



July 20, 2022

K.I.B. Building Restoration Inc.
5320 Bradco Blvd.,
Mississauga, ON L4W 1G7

Attention: Anthony Monardo, Project Manager

Dear Anthony:

**Subject: College Park - 444 Yonge Street, Toronto
2021 Parging 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.
- Statement of Warranty Form
 - TAFS II - Dryvit Parging Warranty (extended warranty)
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
 - sub-contractors/applicators (Parging application)
 - material supplier (Parging application)

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

In accordance with the Contract dated June 15, 2021 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on June 28th, 2022, 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 2 years unless otherwise noted in contract.

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

T: T +1 416 487-5256
F: +1 416 487-9766
wsp.com



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

Sincerely,

A handwritten signature in blue ink that reads "Hthvapalan".

Hannah Thevapalan, M.Eng.
Project Manager

A handwritten signature in blue ink that reads "John Kosednar".

John Kosednar, P.Eng.
Senior Project Director

Encl. Certificate of Substantial Performance

Dist: Simon Riley – Simon.Riley@gwlr.com
Melissa Blasio – Melissa.Blasio@gwlr.com
Anthony Monardo - amonardo@kibrestitution.com

WSP Ref.: 161-03098-01



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)

444 Yonge St., Toronto College Park

(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:

2021 Parging Repairs

(short description of the improvement)

to the above premises was substantially performed on

December 15, 2021

(date substantially performed)

Date certificate signed: July 20, 2022

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: GWL Realty Advisors

Address for service: 444 Yonge Street, Toronto, ON M5B 2H4

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

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

Name of payment certifier: WSP Canada Inc.

Address: 2300 Yonge Street, Toronto, ON M4P 1E4



A. Identification of premises for preservation of liens:

Part of PIN 21103-00116(LT) being a consolidation of various properties composed of:

FIRSTLY:

All of Lot 32 and those parts of Lots 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 50, 51, 52 and 53, all according to a plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63) (the "Land Registry Office") as No. D-42, being an appendix to Registered Plan No. D-27, part of the Lane lying east of Lots 25 and 32 as shown on Plan D-42 closed and stopped up by By-Law 7745 of The Corporation of the City of Toronto registered in the Land Registry Office as Instrument No. 43196-S and filed for reference in the Land Registry Office for the Land Titles Division of Toronto (No. 66) (the "Land Titles Office") as DOC A-482034, part of Park Lot 9 shown as Wykeham Lodge on Plan D-42, part of the Lane lying west of Lots 50, 51, 52 and 53 according to Plan D-42 closed and stopped up by said By-Law 7745, part of Buchanan Street according to Plan D-42 closed and stopped-up by said By-Law 7745, Lots 9, 10, 11, 12, 13 and 14 and part of Lots 1, 2, 3, 4, 5, 6, 7 and 8 according to a plan registered in the Land Registry Office as No. 350 and part of the Lane according to Plan 350 closed and stopped up by said By-Law 7745, all designated as PARTS 4, 5, and 6 according to a plan of survey deposited in the Land Titles Office as No. 66R-9894, in the City of Toronto, Province of Ontario.

SECONDLY:

That part of Lot 8 according to said Plan 350 designated as PART 8 according to a plan of survey deposited in the Land Titles Office as No. 66R-14037 lying below a plane of elevation 96.2 metres (said elevation being referred to Canadian Geodetic Datum), in the City of Toronto, Province of Ontario.

SAVING AND EXCEPTING FROM THE LANDS FIRSTLY AND SECONDLY DESCRIBED LANDS THE FOLLOWING:

1. That part of Park Lot 9 shown as Wykeham Lodge on Plan D-42 and part of Lot 8 on Plan 350 now known as part of Block 1 on Plan M-1938, designated as PART 2 on Plan 66R-11700.
2. That part of Lots 24, 25, 32 and 33 according to said Plan No. D-42 being an appendix to Registered Plan D-27, designated as PART 9 upon a plan of survey of record deposited in the Land Titles Office as No. 66R-12439.
3. Those parts of Lots 7, 8 and Part of Lane, Plan 350, and parts of Lots 32, 33 and 34, Plan D-42, being an appendix to Registered Plan No. D-27, designated as PARTS 5, 6, 13, 22 and 23 according to a plan of survey deposited in the Land Titles Office as No. 66R-14037.
4. Those parts of Lots 24, 25, 32, 33 and 34, all according to said Plan No. D-42, being an appendix to Registered Plan No. D-27, those parts of Lots 7 and 8 according to said Plan No. 350 and part of the Lane according to said Plan 350 closed and stopped-up by By-Law 7745 of The Corporation of the City of Toronto registered in the Land Registry Office as Instrument No. 43196-S and filed for reference in the Land Titles Office as DOC A-482034 and part of Block 1 according to a plan registered in the Land Titles Office as No. M-1938, all designated as PARTS 1 and 4 lying below a plane of elevation 96.2 metres, PARTS 3 and 4 lying above a plane of elevation 108.55 metres and PART 9 lying above a plane of elevation 96.2 metres (said elevations being referred to as Canadian Geodetic Datum.) according to a plan of survey deposited in the Land Titles Office as No. 66R-14037

THIRDLY:

That part of Block 1 on said Plan M-1938 designated as PARTS 17, 18 and 19 according to a plan of survey deposited in the Land Titles Office as No. 66R-14037, in the City of Toronto, Province of Ontario.

Plan BA-1056 a plan under the Boundaries Act registered as D-429 in the Land Titles Office confirms part of the boundaries of FIRSTLY described lands (See A-662940).

(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)