

December 23, 2024

Brada Construction Ltd.  
25 Advance Road  
Toronto, ON M8Z 2S6

**Attn: Lou D'Onofrio, Project Manager**

**e: [lou@bradaconstruction.com](mailto:lou@bradaconstruction.com)**

Dear Lou,

**RE: 79 Thorncliffe Park Drive, Toronto – Parking Garage Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Brada Construction Ltd. has substantially performed the work at the above noted project on December 16, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration, and proof of publication of this Certificate.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on the 61<sup>st</sup> day after publication.

Please arrange for the City of Toronto's assigned permit reviewer to visit site for their final inspection once the remaining ledge beam concrete repairs are completed and the building permit letter is issued to the inspector.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following item as specified:

- Expansion Joint Assemblies – 5 years

Please contact us should you have any questions with regard to the above.



Yours truly,  
**Synergy Partners**

A handwritten signature in black ink, appearing to read "M. Ahmed".

Muntasir Ahmed, B.Eng.  
Project Associate  
647-703-1331

A handwritten signature in black ink, appearing to read "Adam Parker".

Adam Parker, P.Eng.  
Project Manager  
416-200-3430

A handwritten signature in black ink, appearing to read "R. Klem".

Robin Klem, P.Eng.  
Project Director  
905-220-5767

cc: Mark Foster, Starlight

e: [mfoster@starlightinvest.com](mailto:mfoster@starlightinvest.com)

FORM 9

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT  
UNDER SECTION 32 OF THE ACT**

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

79 Thorncliffe Park Drive

*(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 premise was substantially performed on: December 16, 2024

*(date substantially performed)*

Date certificate signed: December 23, 2024

*(Signature of payment certifier where there is one)*

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

Name of owner: STARLIGHT INVESTMENTS CDN AM GROUP LP, by its general partner STARLIGHT INVESTMENTS CDN AM GROUP GP LP, by its general partner STARLIGHT INVESTMENTS CDN AM GROUP INC. On behalf of IMH 75 & 79 Thorncliffe Ltd.

Address for service: c/o Starlight Group Property Holdings Inc., 1400 – 3280 Bloor Street West, Centre Tower, Toronto, ON M8X 2X3

Name of contractor: Brada Construction Ltd.

Address for service: 25 Advance Road, Toronto, ON M8Z 2S6

Name of payment certifier: Synergy Partners Consulting Limited  
*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

PCL U-3 SEC M736; PT BLK U PL M736 EAST YORK PTS 6, 7, 8 & 9, 66R17061; TORONTO, CITY OF TORONTO

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*