City of Greater Sudbury
Ville du Grand Sudbury

PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

CP 5000 SUCC A
200 RUE BRADY
SUDBURY ON P3A 5P3

705.671.2489

www.greatersudbury.ca

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Les renseignements et les documents sont fournis « tels quels ».

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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 office of Supplies and Services, 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 26th, 2018.

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 The Supplies & Services Section
2nd Floor, Tom Davies Square,
200 Brady Street
Sudbury, ON P3A 5P3
Telephone: (705) 674-4455, Ext. 2497

RE: Sale of Land: **File#17-09 (Roll#010.007.04900.0000)**
887 Howey Dr Sudbury ON
MCKIM CON 3 LOT 3 PLAN M131
PT LOT 128 PCL 7142 OTHER

Assessed Value: Residential $175,000
Minimum Tender Amount: $17,2019.09

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 The Supplies & Services Section, City of Greater Sudbury, 2nd Floor, Tom Davies Square, 200 Brady Street, Sudbury not later than 3:00:00 p.m., (local time) on Wednesday, September 26th, 2018**, 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 _____, 2018

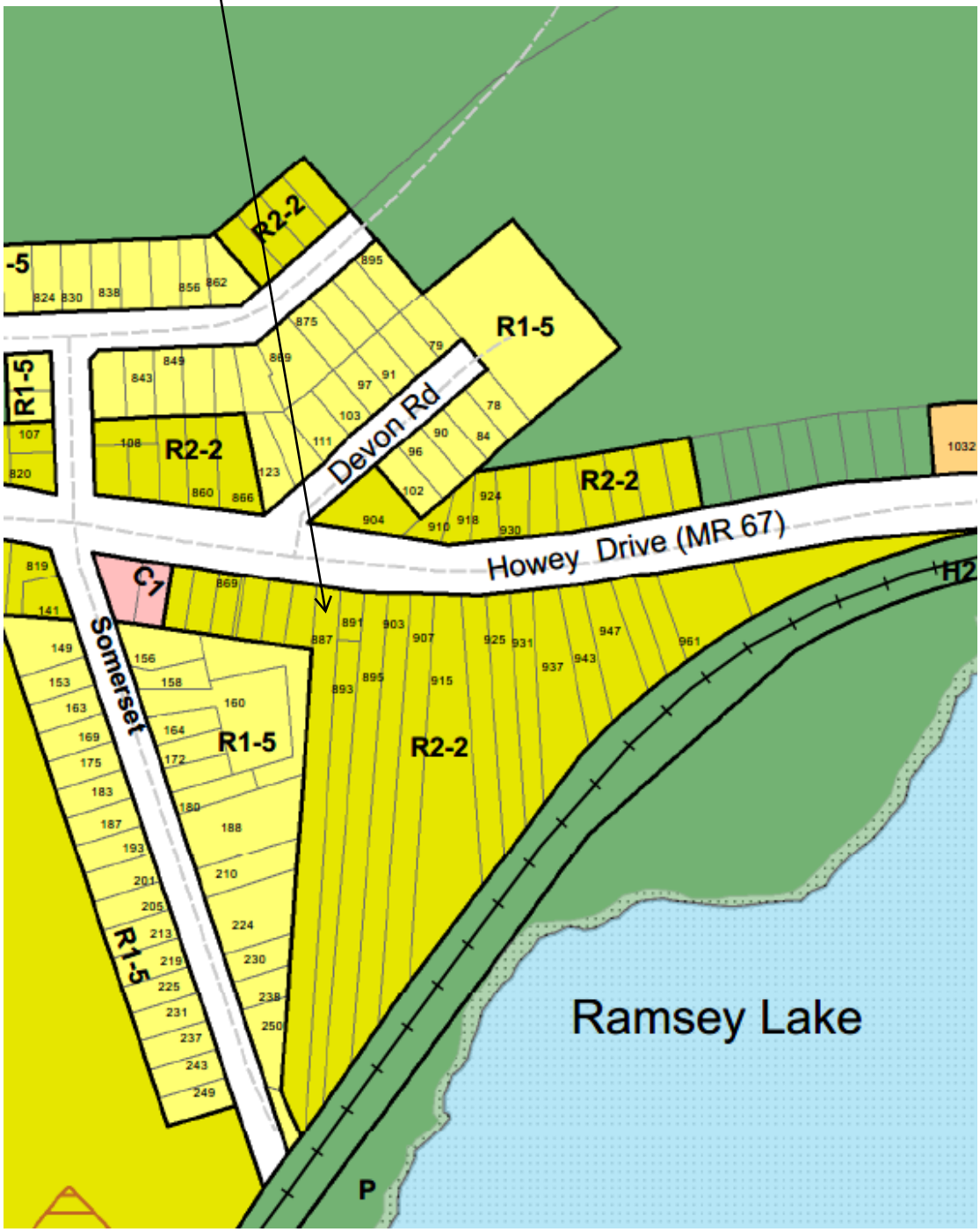
Name of Tenderer:	Name of Tenderer:
Address of Tenderer:	Address of Tenderer
Phone Number of Tenderer:	Phone Number of Tenderer:
Signature of Tenderer:	Signature of Tenderer:

MAPS

File#17-09 (Roll#010.007.04900.0000)
887 Howey Dr Sudbury ON
MCKIM CON 3 LOT 3 PLAN M131
PT LOT 128 PCL 7142 OTHER

Assessed Value: Residential $175,000
Minimum Tender Amount: $17,2019.09

SUBJECT PROPERTY



TS File No.	Roll No.	Municipal Address	Legal Description
TS 17-09	010.007.04900.0000	887 Howey Drive (MR67) Sudbury, ON	McKim, Lot 3 Con 3 Plan M-131 Lot 128 PCL 7142 SES Now PIN 73582-0159

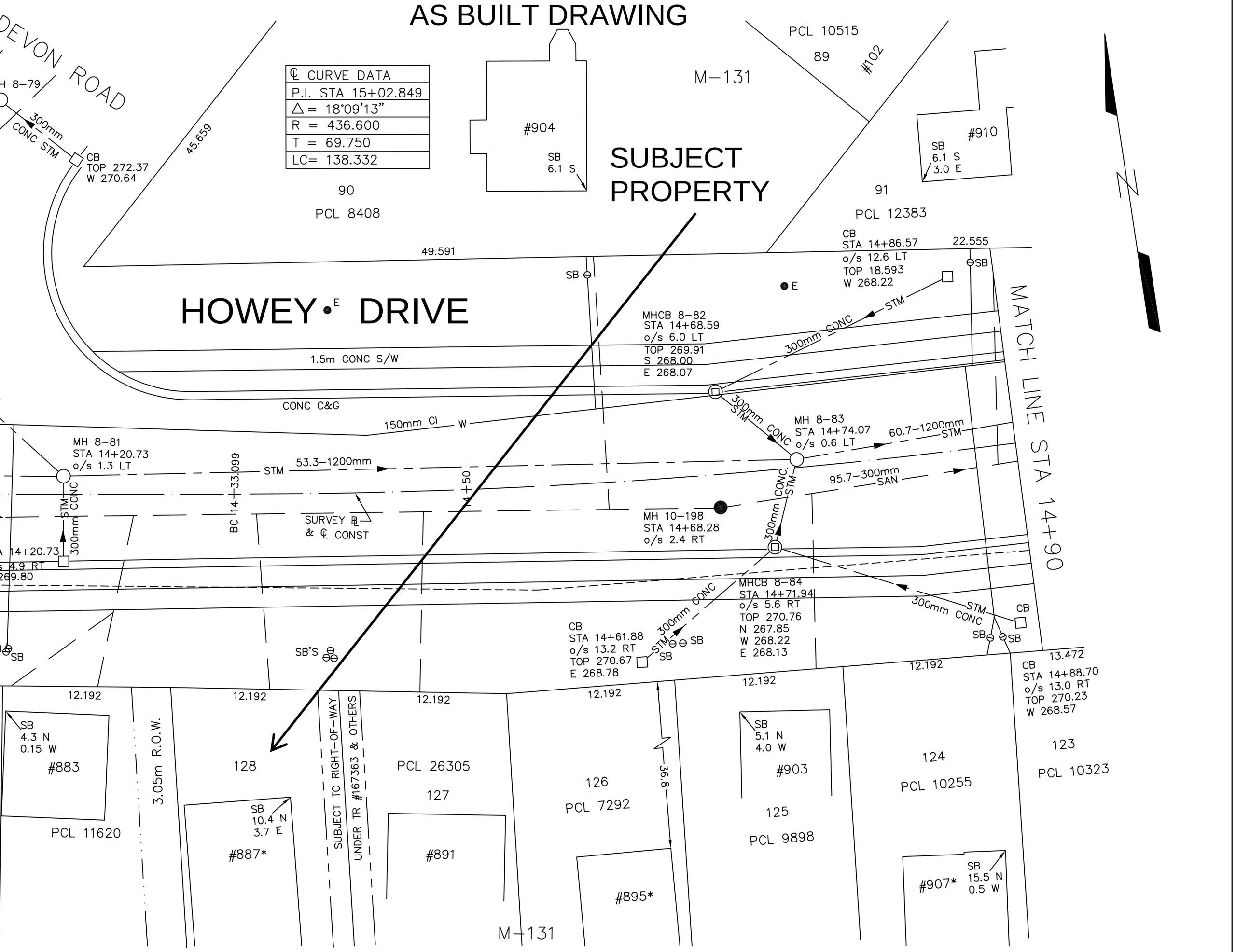
Tax Sales No. 17-09

57.3 0 28.66 57.3 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

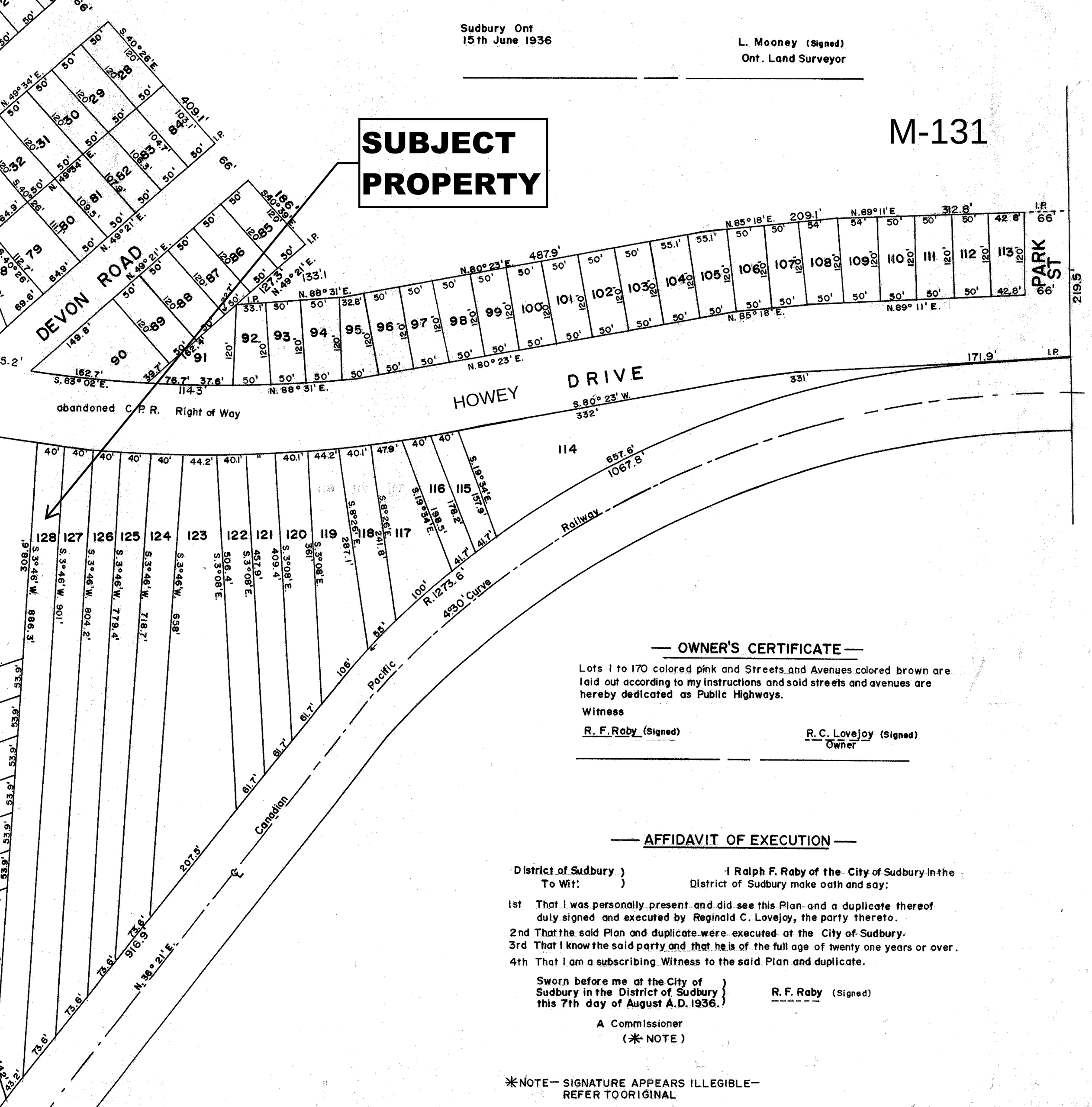
AS BUILT DRAWING



Sudbury Ont
15th June 1936

L. Mooney (Signed)
Ont. Land Surveyor

M-131



— OWNER'S CERTIFICATE —

Lots 1 to 170 colored pink and Streets and Avenues colored brown are laid out according to my instructions and said streets and avenues are hereby dedicated as Public Highways.

Witness

R. F. Raby (Signed)

R. C. Lovejoy (Signed)
Owner

— AFFIDAVIT OF EXECUTION —

District of Sudbury)
To Wit:)

I Ralph F. Raby of the City of Sudbury in the District of Sudbury make oath and say:

1st That I was personally present and did see this Plan and a duplicate thereof duly signed and executed by Reginald C. Lovejoy, the party thereto.

2nd That the said Plan and duplicate were executed at the City of Sudbury.

3rd That I know the said party and that he is of the full age of twenty one years or over.

4th That I am a subscribing Witness to the said Plan and duplicate.

Sworn before me at the City of Sudbury in the District of Sudbury this 7th day of August A.D. 1936.)

R. F. Raby (Signed)

A Commissioner
(✳ NOTE)

✳NOTE— SIGNATURE APPEARS ILLEGIBLE—
REFER TO ORIGINAL

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 $29.70 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.

.../2

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/0 THE PURCHASING SECTION
2ND Floor, Tom Davies Square, 200 Brady Street
P.O. Box 5000, Station 'A', Sudbury, Ontario P3A 5P3

File#17-09 (Roll#010.007.04900.0000)
887 Howey Dr Sudbury ON
MCKIM CON 3 LOT 3 PLAN M131
PT LOT 128 PCL 7142 OTHER

Assessed Value: Residential	$175,000
Minimum Tender Amount:	$17,2019.09

Bidder to complete the following:

Bidder's Name:_____

Address:_____
(complete with Postal Code and Phone Number)

_____

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.*