



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 Property – 826 Avenue H North**” will be received until **2:00 p.m. CST**, on **Thursday, June 16, 2016**, for the following property:

NEIGHBOURHOOD:	Caswell Hill
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	826 Avenue H North
LEGAL DESCRIPTION:	Lot 25, Block 13, Plan G4296 Ext. 0
ISC PARCEL NUMBER:	119831384
ZONING DISTRICT:	R2
RESERVE BID:	\$ 89,900.00

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 unsuccessful bidders will be returned.

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.

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 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 a single property will be accepted.

No bids less than the Reserve Bid will be accepted.

No conditional bids will be accepted.

Sale Agreement

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

Representations, Warranties and Environmental Condition

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

The land is currently vacant. The site has been cleaned, graded and levelled to the surrounding properties, street, and rear lane.

Services

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.

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 45 days from closing of the tender (by August 2, 2016).

The following outlines the conditions for possession:

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

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

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. 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.

Zoning and Building Restrictions

This property is zoned R2. Bidders are advised to consult with Planning and Development at 306-975-2645 as to permissible uses and other details regarding the zoning.



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.saskatoon.ca/go/lots
E-mail: land@saskatoon.ca

Tender Form

I wish to submit the following tender:

❶ Lot/Parcel: 25 Block: 13 Plan: G4296 Extension 0

Civic Address: 826 Avenue H North

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 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 _____

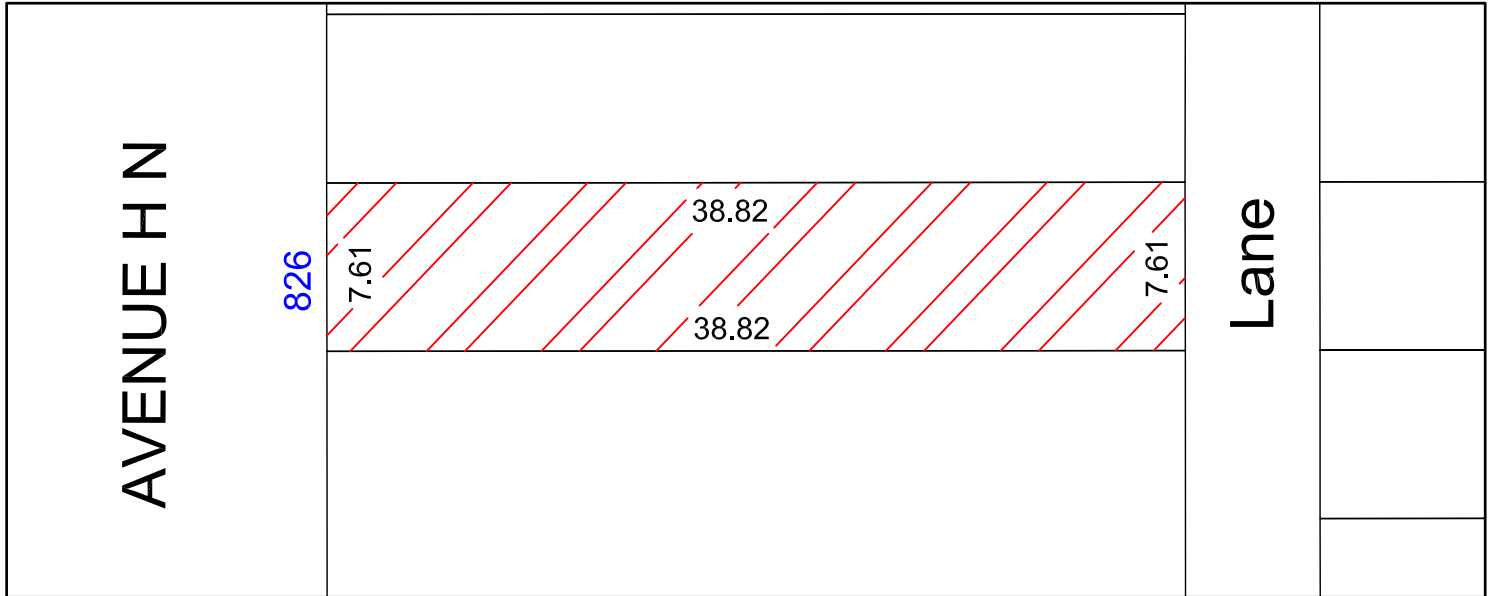
Date _____

826 Ave H North

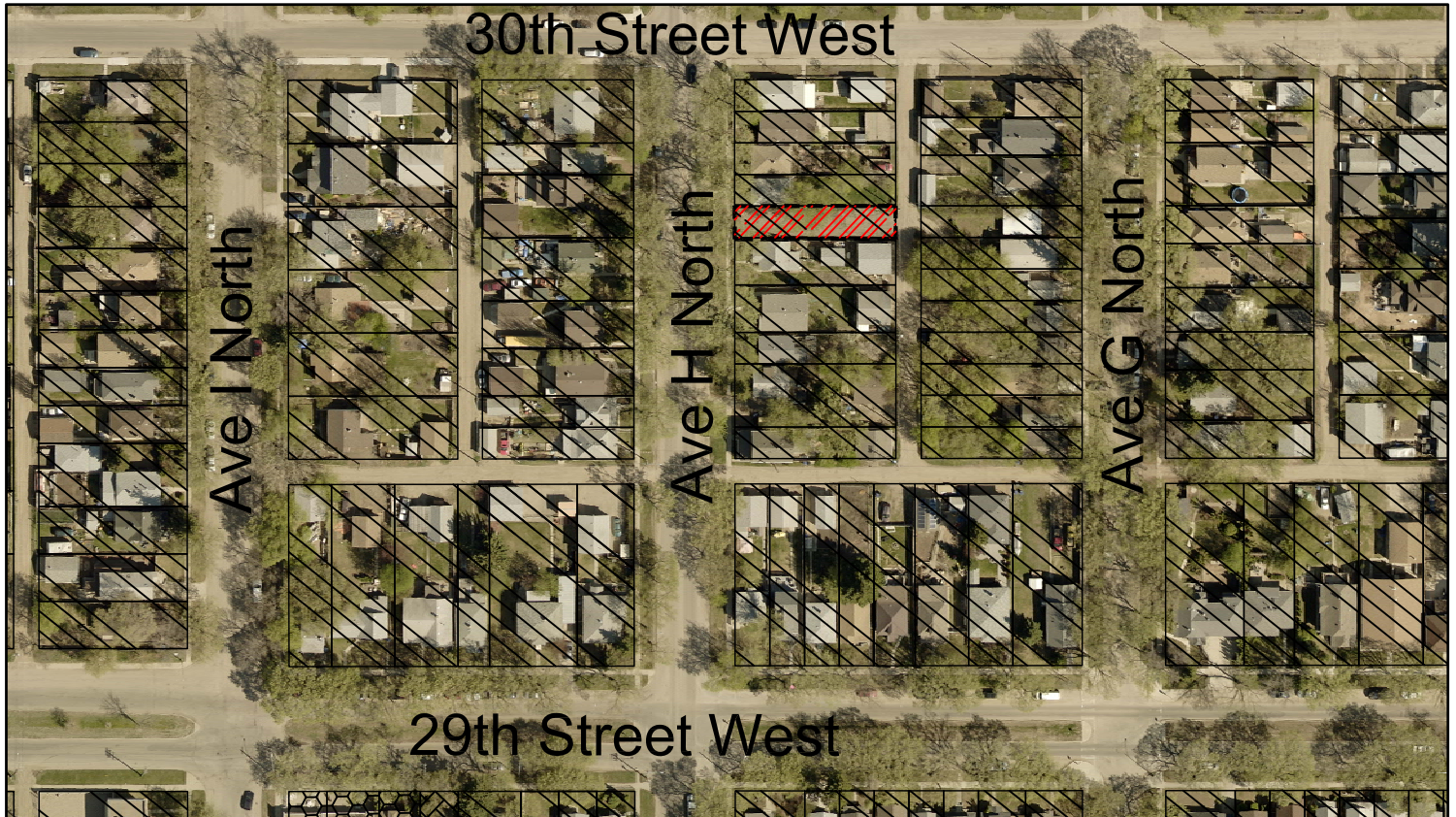
ISC Surface Parcel# 119831384

Lot 25, Block 13, Plan G4296

Site Plan

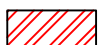


Zoning Map



Legend:

1234 Civic



Subject Site



B1



R2



B2