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)

220 Adelaide St. West, Toronto, Ontario M5H 1W7 ,
(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:

Tenant interior alteration to an existing office space [Group-D].
(short description of the improvement)

to the above premises was substantially performed on **June 30, 2021** .
(date substantially performed)

Date certificate signed: **July 8, 2021**

(payment certifier where there is one)

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

Name of owner: **Ivan Pehar**

Address for service: **179 John St., Suite 403, Toronto, ON M5T 1X4**

Name of contractor: **Greenferd Construction**

Address for service: **70 East Beaver Creek Rd, Unit #42, Richmond Hill, Ontario, L4B 3B2**

Name of payment certifier (where applicable): **SGH Design Partners**

Address: **366 Adelaide St. West, LL Suite 8, Toronto, Ontario M5V 1R9**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

220 Adelaide St. West, Toronto, Ontario M5H 1W7
(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)

Date: July 8, 2021

Chief Building Official
City of Toronto
100 Queen St W
Toronto, ON M5H 2N2

RE: Project Name: Spotify
Project Number: 20024
Building Permit Number: 20 167381 BLD 02 BA

To whom may concern,

During the course of construction for the aforementioned project, personnel from our firm visited the Place of the Work to carry out general review in accordance with the requirements of the Ontario Building Code. On the basis of our review, we have determined that the construction has been carried out in general conformity with the Interior Design documents which formed the basis for the issuance of the building permit and with the requirements of the building code.

This letter applies only to the portions of the Work governed by SGH Design Partners' documents. The project's professional engineers have prepared separate letters. The consulting engineers for this project are:

- Structural: Blackwell Structural Engineers
- Architectual: Paul DaCunha Architect Inc.
- Mechanical: Loring Consulting Engineers
- Electrical: Loring Consulting Engineers

We trust that you find this information satisfactory.

Yours Truly,
SGH Design Partners

Colin Pan
Designer

cc: Patrick Barker, Greenferd Construction
Al Burgess, Greenferd Construction
Simon Cronje, Turner & Townsend
Ashwini Dharmarajan, Turner & Townsend
Albert Chan, Spotify
Rebecca Wignall, SGH Design Partners
Susan Jefferson, SGH Design Partners

Date: July 8, 2021

Patrick Barker
Greenferd Construction
70 East Beaver Creek Rd, Unit #42
Richmond Hill, Ontario, L4B 3B2

RE: Project Name: Spotify
Project Number: 20024
Substantial Performance of the Contract

Dear Mr. Barker,

We have received your request for certification of Substantial Performance of the Contract for the above noted project. Upon review, we have found your request in order. Attached, please find a copy of the Certificate for Substantial Performance of the Contract under Section 32 of the Construction Lien Act (Form 9).

In order for us to prepare the necessary documents for holdback release and to avoid the delay in the processing of the aforementioned, kindly provide the following documentation at the earliest:

- Evidence of publication of the certificate of Substantial Performance of the Contract
- Holdback release invoice and backup information

Should you have any questions or concerns, please do not hesitate to contact the undersigned at any time.

Yours Truly,
SGH Design Partners

Colin Pan
Designer

cc: Al Burgess, Greenferd Construction
Simon Cronje, Turner & Townsend
Ashwini Dharmarajan, Turner & Townsend
Albert Chan, Spotify
Rebecca Wignall, SGH Design Partners
Susan Jefferson, SGH Design Partners

Date: June 8, 2021

Albert Chan
220 Adelaide St. West
Toronto, Ontario M5H 1W7

RE: Project Name: Spotify
Project Number: 20024
Substantial Performance of the Contract

Dear Mr. Chan,

In accordance with the Construction Lien Act, R.S.O. 1990, we have certified that Greenferd Construction had substantially performed the work of above noted project on June 30, 2021. A copy of the Certificate of Substantial Performance is attached.

On the basis of our periodic review and subject to the review by structural, architectural, mechanical, electrical, communication, audio visual consultants, we have evaluated the Work and to the best of our knowledge, information and belief, determined that the construction has been carried out in general conformity with the Interior Design Contract Documents.

Based on this certification we hereby advise you that in accordance with the Construction Lien Act, R.S.O. 1990, the release of the holdback shall be due on the 61st day after publication of the certification by Greenferd Construction. Once we have received proof of publication, we will issue a Certificate for Payment for the holdback amount.

It is understood and agreed that the information contained herein is for your use without any responsibility or liability to any third-party who may rely on the said information.

We trust that the above is understood. Should you have any questions with regard to the above, or are aware of any information which would alter our recommendation please contact the undersigned.

Yours Truly,
SGH Design Partners

Colin Pan
Designer

cc: Simon Cronje, Turner & Townsend
Ashwini Dharmarajan, Turner & Townsend
Rebecca Wignall, SGH Design Partners
Susan Jefferson, SGH Design Partners
Monika Sarkisian, SGH Design Partners