



GENERAL INFORMATION PACKAGE

Sale of CN Land Residential Lots - \$45,000

Date: _____ Time: _____

The Town of Neepawa is now offering for sale forty-six (46) residential lots on the former CN Land. These lots will be sold for \$45,000 each on a first come first served basis. Any individual or business interested in purchasing a lot will submit an application form to edo@neepawa.ca or in person at:

Town of Neepawa Administration Office
275 Hamilton Street, Neepawa, MB

Applications must be completed in full and require the civic address of lot requested (see Appendix A and B). A deposit of \$2,250.00 per lot is required by cash, debit, certified cheque payable to the Town of Neepawa or e-transfer to accounts@neepawa.ca with the civic address noted and must be included with the application.

Persons interested in purchasing a lot may obtain a lot information package at the Town of Neepawa Administration Office, 275 Hamilton Street, Neepawa, MB, Monday to Friday between 9am and 4pm. For Further Information: Website: www.neepawa.ca E-mail: edo@neepawa.ca or Telephone: (204) 476-7607.

ZONING

The majority of the lots are zoned RS - Residential Single Family Zone. However there are eight lots on Rey Avenue which are zoned RT - Residential Two Unit Zone. A development agreement may be required to ensure compliance. Any offer on the lots zoned RT require a meeting with Town Administration.

LAND SALE TERMS & TIMELINES

Once terms and conditions have been finalized, a sales agreement and/or development agreement will be drafted by Administration and/or the Town's solicitor, and forwarded to the Purchaser for review and comments. The final sales agreement and/or development agreement will be executed by the purchaser and returned to the Town of Neepawa for their review and approval. Once the purchase is accepted by the purchaser and the Town, the deposit is non-refundable.

Purchasers will be required to adhere to the timelines and any cited conditions in an Agreement.

In general, the following timeline criteria shall provide initial parameters for negotiating a sale and/or respective development agreement.

Deposit – five percent (5%) of the purchase price with application.

Balance of Purchase Price – upon closing, with transfer of title contingent on full payment.

Building and site plans are required prior to the commencement of any construction in order to facilitate a complete review of the development of the property in conjunction with all provincial and municipal requirements and/or environmental impacts. Such review may result in the imposition of conditions to ensure compliance and will be outlined in a development agreement.

From the date of closing and execution of the sales agreement, purchasers shall:

- obtain all necessary development and building permit approvals and commence construction within one (1) year; and
- obtain a valid Occupancy Permit to the dwelling within two (2) years.

ADDITIONAL INFORMATION

Successful purchasers will be responsible for real property taxes as of date of purchase.

All other taxes, including GST and Land Transfer Tax/Transfer Fee (if applicable) shall be the responsibility the purchaser. Each of the vendor and the purchaser shall be responsible for their own legal fees to complete the sale.

General Contractors must hold a valid Town of Neepawa business license & GST #.

It is the responsibility of any purchaser to familiarize themselves with the requirements of the “New Home Warranty Program”

Applicants must contact the Neepawa Area Planning District to ensure their proposed plans fall within the minimum square footage, proper zoning and applicable building codes.

If you require additional information please contact:

Marilyn Crewe, EDO

Town of Neepawa

Phone: (204)-476-7607

E-mail: edo@neepawa.ca

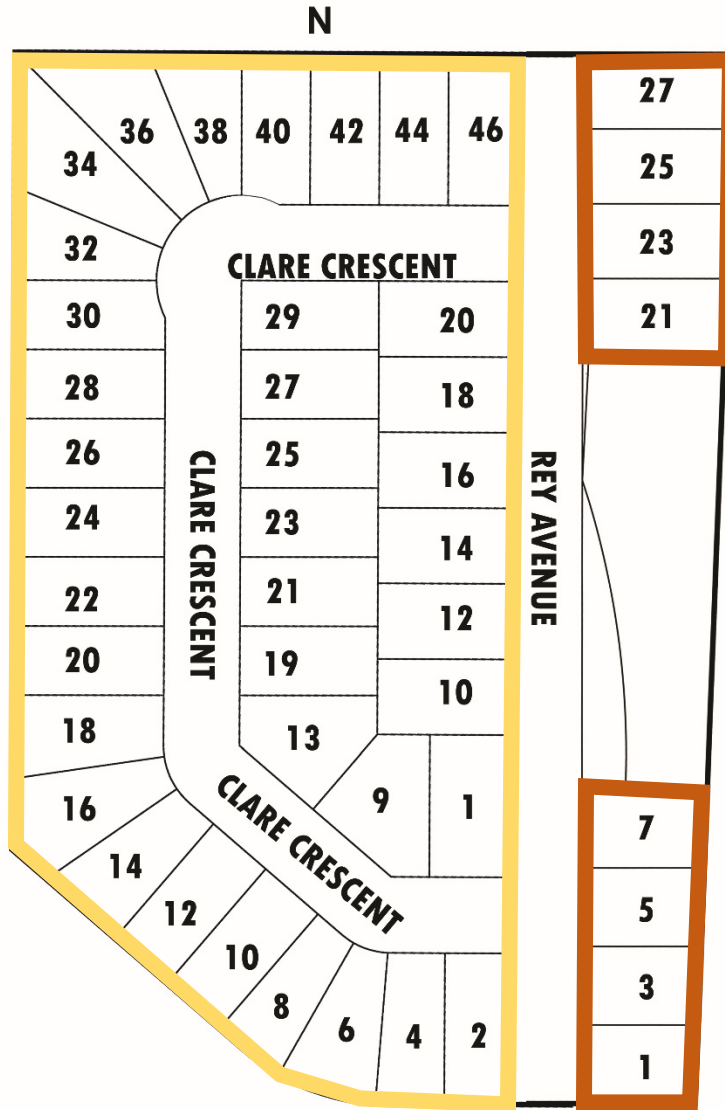
Town of Neepawa Website: www.neepawa.ca

Appendix A

| LAND SALE INFORMATION - TOWN OF NEEPAWA | | | |
|--|--|--|---|
| Date: | | | |
| Purchaser's Information | Name(s)/Company: | | |
| | Mailing Address: | | |
| | Phone Number: | | |
| | E-Mail Address: | | |
| Civic Address (refer to map in Appendix B) | | | |
| Purchase Price | \$ 45,000 | | |
| Deposit | \$ 2,250 | <i>Once the purchase is accepted by the purchaser and the Town, the deposit is non-refundable.</i> | |
| Closing Date | | | |
| Balance of Purchase Price <i>(due upon closing)</i> | \$ 42,750 <i>(Purchase price less deposit)</i> | Date Received : | |
| Will the funds be held in Trust with the Purchaser's Lawyer? <i>(circle)</i> | YES | NO | <i>If yes - provide complete information requested under Purchaser's Lawyer Contact Information</i> |
| Purchaser's Lawyer Contact Information | Law Firm: | | |
| | Lawyer's Name: | | |
| | Law Firm Mailing Address: | | |
| | Lawyer's Phone Number: | | |
| | Lawyer's E-Mail Address: | | |
| GST Self-Assessed? <i>(For General Contractor's Only)</i> | YES | NO | <i>If No - Vendor will add the GST to the purchase price</i> |
| Planning Guidelines and Controls <i>(Note: Building Plans may vary for each land sale)</i> | <i>The Town reserves the right to register a Caveat or Restrictive Covenant on title to ensure all terms and conditions of a sale and/or development agreement are met. Release of same once all terms have been satisfied or approval of Council given.</i> | | |
| Re-Purchase Option | <i>If the Purchaser fails to meet any of the conditions per a sales agreement and/or development agreement, the Vendor may exercise the option to re-purchase the land up until:</i> | | <Date> |
| Important Dates | Commencement of Construction: | | <Date> |
| | Completion/Occupancy: | | <Date> |
| <p>I, _____ (Purchaser), hereby acknowledge that the above information has been reviewed and is accurate.</p> <p>Date: _____</p> <p style="text-align: right;">_____ <i>(Purchaser's Signature)</i></p> <p style="text-align: right;">_____ <i>(Vendor's Signature) - Town of Neepawa</i></p> | | | |

Appendix B

CN Land Residential Lot Map and Civic Addresses



| ZONING | |
|--------|---------------------------------|
| | Zoned Residential Single Family |
| | Zoned Residential Two Unit |