



December 21, 2023

Leeswood Design Build Ltd
7200 West Credit Ave,
Mississauga, ON,
L5N 5N

2 St. Clair Avenue West
Floor 12
Toronto, Ontario
M4V 1L5

+1 416 925 1424
www.turnerandtowntsend.com

For the attention of Devin Reeve

Dear Devin

Re. Substantial Performance Application – 3100 Mainway Industrial Building

Turner & Townsend, acting as the Payment Certifier on the 3100 Mainway Project, has received Leeswood Design Build's application for Substantial Performance dated December 13, 2023 stating that they consider the Work to be Substantially Performed as of December 13, 2023.

Further to the application, we confirm that Leeswood Design Build have met the financial requirements for the Substantial Performance under the Construction Act of Ontario for the above project. We are of the opinion that Substantial Performance has been achieved on December 13, 2023 as per the documentation provided to us from Leeswood Design Build and and confirmation of contractual documents waived by 3100 Mainway LP, Burlington, Ontario, along with our site inspection carried out on December 12, 2023.

Please find enclosed the following documentation:-

- Certificate of Substantial Performance signed December 21, 2023, declaring Substantial Performance has been achieved on December 13, 2023
- 3-2-1 calculation
- Leeswood Design Build Ltd Request for Substantial Performance letter dated December 13, 2023
- Minor Deficiencies List Summary as of December 15, 2023
- Email from Carttera dated December 14, 2023 detailing:
 - Confirmation to agree to defer \$128,034.96 from the 3-2-1 calculation;
 - Confirmation to waive the following clauses listed below.

We note that as per the Contract the following clauses must be achieved prior to Substantial Performance:

- GC 3.13.2 Before applying for Substantial Performance of the Work as provided in GC 5.5 - SUBSTANTIAL PERFORMANCE OF THE WORK, the Construction Manager shall remove waste products and debris, other than that resulting from the work of the Owner, other contractors or their employees, and shall leave the Place of the Work clean and suitable for use or occupancy by the Owner. The Construction Manager shall remove products, tools, Construction Equipment, and Temporary Work not required for the performance of the remaining work. **Carttera has confirmed that the site is acceptable in its current state.**
- GC 5.5.1 When the Construction Manager considers that the Work is substantially performed, or if permitted by the lien legislation applicable to the Place of the Work a designated portion thereof which

Continuation

the Owner agrees to accept separately is substantially performed, the Construction Manager shall, within 1 Working Day, deliver to the Consultant and to the Owner a comprehensive list of items to be completed or corrected, together with a written application for a review by the Consultant to establish Substantial Performance of the Work or of the designated portion of the Work. Failure to include an item on the list does not alter the responsibility of the Construction Manager to complete the Contract.

Confirmed satisfied by Carterra.

- SC 6.11 Substantial Performance of the Work means when all of the following have occurred:
 - (a) the Contract is substantially performed within the meaning of the Construction Act and is so certified by the Consultant; and **Confirmed as per this letter.**
 - (b) all Work which has been completed has been performed substantially to the requirements of the Contract Documents including without limitation substantially in accordance with all drawings and specifications therefor and is so certified by the Consultant; and **Confirmed**
 - (c) the Construction Manager has obtained and delivered to the Consultant and the Owner clear inspection reports from all Authorities Having Jurisdiction with respect to any component of the Work which has been completed, unless such inspection reports are not obtained because of any failure on the part of the Consultant to perform any action or take any step which is necessary to permit the authorities to perform any required inspection of the relevant component of the Work or required as a condition to such inspection or the issuance of an inspection report; and **Carterra has waived this condition for Substantial Performance**
 - (d) the Consultant has inspected and tested or caused to be tested the Work and certified to the Owner that all systems are in proper working order in accordance with the Contract Documents; and **Carterra have confirmed acceptance of this condition**
 - (e) the Construction Manager shall have prepared and delivered to the Consultant and the Owner a "punch list" of all items of the Work which are incomplete, outstanding, deficient or defective and remain to be completed or rectified with projected completion dates for each item specified and such list shall be acceptable to the Owner and the Consultant; and **Received**
 - (f)- 8 - the Consultant shall have reviewed the "punch list" and shall have provided its report to the Owner and the Construction Manager as to the agreed cost to complete the outstanding items specified therein **Received.**
- SC 17.6 GC 13.6.2 The Construction Manager shall certify by endorsement thereof, that each of the As-Built Drawings and Specifications is complete and accurate. Prior to Substantial Performance of the Work, the As-Built Drawings and Specifications arranged in accordance with the various divisions of the Work, indexed and endorsed as hereinbefore specified, shall be delivered to the Consultant. The Construction Manager shall provide and deliver to the Owner, in suitable transfer cases the following:
 - (a) one complete set of reproducible final versions; and
 - (b) one complete set stored on AutoCAD or Word, as the case may be. **Carterra has waived this condition for Substantial Performance.**
- SC 17.6 GC 13.7.1 The Construction Manager shall furnish to the Owner, for its review, prior to the date of Substantial Performance of the Work, or such other mutually agreeable time, 2 complete drafts of an operating and maintenance manual for the Work (including, without limitation, each piece of equipment) (the "Operating Manual"). Failure to submit any portion of the draft Operating Manual that is required for the safe occupation and use of the Work and as may be necessary for the security and health of the occupants of the Project shall be grounds for the Consultant to reject the Construction Manager's application for Substantial Performance of the Work. **Carterra has waived this condition for Substantial Performance**
- We note an Occupancy permit has not been provided however **Carterra has confirmed that the building is ready for use.**

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We have also received the following compliance reports:

- **Architectural:** Glen Piotrowski Architect review report dated November 16, 2023 and Final Review Report dated December 20, 2023
- **Structural:** Mirkwood Engineering Structural Engineers New Warehouse Building Permit closeout letter dated November 8, 2023 and Field Review dated September 21, 2023
- **Landscaping:** Harrington Mcavan Ltd. Site Inspection Report (Interim) dated December 8, 2023 and Certification of Landscape works dated December 8, 2023
- **Civil:** A.m. Candaras Associates Inc. Consulting Engineers Substantial Performance Letter for 3100 Mainway, Burlington dated December 19, 2023 and Civil Work Site Review Report dated December 14, 2023
- **Mechanical and Electrical:** EME Engineering; Final Engineering Review letter dated December 14, 2023
- **Sprinkler:** MBECO Engineering Ltd. Sprinkler & Standpipe Fire Pump & BFP Installation dated December 14, 2023
- **Electrical:** Janick Electrical letter to city of Burlington to close out building permit # 2022-025814-000-00-IP & 2022-025814-FDN-00-IP dated December 15, 2023
- **Surveyor:** David B. Searles Surveying Ltd. Surveyor's Real Property Report dated May 8, 2023

We trust that this is satisfactory for your current requirements. Please contact either of the undersigned should you wish to discuss or have any questions or comments.

Yours sincerely,



Emma Magee
Director
Turner & Townsend
e: emma.magee@turntown.com



Syed Hasan
Senior Cost Consultant
Turner & Townsend
e: syed.hasan@turntown.com

[HTTPS://TURNTOWN-MY.SHAREPOINT.COM/PERSONAL/SYED_HASAN_TURNTOWN_COM/DOCUMENTS/DESKTOP/TEMP FOLDER/MAINWAY/SP/NEW FOLDER/CAN23564 TT LETTER CERTIFYING SUBSTANTIAL PERFORMANCE NOVEMBER 30, 2023.DOCX](https://turntown-my.sharepoint.com/personal/syed_hasan_turntown_com/documents/desktop/temp%20folder/mainway/sp/new%20folder/can23564%20letter%20certifying%20substantial%20performance%20november%2030%202023.docx)

Copy:
Kris Fudge, Carttera
Steven Farkas, Turner & Townsend Cavalieri
Maurice De Clerk, Turner & Townsend Cavalieri

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Appendix A

Form 9

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

Construction Act

City Of Burlington

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

3100 Mainway, Burlington, Ontario L7M 1A3

(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:

Construction of a new single storey warehouse space with a building footprint of 253 ,203sf.

(short description of the improvement)

to the above premises was substantially performed on **December 13, 2023**

(date substantially performed)

Date certificate signed: **December 21, 2023**



(payment certifier where there is one)

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

Name of owner: **MH 3100 Mainway LP,
Burlington, Ontario**

Address for service: **3100 Mainway, Burlington, Ontario L7M 1A3**

Name of contractor: **Leeswood Design Build LTD**

Address for service: **7200 West Credit Ave, Mississauga, ON, L5N 5N1**

Name of payment certifier (where applicable): **Turner & Townsend**

Address: **2 St. Clair Avenue West, Floor 12, Toronto, Ontario, M4V 1L5, Canada**

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
**07163-0115(LT) being: PT LT 12 & LT 13 , PL 1055 , PT 2, 20R8275 ; EXCEPT PT 1, 20R22366;
BURLINGTON; CITY OF BURLINGTON**

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)

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Appendix B

3-2-1 Calculation

Construction Lien Act - Substantial Performance Calculation**Contracts, substantial performance and completion****When contract substantially performed**

2. (1) For the purposes of this Act, a contract is substantially performed,
- (a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; and
 - (b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,
 - (i) 3 per cent of the first \$1,000,000 of the contract price,
 - (ii) 2 per cent of the next \$1,000,000 of the contract price, and
 - (iii) 1 per cent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).

CONSTRUCTION CONTRACT VALUE

Base Contract Amount	\$24,545,771.14		
Total Change Order Value as at	\$1,652,537.11		
Total Revised Contract Value		\$26,198,308.25	
Less Deferred Work	-\$128,035		
Total Contract Deductions		-\$128,035	
Adjusted Contract Amount For Substantial Performance		\$26,070,273.29	(A)

ALLOWABLE OUTSTANDING AMOUNT

3% of first \$1,000,000	\$30,000		
2% of next \$1,000,000	\$20,000		
1% of balance of contract	\$240,702.73		
Unbilled balance required for Substantial Performance		\$290,702.73	
Unbilled balance required for Substantial Performance		\$290,702.73	(B)

CERTIFIED FIGURE REQUIRED TO ACHIEVE SUBSTANTIAL PERFORMANCE

Adjusted Contract Amount For Substantial Performance	\$26,070,273.29		=(A)
Less Unbilled balance required for Substantial Performance	-\$290,702.73		=(B)
Certified Figure Required to Achieve Substantial Performance		\$25,779,570.56	
Certified Figure Required to Achieve Substantial Performance		\$25,779,570.56	(C)

CONTRACT WORKS CERTIFIED TO DATE

Total Base Contract Certified to November 30, 2023	\$24,396,403.49		
Total Change Orders	\$1,484,767.72		
Grand Total Certified as of November 30, 2023		\$25,881,171.21	
Grand Total Certified as of November 30, 2023		\$25,881,171.21	(D)

COST TO BE INVOICED TO ACHIEVE SUBSTANTIAL PERFORMANCE

Certified Figure Required to Achieve Substantial Performance	\$25,779,570.56		=(C)
Less Grand Total Certified as of November 30, 2023	-\$25,881,171.21		=(D)
Cost Required to be Billed to Achieve Substantial Performance		-\$101,600.65	
Cost Required to be Billed to Achieve Substantial Performance		-\$101,600.65	(E)

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Appendix C

Contractor's Substantial Performance Application



APPLICATION for CERTIFICATE OF SUBSTANTIAL PERFORMANCE

DATE ISSUED

Dec 13 2023

OWNER

3100 Mainway LP

PROJECT NAME/ADDRESS

3100 Mainway

PAYMENT CERTIFIER

Turner & Townsend

PROJECT No.

21-024

We further state that the amount of holdback monies due for release and payment following the issue of a Certificate of Substantial Performance is...[(E) x 10%].....

\$ -

GST EXTRA

All other monies released after certification will not be subjected to any holdback retention.

1. ORIGINAL CONTRACT VALUE (\$CAN) \$ 23,046,678.00 (A)

2. AUTHORIZED CHANGE ORDERS (\$CAN) \$ 3,151,631.46 (B)

3. CURRENT CONTRACT VALUE (\$CAN) (A + B) \$ -

4. PROVISION FOR INCOMPLETE WORK AS PER THE CONSTRUCTION LIEN ACT OF THE PROVINCE OF ONTARIO (\$CAN) \$ 26,198,309.46 (C)

3% of first \$1,000,000 \$ 30,000.00 [3% x \$1,000,000]
2% of second \$1,000,000 \$ 20,000.00 [2% x \$1,000,000]
1% of Balance of Contract \$ 241,983.09 [1% x [(C) - (\$1,000,000 + \$1,000,000)]]
\$ 291,983.09 [D]

5. WORK COMPLETED AS PER PAYMENT APPLICATION No...2 21 \$ 291,983.09 (D)

6. VALUE OF INCOMPLETE WORK AND UN-EXPENDED CASH ALLOWANCES Less DEFERRED WORK (6.1+6.2-7.0-8.0) \$ 189,103.29 (F)

6.1 Incomplete Base Contract Work \$ 149,368.65
6.2 Incomplete Change Order Work \$ 167,769.60

7. UN-EXPENDED CASH ALLOWANCES

\$ -

8. DEFERRED WORK

Paving \$ 38,195.88
Retaining Wall Jogs \$ 79,487.10
Landscaping \$ 10,351.98
\$ 128,034.96

9. CONDITION OF REQUIREMENT FOR SUBSTANTIAL PERFORMANCE (F) < (D)

Satisfied

Name of Project Manager : Devin Reeve
Leeswood Construction

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Appendix D

Contractor's Deficiency List



Deficiency Review Report

Job Name:	3100 Mainway Carttera				Original Date:	12-Dec-23	
Address:	3100 Mainway, Burlington, ON L7M 1A3	Client Rep:	Turner & Townsend Cavalieri			Revised Date:	19-Dec-23
Client:	Carttera Management Inc	Contractor:	Leeswood Construction (LW)			Project Managers:	Devin Reeve (LSW)
Architect:	Glenn Piotrowski Architects. (GPA)	Mechanical Consultant:	Concept Air (CA)			Prepared By:	Leonora Cassidy (LSW)
Structural Consultant:	Mirkwood Engineering (ME)	Electrical Consultant:	Janick Electric (JE)			Site Superintendent	Jordan Cronkwright/Fred
Civil Consultant:	Candaras	Landscaping Consultant:	Harrington McAvan Ltd (HML)				Youash (LSW)
Item #	Deficiencies Noted:	Contractor:	Date Issued:	Estimated Cost	Issued	Status:	Pictures
GPA Deficiency List (Architectural)							
Item 1.0	View of SE corner facing North re status of landscaping, curbs and street connection. Parapet cap flashing & tie-in to be completed.	Alliance	16-Nov-23		20-Nov-23	Closed	Refer to Photo 4
Item 2.0	View from SE corner facing North re status of car parking area & of landscaping, curbs etc. Fire route & service room signage to be installed.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 5
Item 3.0	View of SE corner on East side. See notes below regarding stair access, sealant and Unistrut. Bollards to be re-installed vertically.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 7
Item 4.0	Exit door on East Elevation. Confirm how this will be insulated & sealed weather/ rodent tight. Ensure gap is fully insulated, weather tight & foam-in-place insulation is not exposed. See Photo as well for other side of door.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 9
Item 5.0.	WIP of painting at door on right, sealant & IMP flashing on left. Complete panting. Ensure threshold is set in full bed of sealant and frame, threshold & flashing are caulked weather tight.	Goldstar	16-Nov-23		20-Nov-23	Closed	Refer to Photo 10
Item 6.0.	Exit door on East Elevation. Confirm how this will be insulated & sealed weather/ rodent tight.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 11
Item 7.0.	WIP of painting at door on right, sealant & IMP flashing on left. Complete panting.	Goldstar	16-Nov-23		20-Nov-23	Closed	Refer to Photo 12
Item 8.0	Sprinkler pipe penetration to be fully sealed and insulated from both interior and exterior. Clean IMP of all marks and debris.	SS	16-Nov-23		20-Nov-23	Closed	Refer to Photo 13
Item 9.0	View into roof access stairwell as seen from outside. Provide exterior stari & complete painting, and cleaning within.	Mississuga Iron/GoldStar	16-Nov-23		20-Nov-23	Closed	Refer to Photo 14

Item 10.0	Gas meter & bollards installed at SE corner. Unistrut projecting into walkway is sharp & could be reduced in length.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 15
Item 11.0	Loose mullion cap & incomplete sealant application at NE office corner. Ensure mullions are tight & square to envelope.	OGW	16-Nov-23		20-Nov-23	Closed	Refer to Photo 17
Item 12.0	Base of Morin siding in East wall appears to be uneven from panel to panel. Review when final flashing is installed.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 18
Item 13.0	View at NE corner looking West. Confirm final grades will not exceed 3:1 & civil and install guard where wall exceeds 600mm in height.	Gregor	16-Nov-23		20-Nov-23	Open	Refer to Photo 19 Not a Deficiency as it was not part of the building design and is and extra
Item 14.0	What is final grading to be? Landscape & Civil consultants to confirm nearby tree has sufficient root for survival & that grades will not drain onto sidewalk.	Gregor	16-Nov-23		20-Nov-23	Open	Refer to Photo 20 Not a Deficiency as it was not part of the building design and is and extra
Item 15.0	Ensure asphalt meets curb elevation at barrier-free curb cuts & that final grading & compaction are complete and all debris is removed prior to asphalt placement.	Gregor	16-Nov-23		20-Nov-23	Closed	Refer to Photo 21
Item 16.0	WIP photo of typical IMP/ glazing corner. See previous months review for additional comments. On finish to insul. board on foundation and gap between glazing & IMP.	OGW/IPS	16-Nov-23		20-Nov-23	Closed	Refer to Photo 23
Item 17.0	View up from below of head flashing cut short of IMP cap flashing. Ensure this juncture is weather tight when completing flashing installation.	IPS	16-Nov-23		20-Nov-23	Closed	Refer to Photo 24
Item 18.0	Status View of looking West along North face and car parking area. Confirm IMP installation is per mfg. as there appears to be uneven condensation on IMP near joints and likely fastener locations.	IPS	16-Nov-23		20-Nov-23	Closed	Refer to Photo 25
Item 19.0	Typical Northern most parking island and toe wall beyond. Coord with civil for review of extent of guard where finished height exceeds 600mm.	CCN to Be issued to Owner	16-Nov-23		20-Nov-23	Open	Refer to Photo 26 Not a Deficiency as it was not part of the building design and is and extra
Item 20.0	Scratches on North wall. See notes on photo #28.	IPS	16-Nov-23	\$50.00	20-Nov-23	Open	Refer to Photo 27 and 28
Item 21.0	Scratches on North wall above sidewalk to be remediated per mfg. instructions.	IPS	16-Nov-23	\$50.00	20-Nov-23	Open	Refer to Photo 28
Item 22.0	North side looking East at granular placement. Confirm IMP installation per notes on photo #30	IPS	16-Nov-23	\$0.00	20-Nov-23	Open	Refer to Photo 29 and 30
Item 23.0	Many IMP panels On North wall appear to have a tapered gap on fastener side. Please have mfg. confirm installation.	IPS	16-Nov-23	\$0.00	20-Nov-23	Closed	Refer to Photo 29 and 30
Item 24.0	North side looking East at granular placement. Confirm IMP installation per notes on photo #29 & 30.	IPS	16-Nov-23	\$0.00	20-Nov-23	Open	Refer to Photo 29, 30 and 31

Item 25.0	View looking at central office area. Complete flashing on white siding & verify at louver install to ensure no envelope leaks.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 32
Item 26.0	View looking at NW office entrance. Doors locked. Confirm sill set in full-bed of sealant & operation of doors & operator.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 34
Item 27.0	View of NW site entrance curb & sidewalk installation. Final grading/gravel placement underway on day of review prior to asphalt placement next week.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 38
Item 28.0	West exit door painting & priming in progress. Northern-most door appears warped. Replace if damaged. Patch pitted cap wall.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 41
Item 29.0	View looking North at NW mullion and sealant installation status. Ensure all corners are tight & caps are installed square.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 42
Item 30.0	Typical interface between IMP & curtainwall. Remove all excess membrane. There appears to be missing structure here. Confirm with structural & associated trades. Complete installation per details on A7.02.	OGW/IPS	16-Nov-23		20-Nov-23	Closed	Refer to Photo 45
Item 31.0	Typical entrance door, threshold & slab. Grind cap wall smooth to match floor. Ensure sill is set in full bed of sealant & mullions are insulated & sealed to concrete. Complete foam-in-place insulation and sealant around perimeter of curtain wall and entrance.	Griding is done can't be match	16-Nov-23		20-Nov-23	Closed	Refer to Photo 45
Item 32.0	Floor cracking at center office area to be reviewed by Struct Eng.& installer. Carried from previous review.	Metro	16-Nov-23		20-Nov-23	Closed	Refer to Photo 46
Item 33.0	Floor cracking at center office area telegraphs past first sawcut into building.Carried from previous review.	Metro	16-Nov-23		20-Nov-23	Closed	Refer to Photo 47
Item 34.0	West side status of Landscaping & concrete pads looking North. Complete landscaping & and guardrail.	Mississuga Iron/Coulson	16-Nov-23		20-Nov-23	Closed	Refer to Photo 48
Item 35.0	West side status of Landscaping & concrete pads looking South. Complete landscaping & and guardrail.	Mississuga Iron/Coulson	16-Nov-23		20-Nov-23	Closed	Refer to Photo 49
Item 36.0	View of NW office area looking East at Morin panel installation progress. Complete flashing and Parapet flashing as well. Clean debris on IMP.	IPS/Alliance	16-Nov-23		20-Nov-23	Closed	Refer to Photo 50
Item 37.0	View of NW office entrance looking at sill flashing & mullion-cap installation. Complete sealant and confirm how end of insulation board will be finished.	OGW	16-Nov-23		20-Nov-23	Closed	Refer to Photo 51
Item 27.0	View of North SE drive-in ramp & landscaping beyond. Clean Ramp.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 52
Item 38.0	Sawcut grooves in drive-in ramp approx. 1x1" in size.	Metro	16-Nov-23		20-Nov-23	Closed	Refer to Photo 53
Item 39.0	Typical view of dock wall. Clean foundation & precast. Complete installation of dock seals.	TKL	16-Nov-23		20-Nov-23	Closed	Refer to Photo 54
Item 40.0	View of SE drive-in door. Complete bollard installation, guardrails and painting. Clean Precast.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 55
Item 41.0	View looking at status of washroom installation (West wc) Complete painting, accessory & fixture installation.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 56 and 57
Item 42.0	View looking at status of washroom installation (East wc) Complete painting, accessory & fixture installation.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 58 and 59
Item 43.0	View looking at typical roof drain installation status. Complete insultation & wrap.	Only hub get insulation	16-Nov-23		20-Nov-23	Closed	Refer to Photo 60

Item 44.0	View looking SW across dock wall. Complete precast cleaning of rust marks rust touch-upson all steel.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 61
Item 45.0	View looking West towards center of warehouse. Complete final cleaning and steel touch-ups.		16-Nov-23		20-Nov-23	Closed	Refer to Photo 62
Item 46.0	Rust on steel to be primed	ACL	14-Dec-23	\$500.00	15-Dec-23	Open	Refer to Photo 63
Item 47.0	Paint touch up in both washrooms	Goldstar	14-Dec-23	\$100.00	15-Dec-23	Open	Refer to Photo 64
Item 48.0	Excess membrane to be cut off around glazing on the interior	Leeswood	14-Dec-23	\$100.00	15-Dec-23	Open	Refer to Photo 65
Item 49.0	Gap at the bottom of (2) hollow doors to be properly sealed	JSL	14-Dec-23	\$250.00	15-Dec-23	Open	Refer to Photo 66
Item 50.0	Gap between canopy and glazing to be sealed	OGW	14-Dec-23	\$300.00	15-Dec-23	Open	Refer to Photo 67
Item 51.0	Clean oil stains & debris from levellers on wear surfac eans within basin.	Dock Product/LSW	14-Dec-23	\$500.00	19-Dec-23	Open	
Item 53.0	Complete Fencing on top of South retaining wall	Mississauga Iron	14-Dec-23	\$10,000.00	19-Dec-23	Open	
Item 54.0	Complete Bollard installation at all dock/Apron exit stairs and drive-in doors.	Curbside	14-Dec-23		19-Dec-23	Closed	
Item 55.0	Barrier free operators not powered.	Janick/TBD	14-Dec-23		19-Dec-23	Open	
Item 56.0	Insulation at perimeter of curtainwall not installed. See detail 1/A7.02.	OGW	14-Dec-23	\$100.00	19-Dec-23	Open	
Item 57.0	Insulation at HM door frames not installed. See detail 4/A7.02.		14-Dec-23		19-Dec-23	Closed	
Item 58.0	Bollards at sprinkler riser called-up on dwg. A2.01 not installed.	LSW	14-Dec-23	\$2,000.00	19-Dec-23	Open	
Item 59.0	Remove protective wrap from all hardware, BFO cabinets.	LSW	14-Dec-23		19-Dec-23	Closed	
Item 60.0	Mitre corner on Insulated concrete protection board on outside of foundation wall at building corners & ensure no black foam is exposed.	IPS/LSW	14-Dec-23	\$200.00	19-Dec-23	Open	
TOTAL ESTIMATED COSTS BEFORE HST				\$14,150.00			
HML Deficiency List (Landscaping)							
Refer to attached Drawing Sheet L1 and L3 for location of some items listed above.							
Item 1.0	Existing Trees T-1, T-3, T-10, T-11, T-12, T-32, T-34, T-37, and T-79, have been cut down with some tree stumps remaining. These trees were identified in the arborist report and Tree Preservation Plan to be preserved with mitigation. Please advise on their removal and provide a copy of the permit/ approval from the City for their removal.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 2.0	There is damage to the trunk on existing Tree T-84. We will advise further regarding this item upon review and comment by the arborist.	Coulson	27-Nov-23		1-Dec-23	Closed	

Item 3.0	New Jersey Tea (Ceanothus americanus), Bush Honeysuckle (Diervilla lonicera), and Ninebark (Physocarpus opulofolius) plant material appear to be smaller than specified on the Plant List. Please advise and/ or replace with plant material of specified size.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 4.0	Coniferous tree plantings deviate from the City of Burlington Coniferous Tree Planting Detail Drawing S-202 (see landscape detail 6/L4). Stakes with burlap ties and plastic protectors are missing on the coniferous tree plantings. Please correct.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 5.0	Deciduous tree plantings deviate from the City of Burlington Deciduous Tree Planting Detail Drawing S-201 (see landscape detail 5/L4). Burlap ties and plastic protectors are missing on the deciduous tree plantings. Stakes are missing on 1 tree. Please correct.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 6.0	Remove tags remaining on some new tree plantings.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 7.0	Remove cardboard boxes remaining on some tree stakes.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 8.0	Plant the one (1) missing New Jersey Tea (Ceanothus americanus).	Coulson	27-Nov-23	\$200.00	1-Dec-23	Open To be completed in the spring	
Item 9.0	Plant the two (2) missing Bush Honeysuckle (Diervilla lonicera).	Coulson	27-Nov-23	\$400.00	1-Dec-23	To be completed in the spring	
Item 10.0	Mulch depths were randomly measured across the site and found to be insufficient in majority of the areas. Ensure 75mm of mulch is installed in mulched areas, for tree plantings, and planting beds as per Landscape Plan and Details.	Coulson	27-Nov-23	\$1,000.00	1-Dec-23	Open To be completed in the spring	
Item 11.0	It appears that some new sod has been partially laid on top of existing grass. The new sod is at a higher elevation than the existing grass it is transitioning into. The new sod shall be installed on topsoil and shall be cut into the existing grass to provide a flush transition in grade between new and existing grass.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 12.0	Remove the stake partially buried under the new sod at the intersection of Northside Road and Mainway.	Not a deficiency	27-Nov-23		1-Dec-23	Closed	
Item 13.0	Complete the grading and sod restoration by the new sidewalk connection at the intersection of Northside Road and Mainway and behind the modular precast concrete retaining wall along the south/ southeastern perimeter of the Site.	Coulson	27-Nov-23	\$1,000.00	1-Dec-23	Open To be completed in the spring	
Item 14.0	Please provide truck/ weight tickets/ supporting documentation for the topsoil and planting bed mixture for the project for verification of quantity installed on site.	Coulson	27-Nov-23		1-Dec-23	Closed	

Item 15.0	Ensure to clean up construction debris from all planting beds and tree plantings, including but not limited to asphalt, concrete debris, wooden skid slats, etc.	Coulson	27-Nov-23		1-Dec-23	Closed	
Observations							
Item 16.0	Boulders were noted along the Northside Road frontage as a landscaping feature.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 17.0	Some plant material is showing signs of stress, especially the Bush Honeysuckles (Diervilla lonicera). It is recommended to continue to monitor and regularly water the plants, especially in the spring to ensure a healthy growing condition.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 18.0	Some of the Wild Bergemot (Monarda fistulosa) appear may have been buried in the mulch and some appear may have been trampled over or had debris piled on top of them during construction. It is recommended to ensure these plants are not buried or piled upon, continue to monitor and regularly water the plants, especially in the spring to ensure a healthy growing condition.	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 19.0	The guardrail at the northwest corner of the site has not yet been installed;	Coulson	27-Nov-23		1-Dec-23	Closed	
Item 20.0	The chain link fence on the precast concrete retaining wall has not yet been installed;	There isn't one	27-Nov-23		1-Dec-23	Closed	
Item 21.0	There appears to be surface water pooling within openings in the modular precast concrete retaining wall blocks	Not a deficiency	27-Nov-23		1-Dec-23	Closed	
Item 22.0	The modular precast concrete retaining wall at the northwestern corner of the property appears to have been vandalized.	Not a deficiency	27-Nov-23		1-Dec-23	Closed	
Item 23.0	The grade in the sodded area on the west side of the building appears to be uneven.	Not a deficiency	27-Nov-23		1-Dec-23	Closed	
TOTAL ESTIMATED COSTS BEFORE HST				\$2,600.00			
Candaras Deficiency List (Civil)							
Item 1.0	Inspected MH6 and found that the orifice plate were not installed.	MGI	14-Dec-23		14-Dec-23	Closed	
Item 2.0	MH6 preforated structure not installed	MGI		\$ 1,500.00	14-Dec-23	Open	
Item 3.0	MH6 did not have a bolt down lid.	MGI		\$ 1,500.00	14-Dec-23	Open	
Item 4.0	General cleaning of asphalt debris in CB and MH's.	Curbside	14-Dec-23	\$ 1,500.00	14-Dec-23	Open	
Item 5.0	Stone infiltration trench to be installed behind Retaining walls at west end. (Installed to be confirmed)	MGI	14-Dec-23		14-Dec-23	Closed	
Item 6.0	Fire route signs to be installed	Curbside	14-Dec-23		14-Dec-23	Closed	
Item 7.0	Official copy of WM pressure testing results and water sample results to be submitted. (Will be received from the region).	MGI	14-Dec-23	\$ -	14-Dec-23		
Item 8.0	As built surveying submission upon completion of the top course pavement	Lesswood	14-Dec-23		14-Dec-23	Closed	
TOTAL ESTIMATED COSTS BEFORE HST				\$ 4,500.00			

Continuation

Appendix E

Email From Owner Confirming Waived Clauses

Syed Hasan

From: Kris Fudge <kfudge@carttera.com>
Sent: December 18, 2023 10:19 AM
To: Emma Magee; Devin Reeve
Cc: Steven Farkas; Maurice De Clerk; Syed Hasan
Subject: RE: 3100-Mainway - Substantial Performance
Attachments: Mainway contract checklist Dec 14 - KF Comments.xlsx

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Hi Emma,

Please see my response highlighted yellow below and attached.

Kris

From: Emma Magee <Emma.Magee@turntown.com>
Sent: December 14, 2023 1:14 PM
To: Devin Reeve <dreeve@Leeswood.ca>; Kris Fudge <kfudge@carttera.com>
Cc: Steven Farkas <Steven.Farkas@turntown.com>; Maurice De Clerk <Maurice.DeClerk@turntown.com>; Syed Hasan <Syed.Hasan@turntown.com>
Subject: RE: 3100-Mainway - Substantial Performance

Confidential - External

Hi Devin & Kris

As discussed, please see attached our condensed updated checklist, I have highlighted items for Carttera, Leeswood and the Consultant to provide/comment on and summarised below:

Carttera

- Comment on GC3.13.2. *Remove debris, waste products, leave place clean and suitable for use or occupancy by Owner. Assume this is ok, please confirm.* The site is acceptable in its current state.
- Comment on GC5.5.1. *Provide list of items to be completed and timeline to complete. Has this list of work to be completed with the completion dates been received? Any issues?* The timing for completion of deferred work is largely dependent on Cogeco and Burlington Hydro completing their pole / line removals. We have no concern that Leeswood will complete this work as soon as it is available to them. There are no items remaining to be completed which impede Carttera's ability to lease and perform tenant improvements at this time.
- Comment on SC 6.11 *items (a)(c) and (e) please refer to detail in the spreadsheet and provide comments.* See attached.
- Comment on SC 17.6 GC 13.6.2 *(final as-builts and specs submission) please refer to detail in the spreadsheet and confirm if this is required for SP* Final as-builts and specs must be provided to Carttera by 31-Jan-24. Note that these must be reviewed and deemed complete by Steve and Maurice at TT Cavalieri by this date. Carttera agrees to waive this requirement for Substantial.
- Comment on SC17.6 GC 13.7.1 *(O&Ms) please refer to detail in the spreadsheet and confirm if this is required for SP* O&M's must be provided to Carttera by 31-Jan-24. Note that these must be

reviewed and deemed complete by Steve and Maurice at TT Cavaliere by this date. Carttera agrees to waive this requirement for Substantial.

- Please provide the legal PIN for the Form 9. 07163-0115(LT)
- Confirm 'ready for use'? We understand that the permits have not yet been closed out, therefore 'Ready for Use' has not been achieved. Please provide update or acceptance from Carttera/Consultant that the facility is 'ready for use'. Carttera deems the space ready for use.
- Confirm acceptance of the following work to be deferred from the 3-2-1 calc? This is acceptable to Carttera.

\$

-

8. DEFERRED WORK

Paving	\$	38,195.88
Retaining Wall Jogs	\$	79,487.10
Landscaping	\$	10,351.98
	\$	128,034.96

o

Leeswood

- Provide copy of priced deficiency list
- Provide copy of remaining works and dates to complete

Consultant

- Consultant to provide letters/reports to confirm clause SC6.11 items (b)(d)(8) summarised as follows:
 - b) all Work which has been completed has been performed substantially to the requirements of the Contract Documents including without limitation substantially in accordance with all drawings and specifications therefor and is so certified by the Consultant; and*
 - (d) the Consultant has inspected and tested or caused to be tested the Work and certified to the Owner that all systems are in proper working order in accordance with the Contract Documents; and*
 - 8 - the Consultant shall have reviewed the "punch list" and shall have provided its report to the Owner and the Construction Manager as to the agreed cost to complete the outstanding items specified therein*

Thanks
Emma

Emma Magee
Director

Turner & Townsend

2 St. Clair Avenue West, Floor 12, Toronto, Ontario M4V 1L5
t: +1 416 925 1424 | c: +1 416 799 4314 | www.turnerandtownsend.com

Turner & Townsend

Register to access: [Canada market intelligence: Remaining resilient](#) | [Turner & Townsend \(turnerandtownsend.com\)](#)

From: Syed Hasan <Syed.Hasan@turntown.com>

Sent: December 13, 2023 12:02 PM

To: Devin Reeve <dreeve@Leeswood.ca>

Cc: Emma Magee <Emma.Magee@turntown.com>; Steven Farkas <Steven.Farkas@turntown.com>; Maurice De Clerk

Continuation

Appendix F

Latest WSIB



Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.

Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj- mmm-aaaa)
LEESWOOD DESIGN BUILD LTD	7200 WEST CREDIT AVE, MISSISSAUGA, ON, L5N5N1, CA	236220: Commercial and institutional building construction	A0000IWPAO	20-Nov-2023 to 19-Feb-2024

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

Continuation

Appendix G

Reports/Letters

Consultant

Glenn Piotrowski Architect Ltd.

OwnerCarttera
20 Adelaide Street E.
Suite 800, Toronto, Ontario**Contractor**Leeswood
7200 West Credit Ave
Mississauga, Ontario
L5N 5N1**Present**

Brad Cook

Report

General Field Review

Date

Nov. 16, 2023

Address of works

3100 Mainway, Burlington, Ontario

Temp

+4 C @ 8:00am

Weather

Sunny – low wind 6km/h from SE

Permit # 2022 025814

1.0 SITE CONDITIONS:

- 1.1 Building enclosed, all Precast, IMP & Glazing installed. HM doors installed. Dock Levellers installed. Floor Poured & wet cure complete. OH door installation complete.
- 1.2 Roof Access not available, nor access into pump room. Roofing overhanging all parapets appear complete with some perimeter flashing which remains to be installed.
- 1.3 Retaining wall installed along South & West lot lines. Toe Wall poured along North side of site.
- 1.4 Site area North of building dried & final grading prior to asphalt placement underway at West end of site.
- 1.5 Curb & municipal sidewalk crossing complete at NW & NE corners. Truck entrance curb cut has some damage.
- 1.6 Sidewalk & curb along East side & North along building face installed.
- 1.7 Drive-in Ramps poured & sawcut.
- 1.8 Apron compacted & ready for pour with equipment on-site.
- 1.9 Landscaping installation underway with topsoil, mulch & planting at various stages across site.

2.0 SITE SAFETY AND SECURITY:









- 2.1 No previous site safety concerns or comments.
Temporary fencing & gates being removed in some locations to facilitate completion of scope.





3.0 PROGRESS OF THE WORK:







- 3.1 Deck remains in excellent condition as of review date. Sprinkler & electrical rough-ins appear complete. Lighting not on at time of review. All exit signage in-place, but off.
- 3.2 Dock levellers installed & final cleaning to be performed.
- 3.3 Some minor rusting on columns (see South exterior wall) Structural steel primed light grey.
- 3.4 IMP installed on all walls c/w Morin perimeter flashing to be completed at Perimeter of white siding.
- 3.5 Curtainwall framing, doors & glazing installed, sealant & mullion cap installation underway.
- 3.6 Apron poured & sawcut.
- 3.7 No stair access to roof on visit date.
- 3.8 Complete retaining wall and landscaping in NE corner near sidewalk access.
- 3.9 Confirm retaining wall height on West side in NW corner. Appears that a course could be removed?







4.0 SITE OBSERVATIONS AND COMMENTS









- 4.1 Refer to the following pages of photographs with associated comments:

	<p>Photo 1 View looking West at East side of site from across street. Pump room HVAC hoods installed & visible from across the street.</p>		<p>Photo 2 View looking South along East wall. Curbs installed and granular compacted for Base-coat.</p>
	<p>Photo 3 View looking at West into truck court. Apron pour complete. Trailer demobilised and grading has begun prior to asphalt. Complete dock door painting & bollard installation.</p>		<p>Photo 4 View of SE corner facing North re status of landscaping, curbs and street connection. Parapet cap flashing & tie-in to be completed.</p>
	<p>Photo 5 View from SE corner facing North re status of car parking area & of landscaping, curbs etc. Fure route & service room signage to be installed.</p>		<p>Photo 6 View of SE corner facing East re status of landscaping, curbs and street connection.</p>
	<p>Photo 7 View of SE corner on East side. See notes below regarding stair access, sealant and Unistrut. Bollards to be re-installed vertically.</p>		<p>Photo 8 View of NE corner on East side of building. Landscaping, EV chargers, Sidewalk and bollards installed.</p>







	<p>Photo 9 Exit door on East Elevation. Confirm how this will be insulated & sealed weather/rodent tight.</p> <p>Ensure gap is fully insulated, weather tight & foam-in-place insulation is not exposed.</p> <p>See Photo as well for other side of door.</p>		<p>Photo 10 WIP of painting at door on right, sealant & IMP flashing on left.</p> <p>Complete painting. Ensure threshold is set in full bed of sealant and frame, threshold & flashing are caulked weather tight.</p>
	<p>Photo 11 Exit door on East Elevation. Confirm how this will be insulated & sealed weather/rodent tight.</p>		<p>Photo 12 WIP of painting at door on right, sealant & IMP flashing on left.</p> <p>Complete painting.</p>







	<p>Photo 13 Sprinkler pipe penetration to be fully sealed and insulated from both interior and exterior. Clean IMP of all marks and debris.</p>		<p>Photo 14 View into roof access stairwell as seen from outside. Provide exterior stari & complete painting, and cleaning within.</p>
	<p>Photo 15 Gas meter & bollards installed at SE corner. Unistrut projecting into walkway is sharp & could be reduced in length.</p>		<p>Photo 16 Landscaped island status at NE office corner looking towards street entrance beyond.</p>
	<p>Photo 17 Loose mullion cap & incomplete sealant application at NE office corner. Ensure mullions are tight & square to envelope.</p>		<p>Photo 18 Base of Morin siding in East wall appears to be uneven from panel to panel. Review when final flashing is installed.</p>

	<p>Photo 19 View at NE corner looking West. Confirm final grades will not exceed 3:1 & civil and install guard where wall exceeds 600mm in height.</p>		<p>Photo 20 What is final grading to be? Landscape & Civil consultants to confirm nearby tree has sufficient root for survival & that grades will not drain onto sidewalk.</p>
	<p>Photo 21 Ensure asphalt meets curb elevation at barrier-free curb cuts & that final grading & compaction are complete and all debris is removed prior to asphalt placement.</p>		<p>Photo 22 View looking West at NE office area. Soffit & lighting installed.</p>
	<p>Photo 23 WIP photo of typical IMP/ glazing corner. See previous months review for additional comments. On finish to insul. board on foundation and gap between glazing & IMP.</p>		<p>Photo 24 View up from below of head flashing cut short of IMP cap flashing. Ensure this juncture is weather tight when completing flashing installation.</p>

	<p>Photo 25 Status View of looking West along North face and car parking area. Confirm IMP installation is per mfg. as there appears to be uneven condensation on IMP near joints and likely fastener locations.</p>		<p>Photo 26 Typical Northern most parking island and toe wall beyond. Coord with civil for review of extent of guard where finished height exceeds 600mm.</p>
	<p>Photo 27 Scratches on North wall. See notes on photo #28.</p>		<p>Photo 28 Scratches on North wall above sidewalk to be remediated per mfg. instructions.</p>
	<p>Photo 29 North side looking East at granular placement. Confirm IMP installation per notes on photo #30.</p>		<p>Photo 30 Many IMP panels On North wall appear to have a tapered gap on fastener side. Please have mfg. confirm installation.</p>
	<p>Photo 31 North side looking East at granular placement. Confirm IMP installation per notes on photo #29 & 30.</p>		<p>Photo 32 View looking at central office area. Complete flashing on white siding & verify at louver install to ensure no envelope leaks.</p>

	<p>Photo 33 View of capped IMP with color matched sealant to curtainwall mullion.</p>		<p>Photo 34 View looking at NW office entrance. Doors locked. Confirm sill set in full-bed of sealant & operation of doors & operator.</p>
	<p>Photo 35 View looking at louver above white Morin panel siding. Complete cap flashing.</p>		<p>Photo 36 View looking at typical expansion joint cap.</p>
	<p>Photo 37 View of North car lot final grading underway.</p>		<p>Photo 38 View of NW site entrance curb & sidewalk installation. Final grading/ gravel placement underway on day of review prior to asphalt placement next week.</p>

	<p>Photo 40 View at typical flashing to be completed on edge of Morin siding. Ensure envelope drains properly. & all hat bars are fully concealed.</p>		<p>Photo 41 West exit door painting & priming in progress. Northern-most door appears warped. Replace if damaged. Patch pitted cap wall.</p>
	<p>Photo 42 View looking North at NW mullion and sealant installation status. Ensure all corners are tight & caps are installed square.</p>		<p>Photo 43 View looking North at NW office entrance. Sidewalk poured around frost slab pad.</p>
	<p>Photo 44 Typical interface between IMP & curtainwall. Remove all excess membrane.</p> <p>There appears to be missing structure here. Confirm with structural & associated trades.</p> <p>Complete installation per details on A7.02.</p>		<p>Photo 45 Typical entrance door, threshold & slab.</p> <p>Grind cap wall smooth to match floor. Ensure sill is set in full bed of sealant & mullions are insulated & sealed to concrete.</p> <p>Complete foam-in-place insulation and sealant around perimeter of curtain wall and entrance.</p>

	<p>Photo 46 Floor cracking at center office area to be reviewed by Struct Eng. & installer.</p> <p>Carried from previous review.</p>		<p>Photo 47 Floor cracking at center office area telegraphs past first sawcut into building.</p> <p>Carried from previous review.</p>
	<p>Photo 48 West side status of Landscaping & concrete pads looking North. Complete landscaping & and guardrail.</p>		<p>Photo 49 West side status of Landscaping & concrete pads looking South. Complete landscaping & and guardrail.</p>
	<p>Photo 50 View of NW office area looking East at Morin panel installation progress. Complete flashing and Parapet flashing as well. Clean debris on IMP.</p>		<p>Photo 51 View of NW office entrance looking at sill flashing & mullion-cap installation. Complete sealant and confirm how end of insulation board will be finished.</p>

	<p>Photo 52 View of North SE drive-in ramp & landscaping beyond. Clean Ramp.</p>		<p>Photo 53 Sawcut grooves in drive-in ramp approx. 1x1" in size.</p>
	<p>Photo 54 Typical view of dock wall. Clean foundation & precast. Complete installation of dock seals.</p>		<p>Photo 55 View of SE drive-in door. Complete bollard installation, guardrails and painting. Clean Precast.</p>
	<p>Photo 56 View looking at status of washroom installation (West wc) Complete painting, accessory & fixture installation.</p>		<p>Photo 57 View looking at status of washroom installation (West wc) Complete painting, accessory & fixture installation.</p>

	<p>Photo 58 View looking at status of washroom installation (East wc)</p> <p>Complete painting, accessory & fixture installation.</p>		<p>Photo 59 View looking at status of washroom installation (East wc)</p> <p>Complete painting, accessory & fixture installation.</p>
	<p>Photo 60 View looking at typical roof drain installation status. Complete insulation & wrap.</p>		<p>Photo 61 View looking SW across dock wall. Complete precast cleaning of rust marks rust touch-ups on all steel.</p>
	<p>Photo 62 View looking West towards center of warehouse. Complete final cleaning and steel touch-ups.</p>		<p>Photo 63 View looking North along East wall towards</p>

FINAL REVIEW REPORT

Name of Project: 3100 Mainway - Shell Project No.: 2021-07

Report No.: Occupancy Report

Location: 3100 Mainway, Burlington, On Date: December 20, 2023

Contractor: LEESWOOD CONSTRUCTION Weather:

Site Representative: Jordan Cronkwright

Others Present: N/A Building Permit No.: 2022-025814-000-00-IP &
2022-025814-FDN-00-IP

REPORT

1.0 CONFIRMATION OF REVIEW

During the course of construction of this project, personnel from our firm visited the site in order to carry out general review in accordance with the performance standards of the *Ontario Association of Architects*. On the basis of our reviews, we have determined that the construction has been carried out in general conformity with the *Architectural* documents which formed the basis for the issuance of the building permit.

Report by: Brad Cook

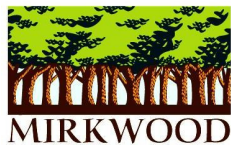
Signature: Glenn Piotrowski



Distribution:

Owner: Cartera

Contractor: LEESWOOD Construction



November 8, 2023

re. New Warehouse Building
3100 Mainway, Burlington, ON
Permit Numbers:
2022-025814-000-00-IP
2022-025814-FDN-00-IP
Our Project Number 21149

To whom it may concern:

During the course of construction of the above project, personnel from our firm carried out periodic site review of structural work, in accordance with the requirements of Division C subdivisions 1.2.2 of the Ontario Building Code and the requirements of section 2 of Ontario Regulation 260/08, made under the Professional Engineers Act, 1990, as amended. These reviews were conducted following the procedures described in the Professional Engineers Ontario Guidelines for "Professional Engineers Providing General Review of Construction as required by the Ontario Building Code".

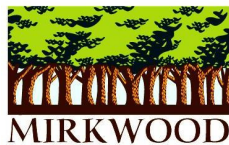
On the basis of these reviews, it is our opinion that the work is in general conformance with the drawings and specifications prepared by Mirkwood Engineering under the professional seal of the undersigned, which formed the basis for issuance of the building permit and any changes thereto authorized by the Chief Building Official.

Yours very truly,

Mirkwood Engineering

Kyler Jones, P. Eng.





Field Review

Client:	Leeswood Construction 7200 West Credit Avenue Mississauga, ON, L5N 5N1	Date:	September 21, 2023
Project:	New Warehouse Building 3100 Mainway, Burlington, ON	Review Date:	September 20, 2023
		Reviewed By:	K. Jones
Project No.:	21149	Review No.:	FR06

This report is intended to convey the results of a field review carried out by the undersigned as required under the definition of General Review as defined by the Ontario Building Code. Comments in this report are not intended as detailed inspection and should not be interpreted as a guarantee of work.

1. Construction Progress:

- 1.1 Foundations complete except for slabs-on-grade.
- 1.2 Interior slab-on-grade approximately 20% poured. Exterior slabs are not started.
- 1.3 Structural steel erection complete including open web steel roof joists.
- 1.4 Metal roof deck complete.
- 1.5 Precast erection complete.
- 1.6 Insulated metal panel erection complete.

2. Deficiencies:

- 2.1 None noted.

3. Previous Deficiencies:

- 3.1 None.

Mirkwood Engineering

per. Kyler Jones, P. Eng.

Site Inspection Report (Interim)

Date: December 8, 2023
Project: 3100 Mainway
City of Burlington
HM Project #: 21-35



The landscape works completed to date at the site listed above was inspected on November 27, 2023, and supplementary information and documentation was received December 8, 2023. The following deficiencies/ deviations from the approved plans were noted and shall be addressed as soon as possible to the Owner's satisfaction:

1. New Jersey Tea (*Ceanothus americanus*), Bush Honeysuckle (*Diervilla lonicera*), and Ninebark (*Physocarpus opulifolius*) plant material appear to be smaller than specified on the Plant List. Please advise and/ or replace with plant material of specified size.
2. Remove tags remaining on some new tree plantings.
3. Remove cardboard boxes remaining on some tree stakes.
4. Plant the one (1) missing New Jersey Tea (*Ceanothus americanus*).
5. Plant the two (2) missing Bush Honeysuckle (*Diervilla lonicera*).
6. Mulch depths were randomly measured across the site and found to be insufficient in majority of the areas. Ensure 75mm of mulch is installed in mulched areas, for tree plantings, and planting beds as per Landscape Plan and Details.
7. It appears that some new sod has been partially laid on top of existing grass. The new sod is at a higher elevation than the existing grass it is transitioning into. The new sod shall be installed on topsoil and shall be cut into the existing grass to provide a flush transition in grade between new and existing grass.
8. Ensure to clean up construction debris from all planting beds and tree plantings, including but not limited to asphalt, concrete debris, wooden skid slats, etc.

The following observations were made:

9. Existing Trees T-1, T-3, T-10, T-11, T-12, T-32, T-34, T-37, and T-79, have been cut down with some tree stumps remaining. These trees were identified in the arborist report and Tree Preservation Plan to be preserved with mitigation. Leeswood Construction advised that these trees were removed by the City.
10. Damaged was noted to the trunk on existing Tree T-84. Leeswood Construction advised that the City requested the tree be left alone to heal on its own.
11. A stake was observed partially buried under the new sod at the intersection of Northside Road and Mainway. Leeswood Construction advised this stake cannot be removed as it marks the conduit for the future pylon sign.



December 8, 2023

Nick Anastasopoulos, P.Eng.
Chief Building Official
City of Burlington
426 Brant Street
P.O. Box 5013
Burlington, ON L7R 3Z6

CERTIFICATION OF LANDSCAPE WORKS

3100 Mainway, City of Burlington

Permit Number: 2022-025814-000-00-IP & 2022-025814-FDN-00-IP

The landscape works at the above site was inspected on November 27, 2023, with supplementary information and documentation received December 8, 2023. This letter shall serve as confirmation that landscape works have been completed and installed in general accordance with the approved landscape plan and details approved by the City of Burlington.



A handwritten signature in black ink, likely belonging to April Szeto.

April Szeto, OALA, CSLA
HARRINGTON MCAVAN LTD.
December 8, 2023



a.m. candaras associates inc.

consulting engineers

December 19, 2023

E-Mail

Leeswood
7200 West Credit Avenue
Mississauga, ON, L5N 5N1

Attn: Devin Reeve,
Project Manager, Leeswood

Re: Substantial Performance Letter for 3100 Mainway, Burlington

Dear Sir,

We have undertaken periodic inspection of the storm, sanitary, water site services and below ground stormwater management storage facility (Services) during installation. As such, we confirm that Substantial Performance has been achieved for the site servicing and underground stormwater management storage facility for the above noted project, and that it is in general conformance to the signed approved Permit Plans.

A deficiency list for this site has been provided under a separate cover.

We trust this is satisfactory. Should you require any further information, please contact our office.

Yours truly
a.m. candaras associates inc.

A.M. Candaras, P. Eng.,
Consulting Engineer



Site Review Report 3100 Mainway, Burlington

Report Title: **Civil Works Site Review Report**

Site Visit Date: 2023-12-14

Report Prepared By: Lyle Jewell

Site Conditions: Sun and cloud 4°C

Project Number: 2317

This report has been based on a general site walk through with visual inspection and spot checks.

Observations and Remarks		
Item	Reference	Remarks
1	GENERAL CONDITION	Concrete toe wall was being finished at the front of the building. Top asphalt has been placed at front and east of building but only half way across the south (rear) of building. The retaining wall was jugged in around the hydro poles still remaining and the base asphalt was not completed in that area. See photos
2	SITE SERVICING	Inspected MH6 and found that the perforated structure and the orifice plate were not installed and MH6 did not have a bolt down lid. Some CBs and CBMHs had asphalt debris that should be cleaned out.
3	LIST OF REMAINING WORKS	<ul style="list-style-type: none">- General cleaning of asphalt debris in CB and MH's.- Perforated structure and orifice plate in MH6- Base and top course asphalt in south loading dock area- Retaining wall around hydro-pole not completed- Removal of hydro poles along south boundary- Stone infiltration trench to be installed behind retaining walls at west end- Fire route signs to be installed- Official copy of WM pressure testing results and water sample results to be submitted- As built surveying submission upon completion of the top course pavement.

December 14, 2023

Project No.: 22-6224

City of Burlington
426 Brant Street
PO Box 5013
Burlington, ON L7R 3Z6

RE: Final Engineering Review

3100 Mainway
Burlington, ON
L7M 1A3

Permit Number: 2022-025814-000-00-IP
2022-025814-FDN-00-IP

Dear Nick Anastasopoulos, P.Eng.

During the course of construction of the above project, personnel from our firm carried out periodic site reviews of the mechanical and plumbing work in accordance with the requirements of Division C, subdivision 1.2.2 of the *Ontario Building Code* and the requirements of section 2 of Ontario Regulation 260/08, made under the *Professional Engineers Act*, 1990, as amended. These reviews were conducted following the procedures described in the *Professional Engineers Ontario Guideline for Professional Engineers Providing General Review of Construction as Required by the Ontario Building Code*.

On the basis of these reviews and the basis of reports submitted to our firm by independent testing and inspection firms, it is our opinion that the work is in general conformity with the drawings and specifications prepared by EME Engineering Inc. under the professional seal of Chris Langford, P.Eng., which formed the basis for issuance of the building permit and any changes thereto authorized by the Chief Building Official.

This review applies to those portions of the project designed by EME Engineering Inc. only and does not apply to any design prepared by others. This letter is not to be interpreted as a guarantee or warranty of the construction work as full time on-site inspection was not required and was not provided.

If there are any questions regarding the above please contact me directly.

Sincerely,

Seal:



Chris Langford, P.Eng.
Principal Engineer
chris@EMEeng.com



December 14, 2023

City of Burlington Building Division
426 Brant Street
Burlington, Ontario
L7R 3Z6

Attention: Mr. Nick Anastasopoulos, P.Eng.
Chief Building Official

Our File: A02022169
Permit No.: 2022-025814 000 00IP
2022-025814 FDN00IP

RE: Sprinkler & Standpipe Fire Pump & BFP Installation
Warehouse
3100 Mainway
Burlington, Ontario

Dear Sir,

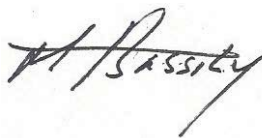
This letter is to confirm that the addition of a backflow preventer on the existing wet pipe sprinkler system at the above noted address has met the requirements of NFPA 13 8.17.4.6.1.& 10.10.2.5.

Please be advised that the above, mentioned project has been installed as per approved plans, specifications, & Ontario Building Code 2012 Requirements. The above project conforms to NFPA-13 & NFPA-14, (2013 edition) NFPA-20, 2010 edition and Approved Drawing by City of Burlington Building Department.

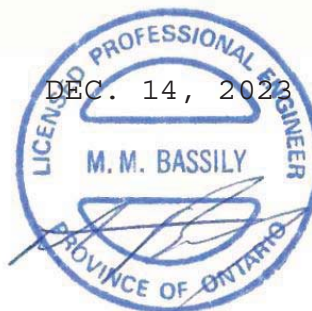
If you require anything further, please contact the undersigned.

Yours very truly,

MBECO ENGINEERING LTD.



Michael Bassily, P. Eng.
General Manager





DESIGN BUILD • INDUSTRIAL • SERVICE • COMMERCIAL • PROCESS • TELEPHONE & DATA CABLING

December 15, 2023

City of Burlington
Planning and Building Department
426 Brant Street, P.O Box 5013
Burlington, ON
L7R 3Z6

Attn: CHIEF BUILDING OFFICIAL

**RE: 3100 Mainway – 3100 Mainway, Burlington, ON
Building Permit # 2022-025814-000-00-IP & 2022-025814-FDN-00-IP**

As per the requirements of Division C – 1.2.2.1 of the 2012 edition of the OBC, personnel from our firm visited the site to make periodic inspections of the project during construction. To the best of our knowledge the electrical installation has been carried out in general conformance with the drawings prepared by this office, and is in compliance with the OBC and CSA C22.2.141.

This letter is to confirm that we have reviewed the emergency lighting level at the above-mentioned project along egress pathways and have found that it conforms with OBC requirements.

If you require any additional information, please contact the undersigned.

Yours truly,



Daryl D'Lima P.Eng
JANICK ELECTRIC LIMITED



David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

May 8, 2023

File: 40-10-21
Tel: (416) 630-4482, ext. 526
Cell: (416) 645-4903
Email: dreeve@leeswood.ca

Part 2

Leeswood Construction
7200 West Credit Avenue
Mississauga, Ontario L5N5N1

Attention: Devin Reeve, Project Manager

*Re: SURVEYOR'S REAL PROPERTY REPORT
Property referred to as 3100 Mainway
Lot 13 and Part of Lot 12
Plan 1055
City of Burlington*

Further to your request, please find enclosed five (5) prints of our Surveyor's Real Property Report, Part 1, over the above mentioned parcel noting the following:

REGISTERED OWNER:

- 3100 Mainway GP INC.
- 3100 Mainway LP

DESCRIPTION:

- Property is referred to as Lot 13 and Part of Lot 12, Registered Plan 1055, described as Part 2 on Plan 20R-8275 which is same as Parts 1 & 2 on Plan 20R-22366, designated as all of PIN 07163-0007(LT), and municipally known as 3100 Mainway in the City of Burlington.

EASEMENTS:

- No easements are registered on title.

FEATURES:

- Note the location of the overhead hydro wires (OHW) and wooden hydro poles (WP(H)) near the southerly limit of the subject property as indicated on the Survey.
- Note the location of the chain link fence (CLF) near the westerly and southerly limits of the subject property as indicated on the Survey.

Part 2

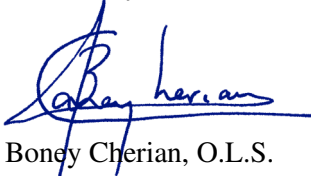
- Note the location of the edge of asphalt (EP) near the westerly limit of the subject property as indicated on the Survey.

REMARKS:

- The report and survey do not confirm compliance with municipal zoning requirements.
- Underground utilities were not located and are not shown. As such we cannot confirm the existence of underground utilities.
- We recommend that you store prints of this plan and a copy of this report in a safe place as we cannot supply prints at a later date without updating the Survey or Report.
- This Report should be read in conjunction with Surveyor's Real Property Report dated May 10, 2023.

Please do not hesitate to contact me if you have any further questions regarding either Part 1 or Part 2 of this Report.

Yours truly,

A handwritten signature in blue ink, appearing to read "Boney Cherian", is written over a horizontal line.

Boney Cherian, O.L.S.

Encl.
BC/bj