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April 19, 2024

VIA EMAIL

Morgan Planning & Development Inc.
P.O. Box 834
Orillia, ON L3V 6K8

Attention: Joshua Morgan

Dear Mr. Morgan:

Re: PINS 58644-0081 (76 Colborne St. W.); 58644-0071 & 58644-0085 (76 Victoria Street) – Proposed Development.

This will confirm that we are the solicitors for Darrell Thomas Trombly and Betty Bernice Trombly, the registered owners of the above noted lands. The property identified as PIN 58644-0081 has a legal right of way as stated in Instrument No. RO868347, over the laneway legal described as Lot L, Plan 617, City of Orillia being Part of PIN 58644-0075. Further, this will confirm that PINS 58644-0071 and 5844-0085 have a legal right of way over the whole of the Lane Reserves in PIN 58644-0075 as in Instrument No. RO905264. These rights of way are for passage and have been uninterrupted during our clients' period of ownership which commenced in 1985.

For the purposes of our clients' intention for development and with the land registry offices approval we could apply to have the parcels of land consolidated for the City's comfort; therefore the lands could not be sold/transferred or severed without the City's consent. If consolidation is not available, we could register a land restriction that the lands (PINS 58644-0081, 58644-0071 and 58644-0085, could only be sold together and could not be sold individually without the City's consent.

Yours truly,

Ness Law Professional Corporation

A handwritten signature in blue ink, appearing to read 'Raquel Ness', is written over the printed name.

Raquel Ness
RN/tn