



Land For Sale By Public Tender

Instructions to Bidders

Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope "Tender for Purchase of Industrial Property" will be received until 2:00 p.m. CST, on Wednesday, April 27th, 2016, for the following properties:

1) CIVIC ADDRESS: Address to be assigned

LEGAL DESCRIPTION: Lot 1, Block 950, Plan 102175714

ISC SURFACE PARCEL: 203060393

SITE AREA: 1.001 ha (2.473 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 1,364,000.00

2) CIVIC ADDRESS: Address to be assigned

LEGAL DESCRIPTION: Lot 2, Block 950, Plan 102175714

ISC SURFACE PARCEL: 203060483

SITE AREA: 1.001 ha (2.473 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 1,364,000.00

3) CIVIC ADDRESS: 911 71st Street E

LEGAL DESCRIPTION: Lot 3, Block 950, Plan 102175714

ISC SURFACE PARCEL: 203060573

SITE AREA: 0.791 ha (1.955 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 1,035,000.00

4) CIVIC ADDRESS: 160 Lipsett Crescent

LEGAL DESCRIPTION: Lot 4, Block 950, Plan 102175714

ISC SURFACE PARCEL: 203060472

SITE AREA: 0.791 ha (1.955 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 988,000.00

5) CIVIC ADDRESS: 3926 Millar Avenue

LEGAL DESCRIPTION: Lot 8, Block 927, Plan 102175714

ISC SURFACE PARCEL: 203060438

SITE AREA: 0.926 ha (2.289 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 1,265,000.00

6) CIVIC ADDRESS: 3918 Millar Avenue

LEGAL DESCRIPTION: Lot 7, Block 927, Plan 102175714

ISC SURFACE PARCEL: 203060540

SITE AREA: 0.931 ha (2.300 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 1,242,000.00

7) CIVIC ADDRESS: 165 Lipsett Crescent

LEGAL DESCRIPTION: Lot 6, Block 927, Plan 102175714

ISC SURFACE PARCEL: 203060405

SITE AREA: 1.641 ha (4.054 acres) +/-

ZONING DISTRICT: IH

RESERVE BID: \$ 1,944,000.00

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 to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of conclusion 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.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the City of Saskatoon until such time as a tender is awarded or rejected. No multiple bids for a single property will be accepted.

No bids less than the Reserve Bid will be accepted.

The purchaser will be required to have a lawyer transfer title into the purchaser's name.

No conditional bids will be accepted.

The Individual name or Company submitting the bid package is who will be named on the Sale Agreement. No amendments to the orginal entered bid will be accepted.

Zoning

All lots within this development phase are zoned IH (Heavy Industrial District).

Bidders are advised to consult with Planning and Development at 306-975-2645 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, water mains, sanitary sewer mains, trunk sewer levies, and primary water mains. 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.

Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the tender 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 of Saskatoon Transportation and Utilities Department.

Successful bidders are required to landscape any City boulevards adjacent to their property.

Easements

See attached Feature Plan(s) for easements. The successful bidder is required to agree to grant the utility agencies any further easements which may be required at no cost. Please note, Saskatoon Land does not ensure the accuracy of the attached sales map. For accuracy please refer to the Registered Survey Plan and Registered Descriptive Utility Feature Plan.

It is solely the responsibility of the successful bidder to be aware of any easements or rights-ofway that may restrict uses of the land. It is strongly advised before landowners begin designing their site and apply for a development permit, they should check the certificate of title to the land for all affecting registered easments and any accompanying restrictions.

Roadway Restrictions

Heavy loads will be required to use Millar Avenue, Miners Avenue, Faithfull Avenue or Idylwyld Drive North to go north/south. 60th Street, Marquis Drive and 71st Street will be heavy haul routes for east/west traffic. Access to Idylwyld Drive North from 71st Street may be restricted when the proposed interchange at Marquis Drive and Idylwyld Drive North is constructed; timing of this interchange has yet to be determined.

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 (306-975-6465) 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 and is available for viewing at the Saskatoon Land Office until tender closing. Any further subsurface environmental/geotechnical investigations to evaluate for soil conditions on the site will be at the bidders own expense.

Possession

The successful bidder will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than 90 days from closing of the tender (by July 26th, 2016).

The following outlines the conditions for possession:

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

- A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
- A written statement acknowledging acceptance of the environmental condition of the property.

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

Property taxes will be adjusted as per the possession date.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 60 days of the conditional Award of Tender. Failure to enter into the Sale Agreement within the prescribed time period will be deemed in default of the terms of the tender and the bid deposit will be forfeited.

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.

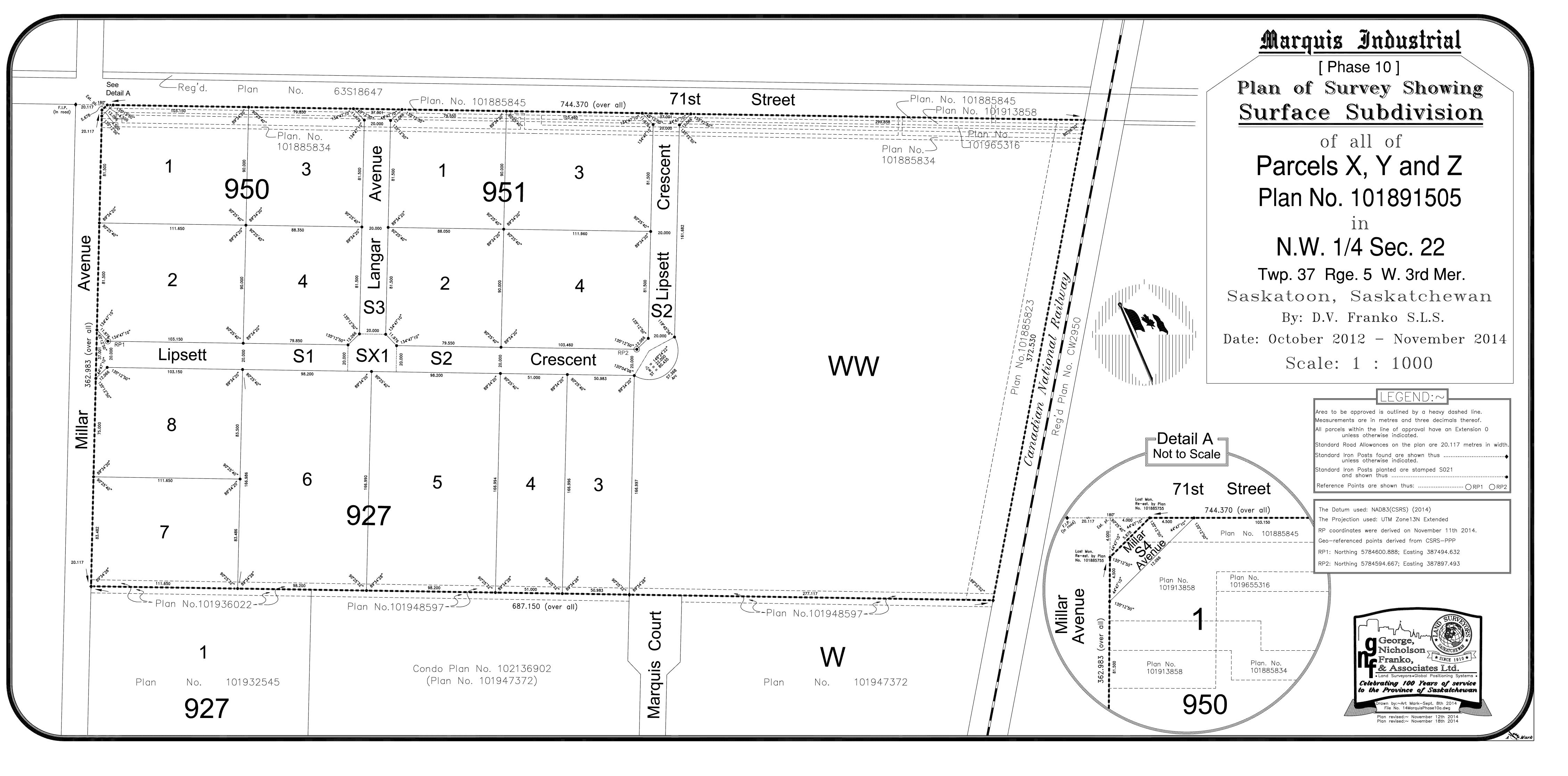
Saskatoon Land
201 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 975-3278 ● Fax: (306) 975-3070

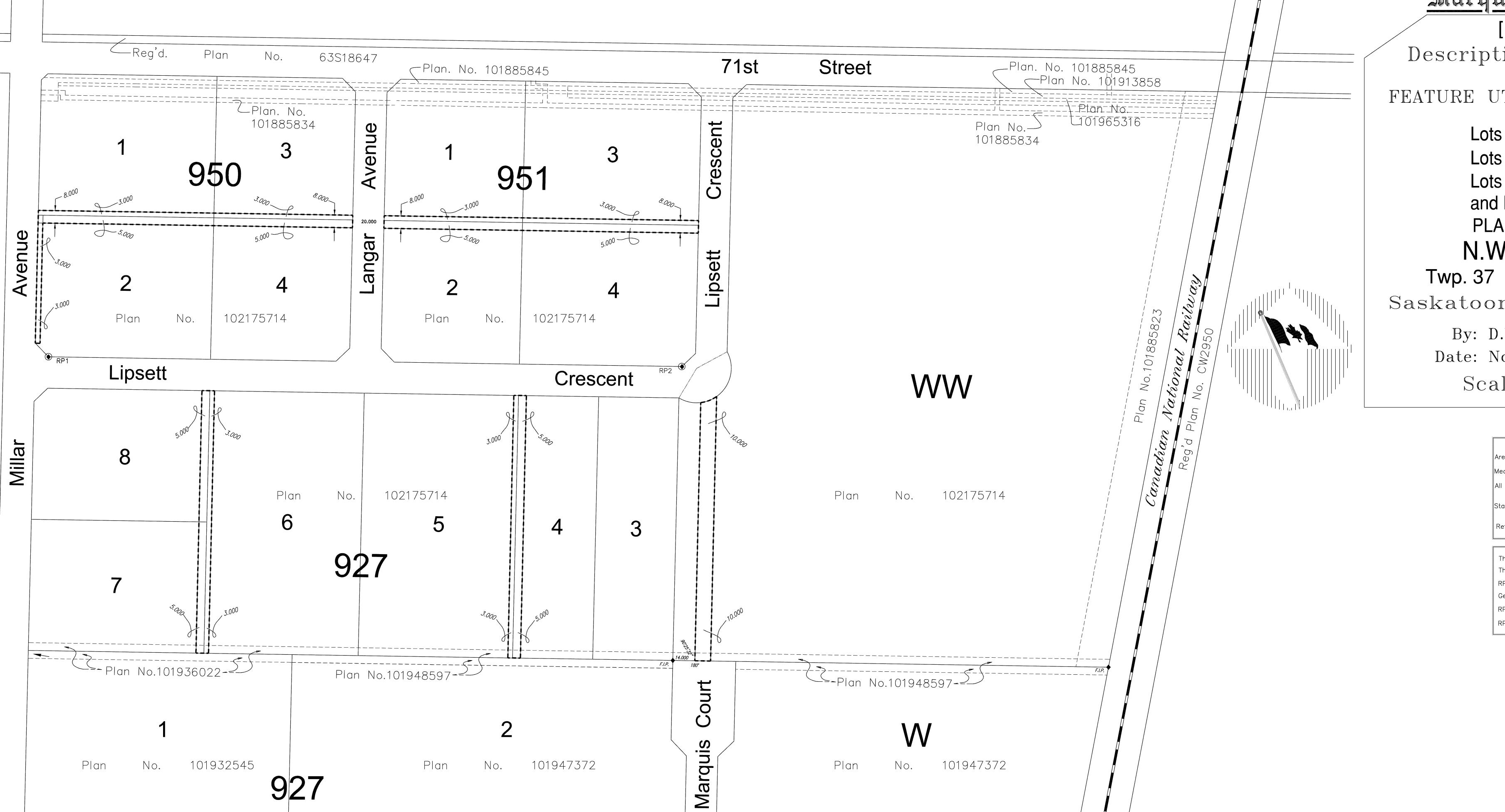
Website: www.saskatoonland.ca E-mail: land@saskatoon.ca



Marquis Industrial Phase 10A

Tender Form I wish to submit the following tender: Lot(s)/Parcel: _____ Block: ____ Plan: ____ Civic Address: \$ _____ (before GST).* 2 Amount Tendered: 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 pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number. **This amount represents exactly 10% of the amount tendered and the cheque is made out to the City of Saskatoon. Company: GST Registration Number (if applicable): Contact Name: Address: (postal code) Telephone No.: Fax No.: E-mail Address: Solicitor: Solicitor's Address: I have read and acknowledge the conditions as set out in the attached Instructions to Bidders. Signature Date





Marquis Industrial

[Phase 10]

Descriptive Plan Type II
Showing

FEATURE UTILITY RIGHT of WAY through

Lots 1 to 4, Block 950;

Lots 1 to 4, Block 951;

Lots 4 to 8, Block 927;

and Parcel WW. all in...

PLAN No. 102175714

N.W. 1/4 Sec. 22

Twp. 37 Rge. 5 W. 3rd Mer.

Saskatoon, Saskatchewan

By: D.V. Franko S.L.S.

Date: November 18th 2014

Scale: 1 : 1000

LEGEND:

Area to be approved is outlined by a heavy dashed line.

Measurements are in metres and three decimals thereof.

All parcels affected by this feature have an Extension 0 unless otherwise indicated.

Standard Iron Posts found are shown thus unless otherwise indicated.

Reference Points are shown thus:

···· ○RP1 ○RP2

The Datum used: NAD83(CSRS) (2014)
The Projection used: UTM Zone13N Extended

ne Projection used: UTM ZoneTSN Exten

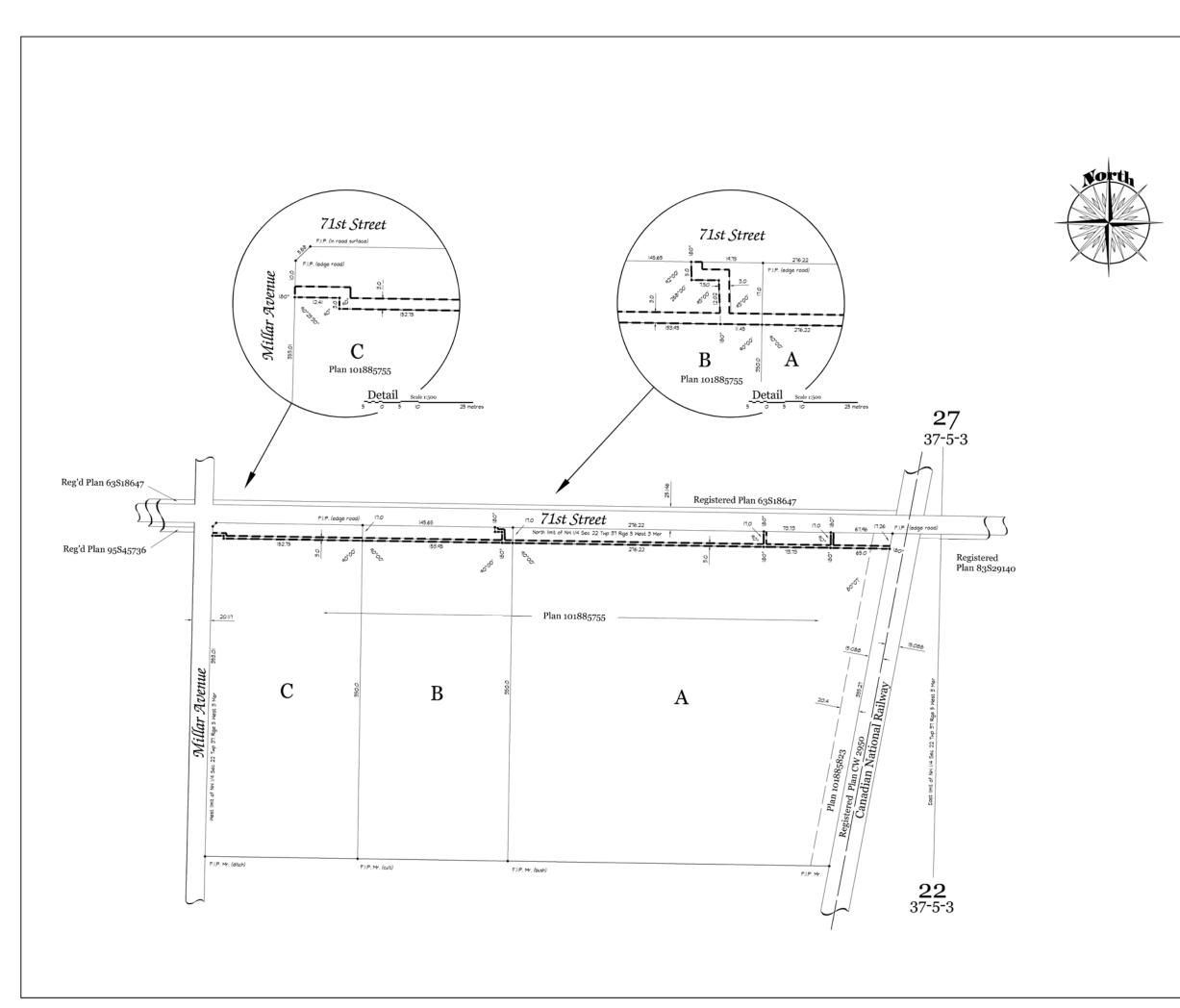
RP coordinates were derived on November 11th 2014.

Geo-referenced points derived from CSRS-PPP

RP1: Northing 5784600.888; Easting 387494.632

RP2: Northing 5784594.667; Easting 387897.493





Plan of Survey Showing Feature Utility Right of Way

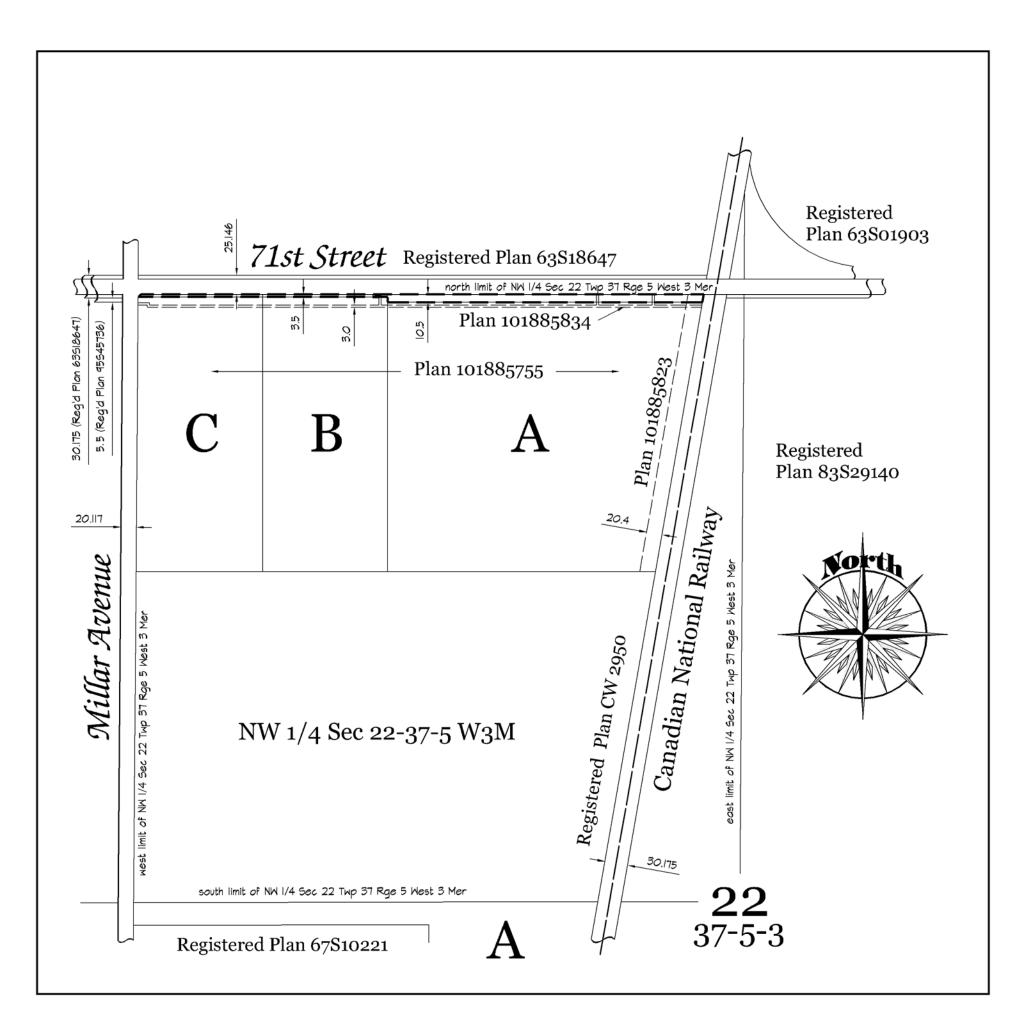
Parcels A,B and C, Plan 101885755 NW 1/4 Sec 22 Twp 37 Rge 5 West 3 Mer.

Saskatoon, Saskatchewan Surveyed by M.A. Marien S.L.S. October, 2005 AD

Scale 1:2,000				
50		50	100	200 metres
_				
☐ Measurements are in metres and decimals of a metre.				
☐ Standard Iron posts found are shown thus				
☐ Standard Iron posts planted marked R/W are shown thus● ☐ Standard Iron posts planted are marked 5004.				
Right of Way Feature is shown outlined by a heavy dashed line				
☐ All parcels affected by this feature have an extension zero unless otherwise shown.				
□ N	ew right of way li	imits are straigh	t lines unless other	rwise shown.
_ ~	lidth of right of w	iay is 3.0 metres	unless otherwise	shown.

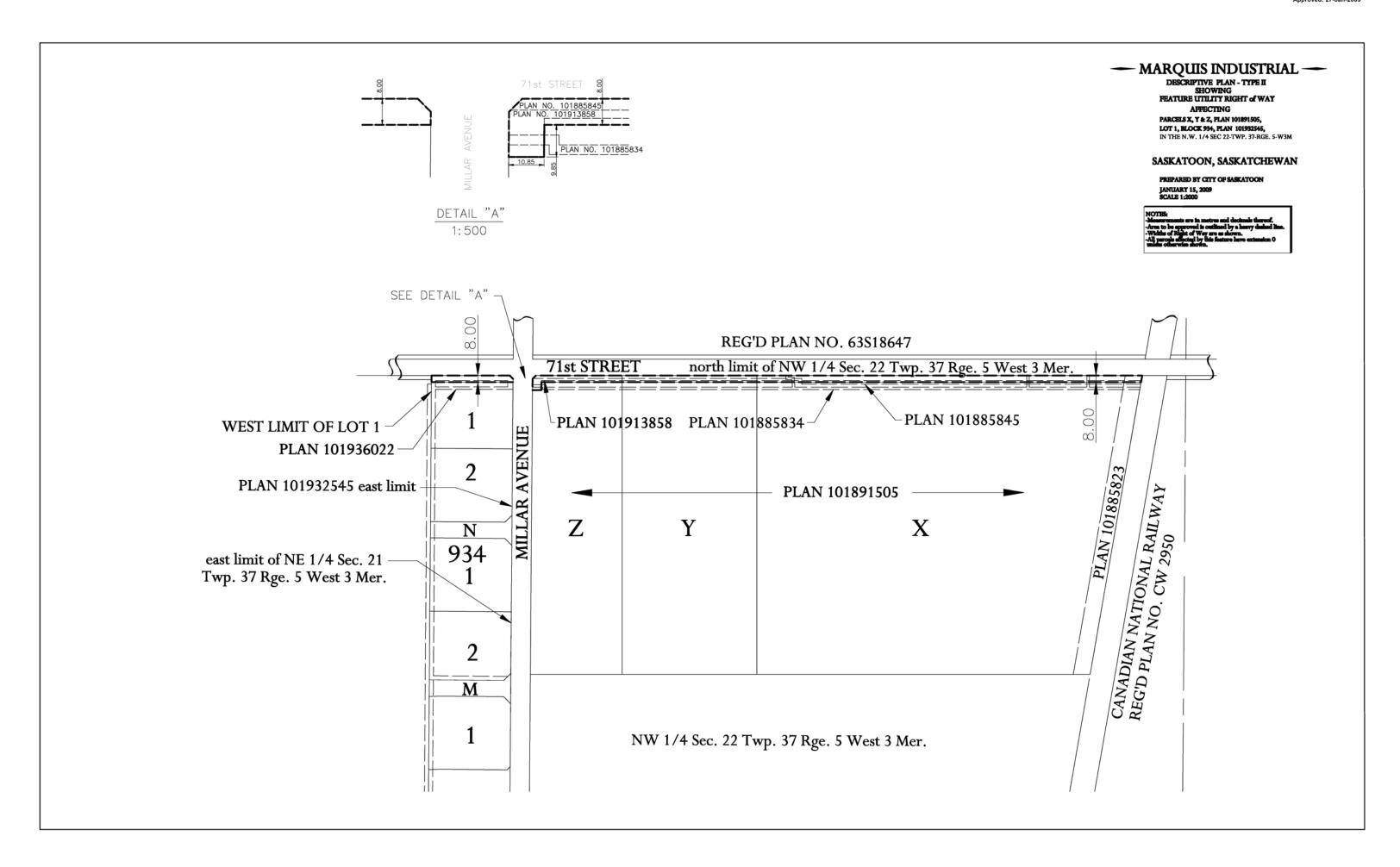
Saskatoon Land. Surveyors Digital Mapping Systems File No: B4A92A94-C5D6-4349-B144-F6DESATB26BI

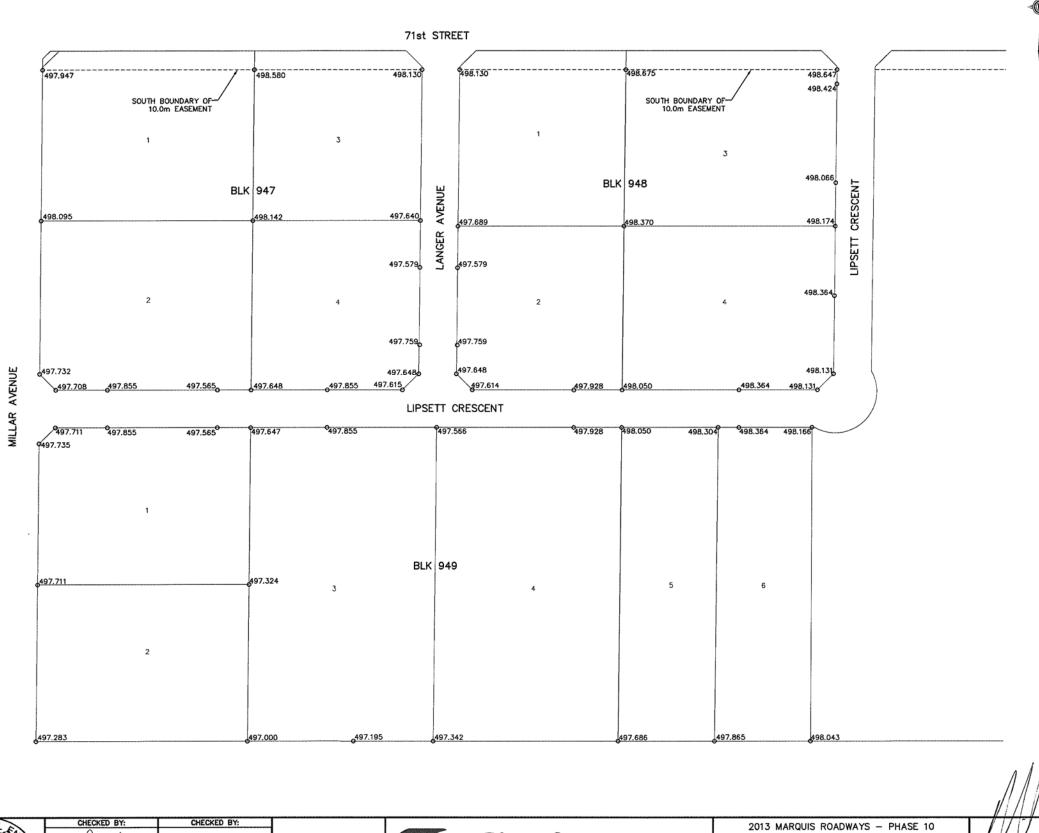
00 Computer Aided Breffing (CAD



Approved: 23-Feb-2006 Descriptive Plan - Type II Showing Feature Utility Right of Way through Parcel A,B and C, Plan 101885755 NW 1/4 Sec 22 Twp 37 Rge 5 W3M Saskatoon, Saskatchewan Prepared by M.A. Marien S.L.S. January 30, 2006 AD Scale 1:5,000 500 100 200 Measurements are in metres and decimals of a metre. ☐ Area to be approved is outlined by a heavy dashed line. ☐ Width of right of way is 3.5 metres unless otherwise shown. ☐ All parcels affected by this feature have an extension zero unless otherwise shown.

Digital Mapping Systems File No: 5EF5B698-2FAI-4989-9047-3FB5I46I240D





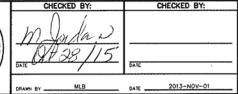
LEGEND

FRONT P-

FINAL LOT GRADE -

 LOT GRADES REPRESENT THE DESIGN ELEVATION AT PROPERTY LINE UNLESS OTHERWISE SPECIFIED.







LOT GRADES

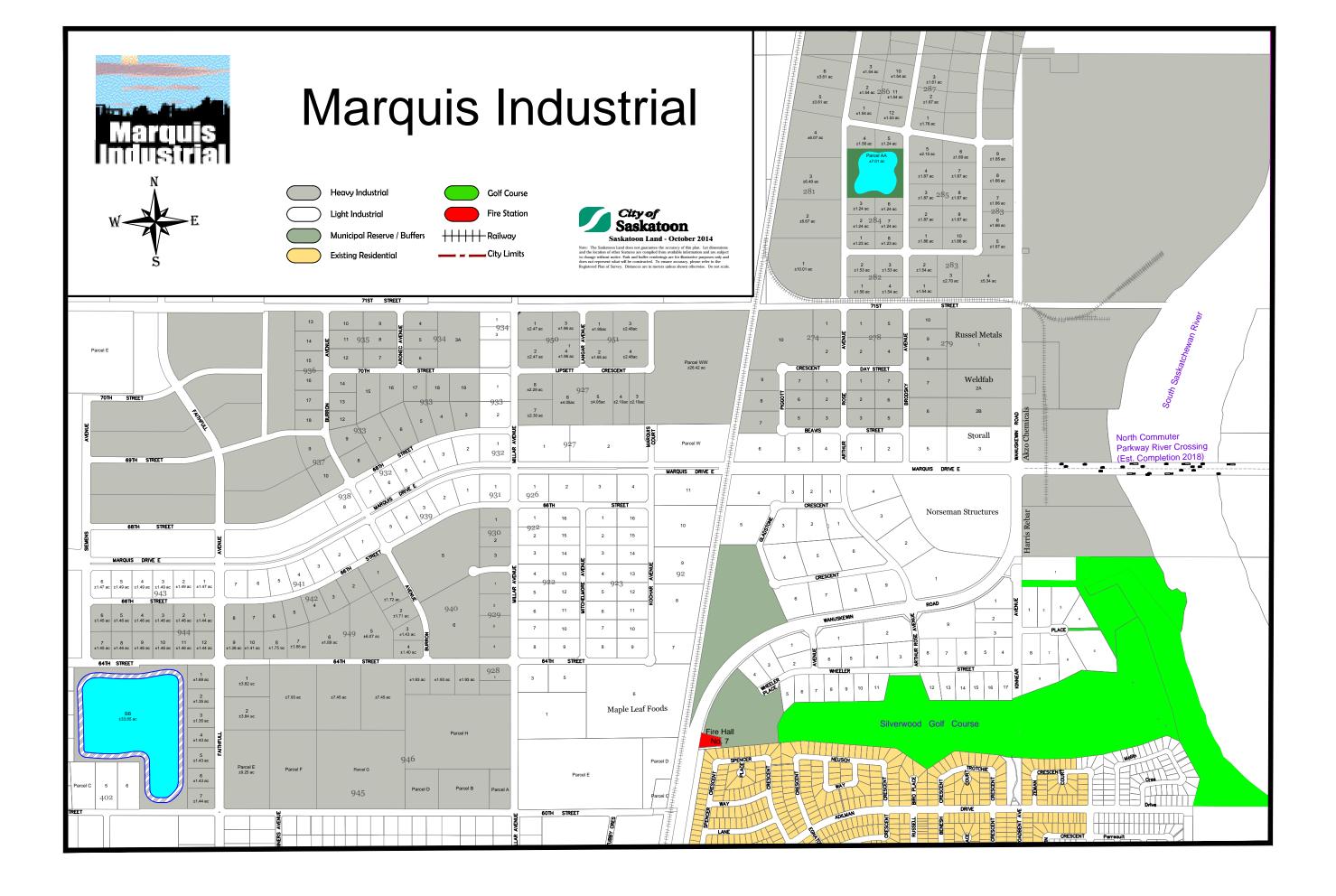
LANGER AVENUE

&
LIPSETT CRESCENT

GHEF ENGINEER

SCALES:
HOR:
SHEET NO. PLAN NO.

112-0032-011r001





Marquis Industrial

