

March 25, 2025

Industrial Roofing Services Limited
16-582 Rivermede Road
Concord, ON L4K 2H5

Attn: Mr. Doug Fletcher

Email: doug@industrialroofing.ca

**Re: Regency on Main, 140 Main Street West, Hamilton – Roof Renewal
Certificate of Substantial Performance**

Sense Project No. 23sR022C

Dear Doug,

Please find enclosed a copy of the Certificate of Substantial Performance for this project.

Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after the completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration; and
- Request for Release of Holdback.

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated August 28, 2024 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on March 14, 2025, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended,

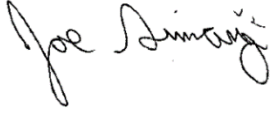
and
2. The Contract is deemed completed. The work to be done under the Contract is capable of completion or correction at a cost of not more than the \$5,000 maximum limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. The warranty period for sealant is 5 years and the warranty period for modified bitumen roofing is 10 years as per Section 01 78 36. All other aspects of the work have a 2-year warranty.

Should you have any questions, please do not hesitate to contact us via phone or email.

Yours Truly,
Sense Engineering



Joe Simonji, P.Eng., MASc, CPHD.
Project Manager (905) 744-0895



Christopher Fulton, P.Eng.
Project Principal (905) 531-2558

cc: Chris Sardinha, QuadReal Property Group
Corey Wilson, QuadReal Property Group
Juli Kona Director, QuadReal Property Group
Vanessa Sullivan, QuadReal Property Group
Mat Couto, QuadReal Property Group
Doug Fletcher, Industrial Roofing
David Poirier, Industrial Roofing

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Email: juli.kona@quadreal.com
Email: vanessa.sullivan@quadreal.com
Email: mat.couto@quadreal.com
Email: doug@industrialroofing.ca
Email: davidp@industrialroofing.ca

Attachments:

1. Certificate of Substantial Performance



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

Construction Act

Hamilton

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

140 Main St W, Hamilton, ON L8P 0B8

(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:

Roof Replacement

(short description of the improvement)

to the above premises was substantially performed on March 14, 2025

(date substantially performed)

Date certificate signed: March 25, 2025



(payment certifier where there is one - signature required)

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

Name of owner: QuadReal Residential Properties G.P. Inc.

Address for Service: Commerce Court West, 199 Bay Street, Suite 4900, Toronto ON M5L 1G2

Name of Contractor: Industrial Roofing Services Limited

Address for Service: 22 Creditstone Road, Concord, ON L4K 1N9

Name of payment certifier (where applicable): Sense Engineering (GTA) Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON L6E 1M4

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
PLAN GS TIFFANY SURVEY PT LOT 15 S GEORGE ST PT LOT 15 N MAIN ST PT UNNUMBERED BLK RP 62R20176 PARTS 3 7 TO 10 13 14 16 17 20 TO 23 25 26

(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)