June 4, 2021

August Contracting Ltd.
2346 Wyecroft Road,
Oakville, ON L6L 6M1

Attention: **Jerry Girardi, President**

Dear Jerry:

Subject: **The Prince Arthur Residence – 38 Avenue Road, Toronto**
2020 Sealant Replacement & Masonry Repairs – Certificate of Substantial Performance

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated July 22, 2020 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on May 19, 2021, the Consultant on behalf of the Owner, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
2. The Contract is deemed complete.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is two years.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Sydney Wahlberg, B.A.Sc.
Building Sciences Consultant

Len Gurunlian, M.Eng., P.Eng.
Senior Project Manager

John Kosednar, P.Eng.
Senior Project Director

2300 Yonge Street
Suite 2300
Toronto, ON, Canada M4P 1E4

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wsp.com

Encl. Certificate of Substantial Performance

Dist: Jerry Girardi – augustjjg@yahoo.ca;
Jarrod Liberatore – jl.august@yahoo.ca;
Josie Motton – josie@princearthurresidence.ca;
Voicu Manolache – voicu@princearthurresidence.ca;
Yasmeen Nurmohamed – yasmeen@royalegrande.com;
Len Gurunlian, John Kosednar, Sydney Wahlberg

WSP Ref.: 201-04074-00

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

Construction Act

City of Toronto

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

38 Avenue Road, 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:

2020 Sealant Replacement & Masonry Repairs

(short description of the improvement)

to the above premises was substantially performed on May 19, 2021

(date substantially performed)

Date certificate signed: June 4, 2021

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner:	Metropolitan Toronto Condominium Corporation No. 1276
Address for service:	38 Avenue Road, Toronto, ON M5R 2G2
Name of contractor:	August Contracting Ltd.
Address for service:	2346 Wyecroft Road, Oakville ON L6L 6M1
Name of payment certifier:	WSP Canada Inc.
Address:	2300 Yonge Street Suite 2300, Toronto, ON M4P 1E4

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:
38 Avenue Road, Toronto, ON Parts of Lots 25, 26, 27, 28 and 29 on Registered Plan 301Y and Lots 1, 2, 3 and 4 on Registered Plan 371Y designated as PART 1 on Reference Plan 66R-18428

(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:

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