

August 18, 2022

Structural Contracting Ltd.
29 Gormley Industrial Avenue
Gormley, ON
L0H 1G0

Attn: Mr. Tony Gatta, Project Manager

Email: tgatta@structform.com

Re: Monterey Condos, 175 Bamburgh Circle, Toronto – Exterior Wall Repairs (Phase 2)
Certificate of Substantial Performance

Sense Project No. 20tR064E

Dear Tony,

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 completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of publication of substantial performance.

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

In accordance with the Contract dated November 10, 2020 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 August 16, 2022, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$16,000, which is less than the \$21,305.25 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 caulking, concrete coating (Allguard) and metal coating (Corafon) is ten years as per the contract. All other components of the work have a two-year warranty.

Should you have any questions, please do not hesitate to contact us.

Yours Truly,
Sense Engineering Ltd.



Michael Styba, P. Eng.
Project Associate (416) 473-1507



Gauss Wong, P.Eng.
Project Manager (647) 985-5846



Stéphan Trépanier, M.Sc.Eng., P.Eng.
Principal (416) 471-6999

cc: Ledi Bashllari, Condominium Manager

Email: Monterey.pm@delcondo.com

Attachments:

1. Certificate of Substantial Performance



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)

175 Bamburgh Circle

(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:

Exterior Wall Repairs – Phase 2

(short description of the improvement)

to the above premises was substantially performed on August 16, 2022
(date substantially performed)

Date certificate signed: August 17, 2022



(payment certifier where there is one - signature required)

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

Name of owner: MTCC No. 799 c/o Del Property Management

Address for Service: 175 Bamburgh Circle, Toronto ON M1W 3X8

Name of Contractor: Structural Contracting Ltd.

Address for Service: 28 Gormley Industrial Avenue, Gormley ON, L0H 1G0

Name of payment certifier (where applicable): Sense Engineering 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:

Block E Registered Plan M-1717

(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)