



December 21, 2023

Century Building Restoration Inc.
395 Steelcase Rd. E.
Markham, ON L3R 1G3

Attn: Paul Marku, Managing Director

e: pmarku@centuryrestoration.com

Dear Paul,

**Re: 1071 Woodbine Avenue, Toronto – Balcony and Wall Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Century Building Restoration Inc. has substantially performed the work at the above noted project on December 15, 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 publication or completion.

Please arrange for the City of Toronto's assigned permit reviewer to visit 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 or agreed by you:

- Elastomeric Pedestrian 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 black ink, appearing to read "Mark Chiu".

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

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

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

cc: Katriina Bellerive, Kung Property Management

e: katriina@kung.ca, ktb@rogers.ca

Attachment: Certificate of Substantial Performance

22TR138D.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)*

1071 Woodbine Avenue, 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:


Balcony and Wall Repairs

(short description of the improvement)

to the above premise was substantially performed on: December 15, 2023

(date substantially performed)

Date certificate signed: December 21, 2023


(Signature of payment certifier where there is one)

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

Name of owner: YCC 276 c/o Küng Property Management

Address for service: 2061 McCowan Road, Suite 205, Toronto, Ontario M1S 3Y6

Name of contractor: Century Building Restoration Incorporated

Address for service: 395 Steelcase Rd. E. Markham, Ontario L3R 1G3

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:

YORK CONDOMINIUM PLAN NO. 276 ; LTS 2, 3 & 4 AND PT LT 1 PL 1973, PT 1 66R7439, AS IN
SCHEDULE 'A' OF DECLARATION B513763

(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)