



March 1, 2024

Brada Construction Limited
25 Advance Road
Toronto, ON M8Z 2S6

Attn: Toto Babic, General Manager

e: toto@bradaconstruction.com

Dear Toto,

**RE: 120 Widdicombe Hill Blvd., Etobicoke – Roof Parapet & Exterior Wall Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Brada Construction Limited has substantially performed the work at the above noted project on December 18, 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 the 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 Architectural 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

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

cc: Julia Shvets, Brada Construction Limited

cc: Anna Lau, Park Property Management

cc: Robert Jager, Director of Maintenance

e: julia@bradaconstruction.com

e: alau@parkprop.com

e: rjager@parkprop.com

Attachment: Certificate of Substantial Performance

23TR029D.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)*

120 Widdicombe Hill Boulevard, Etobicoke

(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:

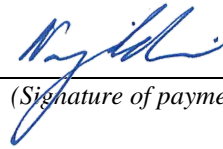
Roof Parapet and Exterior Wall Repairs

(short description of the improvement)

to the above premise was substantially performed on: December 18, 2023

(date substantially performed)

Date certificate signed: March 1, 2024



(Signature of payment certifier where there is one)

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

Name of owner: Artemis Holdings Limited c/o Park Property Management Inc.

Address for service: 16 Esna Park Drive, Suite 200, Markham, ON L3R 5X1

Name of contractor: Brada Construction Limited

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:

BLK A, PL 8834 ; ETOBICOKE , CITY OF TORONTO

(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)