



CN Industrial

Land For Sale By Public Tender



Instructions to Bidders

Sealed tenders addressed to the Sales Section, Land Branch, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “**Tender for Purchase of Property**” will be received until **2:00 p.m. CST**, on **Wednesday, January 18, 2012**, for the following properties:

CIVIC ADDRESS: 803 Melville Street
ZONING DISTRICT: IL1
LEGAL DESCRIPTION: Parcel H, Plan 102069424
SITE AREA: 0.992 ha (2.453 acres) +/-
RESERVE BID: \$1,778,000

CIVIC ADDRESS: 819 Melville Street
ZONING DISTRICT: IL1
LEGAL DESCRIPTION: Parcel J, Plan 102069424
SITE AREA: 1.121 ha (2.772 acres) +/-
RESERVE BID: \$2,174,000

CIVIC ADDRESS: 827 Melville Street
ZONING DISTRICT: IL1
LEGAL DESCRIPTION: Parcel K, Plan 102069424
SITE AREA: 1.122 ha (2.774 acres) +/-
RESERVE BID: \$2,175,000

Bids **must be accompanied** by a certified cheque or bank draft payable to the City of Saskatoon for 10% of the tendered price, and must be submitted on the attached standard tender form. Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from the unsuccessful bidders will be returned.

Bids must be determined independently from any other bidder, or potential bidder. If in the opinion of the City, there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas used to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of collusion regarding bid prices,

the City may, in its discretion, take any action it considers appropriate including rejecting any bid, or disqualifying any bidder from bidding on this tender or another tender.

No multiple bids for the single property will be accepted.

No bids less than the Reserve Bid will be accepted.

No conditional bids will be accepted.

Bidders must be eligible to hold land in the Province of Saskatchewan.

Zoning

Bidders are advised to consult with the Development Services Branch at 975-2645 as to permissible uses and other details regarding the zoning.

Services

Tenders include the sum required to prepay services. These services include 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 successful bidder.

Final site grading is the responsibility of the purchaser and must be approved by the City's Infrastructure Services Department. The purchaser is also responsible for the top soiling and seeding of boulevards adjacent to their property to the edge of the curb.

Easements

See attached map for easements. The successful bidder is required to agree to grant the utility agencies any further easements which may be required, at no cost.

Airport Zoning Regulations

These properties may be subject to the Saskatoon Airport Zoning Regulations, which may be amended from time to time by Transport Canada and NAV Canada. Prospective purchasers may contact Saskatoon Airport Authority (975-6465) for further details.

Representations, Warranties and Environmental Condition

The properties are being sold "as is". A Phase 1 Environmental Assessment report will be supplied to the successful bidder. Any further subsurface environmental investigations to evaluate for soil conditions on the sites will be at the successful bidders own expense.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 44 days from closing of the tender (by March 2, 2012).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the City of Saskatoon Land Branch the following:

- ❶ A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
- ❷ A written statement acknowledging acceptance of the environmental condition of the property.
- ❸ Properly executed and sealed copies of the Sale Agreement.

The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Taxes will be adjusted as per the possession date.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

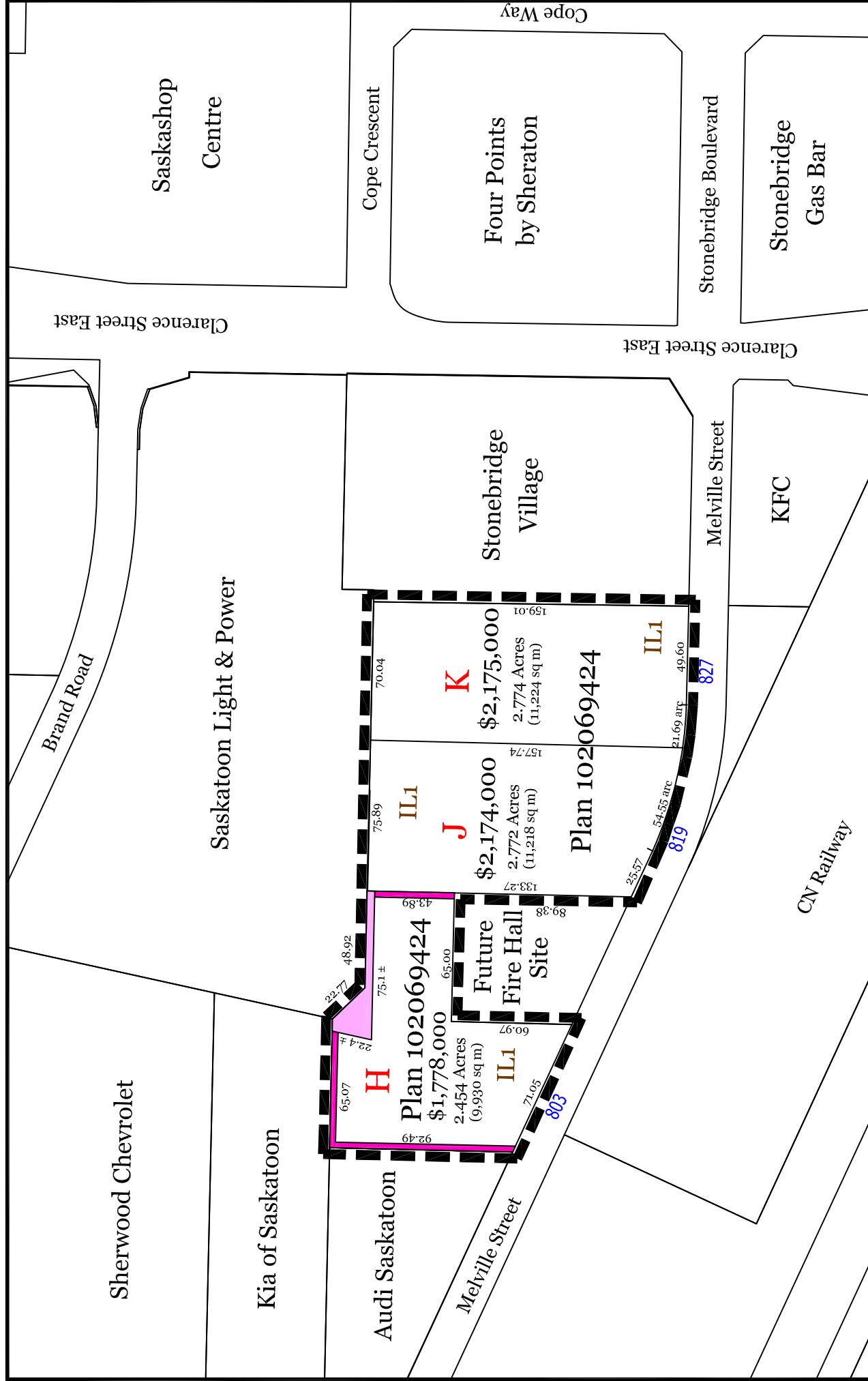
Conditions

There will be no exceptions as to the conditions of this tender.

Please consult our office or the website prior to the tender closing date for any amendments to this package.

**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**

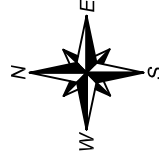
CN Industrial Area: Land for Sale by Public Tender



City of Saskatoon

Community Services - Land Branch - January 2012

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

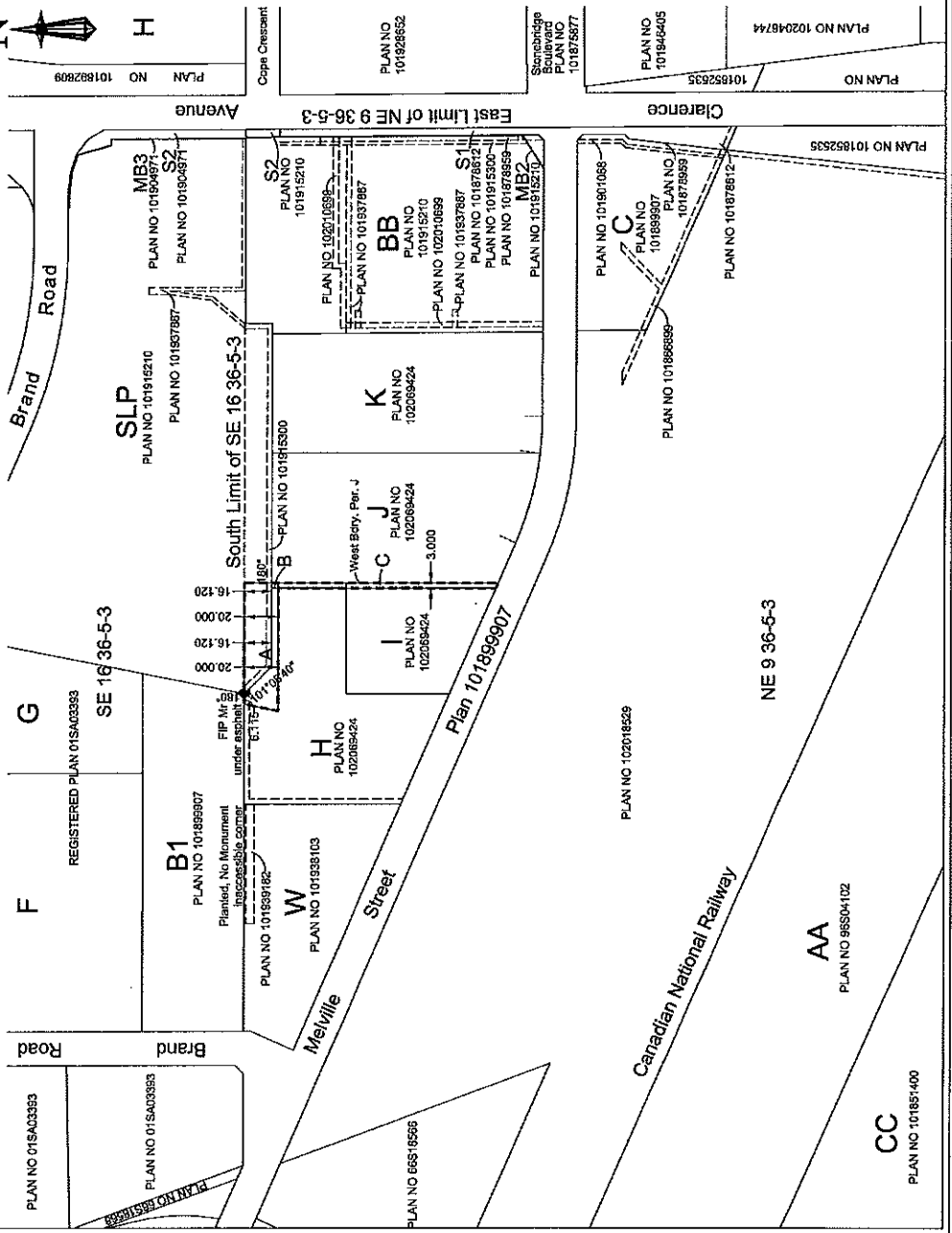


- A** Parcel Letter
- 123** Civic Address
- IL1** General Light Industrial
- 3m Easement
- Other Easement
- Parcels for Sale

Descriptive Plan - Type II

Showing Feature Utility Right of Way in
 Parcels H & I, Plan No. 102069424 and
 Parcel SLP, Plan No. 101915210
 in NE 1/4 Sec. 9, Twp. 36, Rge. 5, W3Mer.
 City of Saskatoon
Saskatchewan
 By: Peter F. Unger S.L.S.
 June 2010 - May 2011
 Scale 1:2000

Measurements are in metres and decimals thereof.
 The Unique Identifier S003 has been stamped
 on all established standard iron posts.
 Area to be approved is outlined by a heavy dashed line.
 All parcels affected by this plan have Extension 0
 unless otherwise shown.
 Width of right of way is 3.0m unless otherwise shown.
 New Right of Way limits are straight lines unless otherwise
 shown.



Tender Form

I wish to submit the following tender:

❶ Lot/Parcel: _____ Block: _____ Plan: _____

Civic Address: _____

❷ Amount Tendered: \$ _____ (before GST).*

❸ A certified cheque in the amount of \$ _____ is attached. **

*All bids are subject to Goods and Services Tax. The successful bidder will be required to provide a GST Registration Number or pay the GST when forwarding the balance of the purchase price.

****This amount represents exactly 10% of the amount tendered and the cheque is made out to the City of Saskatoon. No Trust cheques will be accepted.**

Company: _____

GST Registration Number (if applicable): _____

Contact Name: _____

Address: _____
(postal code)

Telephone No.: _____

E-mail Address: _____

Solicitor: _____

I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature _____

Date _____