



**DUFFERIN NORTH
DISTRIBUTION AND INTERMODAL SITE
Purchaser Application Form**

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 development we require as much detail as possible at this time, including, if applicable:
 - Detailed description of the proposed development (including approximate number of jobs created if known)
 - Site coverage, building size and proposed use(s)
 - Type of development (i.e. end user or lease space)
 - Building timelines

Please note that this description of the proposed development is an integral piece of the criteria Real Estate & Development Services will use to select a successful applicant. Price is not the primary factor and it is possible that the highest offer may not necessarily be selected.

- Letter from the purchaser acknowledging licensed broker/associate representation *(if applicable)*

In keeping with the 2013-2022 Industrial Land Strategy, Dufferin North Distribution and Intermodal Site supports economic diversification while attracting the right businesses to The City of Calgary.

The industrial park is targeted towards businesses that generate the greatest number of jobs and allow The City of Calgary to execute its triple bottom line approach. Industries such as logistics, construction, manufacturing, agri-business, transportation are preferred. A copy of the industrial land strategy can be found on calgary.ca/realestate.

Please submit your completed Purchaser Application Form to either:
Angela DeCaria at Angela.decaria@calgary.ca

Or by courier or personal delivery addressed to any party above at:

3rd Flr., Administration Building
313 – 7th Avenue SE
Calgary, AB T2G 0J1
(403) 268-8979



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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 & 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*	
Legal Block*	
Legal Lot(s)*	
Municipal Address(es)*	
Total Purchase Price Offered*	
Per Acre 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



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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/realestate/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/realestate</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 have sixty (60) days to conduct its due diligence. This condition must be waived or satisfied in writing.

3. Special Terms and Conditions:

- (i.) The sale is subject to a building commitment for the completion of footings and foundations covering 25% of the site within _____ of the closing date. The building commitment will be secured by an option to repurchase registered on title.
- (ii.) The purchaser to prepay to the vendor an estimated service connection and driveway crossing fee of \$190,000.00 on the closing date. The purchaser will be responsible for any additional costs based on the actual cost to complete.
- (iii.) The property is sold "as is" and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
- (iv.) The vendor to pay a finder's fee only upon closing as follows:
- Sale prices between \$0 and \$1,000,000 – 2.5% of sale price
 - Sale prices between \$1,000,001 and \$5,000,000 – 2% of sale price
 - Sale prices between \$5,000,001 and \$10,000,000 – 1.5% of sale price
 - Sale prices above \$10,000,001 – 1% of sale price up to a maximum of \$250,000
- (v.) If more than one adjacent lot is purchased, the lots must be consolidated by plan of survey on the closing date.
- (vi.) The property is subject to architectural design guidelines which will be registered on title.
- (vii.) All encumbrances currently appearing on title to the property shall remain on title as permitted encumbrances for the original sale of the lands. Other permitted encumbrances include architectural design guidelines and mutual access easements (if applicable).