

PETROFF

PETROFF PARTNERSHIP ARCHITECTS 10 AVIVA WAY STE 400 MARKHAM ON CANADA L6G 0G1 T:905.470.7000 F:905.470.2500 PETROFF.COM

May 01, 2025

Michael Messoré
Senior Manager, Retail Design & Construction
EY Tower, Suite 900
100 Adelaide St W
Toronto, Ontario
M5H 0E2

Re: Certification of Substantial Performance
SQ1 CRU 1-144 & 1-145
PPA Project No. 24092

In accordance with Section 32 of the Construction Act, R.S.O. 1990, c.C.30, we have certified that Imperium Contracting & Project Management Inc. had substantially performed the work of above noted project on May 01, 2025. Enclosed herewith is a Certificate of Substantial Performance, a copy of which is being simultaneously forwarded to Imperium. who will make application for Release of Holdback, prepare and submit all "wrap up" documentation and work towards total performance of the contract.

Please be advised that the holdback monies are due and payable one day after termination of the prescribed sixty (60) day lien waiting period of which commences from the following date of publication of the certificate. The contractor shall publish a copy of the certificate once in a construction trade newspaper. Copy of notice of publication to be forwarded to Owner and the Architect. Once we have received proof of publication, we will issue a Certificate for Payment for the holdback amount.

Please note that the date of all warranties/guarantees will commence from May 01, 2025.

Yours truly,



Francisco Cediél, Architect OAA, MRAIC, AIA, NCARB
Associate

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

Construction Act

MISSISSAUGA

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

100 CITY CENTRE DRIVE, MISSISSAUGA, ON L5B 2C9

(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:

LANDLORD ALTERATIONS TO CRU 1-144 AND 1-145

(short description of the improvement)

to the above premises was substantially performed on **MAY 1, 2025**

(date substantially performed)

Date certificate signed: **May 01, 2025**

(payment certifier where there is one)

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

Name of owner: **SQUARE ONE LIMITED
PARTNERSHIP**

Address for service: **100 CITY CENTRE DRIVE, MISSISSAUGA, ON L5B 2C9**

Name of contractor: **IMPERIUM CONTRACTING &
PROJECT MANAGEMENT INC**

Address for service: **260 REGINA ROAD, UNIT #6, WOODBRIDGE, ON, L4L 8P8**

Name of payment certifier (where applicable): **PETROFF PATRNSHIP
ARCHITECTS**

Address: **10 AVIVA WAY, SUITE 400, MARKHAM, ON L6G 0G1**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

100 CITY CENTRE DRIVE, MISSISSAUGA, ON L5B 2C9

(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, the name and address of the person or body to whom the claim for lien must be given)