June 10, 2024

Armour Restoration Inc.
17 Advance Road, Unit B
Etobicoke ON
M8Z 2S6

**Attn:  Alexander Pilarski**                    Email: alex@armourrestoration.ca

**Re:    Grand Triomphe, 10 Northtown Way, North York – Leakage Repairs**
**Certificate of Substantial Completion**

*Sense* Project No. 23tR010F

Dear Alex,

Please find enclosed a copy of the Certificate of Substantial Performance for this project.

Provided no liens have been registered against the property, statutory holdback for the project
will become due 60 days after completion of the project. Receipt of the following information
will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of
Holdback.

In accordance with the Contract dated December 12th, 2023 between the Contractor and the Owner,
the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor
on June 5th, 2024, hereby certifies that the Contract is deemed completed. The work to be done under the
Contract is capable of completion or correction at a cost of not more than $400, which is less than the
$1,562 maximum limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the
duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. The warranty
period for Dual Waterproofing System is 10 years as per Section 07 14 16.05 and the warranty period for
Hot Applied Rubberized Asphalt Waterproofing is 5 years as per Section 07 14 13. All other components of
the work have a 2-year warranty.

Should you have any questions, please do not hesitate to contact us.

Yours Truly,
*Sense Engineering Ltd.*

**Theodore Giannoukakis**, EIT
Project Associate  (416) 294-2872

**Rajeev Saravanamuthu**, P.Eng.
Project Manager  (416) 316-7717

**Bill Sullivan**, P.Eng.
Project Principal  (905) 490-8036

cc:     Julie Rotolo, Del Property Management          Email: grandtriomphe.pm@delcondo.com

*Attachments:*
1.      Certificate of Substantial Performance

# 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)

10 Northtown Way
_____
(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:

_____ Waterproofing and sealant repairs. _____
(short description of the improvement)

_____

to the above premises was substantially performed on ___June 5th, 2024___

(date substantially performed)

Date certificate signed: _____June 7th, 2024_____

*Bill Lulli*

_____        _____
(payment certifier where there is one - signature required)        (owner and contractor, where there is no payment certifier -

signatures required)

Name of owner: TSCC No.1677 c/o Del Property Management

Address for Service: 10 Northtown Way, North York, ON, M2N 7L4

Name of Contractor: Armour Restoration Inc.

Address for Service: 17 Advance Road, Unit B, Etobicoke, ON, M8Z 2S6

Name of payment certifier (where applicable): Sense Engineering (GTA) Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON, L6E 1M4

(Use A or B, whichever is appropriate)

☒    A.  Identification of premises for preservation of liens:

___Lot 19, Concession 1, E.Y.S designated as Parts 1, 2, 3, 4, and 23 on Reference Plan 66R-21544___
(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:

_____
(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)