

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

City of Toronto

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

505 Richmond St. West - Toronto, ON M5V 0P4

(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:

Commercial Interior Alteration - Ground Floor Kiosks Phase 1

(short description of the improvement)

to the above premises was substantially performed on **June 25, 2024**

(date substantially performed)

Date certificate signed: **June 25, 2024**

(payment certifier where there is one)



Simon Shakin

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

Name of owner: **Woodcliffe MOD Developments (St. Andrew's) Inc.**

Address for service: **555 Richmond Street West, Suite 1106, Toronto, ON M5V 3B1**

Name of contractor: **Build It By Design**

Address for service: **1580 Trinity Drive Unit #12 - Mississauga, ON L5T 1L6**

Name of payment certifier (where applicable):

Address:

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

505 Richmond St. West - Toronto, ON M5V 0P4

(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)



DATE 11/05/2024
PROJECT #4696 – WaterWorks Phase I
PROJECT ADDRESS 505 Richmond St. W
Toronto, Ontario M5V 0P4
Canada

WARRANTY LETTER

Dear Woodcliffe MOD Developments ,

Welcome to WATERWORKS PHASE I. We are pleased to turn your new store over and we wish you years of success. This project has been substantially completed as of the 06/25/2024, in accordance with the scope of work outlined in the construction bid documents.

LABOUR: All labour completed by BUILD IT BY DESIGN is warranted for 1 year commencing on the date of substantial completion. Any defects prior to 1 year shall be notified in writing to BUILD IT BY DESIGN prior to warranty expiration. Our warranty does not include normal wear and tear, and material defects, damage or negligence due to lack of preventive maintenance after store turn over.

PARTS: As per the manufacturer's guarantee. For all equipment warranty concerns please refer to manuals, warranty policy, equipment vendor or information for the specific equipment you may be having technical issues with. For some specific equipment/manufacture the warranty policy doesn't cover labour but only defective parts.

Important Notes:

- The effective date of warranty: Date of substantial completion of project "Project Turnover"
- Warranty is not honored until Form 9 signed off & project paid in full
- Preventative Maintenance Program must be in effect for the warranty to be valid
- Warranty doesn't cover (Equipment not supplied by Build It, any used or existing equipment)
- Any work done by outside trades not pre-approved by Build It will void the warranty
- Any items not listed on the deficiency list will be treated as warranty claims
- All the warranty claims must be emailed to the project manager and claims will be completed in 60 days

All deficiency, warranty, and guaranteed work must be addressed to the following email address. We do not accept warranty requests over the phone please have your concerns outlined in email format for recording purposes.

reuben@buildit.ca / Reuben Barkin (905) 696-0486 x 107

For any critical issues or emergencies please contact our office via telephone at 905-696-0486

Warranty Expiration Date: __06/25/2025__

Sincerely yours,

Simon Shakin

Simon Shakin, CEO

The BUILD IT team "built right, on time"



DATE 11/05/2024
PROJECT #4696 – WaterWorks Phase II
PROJECT ADDRESS 505 Richmond St. W
Toronto, Ontario M5V 0P4
Canada

WARRANTY LETTER

Dear Woodcliffe MOD Developments ,

Welcome to WATERWORKS PHASE II. We are pleased to turn your new store over and we wish you years of success. This project has been substantially completed as of the 08/29/2024, in accordance with the scope of work outlined in the construction bid documents.

LABOUR: All labour completed by BUILD IT BY DESIGN is warranted for 1 year commencing on the date of substantial completion. Any defects prior to 1 year shall be notified in writing to BUILD IT BY DESIGN prior to warranty expiration. Our warranty does not include normal wear and tear, and material defects, damage or negligence due to lack of preventive maintenance after store turn over.

PARTS: As per the manufacturer's guarantee. For all equipment warranty concerns please refer to manuals, warranty policy, equipment vendor or information for the specific equipment you may be having technical issues with. For some specific equipment/manufacture the warranty policy doesn't cover labour but only defective parts.

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Warranty Expiration Date: 08/29/2025

Sincerely yours,

Simon Shalin

Simon Shalin, CEO

The BUILD IT team "built right, on time"