

November 19, 2021

Ref. Greenfield565.bal/c

Waterloo North Condominium Corporation No. 184
c/o Sanderson Management Inc.
281 Frobisher Drive
Waterloo, ON
N2V 2H6

Attention: Mr. Patrick Krall

pkral@sandersonmanagement.com

**Re: Waterloo North Condominium Corporation No. 184
565 Greenfield Avenue, Kitchener
Wood Balcony Replacements
Date of Substantial Performance: November 16, 2021**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Lien 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 **5 years** on materials from the manufacturer for railing finishes.

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.

Removal of Existing Balconies



Replacement of Concrete Footings



Construction of New Balconies



Installation of New Railings



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

Yours truly,
BROWN & BEATTIE LTD.

Ben Martin, P.Eng.

c. Lauren Davy, Cornerstone Structural Restoration Inc. (ldavy@cornerstone-eng.com)

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

Kitchener

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

565 Greenfield Avenue, Kitchener

(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:

Wooden Balcony Repairs

(short description of the improvement)

to the above premises was substantially performed
on

November 16, 2021

(date substantially performed)

Date certificate signed: November 19, 2021



(payment certifier where there is one)

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

Name of owner: Waterloo North Condominium Corporation No. 184

Address for Service: c/o Sanderson Management Inc., 218 Frobisher Drive, Waterloo, ON N2V 2H6

Name of contractor: Cornerstone Structural Restoration

Address for service: 85 Edwin Street, Kitchener, ON N2H 4N7

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)

☒ X

A. Identification of premises for preservation of liens:

In the City of Kitchener and the Regional Municipality of Waterloo, designated at Part 1 on Reference Plan
58R-6933

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and
addresses for the premises)

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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)