

July 18, 2025

Ref. Hwy7-3601.wal/c

York Region Standard Condominium Corporation No. 1122
c/o Online Property Management Inc.
500 Hood Road, Suite 404
Markham, ON L3R 9Z3

Attention: Peter DiPaola

PeterD@onlinepm.ca

**Re: 3601 & 3621 Highway 7 East, Markham
Curtain Wall Leakage Repairs
Date of Substantial Performance: July 17, 2025**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction 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.

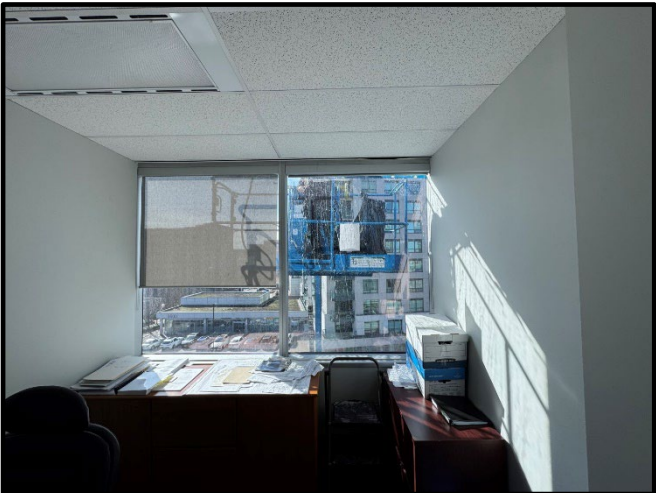
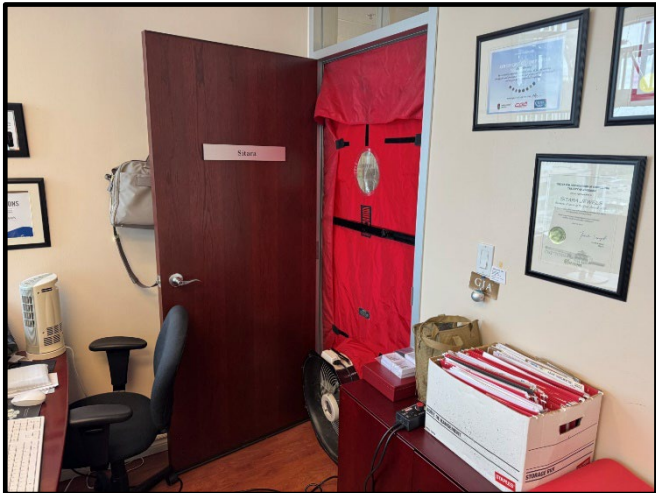
Removal of spandrel panels



Installation of new self-adhered membrane



Water testing investigations



Installation of new sealants at various locations ('critical' weather seal, mullion-to-rail intersections, split mullion gaskets, parapet interfaces, etc.)

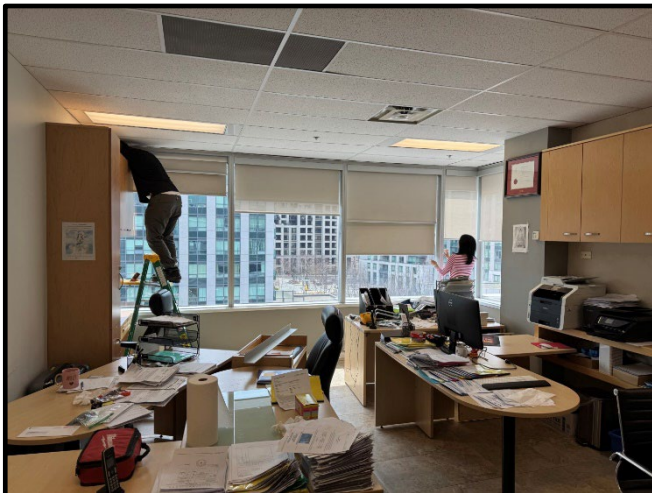




Installation of new interior window film



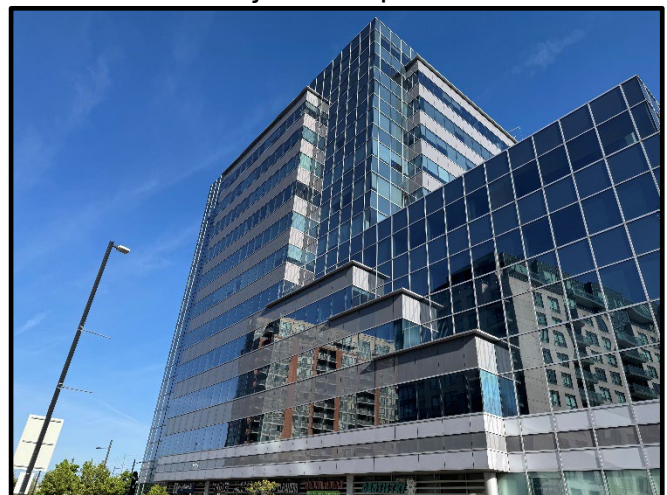
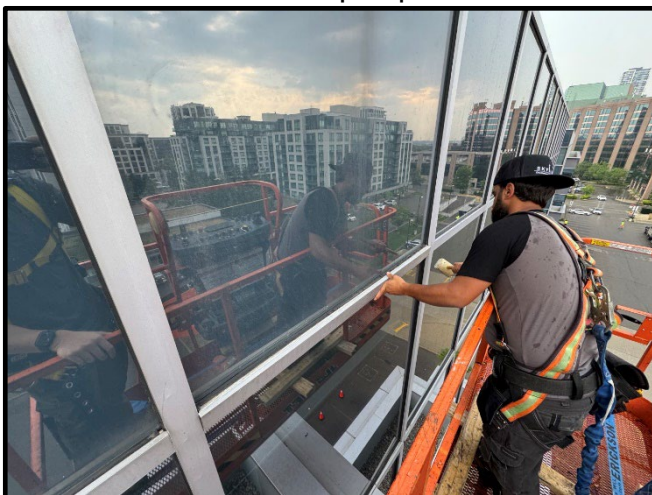
Reinstatement of spandrel panels



Reinstatement of curtain wall pressure plates and snap caps



Project Completed



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

Yours truly,
BROWN & BEATTIE LTD.



Joseph Jiang, B.A.Sc.



Shawn Trudel, M.BSc., BSS

- c. Connie Yeung, Online Property Management Inc. (connie@onlinepm.ca)
- Jovito Menor, Online Property Management Inc. (jovito@onlinepm.ca)
- Jeremy Nixon, P.Eng., BSS., Brown & Beattie Ltd. (nixon@brownbeattie.com)
- Anthony Monardo, K.I.B. Building Restoration Inc. (amonardo@kibrestoration.com)
- Helios Cardoso, K.I.B. Building Restoration Inc. (hcardoso@kibrestoration.com)

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

Markham

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

3601 & 3621 Highway 7 East, Markham

(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:

Curtain Wall Leakage Repairs

(short description of the improvement)

to the above premises was substantially performed on July 17, 2025

(date substantially performed)

Date certificate signed: July 18, 2025



Shawn Trudel, M.BSc., BSS

(payment certifier where there is one)

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

Name of owner: York Region Standard Condominium Corporation No. 1122

Address for Service: c/o Online Property Management Inc.

500 Hood Road, Suite 404 Markham, ON L3R 9Z3

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

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

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:

Block 1, Registered Plan 65M-3998, described as Parts 1 and 8, Plan 65R-30564, Land Tiles Division of York Region (No. 65) being part of PIN No. 03033-0099, hereinafter referred to as the "Commercial 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)