



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, January 28, 2015**, for the following properties:

- | | | |
|----|--------------------|----------------------------------|
| 1) | CIVIC ADDRESS: | 3639 Burron Avenue |
| | LEGAL DESCRIPTION: | Lot 1, Block 949, Plan 102175477 |
| | SITE AREA: | 0.714 ha (1.76 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$863,000.00 |
| 2) | CIVIC ADDRESS: | 3627 Burron Avenue |
| | LEGAL DESCRIPTION: | Lot 2, Block 949, Plan 102175477 |
| | SITE AREA: | 0.695 ha (1.72 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$843,000.00 |
| 3) | CIVIC ADDRESS: | 3615 Burron Avenue |
| | LEGAL DESCRIPTION: | Lot 3, Block 949, Plan 102175477 |
| | SITE AREA: | 0.561 ha (1.39 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$682,000.00 |
| 4) | CIVIC ADDRESS: | 3603 Burron Avenue |
| | LEGAL DESCRIPTION: | Lot 4, Block 949, Plan 102175477 |
| | SITE AREA: | 0.566 ha (1.40 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$721,000.00 |
| 5) | CIVIC ADDRESS: | 750 64 th Street |
| | LEGAL DESCRIPTION: | Lot 5, Block 949, Plan 102175477 |
| | SITE AREA: | 2.452 ha (6.06 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$2,909,000.00 |
| 6) | CIVIC ADDRESS: | 738 64 th Street |
| | LEGAL DESCRIPTION: | Lot 6, Block 949, Plan 102175477 |
| | SITE AREA: | 1.891 ha (4.67 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$2,242,000.00 |

- | | | |
|----|--------------------|----------------------------------|
| 7) | CIVIC ADDRESS: | 726 64 th Street |
| | LEGAL DESCRIPTION: | Lot 7, Block 949, Plan 102175477 |
| | SITE AREA: | 0.756 ha (1.87 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$917,000.00 |
| | | |
| 8) | CIVIC ADDRESS: | 718 64 th Street |
| | LEGAL DESCRIPTION: | Lot 8, Block 949, Plan 102175477 |
| | SITE AREA: | 0.701 ha (1.73 acres) +/- |
| | ZONING DISTRICT: | IH |
| | RESERVE BID: | \$848,000.00 |

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.

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.

It is noted that the anticipated completion date for natural gas and electrical power installation for Lots 1 through 8, Block 949, Plan No. 102175477 is Spring 2015.

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 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.

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 will 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 April 29th, 2015).

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.

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

Marquis Industrial Phase 9

Tender Form

I wish to submit the following tender:

❶ Lot(s)/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 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 _____

[illegible]

Detail B
Not to Scale

Area = 9,379
 $\Delta = 42^{\circ}30'40''$
 R = 11,756
 ST = 4,954

Area = 59,174
 $\Delta = 189^{\circ}21'28''$
 R = 18,000

146°57'

145°06'

16°51'15"

22,801

20,792

20,087

18,410

15,202

18,228

18,000

18,882

14,914

52°02'27"

16,500

ST = 7,463

940

940

146°50'50"

184,108

100

100

Millar

Place

Millar


Place

S4

S6

S4

S6

 George, Nicholson, Franko & Associates Ltd. Legal Land Surveyors, Global Positioning Systems				
drawing no. MARQUIS.INDUSTRIAL.PHASE9.PS				
date	09/02/2014	no.	revision date	by
drawn by	TC	1	11/10/2014	TC
checked by	DVF	2	11/17/2014	TC
file no.	1204-24	R3	REV3DATE	R3BY
sheet	1 of 1	R4	REV4DATE	R4BY

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 shown.

Standard iron posts found are shown thus unless otherwise shown◆

Standard road allowances on the plan are 20.117 metres in width.

Reference Points are shown thus.....○ RP1
○ RP2

The Datum used: NAD83(CSRS)

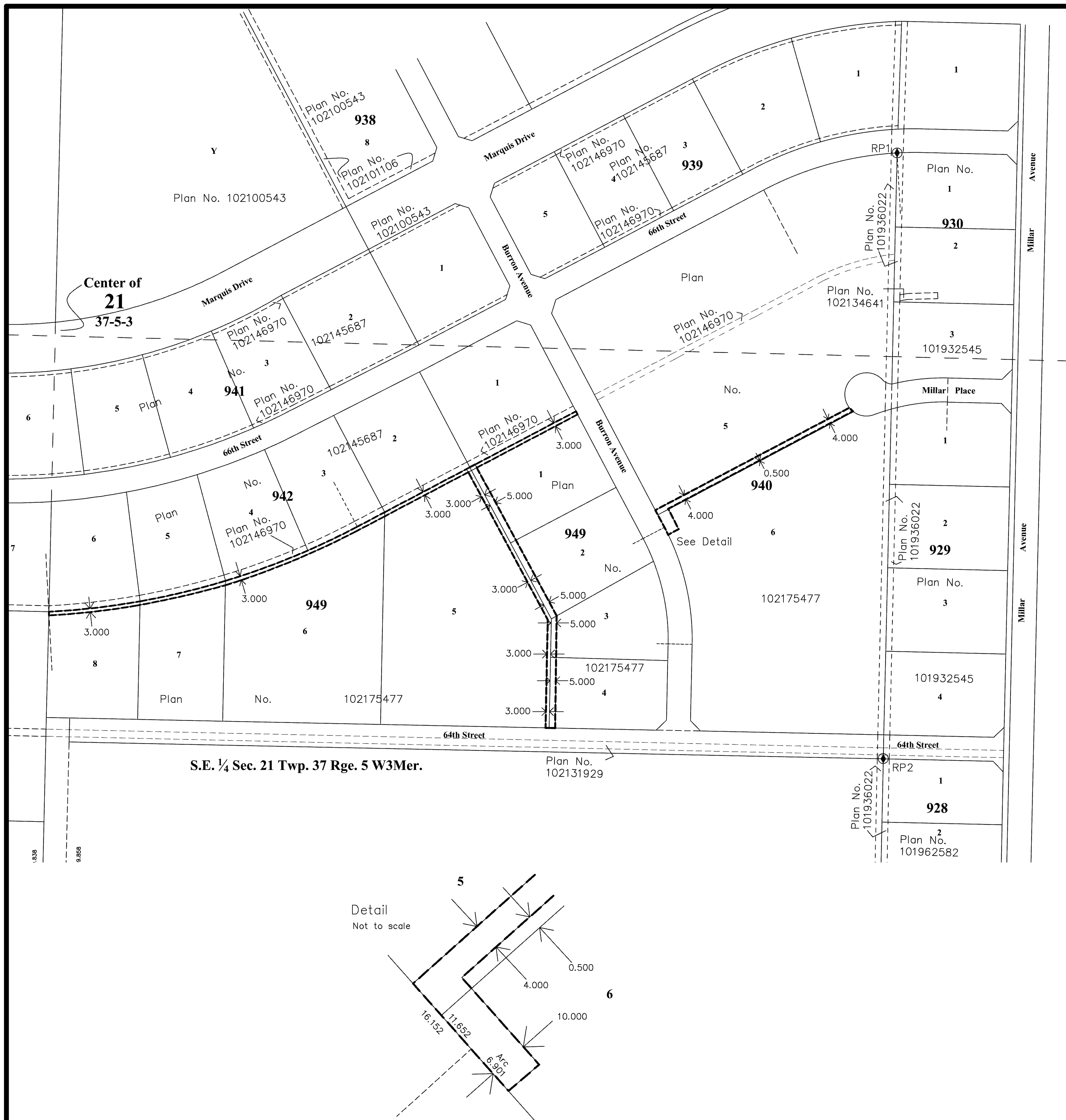
The Projection used: UTM Zone13N Extended


RP coordinates were derived on September 12, 2014.

Geo-referenced points derived from CSRS-PPP

RP1: Northing 5784148.843; Easting 387351.903

RP2: Northing 5783644.771; Easting 387340.375

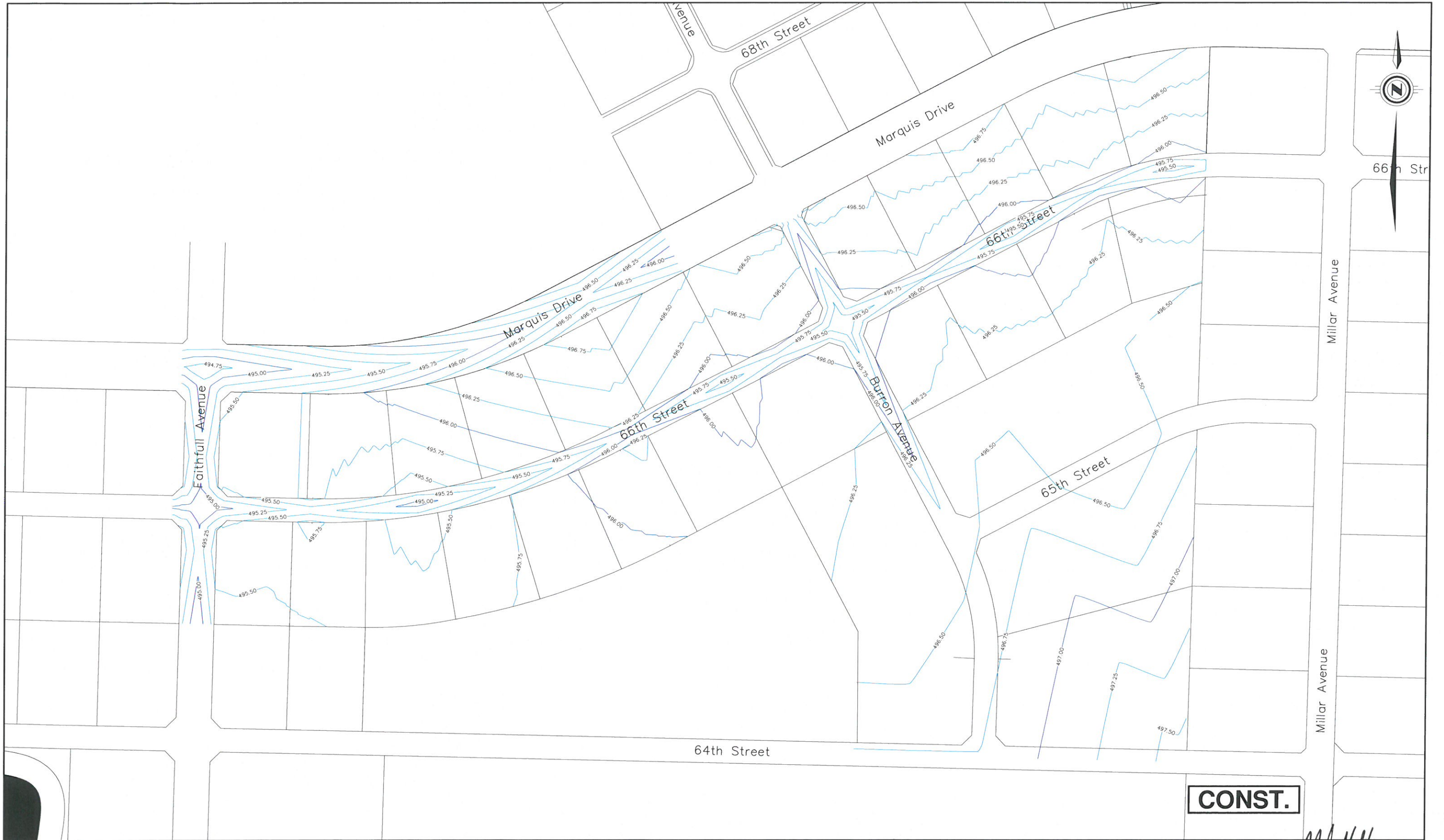




George, Nicholson, Franko & Associates Ltd.

Legal Land Surveyors, Global Positioning Systems

drawing no. MARQUIS.PHASE9.EASEMENT				
date	11/18/2014	no.	revision date	by
drawn by TC		1	11/19/2014	TC
checked by DVF		R2	REV2DATE	R2BY
file no. MARQUIS.PH9.EASEMENT		R3	REV3DATE	R3BY
sheet 1 of 1		R4	REV4DATE	R4BY



11			
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1	ISSUED FOR CONSTRUCTION	2012-MAY-16	RWD
	PLAN DESCRIPTION/REVISION	DATE	BY



CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
ENGINEER	ENGINEER	ENGINEER
DATE May 23, 2012	DATE May 25, 2012	DATE May 28, 2012
DRAWN BY RWD	DATE 2012-MAR-26	CHECKED BY

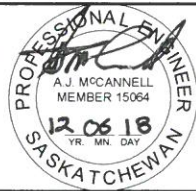
City of Saskatoon
 Infrastructure Services Department

MARQUIS INDUSTRIAL LAND DEVELOPMENT
 DESIGN CONTOURS
 AREA GRADING

SCALES:
 HOR. 1:3000
 VERT. 1:3000
 SHEET NO. 113-0032-312-001
 PLAN NO.
 DATE May 31, 2012



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1	ISSUED FOR CONSTRUCTION	2012-JUN-14	RWD
	PLAN DESCRIPTION/REVISION	DATE	BY



CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
 ENGINEER DATE June 26, 2012	 ENGINEER DATE July 4, 2012	 ENGINEER DATE 12 July 12	ENGINEER DATE
DRAWN BY _____ RWD	DATE 2012-MAR-26	CHECKED BY _____	DATE _____

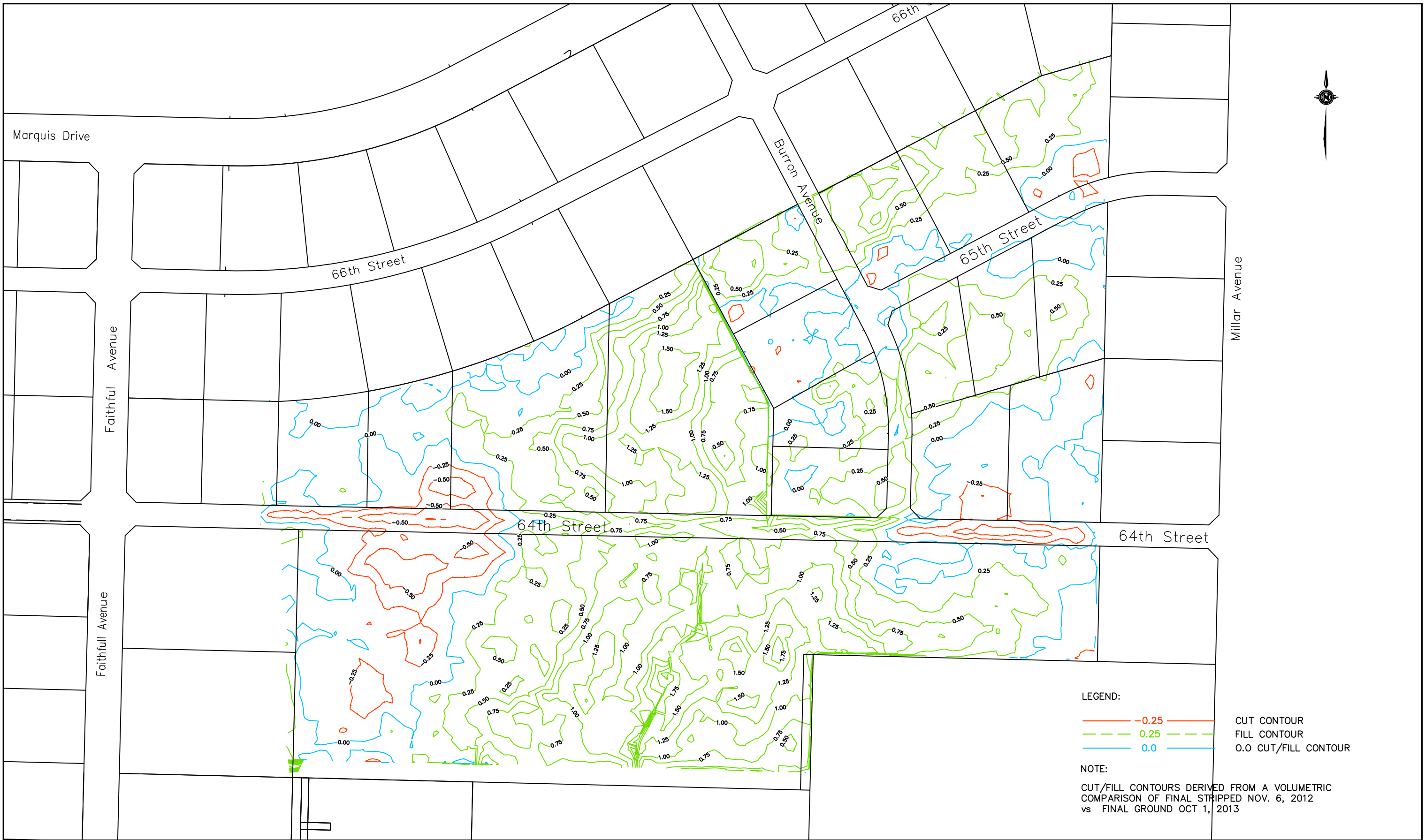


MARQUIS INDUSTRIAL LAND DEVELOPMENT
AREA 2 - DESIGN CONTOURS
AREA GRADING

GENERAL MANAGER
 DATE July 26, 2012

SCALES:
 HOR: 1:2500
 VERT: 1:2500

SHEET NO. 113-0032-314r001



11			
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1	FINAL CUT AND FILL CONTOURS	2015-JAN-14	RWD
	PLAN DESCRIPTION/REVISION	DATE	BY

SEAL

CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY: RWD	DATE: 2015-JAN-14

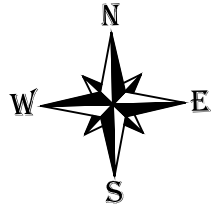


City of
Saskatoon

Transportation & Utilities Department

MARQUIS INDUSTRIAL PHASE 9
FINAL CUT AND FILL CONTOURS

CHIEF ENGINEER	DATE
SCALES:	
HOR. 1:3000	
VERT. 1:3000	
SHEET NO.	PLAN NO.



Marquis Industrial

- Heavy Industrial
- Light Industrial
- Municipal Reserve / Buffers
- Existing Residential
- Golf Course
- Fire Station
- Railway
- City Limits

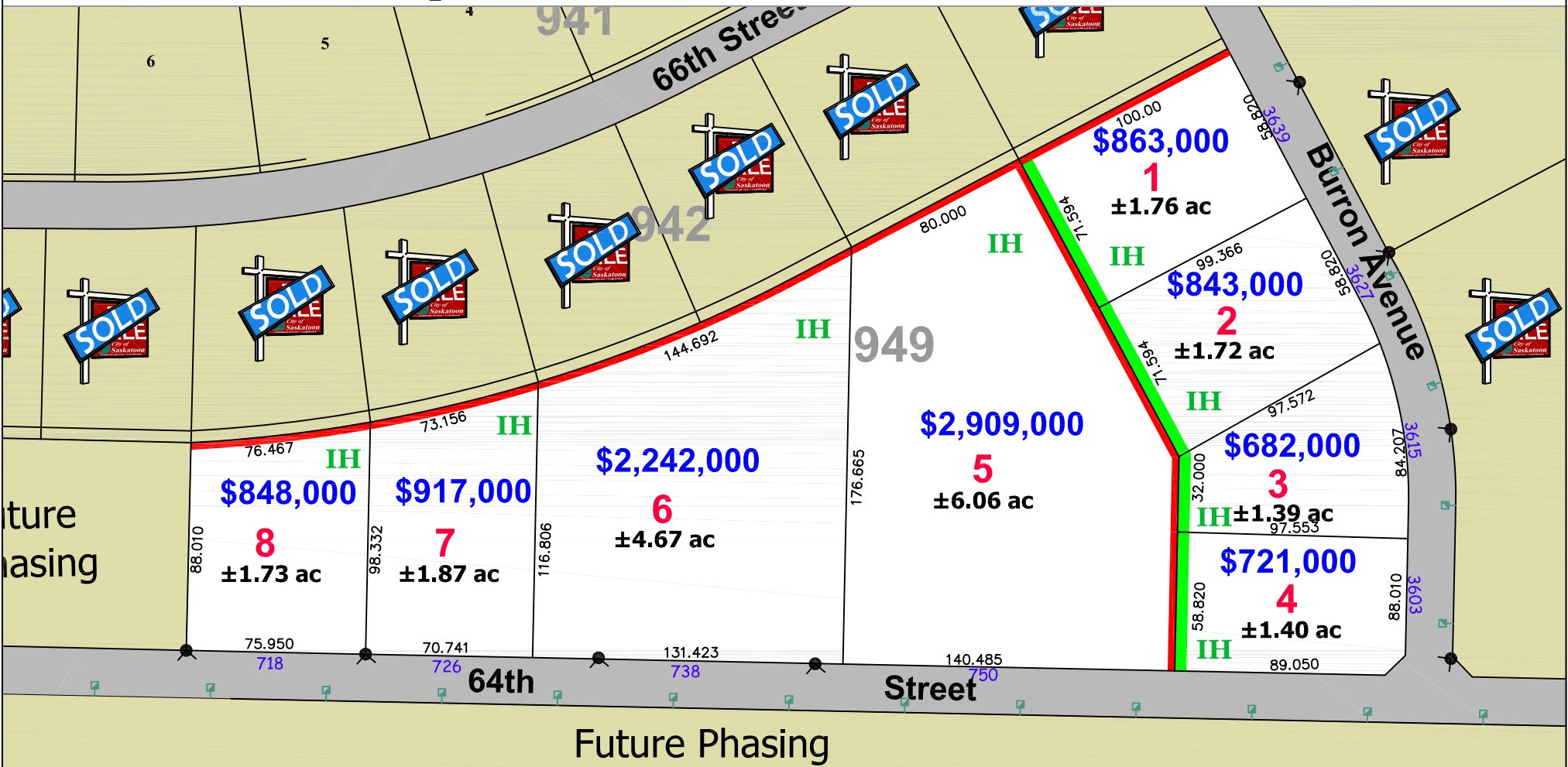


Saskatoon Land - October 2014

Note: The Saskatoon Land 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. Park and buffer readings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.



Marquis Industrial Phase 9



Land For Sale by Public Tender

Block Number

123

Easement 5m



Light Standard



Civic Address

1234

Zoning: Heavy Industrial

IH

Lot Number

3

Easement 3m



Fire Hydrant



City of
Saskatoon

AF Management - Saskatoon Land - January 2015
Note: The Land Branch does not guarantee the accuracy of this plan. Lot availability is subject to change without notice. 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.