

April 10, 2025

Ref. Maitland77.int/c

Metropolitan Toronto Condominium Corporation No. 678
c/o GPM Property Management Inc.
77 Maitland Place
Toronto, ON M4Y 2V6

Attention: Janice Sweeneyproperty@celebrityplace77.ca

Re: 77 Maitland Place, Toronto
Exercise Room Accessibility Upgrades
Date of Substantial Performance: April 9, 2025

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.

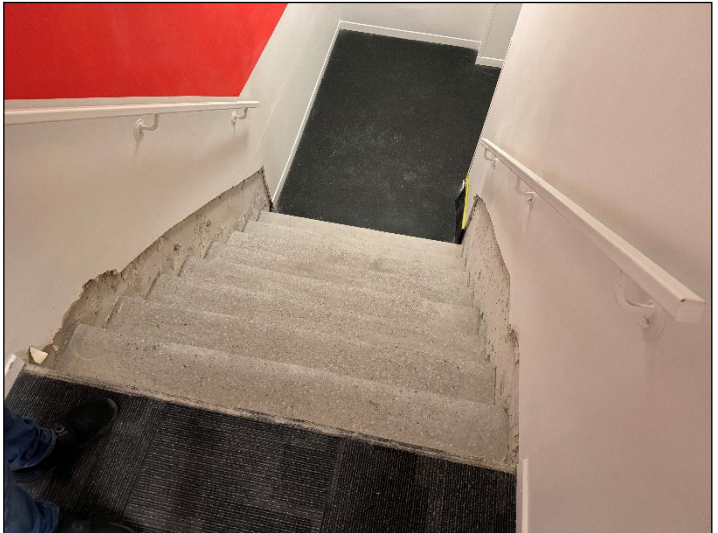
Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- 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).

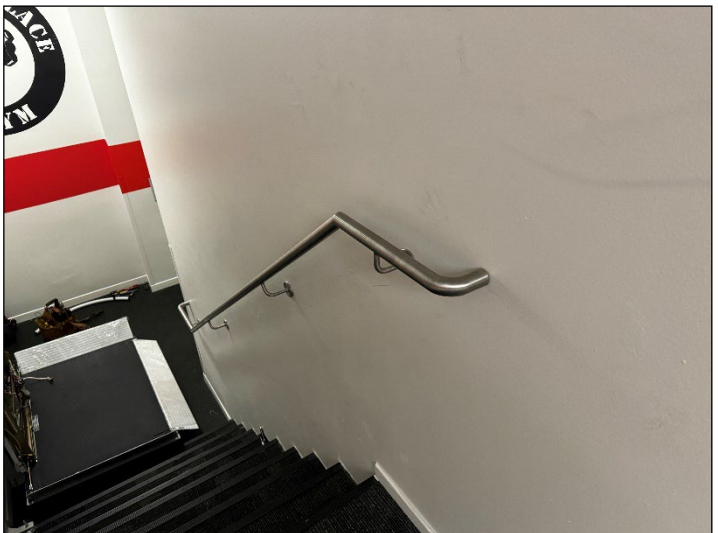
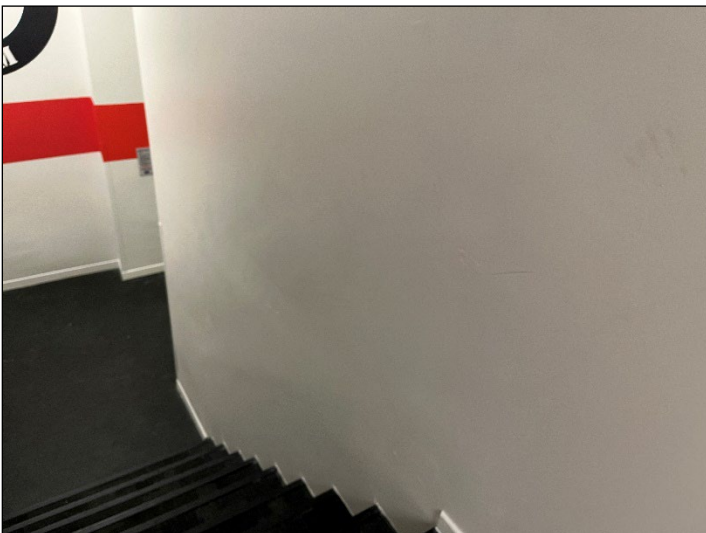
Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

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

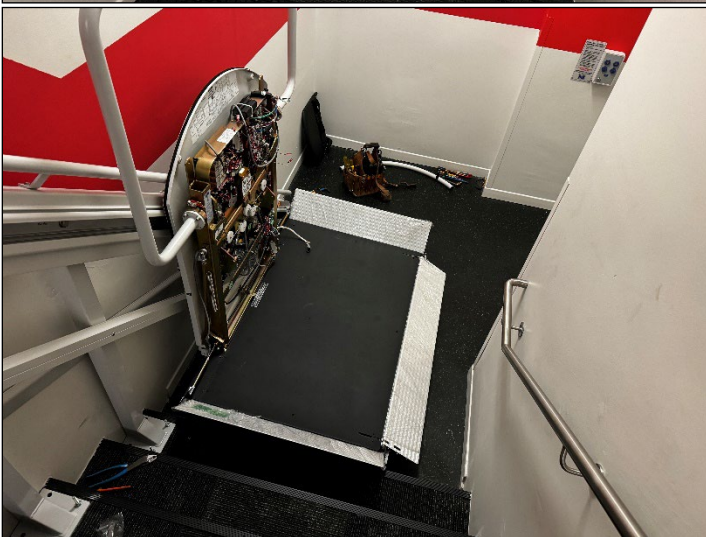
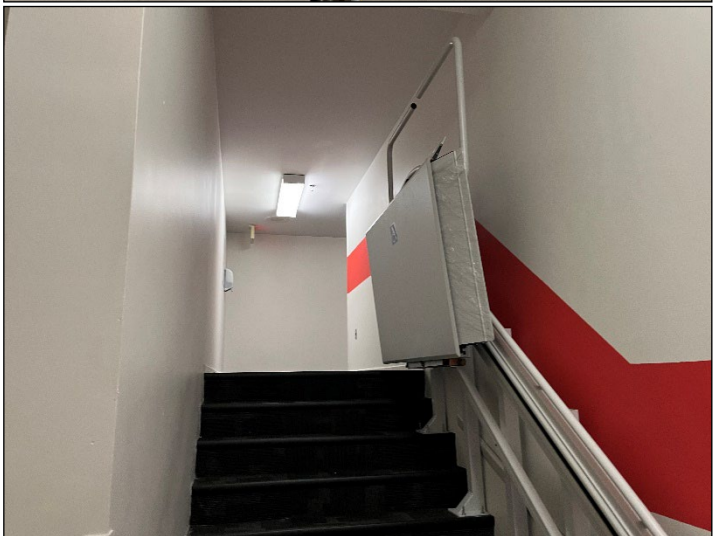
Adjustment of Stair Treads and Risers

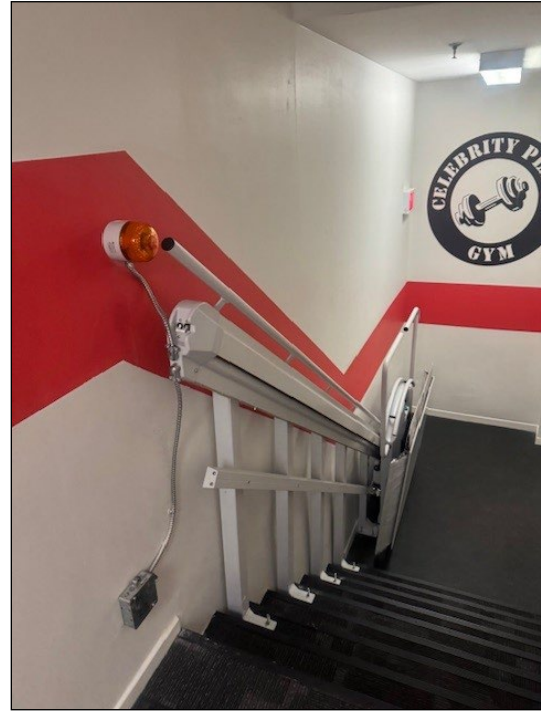


Installation of Wall Mounted Handrail



Installation of New Xpress II Inclined Platform Lift by Garaventa Lift





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

Yours truly,
BROWN & BEATTIE LTD.

A handwritten signature in black ink, appearing to read "Jeremy Chan".

Jeremy Chan, P.Eng.

- c. Jereny Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
Brad Gascoigne, Brown & Beattie Ltd. (gascoigne@brownbeattie.com)
Rakesh Samanthapudi, Roma Building Restoration Ltd. (rakesh@roma-restoration.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)

77 Maitland Place, Toronto

(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:

Exercise Room Accessibility Upgrades

(short description of the improvement)

to the above premises was substantially performed on April 9, 2025

(date substantially performed)

Date certificate signed: April 10, 2025

(payment certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 678

Address for Service: c/o GPM Property Management Inc., 77 Maitland Place, Toronto ON M4Y 2V6

Name of contractor: Roma Building Restoration Ltd.

Address for service: 20 Cadetta Road, Unit 7, Brampton, ON L6P 0X4

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:

Park Lot 6, Concession 1, From the Bay, designated as Parts 1 and 2, on Plan 66R-14354.

(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)