

August 18, 2022

Ref. Carlaw201.48-1/c-22

Toronto Standard Condominium Corporation No. 2073
c/o 360 Community Management Ltd.
201 Carlaw Avenue
Toronto, ON M4M 2S3

Attention: Adrian Sebu

theprintingfactory@outlook.com

Re: 201 Carlaw Avenue, Toronto
Unit TH-48-1 Waterproofing Repairs
Date of Substantial Performance: May 25, 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 5-year warranty on the cold applied foundation waterproofing from the manufacturer.

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.



Removal of overburden material



Surface preparation in progress



Installation of cold applied waterproofing



Water testing of the foundation



Cold applied waterproofing with aluminium flashings



New weeping tile connected to old weeping tile



Filter cloth installation prior to backfilling



Backfilling in progress



River rocks and backfill adjacent to the townhouse



K.I.B. demobilized from the site

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

Yours truly,
BROWN & BEATTIE LTD.

Griffen Brunk, B.A.Sc.

Brad Gascoigne, B.Arch.Sc., BSS

c. Anthony Monardo, K.I.B. Restoration Inc. (amonardo@kibrestitution.com)

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)

201 Carlaw 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:

Foundation Waterproofing, Townhouse 48-1

(short description of the improvement)

to the above premises was substantially performed on May 25, 2022

(date substantially performed)

Date certificate signed: August 18, 2022

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 2073

Address for Service: c/o 360 Community Management Ltd., 201 Carlaw Avenue, Toronto, ON M4M 2S3

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:

Property Identifier Number 21058-0482 (LT), being Part of Lot 1, Plan 96, City of Toronto, designated as Part 1 on Plan 66R-22716, and Property Identifier Number 21058-0483 (LT), being Part of Lot 1, Plan 96, designated as Part 2 on Plan 66R-22716 registered in the Land Registry Office for the Land Titles Division of Toronto (No. 66).

(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)