

May 14, 2025

Restorex Contracting Ltd.
22 Bramwin Court, Unit B
Brampton, ON L6T 5G2

Attn: Vlad Bulban, P.Eng., Project Manager

e: vlad@restorex.ca

Dear Vlad,

**Re: 4 Lowther Avenue, Toronto – Glazing System Replacement – Mock-up
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Restorex Contracting Ltd. has completed the work at the above noted project on May 2, 2025. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, 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 61st day after publication.


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 items as specified or agreed by you:

- Section 08 52 50 - Glazing Systems – 5 years
- Section 08 80 50 – Glazing – 10 years

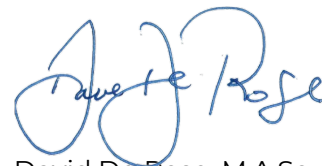
Please contact us should you have any questions with regard to the above.

Yours truly,

Synergy Partners



Blair Gamracy, B. Arch. Sci., RRO
Senior Project Manager
647-267-4390



David De Rose, M.A.Sc., P.Eng.
Project Director
416-358-8139

cc: Geoff Boyce, TSE

e: geoff@tsems.com

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FORM 9

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

Construction Lien Act

Toronto

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

4 Lowther Avenue

(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:

Glazing System Replacement – Mock-up

(short description of the improvement)

to the above premise was substantially performed on: May 2, 2025

(date substantially performed)

Date certificate signed: May 16, 2025

(Signature of payment certifier where there is one)

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

Name of owner: MTCC 692

Address for service: 4 Lowther Avenue, Toronto, ON M5R 1C6

Name of contractor: Restorex Contracting Ltd.

Address for service: 22 Bramwin Court, Unit B, Brampton, ON L6T 5G2

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:

METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 692 ; PT LTS 24, 25, 26, 27, 28 & 29 PL 371Y,
PTS 1 & 3 66R14318, AS IN SCHEDULE

(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)