

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE**

Mississauga, Ontario, Canada

*(County/District or Regional Municipality/City or Borough of Municipality in which premises are situate)*

3100 Kirwin Ave., Mississauga

*(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:**

Garage Suspended Slab Restoration

*(short description of the improvement)*

**to the above premises was substantially performed on**

December 22, 2021

*(date substantially performed)*

**Date certificate signed:** January 14, 2022



*(payment certifier where there is one)*

Chun Lim, Project Manager

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

**Name of Owner**

Peel Condominium Corporation #115

**Address for Service**

c/o Goldview Property Management Ltd.  
51 Toro Road, Suite 200, Toronto, ON

**Name of Contractor**

Smid Construction Limited

**Address for Service**

460 Finley Avenue, Ajax, ON L1S 2E3

**Name of Payment  
Certifier**

Cion Coulter Corp.

*(where applicable):*

**Address**

81 Kelfield Street Toronto, Ontario, M9W 5A3

(Use A or B whichever is appropriate)

**A. Identification of premises for preservation of liens:**

PCC #115 – 3100 Kirwin Ave., Mississauga L5A 3S6

- Refer to Schedule A of the Declaration attached.

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

**B. Office to which claim for lien and affidavit must be given to preserve lien:**

*(where liens do not attach to premises)*

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Mississauga, in the Regional Municipality of Peel and being composed of Block C, as shown on Plan M-1, City of Mississauga registered in the Office of Land Titles for the Land Titles Division of Peel (No. 43) at Brampton, saving and excepting therefrom that part of said Block C on Plan M-1 designated as Part 2 on a Plan of Survey of Record in the said Office as 43R-389.

SUBJECT TO the right and easement in favour of The Corporation of the City of Mississauga, its successors and assigns, on, over, under and through that part of Block C as shown in broken outline on said Plan M-1 (which was formerly part of Part 6 on Plan 43R-321) to construct, install, operate, maintain, inspect, alter, remove, replace, reconstruct, enlarge and repair sanitary sewers, drains and appurtenances and for every such purpose the Corporation shall have access to the said land at all times by its servants, agents, contractors, and its or their vehicles, supplies and equipment, as set out in Instrument 135351VS Mississauga.

SUBJECT TO a temporary working easement or right in the nature of an easement in favour of The Corporation of the City of Mississauga, at any time, for a period of one year from 23rd February, 1970, to enter on that part of Block C as shown in broken outline on said Plan M-1 (which was formerly part of Part 5 on Plan 43R-321) with such access to the said lands for its servants, agents, contractors, vehicles, supplies and equipment as may be necessary or convenient in carrying out the construction of a sanitary sewer under that part of Block C as shown in broken outline on said Plan M-1 (which was formerly part of Part 6 on Plan 43R-321) as set out in Instrument 135351VS Mississauga.

TOGETHER WITH a right of way in common with others entitled thereto over that part of Lot 15, in Concession 1, North of Dundas Street in the City of Mississauga, (formerly Township of Toronto) designated as Part 15 on a Plan of Survey of Record in the said Office as 43R-321, as set out in Instrument 164254 Toronto Township.

SUBJECT TO the right and easement in perpetuity in favour of The Bell Telephone Company of Canada and The Hydro-Electric Commission of the Town of Mississauga to enter on, upon, over, along and across that part of Block C on Plan M-1 registered in the Office of Land Titles for the Land Titles Division of Peel (No. 43) at Brampton designated as Part 3 on a Plan of Survey of Record in the said Office as 43R-660, with provisions and covenants and for the purposes as set out in Transfer 6560.

SUBJECT TO the right and easement in perpetuity in favour of Domain Properties Limited to enter on, upon, over, along and across that part of Block C on Plan M-1 registered in the Office of Land Titles for the Land Titles Division of Peel (No. 43) at Brampton designated as Part 1 on a Plan of Survey of Record in the said Office as 43R-837 with provisions and covenants and for the purposes as set out in Transfer Number 15044.

SUBJECT TO the right and easement in perpetuity in favour of Domain Properties Limited to enter on, upon, over, along and across that part of Block C on Plan M-1 registered in the Office of Land Titles for the Land Titles Division of Peel (No. 43) at Brampton designated as Part 1 on a Plan of Survey of Record in the said Office as 43R-838 with provisions and covenants and for the purposes as set out in Transfer Number 15045.

Being the ~~remainder~~ <sup>all</sup> of the lands in Parcel C-3 for Section M-1, Mississauga.