



November 1, 2024

August Contracting Ltd.
2346 Wyecroft Road
Oakville, ON L7L 6M1

Attention: Jerry Girardi

Dear Jerry:

**Subject: 3 Towering Heights, St. Catharines
Balcony Repairs – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate;
 - Statutory Declaration; and
- Confirmation of Publication of Substantial Performance

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

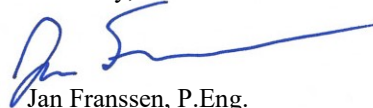
In accordance with the Contract dated October 20, 2023 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on October 30, 2024, the Consultant on behalf of the Owner, hereby certifies that:

- 1 The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2 The Contract is deemed complete.

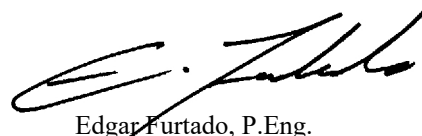
The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is two years for the general contract, and 5 years for the aluminum railings and pedestrian traffic coatings.

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Jan Franssen, P.Eng.
Project Manager



Edgar Furtado, P.Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist: Jerry Girardi – August Restoration
Michael Greco- Cannon Greco Management

augustjg@yahoo.ca
michael@cannongreco.ca

WSP Ref.: CA0002150.5003



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

Construction Act

Regional Municipality of Niagara, City of St. Catharines

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

3 Towering Heights Boulevard, St. Catherines

(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:

Balcony Repairs

(short description of the improvement)

to the above premises was substantially performed on

October 30, 2024

(date substantially performed)

Date certificate signed: November 1, 2024

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Niagara north condominium corporation no. 46

Address for service: c/o Cannon Greco Management Ltd., 50 William St, St. Catharines, ON L2R 5J2

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wyecroft Road, Oakville, ON L7L 6M1

Name of payment certifier: WSP Canada Inc.

Address: 4 Hughson St. S., Suite 300, Hamilton, ON L8N-3Z1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Part of Lot 124, Registered Plan 597, Parts 1&2 on 30R-5032, save and except Part 2 on 30R-5048

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)