



APPENDIX 1

Certificate of Substantial Performance – February 14, 2025

9 PAGES

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)

5915 Airport Road, Mississauga, ON, L4V 1T1

(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:

GTAA WP33T Baggage Work

(short description of the improvement)

to the above premises was substantially performed on **February 7, 2025**

(date substantially performed)

Date certificate signed: **February 14, 2025**

Matthew MacLean

(payment certifier where there is one)

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

Name of owner: **Greater Toronto Airports Authority**

Address for service: **5915 Airport Road, Mississauga, ON, L4V 1T1**

Name of contractor: **Beumer Group Canada Corp**

Address for service: **444 5 Ave SW, Suite 1750 Calgary, AB T2P 2T8**

Name of payment certifier (where applicable): **BTY Group**

Address: **127 John St, Toronto ON, M5V 2E2**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

Please see the next pages for a legal description of the premises

(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:

444 5 Ave SW, Suite 1750 Calgary, AB T2P 2T8

(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)

[SCHEDULE "X"]

TORONTO PEARSON INTERNATIONAL AIRPORT

LEGAL DESCRIPTION

Peel Land Titles

In the City of Mississauga, in the Regional Municipality of Peel, in the Province of Ontario, registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) being composed of:

1stly: PIN 13526-0011 (LT)

Lot 1, Registrar's Compiled Plan 1004, S/T and T/W Easements described in RO1129884; S/T TT74437, TT91081, TT120053, TT144298, VS248789 and VS390394; Mississauga; T/W Easement as in PR361078.

2ndly: PIN 13526-0001 (LT)

Lot 1, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

3rdly: PIN 13526-0002 (LT)

Lot 2, Registrar's Compiled Plan 1006, S/T RO791683; S/T and T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

4thly: PIN 13526-0003 (LT)

Lot 3, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

5thly: PIN 13526-0004 (LT)

Lot 4, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

6thly: PIN 13526-0005 (LT)

Lot 5, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

7thly: PIN 13526-0006 (LT)

Lot 6, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

8thly: PIN 13526-0007 (LT)

Lot 7, Registrar's Compiled Plan 1006, S/T and T/W Easements described in RO1129884; S/T Easement 163646VS; Brampton/Mississauga; T/W Easement as in PR361078.

9thly: PIN 13526-0008 (LT)

Lot 8, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

10thly: PIN 13526-0009 (LT)

Lot 9, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

11thly: PIN 13263-0105 (LT)

Lot 10, Registrar's Compiled Plan 1006, Mississauga; S/T Right in VS236038; S/T RO699556 and TT143798; Mississauga; T/W Easement as in PR361078.

12thly: PIN 13281-0038 (LT)

Lot 11, Registrar's Compiled Plan 1006, Toronto; S/T VS135754; Mississauga; T/W Easement as in PR361078.

13thly: PIN 13281-0030 (LT)

Lot 12, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.

14thly: PIN 13281-0026 (LT)

Lot 13, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.

15thly: PIN 13281-0040 (LT)

Lot 14, Registrar's Compiled Plan 1006, Toronto; S/T VS135754; Mississauga; T/W Easement as in PR361078.

- 16thly: PIN 13281-0048 (LT)
Lot 15, Registrar's Compiled Plan 1006, Toronto; T/W VS179365; S/T VS135754; Mississauga; T/W Easement as in PR361078.
- 17thly: PIN 13274-0051 (LT)

Lot 16, Registrar's Compiled Plan 1006, Mississauga; T/W Easement as in PR361078.
- 18thly: PIN 13273-0369 (LT)

Lot 17, Registrar's Compiled Plan 1006, Mississauga; S/T TT135084 and TT135726; Mississauga; T/W Easement as in PR361078.
- 19thly: PIN 13260-0094 (LT)

Lot 18, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.
- 20thly: PIN 13262-0034 (LT)

Lot 19, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.
- 21thly: PIN 13526-0010 (LT) **[Elmbank Cemetery Lands]**

Lot 20, Registrar's Compiled Plan 1006, Brampton/Mississauga; T/W Easement as in PR361078.
- 22thly: PIN 13263-0118 (LT)

Parcel Block 6-1, Section 43M-596; Block 6, Plan 43M-596; Mississauga; T/W Easement as in PR361078.
- 23thly: PIN 13262-0014 (LT)

Part of Parcel 6-1, Section 43 TOR GORE 7 S.D.; Part of Lot 6, Concession 7, SDTG, designated as Part 1 on Plan 43R-19167; Mississauga; T/W Easement as in PR361078.
- 24thly: PIN 13262-0042 (LT)

Part of Parcel 6-1, Section 43 TOR GORE 7 S.D.; Part of Lot 6, Concession 7, SDTG, designated as Part 2 on Plan 43R-19167; Mississauga; T/W Easement as in PR361078.

25thly: PIN 13276-0119 (LT) **[Kelly Lands]**

Part of Lot 8, Concession 4, East of Hurontario Street, Toronto as in RO1083835; S/T RO421898; S/T RO556165 and RO556166; Mississauga; T/W Easement over Part of Lot 8, Concession 4, East of Hurontario Street, save and except that part designated as Parts 12, 13, 14, 15 and 16 on Plan 43R-17345 and Parts 3 and 4 on Plan RD291 as in PR361078.

26thly: PIN 13276-0120 (LT) **[Runnymede Lands]**

Parcel 8-10, Section 43 TOR TWP-4 East of Hurontario Street; Part of Lots 8 and 9, Concession 4, East of Hurontario Street, designated as Part 1 on Plan 43R-15952, except Part 1 on Plan 43R-17800; T/W Right over Part 1 on Plan 43R-17800, until dedicated as public highway, as in LT1125349 (S/T TT120053, TT144298 and VS248789), Mississauga; T/W Easement over Part of Lots 8 and 9, Concession 4, East of Hurontario Street, designated as Part 1 on Plan 43R-15952, save and except Part 1 on Plan 43R-17800 as in PR361078.

27thly: PIN 13262-0019 (LT) **[Dorman Road/Slough Lands]**

Part of Lot 6, Concession 7, East of Hurontario Street, Toronto; Part of the Road Allowance between Concessions 7 and 8, East of Hurontario Street, Toronto as closed by VS124286, designated as Parts 1 and 2 on Plan 43R-8871; S/T RO1058691 and VS134244; Mississauga.

28thly: PIN 13262-0015 (LT) **[Dorman Road/Slough Lands]**

Part of Lot 6, Concession 7, East of Hurontario Street, Toronto, designated as Parts 3 and 4 on Plan 43R-8871; S/T VS121384; Mississauga.

29thly: Part of PIN 13260-0166 (LT) **[Boeing Parcel 1 Lands]**

Part of Lots 9 and 10, Concession 6, East of Hurontario Street, Toronto, designated as Parts 11, 14, 15, 16, 25, 26, 27, 28, 34, 35, 36, 37 on Plan 43R-27815; S/T Easement as in RO9080020; S/T RO634341; Mississauga.

Subject to a fee, uninterrupted and unobstructed easement or right in the nature of an easement in favour of Part of Lots 9 and 10, Concession 5, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive, on Plan 43R-27815, for purposes of facilitating the use, operation, maintenance, repair, servicing and/or replacement of the duct chamber partially situate on said part 27 and for purposes of permitting at all times the encroachment of the easterly wall of such duct bank chamber on, over, under, upon, across and through said Part 27;

Subject to a fee, uninterrupted and unobstructed easement or right in the nature of an easement in favour of Part of Lots 9 and 10, Concession 5, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive, on Plan 43R-27815, for purposes of facilitating the use, operation, maintenance, repair, servicing and/or replacement of the duct chamber partially situate on said part 27 and for purposes of permitting at all times the encroachment of the easterly wall of such duct bank chamber on, over, under, upon, across and through said Part 27;

Subject to a right-of-way for access in favour of Part 9 and 10, Concession 6, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive on Plan 43R-27815 over Parts 25, 26, 36 and 37 on Plan 43R-27815;

Subject to an easement or right in the nature of an easement for water, sewer and utilities in favour of Part of Lots 9 and 10, Concession 6, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive, on Plan 43R-27815 over Parts 25, 26, 26 and 37 on Plan 43R-27815.

30thly:

PIN 13527-0068 (LT) **[Alstep Lands]**

Part of Lot 10, Concession 4 EHS Toronto, designated as Parts 11, 12, 13, 14, 15 and 16 on Reference Plan 43R-23587, City of Mississauga, subject to RO1182169 and RO1182171, together with a right of way in RO1182170 and together with a right of way in RO1182171.

31stly:

[Highway 409 Lands]

- (a) Part of PIN 13260-0014 (LT)
Part of Lot 7, Concession 8, East of Hurontario Street (Geographic Township of Toronto) designated as Part 4 on Plan 43R-29922, City of Mississauga, Regional Municipality of Peel; and
- (b) PIN 13262-0017 (LT)
Part of Lot 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 1 on Plan 43R-29945, City of Mississauga, Regional Municipality of Peel; and
- (c) PIN 13262-0020 (LT)
Part of Lots 5 and 6 and Part of the Road Allowance between Lots 5 and 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Parts 3, 4, 5 and 9 on Plan 43R-24544, Part 1 on Plan 43R-29072 and Part 1 on Plan 43R-25309, City of Mississauga, Regional Municipality of Peel; and
- (d) PIN 13262-0021 (LT)
Part of the Road Allowance between Concessions 7 and 8, East of Hurontario Street (Geographic Township Of Toronto) designated as Part 4

on Plan 43R-29072, City of Mississauga, Regional Municipality of Peel;
and

- (e) Part of PIN 13262-0022 (LT)
Part of Lots 6 and 7, Concession 8 and Part of the Road Allowance between Concessions 7 and 8, East of Hurontario Street (Geographic Township Of Toronto) designated as Parts 3, 5, 6 and 9 on 43R-29072, Part 2 on Plan 43R-24544, Part 2 on Plan 43R-25309 and Part 1 on Plan 43R-29922, City of Mississauga, Regional Municipality of Peel; and
- (f) PIN 13262-0023 (LT)
Part of Lot 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 2 on Plan 43R-29072 and Parts 6 and 11 on Plan 43R-24544, City of Mississauga, Regional Municipality of Peel; and
- (g) PIN 13262-0035 (LT)
Part of Lot 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 8 on Plan 43R-24544, City of Mississauga, Regional Municipality of Peel; and
- (h) PIN 13262-0038 (LT)
Part of Lots 5 and 6, and Part of the Road Allowance between Lots 5 and 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 10 on Plan 43R-24544, City of Mississauga, Regional Municipality of Peel; and
- (i) PIN 13262-0095 (LT)
Part of Lot 6, Concession 8, East of Hurontario Street (Geographic Township of Toronto) designated as Part 7 on Plan 43R-29072, City of Mississauga, Regional Municipality of Peel; and
- (j) PIN 13262-0187 (LT)
Part of Lot 6 and Part of the Road Allowance between Lots 5 and 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Parts 1, 2 and 3 on Plan 43R-25403, City of Mississauga, Regional Municipality of Peel; and
- (k) PIN 13260-0315 (LT)
Part of Lot 7, Concession 8, East of Hurontario Street (Geographic Township of Toronto) designated as Parts 2 and 3 on Plan 43R-29922, City of Mississauga, Regional Municipality of Peel.

32ndly: Part of PIN 13260-0324 (LT) [**Boeing Middle Parcel Lands**]
Part of Lots 9 and 10, Concession 6, East of Hurontario Street, City of Mississauga, Regional Municipality of Peel, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8 and 9, Plan 43R-33107.

33rdly: Part of PIN No. 13260-0344 (LT) [**Boeing Parcel 3 Lands**]

PT LT 10, CON 6, EHS, TORONTO, DESIGNATED AS PARTS 1 TO 13 INCLUSIVE ON PLAN 43R-33513; CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL.

TOGETHER WITH AN EASEMENT AS IN R0609809; TOGETHER WITH AN EASEMENT AS IN R0807925.

SUBJECT TO AN EASEMENT OVER PTS 8 & 11 PL 43R33513 IN FAVOUR OF THE CONSUMERS GAS COMPANY AS IN TT16335; SUBJECT TO AN EASEMENT FOR ENTRY AS IN R063431; SUBJECT TO AN EASEMENT OVER PTS 6, 11 & 12 PL 43R33513 IN FAVOUR OF MISSISSAUGA HYDRO-ELECTRIC COMMISSION AS IN R063431; TOGETHER WITH EASEMENTS A pr1068447; TOGETHER WITH EASEMENTS AS IN PR1873026;

RESERVING A FREE, UNINTERRUPTED AND UNOBSTRUCTED EASEMENT OR RIGHT IN THE NATURE OF AN EASEMENT IN FAVOUR OF PT LT 10 CON 6 EHS DES PTS 1 TO 13 PL 43R33514 AT ALL TIMES TO ENTER ON, OVER, UNDER, UPON, ACROSS AND THROUGH PT 13 PL 43R33513 FOR PURPOSES OF FACILITATING THE PLACEMENT, USE, OPERATION, MAINTENANCE, REPAIR, SERVICING AND/OR REPLACEMENT OF UNDERGROUND SEWER LINES.

Toronto Land Titles

In the City of Toronto (formerly the City of Etobicoke, in the Municipality of Metropolitan Toronto), in the Province of Ontario, registered in The Land Titles Division of the Toronto Registry Office No. 66 (formerly the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66)) being composed of:

1stly: PIN 07633-0001 (LT)

Lot 1, Registrar's Compiled Plan 12114, S/T and T/W Easements described in CA440644; Etobicoke; T/W an Easement over Registry Office Lands described as Part of Lot 19, Concession 3, FTH, designated as Part 1 on Plan 66R-19891 as in Certificate of Easement AT97652, Certificate of Easement with respect to this Easement was filed in the Registry Office as CA798165, City of Toronto.

2ndly: PIN 07633-0002 (LT)

Lot 2, Registrar's Compiled Plan 12114, S/T and T/W Easements described in CA440644; Etobicoke; T/W an Easement over Registry Office Lands described as Part of Lot 19, Concession 3, FTH, designated as Part 1 on Plan 66R-19891 as in Certificate of Easement AT97652, Certificate of Easement with respect to this Easement was filed in the Registry Office as CA798165, City of Toronto.

3rdly: PIN 07424-0038 (LT)

Lot 3, Registrar's Compiled Plan 12114, Etobicoke, S/T TB351006; Toronto (Etobicoke); City of Toronto.

4thly: PIN 07424-0209 (LT)

Lot 4, Registrar's Compiled Plan 12114, Etobicoke, S/T CA321339 and CA353095; Toronto (Etobicoke); City of Toronto.

5thly: **[Highway 409 Lands]**

- (a) Part of PIN 07419-0020 (LT)
Parts of Lot 25, Concession 4, Fronting the Humber, (Geographic Township of Etobicoke) and Parts of the Road Allowance between Concession 4, Fronting the Humber, (Geographic Township of Etobicoke) and the Township of Toronto designated as Parts 1, 3, 5, 6 and 7 on Plan 66R-21014, City of Toronto; and
- (b) Part of PIN 07418-0036 (LT)
Part of Lot 25, Concession 4, Fronting the Humber (Geographic Township of Etobicoke) designated as Part 4 on Plan 66R-21014, City of Toronto; and
- (c) Part of PIN 07420-0041 (LT)
Part of Lot 24, Concession 4, Fronting the Humber (Geographic Township of Etobicoke) designated as Part 2 on Plan 66R-21014, City of Toronto; and
- (d) PIN 07420-0043 (LT)
Part of the Road Allowance between Concession 4, Fronting the Humber (Geographic Township of Etobicoke) and the Township of Toronto designated as Part 1 on Plan 66R-18746, City of Toronto.