



Please complete this form if you are interested in purchasing 430 Coral Keys PL 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**

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**Municipal Address:** 430 Coral Keys PL NE  
**Legal Description:** PLAN 9610446  
BLOCK 5  
LOT 180  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
**List Price:** \$550,000

**PURCHASE OFFER**

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|                                |    |
|--------------------------------|----|
| <b>Purchase Price Offered*</b> | \$ |
|--------------------------------|----|

**APPLICATION CHECKLIST and SUBMISSION**

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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 completed Purchaser Application Form by email to:**

Marc Anderson  
Sales Agent  
Real Estate & Development Services  
[marc.anderson@calgary.ca](mailto:marc.anderson@calgary.ca)

**CONTACT INFORMATION:**

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**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:**

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

**LICENSED BROKER/ASSOCIATE:**

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**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 Property's title. 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, 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  
430 Coral Keys PL 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.
- (c) The Vendor will not provide a Real Property Report or title insurance policy for Closing. It is the Purchaser's responsibility to obtain a Real Property Report and/or title insurance policy if required, at the Purchaser's sole cost and expense.
- (d) Permitted Encumbrances:

| <u>Instrument No.</u> | <u>Description</u>                                 | <u>Date</u> |
|-----------------------|--|-------------|
| 961 046 453           | Utility Right of Way                               | 04/03/1996  |
| 961 046 454           | Agreement Re: RCov and Easement                    | 04/03/1996  |
| 961 046 455           | Restrictive Covenant                               | 04/03/1996  |
| 961 046 456           | Restrictive Covenant                               | 04/03/1996  |
| 961 046 457           | Restrictive Covenant                               | 04/03/1996  |
| 971 355 468           | Coral Springs Residents Association<br>Encumbrance | 28/11/1997  |