

Starfield (61st Avenue SE) 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 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:

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

Brokerage and Associate Name	
Associate Phone Number	
E-mail Address	
Fax Number	

*****If represented by a real estate associate, all negotiations must take place through the Associate.***

***** 5391 – 61 Avenue SE & 5423 – 61 Avenue SE may not be consolidated due to storm water provisions**

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Property:

<i>(Maximum two lots per Application)</i>	Municipal Address	Legal Description	Acres +/-
NOT FOR SALE	5309 – 61 Avenue SE	Plan 9612303 Block 3	2.63
NOT FOR SALE	5353 – 61 Avenue SE	Plan 9612303 Block 4	2.41
SOLD	5391 – 61 Avenue SE	Plan 9612303 Block 5	2.41
SOLD	5423 – 61 Avenue SE	Plan 1311314 Block 6 Lot 1	2.28
SOLD	5451 – 61 Avenue SE	Plan 1311314 Block 6 Lot 2	2.02
SOLD	5475 – 61 Avenue SE	Plan 1311314 Block 6 Lot 3	2.02
SOLD	5495 – 61 Avenue SE	Plan 1311314 Block 6 Lot 4	2.25
<input type="checkbox"/>	5480 – 61 Avenue SE	Plan 1311314 Block 6 Lot 5	9.89

Total Purchase Price:

Total Price	\$		(Dollars)
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(G.S.T. is the responsibility of the Purchaser)

Proposed Development:

Attach a description of the proposed development including intended use and planned building size (for information purposes only)

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Submission:

Submit the form by email, fax or delivery to:

Simon Reddish

Office of Land Servicing & Housing

Simon.Reddish@calgary.ca

600, 133 6th Avenue SE

Calgary AB T2G 4Z1

Phone: 403.268.2055

Fax: 403.537.3099

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*.

5495 – 61 Avenue SE**Attachment A****Property Information****1. Closing Date:**

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

2. Conditions Precedent:

Sixty (60) days following The City's corporate approval to conduct due diligence for environmental site assessments, geotechnical reports, title(s) and permitted encumbrances, and to satisfy itself that the Property is suitable for the Purchaser's proposed development.

3. Terms and Condition of Sale:

- a) A 5% deposit is required when the Purchaser accepts The City's proposal letter. The deposit will be non-refundable upon waiver of the Conditions Precedent;
- b) A building commitment to be satisfied within twenty four (24) months of the Closing Date with a registrable option to repurchase for the Total Purchase Price less finder's fee;
- c) The Property is currently serviced for deep utilities with the stormwater servicing from the east property line. Purchasers will prepay an estimated lot service connection and driveway crossing fee of \$135,000;
- d) Driveway entrances may be pre-determined and the Purchaser is recommended to contact Development and Planning for those locations; and
- e) The City will pay a finder's fee (if applicable) on the Total Purchase Price of 3% up to \$1,000,000, and 2% on the balance.

4. Permitted Encumbrances:

Instrument No	Description	Date
971 057 962	Utility Right of Way Grantee - The City of Calgary	27/02/1997
131 110 463	Caveat Re: Easement	14/05/2013
131 110 464	Caveat Re: Easement	14/05/2013
131 110 465	Restrictive Covenant	14/05/2013