

April 22, 2022

Ref. High531.win/c

Simcoe Condominium Corporation No. 229
c/o Bayshore Property Management Inc.
11 Ferris Lane, Ste 101
Barrie, ON L4M 5N6

Attention: Ms. Barbara Barrett

bbarrett@bpmgmt.ca

Re: 531 High Street, Orillia
Windows & Sliding Door Replacements
Date of Substantial Performance: April 21, 2022

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. There is additionally an extended warranty for **5 years** on materials from the manufacturer for sealant materials, **10 years** on labour and materials from the contractor for sealed thermal units, **5 years** on labour and materials from the contractor for vinyl patio doors and **5 years** on labour and materials from the contractor for vinyl windows.

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.

New Sub-Sill Flashing Membrane



New Windows Installed



New Patio Doors Installed



New Spray Foam Insulation within Cavities



Testing of New Windows



Testing of New Doors



Interior Finishing at New Windows



Exterior Finishing at New Windows



Interior Finishing at New Doors



Exterior Finishing at New Doors



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

Yours truly,
BROWN & BEATTIE LTD.

A handwritten signature in blue ink that reads "Shawn Trudel".

Shawn Trudel, C.E.T., EIT, BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
- Manoj Ramakrishnan, Brown & Beattie Ltd. (Ramakrishnan@brownbeattie.com)
- Anthony Monardo, KIB (amonardo@kibrestitution.com)

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

Orillia

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

531 High Street, Orillia

(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:

Windows & Sliding Door Replacements

(short description of the improvement)

to the above premises was substantially performed on April 21, 2022

(date substantially performed)

Date certificate signed: April 22, 2022



(payment certifier where there is one)

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

Name of owner: Simcoe Condominium Corporation No. 229

Address for Service: c/o Bayshore Property Management Inc.
11 Ferris Lane, Ste 101, Barrie, ON L4M 5N6

Name of contractor: K.I.B. Building Restoration Inc.

Address for service: 5320 Bradco Boulevard, Mississauga, ON L4W 1G7

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:

Parcel 28-1 Section 51-432 being Part of Lots 28, 29 and the 1 Foot reserve, Plan No. 432 and Part of Lot 15, Plan 989 and Part Lot 2, and all of Lot 3, Registrar's Compiled Plan 1708, designated at Part 1, on Reference Plan No. 51R-28378; City of Orillia; County of Simcoe.

(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)