



February 11, 2025

Welldone Inc.
33 Haas Road
Toronto, ON M9W 3A1

Attention: Alexander Ivanov, President

Dear Alexander:

**Subject: 9200 & 9250 Airport Road, Brampton
2024 Exterior Walls & Roof Parapet Sealant Repairs
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.

WSP received the following information:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Statement of Warranty Form
 - Sealant Manufacturer Warranty Certificate

Receipt of the following information will also be required:

- Confirmation of Publication of Substantial Performance

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

In accordance with the Contract dated September 19, 2024 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on January 27, 2025, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2** 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 this work is two (2) years. The sealant manufacturer warranty for this work is twenty (20) years.

25 York Street
Suite 700
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,

Milisai Pugalendiran, P.Eng.
Project Manager

Sam Schiafone, P.Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist:	Alexander Ivanov, Welldone Inc.	Email: Alex@welldoneinc.ca ;
	German Simantov, Welldone Inc.	Email: GSimantov@welldoneinc.ca ;
	Donny Baldassarra, Oxford Properties Group	Email: DBaldassarra@oxfordproperties.com ;
	Derek Marling, Oxford Properties Group	Email: DMarling@oxfordproperties.com ;
	Alan Jacome Gastelum, Oxford Properties Group	Email: AJacome@oxfordproperties.com ;
	Rita Marchese, Oxford Properties Group	Email: RMarchese@oxfordproperties.com ;

WSP Ref.:	9200 Airport Road	CA0016484.2159
	9250 Airport Road	CA0016485.6119



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

Construction Act

City of Brampton

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

9200 & 9250 Airport Road, Brampton

(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:

2024 Exterior Wall & Roof Parapet Sealant Repairs

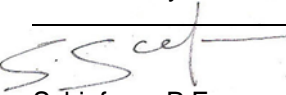
(short description of the improvement)

to the above premises was substantially performed on

January 27, 2025

(date substantially performed)

Date certificate signed: February 11, 2024

WSP Canada Inc.  Sam Schiafone, P.Eng.

(Payment Certifier where there is one)

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

Name of owner: OMERS Realty Corporation and Brampton Propco, L.P. by its manager, without personal liability, OPGI Management GP INC., as general partner of the OPGI Management Limited Partnership.

Address for service: 100 Royal Group Crescent, Unit C, Vaughan, ON L4H 1X9

Name of contractor: Welldone Inc.

Address for service: 33 Haas Road, Toronto, ON M9W 3A1

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:

9200 Airport Rd. PIN# 14207-0151

9250 Airport Rd: PIN# 14207-0162

(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)