

24 August 2022

To whom it may concern
Modern Niagara Ottawa Inc.
85 Denzil Doyle Court
Kanata, ON K2M 2G8

RE: **CERTIFICATE OF SUBSTANTIAL PERFORMANCE**
ZIBI - PSPC NSERC Fit-up (aka ZIBI - Block 211 - PSPC Fit-up)
125 Zaida Eddy Private, Ottawa ON
OUR PROJECT NO. 19-249

Dear Sir,

Attached is the Certificate of Substantial Performance for the above-named project. The certificate is dated 24 August and applies to materials and services related to the construction of interior improvements at 125 Zaida Eddy Private also known as ZIBI Block 211 at a portion of Level P2 (basement) and Levels 2 to 8 inclusive. In order to begin **the 60-day period** during which liens may be registered against the property for unpaid work, you must publish the Certificate, in accordance with Clause 32, paragraph 5 of the Construction Lien Act (either in a recognized Internet forum or a construction trade newspaper), at which time the lien period shall commence. Please provide us a copy of the publication notice so that we may inform the Owner when the release of the holdback monies is due.

We trust this is in order.

Yours sincerely,



William Crompton, Vice President
MCROBIE Architects + Interior Designers

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

Construction Act

Ottawa

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

125 Zaida Eddy Private

(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:

ZIBI - PSPC NSERC Fit-up (aka ZIBI - Block 211 - PSPC Fit-up)

(short description of the improvement)

to the above premises was substantially performed on **19 July 2022**

(date substantially performed)

Date certificate signed: **24 August 2022**



(payment certifier where there is one)

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

Name of owner: **Windmill Dream Ontario 211 LP**

Address for service: **310 Miwate Private, B100, Ottawa, ON K1R 0E1**

Name of contractor: **Modern Niagara Ottawa Inc.**

Address for service: **85 Denzil Doyle Court, Kanata, ON K2M 2G8**

Name of payment certifier (where applicable): **William Crompton**

Address: **100 - 66 Queen Street, Ottawa ON K1P 5C6**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

125 Zaida Eddy Private, Ottawa ON

(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)