

December 17, 2021

Ref. Jarvis250.con/c

Metropolitan Toronto Condominium Corporation No. 874  
c/o TSE Management Services Inc.  
30 East Beaver Creek Road, Unit 107  
Richmond Hill, ON L4B 1J2

**Attention: Malcolm Marcus**

[malcolm@tsems.com](mailto:malcolm@tsems.com)

**Re: 250 Jarvis Street, Toronto  
Concrete Repairs**

**Date of Substantial Performance: December 10, 2021**

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

Localized concrete removals around walls of mechanical penthouse in progress.



Epoxy coating application around walls of mechanical penthouse in progress.



Concrete repair material applied on localized repair areas around mechanical penthouse.



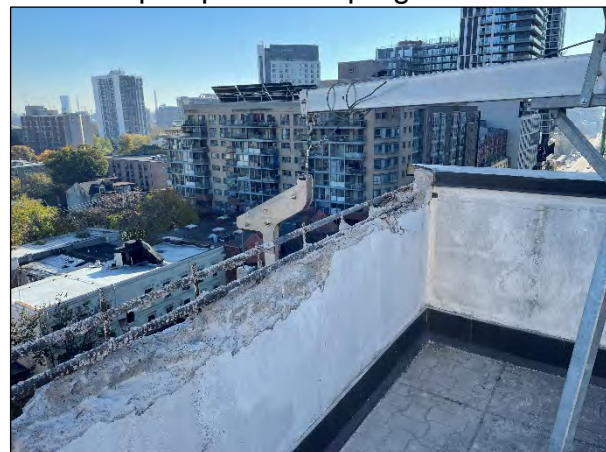
Removal of concrete wall form ties on staircase enclosures.



Concrete repair material placed on removed form ties at staircase enclosures.



Concrete removal at south end of east parapet wall in progress.



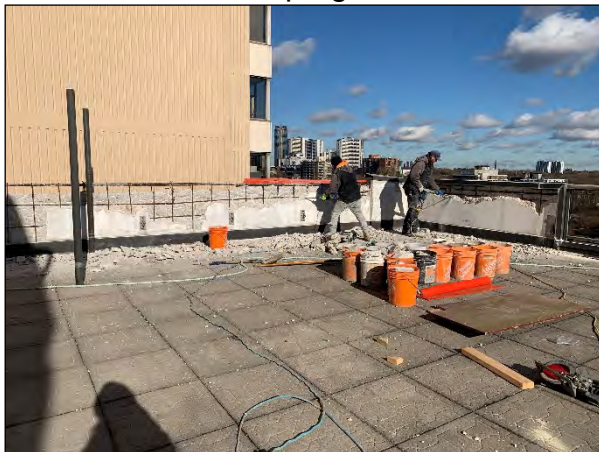
Epoxy coating application at south end of east parapet wall in progress.



Concrete repair material placed at south end of east parapet wall.



Concrete removals at north end of east parapet wall and east end of north parapet wall in progress.



Epoxy coating application at east end of north parapet wall.



Concrete repair material placed at north end of east parapet wall.



Repainting localized concrete repairs on east end of north parapet wall and north end of east parapet wall to match existing.



Concrete placement on balcony slab edges at units 1001 & 1002.



Replacement of new mortar joints at localized areas along southern drop on east side of building.



Installation of new sealants at window perimeters and soft joints along southern drop on east side of building.



Test cuts in new sealants were conducted, and removed sealants were repaired.



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, reading "Griffen Brunk".

Griffen Brunk., B.A.Sc.

A handwritten signature in blue ink, reading "Brad Gascoigne".

Brad Gascoigne, B.Arch.Sc., BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. ([nixon@brownbeattie.com](mailto:nixon@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)

250 Jarvis Street, 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:

Localized Concrete Repairs

(short description of the improvement)

to the above premises was substantially performed on December 10, 2021

(date substantially performed)

Date certificate signed: December 17, 2021



(payment certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 874

Address for Service: c/o TSE Management Services Inc., 30 East Beaver Creek Road, Unit 107, Richmond Hill, ON L4B 1J2

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wycroft 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:

In the City of Toronto, in the Municipality of Metropolitan Toronto being that part of Lot 250 according to Plan D-274 registered in the Land Registry Office for the Registry Division of Toronto (No. 63) and those parts of Lots 6 and 7 (West side of Jarvis Street), according to Plan 10-A registered in the said Land Registry Office and designated as Parts 1, 3, 4, 5, 6, 7, 8, 9, 10, 39, 44, 45, 46, and 47 on a plan of survey deposited in the Land Registry Office in the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-15561.

(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)