

SPECIFIC PARCELS AND DESCRIPTION OF LANDS:

This is a single lot, reserve auction. This means that the seller has allocated a single reserve price, being the stipulated amount that the Seller expects to receive, for all of the property comprising the total single “lot” being auctioned.

Please do not be confused by the use of the word “lot”. In the context of an auction, this is simply short for the word “allotment”. There has been a single allotment for a block of land for which the seller requires a certain minimum price (the “reserve”) be bid, failing which the seller is not obligated to complete a sale.

However, this does not mean that there is only a single “lot” of land comprising the single block of property to which the reserve amount attaches. In fact, the entire block of land has already been severed into nine (9) separate parcels, eight of which were intended to have their own municipal address at the time that the severances were completed. The original development envisioned a single driveway off of County Road 20 (old Highway #18) that accessed a private road fronting on each of the municipal lots. This is why there are rights-of-way that apply to each of the parcels, to ensure that each lot could access the highway as well as River Canard.

However, the development of the block of land never proceeded past the severance of the various parcels. Nevertheless, each of the nine severed parcels can be dealt with and transferred individually, which is why we are prepared to accept bids on the individual parcels, not just a single bid on the entire block. The only proviso is that the cumulative bids on each of the nine parcels would have to at least equal the reserve amount that has been specified by the seller for the entire block of land.

THE ENTIRE BLOCK:

The entire block, being the single “lot” referred to above, is 7.028 acres in size. It is described as Part of Lots 34 – 35, Concession 1, Anderdon, designated as Part 1 on Plan 12R-7874, Town of Amherstburg, County of Essex, Essex Land Registry Office (No. 12). However, the entire block was subsequently severed into smaller parcels, first by Plan 12R-21638 in 2004, and then by Plan 12R-22921 in 2007.

The particulars of the severed parcels are as follows:

PARCEL 1:

Parcel 1 is at the north end of the block. It is approximately 73,414 square feet in size. It is legally described as Part of Lots 34 and 35, Concession 1 (formerly Township of Anderdon) now designated as Part 1 on Plan 12R-22921, Town of Amherstburg, County of Essex;

PARCEL 2:

Parcel 2 is south of Parcel 1. It is approximately 54,823 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 3 and 15 on Plan 12R-22921, together with a right-of-way over Parts 10, 11, 12, 13, 14 and Parts 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, Plan 12R-22921, Town of Amherstburg, County of Essex;

PARCEL 3:

Parcel 3 is south of Parcel 2. It is approximately 24,731 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 4, 10, 16 and 25 on Plan 12R-22921, together with a right-of-way over Parts 11, 12, 13, 14 and Parts 26, 27, 28, 29, 30, 31, 32, 33 and 34, Plan 12R-22921, and subject to a right-of-way over Parts 10 and 25, Town of Amherstburg, County of Essex;

PARCEL 4:

Parcel 4 is south of Parcel 3. It is approximately 22,061 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 5, 11, 17, and 26 on Plan 12R-22921, together with a right-of-way over Parts 10, 12, 13, 14 and Parts 25, 27, 28, 29, 30, 31, 32, 33 and 34, Plan 12R-22921, and subject to a right-of-way over Parts 11 and 26, Town of Amherstburg, County of Essex;

PARCEL 5:

Parcel 5 is south of Parcel 4. It is approximately 19,408 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 6, 12, 18, and 27 on Plan 12R-22921, together with a right-of-way over Parts 10, 11, 13, 14 and Parts 25, 26, 28, 29, 30, 31, 32, 33 and 34, Plan 12R-22921, and subject to a right-of-way over Parts 12 and 27, Town of Amherstburg, County of Essex;

PARCEL 6:

Parcel 6 is south of Parcel 5. It is approximately 19,416 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 7, 13, 19, 23, 28, 30 and 32 on Plan 12R-22921, together with a right-of-way over Parts 10, 11, 12, 14 and Parts 25, 26, 27, 29, 31, 33 and 34, Plan 12R-22921, and subject to a right-of-way over Parts 13, 28, 30 and 32, Town of Amherstburg, County of Essex;

PARCEL 7:

Parcel 7 is south of Parcel 6. It is approximately 19,397 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 8, 14, 20, 22, 29, 31 and 33 on Plan 12R-22921, together with a right-of-way over Parts 10, 11, 12, 13 and Parts 25, 26, 27, 28, 30, 32 and 34, Plan 12R-22921, and subject to a right-of-way over Parts 14, 29, 31 and 33, Town of Amherstburg, County of Essex;

PARCEL 8:

Parcel 8 is south of Parcel 7. It is approximately 21,180 square feet in size. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 9, and 21 on Plan 12R-22921, together with a right-of-way over Parts 10, 11, 12, 13, 14 and Parts 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, Plan 12R-22921, Town of Amherstburg, County of Essex;

PARCEL 9:

Parcel 9 is predominantly water, most of its western limit edge being the water's edge of River Canard as it was on December 16, 2003. It is located to the east of the parcels referred to above. It contains approximately 53,132 square feet. It is legally described as Part of Lot 34, Concession 1 (formerly Township of Anderdon) now designated as Parts 2, 24 and 34 on Plan 12R-22921, together with a right-of-way over Parts 10, 11, 12, 13, 14 and Parts 25, 26, 27, 28, 29, 30, 31, 32 and 33, Plan 12R-22921, and subject to a right-of-way over Part 34, Town of Amherstburg, County of Essex. NOTE: Parcel 9 cannot be accessed on its own from County Road 20 because the rights of way do not extend across Parcel 8. Parcel 9 does not need to be treated as a single parcel. Its constituent Parts are already severed and can be purchased with various other parcels. For example, Part 24 abuts Parcel 7 and 8 and should be acquired with one of those two parcels. Similarly, Part 2 abuts Parcels 2, 3, 4, 5, and 6 and should be acquired with one of them.

SUMMARY:

In summary, bids are welcome on one or more of the Parcels described above. There is no restriction requiring potential purchasers to make a single bid on the entire block of land. However, it is a requirement that multiple bids on different Parcels must equal the reserve that has been set for the entire block, failing which the seller will be under no obligation to complete a sale of only a portion of the block. In other words, if 8 different bids are received from 8 different bidders on 8 different Parcels, so long as the cumulative value of the 8 different bids equals the reserve amount, the 8 different bids will be accepted and 8 different sales will proceed.