October 24, 2025

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

Attention: Anthony Monardo, Project Manager

Dear Anthony:

Subject: TSCC 2251 - 1636 Dundas Street West, Toronto, ON
Building Envelope 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 the project completion date of October 16, 2025. Receipt of the following information will also be required:

1. Invoice for Release of Holdback with:

   - WSIB Clearance Certificate; and
   - Statutory Declaration

2. Warranties:

   - Statement of Warranty Form
   - Window Wall Manufacturer Warranty Certificate
   - Waterproofing Manufacturer Warranty Certificate
   - Concrete Coating Manufacturer Warranty Certificate

3. As-Built Drawings
4. Copy of Maintenance and Cleaning Data for New Window Wall
5. Copy of Maintenance and Cleaning Data for Terrace Waterproofing Membrane

6. 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 for the following:

   - general contractor
   - sub-contractors
   - material manufacturers
   - material suppliers

7. Confirmation of Publication of Substantial Performance

150 Commerce Valley Drive
Thornhill, ON
L3T 7M8

T: +1 905 882-1100
F: +1 905-882-0055
wsp.com

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

In accordance with the Contract dated February 2, 2024, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on August 12, 2025, 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 project completion defines the start of the warranty period. The warranty period for this work is 2 years unless otherwise noted, including but not limited to the warranty periods for the window wall (5 years) and vinyl waterproofing membrane (5 years).

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

Sincerely,

Noel Kristen Coulson, M.BSc.
Building Science Consultant

Cornelia Kong, B.Arch.Sc., BSS
Project Manager

Edgar Vargas, P.Eng
Project Director

Encl. Certificate of Substantial Performance
"Schedule A" Legal Description of Lands

Dist: Michael Rotondo, michael@orionmgt.com; Anthony Monardo, amonardo@kibrestoration.com; David Kurina (WSP), david.kurina@wsp.com

WSP Ref.: CA0021391.9563

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

Construction Act

Toronto, ON

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

1636 Dundas Street West, Toronto, ON

(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:

Building Envelope Repairs

(short description of the improvement)

to the above premises was substantially performed on October 16, 2025

(date substantially performed)

Date certificate signed: October 24, 2025

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner:	TSCC No. 2251 c\o Orion Management
Address for service:	7-1575 Trinity Drive, Mississauga, Ontario L5T 1K4
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:	150 Commerce Valley Drive, Thornhill, ON

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:
Toronto Standard Condominium Corporation No. 2251 (refer to attached Schedule “A” Legal Description of 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:

(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)

SCHEDULE "A"

LEGAL DESCRIPTION OF LANDS

FIRSTLY: ALL OF PIN 21308-0018 (LT)

Parcel 8-1, Section A-256, being part of Lot 8, north side of Dundas Street, Plan 256, designated as PART 1 on Plan 666R-25188

SUBJECT TO an easement in favour of Rogers Cable Communications Inc. as in AT2226385.
SUBJECT TO an easement in favour of Bell Canada (easement in gross) as in AT2046909.

City of Toronto

SECONDLY: ALL OF PIN: 21308-1121(LT)

Part of Lot 6, 7, 8 & 9, North Side of Dundas Street, West Side of Brock Avenue, Plan 256 or 300 Toronto, designated as PART 1, Plan 66R-25973.

SUBJECT TO an easement over PART 1, Plan 66R-25973 in favour of Rogers Cable Communications Inc. as in Instrument No. AT2226385.

SUBJECT TO an easement over PART 1, Plan 66R-25973 in favour of Bell Canada, as in Instrument No. AT2046909.

City of Toronto.

In our opinion, based on the parcel register or abstract index and the plans and documents recorded in them, the legal description set out above is correct, the easements described will exist in law upon the registration of the Declaration and description and the Declarant is the registered owner of the lands and appurtenant easements hereinbefore described.

Dated at Toronto, this 25th day of June, 2012.

Owens, Wright LLP, solicitors
and duly authorized agents for
2122157 Ontario Ltd.

Per: _____
Mark Zwegers