



DOCUMENT CHECKLIST to accompany your Purchaser Application Form:

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

- Completed Purchaser Application Form
- A brief description of your proposed development
- Letter from the Purchaser acknowledging licensed broker/associate representation *(if applicable)*

Please submit your completed Purchaser Application Form by email, courier or personal delivery to:

Courtenay Crites
Sales Agent
Real Estate & Development Services
Courtenay.Crites@calgary.ca

The City of Calgary
Real Estate & Development Services
3rd Floor, Administration Building
323 – 7th Avenue SE
Calgary, AB T2G 0J4
(403) 268-1909



1324 Phair Av NE Purchaser Application Form

Please complete 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 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.

Real Estate and Development Services 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

Legal Plan*	9911881
Legal Block*	164
Legal Lot*	27
Municipal Address(es)*	1324 Phair Av NE
List Price:	\$590,000* + GST (*price subject to Council approval process)
Total Purchase Price Offered*	

CONTACT INFORMATION

Purchaser's Name* <i>that is to appear on title</i>	
Contact Person*	
Phone Number*	
Fax Number	
E-mail Address*	
Address	
City	
Province/State	
Postal/Zip Code	
GST Registration No. * <i>GST is the responsibility of the purchaser</i>	

* indicates a required field



LAWYER INFORMATION

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

LICENSED BROKER / ASSOCIATE (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. Please refer to the FAQs on <http://www.calgary.ca/CS/realstate/Pages/Finders-Fee.aspx> for finder's fee structure and information on when fees are payable.

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

<p>Where did you hear about this listing?*</p> <p><input type="checkbox"/> Associate / realtor</p> <p><input type="checkbox"/> Industry mailout</p> <p><input type="checkbox"/> Direct mail</p> <p><input type="checkbox"/> Online search</p> <p><input type="checkbox"/> Calgary.ca/realstate</p> <p><input type="checkbox"/> Dispatch newsletter</p> <p><input type="checkbox"/> Social Media</p> <p><input type="checkbox"/> Roadway sign</p>	<p><input type="checkbox"/> Other:</p>
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* indicates a required field

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 should be made prior to the expiry of the due diligence period. After the due diligence period changes to a corporate entity would be permitted at the City's sole discretion.

 Signature

 Date



FUNDAMENTAL TERMS AND CONDITIONS:

More detailed terms and conditions will be included the formal agreement of purchase and sale. These terms and conditions are subject to change through the approval process.

1. Closing Date/Possession/Adjustment Date:

SIXTY (60) days following corporate approval.

2. Conditions Precedent:

The Purchaser shall, at its sole cost and expense, conduct its due diligence and shall satisfy itself that the Property is suitable for the proposed development no less than FIFTEEN (15) days following corporate approval. The Conditions Precedent must be waived or satisfied in writing.

3. Special Terms and Conditions:

- (i) A TEN (10%) percent deposit is required within 5 business days of the City's acceptance of the Purchaser Application Form. The deposit will be non-refundable upon execution of the Agreement of Purchase and Sale.
- (ii) The Property is sold on an "as is" basis and the Purchaser is purchasing the Property at its own risk and shall assume all responsibility and liability, including, without limitation, any environmental matters existing as of the Closing Date. The Vendor provides no representation or warranty in regards to the presence or absence of any environmental contamination or hazardous substances.
- (iii) Permitted Encumbrances:

<u>Instrument No.</u>	<u>Description</u>	<u>Date</u>
771 147 064	Zoning Regulations Subject to Calgary International Airport Zoning Regulations	20/10/1977
961 032 925	Caveat RE : Restrictive Covenant	13/02/1996