

# SCOLER, LEE, BORENSTEIN & ASSOCIATES ARCHITECTS

60 St. Clair Ave. E., Ste 900  
Toronto, Ontario  
M4T 1N5

**OWNER**

First Capital Asset Management LP  
85 Hanna Avenue, Suite #400  
Toronto, On  
M6K 3S3

**CONTRACTOR**

Carpcon Construction

DATED: October 26, 2021

**CERTIFICATE # 2**

PROJECT: 6677 Meadowvale T.Centre  
Mississauga, On  
Lullaboo LL W

**FOLIO #** 21004

ORIGINAL CONTRACT \$559,548.00	COMPLETED TO DATE \$559,548.00
ADDITIONS	STATUTORY HOLDBACK -10% \$55,954.80
SUB TOTAL \$559,548.00	TOTAL PAYABLE (EXCL. HST) \$503,593.20
DEDUCTIONS	PREVIOUS CERTIFIED (Excl. HST) \$270,051.66
NEW CONTRACT \$559,548.00	THIS CERTIFICATE (Excl. HST) \$233,541.54 HST \$30,360.40 TOTAL PAYABLE <b>\$263,901.94</b>

THIS CERTIFIES THAT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT THE  
ATTACHED PROGRESS CLAIM, FOR THE PERIOD ENDING October 25th, 2021

AND THE AMOUNT OF: **\$263,901.94**

IS PAYABLE TO THE CONTRACT

ISSUED BY:

Allan Borenstein  
ARCHITECT



By law, the amount certified is subject to reduction by the amount of any lien of which you have received written notice. This Certificate is not negotiable and is payable to the payee named in it; issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract. The issue of this Certificate of Payment shall not be taken as a representation that the Architect has made any examination to ascertain how and for what purpose the Contractor has used the monies paid on account of the Contract Price or that the Contractor has discharged the obligations imposed on him by law under the Worker's Compensation Act, or other applicable statutes, non-compliance with which may render the Client personally liable for the Contractor's default.

**Attachments:**

<input checked="" type="checkbox"/>	Certificate of Payment
<input checked="" type="checkbox"/>	Contractor's Invoice
<input checked="" type="checkbox"/>	Statutory Declaration

	TOTAL AMT	% COMPL	COMPTODATE	PREV %	PREV AMT	THIS DRAW
Exterior Improvements	\$85,089.00	100.0%	\$85,089.00	10.0%	\$8,508.90	\$76,580.10
Metals	\$18,900.00	100.0%	\$18,900.00	100.0%	\$18,900.00	\$0.00
Concrete	\$8,900.00	100.0%	\$8,900.00	75.0%	\$6,675.00	\$2,225.00
Thermal & Moisture Protection	\$13,800.00	100.0%	\$13,800.00	50.0%	\$6,900.00	\$6,900.00
Finishes	\$63,244.00	100.0%	\$63,244.00	50.0%	\$31,622.00	\$31,622.00
Openings	\$85,960.00	100.0%	\$85,960.00	40.0%	\$34,384.00	\$51,576.00
Plumbing	\$43,600.00	100.0%	\$43,600.00	80.0%	\$34,880.00	\$8,720.00
HVAC	\$56,400.00	100.0%	\$56,400.00	25.0%	\$14,100.00	\$42,300.00
Fire Suppression	\$14,000.00	100.0%	\$14,000.00	80.0%	\$11,200.00	\$2,800.00
Electrical	\$31,600.00	100.0%	\$31,600.00	85.0%	\$26,860.00	\$4,740.00
Existing Conditions	\$74,000.00	100.0%	\$74,000.00	100.0%	\$74,000.00	\$0.00
General Conditions	\$37,410.00	100.0%	\$37,410.00	50.0%	\$18,705.00	\$18,705.00
G.C Fee & Admin	\$26,645.00	100.0%	\$26,645.00	50.0%	\$13,322.50	\$13,322.50
ORIGINAL CONTRACT	\$559,548.00		\$559,548.00		\$300,057.40	\$259,490.60
EXTRAS	\$0.00		\$0.00			\$0.00
CREDITS						
TOTAL:	\$559,548.00		\$559,548.00		\$300,057.40	\$259,490.60