

December 4, 2024

Ref. Dudley180.gar/c

York Condominium Corporation No. 351
c/o Orion Management
7-1575 Trinity Drive
Mississauga, ON L5T 1K4

Attention: Jake Mondrow

jake@orionmgt.com

Re: 180 Dudley Avenue, Markham
Garage Repairs
Date of Substantial Performance: November 29, 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 **10 years** on labour materials from the manufacturer for modified bitumen roofing.

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.



Mobilization



Local garage slab waterproofing membrane replacement at garage roof slab up-turns



Local garage slab waterproofing membrane replacement at garage roof slab down-turns



Localized waterproofing membrane replacement at garage roof slab field areas



Localized through-slab concrete repairs



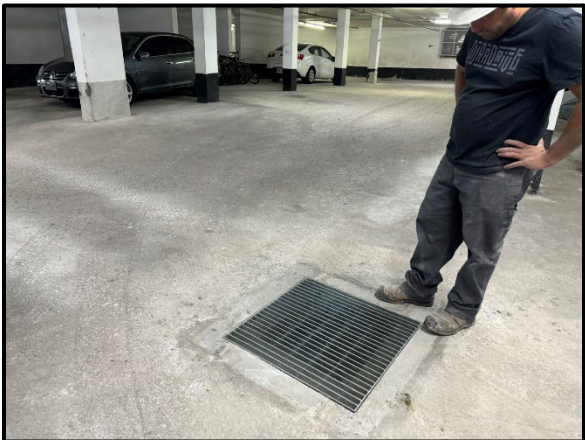
Localized underside (soffit) concrete repairs



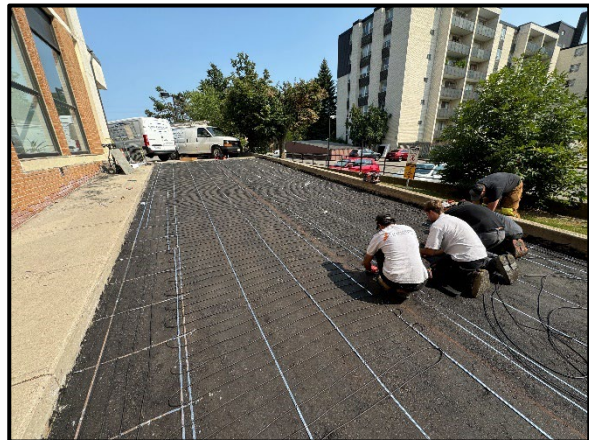
Localized vertical surface concrete repairs



Localized roof slab drainage piping replacement



Localized catch basin frame and grate replacement



Asphalt pavement drive lane and snow melt system replacement



Localized repairs to the west catch basin



Garage exit stairwell flat roofing system replacement



New cementitious capillary crystalline waterproofing at garage walls



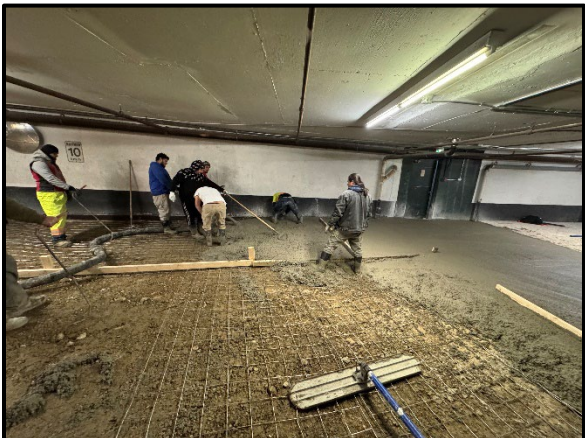
Repainting of exterior exit stairwells



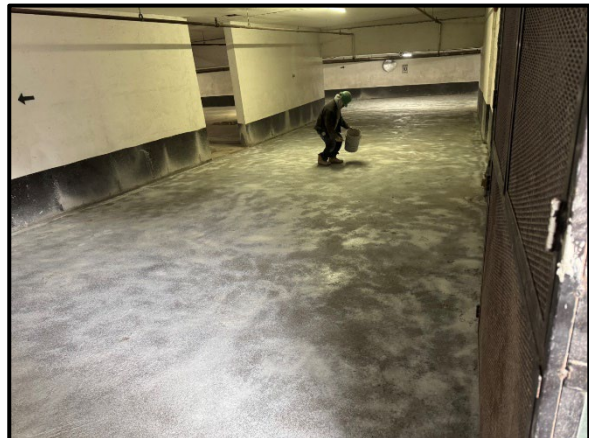
Asphalt pavement removals at parking lot



Installation of new granular base at parking lot



Installation of new concrete slab-on-grade at north garage drive lane



Finished concrete slab-on-grade.



Installation of new asphalt pavement binder course.



Installation of new asphalt pavement surface course.



Completed asphalt pavement at parking lot.



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

Yours truly,
BROWN & BEATTIE LTD.

Joseph Jiang B.A.Sc.

Shawn Trudel, C.E.T., BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
Andrew Zori, Brown & Beattie Ltd. (zori@brownbeattie.com)
Joe Battisti, Roma Building Restoration Ltd. (Joe@roma-restoration.ca)
Rick De Leon, Roma Building Restoration Ltd. (rick@roma-restoration.ca)
Klodi Bollo, Roma Building Restoration Ltd. (klodi@roma-restoration.ca)
Luca Greco, Roma Building Restoration Ltd. (luca@roma-restoration.ca)

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT***Construction Act*Markham

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

180 Dudley Avenue, Markham

(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:

Garage Repairs

(short description of the improvement)

to the above premises was substantially performed on November 29, 2024

(date substantially performed)

Date certificate signed: December 4, 2024Shawn Trudel, C.E.T., BSS

(payment certifier where there is one)

(owner and contractor, where there is no payment
certifier)Name of owner: York Condominium Corporation No. 351Address for Service: c/o Orion Management, 7-1575 Trinity Drive, Mississauga, ON, L5T 1K4Name of contractor: Roma Building Restoration LimitedAddress for service: 20 Cadetta Rd, Brampton ON L6P 0X4Name 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:**

Part of Lot 29, in Concession 1, of the Town of Markham in the Regional Municipality of York, that Part of Lot 7 according to Plan 8 (York) registered in the Registry Office for the Registry Division of Toronto Boroughs and York South and those Parts of Lots 7, 8, 9, and 10 and Part of the park arm according to Plan 4211 (York) registered in the said Registry Office. Designated as Part 1 on the Plan of Survey of record in the Office of Land Titles at Toronto as 66R-6058.

(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)