

All land sold at this auction is sold subject to the terms of The Municipal Government Act, Chapter M-26 RSA 2000”

The Municipal Government Act provides that the owner may redeem this property at any time prior to the time of the sale by paying all taxes which are in arrears. Section 423(3) states that “There is no right under Section 415 to pay the tax arrears in respect of a parcel after it is declared sold.”

Purchasers are also reminded that they must conform with the provisions of the Development Control By-law in the use of the land purchased and that any development or building on the site is subject to the Building Regulations and other By-laws of The City.

The City therefore makes no representation concerning the possibility of development or that the purchaser will be able to secure Certificate of Compliance and Permits required by By-law before any development can take place.

All properties in the sale have been viewed externally and an estimate of the market value of each parcel has been made. This estimate of market value is used as the reserve price and it represents the minimum bid that will be accepted during the sale. The list of properties will be read once only, with bids being accepted as each parcel is called out. Once bids have been declared closed, no further bidding will take place. There will be no going back to items that have been previously called out.

When sold Tax Sale properties may be subject to the Goods and Service Tax. Purchasers who are registered pursuant to Part 9 of the “Excise Tax Act (Canada)” and regulations thereto will be responsible to remit and to pay the G.S.T. attributable to the Tax Sale directly to Excise Canada and where the purchaser is not registered pursuant to Part 9 of the “Excise Tax Act (Canada)” and regulations thereto The City of Calgary will collect any G.S.T. attributable to the Tax Sale from the purchaser as an adjustment charge upon closing and will remit the tax directly to Excise Canada.

The terms applicable to the sale of all improved properties are one-third (1/3) cash at the date of sale and the balance of the payment within 30 days of the date of the sale.

On all unimproved properties, the terms are one-third (1/3) cash at the date of the sale or a minimum payment of \$500.00, whichever is the greater, the balance due being payable within 60 days of the date of sale, with interest at prime plus 1% per annum being in effect at the Royal Bank of Canada and calculated on the unpaid balance.

All properties are subject to the Tax Sale if the total outstanding property taxes remain outstanding prior to the Tax Sale.

Properties may be deleted from this list as they are paid and indicated a NIL balance.

Tax Sale – 2014 April 17 in the Calgary Power Reception Hall, City Hall, 700 Macleod Trail, S.E. at 10:00 a.m.

For a list of the addresses please visit www.calgary.ca/propertytax. The reserve bids will be available online 2014 April 7.

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The land is being offered for sale on an "as is, where is" basis and The City of Calgary makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by The City of Calgary.

The City of Calgary may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

In accordance with Section 424(1) and (3) of the Municipal Government Act, (1) "The municipality at whose request a tax recovery notification was endorsed on the certificate of title for a parcel of land may become the owner of the parcel after the public auction, if the parcel is not sold at the public auction," (3) "A municipality that becomes the owner of a parcel of land pursuant to subsection (1) acquires the land free of all encumbrances, except (a) encumbrances arising from claims of the Crown in right of Canada, (b) irrigation of drainage debentures, (c) registered easements and instrument, (d) right of entry orders."

Terms: On all improved property, one-third cash is required on the date of sale and the balance within 30 days. On all other property, one-third cash, with a minimum cash payment of \$500, is required on the date of sale and the balance due being payable within 60 days of the date of sale, with interest at prime plus one per cent per annum calculated on the unpaid balance. All sales are subject to current taxes.

GST may apply on properties sold at the public auction.

Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the date of the sale.

For a list of the addresses please visit www.calgary.ca/propertytax.
The reserve bids will be available online 2014 April 7.

Dated at Calgary, Alberta, 2014 February 3

Original signed by:
Paul Wan
Manager, Tax, Receivable & Payable
Finance & Supply