



- SELLING INFORMATION -
(THIS IS NOT A TENDER)

PLEASE NOTE: THIS PROPERTY IS BEING SOLD “AS IS / WHERE IS”. The Vendor makes no representation or warranties to the condition of the buildings or any improvements including the well and the septic system on the property, or recourse for defects.

- Municipal Address:** 1921 Skead Road, Garson (former Public Works Depot, commonly referred to as “Airport Depot & Sand/Salt Sheds”)
- Legal Description:** PIN 73492-0194(LT), formerly Parcel 31741, Sudbury East Section, Surface Rights Only, being Part 1 on Plan SR-888 part of Lot 1, Concession 5, Township of Garson, City of Greater Sudbury
- Approximate Size of Site:** 2.9 hectares (7 acres)
- Official Plan & Zoning:** The property is designated “General Industrial” in the City’s Official Plan and zoned “RU” – Rural in Zoning By-law 2010-180Z.

An Official Plan amendment and/or rezoning of the Property may be required to accommodate a Purchaser’s intended use. Interested Purchasers should consult their own advisors to inform and satisfy themselves on all related matters. Supplemental information may also be available from the City’s Development Approvals Section.
- Environmental:** The Purchaser is advised to consult the *Environmental Protection Act* and the Purchaser’s own advisors to determine if a record of site condition may be required, upon a change of use or if other obligations may be imposed.

Interested Purchasers should satisfy themselves on all Environmental matters.
- Access:** Access to the property is obtained from Skead Road, Garson.
- Property Improvements:** The property has an existing single storey garage constructed in the 1960’s. The building has exterior metal siding with some exposed concrete block and was formerly used as a depot and office for Roads. There are also two storage buildings. No building location survey is available
- Heating:** The garage building is heated by two older gas-fired suspended heaters. The two storage buildings are not heated. The purchaser is advised to satisfy themselves as to all areas of concerns related to the heating system.
- Size of Building:** The gross floor area of the garage building is approximately 3,500 square feet. The two storage buildings are approximately 960 square feet.
- Roof:** There is a metal pitched roof on the building with exterior insulation. The Purchaser is advised to satisfy themselves as to all areas of concern related to the roof.
- Services:** Municipal water and sewer services are not available. There is a well and septic system on site.

No representations are made as to the volume or quality of water available, the functionality of the well, or the condition of the septic system. The purchaser is advised to satisfy themselves regarding all issues of interest.

Taxes: The Property is not currently subject to real property taxes, real property taxes will be assessed upon the acquisition of the property by the Purchaser.

Development Charges: Development/redevelopment on the Property may trigger development charges in accordance with the City's Development Charges By-law. The Purchaser is advised to satisfy themselves.

Property Reports: In February 2014, the City of Greater Sudbury commissioned a Building Condition Report for the subject property for the City's purposes. The report can be viewed by the Purchaser and his or her advisors by attending at the Real Estate Section located in Tom Davies' Square. Copies will not be available. Interested purchasers are reminded to satisfy themselves on all matters, through their own advisors.

Canada Post: There is Canada Post boxes located near the driveway of the property; Canada Post has advised the boxes will remain at this location. Successful purchase of the property would deal directly with Canada Post for any arrangements.

Asking Price: \$279,900.00 (plus HST)

Should you have any questions, please contact City of Greater Sudbury, Real Estate Section, at (705) 674-4455 ext 4373 or email realestate@greatersudbury.ca

If you wish to submit an offer to purchase the subject property, kindly complete the attached form of Agreement of Purchase and Sale, and submit it to: City of Greater Sudbury, Real Estate Section, Attn: Tanya Rossmann-Gibson, Property Administrator, PO Box 5000, Stn A, 200 Brady Street, Sudbury, ON P3A 5P3.

This information is provided to assist the Purchaser in making its own enquiries. The Vendor does not represent or warrant that matters referenced above are the only matters for investigation by a Purchaser.

The Vendor makes no representations or warranties about the property described above and assumes no liability for the accuracy or completeness of the above noted information. It is recommended that any interested party satisfy itself in all respects as to the condition of the property and the suitability of the property for its own purposes.

1921 Skead Road, Garson

Former Public Works Depot



Former Sand/Salt Sheds



AGREEMENT OF PURCHASE AND SALE

PURCHASER(s):

Agrees to purchase from _____

VENDOR:

CITY OF GREATER SUDBURY

the following

REAL PROPERTY:

municipally known as: 1921 Skead Road, Garson

being described as:

PIN 73492-0194(LT), formerly Parcel 31741, SES, Surface Rights Only, being Part 1 on Plan SR-888, part of Lot 1, Concession 5, Township of Garson, City of Greater Sudbury (the "Property")

IN AN 'AS IS / WHERE IS' CONDITION

for a

PURCHASE PRICE of --- _____ --- 00/100 Dollars (CDN \$ _____) together with Harmonized Sales Tax (HST).

DEPOSIT:

The Purchaser submits with this offer ----- FIVE THOUSAND ----- 00/100 Dollars (CDN \$5,000.00) by cash or certified cheque payable to City of Greater Sudbury to be credited toward the Purchase Price on closing of this transaction, or returned to the Purchaser without interest or deduction, if the transaction fails to close through no fault of the Purchaser. The Purchaser agrees to pay to the Vendor on closing, the balance of the purchase price by certified cheque, subject to adjustments provided for in this agreement.

1. HST IN ADDITION TO PURCHASE PRICE: The Purchaser agrees to pay to the Vendor on closing, in addition to the Purchase Price any applicable HST on the Purchase Price, or in the alternative, shall deliver on closing evidence satisfactory to the Vendors solicitor that the Purchaser is an HST registrant and will be on Closing, and an Undertaking to Remit any applicable HST and to Indemnify the Vendor for failure to do so, prepared in the Vendor's standard form. The Purchaser authorizes the Vendor to verify with the Canada Revenue Agency, the Purchaser's HST registration status and the Purchaser's HST registration number. The Purchaser agrees to provide to the Vendor any further written authorizations or directions that may be required, in order for the Vendor to obtain this information

2. COUNCIL APPROVAL – CONDITION: The Purchaser acknowledges and understands that any execution of this Agreement by the Director of Asset Services for the City of Greater Sudbury on behalf of the Vendor is expressly conditional upon the Council for the City of Greater Sudbury approving the Offer and does not bind the Vendor unless the Necessary approvals are granted by way of recommendation/resolution or By-law on or before 11:59 p.m. on the _____ day of _____, 2017. If this condition is not satisfied by the date specified, this Agreement shall be at an end, the Purchaser's deposit shall be returned to him/her without interest or deduction and neither party shall have any further obligation to the other respecting this Agreement.

3. PURCHASER'S CONDITIONS: This Agreement is conditional upon compliance with or waiver of each of the conditions set out in Schedule 'A' for the benefit of the Purchaser, on or before the date specified in Schedule 'A' or such other dates as may be agreed to by the parties failing which and provided always that the Purchaser has acted in good faith, this Agreement shall be null and void and the Purchaser's deposit returned to the Purchaser without interest or deduction and Vendor shall not be liable for any costs or damages. The Purchaser's only right and remedy shall be such right of termination.

4. SALE AS IS / WHERE IS:

(1)The Purchaser acknowledges and agrees that:

a) this Property is being sold by the Vendor in an 'as is / where is' condition, without representations or warranties of any kind, either expressed or implied as to the condition or functionality of any aspect of the property (including the soil, the subsoil, the ground and surface water or any other environmental matters), any building or facility thereon, or the uses that may be made of the Property or as to any other matters respecting the site whatsoever. The Purchaser acknowledges having been advised that the City's prior use of the Property was a public works depot commonly referred to as the "Airport Depot & Sand/Salt Sheds";

b) the Purchaser has been advised to satisfy himself as to all matters related to the Property and its intended use;

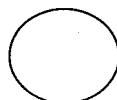
c) the Purchaser buys at its own risk and accepts and shall be responsible for the condition of the Property free of any claim against the City.

(2)The Purchaser hereby agrees to indemnify and save harmless the Vendor from any costs, including legal and witness costs, claims, demands, civil actions, prosecutions, or administrative hearings, fines, judgments, awards, including awards of costs that may arise as a result of the condition of the Property, any order issued in connection with the condition of the Property, or any loss, damage, or injury caused either directly or indirectly as a result of the condition of the Property whether the condition of the Property arose before or after Closing.

(3)Each of clauses 4. (1) and 4. (2) shall not merge on closing but shall survive the closing of this transaction and shall be a continuing obligation of the Purchaser without need to provide further documentation to substantiate this intent.

(4)The Purchaser acknowledges that the Vendor has agreed to a sale price which reflects the limitations set out in this Agreement. The Vendor will not and will not be required to make adjustments to the Purchase Price for any matter except as expressly provided for in this Agreement.

Purchaser(s)' initials



Vendor(s)' initials



5. ACKNOWLEDGEMENTS:

(1)The Purchaser further acknowledges that prior to signing this Agreement it has had an opportunity to, and been advised:

- a) to inspect the Property;
- b) to make all appropriate enquiries, including enquiries of the City, Ministries, other agencies or persons;
- c) to review and consider information about the Property made available by the City, including without limitation, the information disclosed in the Sellers Information Sheet, and in the 2014 Building Condition Report prepared for the City;
- d) to conduct searches; and
- e) to consult with and take advice from its advisors on all matters pertaining to the proposed purchase of the Property, information disclosed by the City or otherwise available in public records pertaining to the Property and as to appropriate conditions to include in this Agreement.

(2)The Purchaser acknowledges and agrees that:

a)any information provided by the Vendor, any comments made by the Vendor's staff and any plans or drawings or other information that may have been provided by the Vendor or the Vendor's staff including without limitation the Selling Information sheet, is for the purpose of assisting the Purchaser to make its own enquiries and the Purchaser relies on such information at its own risk. The Vendor makes no representations or warranties about and takes no responsibility for the accuracy or completeness of any such information provided for the assistance of the Purchaser.

b) that the 2014 Building Condition report made available to the Purchaser for review was prepared for the City and if the Purchaser wishes to rely on same it will be responsible to approach the author to determine if it can secure a reliance letter. The City makes no representation in this regard.

(3) The Purchaser is advised to make its own independent investigations and enquiries to determine if the Property is suitable for its needs.

(4) The Purchaser understands that upon acceptance of this Offer there shall be a binding agreement of purchase and sale between Purchaser and Vendor, subject to compliance with any conditions herein.

6. CANADA POST: The Purchase acknowledges being advised and understands that there are Canada Post boxes located on the Property. There is no written agreement in place and no compensation paid. The Canada Post boxes will remain in place on closing, and no adjustment of any type will be provided to the purchaser regard the Canada Post boxes.

7. TAXES: The Purchaser acknowledges being advised and understands that although the Property is not currently subject to real property taxes, real property taxes will be assessed upon the acquisition of the Property by the Purchaser. The purchaser agrees to assume any local improvement levies assessed against the property.

8. CHATTELS: The following Chattels are included in the Purchase Price: NONE

9. FIXTURES: The following fixtures are excluded from the Purchase Price: NONE

10. RENTAL EQUIPMENT: The following equipment is rented and NOT included in the Purchase Price. The Purchaser agrees to assume the rental contract(s) if assumable and otherwise to make his own arrangements: NONE.

11. IRREVOCABILITY: This Offer shall be irrevocable by the Purchaser until 4:30 p.m. on the day following the granting of any necessary approvals as identified in Clause #2 of this Agreement, after which time, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest.

12. COMPLETION DATE: This Agreement shall be completed by no later than 4:30 p.m. on the _____ day of _____, 2017, or such other date as may be agreed to by the parties in writing. Upon completion, vacant possession of the property shall be given to the Purchaser unless otherwise provided for in this Agreement.

13. TITLE SEARCH: Purchaser shall be allowed until 6:00 p.m. on the 5th day before closing (Requisition Date) to examine the title to the property at his own expense and to satisfy himself there are no outstanding work orders or deficiency notices affecting the property.

14. FUTURE USE: The Purchaser acknowledges and agrees that the Vendor has made no representation or warranty of any kind that the future intended use of the property by the Purchaser is or will be lawful and that as Purchaser, it has been advised to investigate zoning of the Property and satisfy itself that its intended use is permitted.

15. TITLE: Provided that the title to the property is good and free from all encumbrances except as aforesaid and except for any registered restrictions or covenants that run with the land providing that such are complied with and except for any easements to public utilities. If within the time allowed for examining the title any valid objection to title, which Vendor is unable or unwilling to remove, remedy or satisfy and which Purchaser will not waive, notwithstanding any intermediate act or negotiations in respect of such objections, this Agreement shall be at an end and all monies theretofore paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. The Purchaser's only right and remedy shall be such right of termination. Save as to any valid objection so made by such day and except for any objection going to the root of the title the Purchaser shall be conclusively deemed to have accepted Vendor's title to the property.

16. **ELECTRONIC REGISTRATION:** Where the transaction will be completed by electronic registration pursuant to Part III of the *Land Registration Reform Act*, R.S.O. 1990, Chapter L4, and any amendments thereto, each of the parties shall retain a lawyer to act on its behalf. The Vendor and Purchaser acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the 'Requisite Deliveries') and the release thereof to the Vendor and Purchaser will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and to release same except in accordance with the terms of a document registration agreement between the said lawyers, the form of which is as recommended from time to time by the Law Society of Upper Canada. Unless otherwise agreed to by the lawyers, such exchange of the Requisite Deliveries will occur in the applicable Land Titles Office or such other location agreeable to both lawyers.

17. **DOCUMENTS AND DISCHARGE:** Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Vendor. The Vendor will not and will not be required to deliver any declarations as to any matter pertaining to the Property.

18. **INSPECTION:** The Purchaser acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this Offer there shall be a binding Agreement of Purchase and Sale between Purchaser and Vendor.

19. **PLANNING ACT:** This Agreement is subject to compliance with the *Planning Act*, R.S.O. 1990, c. P.13. The Purchaser shall not call upon the Vendor and neither the Vendor nor the Vendor's solicitor shall be required to complete Planning Act Statements in the electronic Transfer/Deed of Land.

20. CLOSING DELIVERABLES BY CITY:

(1) On Closing the City will deliver only:

- (a) vacant possession of the Property and keys for same;
- (b) an electronic Transfer, duly signed and released for registration and a discharge of any charge/mortgage and other encumbrance on title;
- (c) statement of adjustments;
- (d) an undertaking, specified to survive Closing, to pay utilities to the date of closing to re-adjust the statement of adjustments, if necessary, upon written demand; and
- (e) a direction regarding payment of funds;

(2) The Transfer / Deed shall save for the Land Transfer Tax Affidavit be prepared in registerable form at the expense of the Vendor. All registration costs and other costs associated with effecting the transfer pursuant to this agreement shall be borne by the Purchaser.

21. **TIME LIMITS:** Time shall in all respects be on the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and Purchaser or by their respective solicitors who may be specifically authorized in that regard.

22. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or Purchaser or their respective lawyers on the day set for completion. The parties shall make a person available for tender in the City of Greater Sudbury. Money may be tendered by bank draft or cheque certified by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.

23. **AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provisions added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto shall constitute the entire Agreement between Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

24. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

25. **ASSIGNMENT:** This agreement shall not be assigned by the Purchaser without prior written consent of the Vendor, which consent may be refused, or given subject to conditions.

26. **REAL ESTATE COMMISSION:** The Purchaser shall be responsible for any commission to any real estate agent retained by him and payable as the result of this agreement. The Vendor represents and warrants that it has not retained any real estate agent in regard to this property.

27. **GENDER & NUMBER:** In this agreement the use of the singular number includes the plural and vice versa and the use of any gender includes all genders.

28. **COUNTERPARTS AND SCANNED SIGNATURES:** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and each of which taken together shall be deemed to constitute one and the

same instrument. The Agreement and Counterparts may be executed either in original and delivered or may be signed and scanned in PDF format and forwarded by e-mail or may be signed and forwarded by facsimile from any party and the parties to this Agreement adopt any signatures received by receiving telecopier machine or in PDF format, forwarded by e-mail scanned as original signatures of the forwarding party or parties.

CORPORATE SIGNING CLAUSE:

IN WITNESS whereof the PURCHASER has signed this Agreement by its duly authorized signing officers in that regard.

DATED at Sudbury, this ____ day of _____, 20__.

Per:

Print Name, Title

Print Name, Title

I/We have authority to bind the corporation.

INDIVIDUAL(S) SIGNING CLAUSE:

IN WITNESS whereof the PURCHASER has signed this Agreement

DATED at Sudbury this ____ day of _____, 20__, in the presence of

Witness:

Name: _____ (LS) Date: _____

Name: _____ (LS) Date: _____

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IN WITNESS whereof the VENDOR has signed this Agreement by its duly authorized signing officers in that regard.

DATED at Sudbury, this ____ day of _____, 20__.

CITY OF GREATER SUDBURY

Per:

Acting Director of Asset Services

Acceptance conditional upon approval by
Council for the City of Greater Sudbury as
specified in the Agreement.

ADDRESS FOR SERVICE

Vendor's Address for Service: 200 Brady Street, Box 5000,
Stn. A, Sudbury ON P3A 5P3, Attention: Real Estate Section
Tel No.: (705) 671-2489 - Real Estate Section
FAX: N/A

Vendor's Lawyer: City Legal Services
Tel No.: (705)-671-2489 - Legal Services
FAX: (705)-673-1651

Purchaser's Address for Service: _____

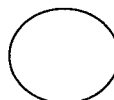
Tel. No.: (705) _____ FAX: (705) _____

Purchaser's Lawyer: _____

Address: _____

Tel. No.: (705) _____ FAX: (705) _____

Purchaser(s)' initials



Vendor(s)' initials

