



Napoleon Meadows Residential Lot Draw Process

Napoleon Meadows offers residents the opportunity to live next to Napoleon Lake on oversized lots with gorgeous views and access to numerous pathways and parks. The many amenities of Napoleon Meadows will make it one of the most desirable neighbourhoods in Innisfail. The Town of Innisfail is holding a public lot draw to make the sale of lots as fair as possible. Any individual, business or contractor wishing to purchase a lot can participate in the lot draw. Any lots that are not sold through the lot draw process will be sold on a first-come, first-served basis starting June 5, 2014.

Lot Draw Process and Schedule:

1. Registration – May 20 to May 27

- Interested parties must complete and submit a registration form in person, along with a \$5,000 deposit, to the Town Office between May 20th and May 27th.
- The registration forms will be available on the Innisfail Website or at Town Office.
- No late registrations will be accepted.
- Identification will be required for verification.

LOT DRAW: THURSDAY, MAY 29 at 9:00am in the Innisfail Library

2. Lot Draw: Check-in

- Check-in for the lot draw is from 9:00am until 10:00am.
- Applicants MUST be present to select a lot; no one can stand in for someone. Identification will be required for verification.

3. Lot Draw: Draw Process

- Once applicants are checked in, their name will be placed into a drum.
- A Town staff member will begin drawing names from the drum.
- Applicants will select lots in the order they are drawn.
- If there are any remaining lots after all the names are drawn, applicants will have the opportunity to re-enter to purchase additional lots. Draws will continue until there are no more applicants, or there are no lots remaining.

4. Lot Draw: Selection

- If an applicant is selected they will have two options:
 - Select the desired lot by calling out the Lot and Block numbers of the chosen lot; or
 - Decline to select a lot and call out “Decline”. There are no penalties if an applicant chooses to not select a lot. The \$5,000 deposit will NOT be cashed.
- If the applicant selects a lot, they will make arrangements to come to the Town Office, within one week, and sign a Purchase Agreement.

5. Purchase

- Applicants that select a lot are expected to enter into a Purchase Agreement by June 5, 2014. A 10% deposit on the lot will be required with the Purchase Agreement.
- Once the deposit is received, and a Purchase Agreement signed, the \$5,000 deposit will be returned.
- The \$5,000 deposit shall be forfeited if an applicant selects a lot, but does not proceed to enter into a Purchase Agreement.
- The full purchase price is required by December 15, 2014.

6. Title Transfer

- The Town shall transfer title of the lot to the purchaser when the full purchase price has been paid in full; and upon the receipt of a proper written request from the purchaser or their agent.

7. Development

- Purchasers will be required to get development/building permit approval, and complete construction within 18 months of transfer of title.
- The lots will be completed and released for construction in late August 2014.

For more information contact:

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