



June 12, 2025

Trace Fire Protection
825 Denison St. #11,
Markham, ON L3R5E4

Attention: Jere Riberdy, P.Eng, 427A, 309A, CFAA.

Dear Jere:

**Subject: Leaside Towers – Diesel Fire Pump Removals & Standpipe System
Modifications – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form:
 - Sprinkler component Warranty Certificate

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated November 23, 2023, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on April 11, 2025, the Consultant on behalf of the Owner, hereby certifies that there is no further work to be done under the Contract.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for all work is 2 years.

Suite 700
25 York Street
Toronto, ON, Canada M5J 2V5

T: +1 416 487-5256
F: +1 416 487-9766
wsp.com



Should you have any questions, please do not hesitate to contact us.

Sincerely,

Joe Flint, MASc.
Building Science Consultant

Shannon Valente, BASc.
Project Manager

Sam Schiafone, P. Eng.
Project Director

Encl. Certificate of Substantial Performance
Form 9

Dist: fristani@morguard.com; gpophale@morguard.com; dstevkov@morguard.com;
projectaccountingRES@morguard.com; jere@trace-fire.ca; beth@trace-electric.ca; kayla@trace-fire.ca

WSP Ref.: CA0017032.7712



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)

85 & 95 Thorncliffe Park Drive, Toronto, ON

 (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:

Diesel Fire Pump Removals & Standpipe System Modifications

 (short description of the improvement)

to the above premises was substantially performed on

April 11, 2025

 (date substantially performed)

Date certificate signed: June 12, 2025

WSP Canada Inc.

 (Payment Certifier where there is one)

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

Name of owner: Morguard Corporation

Address for service: 55 City Centre Drive, Suite 800, Mississauga, ON L5B 1M3

Name of contractor: Trace Fire Protection

Address for service: 825 Denison St. #11, Markham, ON L3R 5E4

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, ON M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Blocks D and J, Plan M-736 Town of Leaside

 (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, a concise description of the premises, including addresses,
 and the name and address of the person or body to whom the claim for lien must be given)