

July 31, 2023

Ref. LoboMews69.pav/c-23

Toronto Common Elements Condominium Corporation No. 1943
c/o Maple Ridge Community Management
5753 Coopers Avenue,
Mississauga, ON L4Z 1R9

Attention: Aurelia Dumitrescu

ADumitrescu@mrcm.ca

Re: 69 Lobo Mews, Toronto
Asphalt Pavement Replacements
Date of Substantial Performance: July 26, 2023

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Lien Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.

Pre-Construction



Existing Asphalt Pavement Removals



Weeping Tile Installation Along Building Foundation Wall



Grading and Compaction of Granular Base Material



Asphalt Binder Course (HL8) Placement



Asphalt Surface Course (HL3) Placement



Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,
BROWN & BEATTIE LTD.



Griffen Brunk, B.A.Sc., EIT



Brad Gascoigne, B.Arch.Sc., BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
Phil Anthony Jr., Anthony Paving Co. Ltd. (phil@anthonypaving.ca)

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)

6-72 Lobo Mews & 248-276 Bering Avenue (even numbers only), Toronto

(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:

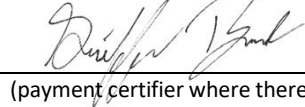
Asphalt Pavement Replacements

(short description of the improvement)

to the above premises was substantially performed July 26, 2023
on

(date substantially performed)

Date certificate signed: July 31, 2023



(payment certifier where there is one)

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

Name of owner: Toronto Common Elements Condominium Corporation No. 1943

Address for Service: c/o Maple Ridge Community Management, 5753 Coopers Avenue, Mississauga, ON
L4Z 1R9

Name of contractor: Anthony Paving Co. Ltd.

Address for service: 99 Lloyd Manor Road, Etobicoke, ON M9B 5J7

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

All of PIN 07531-0303(LT) described as part of Lots 41 and 42, Registered Plan 1553, and designated as PART 75 on Plan 66R-23416, City of Toronto (formerly City of Etobicoke).

(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:

Owner's Address for Service

(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)