



**AVENTUS**

August 22, 2023

Pella Construction Inc  
11 Monterey Rd.  
Kitchener, ON N2B 1V2

**Attention: To Whom it May Concern**

**Subject: Society 145 – 145 Columbia Street, Waterloo  
Highrise Residential Condominiums – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate
  - Statutory Declaration
- Statement of Warranty Form
- Confirmation of Publication of Substantial Performance

Upon receipt of the required information, we shall issue a payment for Release of Holdback.

In accordance with the Contract dated July 4, 2023, between the Contractor and the Owner, and on the basis of deficiency review, the Owner hereby certifies that:

- 1 The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2 The work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not exceeding the limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is as per the Contract.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Michael Hendrie

Encl.: Certificate of Substantial Performance

1418 Ontario Street  
Burlington, ON, Canada L7S 1G4

T: +1 905 681-2344

Aventus Developments

aventusdevelopments.com

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

*Construction Act*

Waterloo Region

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

145 Columbia Street West, Waterloo, Ontario, N2L 3L2

(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 2 residential towers and connecting podium

(short description of the improvement)

to the above premises was substantially performed on

August 17, 2023

(date substantially performed)

Date certificate signed: August 22, 2023

(Payment Certifier where there is one)



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

Name of owner: 145 Columbia (Waterloo) Corp.

Address for service: 145 Columbia Street West, Waterloo, Ontario, N2L 3L2

Name of contractor: Pella Construction Inc

Address for service: 11 Monterey Rd., Kitchener, ON N2B 1V2

Name of payment certifier:

Address:

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

PART LOT 6 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT CITY OF WATERLOO BEING PARTS 1 AND 2 ON 58R18946 EXCEPT PARTS 1 AND 2, 58R20298; SUBJECT TO AN EASEMENT AS IN LT151250; TOGETHER WITH AN EASEMENT OVER PARTS 1-7 58R19149 AS IN WR1018996; TOGETHER WITH AN EASEMENT OVER PT1 58R18889 AS IN WR1018996; TOGETHER WITH AN EASEMENT OVER PTS 8&9 58R19149 AS IN WR1018996; SUBJECT TO AN EASEMENT OVER PARTS 1, 2, PLAN 58R18946 IN FAVOUR OF PART LOT 3 SUBDIVISION OF LOT 13, GERMAN COMPANY TRACT DESIGNATED AS PART 1, PLAN 58R18889 AS IN WR1018997; CITY OF WATERLOO

(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)

