

THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF ST. JOHN'S
MOUNT ST. FRANCIS MONASTERY
CALL FOR PROPOSALS

The Roman Catholic Episcopal Corporation of St. John's (hereinafter referred to as the "Corporation") wishes to invite proposals from persons interested in the purchase of the land and building situate on Merrymeeting Road, in the City of St. John's, in the Province of Newfoundland and Labrador, referred to as "Mt. St. Francis Monastery" which consists of an overall area of approximately 0.524 hectares (the "Monastery" or the "Property").

The Mt. St. Francis Monastery building is a 13,000 square foot, "gothic revival" style, 2 ½ storey structure with steeply peaked dormers, arched windows and doors located on the fringe of the City of St. John's downtown core. The building, built between 1877-1880, has been recognized as a City of St. John's Heritage Building since April 2000. The municipal heritage designation is limited to the building footprint.

Anyone interested in submitting a proposal to purchase the Property may obtain a copy of an Information Package and the November 2020 environmental report by contacting McInnes Cooper and may submit a proposal in writing to McInnes Cooper at the address provided below setting forth the proposed terms of purchase.

Proposals must contain:

1. The name of the interested party;
2. Contact information, including address and telephone number;
3. Proposed or intended use for the Property; and
4. Terms of purchase, including but not limited to, the purchase price (note: the purchase price should be clear as to whether it is inclusive or exclusive of any applicable HST), timeframe for closing and details of any financing or municipal or other regulatory approval conditions, etc.
5. Proposals must be accompanied by a certified cheque or bank draft payable to "McInnes Cooper – in Trust" for 10% of the amount of the offer price as a deposit. This deposit will be refunded, without interest, to the bidder if the offer is not accepted. The balance of the offer price will be payable by solicitor's trust cheque, certified cheque, wire transfer, or bank draft on closing.

Proposals submitted are for the purpose of providing information to the Corporation regarding your proposed terms of purchase of the Property prior to the negotiation of a formal Agreement of Purchase and Sale. The completion and submission of a proposal in no way obligates you to purchase the Property nor does it obligate the Corporation to sell same. No contract will be created between the Corporation or any party submitting a proposal until a formal Agreement of Purchase and Sale has been negotiated, reduced to writing and executed by both parties.

Neither the highest purchase price proposed, nor any of the proposals received shall necessarily be accepted by the Corporation, and the Corporation reserves its right to not accept any proposal

as well as being permitted to withdraw the Property from sale at any time prior to the execution of a formal Agreement of Purchase and Sale.

All proposals will be opened in private and kept confidential to protect the privacy of all persons wishing to submit a proposal. Proposals shall be submitted to McInnes Cooper at the below address on or before 5:00 p.m. the 15th day of October 2021 and clearly marked "Proposal - Mt. St. Francis Monastery".

Address:

McInnes Cooper
Baine Johnston Centre
10 Fort William Place
St. John's, NL A1C 5X4
Attn: Meghan M. King
meghan.king@mcinnescooper.com

Mailing Address:

P.O. Box 5939
St. John's, NL A1C 5X4
Attn: Meghan M. King
Telephone No. 709-724-8228