



Please complete this form if you are interested in purchasing 303-1920 14 AV NE 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. 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. This form is for informational purposes only.

Real Estate & Development Services will review the form and contact you to confirm whether 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, at 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

Municipal Address: 303-1920 14 AV NE *plus titled parking stall*

Residential Unit Legal Description:

CONDOMINIUM PLAN 9913437

UNIT 70

AND 99 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Titled Parking Stall Legal Description:

CONDOMINIUM PLAN 9913437

UNIT 104

AND 1 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

List Price:

\$229,500 *(includes separately titled parking stall)*

PURCHASE OFFER

Purchase Price Offered*	\$
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APPLICATION CHECKLIST and SUBMISSION

The following information is **required** for your submission.

- Completed Purchaser Application Form
- Letter acknowledging licensed broker/associate representation (if applicable)
- The Purchaser has reviewed the Purchaser Application Form, including the Fundamental Terms and Conditions, and acknowledges that the Property is being sold by The City of Calgary as a tax forfeiture pursuant to the Municipal Government Act.

Please submit your Purchaser Application Form by email to:

Marc Anderson
Sales Agent
Real Estate & Development Services
marc.anderson@calgary.ca

CONTACT INFORMATION:

PURCHASER NAME(S):* _____
GST NUMBER: _____
PHONE NUMBER: * _____
EMAIL ADDRESS: * _____
STREET ADDRESS: * _____
CITY: * _____
PROVINCE: * _____
POSTAL CODE: * _____

Note: If the proposed Purchaser is a corporation, the corporation must be either incorporated in Alberta or extra-provincially registered in Alberta.

Any request 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.

LEGAL REPRESENTATIVE:

NAME: * _____
FIRM: * _____
PHONE NUMBER: * _____
EMAIL ADDRESS: * _____
STREET ADDRESS: * _____
CITY: * _____
PROVINCE: * _____
POSTAL CODE: * _____

LICENSED BROKER/ASSOCIATE:

NAME: _____
BROKERAGE: _____
PHONE NUMBER: _____
EMAIL ADDRESS: _____
STREET ADDRESS: _____
CITY: _____
PROVINCE: _____
POSTAL CODE: _____

Please note: Commissions are not payable on this transaction as this is a tax forfeiture property. If using a licensed broker/associate, all negotiations must take place through the broker/associate.

** Indicates a required field*

FUNDAMENTAL TERMS AND CONDITIONS:

The following is included to provide an outline of the proposed transaction. Detailed terms and conditions will be included the formal Agreement of Purchase and Sale.

All terms and conditions shown below are subject to change through The City of Calgary's corporate approval process.

1. Closing Date/Possession/Adjustment Date: On a date mutually agreeable to the parties, occurring between SIXTY (60) and NINETY (90) days following the satisfaction or waiver of the Purchaser's Due Diligence Condition Precedent.

2. Conditions Precedent:

- (a) Vendor's Condition Precedent
 - (i) The sale is subject to the Vendor, at its sole cost and expense, discharging any writs, caveats, certificates of Lis Pendens, or other non-permitted encumbrances from the title certificates of the residential unit and separately titled parking stall. This condition precedent must be waived in writing or satisfied in writing no later than TEN (10) days prior to Closing.

- (b) Purchaser's Condition Precedent
 - (i) The Purchaser shall, at its sole cost and expense, conduct its due diligence including but not limited to obtaining and reviewing the title to the Lands and Permitted Encumbrances, reviewing condominium corporation documents, conducting any non-invasive survey work or inspections, and shall satisfy itself that the Lands are acceptable. This condition precedent must be waived in writing or satisfied in writing no later than TWENTY-ONE (21) days after delivery of the deposit.

3. Special Terms and Conditions:

- (a) A TEN (10%) percent deposit is required within SEVEN (7) business days of the City's acceptance of the Purchaser Application Form.

- (b) The Property is being sold on an "as-is" basis and the City makes no representations and gives no warranty whatsoever, express or implied, with respect to the Property, including but not limited to any representation or warranty as to:
 - i. the quality, nature, adequacy, and physical condition of soils, geology and groundwater and the absence or presence of environmental contamination;

 - ii. the existence, quality, nature, adequacy, and physical condition of utilities servicing the Property;

 - iii. the development potential, income potential, value or saleability of the Property;

**Purchaser Application Form
303-1920 14 AV NE**

- iv. the fitness, habitability, suitability or adequacy of the Property for any intended use;
 - v. the land use, zoning or other legal status of the Property or any other public or private restrictions on the use of the Property;
 - vi. the compliance of the Property with all applicable codes, laws, rules, regulations, statutes, bylaws, ordinances, covenants, judgments, orders, directives, decisions, guidelines, conditions, and restrictions of any court, tribunal, governmental or quasi-governmental entity.
 - vii. the condition of the condominium building including common areas;
 - viii. the Corporation's finances and account balances, insurance policies in effect, Reserve Fund, Reserve Fund Study, special assessments and condominium fees payable or outstanding, contribution schedules, registered Condominium Bylaws, or any other Condominium documents or documents relating to the Property, and the sufficiency of any of the foregoing; and
 - ix. any pending or active legal action against the Condominium Corporation or with respect to the Property.
- (c) The Vendor will not provide any condominium documents for the Purchaser to review. It is the Purchaser's responsibility to obtain and review any documents with respect to the Property or the condominium corporation, at its sole cost and expense.
- (d) The Vendor will not supply an Estoppel Certificate upon closing. The Purchaser will be responsible for obtaining an Estoppel Certificate at its sole cost and expense.
- (e) Permitted Encumbrances:

<u>Instrument No.</u>	<u>Description</u>	<u>Date</u>
771 147 064	Calgary International Airport Zoning Regulations	20/10/1977
971 279 851	Utility Right of Way	19/09/1997