



October 31, 2024

Alliance Commercial Restoration Inc.
91 Parr Boulevard
Bolton, ON L7E 4E3

Attention: Vito Nardi, Senior Project Manager

Dear Vito,

**Subject: First Canadian Place – 100 King Street West, Toronto, ON
Loading Dock Turntable Repair – 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 (Received October 24, 2024) with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Statement of Warranty Form; and
- As-Built Drawings (Received October 24, 2024).

We issued Certificate for Payment for Release of Holdback on Monday, October 28, 2024.


In accordance with the Contract dated December 5, 2023, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on October 16, 2024, the Consultant on behalf of the Owner, hereby certifies that:

1 The contract is deemed complete.

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 this work is two years.

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

Sincerely,


Madison Denomme, B.A.Sc.
Building Sciences Consultant


Kennedy Whitfield, B.A.Sc.
Building Sciences Consultant


Leah MacEachern, P.Eng.
Project Director

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Encl. Certificate of Substantial Performance

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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)

100 KING STREET WEST, TORONTO, ONTARIO

(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:

TURNTABLE LOADING DOCK REPAIRS

(short description of the improvement)

to the above premises was substantially performed on

October 16, 2024

(date substantially performed)

Date certificate signed:

October 31, 2024

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: FCP (BOPC) Ltd., ARI FCP Holdings Inc. and CPPIB FCP Holdings Inc.

Address for service: 100 King Street West, Toronto, ON, Concourse Level

Name of contractor: Alliance Commercial Restoration Inc.

Address for service: 91 Parr Boulevard, Bolton, ON

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, ON

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

SCHEDULE "A"

DESCRIPTION OF LANDS

PIN 21405-0008 (LT) Parcel Plan – 4 Leasehold, Section 66M-2164 being in the City of Toronto, consisting of:

Firstly: Lots 10, 11, 12, 13, and 14 all on Plan 66M-2164, and

Secondly: Part of Lots 17 and 18, both on Plan 66M-2164, designated as Part 5 on Reference Plan 66R-14887,

in the Land Titles Division of the Toronto Registry Office (No. 66).

PIN 21405-0007 (LT) Parcel Plan – 4 Freehold, Section 66M-2164 being in the City of Toronto, consisting of:

Firstly: Lots 10, 11, 12, 13 and 14 all on Plan 66M-2164, and

Secondly: Part of Lots 17 and 18, both on Plan 66M-2164, designated as Part 5 on Reference Plan 66R-14887, as confirmed by BA1121, registered as Plan D464 (See A677934)

in the Land Titles Division of the Toronto Registry Office (No. 66).

(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:

NA

(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)