

July 24, 2024

Ref. CentennialForest443.bal/c

Halton Standard Condominium Corporation No. 503  
c/o FirstService Residential  
2645 Skymark Avenue, Suite 101  
Mississauga, ON L4W 4H2

**Attention: Katherine Ramos** [katherine.ramos@fsresidential.com](mailto:katherine.ramos@fsresidential.com)

**Re: 443 Centennial Forest Drive, Milton**  
**Balcony EIFS Cornice Repairs**  
**Date of Substantial Performance: June 19, 2024**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction 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. There is additionally an extended warranty for **5 years** on labour and materials from the contractor for architectural coatings. The warranty duration for landscaping repairs is **1 year** 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.

Removal of existing cornices



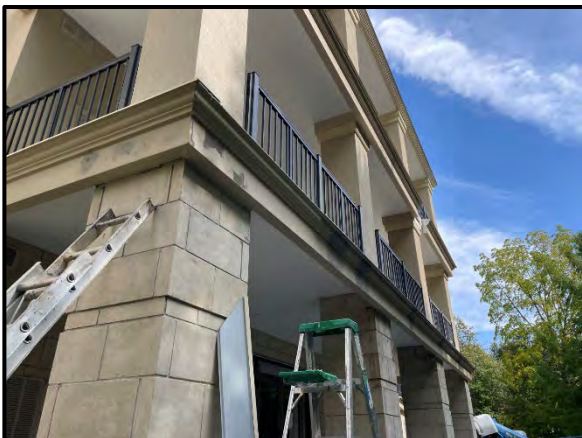
Mock-up cornice installations



Mock-up cornices installations



Mock-up cornices installations



Removal of balcony cornices



Installation of new factory made cornices



Installation of new factory made cornices



Installation of new factory made cornices



Installation of base coat of elastomeric waterproofing



Installation of top coat of elastomeric waterproofing



Installation of architectural coating on the exterior face of cornices



Installation of architectural coating on the exterior face of cornices



Installation of cornice flashings



Installation of cornice flashings



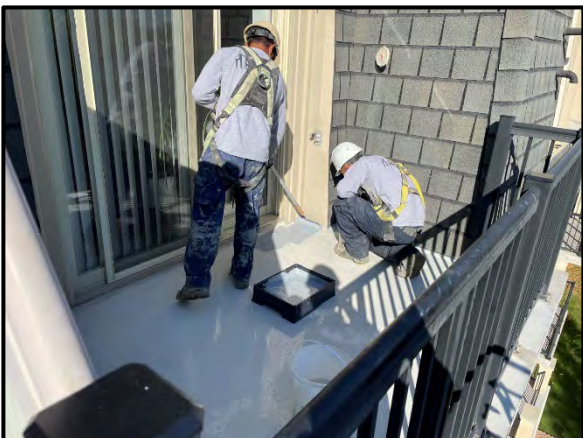
Installation of cornice flashings



Installation of cornice flashings



Installation of elastomeric waterproofing at 4<sup>th</sup> floor balconies



Installation of elastomeric waterproofing at 4<sup>th</sup> floor balconies



Installation of elastomeric waterproofing at 4<sup>th</sup> floor balconies



Installation of elastomeric waterproofing at the base of balcony columns



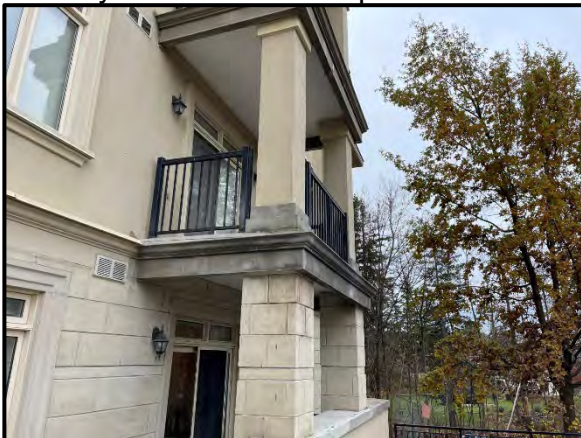
Balcony Column Base Repairs



Balcony Column Base Repairs



Balcony Column Base Repairs



Balcony Column Base Repairs



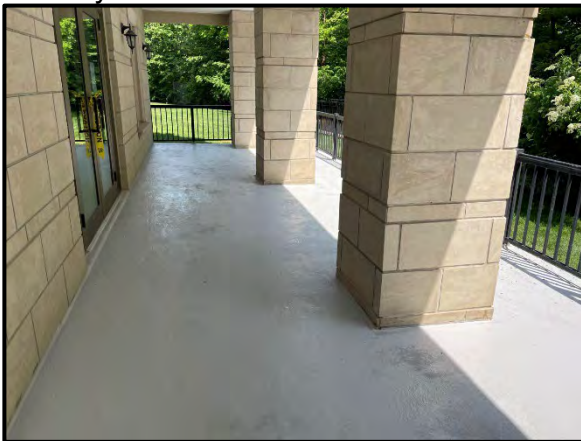
South wooden well repairs



Grading and top soil installations



Installation of top coat of elastomeric waterproofing at south common room balcony



Landscaping Repairs



Landscaping Repairs



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

Yours truly,

**BROWN & BEATTIE LTD.**



Sina Chavoshi, B.A.Sc., EIT



Matthew Foster, P.Eng., BSS

- c. Ken MacDonald, SST Group ([Ken@sstgroup.ca](mailto:Ken@sstgroup.ca))  
Jason Gheda, SST Group ([JasonGheda@sstgroup.ca](mailto:JasonGheda@sstgroup.ca))

**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**  
*Construction Act*

Milton

(County/District/Regional Municipality/Town/City in which premises are situated)

443 Centennial Forest Drive, Milton

(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 EIFS Cornice Repairs

(short description of the improvement)

to the above premises was substantially performed on June 19, 2024

(date substantially performed)

Date certificate signed: July 24, 2024



Matthew Foster, P.Eng., BSS

(payment certifier where there is one)

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

Name of owner: Halton Standard Condominium Corporation No. 503

Address for Service: c/o FirstService Residential, 2645 Skymark Avenue, Suite 101, Mississauga, ON L4W 5A4

Name of contractor: SST Group

Address for service: 29 Haas Rd, Etobicoke, ON M9W 3A1

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:

In the Town of Milton, being comprised of Part of Lot 12, Concession 3, New Survey (Geographic Township of Trafalger) designated as Parts 1 to 6 on a Plan of Survey in the Land Registry No.20 as Plan 20R-16568 and being of PIN 24943-0683(LT).

(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)