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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.

**FORM 7
TENDER TO PURCHASE**

**TO: The City of Greater Sudbury
c/o Purchasing Section
2nd Floor, Tom Davies Square,
200 Brady Street
Sudbury, ON P3A 5P3
Telephone: (705) 674-4455, Ext. 2497**

RE: Sale of Land

File #16-35 (Roll#110.004.16300.0000)

675 Regional Rd. 55, Lively, ON
WATERS CON 4 LOT 7 PCL 16815
RP SR1110 PART 1 REG

**Assessed Value: Commercial \$296,250
Minimum Tender Amount: \$380,825.02**

1. I/we hereby tender to purchase the land described above for the amount (\$_____ dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the Treasurer's Office, **c/o Purchasing Section, City of Greater Sudbury, 2nd Floor, Tom Davies Square, 200 Brady Street, Sudbury, ON, P3A 5P3 not later than 3:00:00 p.m., (local time) on Wednesday, September 27th, 2017**, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$_____ (dollars) in favour of the City of Greater Sudbury representing 20 percent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any land transfer tax and accumulated taxes within 14 days of the treasurer notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at _____, this _____ day of _____, 2017

Name of Tenderer:	Name of Tenderer:
Address of Tenderer:	Address of Tenderer:
Phone Number of Tenderer:	Phone Number of Tenderer:
Signature of Tenderer:	Signature of Tenderer:



MAPS

File #16-35 (Roll#110.004.16300.0000)

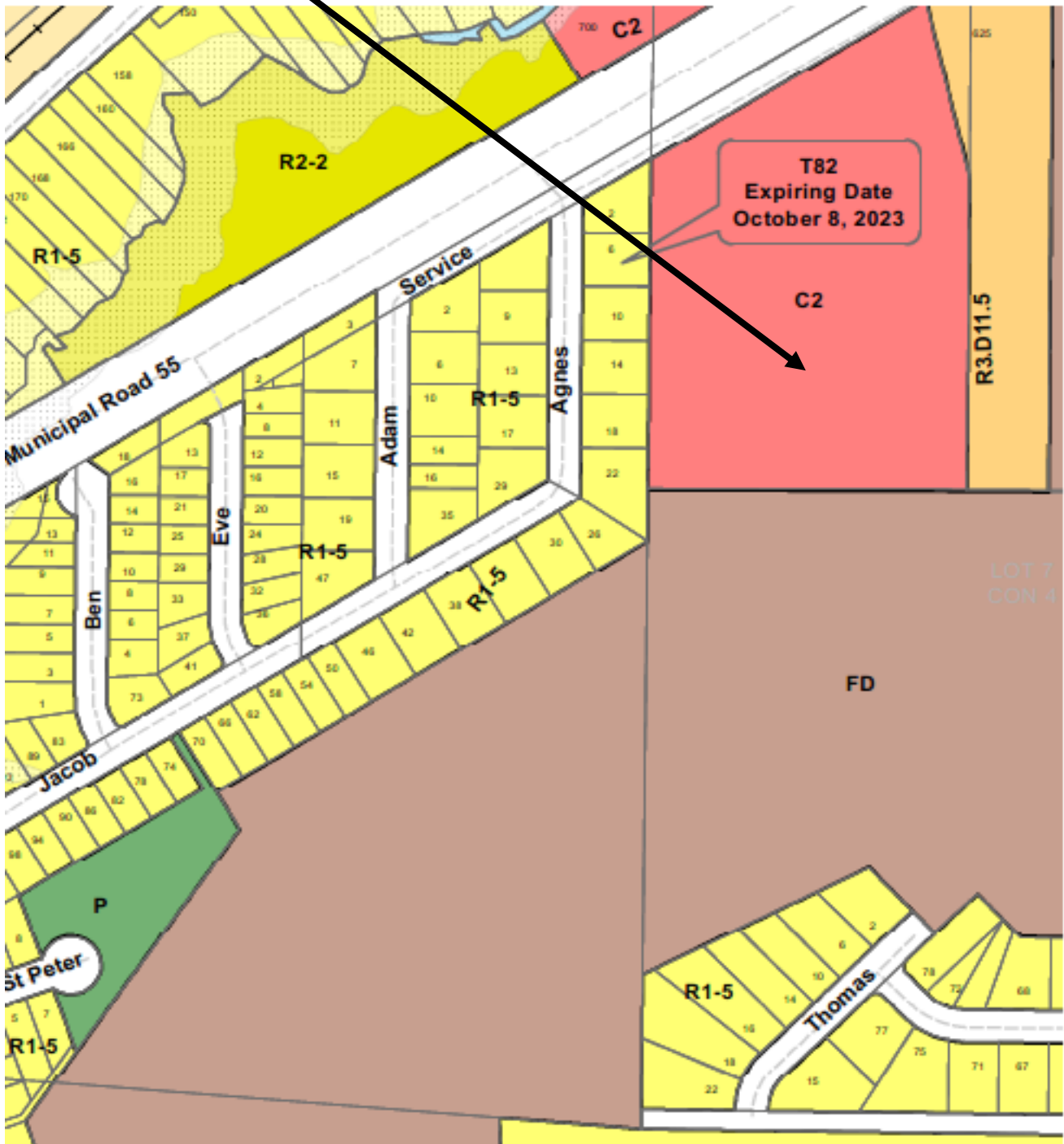
675 Regional Rd. 55, Lively, ON

WATERS CON 4 LOT 7 PCL 16815

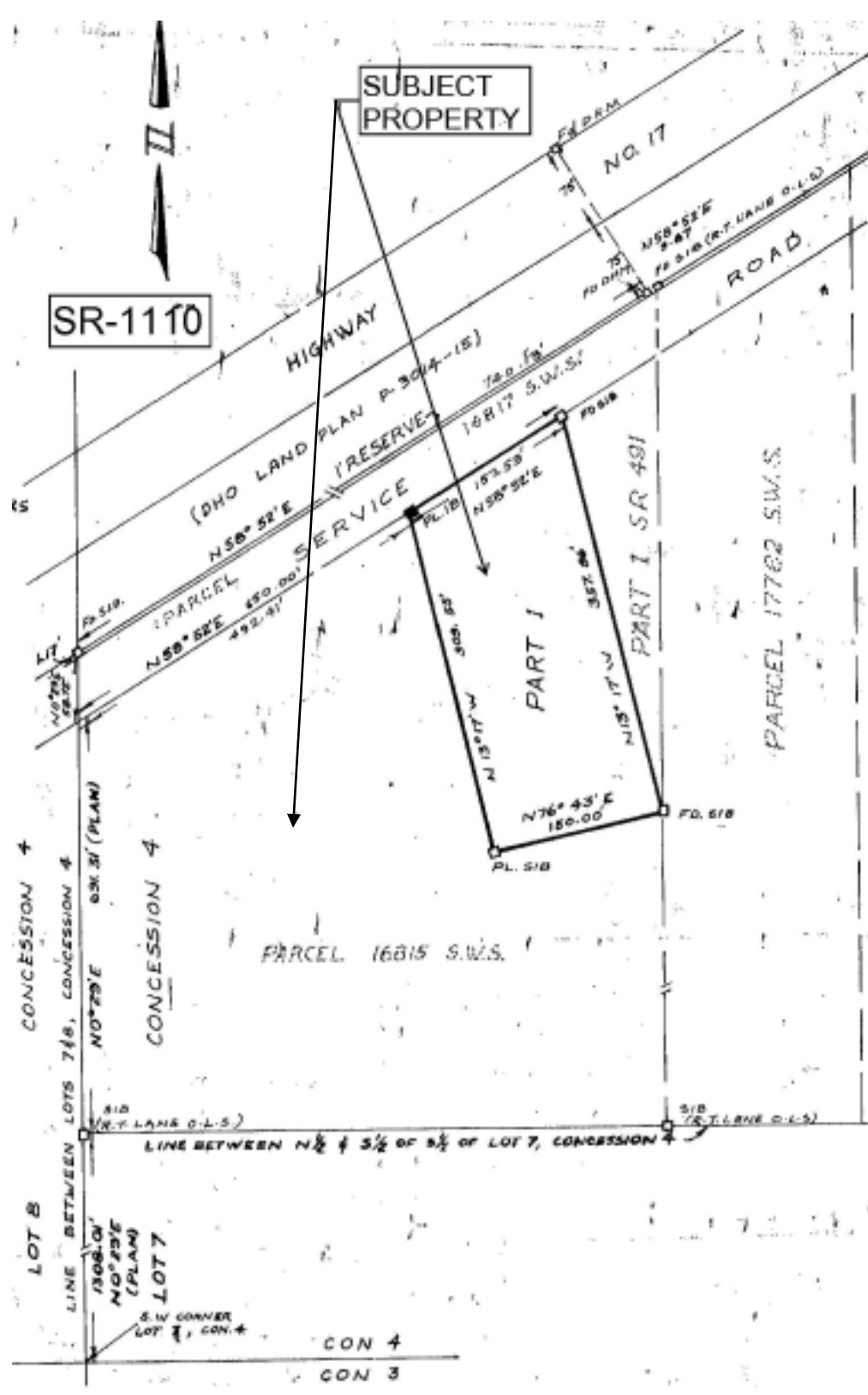
RP SR1110 PART 1 REG

Assessed Value: Commercial	\$296,250
Minimum Tender Amount:	\$380,825.02

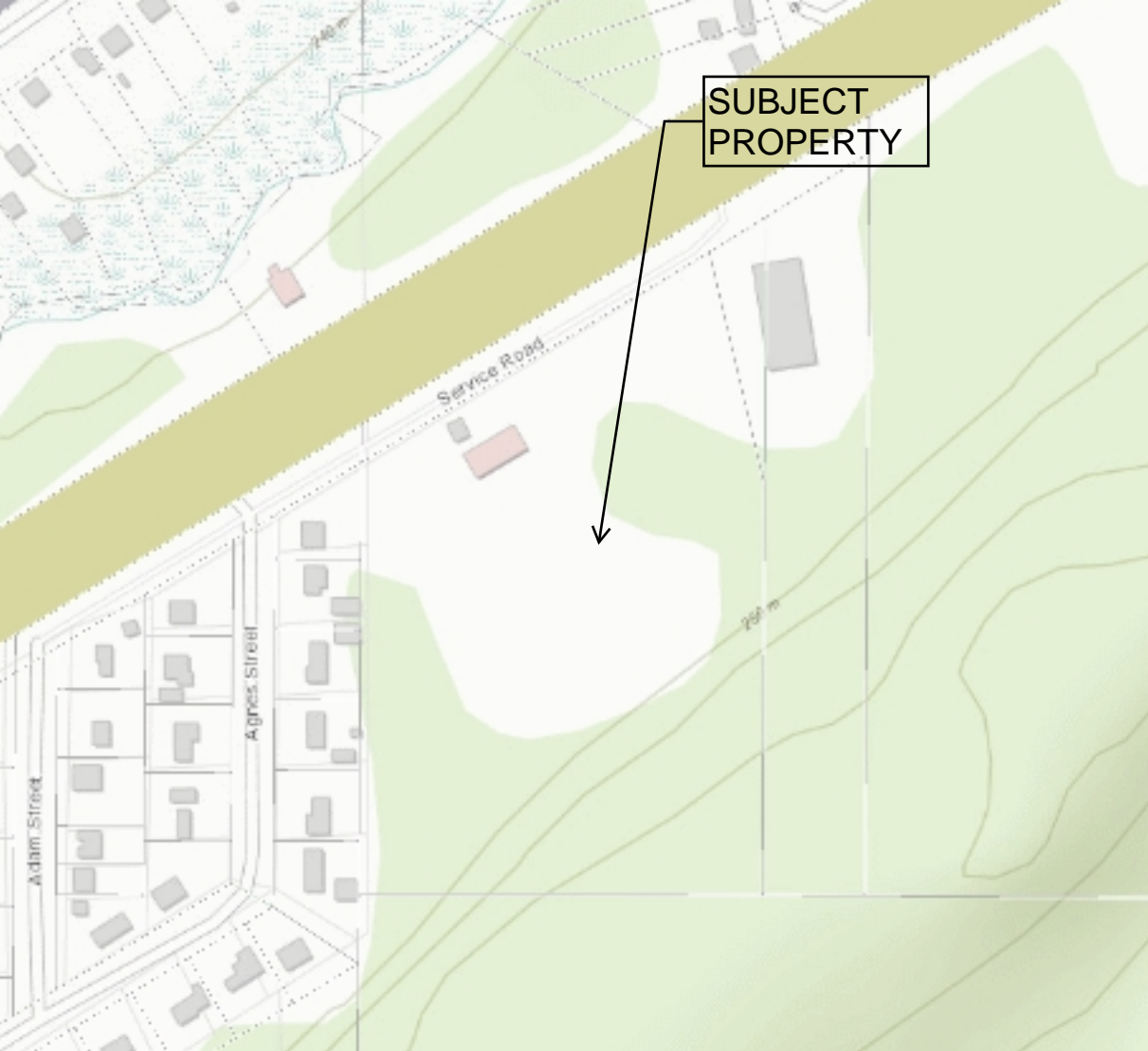
SUBJECT PROPERTY

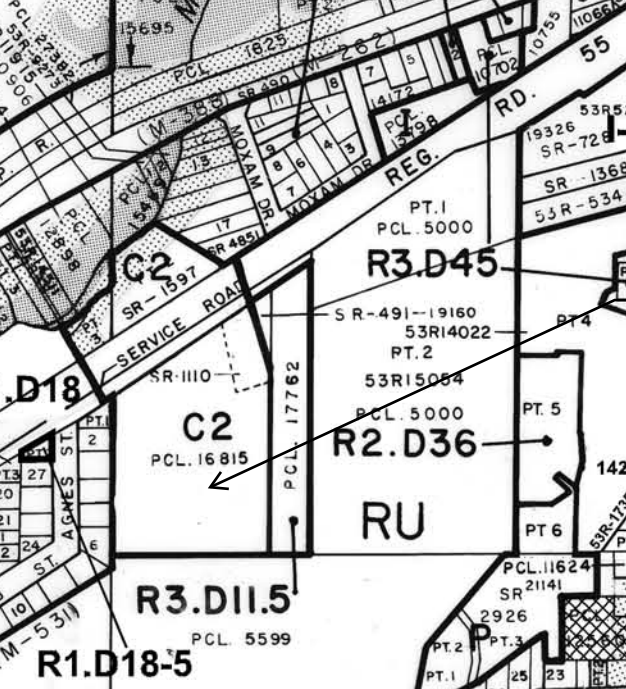


TS File No.	Roll No.	Municipal Address	Legal Description
TS 16-35	110.004.16300.0000	675 Municipal Road 55 Lively, ON	Waters, Lot 7 Con 4 Plan SR-1110 Part 1 PCL 16815 SWS Now PIN 73378-0151



SUBJECT
PROPERTY





15695

1825

282

PCL 10702

11066A

55

PCL (M-388)

SR 490

14172

PCL 1398

RD.

19326

SR-728

SR-1368

53R-534

PT.1

PCL.5000

R3.D45

S R-491-19160

53R14022

PT.2

53R15084

PCL.5000

R2.D36

PT.5

RU

PT.6

PCL.11624

SR 21141

2926

PT.2

PT.3

PT.1

25

23

PCL 128598

C2

SR-1597

SERVICE ROAD

SR-1110

C2

PCL.16815

PCL. 17762

D18

PT.1

2

27

20

21

1

24

6

ST.

10

2

M-5311

R1.D18-5

R3.D11.5

PCL. 5599

142

53R-173

P

25

60

PCL

25

60

PCL

25

60

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 #16-35 (Roll#110.004.16300.0000)

675 Regional Rd. 55, Lively, ON

WATERS CON 4 LOT 7 PCL 16815

RP SR1110 PART 1 REG

Assessed Value: Commercial \$296,250

Minimum Tender Amount: \$380,825.02

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.**