

Harald B. Ensslen,  
B.ARCH., O.A.A., F.R.A.I.C.

Greg A. Redden,  
M.ARCH., O.A.A., M.R.A.I.C.



60<sup>TH</sup> ANNIVERSARY

MACDONALD  
ZUBEREC  
ENSSLEN  
Architects Inc

Date: Sept. 9, 2020

Niagara Catholic District School Board  
427 Rice Road  
Welland, ON L3C 7C1

Attention: Ms.Tunde Labbanz

Re: Library Alterations at St. John school Catholic Elementary School, Beamsville, ON  
NCDSB P.O. No. 135793

Our File No. 20-10

In accordance with the requirements of the construction Lien Act, we have prepared a Certificate of substantial Performance dated Sept. 9, 2020 for the above project. A copy is enclosed. Enclosed also, please find the contractor's letter received Sept. 3, 2020 confirming that the value of work falls within the value allowed under the terms of the Construction Lien Act. Upon verification by the contractor that the certificate has been published in the Daily Commercial News, we will issue a Statement of Substantial Performance for "Payment Now Due" to the contractor.

The statutory sixty day lien period will commence the day following the date on which the Certificate of Substantial Performance is published.

Following expiration of the lien period, the contractor will be entitled to payment of the 10% Holdback on the 61<sup>st</sup> day. Our Certificate for Release of the Holdback will be included with our Statement of substantial Performance.

We have had no indications of any liens having been registered against the property as a result of this contract. We would however, recommend that your solicitor carry out a title search on the 61<sup>st</sup> day and advise you and this office accordingly of their findings.

We would further recommend that you contact your insurance broker and notify them that this contract is complete and arrangements be made to place the proper insurance coverage on the project.

Yours very truly,  
**MACDONALD ZUBEREC ENSSLEN Architects Inc.,**

cc: Andrew Masternak – King Contractors of Niagara  
Cathy Benjamins – King Contractors of Niagara

39 Queen Street, St. Catharines ON L2R  
5G6

905.685.8467  
F. 905.685.6852

www.mzarchitects.com



**CERTIFICATE OF SUBSTANTIAL PERFORMANCE**

60<sup>TH</sup> ANNIVERSARY

of the Contract Under Section 32 of the Construction Lien Act, 1983

Regional Municipality of Niagara

**St. John Catholic Elementary School  
5684 Regional Road 81, Beamsville, ON L0R 1B0**

**This is to certify the contract for the following improvement:  
to provide all labour, materials, tools, equipment and supervision required to complete:**

Library and Interior Alterations at St. John Catholic Elementary School

to the above premises was substantially performed on Sept. 3, 2020

Date certificate signed: Sept. 9, 2020

*David Humphreys*  
Macdonald Zuberec Enssler Architects Inc

Name of Owner: Niagara Catholic District School Board

Address for Service: 427 Rice Road, Welland, ON L3C 7C1

Name of Contractor: King Contractors of Niagara

Address for Service: 5850 Don Murie St. Unit A, Niagara Falls, ON L2G 0B3

Name of Payment Certifier: Macdonald Zuberec Enssler Architects Inc.

Address: 39 Queen Street, St. Catharines, Ontario, L2R 5G6

**A. Identification of premises for preservation of Liens:**

**Niagara Catholic District School Board Property  
As described in**

**CON 1 PT LOT 23 CON 2 PT LOT 23 PT RD ALLOW BTN CON 1 AND CON 2**

Distribution: Owner Tunde Labbancz, NCDSB  
Contractor Andrew Masternak, King Contractors of Niagara