

## AGREEMENT OF PURCHASE AND SALE

This Agreement made in duplicate, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**BETWEEN:**

**THE CITY OF FREDERICTON**, a municipal corporation by virtue of the *Local Governance Act*, S.N.B. 2017, C. 18, and amendments thereto, having its head office at 397 Queen Street, Fredericton, New Brunswick, E3B 1B5, hereinafter called the “Vendor” of the First Part;

-AND-

**N. BARRY PHARMACY LTD.**, a body corporate by virtue of the laws of the Province of New Brunswick, having its Registered Office at 119 Stonehill Lane, Fredericton, New Brunswick, E3G 0E9 called the “Purchaser” of the Second Part.

**WHEREAS** the Vendor is the owner of a parcel of land located at 143 Main Street, in the City of Fredericton, County of York and Province of New Brunswick, being more specifically identified as SNB PID 01404425 (the “Vendor’s Property”);

**WHEREAS** the Vendor has agreed to sell to the Purchaser a ± 89 m<sup>2</sup> portion of the Vendor’s Property, (the “Sale Property”), which Sale Property is more generally outlined and delineated on the sketch annexed hereto as Schedule “A”;

**AND WHEREAS** the Parties acknowledge that this Agreement shall be subject to the final approval of Council for the City of Fredericton;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT** in consideration of the sum of \$1.00 (One Dollar) and other valuable consideration now paid by the Purchaser to the Vendor, the receipt of which sum is hereby acknowledged, the Vendor hereby agrees to sell to the Purchaser and the Purchaser hereby agrees to purchase from the Vendor the Sale the Property, subject to the terms and conditions herein contained.

### **1. THE PROPERTY**

1.1 The Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Vendor all of the Vendor’s right, title and interest in and to the Sale Property.

### **2. PURCHASE PRICE**

2.1 The purchase price of the Property shall be the sum of **SEVENTEEN THOUSAND DOLLARS FIVE HUNDRED (\$17,500.00)** of lawful money of Canada, plus applicable HST, (the “Purchase Price”).

### **3. METHOD OF PAYMENT OF PURCHASE PRICE**

3.1 The Purchase Price shall be payable as follows:

- (a) Deposit: One Thousand Dollars (\$1,000.00) now paid by the Purchaser to the Vendor, receipt of which is hereby acknowledged: and
- (b) Balance: the balance of the Purchase Price, in the sum of Sixteen Thousand Dollars (\$16,500.00) shall be payable by Cheque, in trust, to the Vendor or by such other means of payment as the Vendor may otherwise direct, on the Closing Date, subject to the adjustments stipulated within this Agreement.

### **4. ADJUSTMENTS**

4.1 Adjustments shall be made on the Closing Date for all items normally adjusted between a vendor and purchaser in respect of the sale of property similar to the Sale Property, including, without limitation and to the extent applicable to this transaction, realty taxes, local improvement rates, insurance, rentals, mortgage interest, municipal liens, water rates and fuel.

### **5. CLOSING**

5.1 Subject to any other provisions contained herein, this Agreement shall be completed on July 31, 2023, or such earlier or later date as the Parties may mutually agree to in writing (the "Closing Date").

5.2 This Agreement shall be completed at a time as the Parties may mutually agree upon on the Closing Date in the office of the Solicitors for the Vendor, or other agent designated by the Vendor, or at such other place or time as the Parties may mutually agree to in writing. Delivery of documents or money hereunder may be made upon the Vendor or the Purchaser or their respective solicitors on the Closing Date.

5.3 The Parties acknowledge and agree that the completion of the sale and purchase of the Property as contemplated by this Agreement is conditional upon the Vendor and the Purchaser accepting, satisfying and complying with the terms and conditions contained in Schedule "B".

### **6. ACCEPTANCE, CONDITIONS AND RESTRICTIVE COVENANT**

6.1 The Parties shall indicate the date on which each has executed this Agreement in the space provided immediately above the execution line and upon such execution of the last Party signatory being communicated to the other Party or its solicitors pursuant to Section 12, this Agreement shall become a binding agreement for the purchase and sale of the Sale Property.

6.2 The Purchaser acknowledges that the Due Diligence Period, as defined in Section 7, is calculated based from the date that this document becomes a binding agreement.

6.3 The Parties acknowledge and agree that the completion of the sale and purchase of the Property as contemplated by this Agreement is subject to the following conditions:

- (a) the limits and extent of the Property shall be determined by a legal survey and indicated on a final subdivision plan to be obtained by and to the satisfaction of the Vendor;
- (b) as compensation, N. Barry Pharmacy Ltd. shall pay to the Vendor the sum of \$17,500.00 plus HST if applicable;
- (c) the Purchaser acknowledges and agrees that any changes to curb and sidewalks required for either the Purchaser's redevelopment of its adjacent parcel or the completion of this transaction (to add the subject lands to the Purchaser's existing property) would be at the Purchaser's expense. Further, the Purchaser acknowledges that given the proximity of the subject lands to the future trail connection at (143 Main Street) as well as the intersection of Main Street and Hillcourt Drive, that no direct access off Main Street using the 6 m frontage to be conveyed is permitted unless approved by the City of Fredericton's Director of Engineering and Operations;
- (d) the Purchaser shall be responsible, at its sole cost, for submitting an application to the Planning Advisory Committee, if necessary, to subdivide and consolidate the Property with existing PID 01405562 and shall apply for any variances that may be required as a result of this subdivision, and further that any costs associated with the planning application shall be the responsibility of the Purchaser;
- (e) the closing date shall be July 31, 2023 or as otherwise agreed to by the parties in writing;
- (f) by signing this letter, the Vendor consents to the Purchaser's application to the Planning Advisory Committee to effect the subdivision and consolidation contemplated in paragraphs (a) and (c);
- (g) the parties acknowledge that the Property is being sold on an "as is" basis;
- (h) the Purchaser shall be responsible for preparing and registering the subdivision plan and legal documents required to complete the transaction, however, the Vendor and the Purchaser shall be responsible for their own legal counsel; and
- (i) all property agreements and transactions are subject to the Planning Advisory Committee's recommendation, if any, and City Council's authorization and approval.

## **7. PROPERTY**

7.1 The Purchaser shall be allowed up to and including the Closing Date, which shall be referred to as the “Due Diligence Period”, to satisfy itself that:

- (a) the title to the Sale Property is good and free from restrictions, mortgages, charges, liens and encumbrances except as otherwise specifically provided in this Agreement and save and except for: (i) any registered restrictions or covenants that run with the Sale Property, provided that such have been complied with, (ii) any registered municipal agreements and agreements with publicly regulated utilities, provided that such have been complied with, (iii) any easements and rights-of-way, provided that such have been complied with, (iv) any qualifications, reservations, provisos and limitations contained in or imposed by any applicable statute and/or any authority having jurisdiction over the Sale Property provided that such have been complied with, (v) any discrepancies in title or possession which would be disclosed by an up-to-date survey;
- (b) there are no outstanding orders, deficiency notices or directives issued by any federal, provincial or municipal authority affecting the Sale Property; and
- (c) enter upon the Sale Property for the purpose of conducting environmental testing and investigations.

7.2 If, within the Due Diligence Period, the Purchaser notifies the Vendor or the Vendors’ Solicitors of any valid objection to title or to any outstanding order, deficiency notice or directive or to the fact that the present use of the Sale Property may not be lawfully continued and which the Vendors are unable or, in their discretion, determine not to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of any such matter, be at an end. Save as to any valid objection so made within the Due Diligence Period, and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted the Vendors’ title to the Sale Property.

7.3 Subject to Sections 7.1 and 7.2, the Vendor covenants and agrees to discharge any registered liens, mortgages or charges affecting the Sale Property at their own expense on or before the Closing Date.

7.4 The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Sale Property except as are in the control or possession of the Vendor. The Vendor agrees that the Vendor will deliver any sketch or survey of the Sale Property in the Vendor’s control or possession to the Purchaser as soon as practicable and prior to the last day allowed for examining title to the Sale Property. The Purchaser shall be solely liable for the cost of any up-to-date survey, surveyor's description or reference plan of the Sale Property that may be required in connection with the completion of the transaction contemplated by this Agreement.

7.5 The Vendor, upon the request of the Purchaser, shall forthwith deliver letters in a form satisfactory to the Purchaser addressed to such governmental authorities as may be reasonably requested by the Purchaser or its solicitors authorizing the release of any information as to compliance matters which such governmental authorities may have pertaining to the Sale Property; provided, however, that nothing herein contained shall be deemed to authorize or permit the

Purchaser to request any governmental or municipal inspections of the Sale Property. If this Agreement is not completed the Purchaser shall keep any such information strictly confidential and shall not use it for any purpose whatsoever.

7.6 There is no condition, representation or warranty of any kind, express or implied, that the condition of the Sale Property shall be appropriate for any particular use, unless expressly set out herein, or that the present use by the Vendor or the future intended use by the Purchaser is or will be lawful or permitted, or that any sketch or survey delivered by the Vendor to the Purchaser is complete or accurate. Without limiting the generality of the foregoing, this Agreement shall not be affected by any change in the zoning or use of the Sale Property prior to completion. The Vendor shall not apply for any change in zoning after the Acceptance Date and prior to completion or termination of this transaction, without the Purchaser's prior written approval or consent.

## **8. SITE CONDITION**

8.1 The Vendor agrees to sell the Sale Property "as is" and the Purchaser agrees to purchase the Sale Property "as is".

## **9. OBLIGATIONS ON CLOSING – THE VENDOR**

9.1 The Vendor shall execute and deliver to the Purchaser on or before the Closing Date, the following:

- (a) Transfer - such transfer in registerable form as may be required to transfer to the Purchaser all of the Vendors' right, title and interest in the Sale Property;
- (b) Statement of Adjustments - a Statement of Adjustments;
- (c) Vendor's Certificate – a certificate of the Vendor confirming that the Vendor is registered under the Harmonized Sales Tax provisions of the *Excise Tax Act* and that the Vendor's registration number is 119368108.
- (d) Corporate Resolution – if required, a certified copy of the appropriate corporate resolution of the Vendor approving and authorizing the disposal of the Sale Property, copies of which shall be attached to the Statement of Adjustments;
- (e) Other – All other documents specifically referred to in this Agreement relative to the completion of this Agreement and vacant possession of the Sale Property.

9.2 All of the documents referred to in Section 9.1 shall be prepared by the Vendor's Solicitor at the Vendor's expense, unless otherwise specifically stated in this Agreement.

## **10. OBLIGATIONS ON CLOSING – THE PURCHASER**

10.1 The Purchaser shall execute and deliver to the Vendor on the Closing Date the following:

- (a) Balance of Purchase Price – pay the balance of the Purchase Price; subject to such terms, conditions and practice customary to such payment, as the Parties or their solicitors may further agree in writing, and such amount to be payable to the Vendor or Vendor’s Solicitor, or as the Vendor may otherwise direct, subject to the adjustments set forth in Section 4.1 and consistent with the Statement of Adjustments provided for in Section 9.1(b);
- (b) Purchaser’s Certificate - a certificate of the Purchaser confirming that the Purchaser is registered under the Harmonized Sales Tax provisions of the *Excise Tax Act* and that the Purchaser’s registration number is \_\_\_\_\_;
- (c) Corporate Resolution - a certified copy of the appropriate corporate resolution of the Purchaser approving and authorizing the acquisition of the Sale Property, copies of which shall be attached to the Statement of Adjustments, if applicable; and
- (d) Other - any other documents specifically referred to in this Agreement relative to the completion of this Agreement, together with any other documents relative to the completion of this Agreement as may reasonably be required by the Vendor and the Vendor’s Solicitor, acting reasonably, or by the Purchaser and the Purchaser’s Solicitors, acting reasonably.

## 11. RISK

11.1 Until the Closing Date and completion of the sale of the Sale Property, all buildings on the Property shall be and remain at the risk of the Vendor and the Vendor shall hold all insurance policies and the proceeds of them in trust for the Parties, as their interest may appear. The Vendor shall notify the Purchaser immediately, at the request of the Purchaser, the particulars of insurance on the Property. In the event of substantial damage to the Sale Property, the Purchaser may either have the proceeds of the insurance policies and complete the purchase or may cancel this agreement and the Deposit shall be repaid to the Purchaser without interest or deduction.

## 12. NOTICE

12.1 Any notice, approval or other communication required or permitted to be given hereunder ("Notice") shall be in writing and shall be sufficiently given if personally delivered or if sent by prepaid registered mail or if transmitted by facsimile:

### Notice to Vendor:

The City of Fredericton  
397 Queen Street  
Fredericton, NB  
E3B 1B5  
Attn: Manager of Real Estate  
with a copy to the Solicitor of each party.

### Notice to Purchaser:

N. Barry Pharmacy Ltd.  
119 Stonehill Lane  
Fredericton, NB  
E3G 0E9  
Attn: Natalie Barry

Vendor's Solicitor:

T. Ryan Seymour  
397 Queen Street  
Fredericton, NB  
E3B 1B5  
Tel: 506-460-2637  
E-mail: ryan.seymour@fredericton.ca

Purchaser's Solicitor:

The Burke Law Group  
150 Cliffe Street  
Fredericton, NB  
E3A 0A1  
Attn: Jennifer Ingram  
Tel: 506-449-1200  
E-mail: jennifer@burkelaw.ca

12.2 Any Notice so given shall be deemed conclusively to have been given and received: (i) if personally delivered, on the date of delivery; or (ii) if sent by facsimile on the first (1<sup>st</sup>) Business Day after its transmission; or (iii) if sent by prepaid registered mail, on the third (3<sup>rd</sup>) Business Day following the date of mailing, provided that for such purposes no day during which there shall be a strike or other occurrence which shall interfere with normal mail service shall be considered a Business Day. No such Notice shall be mailed during any actual or apprehended disruption of postal services.

12.3 Either Party may from time to time change its address for service by written notice to the other Party by providing notice as stipulated under this section.

**13. MISCELLANEOUS**

13.1 This Agreement shall constitute the entire agreement between the Parties and there are no other terms, obligations, covenants, representations, warranties, statements or conditions, oral or otherwise (including statutory), of any kind whatsoever except as set out in writing in this Agreement and all prior negotiations, proposals and writings pertaining to this Agreement or the subject matter hereof are superseded hereby.

13.2 This Agreement shall not be modified or amended except with the written consent of the Vendor and the Purchaser. In addition, no modification or amendment to this Agreement binds the Vendor or the Purchaser unless it is in writing and has been duly executed by both Parties.

13.3 This Agreement and everything relating hereto shall be construed and enforced in accordance with the laws of the Province of New Brunswick and the laws of Canada applicable therein.

13.4 Any provision of this Agreement which is determined to be void, prohibited or unenforceable shall be severable without invalidating, limiting or impairing the remaining provisions of this Agreement.

13.5 Time shall in all respects be of the essence hereof, provided that the time for doing or completing of any matter provided for herein may be extended or abridged in accordance with the terms of this Agreement or by an agreement in writing signed by the Vendor and the Purchaser or

by their respective Solicitors who are hereby expressly appointed in this regard.

13.6 Neither the Vendor nor the Purchaser shall assign any of the obligations and rights under this Agreement without the prior written consent of the other Party.

13.7 This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, successors and assigns.

13.8 This Agreement shall be read with all changes of gender or number required by the context.

13.9 The Parties acknowledge that they have read this Agreement in its entirety. The Parties further acknowledge that they understand the terms and conditions herein contained and acknowledge that they have had the opportunity to obtain independent legal advice prior to signing this Agreement.

13.10 The Vendor and the Purchaser shall from time to time, and at all times, do or cause to be done, such further acts and execute and deliver, or cause to be executed and delivered, such further documents as shall be required in order for the Vendor and the Purchaser to fully comply with the requirements in respect to any HST imposed under any applicable legislation.

13.11 The Purchaser shall pay and be liable for all transfer taxes and other taxes applicable to or resulting from the transactions contemplated hereby, together with all filing, registration or recording charges or fees payable in connection with the filing or registration of any deeds, transfers of land or other documents executed and delivered hereunder, excluding any income tax payable by the Vendor.

13.12 Each Party shall be responsible for their own legal fees relating to the transfer of the Property to the other.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

**PARTIES TO SIGN ON THE FOLLOWING PAGE**

**IN WITNESS WHEREOF** the Vendor and Purchaser have caused this Agreement to be executed as of the dates herein below written.

In Witness Whereof this Agreement has  
been signed by the Vendor on  
\_\_\_\_\_, 2023.

In Witness Whereof this Agreement has  
been signed by the Purchaser on  
\_\_\_\_\_, 2023.

**THE CITY OF FREDERICTON**

**N. BARRY PHARMACY LTD.**

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Kate Rogers, Mayor

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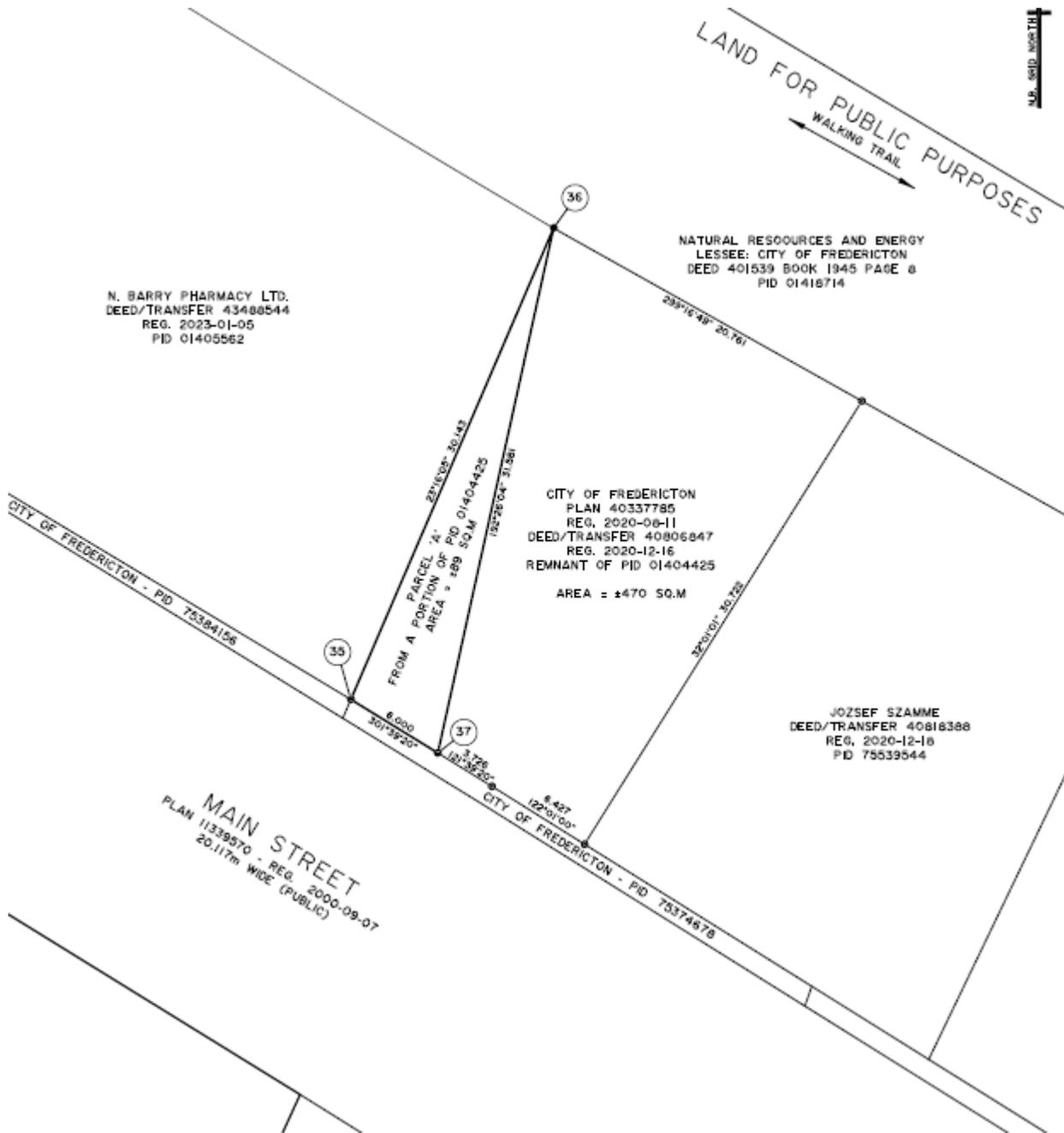
Natalie Barry, Director  
(I have authority to bind the corporation)

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Jennifer Lawson, City Clerk

DRAFT

Schedule "A"



**Schedule “B”**

**The Vendor and the Purchaser, at their respective costs, agree and do undertake as follows:**

- (j) The Purchaser and the Vendor acknowledge that the Property is being sold on an “as is” basis;
- (k) The Purchaser and the Vendor shall be responsible for their own legal counsel and related services that may be required in connection with this transaction;
- (l) The limits and extent of the Sale Property will be determined by a legal survey and indicated on a subdivision plan (the “Subdivision Plan”) to be obtained by the Vendor at the sole cost of the Vendor.
- (m) The Vendor shall be responsible for submitting any required application(s) to the planning Advisory Committee with respect to the Subdivision Plan; and
- (n) All property agreements and transactions are subject to the Planning Advisory Committee’s recommendation (if applicable) and City Council’s authorization and approval

**PROVINCE OF NEW BRUNSWICK**

**COUNTY OF YORK**

**AFFIDAVIT OF CORPORATE EXECUTION**

I, **JENNIFER LAWSON**, of the City of Fredericton, in the County of York and Province of New Brunswick, **MAKE OATH AND SAY AS FOLLOWS:**

1. That I am the City Clerk of the City of Fredericton, one of the Parties named in the foregoing instrument and as such I have personal knowledge of the matters herein deposed to.
2. That the seal affixed to the foregoing instrument purporting to be the seal of the City of Fredericton is the Corporate Seal of the City of Fredericton and was so affixed by order of the City Council.
3. That the signature “Kate Rogers” subscribed to the foregoing instrument is the signature of Kate Rogers, the Mayor of the City of Fredericton, and the signature “Jennifer Lawson” subscribed thereto is my signature.
4. That the Mayor and City Clerk are the officers of the City of Fredericton duly authorized to execute the foregoing instrument.
5. That the City of Fredericton is a municipal corporation and has no share capital.

**SWORN TO BEFORE ME** at the )  
City of Fredericton, in the County )  
of York and Province of New )  
Brunswick, this \_\_\_\_ day of )  
\_\_\_\_\_, 2023. )

\_\_\_\_\_  
Alexa Donovan )  
A Commissioner of Oaths )

\_\_\_\_\_  
Jennifer Lawson )