

August 8, 2025

Ref. Pears142.lek/c-25

York Condominium Corporation No. 508
c/o GPM Property Management Inc.
242 Applewood Crescent, Unit 5
Concord, ON L4K 4E5

Attention: **Jumie Omole**

jomole@gpmmanagement.com

Re: **York Condominium Corporation No. 508**
Water Penetration Repairs
Date of Substantial Performance: July 25, 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.

Concrete Substrate Surface Preparation



Crystalline Waterproofing System Application



Reinstatement of Interior Finishes



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

Yours truly,
BROWN & BEATTIE LTD.

A handwritten signature in black ink, appearing to read 'J. Chan'.

Jeremy Chan, P.Eng.

- c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
- Brad Gascoigne, Brown & Beattie Ltd. (gascoigne@brownbeattie.com)
- Jerry Girardi, August Contracting Ltd. (augusttjg@yahoo.ca)
- Lucas Girardi, August Contracting Ltd. (lucas.girardi@yahoo.ca)
- Jarrod Liberatore, August Contracting Ltd. (jl.august@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)

142 Pears Avenue, 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:

Water Penetration Repairs

(short description of the improvement)

to the above premises was substantially performed on July 25, 2025

(date substantially performed)

Date certificate signed: August 8, 2025

Jeremy Chan, P.Eng.

(payment certifier where there is one)

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

Name of owner: York Condominium Corporation No. 508

Address for Service: c/o GPM Property Management Inc., 242 Applewood Cres., Unit 5, Concord, ON L4K 4E5

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wyecroft Road, Oakville, Ontario 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:

All of Lots 23, 24, 25, 26, 27, and part of Lot 28, on Plan 120-E, registered in Land Registry Office for the Registry Division of Toronto (No.63). Also designated as Part 1 on a Plan of Survey of Record in the No. 66R-10061 in the Land Registry Office for the Land Titles Division of Toronto and York South (No.66).

(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, the name and address of the person or body to whom the claim for lien must be given)