

Site Development Proposal

Schedule “C” to the Agreement of Purchase and Sale

Between: Halifax Regional Municipality and
[Purchaser’s Name]

FOR
[LOT #]
[PROPERTY ADDRESS]
[BUSINESS PARK NAME]
[CITY/TOWN], NOVA SCOTIA

****DRAFT COPY ONLY**

This Draft Agreement shall not
constitute an offer by the Municipality

Prepared by:

Halifax Regional Municipality
Real Estate & Land Management
Planning & Infrastructure
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[Date]

1. The Site

Lot No.: _____

Street Location: _____

Square Footage: _____

Price Per Square Foot: \$ _____

Total Purchase Price: \$ _____

10% Deposit: \$ _____

Balance Due at Closing: \$ _____

2. Name of Company Purchasing Lot

Company Name _____

Street Address _____

Mailing Address _____

City/Town _____

Province _____ Postal Code _____

Telephone No. _____ Fax No _____

3. Name and Position of Company Official Signing Agreement of Purchase and Sale

Name _____

Position _____

4. Legal Firm and Solicitor Representing Company

Solicitor's Name _____

Name of Firm _____

Street Address _____

Mailing Address _____

City/Town _____

Province _____ Postal Code _____

Telephone No. _____ Fax No. _____

5. Type of Development being Proposed

Lots in the Park are sold for development purposes only as approved by Halifax Regional Municipality. Please check the block that best describes the proposed development:

- | | |
|--|---|
| <input type="checkbox"/> Multiple Tenancy Development | <input type="checkbox"/> R & D Facility |
| <input type="checkbox"/> Manufacturing Facility | <input type="checkbox"/> Office Facility |
| <input type="checkbox"/> Warehousing & Distribution Facility | <input type="checkbox"/> Retail Facility |
| <input type="checkbox"/> Sales and Service Facility | <input type="checkbox"/> Food/Beverage Facility |

6. Describe the Type of Operation(s) that will be Conducted within the Proposed Facility and on the Balance of the Site:

7. The Building – Type of Building Materials & Building Exterior *(Please Check One)*

- Pre-Cast Concrete and Glass Panels Exterior
- Pre-Engineering Steel Cladding & Brick Exterior
- Pre-Cast Concrete Exterior
- Vinyl Cladding and Brick Exterior
- Brick Exterior Only
- Brick and Glass Panels Exterior
- Other *(please specify)* _____

8. The Building – Size and Allocation of Space

Total Floor Area of Proposed Building(s) _____ Sq. Ft
Number of Stories _____
Total Area of Site Being Purchase _____ Sq. Ft
Building Footprint as a Percentage of Area of Site _____ %

9. Value of Completed Building(s)

Value of completed building(s) including services, site excavation and foundation costs and all costs of finishing and demising space plus estimates for leasehold improvements, if applicable. Exclude the price of land, curbing and asphalt paving costs, landscaping and fencing costs.

Cost of Complete Building(s) \$ _____
Size of Completed Building(s) _____ Sq. Ft
Cost of Building per Square Foot \$ _____

10. Value of Curbing and Asphalt Paving

Driveways, parking areas, storage areas, and loading and unloading areas are to be asphalt paved and separated from landscaped areas by concrete or asphalt curbing. (See Site Development and Building Standards)

Area of Site to be Curbed and Asphalt Paved _____ Sq. Ft

Area of Site to be Curbed and Asphalt Paved as a Percentage of Total Area of Site: _____ %

Cost of Curbing and Asphalt Paving: \$ _____

Cost of Curbing and Asphalt Paving (PSF) \$ _____

11. Value of Landscaping

The value of the landscaping treatment, excluding paving and curbing.

Area of Site to be Landscaped _____ Sq. Ft

Area of Site to be Landscaped as a Percentage of Total Area of Site _____ %

Cost of Landscaping \$ _____

Cost of Landscaping Per Square Foot \$ _____

12. Value of Fencing of Outside Storage Areas

Area of Site to be Enclosed with Chain Link Fencing _____ Sq. Ft

Linear Feet of Chain Link Fencing Required to Enclose Outside Storage Area _____ Linear ft.

Total Cost of Fencing \$ _____

Cost of Fencing Per Linear Foot \$ _____

13. Summary of Development Values

Purchase Price of Lot	\$ _____	_____ %
Cost of Finished Building(s)	\$ _____	_____ %
Cost of Fencing	\$ _____	_____ %
Cost of Curbing & Asphalt Paving	\$ _____	_____ %
Subtotal	\$ _____	_____ %
Cost of Landscaping	\$ _____	_____ %
Total Value of Development	\$ _____	100 %

14. Purchaser to Provide Security for Completion of Curbing, Asphalt Paving, Landscaping and Fencing

At the closing the Purchaser agrees to provide the Municipality with security in the form of a certified cheque or unconditional line of bank credit equal to 50% of the cost of completing the curbing, asphalt paving, landscaping and fencing of the lot in accordance with this **Site Development Proposal** and the Park's **Site Development and Building Standards**. The value of the security is \$_____. Provisions for refund of the security upon satisfactory completion of these site improvements are set out in the **Agreement of Purchase and Sale**.

15. Development Timetable

The Purchaser agrees to commence construction of the Development within twelve (12) months of closing; and to complete the Development within the following twenty-four (24) months. Commencement of construction is scheduled for the month of _____, _____; with completion scheduled for the month of _____, _____.

16. Real Estate Broker Representing the Purchaser

If the Purchaser chooses to be represented in this transaction by a Real Estate Broker duly registered in the Province of Nova Scotia acting in an “arms length” capacity with the Purchaser, the Municipality agrees to pay the Broker a real estate commission at the time of closing as provided for in the **Agreement of Purchase and Sale**.

Name of Brokerage Firm _____

Name of Real Estate Agent _____

Mailing Address of Firm _____

City/Town _____

Province _____ Postal Code _____

Telephone No. _____ Fax No. _____

17. Site Development and Landscaping Plan

As part of this **Site Development Proposal**, the Purchaser hereby submits a **Site Development and Landscaping Plan** prepared and stamped/signed by a Registered Landscape Architect, Engineer or Architect in the Province of Nova Scotia at a scale of no less than 1" = 40' showing the detail prescribed in the **Site Development and Building Standards**.

Name of Architect _____

Name of Firm _____

Mailing Address of Firm _____

City/Town _____

Province _____ Postal Code _____

Telephone No. _____ Fax No. _____

18. Schedule "C" to Agreement of Purchase and Sale

The Purchaser hereby agrees that this **Site Development Proposal** comprises Schedule "C" to the **Agreement of Purchase and Sale** for the lot specified in Clause 1 of this Proposal and that the Proposal has been prepared in compliance with the Park's **Site Development and Building Standards**.

**Signature of Company Official Submitting Proposal
on Behalf of the Company**

Company Official *(please print)*

Date