



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

City of Toronto

(County/District or Regional Municipality/City or Borough of in which premises are situated)

1400 Kingston Road, Toronto, Ontario

(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:

Building of a new residential condominium

(Short description of the improvement)

to the above premises was substantially performed on **February 1, 2022**

(Date substantially performed)

Date certificate signed: **February 14, 2022**

Cope Project Management Corp.

(Payment certifier where there is one)

(Signature)

(Owner & Contractor, where there is no payment certifier)

Name of Owner: **Kingston Cornell Developments Inc.**

Address for service: **150 Connie Crescent, Unit 4, Concord, Ontario L4K 1L9**

Construction Manager

Name of Contractor: **Cope Project Management Corp.**

Address for service: **33 Davies Avenue, Toronto, ON, M4M 2A9**

Name of Payment Certifier: **Alla Groznaya, per Cope Project Management Corp.**

Address for services: **same as above**

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

1400 Kingston Road, Toronto, Ontario

PINs: 06465 - 0078 to 0081

(where liens attach to premises, reference to lot and plan or instrument registration number)

B. Office to which claim for lien and affidavit must be given to preserve lien:

(where liens do not attach to premises)

February 01, 2022

Cope Project Management Corp.
457A Danforth Ave.
Toronto, ON M4K 1P1

Attention: Ms. Alla Groznaya

RE: LETTER OF SUBSTANTIAL PERFORMANCE
1400 Kingston Road, Toronto
Building Permit #16 271136

Dear Alla:

This letter is written to confirm that the building referenced above has been substantially completed for its intended use and is in general accordance with the permit drawings and specifications prepared by this office, and the requirements of the Ontario Building Code. A Certificate of Substantial Performance is attached.

This certification is based on observations carried out on construction that was readily visible when performing our site reviews.

Yours truly,
onespace unlimited inc . architecture + interior design



Rod L. Rowbotham, M.Arch., OAA, MRAIC
CEO, President, Principal Architect

