



October 1, 2024

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

Attn: Paul Marku, Managing Director

e: pmarku@centuryrestorationinc.com

Dear Paul,

**RE: 100 Roehampton Avenue, Toronto – Building Envelope & Balcony Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Century has substantially performed the work at the above noted project on September 16, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for the release of holdback, statutory declaration, and proof of publication of this certificate.

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 completion or publication.

Please arrange for the City'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:

- Elastomeric pedestrian traffic coating system installation will be free of defects related to workmanship or material deficiency, will remain bonded to the substrate, will not crack, wear excessively and remain leak-proof for a period of five (5) years; and
- Architectural coatings will be warrantied for a period of five (5) years. The warranty is to include all performance and aesthetic issues determined by the Consultant such as air or water leakage, debonding, fading, discoloration, etc. The warranty is to include removing and reinstating any materials and access to the required work area.

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.
Senior Project Manager
416-624-0755



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

cc: Robert Jager, Director of Maintenance

e: rjager@parkprop.com

Attachment: Certificate of Substantial Performance

20TR254F.CSP

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)*

100 Roehampton Avenue

(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:

Building Envelope & Balcony Slab Repairs

(short description of the improvement)

to the above premise was substantially performed on: September 16, 2024

(date substantially performed)

Date certificate signed: October 1, 2024



(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 5X1

Name of contractor: Century Building Restoration Inc.

Address for service: 395 Steelcase Road East, Markham, ON, L3R 1G3

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:

PCL 6-3 SEC A639; FIRSTLY: LT 6 PL 639 TORONTO; LT 7 PL 639 TORONTO; LT 8 PL 639 TORONTO;
LT 9 PL 639 TORONTO; SECONDLY: PT 1 FT RESERVE PL

(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)