

May 15, 2024

Ref. Collier20.gar/c-23

Toronto Standard Condominium Corporation No. 1541
c/o TSE Management Services Inc.
30 East Beaver Creek Road, Unit 107
Richmond Hill, ON L4B 1J2

Attention: Jennifer Bianco

jennifer@tsems.com

Re: Toronto Standard Condominium Corporation No. 1541
20 Collier Street, Toronto
Parking Garage Leakage Repairs
Date of Substantial Performance: May 10, 2024

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. There is additionally an extended warranty for **2 years** on materials from the manufacturer for cementitious capillary crystalline waterproofing materials, **5 years** on materials from the manufacturer for sealant materials, and **5 years** on labour and materials from the manufacturer for architectural coatings.

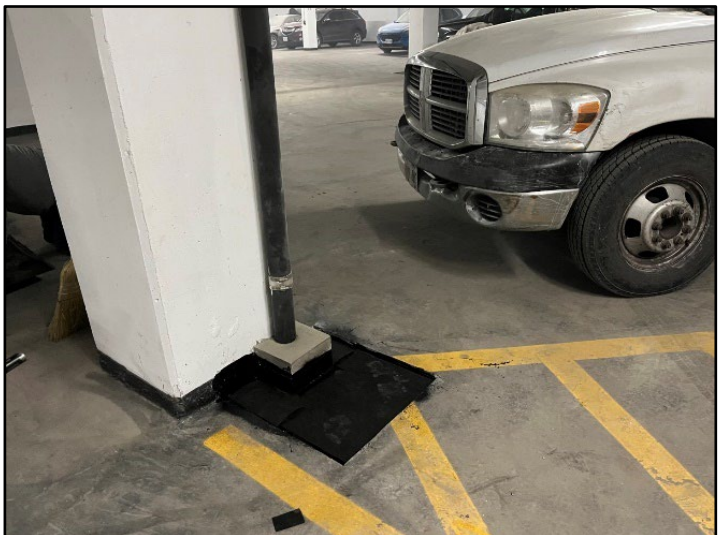
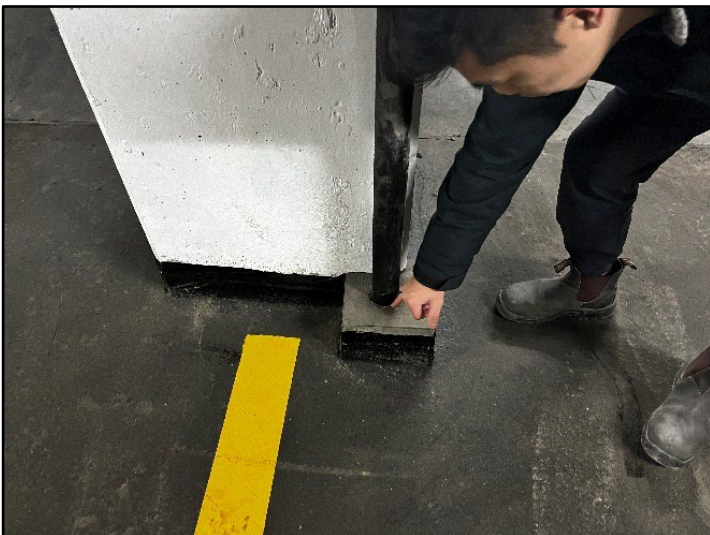
Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- 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).

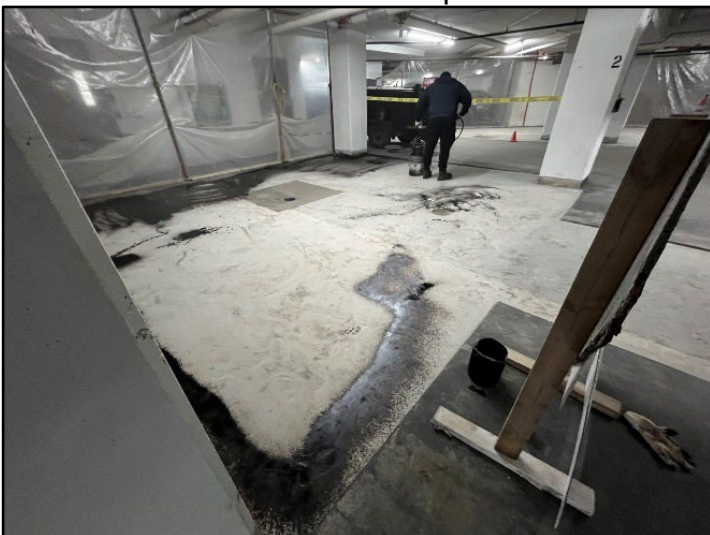
Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

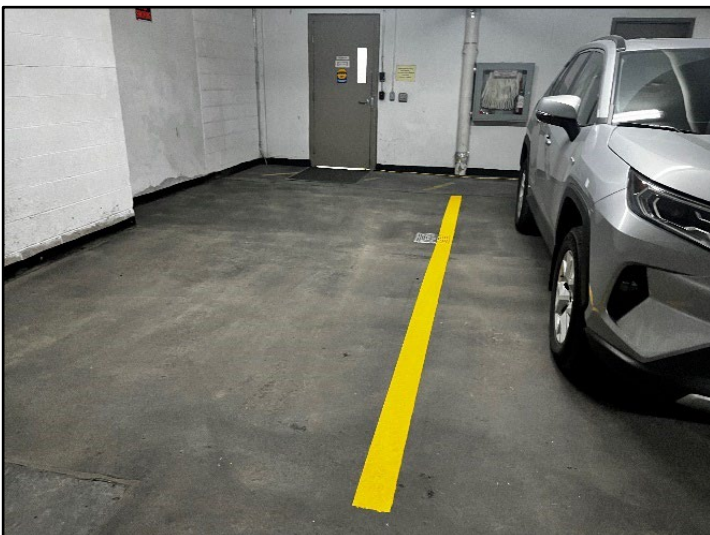
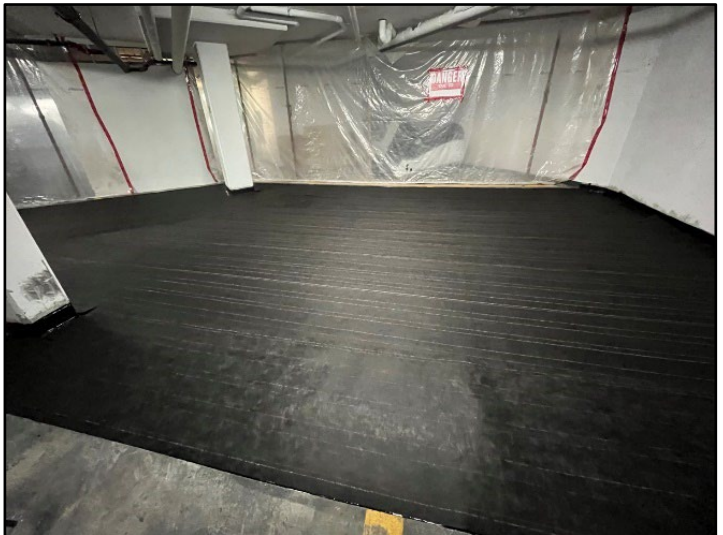
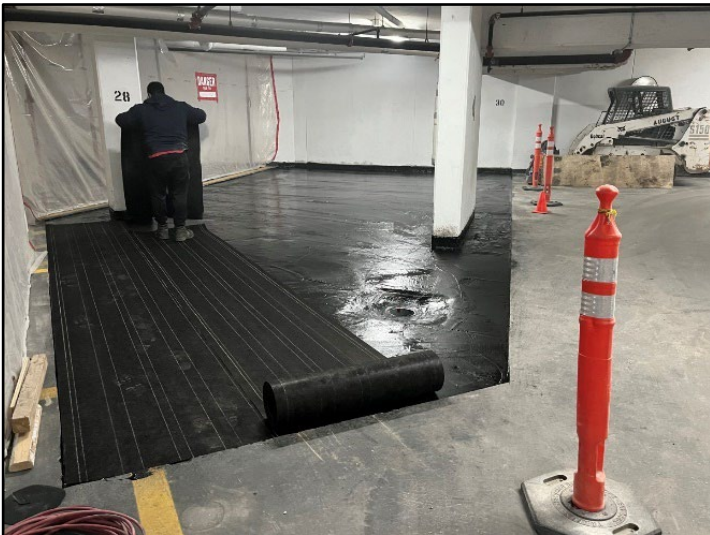
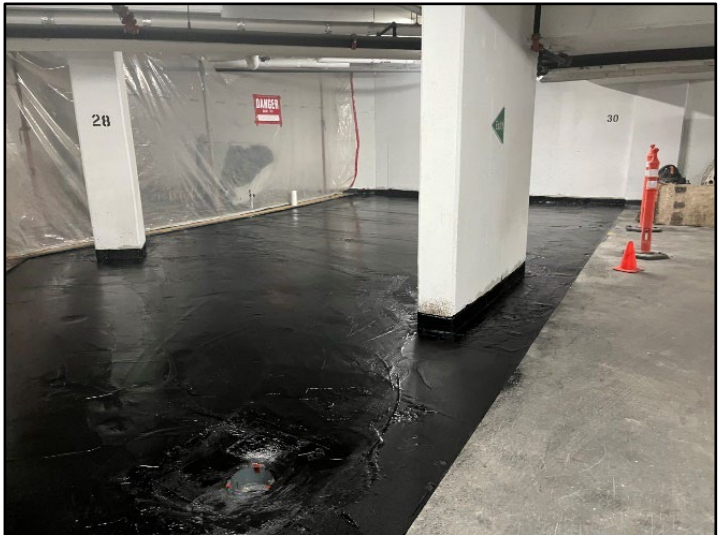
At this time, we would provide the following photographic summary of the work completed on this project.

Installation of concrete curbs at through-slab penetrations:

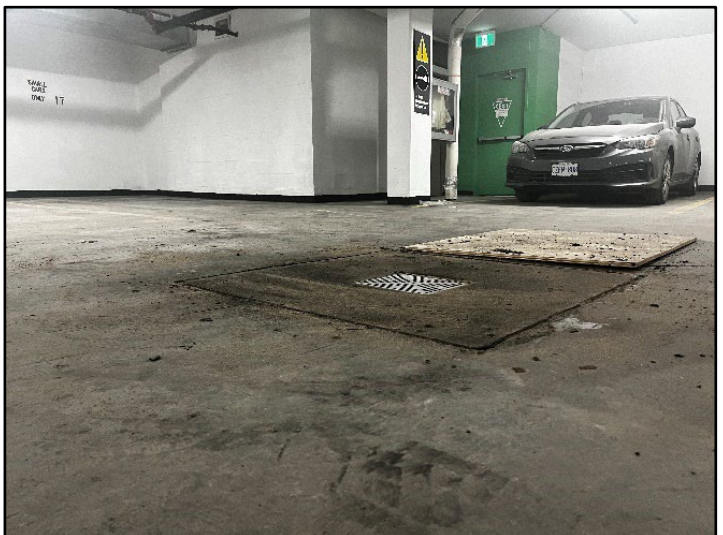
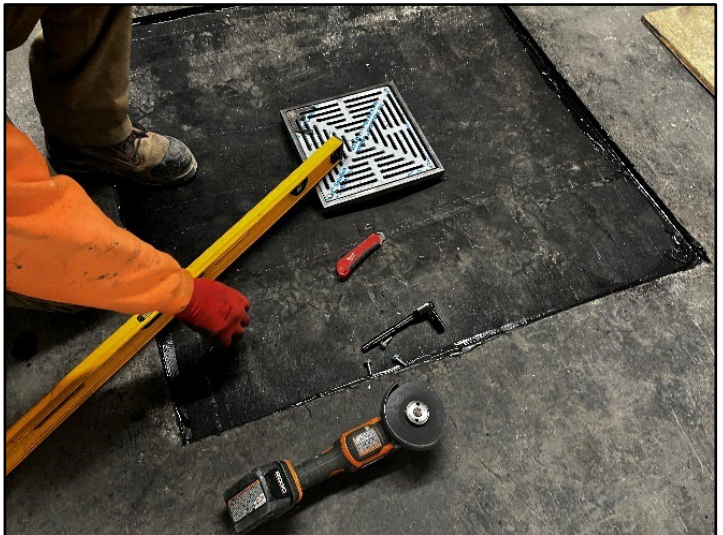


Localized removal and replacement mastic asphalt waterproofing:

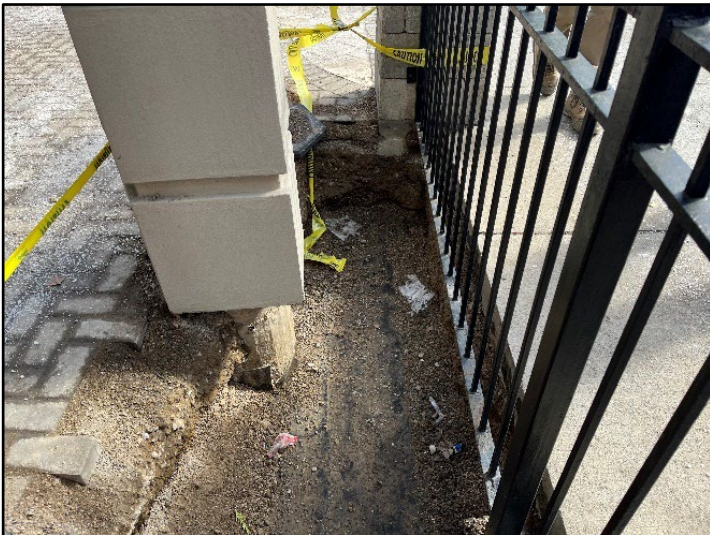




Localized replacement of drains and suspended piping:



Localized roof slab waterproofing repairs:



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, appearing to read 'J. Chan'.

Jeremy Chan, P.Eng.

- c. Jeremy Nixon, B&B (nixon@brownbeattie.com)
Brad Gascoigne, B&B (gascoigne@brownbeattie.com)
Jerry Girardi, August Contracting (augustjig@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)

20 Collier 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:

Parking Garage Leakage Repairs

(short description of the improvement)

to the above premises was substantially performed on May 10, 2024

(date substantially performed)

Date certificate signed: May 15, 2024

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1541

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 Wyecroft 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:

In the City of Toronto and Province of Ontario, being comprised of Part of Lot 20, Concession 2, From the Bay and Lot 6 and Part of Lot 7, according to a plan registered in the Registry Division of the Toronto Registry Office as Plan 682-E, designated as PARTS 1, 3, 4 and 5 on a plan of survey if record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-20518.

(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:

(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)

