



September 18, 2024

16M-00111

Pat Izzo  
CDC Contracting Inc.  
1501 Creditstone Road, 2nd Floor  
Concord, Ontario L4K 5V6

Dear Mr. Pat Izzo:

**Subject: Appleview Residential Subd. - Block 34 Townhouse Development  
Contract 'C' Surface Works  
Substantial Performance**

We have reviewed your request for the issuance of Certificate of Substantial Performance and we find that substantial performance has been achieved.

Please find enclosed the Certificate dated September 18, 2024. Be advised that the Construction Act requires the contractor to publish the certificate once in a daily construction trade newspaper.

Please provide the undersigned with a Statutory Declaration of Accounts, Workplace Safety and Insurance Board Clearance Certificate, and proof of publication prior to the release of your holdback.

Yours sincerely,

WSP CANADA INC.

A handwritten signature in blue ink that reads "Bill Nott".

Bill Nott  
Senior Project Coordinator

c. + Encl. Imran Khan, Ace Developments Ltd.  
Victor Alvarez, WSP Canada Inc.

2024.09.18\_Appleview Subdivision Block 34\_Contract C\_Surface Works\_Substantial Performance Letter\_CDC Contracting Inc

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

*Construction Act*

Municipality of Clarington, Regional Municipality of Durham,

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

2571 Concession Rd 3, Bowmanville

Applevue Residential Subdivision - Block 34 Townhouse Development (40M-2612),

(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:

Contract C: Surface Works completed up to August 27, 2024

(short description of the improvement)

to the above premises was substantially performed on August 27, 2024.

(date substantially performed)

Date certificate signed: September 18, 2024

Victor R. Alvarez

(payment certifier where there is one)

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

Name of owner: Ace Development Ltd.

Address for service: 200 Consumers Road, North York, Ontario M2J 4R4

Name of contractor: CDC Contracting Inc.

Address for service: 1501 Creditstone Road, 2<sup>nd</sup> Floor, Concord, Ontario L4K 5V6

Name of payment certifier (where applicable): WSP Canada Inc.

Address: 100 Scotia Court, Whitby, Ontario L1N 8Y6

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

Ace Developments Ltd. 200 Consumers Road, North York, Ontario M2J 4R4

Attn: Imran Khan

(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)