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August 14, 2024
Reference: 2022004

Platinum Power Group Inc.
145 Romina Drive
Concorde, Ontario
L4K 4Z9

Attention: Curran Quiterio cquiterio@ppginc.org
Project Manager

Subject:

SUBSTANTIAL PERFORMANCE
YCC 266 The Masters – Heating Riser #1 Busduct Replacement, 296 Mill Road,
Etobicoke, ON

Pursuant to the request of Platinum Power Group Inc. (the Contractor) for Certification of Substantial Performance of the Contract, we have reviewed the progress of the work as of June 21, 2024, and have determined, in accordance with the terms of the contract and the Construction Act, the work is substantially performed.

By copy of this letter and Form 9 Certificate of Substantial Performance (attached), we hereby request that the Contractor have the attached Form 9 Certificate of Substantial Performance published in a Construction Trade newspaper in order for the lien period to commence. The holdback monies will be due and payable upon expiry of the 60-day lien period following the date of publication, provided any liens have been satisfied, discharged, or vacated..

The Contractor is to advise consultants and client of the publication date and provide the Certificate of Publication. The Contractor is also required to forward all of the necessary documentation with the application for release of holdback so that a Certificate of Payment can be issued.

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

Yours very truly,
McGregor Allsop Limited

A handwritten signature in black ink, appearing to read 'Neil Spence', written over a horizontal line.

Neil Spence, C. Tech.
Director of Electrical Engineering, Building Systems

CC: YCC 266 The Masters c/o City Sites Property Management – Catalina Pirvu, Condominium Manager
Platinum Power Group Inc. - Sandro Lavalle
Encl.

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

Construction Act

City of Toronto

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

296 Mill Road, Toronto, Ontario

(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:

YCC266 The Masters - Heating Riser #1 Busduct Replacement

(short description of the improvement)

to the above premises was substantially performed on **June 21, 2024**

(date substantially performed)

Date certificate signed: **August 14, 2024**



Neil Spence, C. Tech., McGregor
Allsop Limited.

(payment certifier where there is one)

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

Name of owner: **YCC266 The Masters, c/o City
Sites Property Management**

Address for service: **296 Mill Road, Suite G6, Toronto, Ontario M9C 4X8**

Name of contractor: **Platinum Power Group Inc.**

Address for service: **145 Romina Drive, Concorde, Ontario L4K 4Z0**

Name of payment certifier (where applicable): **Neil Spence, McGregor Allsop
Limited**

Address: **1 Concorde Gate, Suite 808, Box 65, Toronto, Ontario M3C 3N6**

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
**All units and common elements comprising the property included in York Condominium Plan No. 266.
City of Toronto Land Titles Division of the Toronto Land Registry Office No. 66.**

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)