



DOCUMENT CHECKLIST to accompany your Purchaser Application Form:

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

- Completed Purchaser Application Form
- In order to properly assess the purchaser's qualifications and plans for The Calgary Film Centre we require as much detail as possible at this time. The information provided will be evaluated on the following in priority as follows:
 - Completed Minimum Criteria
 - Evaluation Criteria- in the form of a memo/proposal (see below)
 - Executed equity and/or debt commitment letters to be attached
 - Financing term sheet, providing details of financing structure, to be attached
- Letter from the purchaser acknowledging licensed broker/associate representation *(if applicable)*

The sale of The Calgary Film Centre is being targeted towards industries such as film, production, and media. Any application must demonstrate a commitment to equity, diversity and inclusion in how they hire, conduct business operations and engage with the community that is consistent with standards of the City of Calgary. Each submission will be judged on its own merits with consideration as it relates to the Minimum Criteria, and Evaluation Criteria, but not limited to, the financial and economic return to the City and closing conditions. The City is evaluating each submission based these Criteria and The City has the sole discretion to choose the successful candidate. The highest offer may not be recommended for acceptance or accepted. The City reserves the right to revise, alter, amend, apply the evaluation criteria and conclude on the results of any evaluation at its sole discretion. The City reserves the right to abandon this offering without accepting any of the submissions.

Please submit your completed Purchaser Application Form by email to:

Courtenay Crites at Courtenay.crites@calgary.ca or, Andrew Tran-Vu at Andrew.tran-vu@calgary.ca

Real Estate & Development Services

3rd Floor, Administration Building
373 7th Avenue SE
Calgary, AB T2G 0J4
(403) 268-8979



Evaluation Criteria	
Description	Evaluation Considerations
Purchase Price	<ul style="list-style-type: none"> • Scoring will be relative to other applicants.
Proposed Job Creation and Local Investment	<ul style="list-style-type: none"> • Qualified applicants are required to provide a proposal on their intended use for the asset, along with their approach and commitment to drive job creation and local investment in the Calgary film industry. • Points will be awarded to applicants that can drive expansion, innovation, and growth to the Calgary film industry. • Scoring will be relative to other applicants.
Contribution to the Calgary Film Industry	<ul style="list-style-type: none"> • Contributions to the Calgary film industry may include marketing and promoting the industry, capital investments into the industry, direct support in attracting additional film productions, etc. • Scoring will be relative to other applicants.
Relevant Industry Experience	<ul style="list-style-type: none"> • Relevant industry experience must be in the 3 categories described in the minimum criteria. • Factors such as direct participation in similar past projects and relevant industry management experience will be considered. • Scoring will be relative to other applicants.



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*	2111812
Legal Block*	9
Legal Lot(s)*	10
Municipal Address(es)*	5750 76 AV SE
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

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*.



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

1. Closing Date/Possession/Adjustment Date:

- (i.) Ninety (90) days following waiver of the due diligence condition or as agreed to between the Vendor and Purchaser.

2. Conditions Precedent:

- (i.) The Purchaser shall, at its sole cost and expense, conduct its due diligence and shall satisfy itself that the Property is suitable no less than THIRTY (30) days following corporate approval. The Conditions Precedent must be waived or satisfied in writing.

3. Special Terms and Conditions:

- (i.) A FIVE (5%) percent deposit is required within 10 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, obligations 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.) The Purchaser shall indemnify the Vendor against, all obligations and liabilities, including environmental liabilities, arising in connection with the Property following closing of the Transaction contemplated herein, whether such obligations or liabilities relate to events occurring before, on or after closing.
- (iv.) The Purchase Price is exclusive of all taxes and the Purchaser confirms that it shall be solely responsible for paying all applicable taxes including, without limitation, GST and any applicable land transfer taxes.
- (v.) The Purchase Price shall be subject to customary adjustments which are typical in connection with a real estate transaction of this nature, such as adjustments for property taxes, utilities, interest and rents, as applicable.
- (vi.) The Purchaser confirms that it is in possession of, or has arranged for, the funds necessary to complete the Transaction (as evidenced by the executed equity and/or debt commitment letters from one or more reputable financial institutions, copies of which are attached at Schedule "X" hereto). Also attached at Schedule "X" hereto are details of the financing structure which shall apply to the Transaction.
- (vii.) All fees, costs and expenses incurred by The Purchaser in connection with the proposal contemplated by this letter of intent and the Transaction contemplated hereby shall be entirely at the Purchaser's own risk and expense, unless the parties enter into a legal agreement(s) which provide otherwise.
- (viii.) The Purchaser to assume the lease(s) and sublease(s) with the current tenant(s) on the Closing Date.
- (ix.) Permitted Encumbrances:



Instrument No	Description	Date
771 147 064	ZONING REGULATIONS	20/10/1977
961 009 659	UTILITY RIGHT OF WAY	11/01/1996
091 058 426	RESTRICTIVE COVENANT	03/03/2009
091 305 550	CAVEAT	09/10/2009
141 058 141	CAVEAT	15/11/2014
141 310 886	RESTRICTIVE COVENANT	06/03/2014
161 028 086	CAVEAT	27/01/2016



Schedule "X"
Evidence of Purchaser's Financing Commitments
and
Description of Financing Structure