



**Town of Marystown
Request for Proposals
Purchase of Lot No. 14
Marystown Marine Industrial Park**

The Town of Marystown requests proposals for the purchase of Lot No. 14 in the Marystown Marine Industrial Park, Kaetlyn Osmond Drive, Marystown, NL, Canada.

RFP packages are available at the Town Office and on the Town's website and Facebook Page.

A Lot Layout showing lot location and size is included in the package.

Potential purchasers must meet the terms and conditions outlined in the package.

Questions regarding the lot can be directed to Petrina Power, Town Clerk, at telephone (709) 279-1661, ext. 226, fax (709) 279-2862 or email ppower@townofmarystown.ca.

Sealed proposals clearly marked "Proposal for Purchase of Lot No. 14 in Marystown Marine Industrial Park" will be received no later than 3:00 pm, November 29, 2024, and should be addressed to:

Town of Marystown
P. O. Box 1118
Marystown, NL
A0E 2M0

Attention: Petrina Power, Town Clerk

Proposals can also be dropped off at the Town Office, 150-168 Ville Marie Drive, Marystown, NL.

The highest or any proposal will not necessarily be accepted.

AGREEMENT OF PURCHASE AND SALE

THIS INDENTURE made at Marystown, in the Province of Newfoundland and Labrador, this _____ day of _____, A.D. 2024.

BETWEEN:

THE TOWN COUNCIL OF THE TOWN OF MARYSTOWN, a municipal corporation, incorporated pursuant to the *Municipalities Act, 1999*, RSNL 1999 c. M-24,

(hereinafter called the "Vendor")

OF THE ONE PART

AND:

_____ of the Town of _____, in the Province of _____

(hereinafter called the "Purchaser")

OF THE OTHER PART

WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the property located at the Marystown Marine Industrial Park, known as Lot No. 14 in the Town of Marystown, in the Province of Newfoundland and Labrador, and more particularly described in Schedule "A" annexed hereto on the terms and conditions hereinafter set out.

NOW THIS INDENTURE WITNESSETH that for and in consideration of the sum of One dollar (\$1.00) paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof on the part of the Vendor is hereby acknowledged) and in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows, that is to say:

1. The Vendor agrees to sell and the Purchaser agrees to purchase all that piece or parcel of land situate at the Marystown Marine Industrial Park, in the Town of Marystown, in the Province of Newfoundland and Labrador, more particularly described in Schedule "A" annexed hereto together with all buildings and erections thereon and appurtenances thereto for the sum of _____ plus the sum of _____ which represents the HST and payable as follows:
 - a. The sum of \$ _____ paid by the Purchaser to the Vendor as a non-refundable deposit upon the signing of this Agreement; and
 - b. The remaining sum of \$ _____ shall be paid to the Vendor over a five (5) year period by way of a Purchase and Sale Agreement.

2. The transaction of purchase and sale shall be closed on or before the _____ day of _____, 2024. The Vendor will then provide the Purchaser with vacant possession to the property.

3. The Vendor and the Purchaser agree that the Purchaser will complete the site development together with all buildings and erections thereon on this parcel of land within eighteen (18) to twenty-four (24) months of signing this Agreement. If the Purchaser is prevented from completing construction through labour disputes or other reasonable causes, the Vendor will not unreasonably withhold its consent to an extension of the completion date for the lot development and construction of the building.

4. The Vendor shall provide clear, marketable title to the subject property, together with all information, documents, releases, conveyances and certificates which are required to provide evidence of such clear title and vest such clear title in the Purchaser.
5. The Vendor shall be responsible for providing a survey of the property completed by a Licensed Newfoundland and Labrador Land Surveyor.
6. The Vendor warrants that there is no underground oil tank on the property, nor has there ever been an underground oil tank, and there has never been an oil leak or other environmental problem with the property.
7. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective Heirs, Executors, Administrators and Successors and Assigns.
8. This offer, when accepted, shall constitute a binding contract of Purchase and Sale.
9. Time is of the essence in respect thereto.

IN WITNESS WHEREOF the parties hereto have hereunto their hands and seals subscribed and set the day and year first written.

SIGNED, SEALED AND DELIVERED

By the Vendor, the Town Council of the Town of Marystown, in the presence of:

Mayor

Witness

Town Clerk

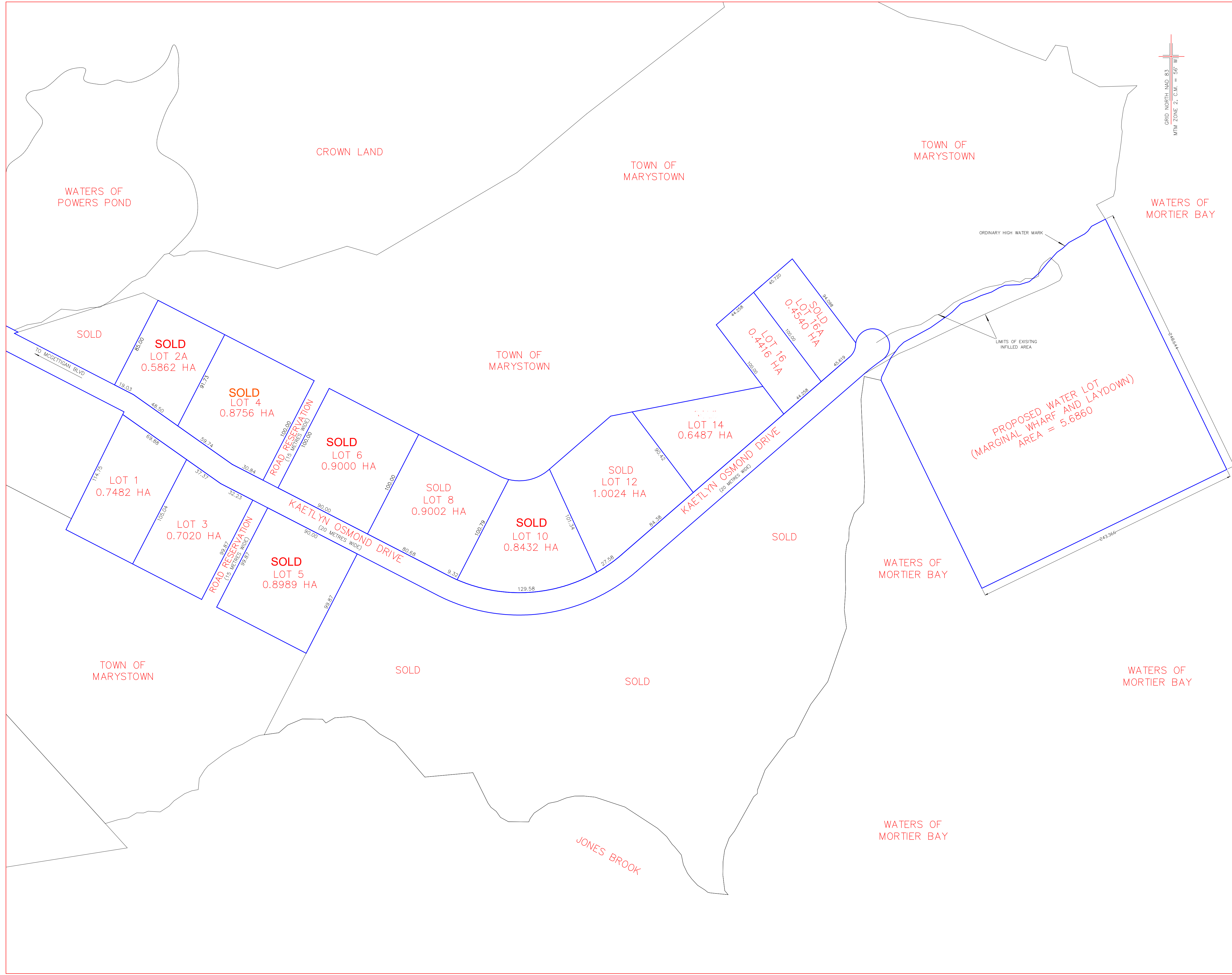
SIGNED, SEALED AND DELIVERED

By the Purchaser, in the presence of:

Purchaser No. 1

Witness

Purchaser No. 2 (if applicable)



LEGEND

	PROPOSED LOT BOUNDARY


- NOTES:**
- DO NOT SCALE FROM DRAWING.
 - ALL MEASUREMENTS ARE METRIC UNLESS OTHERWISE NOTED.
 - ALL LOTS SERVICED WITH MUNICIPAL WATER AND SEWER CONNECTIONS.
 - ALL LOTS WILL BE SUBJECT TO A PORTION OF A POWER LINE EASEMENT IN FAVOUR OF NL POWER INC.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	06/19/2019	R.B.

REVISIONS

- A - PLAN, SECTION, ELEVATION, OR DETAIL NO.
- B - NO. OF DRAWING WHERE ABOVE IS DRAWN

CLIENT



TOWN OF MARYSTOWN
P.O. BOX 158, MARYSTOWN, N.L. AOE 2M0
TEL: 709-279-1861, FAX 709-279-2802

PRIME CONSULTANT



EDWARDS & ASSOCIATES REALITY CAPTURE SPECIALISTS
P.O. BOX 158, MARYSTOWN, N.L. AOE 2M0
TEL: 709-279-1990, FAX 709-279-2185

PROJECT

TOWN OF MARYSTOWN MARINE INDUSTRIAL PARK

DRAWING

LOT CONCEPT PLAN

DRAWN BY:	CHECKED BY:	APPROVED BY:
R.B.	R.B.	R.B.
MPA PROJECT NO:	DRAWING FILE:	EAL PROJECT NO.:
N/A	Lot Concept.dwg	7087
DATE:	SCALE:	DRAWING NO.
JUNE 19, 2019	1:1500	R.B.

DESCRIPTION
LandGazette No. R6HJ3C

May 9th, 2019

All that piece or parcel of land situate and being in the Town of Marystown in the Provincial Electoral District of Placentia West - Bellevue, in the Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say;

Beginning at a point in the northwesterly limit of Kaetlyn Osmond Drive, twenty metres wide, the said point having grid coordinates, NAD83, of North 5227068.633 metres and East 370075.464 metres for the Modified Three Degree Transverse Mercator Projection System for the Province of Newfoundland and Labrador;

Thence along land of the Town of Marystown (Lot 12) North thirty-seven degrees zero six minutes fifty seconds West ninety decimal four two four metres;

Thence along land of the Town of Marystown North seventy-eight degrees fifty-eight minutes seventeen seconds East one hundred eighteen decimal nine five nine metres;

Thence along land of the Town of Marystown (Lot 16) South thirty-seven degrees zero six minutes fifty seconds East thirty-one decimal zero zero five metres;

Thence along the said northwesterly limit of Kaetlyn Osmond Drive, twenty metres wide, South forty-nine degrees zero four minutes forty seconds West one hundred seven decimal zero seven eight metres, more or less, to the point of beginning;

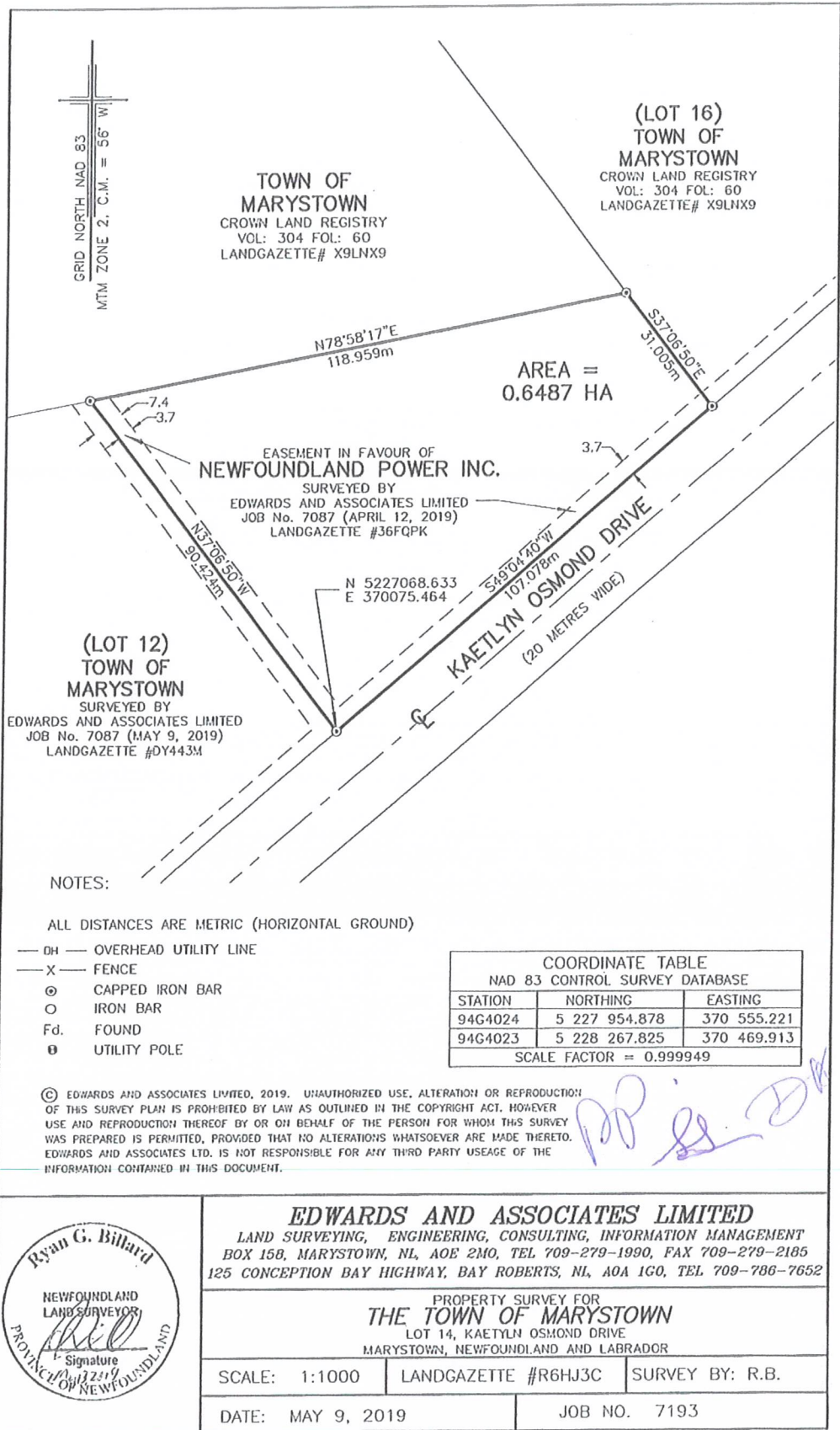
The above described piece or parcel of land containing an area of zero decimal six four eight seven hectares, more or less, and being more particularly shown and delineated on the attached plan;

The above described piece or parcel of land being subject to a portion of several power line easements in favour of Newfoundland Power Inc., the location of said power line easements being more clearly shown on the attached plan;

All bearings being referred to the central meridian of fifty-six degrees west longitude, zone two, of the above mentioned projection system.

Handwritten initials: PO, SL, DA





EDWARDS AND ASSOCIATES LIMITED
LAND SURVEYING, ENGINEERING, CONSULTING, INFORMATION MANAGEMENT
BOX 158, MARYSTOWN, NL, AOE 2M0, TEL 709-279-1990, FAX 709-279-2185
125 CONCEPTION BAY HIGHWAY, BAY ROBERTS, NL, A0A 1G0, TEL 709-786-7652

PROPERTY SURVEY FOR
THE TOWN OF MARYSTOWN
LOT 14, KAETLYN OSMOND DRIVE
MARYSTOWN, NEWFOUNDLAND AND LABRADOR

SCALE: 1:1000	LANDGAZETTE #R6HJ3C	SURVEY BY: R.B.
DATE: MAY 9, 2019	JOB NO. 7193	

MARYSTOWN MARINE INDUSTRIAL PARK

Market Value Appraisals (as per Neil Tedstone)

Lot No.	Configuration & Dimensions			Topography <i>(approximate; lot boundaries are not clear on the ground)</i>	Area (Sq. Feet)	Unit Value per Sq. Foot	Lot Value	Equivalent Front Foot Value
	Area (acres)	Frontage (feet)	Shape					
1	1.848	230	Approx. rectangular	Rock face to edge of existing ditch line with extreme elevation change from access road. extensive rock, extensively treed.	80,501	\$1.70	\$136,852	\$595
2A	1.448	220	Approx. rectangular	Relatively level & cleared at front, drastic slope down towards treed rearage.	63,071	\$1.75	\$110,374	\$502
3	1.734	228	Approx. rectangular	Frontage is slightly higher elevation than access road and elevation changes approximately 10m towards rear of lot, extensive rock and tree covered.	75,530	\$1.70	\$128,402	\$563
4	2.163	297	Approx. rectangular	Frontage is slightly higher elevation than access road with rock outcrop on easterly portion of lot, northwesterly corner of lot slopes drastically toward treeline.	94,209	\$1.70	\$160,155	\$539
5	2.220	295	Rectangular	Relatively level with access road, lot slopes gradually towards the southeasterly corner of the lot, clear of vegetation.	96,716	\$1.65	\$159,581	\$541
6	2.223	295	Rectangular	Extremely high elevation change from access road on westerly portion of lot, sloping drastically to towards the easterly limit of the lot, moderately treed.	96,834	\$1.65	\$159,776	\$542
8	2.223	265	Approx. rectangular	Access to lot is relatively level with access road, slope gradually towards the northeast corner of the lot, moderately treed towards rear of lot.	96,855	\$1.55	\$150,126	\$567
10	2.083	425	Narrows with depth, curved frontage	Access to lot is relatively level with access road, slight rock outcrop on westerly portion of lot, slight tree cover near rear of lot.	90,723	\$1.40	\$127,012	\$299
12	2.476	369	Narrows slightly with depth	Access to lot is slightly higher than access road elevation, lot is relatively with gradual slope downwards toward northerly portion of lot, moderately tree covered near northeasterly limit of lot.	107,851	\$1.35	\$145,599	\$395
14	1.602	351	Irregular, shallow lot	Access to lot is relatively level with access road, lot gradually slopes downward towards northeasterly limit of lot, tree covered.	69,796	\$1.40	\$97,714	\$278
16	1.093	328	Rectangular	Boggy surface, well below road surface, will require removal of bog and placement of rock. Small stream running through lot.	47,532	\$1.35	\$64,168	\$196