



ADVANCING ROOF & WALL CONSTRUCTION
ROOFING & BUILDING ENVELOPE ENGINEERS

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Ottawa, ON K1G 4Z4
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CANADA-WIDE

Calloway REIT (South Keys) Inc. (50%)/
Canadian Property Holdings (South Keys) inc (50%)
3700 Highway 7,
Vaughan, ON

December 8th, 2022

Attention: Mr. Hank Woldesillasie,

BTC # 22064



Substantial Completion of the Building Envelope System
South Keys Shopping Centre – Unit F (BMO)

Based on occasional site reviews performed by BTC Group Inc. during construction and our involvement during the pre-construction meeting and the general on-going benchmarks, it is our opinion that the building envelope repairs at the former Roots (BMO) stand alone building located at 2204 Bank Street, Ottawa, ON has been performed in general conformity with reference documents and procedures by Gallivan Developments Inc. These reference documents and procedures include submitted Specifications; Manufacturer's published recommendations and accepted roofing/building envelope repair practices.

This opinion is based upon observations made in the field of the work that was readily visible during the rendering of BTC's review services. This report applies only to the portion of the building envelope repairs that was specified by BTC Group and does not apply to the designs of any interior fit up work.

We trust this meets your present requirements. If you have any questions, or if we may be of further assistance, please do not hesitate to contact the undersigned.

Yours truly,
BUILDING TECHNOLOGIES CONSULTING INC.

Riyazali Noordin | Technical Advisor | **BTC Group**
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PROFESSIONAL ENGINEERS – CANADA WIDE

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

Construction Act

Ottawa, Ontario

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

2204 Bank St, Ottawa, ON K1V 1J5

(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:

Building Envelope Repairs

(short description of the improvement)

to the above premises was substantially performed on November 30, 2022

(date substantially performed)

Date certificate signed: December 8th, 2022

BTC Group (Riyazali Noordin)

(payment certifier where there is one)

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

Name of owner: Calloway REIT (South Keys) Inc. (50%)/ Canadian Property Holdings (South Keys) Inc.(50%)

Address for service: 3700 Hwy 7, Woodbridge, ON L4L 1A6

Name of contractor: Gallivan Development Inc.

Address for service: 35 Auriga Drive, Suite 217, Ottawa, ON, K2E 8B7

Name of payment certifier (where applicable): BTC Group

Address: 2285 St. Laurent Blvd A4, Ottawa, ON K1G 4Z4

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

2204 Bank St, Ottawa, ON K1V 1J5

(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)