

COMMERCIAL PURCHASE CONTRACT CONDOMINIUM PROPERTY SCHEDULE

This document forms part of commercial purchase contract # _____

Seller _____ Buyer _____
Seller _____ Buyer _____

1. CONDOMINIUM DETAILS

(a) The condominium details are:

Municipal address: _____ (street number and name)
_____ (municipality), Alberta _____ (postal code)

Project name: _____

Legal description of titled units:

Commercial unit – Condominium Plan: _____ Unit: _____ Unit factor: _____

Parking unit(s) – Condominium Plan: _____ Unit(s): _____ Unit factor(s): _____

Storage unit(s) – Condominium Plan: _____ Unit(s): _____ Unit factor(s): _____

Non-titled, assigned or leased areas:

Parking – Stalls assigned: _____ Stalls leased: _____ Stall numbers: _____

Storage – Spaces assigned: _____ Spaces leased: _____ Space numbers: _____

2. TERMS OF CONDOMINIUM DOCUMENT CONDITION

(a) Documents as described in clause 8.2(c) of the Commercial Purchase Contract means documents as are available from the condominium corporation from the list below (the "Documents"):

- 1) a statement setting out the amount of any contributions due and payable in respect of the unit
- 2) the particulars of:
 - (i) any action commenced against the corporation and served on the corporation
 - (ii) any unsatisfied judgment or order for which the corporation is liable
 - (iii) any written demand made on the corporation for an amount in excess of \$5,000 that, if not met, may result in an action being brought against the corporation
- 3) the particulars of, or a copy of, any subsisting management agreement
- 4) the particulars of, or a copy of, any subsisting recreational agreement
- 5) the particulars of any post tensioned cables located anywhere on or within the property that is included in the condominium plan
- 6) a copy of the budget of the corporation
- 7) a copy of the most recent financial statements, if any, of the corporation, including the most recent year-end and month-end statements
- 8) a copy of the bylaws of the corporation
- 9) a copy of the most recent approved and most recent draft minutes of the annual general meeting
- 10) a copy of the minutes and any draft minutes of meetings of the board of directors of the corporation for not less than the past 12 months
- 11) a statement setting out the amount of the capital replacement reserve fund
- 12) a copy of the reserve fund report

- 13) a copy of the reserve fund plan
- 14) a statement setting out the amount of the monthly contribution (commonly referred to as condominium fee) and the basis on which that amount was determined
- 15) a statement setting out any structural deficiencies that the corporation has knowledge of, at the time of the request, in any of the buildings that are included in the condominium plan
- 16) a copy of any lease agreement or exclusive use agreement with respect to the possession of a portion of the common property, including a parking stall or storage space
- 17) a copy of the registered condominium plan
- 18) a copy of the condominium additional plan sheet certificate (CADS)
- 19) a copy of the insurance certificate
- 20) a copy of any proposed special resolution awaiting a vote
- 21) a copy of any special resolution that has been passed but not yet implemented
- 22) a copy of any easement, covenants and restrictions (ECR) agreement
- 23) a copy of any other building or site report such as a building assessment report, building envelope report, geo-technical report, technical audit, performance audit
- 24) other:

- (b) The seller will cooperate by providing to the buyer, at the seller's cost, true copies of the Documents before ____:____.m. on _____, 20____ ("Document Delivery Day").
- (c) If the seller does not provide the Documents before the Document Delivery Day, the buyer may, at the buyer's option, obtain the Documents.
- (d) To exercise the buyer's option, the buyer will give written notice to the seller before the condition day indicated in clause 8.2(c) of the Commercial Purchase Contract of the buyer's intent to obtain the Documents, and the condition day will extend to ____:____.m. on _____, 20____.
- (e) The buyer's costs to obtain the Documents will be invoiced to the seller and may include reasonable costs such as Land Titles Office fees, condominium manager fees, board fees and solicitor/client legal fees and disbursements. The buyer may require the seller to pay the invoiced amount to the buyer within 30 days of invoice date or have the amount adjusted for on the Completion Day.

Dated at ____:____.m. on _____, 20____

| | | |
|-----------------|-------------------|----------------------|
| Buyer Signature | Witness Signature | Witness Name (print) |
| | | |

Dated at ____:____.m. on _____, 20____

| | | |
|------------------|-------------------|----------------------|
| Seller Signature | Witness Signature | Witness Name (print) |
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