



CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT

Greater Toronto Airports Authority
3111 Convair Dr, Mississauga, ON L5P 1B2

This is to certify that the following improvement:

Groundside Parking Rehabilitation
(Project Name)

Contract # 2056344
(Contract Number)

At the following premises:

AMF/Administrative Building and South FireHall
(Street address or the location of the premises)

Achieved Substantial Performance on:

October 19, 2022
(Substantial Performance date)

Date Certificate Signed

November 29, 2022
(Date of signatures)

With Payment Certifier:

Kevin Falakfarsa

Name and signature of certifier

Without Payment Certifier

Name and Signature of Owner

Name and Signature of Contractor

Name of Contractor

Bridgecon Construction Ltd.

Address of Contractor

989 Creditstone Road Concord, Ontario L4K 4N

Name of Payment Certifier

Stephenson Engineering Ltd.

(where there is one)

Address of Payment Certifier

2550 Victoria Park Ave, Suite 602, Toronto, Ontario, M2J5A9

Identification of Premise as per attached

Outstanding deficiencies are listed on the Deficiencies List attached to this Certificate

[SCHEDULE "X"]

TORONTO PEARSON INTERNATIONAL AIRPORT

LEGAL DESCRIPTION

Peel Land Titles

In the City of Mississauga, in the Regional Municipality of Peel, in the Province of Ontario, registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) being composed of:

1stly: PIN 13526-0011 (LT)

Lot 1, Registrar's Compiled Plan 1004, S/T and T/W Easements described in RO1129884; S/T TT74437, TT91081, TT120053, TT144298, VS248789 and VS390394; Mississauga; T/W Easement as in PR361078.

2ndly: PIN 13526-0001 (LT)

Lot 1, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

3rdly: PIN 13526-0002 (LT)

Lot 2, Registrar's Compiled Plan 1006, S/T RO791683; S/T and T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

4thly: PIN 13526-0003 (LT)

Lot 3, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

5thly: PIN 13526-0004 (LT)

Lot 4, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

6thly: PIN 13526-0005 (LT)

Lot 5, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

7thly: PIN 13526-0006 (LT)

Lot 6, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

8thly: PIN 13526-0007 (LT)

Lot 7, Registrar's Compiled Plan 1006, S/T and T/W Easements described in RO1129884; S/T Easement 163646VS; Brampton/Mississauga; T/W Easement as in PR361078.

9thly: PIN 13526-0008 (LT)

Lot 8, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

10thly: PIN 13526-0009 (LT)

Lot 9, Registrar's Compiled Plan 1006, T/W Easements described in RO1129884; Brampton/Mississauga; T/W Easement as in PR361078.

11thly: PIN 13263-0105 (LT)

Lot 10, Registrar's Compiled Plan 1006, Mississauga; S/T Right in VS236038; S/T RO699556 and TT143798; Mississauga; T/W Easement as in PR361078.

12thly: PIN 13281-0038 (LT)

Lot 11, Registrar's Compiled Plan 1006, Toronto; S/T VS135754; Mississauga; T/W Easement as in PR361078.

13thly: PIN 13281-0030 (LT)

Lot 12, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.

14thly: PIN 13281-0026 (LT)

Lot 13, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.

15thly: PIN 13281-0040 (LT)

Lot 14, Registrar's Compiled Plan 1006, Toronto; S/T VS135754; Mississauga; T/W Easement as in PR361078.

- 16thly: PIN 13281-0048 (LT)
Lot 15, Registrar's Compiled Plan 1006, Toronto; T/W VS179365; S/T VS135754; Mississauga; T/W Easement as in PR361078.
- 17thly: PIN 13274-0051 (LT)

Lot 16, Registrar's Compiled Plan 1006, Mississauga; T/W Easement as in PR361078.
- 18thly: PIN 13273-0369 (LT)

Lot 17, Registrar's Compiled Plan 1006, Mississauga; S/T TT135084 and TT135726; Mississauga; T/W Easement as in PR361078.
- 19thly: PIN 13260-0094 (LT)

Lot 18, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.
- 20thly: PIN 13262-0034 (LT)

Lot 19, Registrar's Compiled Plan 1006, Toronto; Mississauga; T/W Easement as in PR361078.
- 21thly: PIN 13526-0010 (LT) **[Elmbank Cemetery Lands]**

Lot 20, Registrar's Compiled Plan 1006, Brampton/Mississauga; T/W Easement as in PR361078.
- 22thly: PIN 13263-0118 (LT)

Parcel Block 6-1, Section 43M-596; Block 6, Plan 43M-596; Mississauga; T/W Easement as in PR361078.
- 23thly: PIN 13262-0014 (LT)

Part of Parcel 6-1, Section 43 TOR GORE 7 S.D.; Part of Lot 6, Concession 7, SDTG, designated as Part 1 on Plan 43R-19167; Mississauga; T/W Easement as in PR361078.
- 24thly: PIN 13262-0042 (LT)

Part of Parcel 6-1, Section 43 TOR GORE 7 S.D.; Part of Lot 6, Concession 7, SDTG, designated as Part 2 on Plan 43R-19167; Mississauga; T/W Easement as in PR361078.

25thly: PIN 13276-0119 (LT) **[Kelly Lands]**

Part of Lot 8, Concession 4, East of Hurontario Street, Toronto as in RO1083835; S/T RO421898; S/T RO556165 and RO556166; Mississauga; T/W Easement over Part of Lot 8, Concession 4, East of Hurontario Street, save and except that part designated as Parts 12, 13, 14, 15 and 16 on Plan 43R-17345 and Parts 3 and 4 on Plan RD291 as in PR361078.

26thly: PIN 13276-0120 (LT) **[Runnymede Lands]**

Parcel 8-10, Section 43 TOR TWP-4 East of Hurontario Street; Part of Lots 8 and 9, Concession 4, East of Hurontario Street, designated as Part 1 on Plan 43R-15952, except Part 1 on Plan 43R-17800; T/W Right over Part 1 on Plan 43R-17800, until dedicated as public highway, as in LT1125349 (S/T TT120053, TT144298 and VS248789), Mississauga; T/W Easement over Part of Lots 8 and 9, Concession 4, East of Hurontario Street, designated as Part 1 on Plan 43R-15952, save and except Part 1 on Plan 43R-17800 as in PR361078.

27thly: PIN 13262-0019 (LT) **[Dorman Road/Slough Lands]**

Part of Lot 6, Concession 7, East of Hurontario Street, Toronto; Part of the Road Allowance between Concessions 7 and 8, East of Hurontario Street, Toronto as closed by VS124286, designated as Parts 1 and 2 on Plan 43R-8871; S/T RO1058691 and VS134244; Mississauga.

28thly: PIN 13262-0015 (LT) **[Dorman Road/Slough Lands]**

Part of Lot 6, Concession 7, East of Hurontario Street, Toronto, designated as Parts 3 and 4 on Plan 43R-8871; S/T VS121384; Mississauga.

29thly: Part of PIN 13260-0166 (LT) **[Boeing Parcel 1 Lands]**

Part of Lots 9 and 10, Concession 6, East of Hurontario Street, Toronto, designated as Parts 11, 14, 15, 16, 25, 26, 27, 28, 34, 35, 36, 37 on Plan 43R-27815; S/T Easement as in RO9080020; S/T RO634341; Mississauga.

Subject to a fee, uninterrupted and unobstructed easement or right in the nature of an easement in favour of Part of Lots 9 and 10, Concession 6, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive, on Plan 43R-27815, at all times to enter on, over, under, upon, across and through Part 27 on Plan 43R-27815, for purposes of facilitating the use, operation, maintenance, repair, servicing and/or replacement of the duct bank chamber partially situate on said part 27 and for purposes of permitting at all times the encroachment of the easterly wall of such duct bank chamber on, over, under, upon, across and through said Part 27;A

Subject to a fee, uninterrupted and unobstructed easement or right in the nature of an easement in favour of Part of Lots 9 and 10, Concession 6, at all times to enter on, over, under, upon, across and through Part 27 on Plan 43R-27815, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive, on Plan 43R-27815, for purposes of facilitating the use, operation, maintenance, repair, servicing and/or replacement of the duct bank chamber partially situate on said part 28 and for purposes of permitting at all times the encroachment of the easterly wall of such duct bank chamber on, over, under, upon, across and through said Part 28;

Subject to a right-of-way for access in favour of Part of Lots 9 and 10, Concession 6, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive on Plan 43R-27815 over Parts 25, 26, 36 and 37 on Plan 43R-27815;

Subject to an easement or right in the nature of an easement for water, sewer and utilities in favour of Part of Lots 9 and 10, Concession 6, East of Hurontario Street, designated as Parts 1 to 10, inclusive, 12, 13, 17 to 24, inclusive, and 29 to 33, inclusive, on Plan 43R-27815 over Parts 25, 26, 26 and 37 on Plan 43R-27815.

30thly: PIN 13527-0068 (LT) **[Alstep Lands]**
Part of Lot 10, Concession 4 EHS Toronto, designated as Parts 11, 12, 13, 14, 15 and 16 on Reference Plan 43R-23587, City of Mississauga, subject to RO1182169 and RO1182171, together with a right of way in RO1182170 and together with a right of way in RO1182171.

31stly: **[Highway 409 Lands]**

- (a) Part of PIN 13260-0014 (LT)
Part of Lot 7, Concession 8, East of Hurontario Street (Geographic Township of Toronto) designated as Part 4 on Plan 43R-29922, City of Mississauga, Regional Municipality of Peel; and
- (b) PIN 13262-0017 (LT)
Part of Lot 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 1 on Plan 43R-29945, City of Mississauga, Regional Municipality of Peel; and
- (c) PIN 13262-0020 (LT)
Part of Lots 5 and 6 and Part of the Road Allowance between Lots 5 and 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Parts 3, 4, 5 and 9 on Plan 43R-24544, Part 1 on Plan 43R-29072 and Part 1 on Plan 43R-25309, City of Mississauga, Regional Municipality of Peel; and

- (d) PIN 13262-0021 (LT)
Part of the Road Allowance between Concessions 7 and 8, East of Hurontario Street (Geographic Township Of Toronto) designated as Part 4 on Plan 43R-29072, City of Mississauga, Regional Municipality of Peel; and
- (e) Part of PIN 13262-0022 (LT)
Part of Lots 6 and 7, Concession 8 and Part of the Road Allowance between Concessions 7 and 8, East of Hurontario Street (Geographic Township Of Toronto) designated as Parts 3, 5, 6 and 9 on 43R-29072, Part 2 on Plan 43R-24544, Part 2 on Plan 43R-25309 and Part 1 on Plan 43R-29922, City of Mississauga, Regional Municipality of Peel; and
- (f) PIN 13262-0023 (LT)
Part of Lot 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 2 on Plan 43R-29072 and Parts 6 and 11 on Plan 43R-24544, City of Mississauga, Regional Municipality of Peel; and
- (g) PIN 13262-0035 (LT)
Part of Lot 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 8 on Plan 43R-24544, City of Mississauga, Regional Municipality of Peel; and
- (h) PIN 13262-0038 (LT)
Part of Lots 5 and 6, and Part of the Road Allowance between Lots 5 and 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Part 10 on Plan 43R-24544, City of Mississauga, Regional Municipality of Peel; and
- (i) PIN 13262-0095 (LT)
Part of Lot 6, Concession 8, East of Hurontario Street (Geographic Township of Toronto) designated as Part 7 on Plan 43R-29072, City of Mississauga, Regional Municipality of Peel; and
- (j) PIN 13262-0187 (LT)
Part of Lot 6 and Part of the Road Allowance between Lots 5 and 6, Concession 7, East of Hurontario Street (Geographic Township of Toronto) designated as Parts 1, 2 and 3 on Plan 43R-25403, City of Mississauga, Regional Municipality of Peel; and
- (k) PIN 13260-0315 (LT)
Part of Lot 7, Concession 8, East of Hurontario Street (Geographic Township of Toronto) designated as Parts 2 and 3 on Plan 43R-29922, City of Mississauga, Regional Municipality of Peel.

32ndly: 13260-0324 (LT) [**Boeing Middle Parcel Lands**]
Part of Lots 9 and 10, Concession 6, East of Hurontario Street, City of Mississauga, Regional Municipality of Peel, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8 and 9, Plan 43R-33107.

33rdly: Part of PIN No. 13260-0344 (LT) [**Boeing Parcel 3 Lands**]
PT LT 10, CON 6, EHS, TORONTO, DESIGNATED AS PARTS 1 TO 13 INCLUSIVE ON PLAN 43R-33513; CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL.

TOGETHER WITH AN EASEMENT AS IN R0609809; TOGETHER WITH AN EASEMENT AS IN R0807925.

SUBJECT TO AN EASEMENT OVER PTS 8 & 11 PL 43R33513 IN FAVOUR OF THE CONSUMERS GAS COMPANY AS IN TT16365; SUBJECT TO AN EASEMENT FOR ENTRY AS IN R063431; SUBJECT TO AN EASEMENT OVER PTS 6, 11 & 12 PL 43R33513 IN FAVOUR OF MISSISSAUGA HYDRO-ELECTRIC COMMISSION AS IN R063431; TOGETHER WITH EASEMENTS A PR1068447; TOGETHER WITH EASEMENTS AS IN PR1873026;

RESERVING A FREE, UNINTERRUPTED AND UNOBSTRUCTED EASEMENT OR RIGHT IN THE NATURE OF AN EASEMENT IN FAVOUR OF PT LT 10 CON 6 EHS DES PTS 1 TO 13 PL 43R33514 AT ALL TIMES TO ENTER ON, OVER, UNDER, UPON, ACROSS AND THROUGH PT 13 PL 43R33513 FOR PURPOSES OF FACILITATING THE PLACEMENT, USE, OPERATION, MAINTENANCE, REPAIR, SERVICING AND/OR REPLACEMENT OF UNDERGROUND SEWER LINES.

Toronto Land Titles

In the City of Toronto (formerly the City of Etobicoke, in the Municipality of Metropolitan Toronto), in the Province of Ontario, registered in The Land Titles Division of the Toronto Registry Office No. 66 (formerly the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66)) being composed of:

1stly: PIN 07633-0001 (LT)

Lot 1, Registrar's Compiled Plan 12114, S/T and T/W Easements described in CA440644; Etobicoke; T/W an Easement over Registry Office Lands described as Part of Lot 19, Concession 3, FTH, designated as Part 1 on Plan 66R-19891 as in Certificate of Easement AT97652, Certificate of Easement with respect to this Easement was filed in the Registry Office as CA798165, City of Toronto.

2ndly: PIN 07633-0002 (LT)

Lot 2, Registrar's Compiled Plan 12114, S/T and T/W Easements described in CA440644; Etobicoke; T/W an Easement over Registry Office Lands described as Part of Lot 19, Concession 3, FTH, designated as Part 1 on Plan 66R-19891 as in Certificate of Easement AT97652, Certificate of Easement with respect to this Easement was filed in the Registry Office as CA798165, City of Toronto.

3rdly: PIN 07424-0038 (LT)

Lot 3, Registrar's Compiled Plan 12114, Etobicoke, S/T TB351006; Toronto (Etobicoke); City of Toronto.

4thly: PIN 07424-0209 (LT)

Lot 4, Registrar's Compiled Plan 12114, Etobicoke, S/T CA321339 and CA353095; Toronto (Etobicoke); City of Toronto.

5thly: **[Highway 409 Lands]**

- (a) Part of PIN 07419-0020 (LT)
Parts of Lot 25, Concession 4, Fronting the Humber, (Geographic Township of Etobicoke) and Parts of the Road Allowance between Concession 4, Fronting the Humber, (Geographic Township of Etobicoke) and the Township of Toronto designated as Parts 1, 3, 5, 6 and 7 on Plan 66R-21014, City of Toronto; and
- (b) Part of PIN 07418-0036 (LT)
Part of Lot 25, Concession 4, Fronting the Humber (Geographic Township of Etobicoke) designated as Part 4 on Plan 66R-21014, City of Toronto; and
- (c) Part of PIN 07420-0041 (LT)
Part of Lot 24, Concession 4, Fronting the Humber (Geographic Township of Etobicoke) designated as Part 2 on Plan 66R-21014, City of Toronto; and
- (d) PIN 07420-0043 (LT)
Part of the Road Allowance between Concession 4, Fronting the Humber (Geographic Township of Etobicoke) and the Township of Toronto designated as Part 1 on Plan 66R-18746, City of Toronto.

Rehabilitate Parking Lots
 Building Permit No.: FAP 12726
 Stephenson Project No.: 20211538

Substantial completion Walkthrough June 15th 2022 - Deficiencies list

Item #	Description	Completed	To Be Completed By
1	Cover/cap of the light poles bolts to be installed	Yes	
2	Wood Bollard at Air Canada drive way behind the concrete curb is broken and has to be replaced and the tension cable to be re-tensioned	Yes	
3	Asphalt surface segregation was noted in front of the storage/loading area at Air Canada entrance (cul-de-sac area)	Yes	
4	Pavement marking at AMF lot, double line marking to be fixed	Yes	
5	Asphalt surface segregation was noted in front of the ramp/road leading to the main entrance at admin parking lot to main building	Yes	
6	Hatch Line inside the double end lines in each row and around the light poles have to be completed in all lots		Week of November 28
7	Road crossing pavement marking hatch line at the main entrance to the building and at the admin lot to the ramp side have to be completed		Week of November 28
8	Small hole in the asphalt at VIP parking area has to be fixed	Yes	
9	Asphalt surface segregation was noted in front of the south EV station on the admin lot	Yes	
10	Water ponding were noted in some areas, contractor to review the sketch provided by SE for the locations and address those with correct grading and slope toward the drainage system.	Yes	
11	Missing hatch mark in AMF lot to be completed (North west area)	Yes	
12	All debris on the island and the parking lots to be cleaned	Yes	
13	All signs out of the paved area have to be supplied and installed		Waiting on shop drawings to receive remaining signs
14	VIP parking last row line marking has to be completed	Yes	
15	Add three directions arrows in the Cul-De-Sac area		Week of November 28
16	EV station at north side, curb edge of the station and perpendicular island to the station has to be patched, (New curb installation will not be required)		Week of November 28
17	Barriers have to be adjusted at the North-west corner entrance to the AMF lot from the admin lot , area has to be hatched and two monitoring well caps are to be adjusted and asphalt around the wells and manhole has to be compacted	Yes	
18	Grading and asphalt lip at the boarder of AMF/admin lots has to be adjusted	Yes	
19	North of AMF lot, 4 spots for EV station are to be painted green with EV marking		Week of November 28
20	Visitor parking some surface damaged were observed and have to be addressed.	Yes	
21	Visitor parking to the stairs interlocking has to be completed	Yes	