



Land For Sale Under the Tax Enforcement Act

General Information

NEIGHBOURHOOD:	King George
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	720 Avenue O South
ZONING DISTRICT:	R2
LEGAL DESCRIPTION:	Lot 45, Block 3, Plan 101303480 and Lot 31, Block 3, Plan H771
PRICE:	\$45,000.00

Purchase Procedures – Sale or Option

Sale

Prospective Purchasers may enter into a sale agreement under the following terms:

Required Deposit

The deposit shall be 10% of the selling price of the lot, payable in advance. The deposit will be applied to the purchase price of the lot. If the sale agreement is not executed, the deposit is forfeited.

No right of possession occurs until the purchase price is paid in full. A purchaser may, with permission from the Land Branch, enter the property to conduct certain soil tests or other examinations for the purpose of planning their construction. Any environmental or geotechnical studies must be completed before the closing date.

Closing Date

The balance of the purchase price must be received before the closing date, 60 days from the agreement date (date deposit is received by the Land Branch).

Assignment

A sale agreement may be assigned with the permission of the City of Saskatoon, Land Branch.

Option to Purchase

Prospective Purchasers may enter into an Option to Purchase Agreement under the following terms:

Allowable Time of Option

The maximum time allowed is six months.

Required Option Fee

The option fee shall be 2% of the selling price of the lot, plus GST on the 2%, payable in advance. In the event an option is exercised within the 6-month period, the option fee will be applied to the purchase price of the lot. If the option is not exercised, the option fee is forfeited.

No right of possession accompanies an option. An Optionee may, with permission from the Land Branch, enter the property to conduct certain soil tests or other examinations for the purpose of planning their construction. Any environmental or geotechnical studies must be completed within the 6 months.

Exercising an Option

An option may be exercised only by the Optionee within the allowable time of the option. The option may be exercised by giving notice in writing accompanied by the balance of the purchase price.

Assignment

An option may be assigned with the permission of the City of Saskatoon, Land Branch.

Services

Tenders include the sum required to prepay services. These services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies, and primary watermain levies. In addition, natural gas, electrical power and phone service will be provided to the property line to a point to be determined by the respective utility agencies. Any costs associated with service connections or private crossings are not included in the tendered price and are the responsibility of the purchaser.

Possession

The purchaser will be granted possession of the property after payment in full has been received.

The following outlines the conditions for possession:

- 1 On or before the possession date, the purchaser will deliver to the City of Saskatoon Solicitor's Office the following:

- a. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price;
 - b. A written statement acknowledging acceptance of the environmental condition of the property; and
 - c. Properly executed and sealed copies of the Agreement.
- ② Property taxes will be adjusted at the possession date.
 - ③ Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Representations, Warranties and Environmental Condition

The property is being sold "as is". There are no representations or warranties, express or implied, as to the fitness of the land for any particular purpose.

The purchaser may carry out any subsurface environmental investigation to evaluate for soil conditions on the site. A qualified firm approved by the City must perform the environmental assessment. In the event the results of the soil chemistry analysis determines concentrations above the applicable CCME interim soil remediation criteria for the proposed use, the purchaser has the option of requesting a refund of the deposit or option fee, provided the request along with the Phase II Environmental Assessment Report is submitted to the Land Branch Manager by 5:00 p.m. on the date the balance of the purchase price is due. Failure to submit the Phase II report by the prescribed date will be considered as acceptance of the environmental condition of the land.

Zoning and Building Restrictions

This property is zoned R2. Interested parties are advised to consult with the Planning and Development Branch at 975-2645 as to permissible uses and other details regarding the zoning.

Transfer of Title

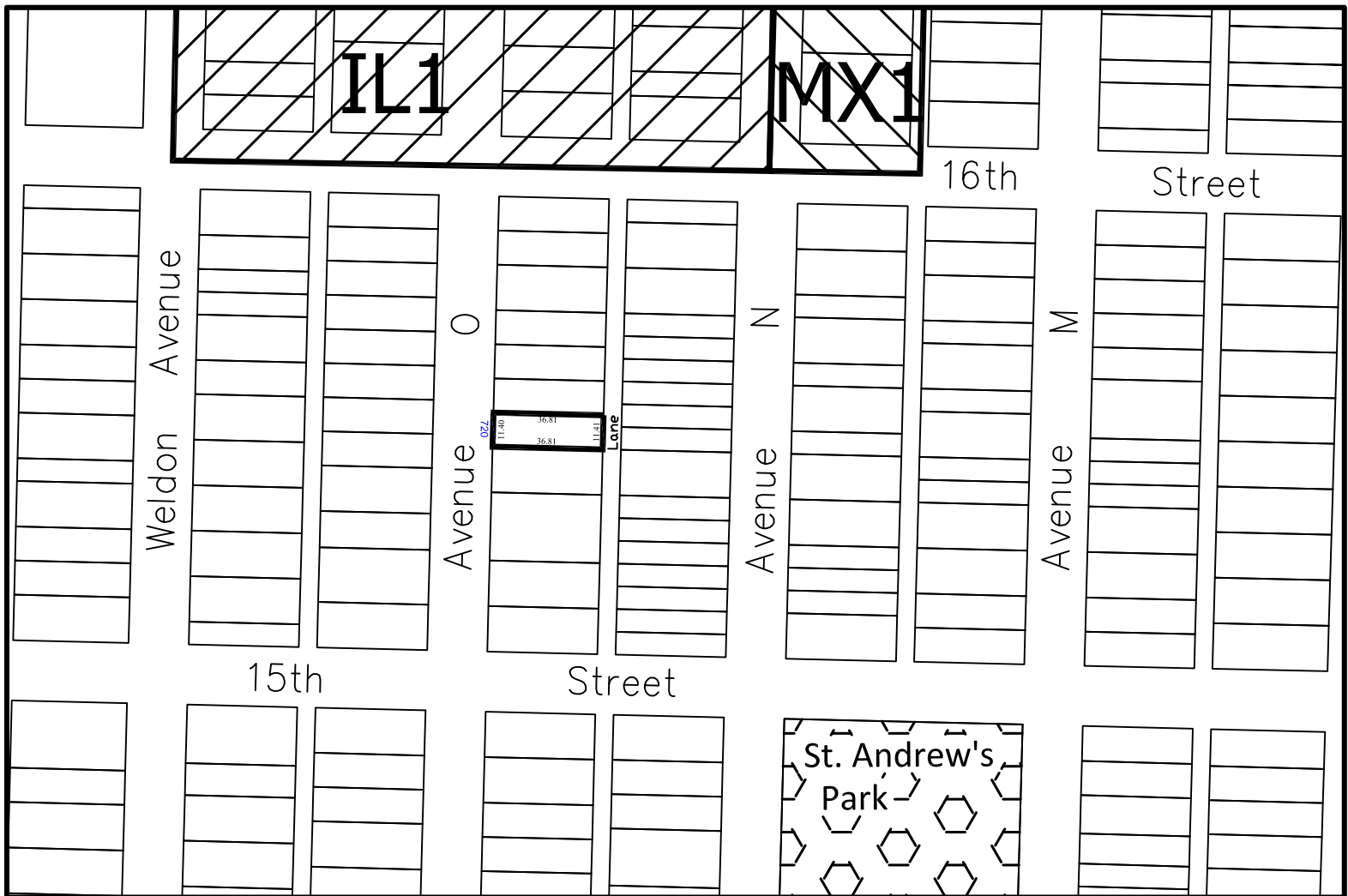
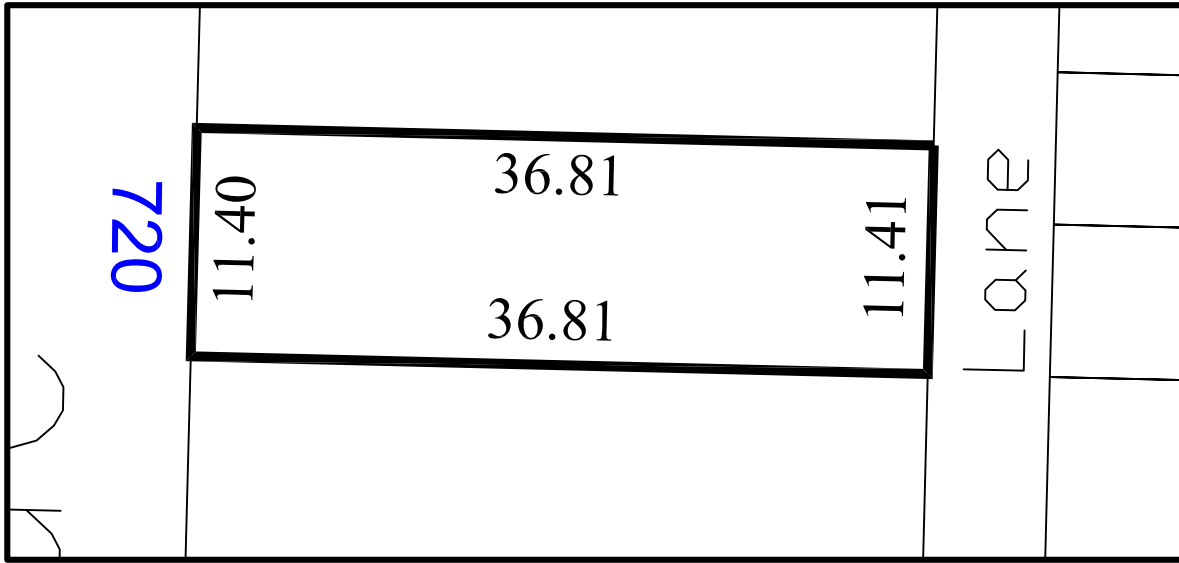
A Transfer Authorization will be provided to the purchaser after the Land Branch is given the name of the purchaser's solicitor, the agreement has been executed, and the purchaser has provided full payment and any applicable right-of-possession charges. The purchaser is responsible for transfer of Title fees and must provide the name of their solicitor who will undertake to register the Transfer Authorization on his or her behalf.

Land Branch
201 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 975-3278 • Fax: (306) 975-3070
Website: www.saskatoon.ca • E-mail: land@saskatoon.ca

720 Avenue O South

Lot 31, Block 3, Plan H771 & Lot 45, Block 3, Plan 101303480
R2 Zoning

**KING
GEORGE**



Legend

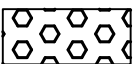
Civic Address

720

IL1 Zoning



Park Space



MX1 Zoning



1 m = 3.28 ft



**City of
Saskatoon**

Community Services - Land Branch - March 2009

Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.