

December 22, 2020

Ref. Rean12.bal/c

Toronto Standard Condominium Corporation No. 1841
c/o Maple Ridge Community Management Ltd.
5753 Coopers Avenue
Mississauga, ON L4Z 1R9

Attention: Mr. Adam Kalpin

AKalpin@mrcm.ca

Re: 12 Rean Drive, Toronto
Balcony Repairs & Waterproofing – Phases 1 & 2
Date of Substantial Performance: December 16, 2020

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Lien Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance. There is additionally an extended warranty for **5 years** on materials from the manufacturer for sealant materials and **5 years** on labour and materials from the contractor for architectural coatings.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.









Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,
BROWN & BEATTIE LTD.

Sebastian Law, B.Arch.Sc.

Brad Gascoigne, B.Arch.Sc., BSS

c. Anthony Monardo, K.I.B. Building Restoration Inc. (amonardo@kibrestoration.com)

FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

Toronto

(County/District/Regional Municipality/Town/City in which premises are situated)

12 Rean Drive, Toronto

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Balcony Repairs and Waterproofing – Phases 1 & 2

(short description of the improvement)

to the above premises was substantially performed on December 16 2020

(date substantially performed)

Date certificate signed: December 21, 2020



(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: Toronto Standard Condominium Plan No. 1841

Address for Service: c/o Maple Ride Community Management Ltd., 5753 Coopers Ave., Mississauga, ON, L4Z 1R9

Name of contractor: K.I.B. Building Restoration Inc.

Address for service: 5320 Bradco Boulevard, Mississauga, ON L4W 1G7

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Firstly -All of Lot 6 on Registered Plan 3583 and designated as PART 1 on Reference Plan 66R-21112, being all of P.I.N. 10090-0758(LT).

Secondly - All of Lot 6 on Registered Plan 3583 and designated as PART 1 on Reference Plan 66R-21112, being all of P.I.N. 10090-0760(LT).

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

B. Office to which claim for lien must be given to preserve lien:

Owner's Address for Service

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)