

December 22, 2023

Century Building Restoration Inc.
395 Steelcase Road East
Markham, ON L3R 1G3

Attn: Paul Marku

e: pmarku@centuryrestorationinc.com

Dear Paul,

**Re: 20 Chichester Place, Toronto
Balcony Slab Repairs, Guard Replacement and Exterior Wall
Repairs Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Century Building Restoration has completed 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 February 14, 2024 (i.e., the 61st day after 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:

- Aluminum Guard Systems – 5 Years
- Elastomeric Pedestrian Coating – 5 Years
- Joint Sealants – 5 Years
- Architectural/ Elastomeric Coatings – 5 Years

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

Yours truly,

Synergy Partners Consulting Ltd.


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


Neel Jivaji, P.Eng.
Project Director
416-358-8037

cc: Robert Jager, Director of Maintenance
cc: Anna Lau, Park Property Management


e: rjager@parkprop.com
e: alau@parkprop.com

Attachment: Certificate of Substantial Performance

19TR286F.Certificate.Substantial.Performance

**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)20 Chichester Place(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, Guard Replacement and Exterior 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 22, 2023
(Signature of payment certifier where there is one)(Signature of owner and contractor, where there is no
payment certifier)Name of owner: Hanseatic Holdings Limited c/o Park Property Management Inc.Address for service: 16 Ensa Park Drive, Suite 200, Markham, ON, L3R 5X1Name of contractor: Century Building Restoration Inc.Address for service: 395 Steelcase Road East, Markham, ON, L3R 1G3Name 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:

PARCEL B-2, SECTION M1272 BLK B PLAN 66M1272. SUBJ. TO EASEMENT OVER PTS 2 & 4 66R4009
AS IN A261205. SUBJ. TO EASEMENT OVER PT 4 66R4009 AS(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)