

**Eagle Ridge of Fort McMurray – The Vistas Purchase Reservation Request**

Centron Residential Corporation  
175, 4639 Manhattan Road S.E., Calgary, Alberta  
Calgary, Alberta

**FOR DEVELOPER USE ONLY**

Receipt of Reservation: Date: \_\_\_\_\_ Building # \_\_\_\_\_  
Receipt of deposit: Date: \_\_\_\_\_ Suite # \_\_\_\_\_  
Return of deposit: Date: \_\_\_\_\_ Condo Unit# \_\_\_\_\_

**RESERVATION REQUEST INSTRUCTIONS**

- A. Please complete this Condominium Purchase Reservation Request (the “Reservation Request”) below, remembering to fill in the date, your name, fax & phone number, mailing address and email address;
- B. Please sign the last page where indicated (Applicant);
- C. Certified cheque or bank draft (\$5,000.00 CDN) must be made out to **Rogers & Company in Trust** and forwarded to the address set out in paragraph (F) below;
- D. Requests may be scanned and emailed or mailed, with attached copy of current dated certified cheque or bank draft. Emailed copies will not be executed by the Developer until the Applicant’s original certified cheque or bank draft is received;
- E. Emailed reservations will be held no more than 5 mailing days, pending arrival of the certified cheque or bank draft, after which time they will be destroyed without further notice to the Applicant. If a certified cheque or bank draft is received after such date, it will be mailed back to the sender;
- F. Please forward all correspondence to:

Eagle Ridge Sales Centre  
c/o Centron Residential  
#1104, 135A Sandpiper Road  
Fort McMurray, AB, T9K 0N3  
Phone: (780) 743-1429

Or, if by email, subject “Reservation Request” at [eagleridge@jrmra.ca](mailto:eagleridge@jrmra.ca).

**REQUEST BY:**

\_\_\_\_\_  
*Name(s)*

\_\_\_\_\_  
*Mailing address*

\_\_\_\_\_  
*City/Province (State) Postal Code (Zip Code)*

\_\_\_\_\_  
*Phone Fax*

\_\_\_\_\_  
*Email* (the “**Applicant**”)

- 1. Centron Residential Corporation (the “Developer”) has constructed a new project in Fort McMurray, Alberta known as The Vistas In Eagle Ridge, Buildings 1C1 – 1C2 (the “**Development**”) which consists of 147 residential condominium units (collectively the “**Units**” and individually, a “**Unit**”). The Applicant hereby advises the Developer that the Applicant wishes to reserve the Unit(s) described below:

BUILDING 1C#\_\_\_\_\_, SUITE #\_\_\_\_\_

2. Upon execution of this Reservation Request, the Applicant shall provide a deposit by way of certified cheque or bank draft in the amount of **\$5,000.00 CDN** payable to the Developer's solicitors as follows: **Rogers & Company in Trust** (the "**Reservation Deposit**"). The Reservation Deposit will be held by the Developer's agent, without interest, pending full execution of an Offer to Purchase and Real Estate Purchase Contract, and will:
  - a) Be applied to the initial deposit payable under the Offer to Purchase and Real Estate Purchase Contract for a Unit, if the Applicant enters into such an Offer to Purchase and Real Estate Purchase Contract; or
  - b) Be returned to the Applicant if the Applicant terminates this Reservation Request in accordance with paragraph 4 below; or
  - c) Be returned to the Applicant in the event the Developer determines, in its sole discretion, that it is unable or unwilling to enter into an Offer to Purchase and Real Estate Purchase Contract with the Applicant for any reason.
3. If the Developer wishes to enter into an Offer to Purchase and Real Estate Purchase Contract with the Applicant, the Developer will, upon receipt of the Reservation Deposit, deliver to the Applicant: a complete disclosure book (the "Disclosure Book") by way of a computer disk containing scanned copies of the disclosure documents as well as providing access to scanned copies of the disclosure documents on the Vendor's website (should the Purchaser request a print version of the disclosure documents the Vendor shall forward same to the Purchaser as soon as is reasonably possible after such request is made); and form of Offer to Purchase and Real Estate Purchase Contract prepared by the Developer on terms satisfactory to the Developer. The Applicant will have ten days from the receipt of the Disclosure Book to determine whether to make an Offer to Purchase and Real Estate Purchase Contract in accordance with the instructions provided by the Developer.

If the Applicant decides not to proceed, it must inform the Developer in writing, and in the event the Disclosure Book was provided to the Applicant in print form, it must return the Disclosure Book to the Developer at its own expense at the address set out in paragraph (F) above, whereupon the Reservation Deposit shall be returned to the Applicant without interest. If the Offer to Purchase and Real Estate Purchase Contract is not returned within 15 days of receipt of same, the Developer shall be entitled to deduct \$500.00 from the Reservation Deposit before returning the balance.

4. **Termination:** The Applicant may terminate this Reservation Request at any time prior to signing an Offer to Purchase and Real Estate Purchase Contract, for any reason, by delivering written notice thereof to JRM Realty Advisors Ltd. If this Reservation Request is so terminated, the Reservation Deposit shall be returned to the Applicant in accordance with paragraph 3 above. Upon return of the Reservation Deposit, this Reservation Request shall be of no further force and effect. Termination after the Offer to Purchase and Real Estate Purchase Contract is signed is subject to the terms of the Offer to Purchase and Real Estate Purchase Contract.
5. **Restriction on Assignment:** The Applicant may not assign, transfer, convey or otherwise dispose of all or any portion of its interest under this Reservation Request, without the Developer's prior written consent, such consent may arbitrarily be withheld in the sole and absolute discretion of the Developer.
6. **Not an Offering for Sale:** Nothing contained herein or implied hereby shall be construed or interpreted as an Offer to Purchase, letter of intent, option agreement, sale or agreement to sell or any similar instrument. This Reservation Request does not convey or create interest in land in favour of the Applicant, and without limiting the generality of the foregoing, does not create an interest in any Unit in the Development. This

Reservation Request is limited to the right of the Applicant to receive the return of the Reservation Deposit in accordance with the terms hereof.

7. The Applicant acknowledges that this Reservation Request shall not constitute any representation, covenant or other agreement by the Developer as to the availability of any Unit(s) or the likelihood of acceptance by the Developer of any Offer to Purchase and Real Estate Purchase Contract, and the Applicant specifically and by the execution of this Reservation Request does hereby release the Developer, its officers, directors, affiliates and agents from any claims or actions relating thereto.
8. The Applicant agrees and acknowledges that within the first 3 weeks of making any Unit(s) available for purchase, the Developer is required to impose certain restrictions on the eligibility of purchasers. In the event the Offer to Purchase and Real Estate Purchase Contract is entered into within such 3 week period and is accordingly subject to the aforementioned restrictions, the parties agree that an Addendum to the Offer to Purchase and Real Estate Purchase Contract shall be attached detailing such restrictions and which includes a form of Statutory Declaration for execution by the purchaser to confirm its eligibility. In the event the Offer to Purchase and Real Estate Purchase Contract is not subject to the aforementioned restrictions during such 3 week period, there shall be no such Addendum attached.
9. In the event you are an employee of Canadian Natural Resources Limited please check the box below (please note this information is being collected for data purposes only and will not be disclosed to any third party without your prior consent):  
 The Applicant is an employee of Canadian Natural Resources Limited.
10. In the event the Applicant decides to proceed with the Offer to Purchase and Real Estate Purchase Contract, along with the delivery to the Developer of the executed Offer to Purchase and Real Estate Purchase Contract, the Applicant is required to engage either a Notary Public or Commissioner for Oaths to verify the Applicant's identity by **completely** filling out the attached Individual Identification Information Record, which is to be returned along with the Offer to Purchase and Real Estate Purchase Contract. **The Applicant acknowledges that this requirement is a pre-condition to the Developer's consideration of whether to accept the Applicant's Offer to Purchase and Real Estate Purchase Contract.**

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
*Signature of the Applicant*

*Print Name:*

Receipt of this Reservation Request acknowledged by Centron Residential Corporation this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Per: \_\_\_\_\_

By its representative, JRM Realty Advisors Ltd.

**CENTRON ACCEPTS REFRRALS FROM REAL ESTATE AGENTS. IN ORDER TO RECEIVE A REFERRAL FEE THE REFERRAL FORM MUST ACCOMPANY THE RESERVATION AGREEMENT. NO EXCEPTIONS. PLEASE CONTACT [EAGLERIDGE@JRMRA.CA](mailto:EAGLERIDGE@JRMRA.CA) FOR A REFERRAL FORM.**

## INDIVIDUAL IDENTIFICATION INFORMATION RECORD

1. Please fill out all requested information as set out in Section A below. 2. Have either a Notary Public/ or Commissioner for Oaths fill out and sign Section B. (Note: for each individual comprising the Purchaser, a copy of this form must be filled out completely)

Transaction Property Address:

.....  
.....

### Section A. Verification of Individual

1. Full legal name of individual:.....(the "Purchaser")

2. Address:.....  
.....

3. Date of Birth:.....

4. Nature of Principal Business or Occupation:.....

5. Identification Document – Note: 2 pieces of acceptable identification documents, as set out in the list of acceptable identification documents below, are required. Please note that original copies must be viewed by the individual verifying the identity of the Purchaser under Section B.

(a): I.D. #1

Type of Identification Document\*: ..... Identifier Number: .....  
(the agent verifying the identity of the Purchaser must view the original, see below for list of acceptable documents)

Issuing Jurisdiction:..... Expiry Date: .....  
(Provincial, Territorial, or Federal Government) (must be valid and not expired)

(b): I.D. #2

Type of Identification Document\*: ..... Identifier Number: .....  
(the agent verifying the identity of the Purchaser must view the original, see below for list of acceptable documents)

Issuing Jurisdiction:..... Expiry Date: .....  
(Provincial, Territorial, or Federal Government) (must be valid and not expired)

\* Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British

Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia, and Municipal Relations, the Department of Transportation and Public Works of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.

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**Section B. Verification of Identity of Purchaser by a Notary Public/ or Commissioner for Oaths**

**1. Name of Agent:**.....

**2. Address:**.....

.....

**3. Date of Birth:**.....

**4. Nature of Principal Business or Occupation:**.....

**5. Incorporation number and place of issue (if applicable):**.....

**6. By signing this form, I agree and acknowledge that I am acting as an agent for the limited purpose of verifying the identity of the aforementioned Purchaser on behalf of JRM Realty Advisors Ltd. ("JRM") and Centron Residential Corporation ("Centron"), and as such JRM and Centron are entitled to rely fully upon the information contained herein.**

**7. I have taken all necessary steps to verify the identity of the Purchaser and have done so by:**

- 1. Reviewing and confirming the information listed on this Individual Identification Information Record; and**
- 2. Reviewing two original pieces of identification (two pieces for each individual comprising the Purchaser as per the above noted list of acceptable identification documents) and have attached copies of same hereto.**

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
**Notary Public/ or  
Commissioner for Oaths**  
(Please circle your appropriate designation)