

January 13, 2025

Ref. Toro101.rfg/c

York Condominium Corporation No. 441
c/o Argo Property Management Ltd.
603 Millway Avenue, Unit 19
Vaughan, ON L4K 3V1

Attention: Sammy Sirianni

sammy@argoproperty.ca

Re: 101 Toro Road, Toronto
Flat Roofing Replacements at Units 1-20
Date of Substantial Performance: December 18, 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 **15 years** on materials from the manufacturer for modified bitumen roofing (or on labour and materials as provided by the manufacturer).

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).

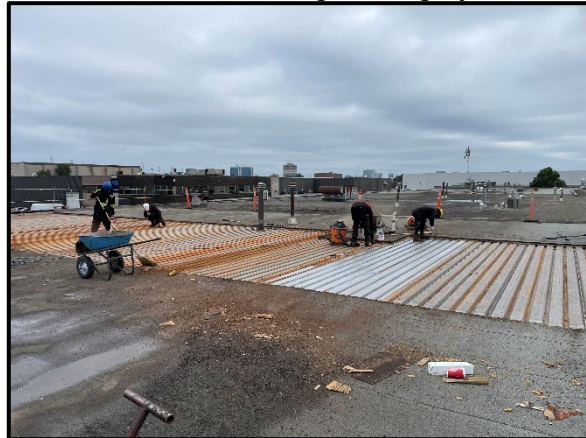
Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.

Mobilization



Removal of the existing roofing system



Local cleaning and recoating of the existing steel deck



Local replacement of the existing steel deck



New vapour retarder



New roof insulation



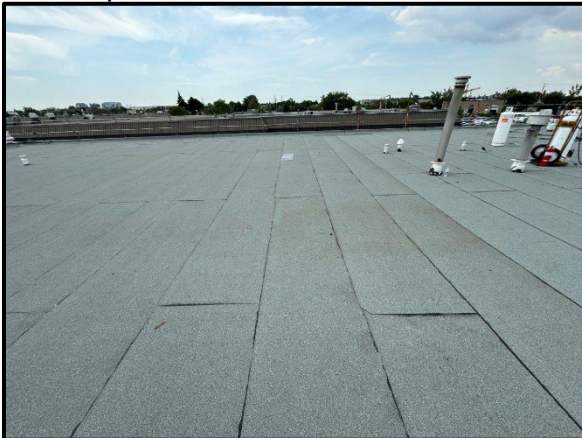
New substrate board



New base sheet membrane



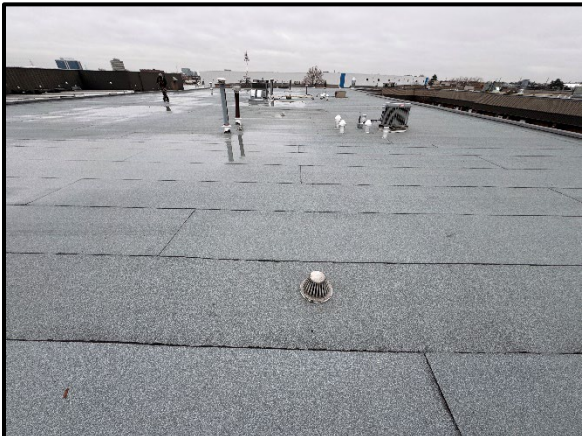
New cap sheet membrane



New flashings



New drain inserts



New metal perimeter flashings



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

Yours truly,

BROWN & BEATTIE LTD.



Cameron Pezzelato, B.E.Sc.



Shawn Trudel, C.E.T., BSS

- c. Rocco Rampino, Argo Property Management Ltd. (rocco@argoproperty.ca)
- Maria Rampino, Argo Property Management Ltd. (maria@argoproperty.ca)
- Jeremy Nixon, B&B (Nixon@brownbeattie.com)
- Frank Mininni, RCJ Roofing & Sheet Metal Inc. (frank@northeastroofing.ca)

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

Toronto

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

101 Toro Road, Toronto, ON

(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:

Flat Roofing Replacements at Units 1-20

(short description of the improvement)

to the above premises was substantially performed on December 18, 2024

(date substantially performed)

Date certificate signed: January 13, 2025

(payment certifier where there is one)

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

Name of owner: York Condominium Corporation No. 441

Address for Service: c/o Argo Property Management Ltd., 603 Millway Ave., Unit 19, Vaughan, ON L4K 3V1

Name of contractor: RCJ Roofing and Sheet Metal Inc.

Address for service: 61 Sharer Rd., Unit 2, Woodbridge ON, L4L 8Z3

Name 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 19, Concession 3 West of Yonge Street designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, on a Plan of Survey of record in The Land Registry Office – Land Titles Division of Toronto, and York South as No. 55, at Toronto, as 66R-10447.

(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)