

September 16, 2024

24-0143-00

Albatech Building Restoration Inc.
95 West Beaver Creek Road, Unit 7
Richmond Hill, ON L4B 1H2

Attention: Shahen Ananyan

Re: 70 University Avenue, Toronto ON
Parking Garage Repairs
Substantial Performance

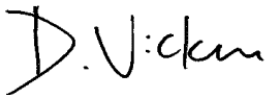
Dear Shahen:

Please find enclosed the Certificate of Substantial Performance for the above noted project. Please provide the following information prior to submitting the release of holdback:

1. Proof of publication in the Daily Commercial News;
2. All warranty papers for the work;
3. WSIB Clearance Certificate; and
4. Statutory Declaration for the release of holdback.

We trust this is the information you require at this time. Should you have any questions or concerns please do not hesitate to contact me.

Regards,
Engineering Link Incorporated



Per: Deirdre Vickers, BAsC., P.Eng.
Associate
c: 647-542-7885
e: deirdre.v@englink.ca

Encl. Certificate of Substantial Performance and Substantial Completion Financial Statement

To: Shahen Ananyan shahen@albatech.ca
Cc: Bob Vounotripidis bobv@taylorcoltd.com
Cc: Alejandro Wong alejandro@taylorcoltd.com

H:\2024\0001 - 0599\24-0134-70 University Ave, Toronto\Contract_Admin\substantial performance & close out\24-0143_70 University Certificate of Substantial Completion.docx

**Certificate Of Substantial Performance
Of The Contract Under Section 32 Of The Act**

Construction Lien Act

Toronto, ON

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

70 University Avenue

(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 Repairs

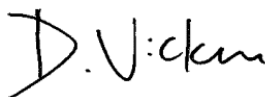
(Short Description of the Improvement)

To the above premises was substantially performed on:

September 12, 2024

(Date Substantially Performed)

Date Certificate Signed: September 16, 2024



(Payment Certifier Where There is One)

(Owner and Contractor, Where There is No Payment Certifier)

Name of Owner:

LCFP Realty Inc. – 70 University c/o Taylor+ Real Estate
Management Inc.

Address for Service:

70 University Avenue, Toronto, ON M5J 2M4

Name of Contractor:

Albatech Building Restoration Inc.

Address for Service:

95 West Beaver Creek Road, Unit 7, Richmond Hill, ON L4B 1H2

Name of Payment Certifier *(where applicable)*:

Engineering Link Incorporated

Address:

375 University Avenue, Suite 901, Toronto, ON M5G 2J5

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

*(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:

70 University Avenue, Toronto, ON M5J 2M4

(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)