



2024-05-31

Patricia Dennehy
GWL Realty Advisors
Suite 200, 20 Victoria Street
Toronto, Ontario M5C 2N8

Re: 21-1-027 1 Adelaide Street East Bike Parking and Changerooms

Substantial Performance

Dear Ms. Dennehy,

Pursuant to Trigon's correspondence received on May 29, 2024 requesting Substantial Performance Certificate for 1 Adelaide Street East Bike Parking and Changerooms Project, enclosed please find Certificate of Substantial Performance, signed and dated May 31, 2024 for your information and records.

A copy of this Certificate is to be published in a construction trade newspaper in accordance with Section 32, Subsection (1) 5 of the Construction Act.

Provided the contractor publishes same, the 60-day lien period shall commence on the date of publication and upon the expiry of same, the holdback monies are due provided no liens have been registered.

Please advise your solicitor of the Certificate of Substantial Performance for this project.

A certificate of payment for the holdback monies shall be issued under a separate cover prior to the expiry date of the lien period.

If there any questions regarding the above please do not hesitate to contact the undersigned.

Sincerely,
ZEIDLER ARCHITECTURE INC.

Queenie Wong, Associate
cc: Benny Lam, Zeidler

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

Construction Act

Toronto, Ontario

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

1 Adelaide St East concourse, Toronto Ontario M5C 1J4

(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:

Interior Alterations - Bike storage and change room facilities

(short description of the improvement)

to the above premises was substantially performed on May 24, 2024

(date substantially performed)

Date certificate signed: May 31, 2024

(payment certifier where there is one)

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

Name of owner: GWL Realty Advisors

Address for service: 20 Victoria St. Suite 200, Toronto Ontario M5C 2N8

Name of contractor: Trigon Construction Toronto (2008) Inc.

Address for service: 2 Sheppard Ave E. Suite 602 Toronto Ontario M2N 5Y7

Name of payment certifier (where applicable): Zeidler Architecture

Address: 600 – 158 Sterling Road, Toronto Ontario M6R 2B7

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

1 Adelaide St East concourse, Toronto Ontario M5C 1J4

(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)