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McGREGOR ALLSOP
CONSULTING ENGINEERS

October 23, 2025
Reference: 2024128

Complete Control Automation (CCA)
Electrical and Technical Services
1845 Sandstone Manor, Units 16&17,
Pickering ON L1W 3X9

Attention: Charles MacLennan, Electrical Construction Manager charles@cca.one

Subject: **SUBSTANTIAL PERFORMANCE**
O'Shanter Development Company, 19 Lascelles Boulevard, Toronto, ON M4V 2B7 – Switchboard Retrofit

Pursuant to the request of Complete Control Automation (CCA) (the Contractor) for Certification of Substantial Performance of the Contract, we have reviewed the progress of the work as of October 17, 2025, and have determined, in accordance with the terms of the contract and the Construction Act, the work is substantially performed.

By copy of this letter and Form 9 Certificate of Substantial Performance (attached), we hereby request that the Contractor have the attached Form 9 Certificate of Substantial Performance published in a Construction Trade newspaper in order for the lien period to commence. The holdback monies will be due and payable upon expiry of the 60-day lien period following the date of publication, provided any liens have been satisfied, discharged, or vacated.

The Contractor is to advise the Consultant and Client of the publication date and provide the Certificate of Publication. The Contractor is also required to forward all of the necessary documentation with the application for release of holdback so that a Certificate of Payment can be issued.

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

Yours very truly,
McGregor Allsop Limited



Neil Spence, C. Tech.
Director of Electrical Engineering, Building Systems

CC:
O'Shanter Development Company – Paul Wilson, Director of Maintenance and Technical Services
Encl.

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)
O'Shanter Development Company,
19 Lascelles Boulevard, Toronto, ON M4V 2B7 ,
(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:

Switchboard Retrofit

(short description of the improvement)

to the above premises was substantially performed on **October 17, 2025** .
(date substantially performed)

Date certificate signed: **October 23, 2025**

Neil Spence, McGregor Allsop Limited
(payment certifier where there is one)

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

Name of owner: **O'Shanter Development Company**

Address for service: **19 Lascelles Boulevard, Toronto, ON M4V 2B7**

Name of contractor: **Complete Control Automation**

Address for service: **1845 Sandstone Manor, Units 16&17, Pickering ON L1W 3X9**

Name of payment certifier (where applicable): **Neil Spence, C. Tech., McGregor Allsop Limited**

Address: **1 Concorde Gate, Suite 808, Box 65, Toronto, Ontario M3C 3N6**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:
Identification of premises for preservation of liens:
In the City of Toronto and the Province of Ontario,
PLAN 288 PT LOT 12 RP 63R4248 PARTS 2 7 TO 13 25 TO 28 33 TO 35 AND 36
(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)