

# PETROFF

May 24, 2023

Charmaine Peters  
Project Manager, Retail Design & Construction  
EY Tower, Suite 900  
100 Adelaide St W  
Toronto, Ontario  
M5H 0E2

**Re: Certification of Substantial Performance  
STC CRU 56 Interior Alterations  
PPA Project No. 22108**

In accordance with Section 32 of the Construction Act, R.S.O. 1990, c.C.30, we have certified that Group4 Interiors had substantially performed the work of above noted project on April 07, 2023. Enclosed herewith is a Certificate of Substantial Performance, a copy of which is being simultaneously forwarded to Group4 Interiors who will make application for Release of Holdback, prepare and submit all "wrap up" documentation and work towards total performance of the contract.

Please be advised that the holdback monies are due and payable one day after termination of the prescribed sixty (60) day lien waiting period of which commences from the following date of publication of the certificate. The contractor shall publish a copy of the certificate once in a construction trade newspaper. Copy of notice of publication to be forwarded to Owner and the Architect. Once we have received proof of publication, we will issue a Certificate for Payment for the holdback amount.

Please note that the date of all warranties/guarantees will commence from April 07 2023.

Yours truly,



**Francisco Cediel**, Architect OAA, MRAIC, BCQ  
Associate

**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)

Scarborough Town Centre CRU 56 - 300 Borough Drive, Scarborough, ON M1P 4P5

(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:

Alterations to CRU 56 - Landlord Work

(short description of the improvement)

to the above premises was substantially performed on April 07, 2023

(date substantially performed)

Date certificate signed: May 24, 2023

(payment certifier where there is one - signature required)

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

Name of owner: Scarborough Town Centre Holding Inc.

Address for service: 300 Borough Drive, Scarborough, ON M1P 4P5

Name of contractor: Group4 Interiors

Address for service: 1845 Sandstone Manor, Unit 4, Pickering, ON L1W 3X9

Name of payment certifier (where applicable): Petroff Partnership Architects

Address: 260 Town Centre Blvd, suite 300, Markham, ON L3R 8H8

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

300 Borough Drive, Scarborough, ON M1P 4P5

(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)