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Our file number: 19235

Date December 24th, 2024

Schmidt, Daniel C., Law Professional Corporation
Unit 627
1187 Fischer Hallman Rd.
Kitchener, Ontario N2E 4H9

Attention: Daniel C Schmidt

Dear Dan

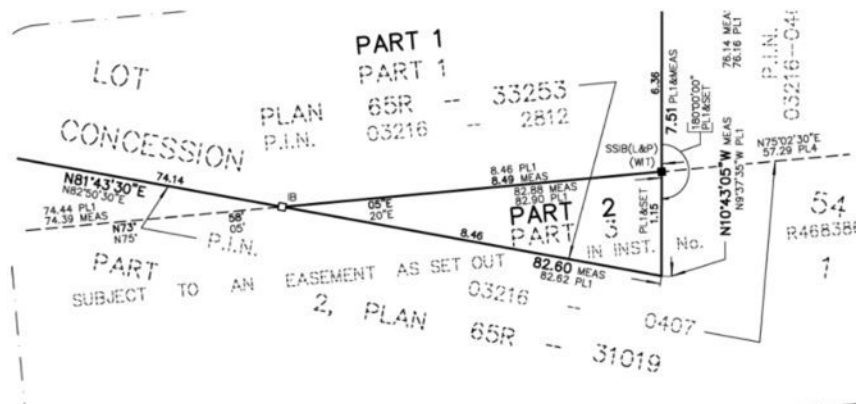
Re: Schlegel Villages Inc. Richmond Hill Facility PIN 03216-2812

**Note the embedded links provided for ease of reference should be live.*

We are advised The Corporation of the City of Richmond Hill requires the conveyance of Parts 1 and 2 of Reference Plan 65R-40848 to it for the purposes of a public walkway.

[65R-40848](#)

Part 2 of Reference Plan 65R-40848 is depicted below in the “blow up” from the above reference plan that was required because of the tiny size of the piece.



Part 2 of Reference Plan 65R-40848 is subject to a right of way for passage, likely akin to a public walkway, that is described in Instruments 37178, 61631 and 468386, ([37178](#), [61631](#), [468386](#)).

We understand The Corporation of the City of Richmond Hill is reluctant to accept a conveyance of Part 2 of Reference Plan 65R-40848 because of the existence of this right-of-way.

Our firm has been retained to assist in this matter and if possible obtain a release of the right-of-way from Part 2 of Reference Plan 65R-40848.

In order for our firm to register a release of the right-of-way from Part 2 of Reference Plan 65R-40848, we must be able to unequivocally state that we have obtained the consent of every person or entity that has any interest in the right-of-way. This would include every owner and mortgagee of any lands which are benefiting from the right-of-way (“dominant lands” to the right of way).

With the assistance of the project surveyor, our firm has conducted a search of title to determine what lands are benefiting from the right-of-way, because it is all the owners and mortgagees of those lands whose consent we will have to obtain in order to be able to make the required statement referenced above to allow the release of the right-of-way.

It has been determined from that search that at the very least the benefiting/dominant lands whose owners have the right to make use of the right-of-way include all of Subdivision Plan 65M-4205.

[65M-4205](#)

Our review of the foregoing subdivision plan and a Google Earth search show at least one hundred and twenty- four (124) homes within this plan of subdivision that have the right to use the right of way.

From my real estate experience, it is likely that most of these homes have at least one (1) mortgage and many of the homes may have more than one (1) mortgage.

It is our conservative estimate that the consent of at least two hundred and fifty owners and mortgagees would likely be required in order for us to be able to sign the “law statement” in the release of right-of-way that would be required to register a release of the right-of-way.

In my experience, even if we were to contact each owner and mortgagee about this issue, the vast majority of the owners and mortgagees are unlikely to even respond to repeated requests and that it will be practically impossible to obtain the consent of each such owner and mortgagee that is required to allow us to register a release of the right of way.

Yours truly,

Robson Carpenter LLP

Per: **Craig
Robson**

Digitally signed by: Craig Robson
DN: CN = Craig Robson email =
crobson@rcollp.ca C = AD O =
Robson Carpenter LLP
Date: 2024.12.24 12:17:18 -
05'00'

Craig Robson