

December 1, 2025

Smid Construction Ltd.
460 Finley Avenue
Ajax, ON L1S 2E3

Attn: Scott Wood, Vice President

e: scott@smid.ca

Dear Scott,

**Re: 300 Bloor Street East, Toronto – Garage Roof Deck Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Smid Construction Ltd. has substantially performed the work at the above noted project on November 21, 2025. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, statutory declaration, and proof of publication of this Certificate.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on the 61st day after publication.

Please arrange for the City's assigned permit reviewer to visit site for their final inspection.


The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- Hot Fluid-Applied Rubberized Asphalt Waterproofing

Please contact us should you have any questions with regard to the above.

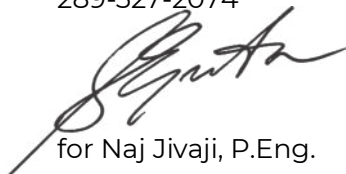
Yours truly,

Synergy Partners


Zoe Santi, B.A.Sc.
Project Associate
289-527-2074



Mark Chiu, P.Eng.
Senior Project Manager
647-328-5157



for Naj Jivaji, P.Eng.
Project Director
416-358-8037

cc: Dini Calkin, Senior Property Manager

e: bellagiomanager@rogers.com

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FORM 9

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT
UNDER SECTION 32 OF THE ACT**

Construction Lien Act

City of Toronto

*(County/District or Regional Municipality/City or Borough of
Municipality of Metropolitan Toronto in which premises are situate)*

300 Bloor Street East, 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:

Garage Roof Deck Repairs

(short description of the improvement)

to the above premise was substantially performed on: November 21, 2025
(date substantially performed)

Date certificate signed: December 1, 2025 
(Signature of payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1483

Address for service: c/o Del Property Management Inc 300 Bloor Street East Toronto, ON M4W 3Y2

Name of contractor: Smid Construction Ltd.

Address for service: 460 Finley Avenue Ajax, ON L1S 2E3

Name of payment certifier: Synergy Partners Consulting Limited
(where applicable)

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

Registered Plan 777-E, Part of Lot 2, Concession 2, and Part of Lot 9 and Part of Mt. Pleasant Rd.
(where liens attach to premises, reference to lot and plan or instrument registration number)

B. Office to which claim for lien must be given to preserve lien:

(where liens do not attach to premises)