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**IMPORTANT INFORMATION REGARDING THE
SALE OF LAND BY PUBLIC TENDER
PLEASE READ INSTRUCTIONS**

LEGAL REQUIREMENTS FOR COMPLETING FORMS

1. Tender shall be submitted on the **Tender To Purchase Form**.
2. Tender form shall be typewritten or legibly handwritten in ink. Complete each section.
3. Tender shall be accompanied by a deposit of at least 20% of your tendered amount, which deposit shall be made by way of money order, bank draft or cheque certified by a Bank, Trust Corporation or Province of Ontario savings office.
4. Tender shall be submitted in sealed envelope with the address label sheet provided attached to the outside of which is indicated 'TAX SALE FOR.....' (Indicate File #). **Only one tender shall be in each envelope. Each tenderer will complete the Bidder's Information Section complete with their name and return address and telephone number.**
5. **Each tender shall relate to only one parcel of land.**
6. Your tender(s) must be received in the Purchasing Section, City of Greater Sudbury, 2nd Floor, Tom Davies Square, 200 Brady Street, P.O. Box 5000, Stn 'A', Sudbury, Ontario, P3A 5P3, before 3:00 p.m. local time, Wednesday, September 27th, 2017.
7. Municipal office hours are 8:30 a.m. to 4:30 p.m., Monday to Friday, holidays excluded.
8. All questions regard this tax sale must be submitted in writing via email to tenders@greatersudbury.ca or by fax to 705-671-8118.

REPRESENTATION

1. The City of Greater Sudbury makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the tenderers.
2. The Municipality does not guarantee vacant possession of the property. This will be the sole responsibility of the tenderer.
3. **Potential Purchasers must obtain all information regarding these properties on their own. See attachment "Frequently Asked Questions" for more information.**

CONCLUSION

This sale is governed by the MUNICIPAL ACT 2001, and the Municipal Tax Sales Rules made under that Act. The successful purchaser shall be required to pay the amount tendered plus accumulated taxes and the relevant transfer tax.



MAPS

File#16-04 (Roll#020.014.05400.0000)

2388 Emily St. Sudbury, ON

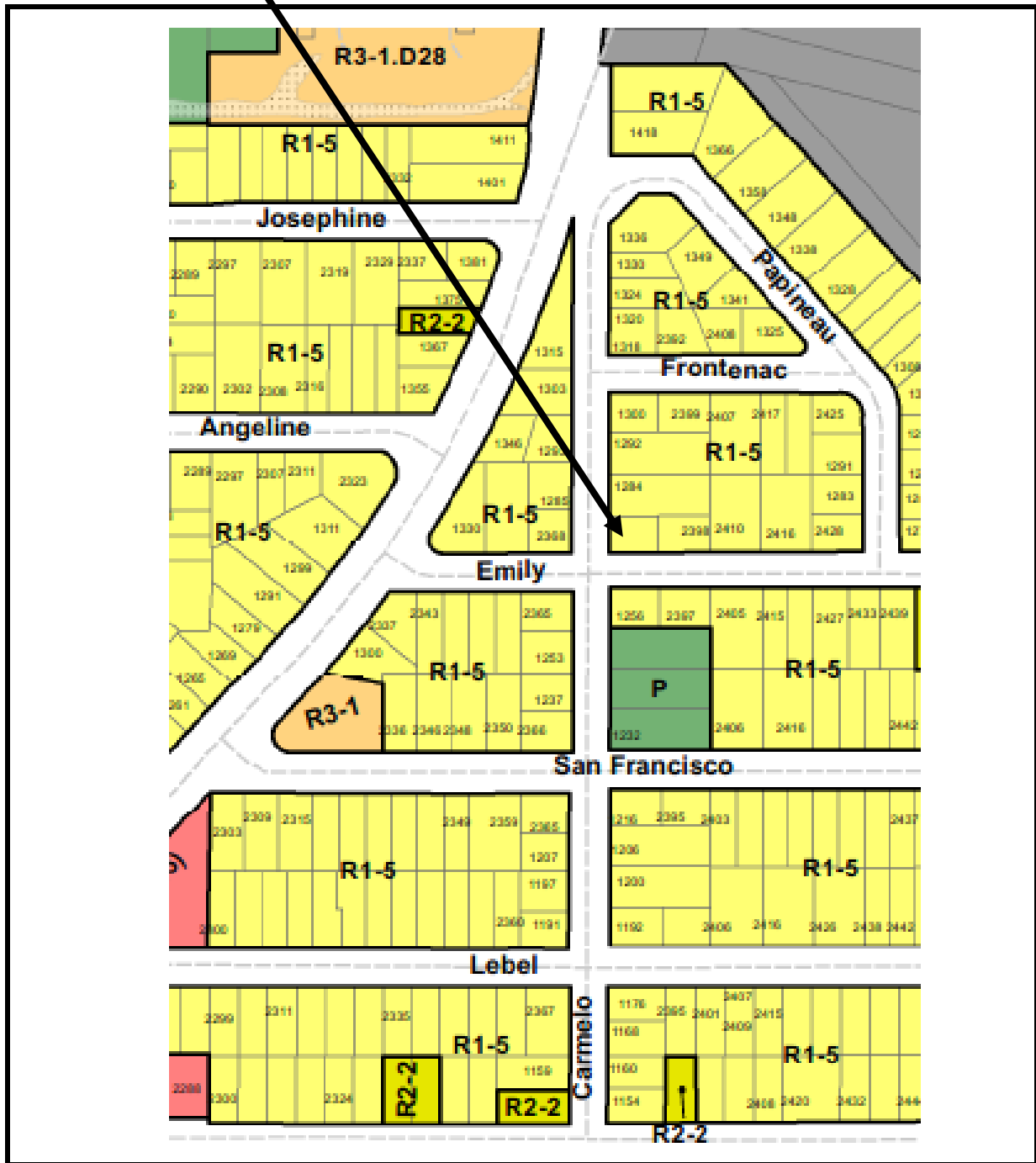
NEELON CON 6 LOT 9 PLAN M255

LOT PT LOT 113 PCL 16082 CORNER

Assessed Value: Residential \$234,500

Minimum Tender Amount: \$ 21,092.65

SUBJECT PROPERTY



TS File No.	Roll No.	Municipal Address	Legal Description
TS 16-04	020.014.05400.0000	2388 Emily Street Sudbury, ON	Neelon Lot 9 Con 6 Plan M-255, W1/2 Pt Lot 113 PCL 16082 SES Now PIN 73564-0138

AS BUILT DRAWING

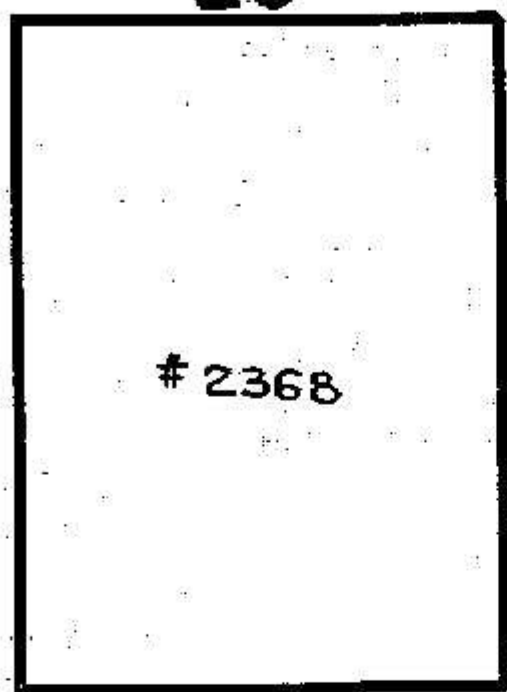
EMILY STREET

M-255

SUBJECT PROPERTY

PLAN SR-2278

29



PART 2

31'

27'

75'

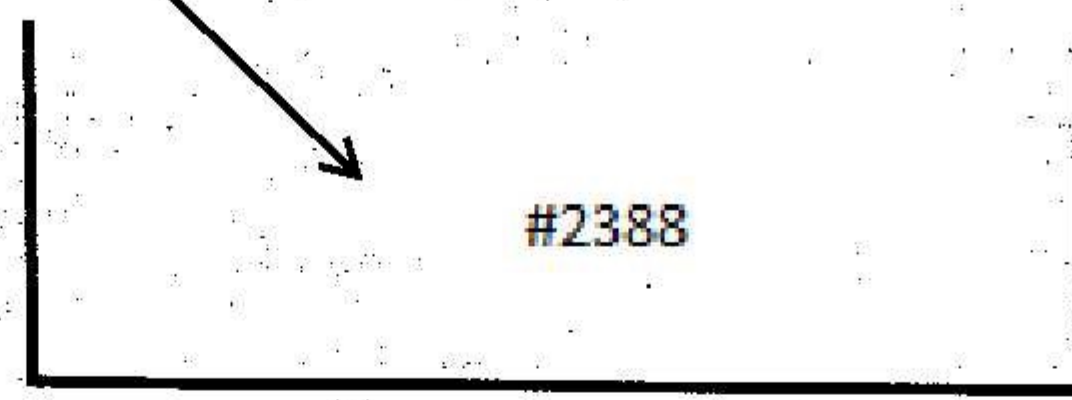
S.B.

SS.I.B.

CARMELO AVENUE

113

#2388



88.92'

6" GASMAIN

3+12

5/8" CU

V.C.#5-324

3+52

22.5'

CULVERT

M.H.#5-374

+3+88

251.05' 8" A.C. SANITARY

6

4+21

V.B.# 5-260

S.B.s

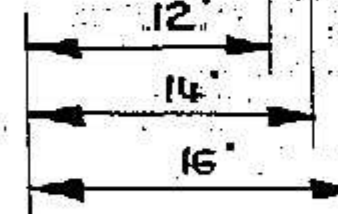
90

INV. 885.60

I.B.



9'



6" GASMAIN

8" SANITARY SEWER

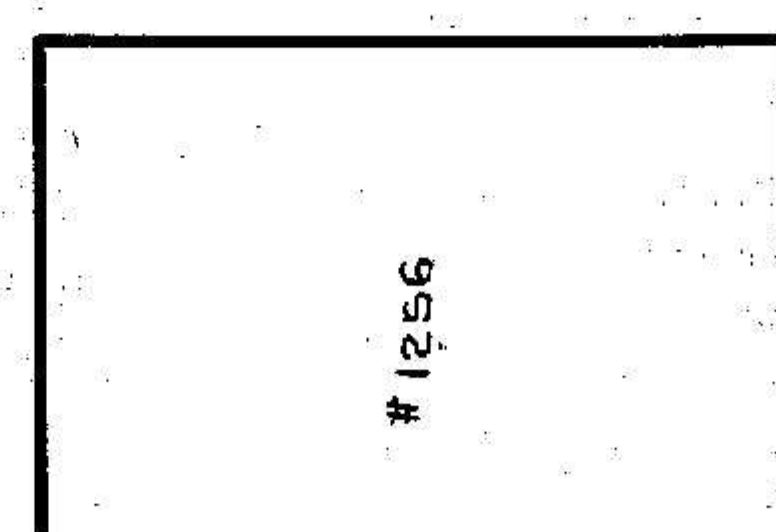
6" A.C. WATERMAIN

V.B.# 5-259

I.B.

88.92'

#1256



PART I

33

103

PLAN SR-3073

SUBBURY FALLS

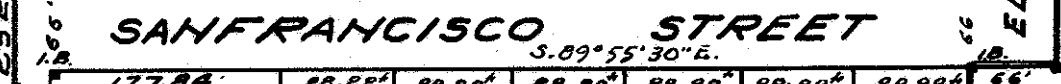
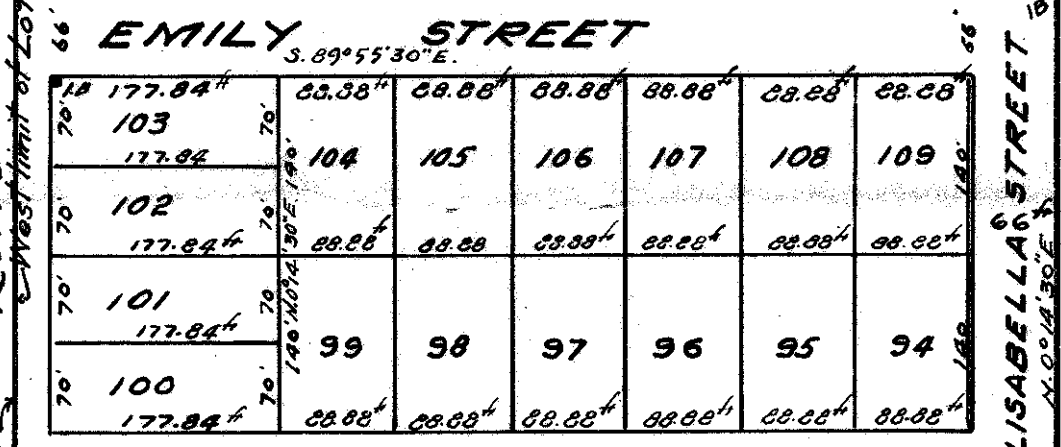
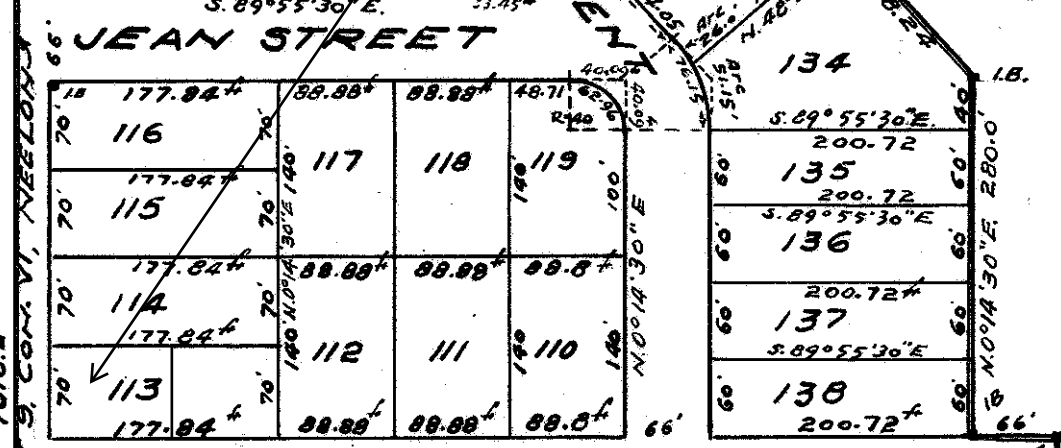
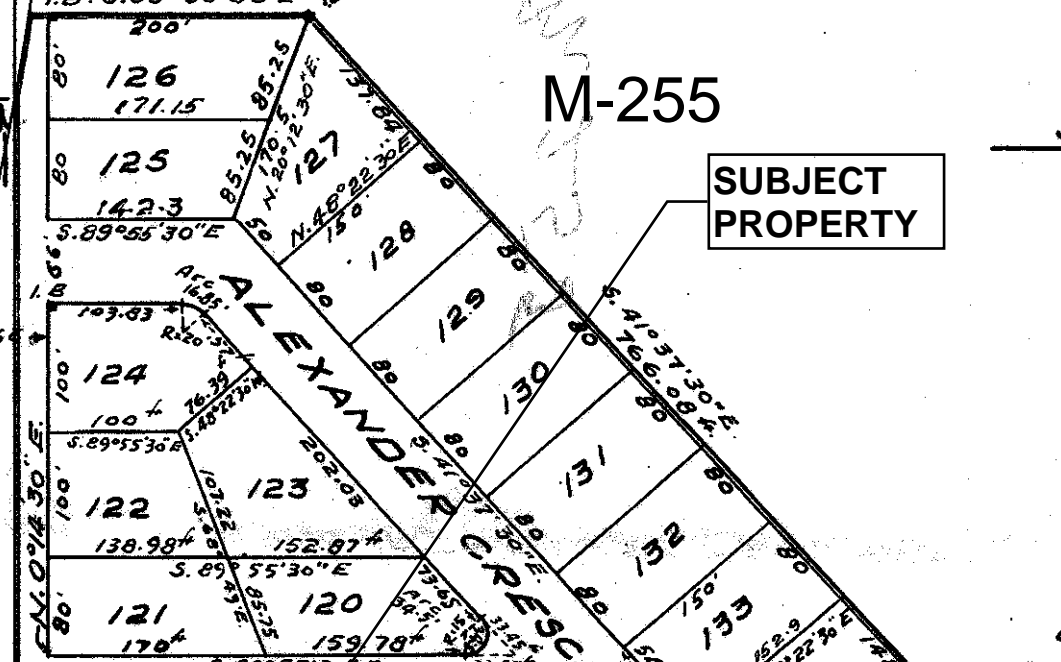
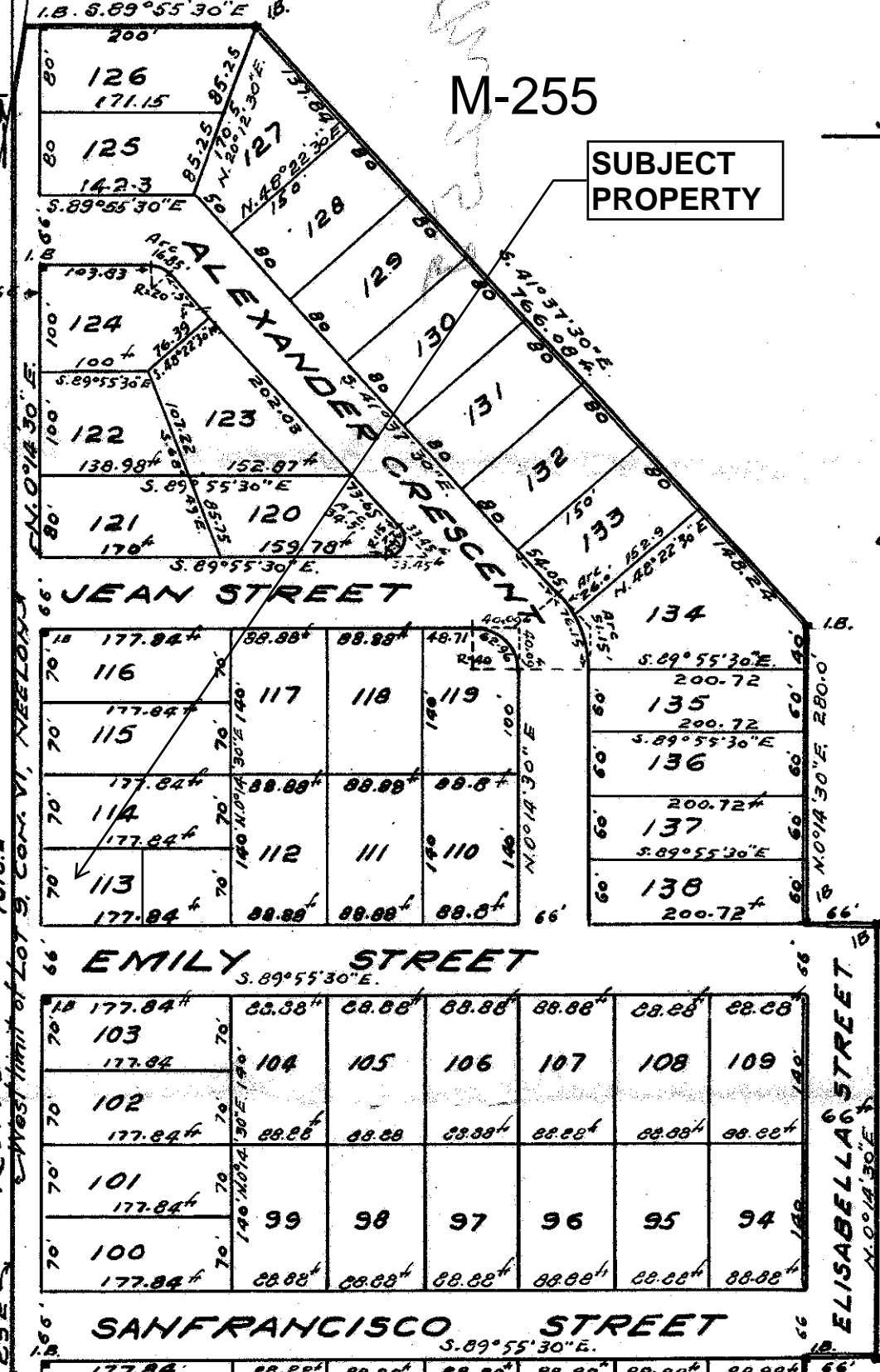
M-255

SUBJECT PROPERTY

25
26
29

33
38

SAN FRANCISCO ST



**FREQUENTLY ASKED QUESTIONS
2016 MUNICIPAL TAX SALE**

SALE OF LAND BY PUBLIC TENDER

The following are frequently asked questions. Please review this information. If you require further information, please contact the Purchasing Section in writing via email or fax as follows: tenders@greatersudbury.ca or (705) 671-8118.

1. What do you mean by the successful purchaser will be required to pay the amount tendered plus accumulated taxes?

Answer:

The purchaser is required to pay the minimum tendered amount plus any other accumulated taxes (the property taxes that have accumulated since the first day of advertising of the land for sale until a successful purchaser is declared) and any relevant federal or provincial taxes that may apply (including land transfer tax and HST).

2. What do you mean by the City makes no representation regarding the title?

Answer:

It is the purchaser's responsibility to take appropriate measures to transfer the property into their name. Potential purchasers must obtain all information regarding these properties on their own and the municipality does not provide an opportunity for potential purchasers to view properties nor is it in a position to provide successful purchasers with a key or vacant possession.

3. Are there any liens, charges or executions, etc. on any of the properties listed?

Answer:

The purchaser must satisfy themselves that the property is free and clear of liens, charges, executions, etc.

It is the potential purchaser's responsibility to search these properties on their own. You may attend at the Service Ontario Office at 199 Larch Street, 3rd Floor, Sudbury, ON, Phone 705-564-4300. The cost per search/per property is \$29.55 for the 1st page and \$1.05 for every additional page.

4. What is the **zoning** of each property listed?

Answer:

The zoning of each property may be obtained from the City of Greater Sudbury, Economic Development & Planning Department at 705-674-4455, Ext. 4295.

5. Which properties are occupied at this time?

Answer:

The City is not aware of which properties are occupied at this time. The onus is on the potential purchaser to investigate these matters themselves. The municipality does not provide an opportunity for potential purchasers to view properties.

6. If the property is occupied, is it occupied by a legal tenant or a delinquent property owner?

Answer:

The onus of obtaining this information rests with the potential purchaser. The City does not have information regarding occupancy status of the properties listed for tax sale.

7. Please identify all properties that currently have a building on site.

Answer:

The onus of obtaining this information rests with the potential purchaser.

8. Please identify all properties that have frontage on water

Answer:

The onus of obtaining this information rests with the potential purchaser. Maps have been provided with each tender package which clearly indicates if there are any properties with frontage on water.

9. What are the annual taxes on these properties?

Answer:

The onus is on each potential purchaser to obtain information regarding the annual taxes. You may contact the City's Tax Department at 705-674-4455, Ext. 2601.

10. What amount should the bid deposit be if I am submitting a tender for one (1) property?

Answer:

The bid deposit should be at least 20% or more of YOUR tendered amount. (e.g. Your bid is \$10,000.00 - your bid deposit should be a minimum of \$2000.00, in the form of a certified cheque or bank draft or money order and made payable to the City of Greater Sudbury.)



The City of Greater Sudbury

SALE OF LAND BY PUBLIC TENDER

ATTENTION: CITY TREASURER

C/O THE PURCHASING SECTION

**2ND Floor, Tom Davies Square, 200 Brady Street
P.O. Box 5000, Station 'A', Sudbury, Ontario P3A 5P3**

File#16-04 (Roll#020.014.05400.0000)

2388 Emily St. Sudbury, ON

NEELON CON 6 LOT 9 PLAN M255

LOT PT LOT 113 PCL 16082 CORNER

**Assessed Value: Residential \$234,500
Minimum Tender Amount: \$ 21,092.65**

Bidder to complete the following:

Bidder's Name: _____

Address: _____

(complete with Postal Code and Phone Number)

For City Use Only

Date and Time Received:

Attach this label to the front of your tender submission.

**** Only one tender for one property in the envelope.**