

April 29, 2026

Ref. Broadway240.gar/c

Metropolitan Toronto Condominium Corporation No. 602  
c/o Wilson Blanchard Management Inc.  
10 Four Seasons Place, Suite 1000  
Toronto, ON M9B 6H7

**Attention:** Romina Talarico [romina.talarico@wilsonblanchard.com](mailto:romina.talarico@wilsonblanchard.com)

**Re:** 240 Broadway Avenue, Toronto  
Garage Repairs  
**Date of Substantial Performance:** April 17, 2026

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.

Excavation of Overburden



Removal of Existing Waterproofing and Surface Preparation of Concrete Slab



Removal of Delaminated Concrete



Installation of New Garage Roof Drain



Installation of Concrete at Soffit Repair Areas



Installation of new Hot Applied Waterproofing



Installation of Drainpipes



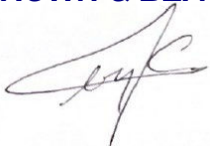
Reinstatement of Overburden



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

Yours truly,

**BROWN & BEATTIE LTD.**



Jeremy Chan, P. Eng.

- c. Jeremy Nixon, P.Eng., BSS, Brown & Beattie Ltd. ([nixon@brownbeattie.com](mailto:nixon@brownbeattie.com))
- Brad Gascoigne, B.Arch.Sc., BSS, Brown & Beattie Ltd. ([gascoigne@brownbeattie.com](mailto:gascoigne@brownbeattie.com))
- Jerry Girardi, August Contracting Ltd. ([augustjg@yahoo.ca](mailto:augustjg@yahoo.ca))
- Jarrod Liberatore, August Contracting Ltd. ([jl.august@yahoo.ca](mailto: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)

240 Broadway 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:


Garage Repairs

(short description of the improvement)

to the above premises was substantially performed on April 17, 2026

(date substantially performed)

Date certificate signed: April 29, 2026



Jeremy Chan, P.Eng.

(payment certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 602

Address for Service: c/o Wilson Blanchard Management Inc., 10 Four Seasons Place, Suite 1000, Toronto, ON M9B 6H7

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:

The property legal registration/roll number is understood to be: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and being composed of Lots 3,4, 5 and Part of Lot 6 on Plan M-351 (City of Toronto) registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) at Toronto, designated as Part 1 on Plan 66R-13099 and being all of Parcel 3-3, Section M-351.

(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)