

Recommendations

The Infrastructure and Planning Committee recommends that Council:

(1) Authorize the proposed purchase subject to the following fundamental terms and conditions:

(a) Property:

FIRSTLY

PLAN 3980AM

BLOCK 40

LOTS 7 TO 13 INCLUSIVE, THE EAST HALF OF LOT 34, ALL OF LOTS
35 AND 36

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 130 28 AV NE

SECONDLY

PLAN 3980AM

BLOCK 40

LOTS 32 AND 33

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 130R 28 AV NE

THIRDLY

PLAN 3980AM

BLOCK 40

THE WEST HALF OF LOT 15 AND THE WHOLE OF LOT 16

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 112 28 AV NE

FOURTHLY

PLAN 3980AM

BLOCK 40

LOTS 27 AND 28

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 112R 28 AV NE

FIFTHLY

PLAN 3980AM

BLOCK 40

LOT 14 AND THE EAST HALF OF LOT 15

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 116 28 AV NE

SIXTHLY

PLAN 3980AM

BLOCK 40

LOT 29 AND THE WEST HALF OF LOT 30

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 116R 28 AV NE

SEVENTHLY

PLAN 3980AM

BLOCK 40

THE EAST HALF OF LOT 30 AND THE WHOLE OF LOT 31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally know as 121 29 AV NE

EIGHTHLY

PLAN 3980AM

BLOCK 40

ALL THAT PORTION OF THE EAST WEST LANEWAY WHICH LIES

WEST OF THE PRODUCTION SOUTHERLY OF THE EAST

BOUNDARY OF LOT 33

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 121R 29 AV NE

NINETHLY

PLAN 3980AM

BLOCK 40

THE MOST WESTERLY 1/2 OF LOT 34

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 129 29 AV NE

TENTHLY

PLAN 3980AM

BLOCK 40

THE MOST WESTERLY 12 1/2 FEET OF THAT PORTION OF THE EAST AND WEST
LANE WHICH LIES BETWEEN THE PRODUCTION NORTHERLY ACROSS SAID LANE
OF THE EASTERN BOUNDARY OF LOT 5 AND THE WESTERN BOUNDARY OF LOT 9
IN THE SAID BLOCK

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 129R 29 AV NE

ELEVENTHLY

PLAN 3980AM

BLOCK 40

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 132 28 AV NE

TWELVETHLY

PLAN 3980AM

BLOCK 40

LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 136 28 AV NE

THIRTEENTHLY

PLAN 3980AM

BLOCK 40

ALL THAT PORTION OF THE EAST AND WEST LANE WHICH LIES BETWEEN THE
PRODUCTION NORTHERLY ACROSS SAID LANE OF THE EASTERN BOUNDARY OF
LOT 5 AND THE WESTERN BOUNDARY OF LOT 9

EXCEPTING THEREOUT:

THE WESTERLY 12.5 FEET OF SAID PORTION OF SAID LANE

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 136R 28 AV NE

FOUTEENTHLY

PLAN 3980AM

BLOCK 40

LOTS 1 TO 4 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 140 28 AV NE

FIFTEENTHLY

PLAN 3980AM

BLOCK 40

LOTS 37 TO 42 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 140R 28 AV NE

SIXTEENTHLY

PLAN 3980AM

BLOCK 40

THAT PORTION OF THE LANE WHICH LIES EASTERLY
OF A LINE DRAWN FROM THE NORTH WEST CORNER OF
LOT 4 TO THE SOUTH WEST CORNER OF

LOT 39 IN SAID BLOCK

EXCEPTING THEREOUT ALL MINES AND MINERALS

Together with any buildings and improvements thereon

Municipally known as 2915 1 ST NE

(b) Parties:

Vendor: Calgary Board of Education

Purchaser: The City of Calgary

(c) Consideration:

\$6,292,093.42 plus applicable G.S.T. payable on the Closing Date.

(d) Closing Date/Possession/Adjustment Date:

2022 June 30

(e) Conditions Precedent:

- (i) The Vendor to obtain approval of the Board of Trustees of the Vendor and the Minister for the transaction no later than fifteen (15) days prior to the Closing Date.

(f) Special Terms and Conditions:

(i) Permitted Encumbrances:

130 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211556	Caveat Right of First Refusal	09/06/2004

130R 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211657	Caveat Right of First Refusal	09/06/2004

112 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211530	Caveat Right of First Refusal	09/06/2004

112R 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211665	Caveat Right of First Refusal	09/06/2004

116 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211534	Caveat Right of First Refusal	09/06/2004

116R 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211663	Caveat Right of First Refusal	09/06/2004

121 29 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211654	Caveat Right of First Refusal	09/06/2004

121R 29 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041201420	Caveat	02/06/2004

129 29 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041201420	Caveat	02/06/2004

129R 29 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041201420	Caveat	02/06/2004

132 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211565	Caveat Right of First Refusal	09/06/2004

136 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211572	Caveat Right of First Refusal	09/06/2004

136R 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041201420	Caveat	02/06/2004

140 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211580	Caveat Right of First Refusal	09/06/2004

140R 28 AV NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041211649	Caveat Right of First Refusal	09/06/2004

2915 1 ST NE:

<u>Instrument No</u>	<u>Description</u>	<u>Date</u>
771147064	Airport Zoning Regulations	20/10/1977
041201420	Caveat	02/06/2004

- (ii) The Vendor shall terminate all leases, licenses, tenancy, management service, security alarm service and/or any other operating agreements affecting the Property on or before the Closing Date.
 - (iii) The Vendor agrees that neither the Vendor, nor its agents or tenant(s) will enter into any leases, licenses, tenancy, management service, security alarm service and/or any other operating agreements affecting the Property following the execution date of the Agreement of Purchase and Sale.
 - (iv) The Vendor and or its tenant(s) shall ensure that all chattels, stored items, equipment, debris and trash are removed from the Property no less than FOURTEEN (14) days prior to the Closing Date.
 - (v) The Vendor shall, if available, provide a copy of the most recent real property report, all plans, specifications and drawings for the Property, all architectural, structural, electrical and mechanical drawings and plans relating to the Property and related materials which are in the Vendor's possession or control on or before the Closing Date.
 - (vi) The Vendor shall, if available, provide any and all existing environmental reports, hazardous materials assessments and building assessments for the Property on or before the Closing Date.
- (2) Receive for information that there is an additional cost of \$192,762.80 for Administration's acquisition fees.