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LAW

VALIN PARTNERS LLP

Barristers & Solicitors Since 1936

VIA EMAIL: kari.hanselman@eastferris.ca and
VIA FACSIMILE: 705-752-2452

February 15, 2024

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

Dear Sirs:

Re: Property Owner: Laura Morawski
February Council Meeting - Request Removal of Covenant
Subject Lands: Parcel 18486 Section Widdifield and Ferris Part Lot 19 Concession 10
being Part 1 on Plan 36R9503; and,
Parcel 4450 Section Widdifield and Ferris Part Lot 19 Concession 10
as in LT65715, except Part 1 36R9503, being Parts 1, 2 and 3 on Plan 36R11670;
both in the Municipality of East Ferris, in the District of Nipissing
Municipal: 789 and 799 Highway 94, Corbeil, Ontario
File No.: 23-1894

We are the solicitors for Laura Morawski by way of her named Attorneys, Christopher Morawski and Victor Morawski, under the terms and provisions of her Power of Attorney.

We understand that you are in possession of documentation with respect to the Restrictive Covenants registered on title to the two properties noted above but for your easy reference we enclose the following, namely:

1. PIN Register 49185-0050(LT) dated November 3, 2023;
2. PIN Register 49185-0052(LT) dated November 3, 2023;
3. Application to Register Restriction registered on September 27, 2004
and receipt as Instrument Number LT423263;
4. Sketch of the property of 49185-0050(LT) setting out the property to be 88.560 acres; and,
5. Block Map for 49185, see Lot 19.

We understand that the reason for the Covenant is that the property does not have enough frontage from the road. There is an abundance of acreage to the rear of the road being Highway 94.

MAIN OFFICE:

105 Main Street West – P.O. Box 97

North Bay, ON P1B 8G8

SATELLITE OFFICE:

375 Main Street

Mattawa, ON P0H 1V0

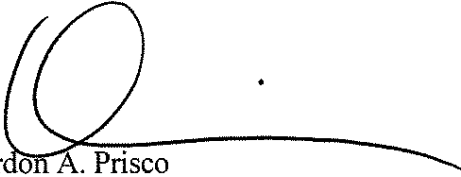
The purpose of this letter is to respectfully request that the Restrictive Covenant be removed from title in order that the properties can be sold and transferred.

Should you require any further information or documentation from us please let us know so that we can provide it to you on or prior to your deadline of February 20th, 2024.

Yours truly,

VALIN PARTNERS LLP

Per:

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line extending to the right.

Gordon A. Prisco

GAP/lf

Enclosures

c.c. clients

49185-0050 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

LT 19 CON 10 EAST FERRIS AS IN LT65715, EXCEPT PT 1 36R8129, PT 1 36R9503, PARTS 1, 2 & 3 36R11670; EAST FERRIS ; DISTRICT OF

RECENTLY:
FIRST CONVERSION FROM BOOK

CAPACITY SHARE
BENO

PIN CREATION DATE:
2005/02/21

AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DELETED INSTRUMENTS SINCE 2005/02/18 ** \$105,500		MORAWSKI, EDWARD MORAWSKI, LAURA	C C

49185-0052 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

T LT 19 CON 10 EAST FERRIS PT 1 36R9503; EAST FERRIS ; DISTRICT OF NIPISSING

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2005/02/21

CAPACITY SHARE
BENO

AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DELETED INSTRUMENTS SINCE 2005/02/18 **			
\$2		MORAWSKI, LAURA	C
			C
			C

Province
of
Ontario

Document General

Do Process Software Ltd. • (416) 322-6111

Form 4 — Land Registration Reform Act

9821-1

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FOR OFFICE USE ONLY

LT423263

CERTIFICATE OF RECEIPT
CERTIFICAT DE RECEPTION

NOV 18 2004

SEP 27 AM 11 56

LAND REGISTRATION REFORM ACT

(1) Registry ☐Land Titles ☒

(2) Page 1 of 1 pages

(3) Property
Identifier(s)

Block

Property

Additional:
See
Schedule ☐

(4) Nature of Document

APPLICATION TO REGISTER RESTRICTION
(Section 118 L.T.A.)

(5) Consideration

Dollars \$

(6) Description

FIRSTLY: Parcel 18486 Widdifield and Ferris
Part Lot 19, concession 10
Designated as Part 1, Plan 36R-9503SECONDLY: Remainder Parcel 4450 Widdifield and Ferris
Part of Lot 19, Concession 10All in the Township of East Ferris
District of Nipissing

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐(7) This
Document
Contains:(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐ Additional
Parties ☐ Other ☐

(8) This Document provides as follows:

I, Laura Morawski, the registered owner of the land described in Box 6, hereby request you to make an entry on the register of the restriction set out below:

That the Parcels of land described in Box 6, being Parcel 18486 Widdifield and Ferris and the Remainder of Parcel 4450 Widdifield and Ferris and no part or portion thereof shall be transferred, mortgaged or otherwise dealt with without consent in writing of the Committee of Adjustments of the Township of East Ferris; to the intent that Parcel 18486 Widdifield and Ferris, Part Lot 19, Concession 10, Part 1, Plan 36R-9503 and the Remainder of Parcel 4450 Widdifield and Ferris, Part Lot 19, Concession 10, or any parts thereof may not be transferred, mortgaged or otherwise dealt with separately from the other without the consent in writing of the Committee of Adjustments of the Township of East Ferris.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

MORAWSKI, Laura

Signature(s)

Date of Signature

Y M D
2004 09 16(11) Address
for Service

789 Highway 98, R.R. #1, Corbeil, Ontario P0H 1K0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature

Y M D



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PROPERTY INDEX MAP
NIPISSING(No. 36)

LEGEND

	FREEHOLD PROPERTY
	LEASEHOLD PROPERTY
	LIMITED INTEREST PROPERTY
	CONDOMINIUM PROPERTY
	RETIRED PIN (MAP UPDATE PENDING)
	PROPERTY NUMBER
	BLOCK NUMBER
	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 BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



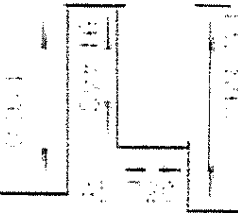
OWNER'S P

NOT TO SCALE

11/10/2023 11:11:11 AM

32.67

K X



LOT 18

CONVESSION TO

40-1000-1000-1000

RETAINED AREA=35.839Ha.
=88.580Acres