

Municipality of Chatham-Kent

McGregor Industrial Park

Conditions of Purchase Subject to Negotiation

1. The purchase price to be \$41,400.00 per acre.
2. The Purchaser shall be responsible for the connection costs for water, storm and sanitary sewer. This shall be in addition to the purchase price and is payable at building permit stage.
3. The Purchaser shall be responsible for the cost of a driveway curb opening, payable at building permit stage.
4. The Purchaser shall be responsible for the cost of any survey required for the description of the lands being purchased.
5. The building or buildings, will have a total gross leasable floor area of at least 15% of the land area acquired from the Municipality of Chatham-Kent.
6. The Site is subject to Site Plan Control and any proposals will of necessity require a Site Plan and Agreement to be approved by Council.
7. If the building or buildings to be constructed are not of sufficient size to equal 15% of the land area acquired, or if the construction is not commenced within one year and completed within two years of the closing date of this agreement, the Municipality of Chatham-Kent by refunding 85% of the purchase price, is entitled to repurchase the land.
8. The Municipality of Chatham-Kent further retains the right for five years from the date of closing, the first right of refusal to repurchase at the original price, any vacant portion of the purchasers land prior to the Purchaser offering such lands for sale to any other person.