

December 23, 2025

RVA 237154

Villano Construction  
1648 Pioneer Rd.  
Greater Sudbury, Ontario  
P3G 1E2

**Attention: Mr. Michael Lewis**

Dear Mr. Lewis

**Re: Billiards Green Townhomes – Phase IV**  
**Contract No. 237154**  
**Substantial Performance Certificate - Partial Release**

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Please find enclosed the Certificate of Substantial Performance - Partial Release for the above project established October 22, 2025, as the date of Substantial Performance. Please expedite the necessary advertisement of the Certificate.

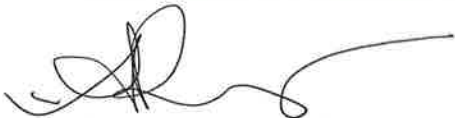
Prior to expiry of the 60-day lien period we will require the following information to be submitted to our office:

- Proof of advertisement;
- Statutory declaration regarding any liens and liabilities against the project;
- A Clearance certificate from the Worker's Compensation Board;
- A letter of undertaking to complete expeditiously all deficiencies and outstanding work and to discharge all unfulfilled obligations under the contract;
- A final claim and certificate releasing the owner from any further claims under the contract except any claim, which may arise out of the maintenance holdback, or any sum retained by the owner against uncompleted work.

Should you require further information, please do not hesitate to call our office.

Yours very truly,

**R.V. Anderson Associates Limited**



Andrea Penny, M.A.Sc., P.Eng., ENV SP  
Associate, Project Manager

cc: K. Arnold – Dalron Construction Limited  
L. Harnish – City of Greater Sudbury

**SUBSTANTIAL PERFORMANCE CERTIFICATE – PARTIAL RELEASE**

**Dalron Construction Ltd.**

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**130 Elm Street, Sudbury Ontario P3C 1T6**

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**Street address, city, province, postal code**

**This is to certify that the contract for the following improvement:**

Roadwork building to base asphalt, including storm sewer, sanitary sewer, watermain, and associated appurtenances for Billiards Green Townhomes Phase IV, Sudbury Ontario.

**to the above premises was substantially performed on:**

**October 22<sup>nd</sup>, 2025**

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Date Certificate Signed: December 23<sup>rd</sup>, 2025

Name of Owner: Dalron Construction Ltd

Address for service: 130 Elm Street, Sudbury Ontario P3C 1T6

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Name of Contractor: Vilano Construction Ltd.

Address for service: 1648 Pioneer Rd. Sudbury Ontario P3G 1E2

Name of payment certifier: R.V. Anderson Associates Limited

Address for service: 436 Westmount Avenue, Sudbury, Ontario P3A 5Z8

Identification of premises for preservation of liens: Lot 4, Concession 5, Township of Broder

  
Andrea Penny, M.A.Sc., P.Eng., ENV SP