

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

Construction Act

Toronto

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

40 University Ave., Toronto

(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:

Ground Floor Chilled Water Loop Installation

(short description of the improvement)

to the above premises was substantially performed on **2019-12-31**

(date substantially performed)

Date certificate signed: **2020-11-27**

(payment certifier where there is one)

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

Name of owner: **Triovest Realty Advisors Inc.**

Address for service: **40 University Ave., Toronto, ON, M5J 1T1**

Name of contractor: **Plan Group**

Address for service: **2740 Steeles Ave. W, Vaughan, ON L4K 4T4**

Name of payment certifier (where applicable): **Smith and Andersen**

Address: **1100 - 100 Sheppard Avenue East, Toronto, ON M2N 6N5**

(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:

Triovest Realty Advisors Inc as property manager or agent for University Equities Inc.
40 University Avenue, Toronto, Ontario, Canada, M5J 1T1

(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)



Smith + Andersen

1100 – 100 Sheppard Ave. East, Toronto ON, M2N 6N5

416 487 8151 f 416 487 9104 smithandandersen.com

2020-11-27

Triovest Realty Advisors Inc.
40 University Avenue, Suite 1200
Toronto, Ontario
M5J 1T1

Attention: Ms. Anne Vit

**RE: GROUND FLOOR CHILLED WATER LOOP INSTALLATION PROJECT
S+A PROJECT # 69011-074-M-001
SUBSTANTIAL PERFORMANCE LETTER**

Dear Ms. Vit:

The certificate of substantial completion (attached to this letter) applies to all work described in the contract documents titled Ground Floor Chilled Water Loop Installation and dated 2019-03-25. The work to which this certificate applies has been reviewed by authorized representatives of the OWNER(Triovest), CONTRACTOR(Plan Group) and ENGINEER(Smith and Andersen)and found to be substantially complete and is also the date of commencement of applicable warranties required by the contract documents (excluding items identified on the deficiency list).

The contractor must advertise that the project has been completed in the local construction newspaper. The contractor must also provide proof of the advertisement along with a letter informing the owner and consultant.

The work is hereby declared to be substantially complete on:

Date: 2019-12-31

Yours truly,

SMITH + ANDERSEN

Hedi Rahmat, P.Eng.
Project Manager