



May 2, 2023  
EMAIL

Municipality of East Ferris  
25 Taillefer Road  
Corbeil, Ontario  
P0H 1K0

Attention: Greg Kirton, Director of Community Services

Dear Sir:

Re: 1851477 Ontario Inc. (Degagne)  
Adam Curran  
Part Lakeshore Road Allowance  
PIN 49183-0629  
Our File No.: 18580-3

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Further to our various communications regarding the above, I confirm Adam Curran has entered into an Agreement to acquire various lands on One Mile Road from 1851877 Ontario Inc.

Sandwiched in between properties owned by 1851477 Ontario Inc. is a small portion of the lakeshore road allowance owned by the Municipality of East Ferris. The said property is identified as PIN 49183-0629 being Part 5, Plan 36R-9253.

From what we understand, this small piece of property should have been transferred to Lynn Johnston, the former owner of the surrounding lands prior to selling to 1851477 Ontario Inc. Unfortunately this was never completed and this small piece is stuck in between privately held property.

In order to rectify this issue we would ask that this be presented to Council for the Municipality of East Ferris to review and ultimately pass a by-law closing up the road allowance and allowing for a "sale" of same to Adam Curran and Robyn Curran for nominal consideration.

In this regard, please find:

- 1) Copy of PIN 49183-0629
- 2) Copy of Property Index Map showing lands to be acquired by Curran in yellow and small

**Robert S. Lucenti, B.A., LL.B. | Sandro Orlando, B.A., LL.B. | Mark C. Lucenti, B.A., J.D. | Ryan Leckie, B.A., J.D. | Carly Jacklin, B.A., LL.B.**

#201 - 373 Main Street West, North Bay, Ontario, P1B 2T9  
Telephone: (705) 472-9500 | Facsimile: (705) 472-4814 | [www.loelaw.ca](http://www.loelaw.ca)

Lucenti Orlando Professional Corporation

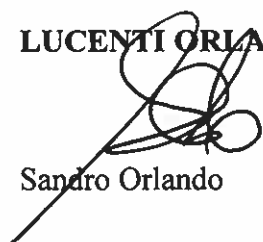
- piece owned by Municipality in dark purple.
- 3) Copy of further Property Index Map showing the property outlined in purple.
  - 4) Copy of a portion of Plan 36R-9253 showing Part 5 thereon, which is the piece in question.

I would ask that this matter be presented to Council for consideration as soon as possible. As there is some urgency to this, your early consideration would be greatly appreciated.

I wait to hear from you. Thank you.

Yours very truly,

**LUCENTI ORLANDO** PC



Sandro Orlando

SO:jc  
Encl.

PROPERTY DESCRIPTION: PART OF RDAL EAST FERRIS DES AS PART 5 ON PLAN 36R9253; TOWNSHIP OF EAST FERRIS

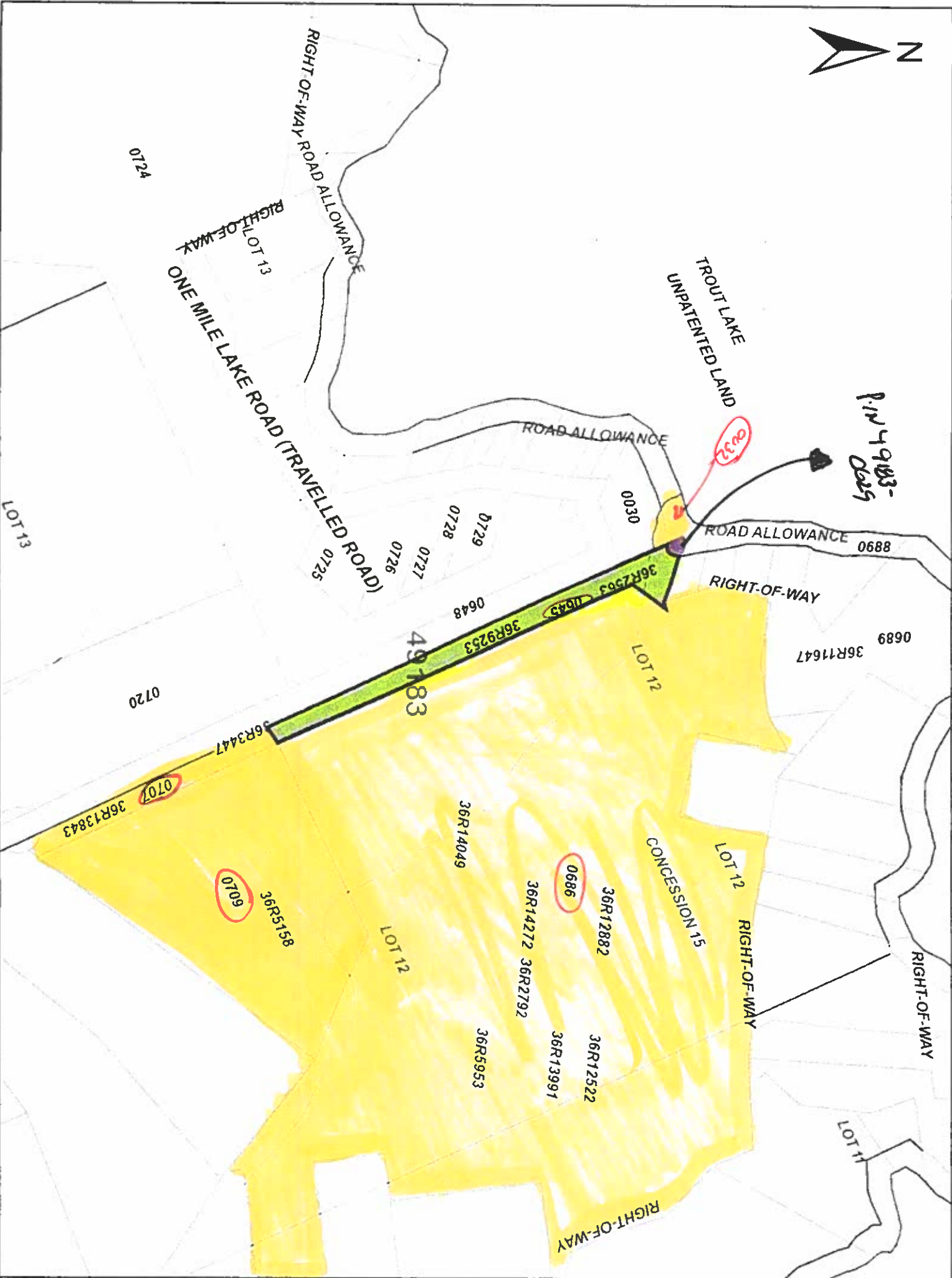
PROPERTY REMARKS:  
ESTATE/QUALIFIER: RECENTLY:  
FEE SIMPLE DIVISION FROM 49183-0559  
LT CONVERSION QUALIFIED

PIN CREATION DATE:  
2014/02/03

OWNERS' NAMES  
THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
CAPACITY SHARE  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2014/02/03 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 2005/02/21 **						
36R9253	1992/09/15	PLAN REFERENCE				C
BS120665	2013/11/26	APL (GENERAL)		CORPORATION OF THE MUNICIPALITY OF EAST FERRIS		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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FOR SANDRO01



## PROPERTY INDEX MAP

NIPISSING(No. 36)

LEGEND	
FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

**NOTES**

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES SEE RECORDED PLANS AND DOCUMENTS

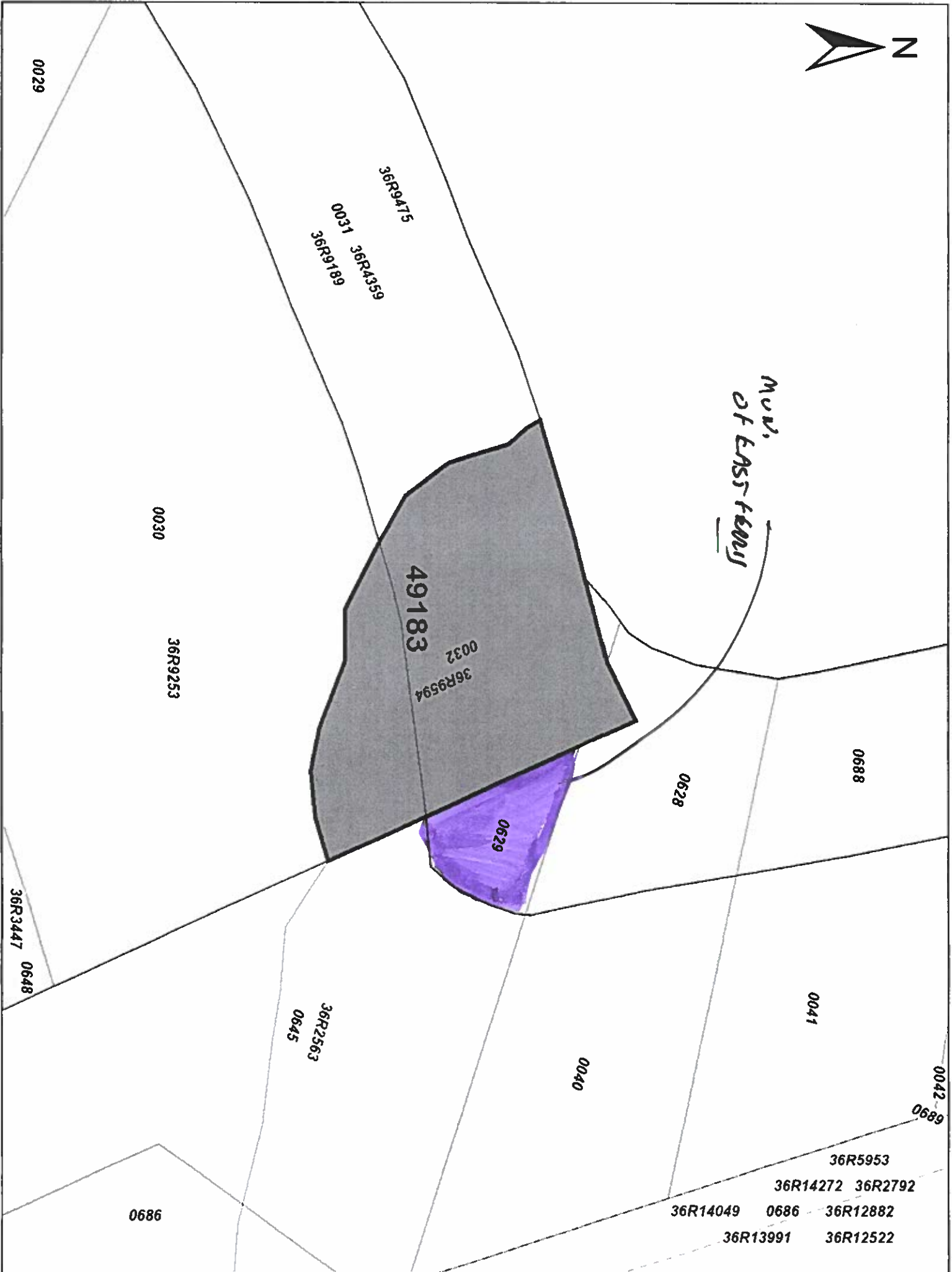
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





MUN.  
OF EAST TROY



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FOR SANDROO1



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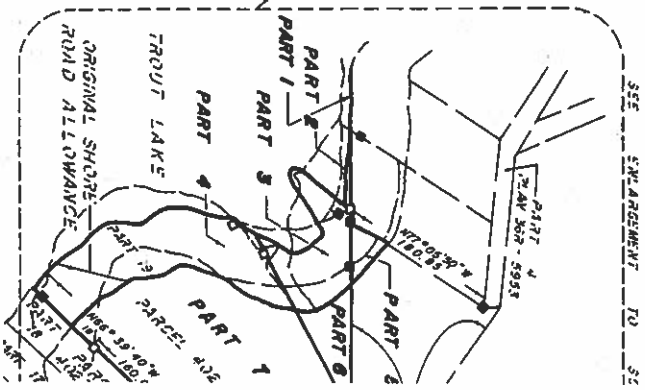
ONLY MAJOR EASEMENTS ARE SHOWN

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E.D.M. TIES TO WATER'S EDGE JULY 1, 1992	
INSTRUMENT AT STATE AGGREGATING STA 0' AND READING CLOCKWISE	
POINT NO	ANGLE
25	107°48'
26	144°38'
	DISTANCE
	82.0'
	34.0'



366-9253