

April 19, 2021

Ref. Kilbarry2.rfg/c-20

Biddington Property Management Corp.
1962 Yonge Street, Suite 200
Toronto, ON M4S 1Z4

Attention: Mr. Renato Rebelo

rrebelo@biddington.com

Re: 2 Kilbarry Place, Toronto
Terrace Roofing Replacement
Date of Substantial Performance: April 9, 2021

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 **10 years** on materials from the manufacturer for modified bitumen roofing.

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. Renato Rebelo, Biddington Property Management (rrebelo@biddington.com)
- Kevin Rebelo, Biddington Property Management (kevin.f.rebelo@gmail.com)
- Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
- Anthony Monardo, K.I.B. Building Restoration (amonardo@kibrestitution.com)
- Martin Rozanski, Kagter Renovations (kagter.renovations@bellnet.ca)

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)

2 Kilbarry Place, 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:

Parapet Repairs

(short description of the improvement)

to the above premises was substantially performed April 9, 2021
on

(date substantially performed)

Date certificate signed: April 19, 2021



(payment certifier where there is one)

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

Name of owner: Biddington Property Management Corp., Authorized Agent of Norman Glowinsky

Address for Service: 1962 Yonge Street, Suite 200, Toronto ON M4S 1Z4

Name of contractor: Kagter Renovations Inc.

Address for service: 5 Canso Road ,Toronto, Ontario, M9W 4L9

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:

Plan 2309 Lot 6 PL Lots 7,8 NOW 64R16610 Part 1,2 & 5

(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)