
THE BOARD OF TRUSTEES OF ELK ISLAND CATHOLIC SEPRATE REGIONAL DIVISION NO. 41 (THE “BOARD”)

TAKE NOTICE that tenders are invited for the purchase of the land described below and will be received until 12:00 p.m. local time on January 29, 2018 (the “Closing Time”), at the Board Office, 160 Festival Way, Sherwood Park, AB, T8A 5Z2.

The tenders will then be opened in public on the same day as soon as possible after 12:00 p.m. at the Board Office, 160 Festival Way, Sherwood Park, AB, T8A 5Z2.

Description of Lands:

Three adjacent Industrial Condominium Units located at 465/59/73 Sioux Road, Sherwood Park, Alberta, and legally described as:

- 1. CONDOMINIUM PLAN 8022258
UNIT 7
AND 1045 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS**
- 2. CONDOMINIUM PLAN 8022258
UNIT 8
AND 1045 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS**
- 3. CONDOMINIUM PLAN 8022258
UNIT 9
AND 1280 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(Collectively, the “Property”)

Two detailed appraisals of the Property are available on request. The Property has been valued at \$880,000.00 and \$995,000.00.

**Possession Date:
July 1, 2018**

**Minimum Tender Amount:
\$880,000.00**

Tenders must be submitted in sealed envelopes referencing the purchase of the Property on or before the Closing Time. Tenders must be accompanied by:

- a signed letter indicating the amount you are bidding for the Property (“the tender amount”). This letter must include your address for notification.
- a deposit in the form of a money order, a bank draft or certified cheque payable to the Board and representing at least twenty (20) per cent of the tender amount.

The balance of funds shall be due on the Possession Date. If your tender is accepted and you do not complete the purchase within thirty (30) days of the Possession Date, then your deposit will be returned without interest.

If the sale is awarded as a result of this tender, it will be awarded to the tenderer, who in the Board’s sole opinion, provides the best value to the Board. The sale is subject to Ministerial Approval.

Tenders must be submitted in compliance with the requirements outlined in this document. Tenders not complying with these requirements will be rejected. The Board is not bound to accept any tender or other responses to this sale and is not obligated to accept any tender whether or not it is the highest tender submitted by a tenderer. The Board reserves the right to reject any and all tenders.

The Board will not reimburse a tenderer or make any payments for the preparation of a tender. Any and all costs incurred by the tenderer associated with this sale, howsoever arising, are solely the responsibility of the tenderers.

The successful tenderer, if any, will take the Property on an “as is, where is” basis. The Board makes no representations or warranties of any kind with respect to the Property. The highest or any tender will not necessarily be accepted. The deposits of unsuccessful tenderers will be returned without interest.

No terms or conditions of sale will be considered other than those specified in this tender.

This sale is governed by and subject to the requirements pursuant the *School Act* (the “Act”) and the *Disposal of Property Regulation 181/2010* made under that Act. The successful tenderer, if any, will be required to pay the amount tendered plus accumulated taxes, GST if applicable and the relevant land transfer tax.

The property shall be available for viewing by prospective buyers on January 17, 2018 between 10:00 a.m. and 12:00 p.m.

For further information regarding this sale, contact:

Ryan Stierman
Secretary Treasurer
Elk Island Catholic Separate Regional Division No. 41
160 Festival Way,
P.O. Box 70
Sherwood Park AB T8A 5Z2
780-449-6443

SALE OF LAND BY PUBLIC TENDER