



January 27, 2023

McCarthy Restorations Inc.  
274 Durham Road 8  
Toronto, ON M3C 3T9

**Attention: Robert McCarthy, President**

Dear Robert:

**Subject: TSCC No. 2388 - 18 Concorde Place, Toronto, ON  
Asphalt Ramp and Electrical Heating Replacement – Certificate of Substantial  
Performance**

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:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form from Asphalt Ramp and Electrical Heating Replacement – McCarthy Restorations Inc. (2-year). Please provide your updated warranty letter from date of substantially performed (December 12, 2022).
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
  - general contractor
  - sub-contractors
  - material manufacturers
  - material suppliers

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

In accordance with the Contract dated May 12<sup>th</sup>, 2022 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on January 11, 2023, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and

100 Commerce Valley Dr. W  
Thornhill, ON  
L3T 0A1

T: +1 905 882-1100  
F: +1 905 882-0055

[wsp.com](http://wsp.com)

**2** There is no further work to be done under the Contract.

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 this work is 2 years.

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

Sincerely,



Victor Ricafrente, B.Arch.Sc.(Bldg.Sc)  
Project Manager



Edgar Vargas, P.Eng  
Project Director

Encl. Certificate of Substantial Performance

Dist: [courtyardspm@ca.inter.net](mailto:courtyardspm@ca.inter.net)  
[mccarthyrestorations@live.ca](mailto:mccarthyrestorations@live.ca)

WSP Ref.: 211-03867-00



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

*Construction Act*

City of Toronto

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

18 Concorde Place, Toronto, ON M3C 3T9

(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:

Asphalt Ramp and Electrical Heating Replacement

(short description of the improvement)

to the above premises was substantially performed on

December 12, 2022

(date substantially performed)

Date certificate signed: January 27, 2023

WSP Canada Inc.

(Payment Certifier where there is one)

Edgar Vargas

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

Name of owner: Toronto Standard Condominium Corporation No. 2388

Address for service: 18 Concorde Place, Toronto, ON, M3C 3T9

Name of contractor: McCarthy Restorations Inc.

Address for service: 274 Durham Road 8, Uxbridge, ON, L9P 1R1

Name of payment certifier: WSP Canada Inc.

Address: 100 Commerce Valley Dr W, Thornhill, ON L3T 0A1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

18 Concorde Place, Management Office, Toronto, ON, M3C 3T9

(if the lien does not attach to the premises, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)