

**Blatchford - Sales Agreement Terms and Conditions**

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| <b>Legal Description</b>             | Plan 2120299 Block 8 Lot 1   |
| <b>Municipal Address</b>             | 7103 - FANE MEWS NW as shown on Attachment 1   |
| <b>Land Area</b>                     | 1.786 Acres (more or less)   |
| <b>Current Zoning</b>                | BLMR - Blatchford Low to Medium Rise Residential   |
| <b>Buyer</b>                         | Metis Capital Housing Corporation  |
| <b>Purchase Price</b>                | \$1.00   |
| <b>Closing Date</b>                  | June 26, 2026  |
| <b>Condition Precedents</b>          | <p>The sale agreement is conditional on the following conditions:</p> <ul style="list-style-type: none"> <li>a. Community Communications Plan Condition;;</li> <li>b. Soils Condition</li> <li>c. Affordable Housing Agreement Condition;</li> <li>d. Development Funding Condition;</li> <li>e. CPTED Assessment Condition;</li> <li>f. Financial Viability Condition;</li> <li>g. Final Design Condition;</li> <li>h. Development Permit Condition;</li> <li>i. Such other conditions precedent as negotiated between the City and the Buyer.</li> </ul> |
| <b>Performance Fee</b>               | \$100,000 as security for commencement of construction on or before the Development Commencement Date and completion of construction in accordance with the definition of Development in the Sale Agreement, and Protection of Municipal Infrastructure on or before the Development Completion Date.  |
| <b>Buy Back Option</b>               | If the Buyer has not commenced construction on or before the Development Commencement Date, the City has the option to buy back the land at the Purchase Price   |
| <b>Development Commencement Date</b> | One (1) year following the Closing Date  |
| <b>Development Completion Date</b>   | Three (3) years following the Closing Date   |

### **Agreements:**

The Sale Agreement resulting from the sale shall be in a form acceptable to the Legal Services Branch, and in content acceptable to the Branch Manager of the Real Estate Branch (the "Branch Manager"). Approval of the sale of the Sale Land shall include the approval of such corrective, conformance and incidental amendments to the Terms and Conditions and the form and content of the Sale Agreement as necessary or desirable to give effect to or implement the sale of the Sale Land, all as may be subsequently approved by the Branch Manager.