preferred. A copy of the industrial land strategy can be found on [calgary.ca/realestate](http://calgary.ca/realestate).

Please submit your completed Purchaser Application Form to either:  
Angela DeCaria at [Angela.decaria@calgary.ca](mailto:Angela.decaria@calgary.ca)  
Alex Wihak at [Alexander.wihak@calgary.ca](mailto:Alexander.wihak@calgary.ca)  
Tamara Benson at [Tamara.benson@calgary.ca](mailto:Tamara.benson@calgary.ca).

Or by courier or personal delivery addressed to any party above at:

6<sup>th</sup> Flr., Andrew Davison Building  
133 – 6<sup>th</sup> Avenue SE  
Calgary, AB T2G 4Z1  
(403) 268-8979



## POINT TROTTER INDUSTRIAL PARK Purchaser Application Form

Please complete this form if you are interested in purchasing industrial 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 a property. The completion and tendering 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 you to confirm whether or not The City of Calgary will consider your application for negotiation. The City of Calgary reserves the right to negotiate with only those parties it determines, in its sole discretion. The City of Calgary reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form.

### PROPERTY REQUESTED

<b>Legal</b>	Plan Block Lot(s)
<b>Municipal Address(es)</b>	
<b>Purchase Price Offered</b>	\$                      per acre \$                      TOTAL

<b>GST Registration No.</b> <i>GST is the responsibility of the purchaser.</i>	
---	--

### LAWYER INFORMATION

<b>Name and Firm</b>	
<b>Phone Number</b>	
<b>Fax Number</b>	
<b>E-mail Address</b>	
<b>Address</b>	
<b>City</b>	
<b>Province/State</b>	
<b>Postal/Zip Code</b>	

### CONTACT INFORMATION

<b>Purchaser's Name</b> <i>(that is to appear on title)</i>	
<b>Contact Person</b>	
<b>Phone Number</b>	
<b>Fax Number</b>	
<b>E-mail Address</b>	
<b>Address</b>	
<b>City</b>	
<b>Province/State</b>	
<b>Postal/Zip Code</b>	



**POINT TROTTER INDUSTRIAL PARK  
Purchaser Application Form**

**LICENSED BROKER/ASSOCIATE INVOLVEMENT (IF APPLICABLE)\***

*\*If using a licensed broker/associate, all negotiations Must take place through them. Licensed brokers/ associates involved in the transaction that are directors or shareholders of the company purchasing the property will not receive a referral or finder's fee.*

Associate's Name and Brokerage	
Associate's Phone Number	
Associate's Fax Number	
Associate's E-Mail	

<p>Where did you hear about Point Trotter Industrial Park?</p>	<input type="checkbox"/> Associate <input type="checkbox"/> calgary.ca/realestate <input type="checkbox"/> Industry Mailout <input type="checkbox"/> Dispatch Newsletter <input type="checkbox"/> Direct mail <input type="checkbox"/> 3 <sup>rd</sup> Flr. Municipal Bldg. banner <input type="checkbox"/> Online search <input type="checkbox"/> Roadway sign <input type="checkbox"/> Other:
--	---

***The proposed corporation that is to hold title to the property must be either a corporation incorporated in Alberta or a corporation extra-provincially registered in Alberta. The ability to change the corporation that is to hold title can only be made prior to the expiry of the due diligence period. NO CHANGE OF A CORPORATE ENTITY WILL BE ALLOWED THEREAFTER.***

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*.



## POINT TROTTER INDUSTRIAL PARK Purchaser Application Form

**TERMS AND CONDITIONS** *(more detailed terms and conditions will accompany a proposal letter)*

**1. Closing Date/Possession/Adjustment Date:**

- (i.) Sixty (60) days following waiver of the due diligence condition or as agreed to between the vendor and purchaser.

**2. Conditions Precedent:**

- (i.) The purchaser shall have forty five (45) days to conduct its due diligence. This condition must be waived or satisfied in writing.

**3. Special Terms and Conditions:**

- (i.) A building commitment will be imposed for the commencement of construction to be satisfied within twenty four (24) months from the closing date.
- (ii.) The purchaser to grant the vendor an option to repurchase as security for the fulfilment of the building commitment which will be registered on title on the Closing Date.
- (iii.) The purchaser to prepay to the vendor an estimated service connection and driveway crossing fee of \$95,000.00 on the closing date. The purchaser will be responsible for any additional costs based on the actual cost to complete.
- (iv.) The property is sold "as is" and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
- (v.) The vendor to pay a finder's fee only upon closing based on 2% on the first \$1,000,000 and 1% as follows:
- Referral Fee – 25% of the value of a finder's fee
  - Sale prices between \$0 and \$4,000,000 - finder's fee capped at \$40,000
  - Sale prices between \$4,000,001 and \$8,000,000 - flat finder's fee of \$75,000
  - Sale prices between \$8,000,001 and \$11,999,999 - flat finder's fee of \$115,000
  - Sale prices above \$12,000,000 - flat finder's fee of \$130,000.
- (vi.) If more than one adjacent lot is purchased, the lots must be consolidated by plan of survey on the closing date.
- (vii.) The property is subject to architectural design guidelines which will be registered on title, including the requirement to qualify for LEED® certification.
- (viii.) All encumbrances currently appearing on title to the property shall remain on title as permitted encumbrances for the original sale of the lands. Other permitted encumbrances include architectural design guidelines and mutual access easements (if applicable).