

**RESERVATION AGREEMENT
FOR PROPOSED COMMERCIAL CONDOMINIUM UNIT**

made on _____, 2026
(the "Agreement")

BETWEEN:

BELVEDERE MARKET LIMITED PARTNERSHIP
by its General Partner Belvedere Market Corp.
Suite 412, 602 - 11th Avenue SW
Calgary, Alberta, T2R 1J8
(the "Developer")

- and -

(the "Purchaser")

1. Project

The Developer has secured the purchase of lands in Belvedere Community SE in Calgary, Alberta (the "Lands"). The Developer is in the planning phase of its intended development of a multi-unit commercial condominium project on the Lands which consists of approximately 55,000 sq. ft. of mixed commercial and retail space (the "Project").

2. Reservation of Building Unit

The Purchaser acknowledges and agrees that the purpose of this Agreement is solely to reserve and to confirm and specify their interest in acquiring a building unit in the Project of an approximate size (the "Building Unit"). The Purchaser will enter into an agreement for the purchase and sale of the Building Unit in the Project which is being conditionally reserved hereunder (the "Unit Purchase Agreement", "UPA"). The Unit Purchase Agreement will include such terms and conditions as are required to acquire a unit in a commercial condominium and the Unit Purchase Agreement shall be executed and delivered by the Purchaser within five (5) days of receipt from the Developer.

3. Building Unit in Project

The Building Unit(s) reserved by the Purchaser under this Agreement is as follows:

Unit(s) # _____ on the Concept Designs attached hereto as Schedule "A"
_____ total square feet (approximate, subject to final measurement)

The Purchaser acknowledges that the Concept Designs attached hereto as Schedule "A" are "concept only" and are subject to design, scale and structural changes as determined by the Developer. As such, the specific location, size and characteristics of the Project and the Building Unit are subject to change prior to the Purchaser entering into the Unit Purchase Agreement.

4. Purchase Price of Building Unit

The Purchase Price estimate for the Building Unit(s) is:

First Floor: _____ square feet @ _____/sq ft \$ _____ total **Purchase Price:**
(GST as applicable is additional)

Purchaser's Initials	Developer's Initials

The Purchase Price is for completion of base building shell only and finished to base building specs with concrete floor, rough-in plumbing, electrical to main panel. The Purchase Price is an estimate only and subject to the final project design. Additional items requested by the Purchaser shall be in addition to the Purchase Price.

5. Deposits

Deposits	Due Date
\$	1 st Deposit payable upon execution of this Reservation Agreement (“ Reservation Deposit ”). <i>not less than 10% of Purchase Price</i>
\$	2 nd Deposit payable upon execution of the Unit Purchase Agreement.
\$	The Total “ Purchase Deposit ”. <i>not less than 15% of Purchase Price</i>

The Reservation Deposit shall be **refundable** and this Reservation Agreement terminated if each party does not complete the Unit Purchase Agreement on or before _____. Thereafter the Purchase Deposit shall be held in accordance with the Unit Purchase Agreement. All Deposits shall be paid to and held by WestCan Law In Trust.

6. Use

The Building Unit may be used for the following purpose: _____ and for no other purpose. The Purchaser shall conduct its business in the whole of the Building Unit in a proper, reputable, and efficient manner in keeping with a first class development. The Purchaser shall install and shall only install first class trade fixtures and furniture appropriate to the general character of the Project. The foregoing obligations may be protected by a restrictive covenant registered against the Building Unit.

7. No Registration

The Purchaser acknowledges that neither this Agreement nor any monies paid hereunder create any interest in the Lands. Purchaser agrees not to register this Agreement or any caveat in respect of this Agreement, or cause or make any other registration against the title to the Lands.

8. Conditions Precedent

The obligation of the Developer to proceed with the Project is subject to the prior fulfillment of conditions precedent which are for the benefit of the Developer, including without limitation, approvals, financing commitments, sufficient purchase commitments for the Project, the Developer having determining that it can obtain planning approval for the Project on terms and conditions that are acceptable to the Developer, and the satisfactory completion of all related conditions or agreements which the Developer deems necessary in its sole discretion with respect to the success of the Project or any aspect thereof. The Developer alone in its sole and unfettered discretion will determine if each of the above conditions is satisfied. It is agreed that the granting of the Purchaser’s request for the reservation by the Developer does not oblige or require the Developer to proceed with the construction of the Project, nor to deliver the Unit Purchase Agreements and the Purchaser shall have no recourse whatsoever against the Developer for failure to do either, for any reason whatsoever.

Purchaser's Initials	Developer's Initials

9. Planning Stages – Project Subject to Change

The Purchaser acknowledges that the Developer is in the planning stages of the Project, and the proposed Project is subject to change. As such the Developer is unable to commit to build the Building Unit or all or any other part of the Project. Further, the Developer is unable to agree to sell the Unit to the Purchaser at the Purchase Price until such time as the Unit Purchase Agreement is presented to the Purchaser. Until the Developer has entered into the Unit Purchase Agreement with the Purchaser, the Developer is under no obligation to the Purchaser, except with respect to the refund of the Reservation Deposit. The Developer may determine and select the contents of the standard Unit Purchase Agreement, whether to build the Project, and whether to continue to enter into the Unit Purchase Agreement with the Purchaser solely with reference to the Developer's own economic interest. The Developer owes no obligation nor duty to the Purchaser in deciding whether or not to proceed with the Project or any part of it (including but not limited to the Building Unit).

10. No Warranties and Confidentiality

The Developer has not made any representation or given any advice or warranty to the Purchaser outside of the Developer's written materials and has not and will not provide any advice to the Purchaser in respect of the financial risk of profit or loss in the reservation or the purchase of a Building Unit. The Purchaser is encouraged to seek independent advice. The Purchaser shall keep the terms and conditions of this Agreement, the Project and its dealings with the Developer in respect of the Project confidential.

11. FINTRAC

As part of the closing procedures, the Developer and the Purchaser hereby agree to provide all such documentation and information, including the satisfaction of identification requirements in order to ensure compliance with the federal legislation including the *Proceeds of Crime (Money and Laundering) and Terrorist Financing Act* (Canada) (FINTRAC). More information can be found at: <https://www.fintrac-canafe.gc.ca/re-ed/real-eng>.

12. General Terms

The parties shall enter into such agreements as the Developer may deem necessary or advisable with respect to this Agreement, the Project or any aspect thereof. In order to keep the businesses within the Project unique and to keep the Project a first class development, the Purchaser acknowledges and agrees that the future agreements may contain prohibitions on the use of the Building Unit and Lands, which will be based upon City Zoning, the requirements of the Developer and the by-laws of the commercial condominium corporation that the Developer intends to establish. This Agreement may not be assigned, transferred or otherwise altered by the Purchaser without the prior written approval of the Developer, which may be arbitrarily withheld. Time shall in all respects be of the essence of this Agreement. The Purchaser's sole remedy for a breach of this Agreement by the Developer is to terminate this Agreement prior to the execution of the Unit Purchase Agreement and to receive a refund of the Reservation Deposit (without interest). All references to "dollars" or "\$" herein are to the lawful currency of Canada.

13. Counterparts

This agreement may be executed either by original, electronic or facsimile signature and may be executed by the parties in one or more counterparts, each of which when so executed and delivered shall be an original and such counterparts shall together constituted one and the same instrument.

Purchaser's Initials	Developer's Initials

IN WITNESS WHEREOF the Purchaser has executed this Agreement this ___ day of _____, 2026.

PURCHASER:

Per: _____

Name:

Title:

I/We have the authority to bind the corporation

The Developer has executed this Agreement this ___ day of _____, 2026.

**BELVEDERE MARKET LIMITED
PARTNERSHIP by its General Partner
BELVEDERE MARKET CORP.**

Per: _____

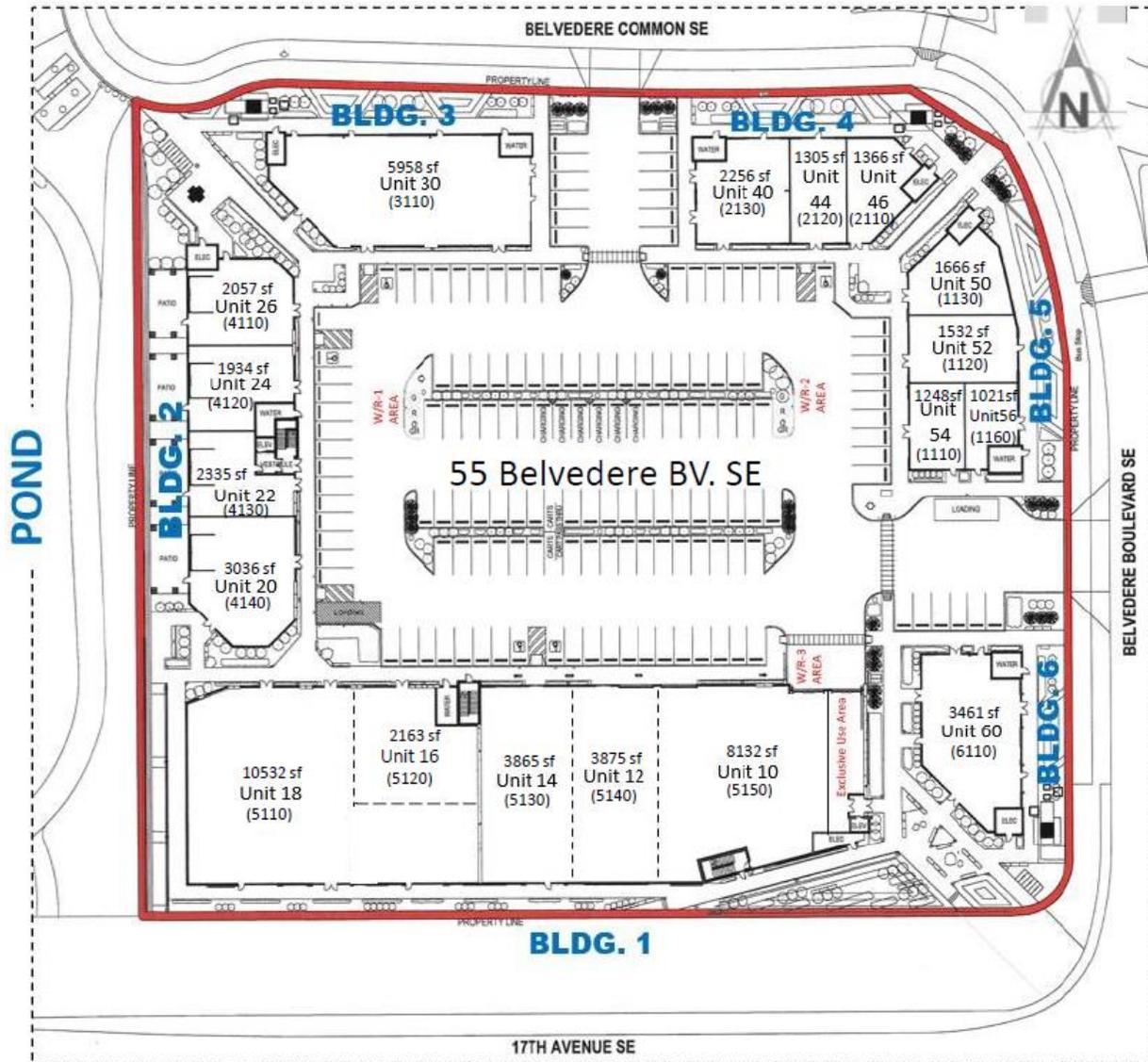
Name:

Title:

I/We have the authority to bind the corporation

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Schedule "A"
to the
Reservation Agreement
For Proposed Commercial Condominium Unit



Not to Scale
(5110) – Denotes Unit# Municipal Address
55 Belvedere BV. SE

NOTE
BUILDING FOOTPRINTS & UNIT SIZES
CONFIRMED BY TRONNES GEOMATICS SURVEYORS
UNIT DEMISING STRUCTURE NOT SHOWN
SQUARE FOOTAGE USING BOMA STANDARD



Purchaser's Initials	Developer's Initials

UNIT AREA & UNIT FACTOR

Address: (xxxx) 55 Belvedere BV. SE			TOTAL SF	UNIT FACTOR	%
BUILDING 1	Condo Plan				
	Unit #	TOTAL GROSS SF	28,567	5088	
UNIT 10 (5150)	5	8132		1448	14.48%
UNIT 12 (5140)	4	3875		690	6.90%
UNIT 14 (5130)	3	3865		688	6.88%
UNIT 16 (5120)	2	2163		385	3.85%
UNIT 18 (5110)	1	10532		1877	18.77%
BUILDING 2		TOTAL GROSS SF	8,925	1518	
UNIT 20 (4140)	10	3036		516	5.16%
UNIT 22 (4130)	9	2335	(2688) (W 2 nd flr.)	323	3.23%
UNIT 24 (4120)	8	1934		329	3.29%
UNIT 26 (4110)	7	2057		350	3.50%
BUILDING 3		TOTAL GROSS SF	5,968	1036	
UNIT 30 (3110)	11	5958		1036	10.36%
BUILDING 4		TOTAL GROSS SF	4,927	843	
UNIT 40 (2130)	13	2256		386	3.86%
UNIT 44 (2120)	14	1305		223	2.23%
UNIT 46 (2110)	15	1366		234	2.34%
BUILDING 5		TOTAL GROSS SF	5,467	942	
UNIT 50 (1130)	19	1666		287	2.87%
UNIT 52 (1120)	18	1532		264	2.64%
UNIT 54 (1110)	17	1248		215	2.15%
UNIT 56 (1160)	16	1021		176	1.76%
BUILDING 6		TOTAL GROSS SF	3,461	572	
UNIT 60 (6110)	20	3461		572	5.72%
GREENHOUSE		TOTAL GROSS SF	66	1	
ELEVATOR Bldg 1		66		1	1.00%
			57,381	10000	100%

NOTE:
GROSS SF AREA CONFIRMED BY TRONNES GEOMATICS SURVEYORS.

BELVEDERE MARKET



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