



May 5, 2023

Brada Construction Ltd.
25 Advance Road
Toronto, ON M8Z 2S6

Attn: Toto Babic

e: toto@bradaconstruction.com

Dear Toto,

**RE: 45 Balliol St., Toronto – Balcony Slab Repairs and Guard Replacement
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Brada Construction Ltd. completed the work at the above noted project on April 26th. A copy of the Certificate of Substantial Performance is attached.

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

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on June 26, 2023 (i.e., the 61st day after completion).

Please arrange for the City of Toronto's assigned permit reviewer to visit the site for their final inspection.

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 the following items as specified: Elastomeric Pedestrian Traffic Coating (5 years).

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 "P. Cutten".

Patrick Cutten, M.Eng., P.Eng.
Project Manager
416-624-0755

A handwritten signature in blue ink, appearing to read "Sam Evangelista".

Sam Evangelista, P.Eng.
Project Director
416-358-8149

cc: Michael Pharant, Greenrock Property Management Ltd.
cc: Sylvester Asiedu, Brada Construction Ltd.
cc: Julia Shvets, Brada Construction Ltd.

e: mpharant@greenrockreal.ca
e: sylvester@bradaconstruction.com
julia@bradaconstruction.com

Attachment: Certificate of Substantial Performance

18TR075E.let02.csp

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)*

45 Balliol 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:

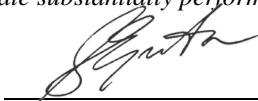
Balcony Slab Repairs and Guard Replacement

(short description of the improvement)

to the above premise was substantially performed on: April 26, 2023

(date substantially performed)

Date certificate signed: May 5, 2023



(Signature of payment certifier where there is one)

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

Name of owner: G.R. Feldman Investments Ltd.

Address for service: % Greenrock Property Management Ltd.

64 Merton St., Toronto, ON M4S 1A1

Name of contractor: Brada Construction Ltd.

Address for service: 25 Advance Road, Toronto, ON M8Z 2S6

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:

Parts of Lot 7, Lots 9 and 11, Part of Lot 13, Plan No. M5

(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)