



Notice of Disposition of Lands

Lot #	Plan #	Minimum Selling Price
1	KAP890085	\$348,480
2	KAP890085	\$355,448
3	KAP890085	\$348,480
4	KAP890085	\$348,480
5	KAP890085	\$348,480
6	KAP890085	\$348,480
7	KAP890085	\$354,405

The Town of Osoyoos has put the above noted lots up for sale. All offers to purchase need to be made on Town forms available at the Town office or from the Town's website at www.osoyoos.ca.

The Town will pay a 5% commission on value up to \$100,000 and 2.5% on any amount beyond \$100,000 to any registered real estate agent who brings a successful offer, accepted by Council, the commission would be payable on or after the Completion date of the sale.

These lots are zoned "M1" General Industrial with specific permitted uses, and are serviced with water, sewer, Fortis (phase 1 power), Telus and Persona to the property lines.

As a basic requirement, bids must comply with the following site specific permitted uses set out for the airport subdivision in the M1-General Industrial Zone under Zoning Bylaw 1085,1998, Section 8.22:

- .1) manufacturing, finishing and packaging;
- .2) agri-food processing;
- .3) cartage, delivery and express facility;
- .4) welding, fabrication, machine and blacksmith shop;
- .5) wholesale establishment, packing and crating; cold storage;
- .6) airport related uses;
- .7) accessory buildings
- .8) accessory use.

In Addition Council will review the monetary value of the bids in combination with the following preferences for the types of businesses they wish to attract into the community:

- a) Export orientated business that will bring new dollars into the community.
- b) Business that will promote value-added purchasing and/or selling with other community businesses.
- c) New business ventures (rather than relocating existing business already in the community, unless relocation would allow them to substantially expand their operations).
- d) Business with skilled employees and offering job and training advancement opportunities.
- e) Environmentally friendly industrial practices.
- f) Buildings using "green" technology.
- g) Manufacturing of green products and leading edge technology.

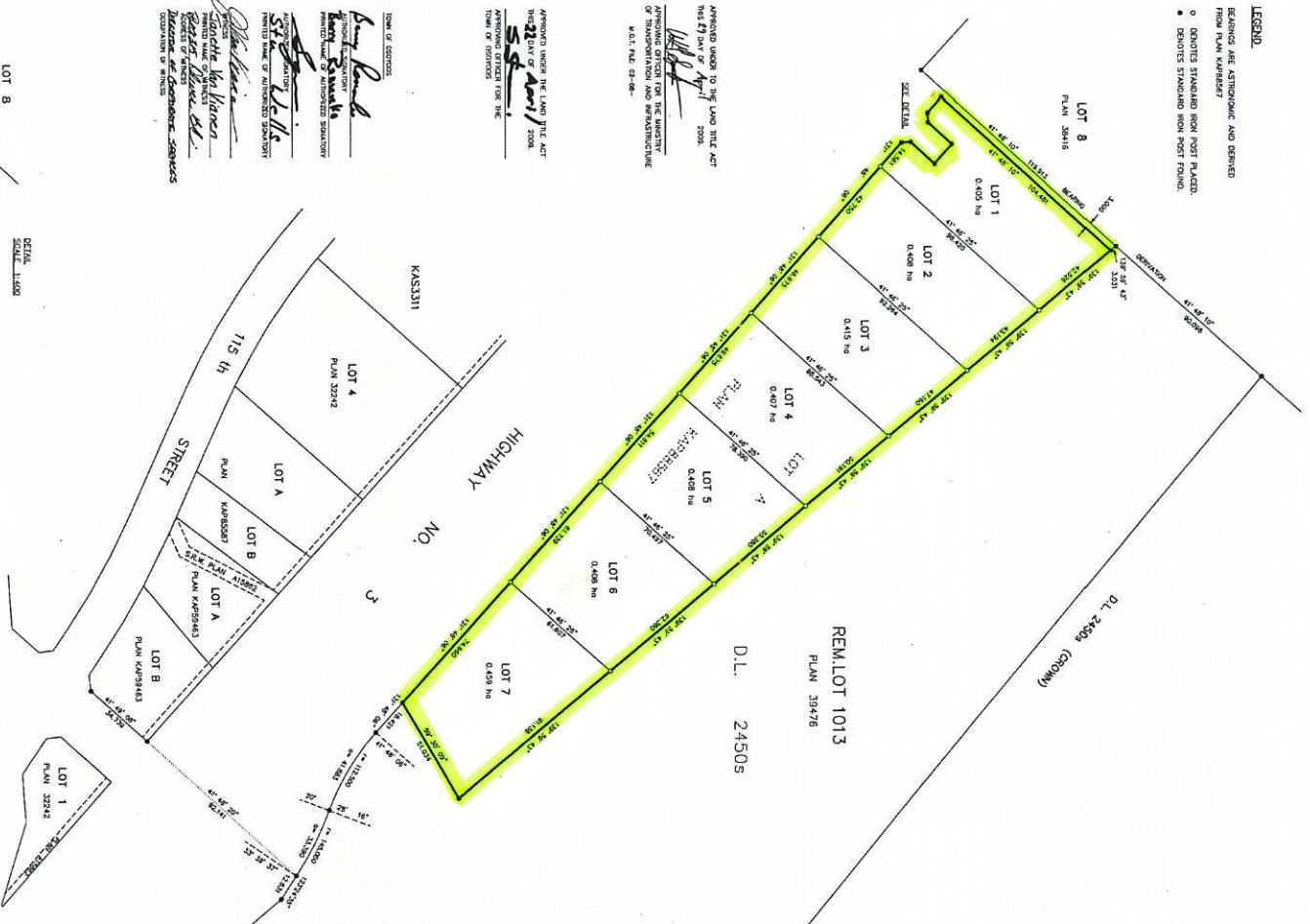
Town Council will receive offers to purchase up to June 30, 2009 and will review the completed offer to purchase and respond by July 31, 2009.

SUBDIVISION PLAN LOT A, D.L. 2450s, S.D.Y.D., PLAN KAP88567.
B.C.S. 822.03



LEGEND

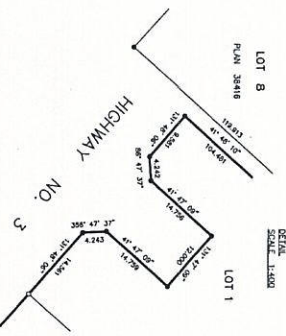
- BEARINGS ARE ASTROMERIC AND DERIVED FROM PLAN KAP88567
- DIMENSIONS STANDARD FROM POST PLACED.
- DIMENSIONS STANDARD FROM POST FOUND.



APPROVED UNDER THE LAND TITLE ACT
THIS 27 DAY OF April 2008.
APPROVING OFFICER FOR THE
TITLE OF GEOMETRIC
D.L. NO. 24-08

APPROVED UNDER THE LAND TITLE ACT
THIS 27 DAY OF April 2008.
APPROVING OFFICER FOR THE
TITLE OF GEOMETRIC
D.L. NO. 24-08

TABLE OF GEOMETRIC
CORRECTIONS
Bruce Good
REGISTERED PROFESSIONAL
LAND SURVEYOR
APPROVING OFFICER FOR THE
TITLE OF GEOMETRIC
CORRECTIONS
John LaVigne
REGISTERED PROFESSIONAL
LAND SURVEYOR
APPROVING OFFICER FOR THE
TITLE OF GEOMETRIC
CORRECTIONS



PLAN NO. KAP 88567
DEPOSITED IN THE LAND TITLE OFFICE AT KALOOKOP, B.C.
THIS 27 DAY OF April 2008.
K. K. K.
REGISTRAR
R. D. B.
6500089

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE
TERRITORY OF BRITISH COLUMBIA, CANADA, AND THAT I HAVE
AT ALL TIMES HAD MY REGISTRATION IN FULL FORCE AND EFFECT
AND THAT I HAVE PERSONALLY EXAMINED THE SURVEY REPRESENTED BY THIS
PLAN AND THAT THE SAME IS IN ACCORDANCE WITH THE SURVEY ACT AND
THE REGULATIONS THEREUNDER AND THAT I HAVE NOTICED THAT THE PLAN WAS
PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I
AM A MEMBER OF THE SURVEYORS ASSOCIATION OF BRITISH COLUMBIA
ON THE 27 DAY OF April 2008.

REGISTERED PROFESSIONAL
LAND SURVEYOR INC.
608 440
608 440 B.C.
100 LAKE DRIVE
VANCOUVER, B.C. V6V 1T7
TEL: 250-455-8218
FAX: 250-455-8218
DNR FILE NO. 100003383

ORIGINAL

SCHEDULE "A"
OFFER TO PURCHASE

SUBMITTED BY: _____

TELEPHONE: _____

TO: THE TOWN OF OSOYOOS
(hereinafter called the "Vendor")

I/WE _____
[full name(s), address(es) and occupation(s)]

(hereinafter called the "Purchaser")

having fully informed ourselves of the applicable government laws, bylaws and regulations
HEREBY OFFER to purchase from the Vendor that certain parcel of land situated in the Town of
Osoyoos and being legally known and described as:

Lot	Plan	D.L.	S.D.Y.D.
(herein called the "Land")			

for the purchase price of _____

Dollars (herein called the "Purchase Price") payable as follows:

- (a) a deposit of 10% of the Purchase Price shall be paid in the form of Cash, Certified Cheque or Bank Draft to the Vendor to be held by the Vendor pending acceptance of this offer, and to be credited to the Purchase Price upon completion;
- (b) the balance of the Purchase Price plus 5% GST shall be paid to the Vendor within sixty (60) days of acceptance of this offer (Date of Completion); and
- (c) if the Purchaser fails to pay the balance of cash payment (purchase price plus 5% GST) to the Vendor on or before the Date of Completion, the deposit is forfeited on account of liquidated damages, and the Vendor may at the Vendor's option terminate the Agreement. The forfeiture of the deposit DOES NOT prevent the Vendor from seeking other remedies.

**OFFER TO PURCHASE
TERMS AND CONDITIONS OF DISPOSAL**

1. The Vendor shall convey title to the Land in fee simple to the Purchaser free and clear of all liens, charges and encumbrances.
2. The purchase and disposal of the Land shall all be completed and vacant possession shall be yielded to the Purchaser on the Completion Date.
3. The Purchaser shall deliver in conjunction with this offer a development proposal for the property being purchase which must meet the approval of the Town council and which must be completed within twelve (12) months of the purchase date. Failure to complete the proposed development will result in the land being returned to the Town and the refund of the purchase price to the Purchaser less a 10 per cent (10%) administration fee.
4. Not later than two (2) days prior to the Completion Date the Purchaser shall deposit the balance of the Purchase Price with his solicitor in trust.
5. On the Completion Date the Purchaser shall cause his solicitor:
 - (a) to make application at the Kamloops Land Title office to register the transfer of the Land; and
 - (b) to pay the balance of the Purchase Price to the Vendor by way of a certified cheque, bank draft or trust cheque forthwith following registration of the said transfer of land.
6. The Purchaser's solicitor shall prepare all documents necessary to complete the purchase and disposal of the Land, and the Purchaser shall bear all costs, fees, taxes, and other charges necessary to complete the conveyance of the Land.
7. Any tender of documents of money may be made upon the Purchaser's solicitor at his office or upon the Vendor at the Town of Osoyoos Municipal Office at 8707 Main Street, Box 3010, Osoyoos, B.C., V0H 1V0.
8. Time shall be of the essence hereof.
9. The Purchaser warrants and represents that:
 - (a) he has attended at the Land and made an inspection thereof, and agrees to purchase the land "as is",
 - (b) he is either a Canadian Citizen, a landed immigrant or a corporation organized under the laws of British Columbia.

**OFFER TO PURCHASE
TERMS AND CONDITIONS OF DISPOSAL**

10. The Purchaser acknowledges that this offer will be disqualified if it does not strictly comply with all the requirements set out in the offer information package supplied by the Vendor.
11. This offer shall remain open for acceptance by the Vendor until the thirtieth day after receipt by the Vendor, on the understanding that the Vendor shall return the deposit of 10% of the Purchase Price to the Purchaser if this offer is not accepted by that date.
12. The Purchaser agrees to grant the Vendor an Option to Purchase in the form attached to the Offer as Schedule "A". The Purchaser shall provide for registration as a package to be deposited in the Land Titles office concurrently with and immediately after, deposit of the Form A Transfer.

OFFER TO PURCHASE

If this offer is accepted
the Solicitor or Notary Public
who will act for me is:

NAME

ADDRESS

FIRM

TELEPHONE

ACCEPTANCE

The Vendors hereby accept the offer and its terms and acknowledges that it is accompanied
by deposit of \$ _____ (being 10% of the Purchase Price of \$ _____).

DATED the _____ day of _____, 20____.

WITNESS:

Duly Authorized Representative
of the Town of Osoyoos