

April 28, 2022

Markian Tymkewycz  
**Royalty General Construction**  
386 Bering Avenue, Etobicoke, ON. M8Z 3A9  
Ph. 416.233.1194

Attention: **Markian Tymkewycz**

**Re: National Bank 'Showbox' – Renovation at Ground Floor, 130 King St. W., Toronto**  
**Project No. 07815**  
**Substantial Performance Form 9**

Dear Markian,

We are pleased to submit herewith the Construction Act Form 9 dated April 28, 2022, acknowledging Substantial Performance achieved on April 25, 2022 for the above noted project. Publishing this document in print (example Daily Commercial News), or electronic format, is the sole responsibility of **Royalty General Construction**. WZMH and the Owner, National Bank of Canada, require confirmation, that the Form 9 has been published according to the Construction Act.

Please contact the undersigned if you have any queries regarding the above.

Yours truly,  
**WZMH ARCHITECTS**



**Richard Myers, OAA, MRAIC**  
Principal

Attached:  
Form 9, Royalty calculations (dated April 25)

cc. Alexandre Moreau - NBC  
Dalis Villavona-Collingwood – WZMH  
Harrison Chan - WZMH

**Principals**  
Len Abelman, OAA, MRAIC  
Mohammed Al-Atheri, OAA, MRAIC  
Supreet Barhay, OAA, MRAIC, LEED AP BD+C  
Nicola Casciato, OAA, MRAIC  
Harrison Chan, OAA, MRAIC  
Jee-Young-Kang, B.Arch.  
Jeffrey Leong-Poi, OAA, MRAIC  
Richard Myers, OAA, MRAIC, LEED AP BD+C  
Moran Olsha, B.Tech, LEED AP  
Zenon Radewych, B.Tech

**Chief Financial Officer**  
Genevieve Easton, CPA, CA, ACA

A Partnership of Corporations



386 Bering Avenue, Etobicoke ON M8Z 3A9  
T: 416-233-1194 | F: 416-233-8403  
www.royaltygeneral.com

April 25, 2022

**22037 – National Bank Showbox, 130 King Street – Ground Floor Showbox [PO#118168]**

The Contract for the above referenced project between National Bank and Royalty General Construction is hereby substantially performed based on the following as per the Construction Act:

|                 |               |
|-----------------|---------------|
| Contract Amount | \$ 917,429.00 |
| Change Orders   | \$ 148,426.39 |

|                       |                        |
|-----------------------|------------------------|
| <b>Total Contract</b> | <b>\$ 1,065,855.39</b> |
|-----------------------|------------------------|

|   |     |
|---|-----|
| Deletion of Scope of Work (Balance of Cash Allowance) | N/A |
|---|-----|

|   |               |
|---|---------------|
| Deferred Work (Operatable Partition - Installation) | (\$14,169.23) |
| Deferred Work (Deficiencies)                        | (\$1,200.000) |

|                                |                        |
|--------------------------------|------------------------|
| <b>Adjusted Contract Value</b> | <b>\$ 1,050,486.16</b> |
|--------------------------------|------------------------|

|                      |                 |
|----------------------|-----------------|
| Total Billed to Date | \$ 1,042,717.00 |
|----------------------|-----------------|

|                            |            |                    |
|----------------------------|------------|--------------------|
| <b>Balancing Remaining</b> | <b>(A)</b> | <b>\$ 7,769.16</b> |
|----------------------------|------------|--------------------|

|             |                 |    |              |
|-------------|-----------------|----|--------------|
| Monies Test |                 |    |              |
| 3% of First | \$ 1,000,000.00 |    | \$ 30,000.00 |
| 2% of First | \$ 65,855.39    | \$ | 1,317.10     |
| 1% of First | \$ 0.00         | \$ | 0.00         |

|  |                     |
|--|---------------------|
| <b>Maximum Value Remaining to Meet Substantial (B)</b> | <b>\$ 31,317.10</b> |
|--|---------------------|

Therefore, since the balance remaining on the Contract (A) is less than the requirements of the monies test (B), the Contract is deemed substantially complete.

We trust this meets with your approval.

Yours truly,  
Royalty General Construction

Alan Fitzpatrick  
Director of Construction

**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)

130 King Street West, Toronto, Ontario, M5X 1A9

(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:

NATIONAL BANK SHOWBOX - INTERIOR RENOVATION AT GROUND FLOOR

(short description of the improvement)

to the above premises was substantially performed on April 25, 2022  
(date substantially performed)

Date certificate signed: April 28, 2022



(payment certifier where there is one)

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

Name of owner: National Bank of Canada

Address for service: 700, rue De la Gauchetiere Ouest, Montreal, Quebec, H3B 3B5

Name of contractor: Royalty General Construction

Address for service: 386 Bering Ave., Etobicoke, ON., M8Z 3A9

Name of payment certifier (where applicable): WZMH Architects

Address: 95 St.Clair Ave. West, Toronto, ON. M4V1N6

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

130 King Street West, Toronto, Ontario, M5X 1A9

(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)