

September 1, 2022

Ref. RustyCrestway15A.073/c

York Condominium Corporation No. 96
c/o 360 Community Management Ltd.
80 Fulton Way, Unit 203
Richmond Hill, ON
L4B 1J5

Attention: Dionne McIntosh

dmcintosh@360cm.ca

**Re: 15A Rusty Crestway, North York
Basement Repairs at Unit 73
Date of Substantial Performance: August 31, 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.

Removal of On-Grade Concrete Floor Slab



Local Replacement of On-Grade Floor Slab



Installation of New Self-Levelling
Cementitious Underlayment



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

Yours truly,
BROWN & BEATTIE LTD.

A handwritten signature in blue ink that reads "Shawn Trudel".

Shawn Trudel, C.E.T., BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
- Sarah Lei, Brown & Beattie Ltd. (lei@brownbeattie.com)
- Jerry Girardi, August Contracting Ltd. (augustjig@yahoo.ca)
- Stuart Hill, August Contracting Ltd. (stuarthill20@hotmail.com)

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

North York

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

15A Rusty Crestway, North York

(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:

Basement Repairs at Unit 73

(short description of the improvement)

to the above premises was substantially performed on August 31, 2022

(date substantially performed)

Date certificate signed: September 1, 2022



Shawn Trudel, C.E.T., BSS

(payment certifier where there is one)

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

Name of owner: York Condominium Corporation No. 96

Address for Service: c/o 360 Community Management Ltd., 80 Fulton Way, Unit 203, Richmond Hill, ON L4B 1J5

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wycroft 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)

A. Identification of premises for preservation of liens:

In the Borough of North York, in the Municipality of Metropolitan Toronto, and being composed of the whole Block J according to Plan M-1372 filed in the Land Titles Office of Toronto and York.

(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)