



**CONROY TREBB SCOTT HURTUBISE LLP**  
BARRISTERS & SOLICITORS

November 10, 2016

BY EMAIL  
(bparkes@laurentian.ca)

Mr. Brad Parkes  
Executive Director - Facility Services  
Laurentian University  
935 Ramsey Lake Road  
Sudbury, ON  
(705) 675-1151 ext. 1550

Dear Mr. B. Parkes,

**RE: SEVERANCE PROPOSAL - 2115 SOUTH BAY ROAD ENCROACHMENT**

We are the solicitors for the owners (Dr. Dominique R. Ansell & Dr. James A.G. Crispo) of the property municipally known as 2115 South Bay Road, Sudbury, Ontario (the "Ansell-Crispo Property"), which abuts Laurentian University property. As you are aware, a recent survey of the Ansell-Crispo Property has confirmed an encroachment on the University's land (the "shed and septic encroachment").

We are in receipt of your email dated November 2, 2016 to Dr. Ansell and Dr. Crispo, and thank you for same. We appreciate the University's cooperation in working with us to achieve a mutually acceptable solution to the approximate 295 sq.m. encroachment.

For the purpose of resolving the shed and septic encroachment, Dr. Ansell and Dr. Crispo wish to purchase the encroached referenced portion of land from Laurentian University for the sum of \$12,268.30, which we believe to be the fair market value based on the recent sale of an adjacent property. Additionally, all costs to sever and transfer the above-mentioned portion of land will be borne by Dr. Ansell and Dr. Crispo. Enclosed, please find detailed information regarding the recently sold adjacent property.

If Laurentian University agrees with the above outlined proposal, please advise the present writer upon which we will forward to you an agreement to sever for your review and signature.

Please do not hesitate to contact our office should you have any questions.

Yours very truly,

EDWARD JAMES CONROY  
Specialist in Civil Litigation

MURRAY A. SCOTT

RONALD V. TREBB

MICHAEL R. MACNAMARA

MATHIEU R. ANSELL

NATHANIEL T. OELSNER

JACKIE MCGAUGHEY-WARD

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164 ELM STREET  
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705-674-6441

800-627-1825

705-673-9567

ctsh.ca

CONROY TREBB SCOTT HURTUBISE <sup>LLP</sup>

per:

A handwritten signature in black ink, appearing to read 'M. Ansell', written in a cursive style.

*Electronic Signature.*

**Mathieu R. Ansell**

B.A.Hons., J.D.

mathieu@ctsh.ca

MRA/jk

Enclosures (1)

CC: clients

PROPERTY CLIENT VIEW



Price: <b>\$189,900</b>	MLS® #: <b>1034217</b>
Status: <b>Sold</b>	PID #:
Sale Price: <b>\$175,000</b>	
Address: <b>2181 SOUTH BAY RD</b>	
City: <b>SUDBURY, P3E 6H7</b>	
Side of Road:	
Elem Schl:	
Sec. School:	
Lot Size: <b>249.86 X 180</b>	District: <b>S4</b>
Square FT/M: <b>0</b>	Sub-Dist: <b>S413</b>
Living Area:	Zoning: <b>RES</b>
Exposure:	
Possession: <b>IMMEDIATE</b>	
Closed: <b>31-AUG-2016</b>	

**Overview** Build your dream home on this over sized lot overlooking Ramsey Lake. Also steps away from Laurentian Conservation area with plenty of walking, biking, skiing trails for the nature lover. Close to Laurentian University and the hospital. Well has been drilled.

Type: <b>Vacant Lot(s)</b>	Heating: <b>None</b>	Exterior: <b>None</b>
Style: <b>None</b>	Garage Type:	Driveway: <b>None</b>
Title to Land: <b>Freehold</b>	Water: <b>Drilled Well</b>	Foundation: <b>None</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>None</b>	Features:
Land Features:	Services:	Roof:
Access: <b>Year Round Road Access</b>	Rental Equipm.: <b>None</b>	Incl in Maint Fee:
	Fireplace 1: <b>//</b>	
	Fireplace 2: <b>//</b>	
	Flooring:	

**Inclusions**  
**Exclusions**

Bedrooms: <b>0</b>	SPIS: <b>No</b>	Garage: <b>No</b>	Gar.Details:
Bathrooms: <b>0 \ 0</b>	Road: <b>Public</b>	Waterfront Property:	Water:
Rental Income:			
Building Age: <b>OL</b>			
Property GST Applic:			

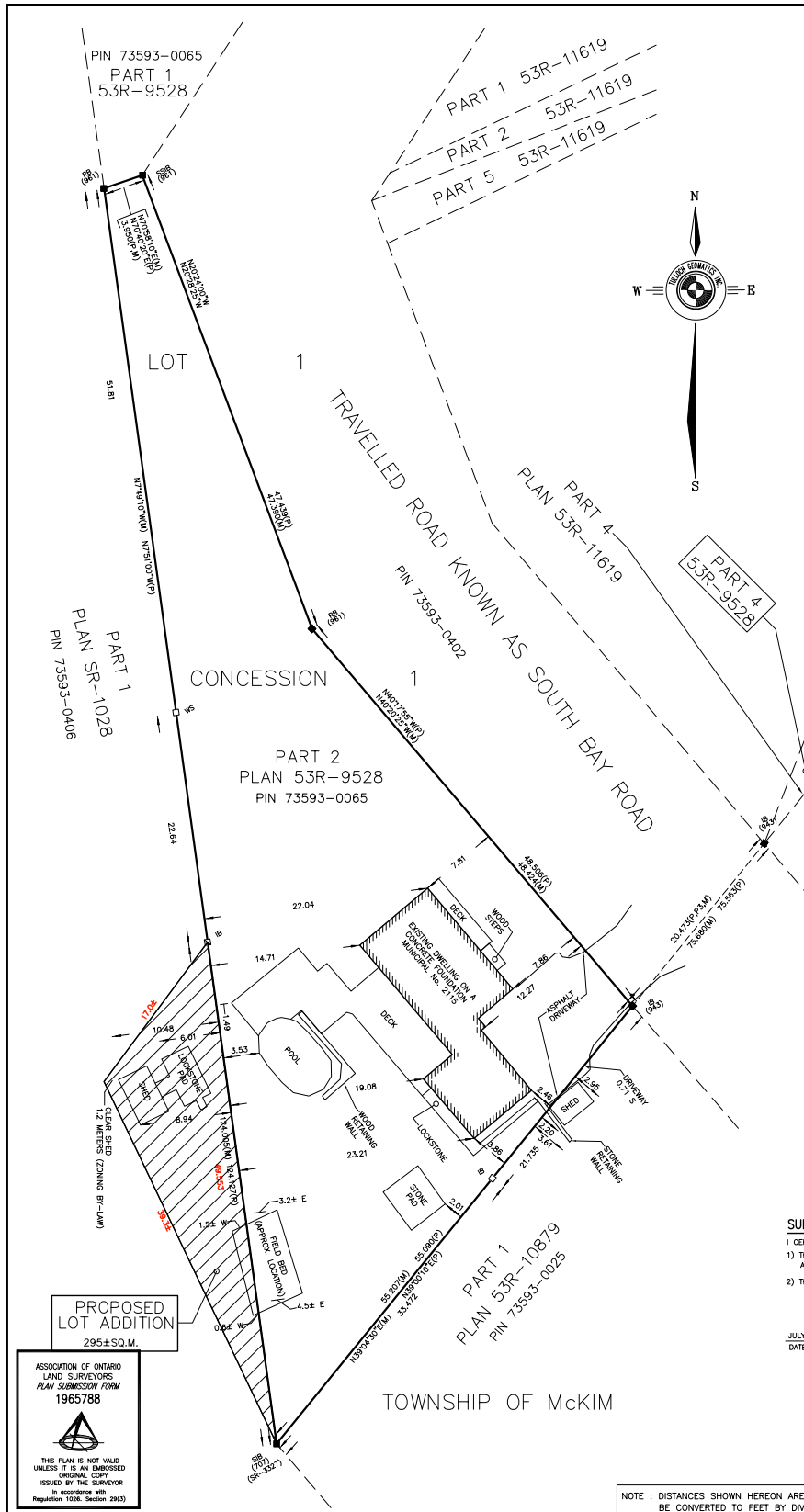
Floor	Room	Size	Floor	Room	Size
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Assessment: **\$130000**      Taxes: **\$1815 (2015)**      Improvements:

Mortgagee:	Mortg.Rate:	Subj.to Verif.:
Mortg.Amount: <b>\$</b>	Due Date:	Condo Fee:
Payment (PI): <b>\$</b>	Payment (PIT): <b>\$</b>	Condo Maint Fee:
		Mobile/Leased Land F:

Listing Office: **RE/MAX CROWN REALTY (1989) INC., BROKERAGE** :  
**(SUDBURY)**  
Sale Price: **\$175,000**      Sold: **04-JUN-2016**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Sudbury Real Estate Board assumes no responsibility for its accuracy.



SURVEYOR'S REAL PROPERTY REPORT  
ON  
**PART OF  
LOT 1  
CONCESSION 1**  
GEOGRAPHIC TOWNSHIP OF MCKIM  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TERRY DEL BOSCO, ONTARIO LAND SURVEYOR  
2016

SCALE 1 : 250  
0 5 10 15 20 METRES

**DESCRIPTION**  
PART OF PIN 73593-0065, BEING PART 2, PLAN 53R-9528  
MUNICIPAL No. 2115 SOUTH BAY ROAD

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**  
NONE REGISTERED

**NOTE**  
NONE

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**  
NOT CERTIFIED BY THIS REPORT.

**NOTES**  
BEARINGS ARE UTM GRID, DERIVED BY REAL TIME NETWORK (RTN)  
OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0).

ALL UNDERLYING BEARINGS ARE ASTRONOMIC.

THIS PLAN AND REPORT IS PREPARED FOR JAMES ALEXANDER GEORGE CRISPO  
AND DOMINIQUE ANSELL. IT IS NOT VALID UNLESS SIGNED AND SEALED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF TULLOCH GEOMATICS.  
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**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- M DENOTES MEASURED
- S DENOTES SET
- NM DENOTES NO VISIBLE MARKINGS
- WIT DENOTES WITNESS MONUMENT
- WS DENOTES WOOD STAKE
- PROP DENOTES PROPORTIONED
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- 1655 DENOTES TERRY DEL BOSCO, O.L.S.
- 707 DENOTES R. T. LANE, O.L.S.
- 943 DENOTES ENDLEMAN, HOLDER, O.L.S.
- P DENOTES PLAN 53R-9528
- P2 DENOTES PLAN 53R-10887
- ↖ DENOTES NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT :
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - 2) THIS SURVEY WAS COMPLETED ON THE 18th DAY OF JULY, 2016.

JULY 19, 2016  
DATE TERRY DEL BOSCO  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1965788  
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1024, Section 24(3)

**TULLOCH**  
1942 REGENT STREET SUDBURY, ONTARIO  
UNIT L P3E 5V5 705-671-2295  
FILE: 16565 SRPR PREPARED BY DD

NOTE : DISTANCES SHOWN HEREON ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.