

March 21, 2023

Yaz Yadegari  
Kingsgate Restoration Inc.  
900 The East Mall Suite 101  
Toronto, ON, M9B 6K2

**Project No. 21-00862**  
**Certificate of Substantial Performance**  
**Expansion Joint Repairs & In Ground Planter Drainage Improvements**  
**15 Iceboat Terrace, Toronto, ON**

Dear Yaz Yadegari,

Please find attached a copy of the Certificate of Substantial Performance for the above noted project.

In accordance with the Contract dated August 12, 2021 between Kingsgate Restoration Inc. and TSCC 2157 - 15 Iceboat Terrace, Pretium Engineering Inc. on behalf of the Owner and on the basis of a joint review with Kingsgate Restoration Inc. on July 27, 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

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.

Provided no liens have been registered against the property, statutory holdback for the project will become due following the expiry of the lien filing period which extends 60 days after the date of publication of the Certificate of Substantial Performance in a commercial trade newspaper.

Please submit the following with your submission for release of holdback:

1. Confirmation of publication of substantial performance i.e. Daily Commercial News Certificate of Publication;
2. Statutory Declaration;
3. Current WSIB Clearance Certificate; and
4. Specified Warranties.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is as follows (as outlined in the specifications):

Item	Warranty Terms
Section 03 00 00 – Concrete	Two (2) year Contractor Warranty for workmanship and material warranty.
Section 07 12 13 – Hot Rubberized Asphalt Waterproofing	Two (2) year Contractor Warranty for workmanship and material warranty. Manufacturer's two (2) year material warranty.
Section 07 14 00 – Fluid-Applied Waterproofing	Two (2) year Contractor Warranty for workmanship warranty. Manufacturer's two (2) year material warranty.
Section 07 92 00 – Sealants	Two (2) year Contractor Warranty for workmanship and material warranty. Manufacturer's ten (10) year material warranty.
Section 07 92 01 – Polyurethane Crack Injection	Two (2) year Contractor Warranty for workmanship and material warranty.
Section 07 95 13 – Expansion Joint Assemblies	Five (5) year Contractor Warranty for workmanship and material warranty. Manufacturer's ten (10) year material warranty.
Section 09 91 00 – Painting	Manufacturer's two (2) year workmanship and material warranty.
Section 32 12 16 – Asphalt Paving	Two (2) year Contractor Warranty for workmanship and material warranty.

We trust that the above is satisfactory for your purposes. If you have any questions regarding the information provided herein, please do not hesitate to contact the undersigned.

Yours very truly,

**Pretium Engineering Inc.**



Carbon Leung, LEED AP  
Senior Project Manager

**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 the premises are situated)

15 Iceboat Terrace, Toronto, ON M5V 4A5

(street address and city, town, etc., or, if there is not street address, the location of the premises)

This is to certify that the contract for the following improvement:

15 Iceboat Terrace, TO-Expansion Joint and Planter Repairs

(short description of the improvement)

to the premises was substantially performed on: July 27, 2022

(date substantially performed)

Date certificate signed: March 21, 2022



Carbon Leung

(payment certifier where there is one)

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

Name of Owner: TSCC 2157 c/o Elite Property Management Inc.

Address for Service: 15 Iceboat Terrace, Toronto, ON M5V 4A5

Name of Contractor: Kingsgate Restoration Inc.

Address for Service: 900 The East Mall Suite 101 Toronto, ON M9B 6K2

Name of Payment Certifier (where applicable): Pretium Engineering Inc.

Address: 5403 Eglinton Ave West Suite 100, Toronto, ON M9C 5K6

(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:

15 Iceboat Terrace, Toronto, ON M5V 4A5

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