

SALE BY TENDER

Sealed tenders will be received by the Township of Lucan Biddulph for the purchase of the following real property:

Legally described as Part of Lot 25, Concession 4 being Part of Part 2 of Reference Plan 33R-20206 Township of Lucan Biddulph and labelled as Lot B on the Diagram attached as Schedule "A", having an area of approximately 1.13 acres more or less (the "Property"). The Property is part of the property municipally known as 6360 Fallon Drive and 34337 Saintsbury Line in the Township of Lucan Biddulph.

The bidder ("Bidder") must observe the following Conditions of Tender (the "Conditions") and these Conditions form part of every irrevocable Tender Offer (the "Tender") made by the Bidder. A copy of the Agreement of Purchase and Sale (the "Tender Package") is available from the Township of Lucan Biddulph prior to the deadline for replying to this Tender. Failure to comply with these Conditions and those contained in the Tender may result in the disqualification of the Bidder. The defined terms in these Conditions have the same meaning as the terms in the Tender.

Terms and Conditions

1. Tenders must be for the entire 1.13 acre parcel of land or the entire Property.
2. Tenders must be on the form of Agreement of Purchase and Sale forming part of the Tender Package, on which the Bidder shall complete the following:
 - a. The name of the Bidder shall be added as the Buyer;
 - b. The proposed Purchase Price shall be added on the first page of the Agreement;
 - c. The facsimile number and email address for notices shall be added on the second page of the Agreement;
 - d. Contact information for the Bidder's solicitor shall be added on the applicable page of the Agreement;
 - e. Every page shall be initialled by the Bidder or, if the Bidder is a corporation, by an authorized signing officer of the Bidder; and,
 - f. The signature page of the Agreement and the last page of the Schedule to the Agreement shall be signed by the Bidder or, if the Bidder is a corporation, by an authorized signing officer of the Bidder.

No other changes to the Tender Package shall be accepted.

3. Bidders acknowledge that they shall be obliged to enter into a site plan agreement and to complete a development on the Property within three (3) years, failing which the Property shall be reconveyed to the Township of Lucan Biddulph at the same Purchase Price less all closing costs of the Township of Lucan Biddulph which shall be credited against the Purchase Price for the reconveyance of the Property.
4. With respect to servicing, the Township of Lucan Biddulph will agree to service the Property up to the lot line with the Bidder being responsible for the cost of connecting to

the services provided for the Property. The Bidder acknowledges that this servicing does not include hydro, gas and/or telecommunications.

5. Tenders will be received up to 3:00 p.m. on the 12th day of December, 2024. Completed Tenders shall be returned to Township of Lucan Biddulph, 270 Main Street, Lucan Ontario N0M 2J0 to the attention of Ron Reymer.
6. Tenders must be accompanied by a certified cheque payable to Lerner's LLP in Trust for the amount of One Thousand (\$1,000.00) Dollars, which deposit will be returned if the Tender is not accepted or forfeited to the Seller as liquidated damages if the Tender is accepted and the Buyer does not complete the purchase. On acceptance of the Tender, the balance remaining will become payable in accordance with the Agreement of Purchase and Sale.
7. The highest or any Tender need not be accepted. By submitting a Tender, the Bidder waives any claim for loss if no award is made to the Bidder.
8. Tenders should outline the proposed development for the property including explanation of the business, potential buildings and employment opportunities etc.
9. Tenders will be accepted on an "as is, where is" basis, that the purchaser has inspected the assets and no warranty or condition is expressed or can be implied as to description, classification, condition, size or quantity.
10. Only Tenders in sealed envelopes will be accepted. Clearly mark the envelope with the words "Tender Submission – Attention: Ron Reymer". Tenders submitted by facsimile or electronic submission will not be accepted.
11. The solicitors for the Seller, with the approval of the Seller, shall be entitled to waive any of the conditions contained herein.
12. No Tender may be withdrawn prior to the notification of acceptance or rejection.
13. By submitting a Tender, the Bidder represents that it has made its own investigation and has relied solely upon its own knowledge, information and judgment, and not upon any statement, representation or information made or given by Township of Lucan Biddulph or any other person, other than the information contained in the Tender Documents.

SCHEDULE "A" DIAGRAM OF PROPERTY

