

95 St. Clair Avenue West
Suite 1500
Toronto, Ontario
Canada M4V 1N6

T 416.961.4111
F 416.961.3176
www.wzmh.com

October 9, 2025

WZMH ARCHITECTS

Mirtren Construction Limited

50 Nashdene Road, Unit 110
Scarborough, ON, M1V 5J2

Re: 7020 ST BARBARA BLVD (DERRY & MCLAUGHLIN)
Project No. 08982.000
Publication of Certificate of Substantial Performance
(Interior Office Renovation)

Dear Mr. Suki Rehal,

We are pleased to submit herewith the Construction Act Form 9 dated October 9, 2025, acknowledging substantial performance was achieved on October 9, 2025 for the above noted project. Publishing this document in the Daily Commercial News is the sole responsibility of Mirtren Construction Limited. WZMH and the Owner, Jones Lang LaSalle Americas Inc., require confirmation by the Daily Commercial News certificate, that the Form 9 has been published according to the Construction Act.

The holdback monies will be released on the day following the expiry of the lien period, which is 60 days long and starts the day after the date of publication.

Please contact the undersigned if you have any queries regarding the above.

Yours truly,

WZMH ARCHITECTS

Nick Losurdo, OAA

cc. Suki Rehal Mirtren Construction Limited
Sogol Ghaffari Jones Lang LaSalle
RBC-JLL-AP-Projects Jones Lang LaSalle

Attachment:

1. Form 9
2. SUBSTANTIAL PERFORMANCE APPLICATION CALCULATION

Principals

Len Abelman OAA, MRAIC
Carl Blanchaer OAA, FRAIC
Nicola Casciato OAA, MRAIC
Harrison Chan OAA, MRAIC
Jee-Young Kang, B.Arch
Jeffrey Leong-Poi, OAA, MRAIC
David Moore OAA, FRAIC, LEED AP
Richard Myers, OAA, MRAIC, LEED AP BD-C
Moran Olsha, B.Tech, LEED AP
Zenon Radewych B.Tech
Robert Sampson OAA, MRAIC
John White OAA, MRAIC

Chief Financial Officer

Henry Ng CPA, CA

A Partnership of Corporations

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

Construction Act

CITY OF MISSISSAUGA

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

7020 St. Barbara Blvd. Mississauga, Ontario, L5W 0E6

(street address and city, town, etc., or, if there is no street address, the location of the premises)

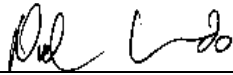
This is to certify that the contract for the following improvement:

INTERIOR OFFICE RENOVATION

(short description of the improvement)

to the above premises was substantially performed on October 9, 2025
(date substantially performed)

Date certificate signed: October 9, 2025



(payment certifier where there is one)

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

Name of owner: Jones Lang LaSalle Americas Inc

Address for service: 181 Bay Street, Suite 1100, Toronto, Ontario

Name of contractor: Mirtren Construction Limited

Address for service: 50 Nashdene Road, Unit 110, Scarborough, ON, M1V 5J2

Name of payment certifier (where applicable): WZMH Architects

Address: 95 St Clair Avenue West Suite 1500, Toronto, ON M4V 1N6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

Jones Lang Lasalle, 200 Wellington St. West, Suite 605, Toronto, Ontario

(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)



MIRTREN CONSTRUCTION LIMITED

50 Nashdene Road, Unit #110. Scarborough, Ontario, M1V 5J2
 T: (416) 2192-9393 W: www.mirtren.com F: (416) 292-6437

Contractor Name: Mirtren Construction Limited
Project Name: RBC 7020 St. Barbara Blvd. Mississauga, Ontario
Project Number: S25-021
Date Submitted: Oct 9/25

(i) the Contract is substantially performed, and
 (ii) the phase of the performance of the balance of the Contract is in process and completion is scheduled for the 11th of November. Where the balance of the Contract, or a part or parts thereof, cannot be performed forthwith, but must be deferred for reasons beyond the control of the Contractor, the Contractor's statement shall contain a completion date for each phase of the balance of the Contract.

Evaluation of Net Contract Price to determine Substantial Performance

(Input blue italic values only)

Contract Price	<i>\$239,045.00</i>
Change Orders	<i>\$2,777.00</i>
Deferred Work(See Breakdown Below)	<i>\$0.00</i>
Revised Total Contract Price to determine SP	\$241,822.00

A Value of Work Remaining including Deficiencies *\$0.00*

Lien Act calculation to determine Substantial Performance

3% of Contract Price up to 1mil	\$241,822.00	\$7,254.66
2% of Contract Price within the next 1mil	\$0.00	\$0.00
1% of Remaining Balance	\$0.00	\$0.00

B Total **\$7,254.66**

Value of Work remaining NOT TO EXCEED Lien Act calculation
if A - B = NEGATIVE value Substantial Performance achieved
if A - B = POSITIVE value Substantial Performance NOT achieved

A - B		Substantial Performance (- or + value)
\$0.00	\$7,254.66	-\$7,254.66

Lien Act Criteria

When contract substantially performed

2. (1) For the purposes of this Act, a contract is substantially performed,
 - (a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; AND

(b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,

(i) 3 per cent of the first \$1,000,000 of the contract price,

(ii) 2 per cent of the next \$1,000,000 of the contract price, and

(iii) 1 per cent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).

Deferred work is defined as:

3. Work which cannot be performed for reasons beyond the control of the Contractor; and where applicable Work which the Owner and the Contractor agree in writing is to be deferred to a later date