

October 29, 2024

Ref. MapleRidge1855.wal/c

Peel Condominium Corporation No. 185
c/o Shiu Pong Management Limited
131 Baldwin Street
Toronto, ON M5T 1L7

Attention: Suzana Miletic

suzanam@shiupong.com

**Re: 1855 Maple Ridge Drive, Mississauga
Localized Masonry Repairs
Date of Substantial Performance: October 4, 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 **5 years** on materials from the manufacturer for sealant materials.

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 Removal of Deteriorated Bricks at the Firewalls.



Localized Replacement of Deteriorated Bricks at the Firewalls.



Localized Removal of Deteriorated Bricks at the Chimney Walls.



Localized Replacement of Deteriorated Bricks at the Chimney Walls.



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

Yours truly,
BROWN & BEATTIE LTD.

Matthew Foster, P.Eng., BSS

Mark El Nahal, M.Eng., EIT

- c. Jerry Girardi, August Contracting Ltd. (augustjig@yahoo.ca)
Stuart Hill, August Contracting Ltd. (stuarthill20@hotmail.com)
Lucas Girardi, August Contracting Ltd. (lucas.girardi@yahoo.ca)

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

Mississauga

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

1855 Maple Ridge Drive, Mississauga

(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 Masonry Repairs

(short description of the improvement)

to the above premises was substantially performed October 4, 2024
on

(date substantially performed)

Date certificate signed: October 29, 2024



Matthew Foster, P.Eng., BSS

(payment certifier where there is one)

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

Name of owner: Peel Condominium Corporation No. 185

Address for Service: c/o Shiu Pong Management Limited, 131 Baldwin Street, Toronto, ON M5T 1L7

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 legal registration / roll number of the property is understood to be: All AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Mississauga, in the Regional Municipality of Peel and in the Province of Ontario and being composed of the whole of Block RR, according to a Plan registered in the Land Titles Office for the Land Titles Division of Peel (No. 43) as Plan M-58.

(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)