



February 22, 2023

Maxim Group General Contracting Ltd.
P.O. Box 249, 56 Gordon Collins Drive., Unit B
Gormley, ON L0H 1G0

Attn: Andrew Porciello

email: ap@maximgroup.ca

Dear Andrew,

**Re: 281, 285 Mutual Street, Toronto
Precast Concrete Sealant Replacement and Vent Box Retrofits
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Maxim Group General Contracting has completed the work at the above noted project on February 10, 2023. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

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 completion.

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 Joint Sealants, which have a 5-year warranty.

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

Yours truly,
Synergy Partners Consulting Ltd.

A handwritten signature in blue ink, appearing to read "Michael Stock".

Michael Stock, M.A.Sc., BSS
Project Associate
647-332-7287

A handwritten signature in blue ink, appearing to read "Mark Chiu".

Mark Chiu, P.Eng.
Project Manager
647-328-5157

cc: James Weber, ICC Property Management
cc: Gabriela Stan, ICC Property Management

E: pm@radiocitycondo.com
E: admin@radiocitycondo.com

Attachment: Certificate of Substantial Performance

21TR290D.Certificate.Substantial.Performance

FORM 9

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

Construction Lien Act

City of Toronto

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

281 & 285 Mutual Street

(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:

Precast Concrete Sealant Replacement and Vent Box Retrofits

(short description of the improvement)

to the above premise was substantially performed on: February 10, 2023

(date substantially performed)

Date certificate signed: February 22, 2023



(Signature of payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation 1698 "radioCITY"

Address for service: 500-285 Mutual Street, Toronto, Ontario M4Y 3C5

Name of contractor: Maxim Group General Contracting Ltd.

Address for service: P.O. Box 249, 56 Gordon Collins Drive., Unit B, Gormley, Ontario, L0H 1G0

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:

281 / 285 Mutual Street, Toronto, Ontario M4Y 3C4 I/ M4Y 3C5 PIN 21105-0152(LT) COMPRISE PARTS 8,
37, 38, 39 AND 43 TO 50 OF PLAN 66R-21817 PIN 21105-0155(LT) COMPRISE PARTS 2, 11, 13, 14, 15, 16,
18, 19 AND 36 OF PLAN 66R-21817

(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)