



How To Get on 'The Commitment List'

Steps to Securing A Property at Sunset Beach

1. Complete an Option to Purchase Agreement and pay a deposit to be held in trust at Weber & Gasper law office
2. Submit the completed **Option to Purchase Agreement** by
Email: info@sunsetbeachforsale.ca or
Mail to: **Prairie's Edge Development Corporation, Box 3370 Humboldt SK S0K 2A0**
3. Provide **deposit payable to Weber & Gasper Law Office**
Mail deposit to: **Prairie's Edge Development Corporation, Box 3370 Humboldt SK S0K 2A0**

Advantages To Being on 'The Commitment List'

- **Special Pricing**-Receive exclusive introductory pricing
- **Best Choice**-The opportunity to participate in an exclusive **Lot Draw Event** with capped participation
- **Fully Refundable Deposits** (\$3,000 deposit for lakefront & \$1,000 for non-lakefront properties)
- **First Viewings**- Onsite tour invites ahead of the public to find your ideal location
- **First News**- Receive updates and news related to the development ahead of time
- **No Risk**- Deposits fully refundable at any point prior to final lot selection and entering into a Purchase Agreement

Pricing

- We completely understand that price is a major consideration.
- Please note, we are not prepared to release pricing at this time
- **We can share the estimation that lakefront lots will start at \$60,000-\$100,000+ and non-lakefront lots will start at \$30,000-\$50,000+**

**Property pricing to be determined, anticipated release to registrants Spring/Summer 2018. Please note proposed schedule subject to change at any time.*

**Titled lot availability date to be determined, anticipated Summer/Fall 2018. Please note proposed schedule subject to change at any time.*

**Site tours are restricted at this time as planning, engineering and onsite infrastructure construction are ongoing, anticipated Summer 2018. Please note proposed schedule subject to change at any time.*

COMMITMENT LIST

- We have been overwhelmed with the response to date on this project and strongly encourage interested parties to get on our “commitment list” to not miss out on these exclusive properties with very limited availability!
- **Non-Lakefront Commitment List**
 - Get on the Non-Lakefront Commitment List for a \$1,000.00 refundable deposit*
- **Lakefront Commitment List** Capped at 22 and is now full and a Waiting List has been created.
 - Lakefront Waiting List -Now Accepting Applications
 - Still a very good opportunity to secure a lakefront lot in this exciting new subdivision!
 - Get on the Lakefront Waiting List for a \$3,000.00 refundable deposit*

LOT SELECTION PROCESS

- **Lakefront Lots**
 - Because the Lakefront Commitment List is now full, we have created a 'first come-first serve' lakefront Waiting List.
 - Waiting List order will be established in the order deposits are received.
 - If anyone decides to be removed from the commitment list (asks for deposit back) then the first in line on the Waiting List is added to the Lakefront Commitment List.
 - On a date to be determined, we will hold an exclusive Lot Draw event.
 - Everyone will be invited to the event. Individuals, or their representative, must be present on the draw date in order to participate. The 22 persons on the Lakefront Commitment List will be drawn and given an opportunity to secure any lakefront or non-lakefront property. The order of choice will be determined by the order in which names are drawn from the First Lot Draw.
 - Once this process is completed the Lakefront Waiting List (those that did not get on the 22 person Lakefront Commitment List, who have completed their paperwork and paid the \$3,000.00 deposit in trust to Weber & Gasper) can make their selection of any remaining lakefront or non-lakefront property in the order they are sitting on the Waiting List
 - Once the individuals on the Lakefront Waiting List, present on that date, have chosen their property, the non-lakefront property selection will occur. These individuals, present on that date, will be entitled to select from any remaining properties. The order of choice will be determined by the order in which their names are drawn from the Second Lot Draw.

SUMMARY

The three choices available today are;

1. Complete Option to Purchase and pay a \$3,000.00 deposit to be held in trust at Weber and Gasper to get on the Lakefront Waiting List.
2. Complete Option to Purchase and pay a \$1,000 deposit to be held in trust at Weber and Gasper to get on the Non-Lakefront Commitment List.
3. Wait until Commitment List participants select their properties and the remaining lot inventory is released. Please note this will be at an increased price point.

OPTION TO PURCHASE

I / We (the "Purchaser"): _____
Address: _____
City: _____
Postal Code: _____
Telephone: Cell: _____ OR: _____
Email: _____

HEREBY OPTION TO PURCHASE from:

Name (the "Developer"): PRAIRIE'S EDGE DEVELOPMENT CORPORATION
Address: Box 3370, Humboldt, SK S0K 2A0
Telephone: (306) 682-4905 CELL: (306) 231-4630

In consideration of the sum of \$1.00, being paid by the Purchaser to the Developer, the receipt of which is hereby acknowledged. The Developer grants to the Purchaser the option to purchase from the Developer a recreational resort lot in the development Sunset Beach Resort at Lake Diefenbaker, to be subdivided from NE 27-25-06 W3, Plan 102213548, Ext. 0, Block B, Plan 102213548, Ext. 0, LSD 7 27-25-06 W3, Ext.63, LSD 8-27-25-06 W3, Ext. 69 as set out in the draft Plan of Survey attached Schedule "A" hereto. The parties further agree:

1. Upon payment of the option price and deposit, the Purchaser herein shall be entered on the Developer's Commitment List for a non-lakefront property or the lakefront property Waiting List, as determined by the Purchaser;
2. Upon execution of this Option agreement, the Purchaser shall pay to the Developer's solicitor a refundable \$1,000.00 for non-lakefront properties or \$3,000.00 for lakefront properties, deposit to be held in trust by the Developer's solicitor. In the event the option is exercised, such deposit shall be credited to the purchase price. In the event the option is not exercised, the full amount of the deposit shall be returned to the Purchaser within 7 days of the date the option expires, as set out herein.
3. This option shall commence _____, 2018.
4. Upon the Developer receiving the Transform Approval Certificate for the subdivision, the Developer shall contact all parties on the Commitment List, and the Purchasers, together with all other parties on the Commitment List, shall be given the option to purchase a lot in the development, at the Introductory List Price established by the Developer.
5. The Purchaser's option hereunder is exercisable by the Purchaser delivering to the Developer, the following items to the Developer within fourteen (14) days of the date the Developer notifies the Purchaser that the Developer's lands have been subdivided, and Titles for individual lots have been created:
 - a. Notice in writing to the Developer that the Purchaser intends to exercise their option;
 - b. A signed and accepted Memorandum of Agreement for purchase and sale of a lot, in the form and content provided by the Developer, or their solicitor; and
 - c. A further 10% non-refundable deposit, payable to the Developer's solicitor.
6. In the event that during the option period, the Purchaser hereunder exercises their option, and enters into a Memorandum of Agreement for purchase and sale with the Developer, but such Memorandum of Agreement is conditional upon financing, then in such an event, the deposit paid hereunder shall become non-refundable, and the further 10% deposit required shall be refundable only if the financing condition cannot be removed.
7. In the event that during the option period, more than one party on the Commitment List, exercises their option to purchase a particular lot, then the first party to exercise their option by entering into an unconditional Memorandum of Agreement for purchase and sale with the Developer, and to pay a 10% non-refundable deposit, shall be entitled to purchase the lot.

8. If the Purchaser's option hereunder is not exercised as set out in paragraph 5, within the 14 day time period, this option shall be deemed not to have been exercised, shall expire, the deposit shall be returned to the Purchaser, and the Purchaser shall have no further rights, claims, or demands against the Developer.
9. During the currency of this option, the Developer shall not financially encumber the property. However, the Purchaser acknowledges and agrees that the property shall be subject to such easements, reservations, and exceptions appearing on Title, as are customary.
10. The Developer retains the right to refund the deposit paid hereunder, and remove any Purchaser from the Commitment List, or Waiting List.
11. The Purchaser shall not be entitled to assign their rights under this Option agreement to any other party.
12. The Developer's obligations under this Option Agreement are conditional upon the Developer receiving a Transform Approval Certificate to subdivide their property into recreational resort lots on or before July 1, 2019.

DATED at _____, Saskatchewan, this _____ day of _____, 2018.

SIGNED, SEALED, and DELIVERED)	
In the presence of:)	
)	
)	_____
)	Purchaser
)	
_____)	_____
Witness)	Purchaser

SIGNED, SEALED, and DELIVERED by the Vendor,

PRAIRIE'S EDGE DEVELOPMENT CORPORATION

Per: _____

Vendor's Lawyer: Tabbetha M. Gasper
 Weber & Gasper
 512 – 7th Street, Box 1030
 Humboldt, SK S0K 2A0
 Telephone: (306)682-5038 Fax (306)682-5538
 Email: weber.gasper@sasktel.net

Sunset Beach Resort

by: **Prairie's Edge Development Corporation**

[Phase One] - STAGE I

Parcel B, Plan No. 102213548

[Page 2 of 3]

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[Future Subdivision]

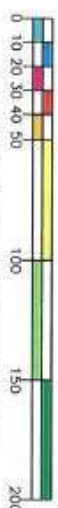
L.S. 10 L.S. 9
L.S. 7 L.S. 8



Lake Diefenbaker



PLAN SHOWING PROPOSED SURFACE SUBDIVISION of part of Parcel B, Plan No. 102213548 in L.S.D. 7, 8 and 9 SEC. 27 TWP. 25 RGE. 6 W.3 M. SASKATCHEWAN Scale 1:2000 2017



Measurements are in metres and decimals thereof. Area to be subdivided is outlined in a bold dashed line and contains 5.514 ha. (13.614Mc.) Distances on this plan may vary by 45 mm. Scale Building Elevation: 559.37m shown thus Date of preliminary survey: May 3rd 2016

W.C. Foster
Saskatchewan Land Surveyor

Forrest Foster
Deputy Agent

George, Nicholson & Associates
LAND SURVEYORS
Celebrating 102 Years of service to the Province of Saskatchewan
A Division of Meridian Surveys
Saskatoon, Canada
File No. - S015317 (scales) - Fall 14.dwg
Ref. File No. - S015317 (Loreburn/Diefenbaker) 2.dwg
Plan Drawn by: A.M. Wark - November 28th 2017
Plan Revised: February 1st 2018

Schedule "A"

First Choice (Lot/Block)

Second Choice (Lot/Block)

Lot preference request for our internal planning purposes only at this early stage