Brown&Beattie
BUILDING SCIENCE ENGINEERING
588 Edward Avenue, Unit 49, Richmond Hill, ON L4C 9Y6
P 905-737-0111 F 905-737-4046 (Guelph Region) P 519-827-1757

February 2, 2022 Ref. Collier20.gar/c

Toronto Standard Condominium Corporation No. 1541
c/o TSE Management Services Inc.
30 East Beaver Creek Road, Unit 107
Richmond Hill, ON L4B 1J2

Attention: Jennifer Bianco **jennifer@tsems.com**

Re: 20 Collier Street, Toronto
Garage Leakage Repairs
Date of Substantial Performance: January 28, 2022

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.

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).

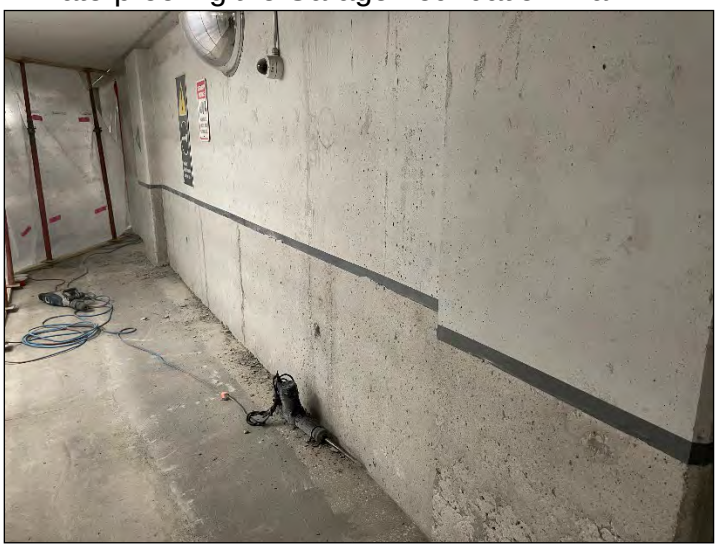
Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

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

Installing Weeping Tile & Drainage Course



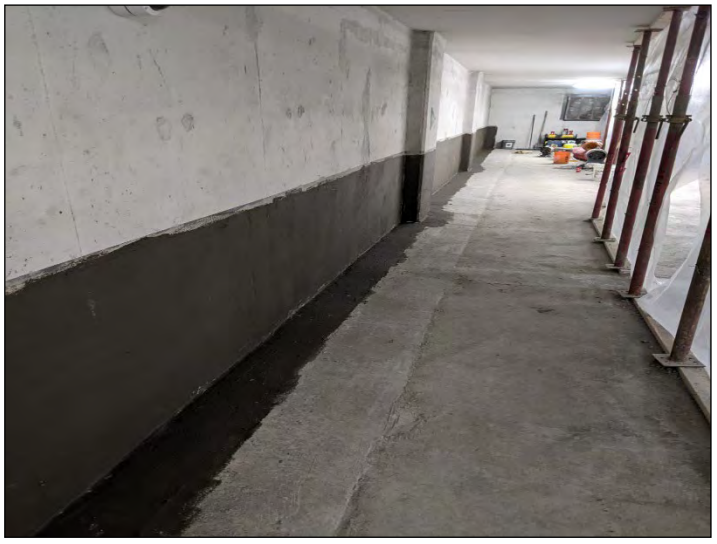
Waterproofing the Garage Foundation Wall



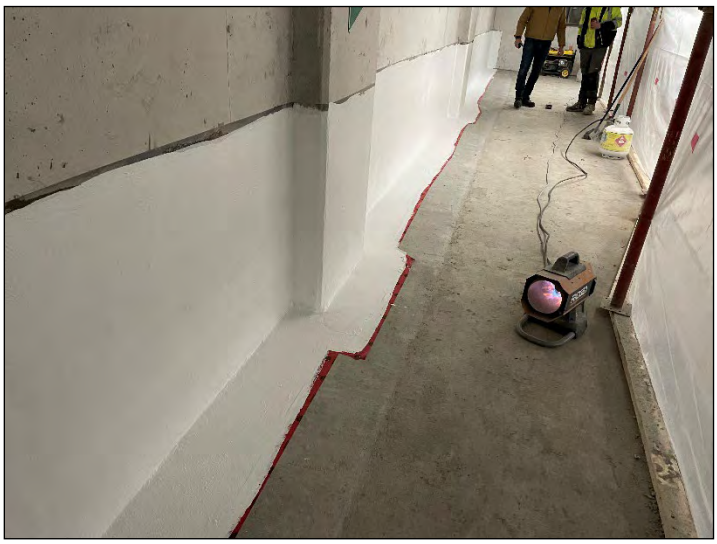












Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,
BROWN & BEATTIE LTD.

Abed Shafiqu, B.Eng.

Brad Gascoigne, B.Arch.Sc., BSS

c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
Jerry Girardi, August Contracting Ltd. (augustjjg@yahoo.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)

20 Collier Street, 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:

Garage Leakage Repairs

(short description of the improvement)

to the above premises was substantially performed on January 28, 2022

(date substantially performed)

Date certificate signed: February 2, 2022



(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1541

Address for Service: c/o TSE Management Services Inc., 30 East Beaver Creek Road, Unit 107, Richmond Hill, ON L4B 1J2

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wyecroft Road, Oakville, ON L6L 6M1

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)

[X] A. Identification of premises for preservation of liens:

In the City of Toronto and Province of Ontario, being composed of Part of Lot 20, Concession 2, From the Bay and Lot 6 and Part of Lot 7, according to a plan registered in the Registry Division of the Toronto Registry Office as Plan 682-E, designated as Parts 1, 3, 4 and 5 on a plan of survey of record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-20518, hereinafter referred to as the "Condominium Lands."

(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)