IDELS ARCHITECT INCORPORATED
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Certificate of Payment No. 2309-004

Date: March 27, 2025
Architect: Idels Architect Inc. IAI Project No: IAI **2309**
Attention: **2874059 Ontario Inc**
150 Flint Road, North York, Ont., M3J2J4 Canada
Re: Certificate for Payment No: 2309 -004
Project Title: **Trenton Rehab Project: Phase 4**
Contractor: **Jovan Corp.**
14 Devere Drive Guelph, ON NIG 2S9

This document is our Certificate for Payment number 2309-004 dated March 27, 2025 as well as the following supporting documents:

Jovan Corp Invoice: **# A10551**
Dated: March 14, 2025

Amount of Invoices (excluding HST): $138,000

($155,940 – Including HST)

Statutory Declaration dated:

Workplace Safety & Insurance Board (WSIB) Clearance Cert. dated:

This Certificate for Payment indicates to you that we have reviewed the Contractor's application for payment based on our general review of the project and that, in our opinion, to the best of our knowledge, information and belief, the Contractor is entitled to payment in the amount certified.

We recommend that **2874059 Ontario Inc.** consult their legal counsel prior to issuing this and each subsequent payment to **Jovan Corp**. There might be legal considerations such as the requirements of the Construction Lien Act, and the

first or earliest is the date the General Contractor believes the Work has been substantially performed, within the Construction contract, and in accordance with section 2.(1) of the CA (construction act of Ontario) as applicable. This is the date identified in the General Contractor's submission to the payment certifier. Should there be no payment certifier, the responsibility falls to the Owner and the Contractor.

The Issue of Substantial Performance –
The formula to calculating to Substantial Performance is provided as follows:

The cost of completing the remaining work or correcting defects must be no more than:
- 3% of the first $1,000,000 of the contract price
- 2% of the next $1,000,000 of the contract price
- 1% of the balance of the contract price

This translates to the following (Contract Sum = $1,174,068)

- 3% of $1,000,000 = $30,000
- 2% of $174,068 = $3,481.36

No more than $33,481.36 of work needs to be left outstanding, before Substantial performance can be declared.

The outstanding scope is $31,500 and therefore the project can achieve Substantial Performance can be declared. We therefore recommend that the full amount of $138,000 plus HST can be released, with 10% deducted for holdback.

We believe that the holdback is sufficient, should there be any deficiencies.

Personal Property Security Act which may affect payment.

Please forward a copy of the attached Certificate for Payment prepared by Idels Architect Inc., along with your payment to Jovan Corp.

It is understood and agreed that the information contained herein is for **2874059 Ontario Inc.** use, without any responsibility or liability of Idels Architect Inc. to any lending institution, person or entity (lender) who may rely on the said information in relation to the lender's financing of the project.

IDELS ARCHITECT INCORPORATED

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

Yours Truly,

Idels Architect Inc.

Richard Idels, OAA Project Architect

cc: Noam Hazan, Architectural Designer

ONTARIO ASSOCIATION OF ARCHITECTS
RICHARD IDELS
LICENCE
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