

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

Construction Act

City of Brampton

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

8550 Goreway Drive, Brampton ON

(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:

8550 Goreway Drive, Brampton ON

(short description of the improvement)

to the above premises was substantially performed on June 5, 2026
(date substantially performed)

Date certificate signed: June 16, 2025

Sean Reid

(payment certifier where there is one)

Verly Construction Group Inc.

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

Name of owner: HR REIT Attn: Micheal Boyes

Address for service: Unit 320, 3625 Dufferin Street, Toronto ON

Name of contractor: Verly Construction Group Inc.

Address for service: 245 Industrial Parkway North Aurora, Ontario LG4 4C4

Name of payment certifier (where applicable): Sean Reid

Address: 1010 - 14th Avenue SW Calgary AB

(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:

HR REIT Attn: Micheal Boyes Unit 320, 3625 Dufferin Street, Toronto ON

(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)

Friday June 5, 2026

Neoteric Architecture Inc.
1010 – 14th Avenue SW,
Calgary, AB T2R 0P1
Canada.

Attn: Miriam Palomino

RE: AJ Billes New Spur 404 – Application for Certificate of substantial performance

Verly Construction Group Inc. is of the opinion that the contract between:

The Contractor

Verly Construction Group Inc.

The Owner:

Canadian Tire Corporation Ltd.

For the construction project known as:

AJ Billes Distribution Centre – BLDG 2 VNA racking

Located at:

8550 Goreway Drive – Bldg 2, Brampton, ON. L6T 5J8

Has been substantially performed as the contract was fulfilled and the spur has been completed and ready for its respective use.

In addition, according to our calculations, after the *June 2026* progress payment application is certified for payment by *Neoteric Architecture Inc.*, the contract value will be in a position financially to qualify for substantial performance.

We have arrived at our calculations in accordance with the Construction Lien Act formula and utilizing the figures outlined on our attached *June 2026* progress application.

Base contract amount	\$250,244.82
Changes to date	\$44,283.18
Revised Contract amount	\$294,528.00

Based on the total figure above, the 3/2/1 calculation in accordance with the Construction Lien Act is as follows:

\$1,000,000 @3% =	\$8,835.84
\$1,000,000 @2%=	\$0
Total	\$8,835.84

Total Value for incomplete items

Value in accordance with the schedule of values shown on the progress payment schedule of values
\$2,795.63 Balance to complete

Total \$ 2,795.63

As the value of the incomplete items is less then the 3/2/1 value calculated above, the contract should be considered substantially performed in accordance with the Construction Lien Act. As such, Verly Construction Group Inc. is requesting that the Certificate of Substantial Performance be issued by Neoteric Architecture Inc. dated June 5, 2025 for publication in a construction publication by Verly Construction.

Should you have any questions regarding this request, please contact the undersigned.

Sincerely,



Nick Bowles
Project Manager



www.verlyconstruction.com

General Contractors • Project Managers • Design / Build

No: 7249

Invoice Date: 8-Jun-26

Project No: 226-4038

Project Name: A.J. Billes - Bldg 2 - Spur Loop

Location: 8550 Goreway Dr. Bldg 2

Brampton, ON L6T 5J8

Item	Description		Amount
Application Number:		2	
Period Covering:		Monday, June 8, 2026	
1.	Contract amount		250,244.82
2.	Contingency Allowance		-
3.	Cash Allowance		-
4.	Authorized changes to date		44,283.18
5.	Revised Contract amount to date (1+2+3+4)		294,528.00
6.	Performance to date: Refer to Schedule of Values No.	2	291,732.37
7.	Holdback of 10%		29,173.24
8.	Holdback released		-
9.	Current holdback amount		29,173.24
10.	Total performance less current holdback		262,559.13
11.	Less Item (10) from previous certificate/Invoice #	7240	113,015.47
12.	Subtotal this certificate (10-11)		149,543.66
13.	Construction Managers Fee		
13.	HST @ 13%		19,440.68
14. TOTAL THIS CERTIFICATE			168,984.34
Invoice Breakdown:			
Performance to Date		291,732.37	
Less Previous		125,572.74	
This Period		166,159.63	
Less 10% Holdback		16,615.96	
Sub Total		149,543.67	
		Sub Total	149,543.66
		HST - 125155531RT0001	19,440.68
		Total Invoice	168,984.34
Terms: Net 30 days. Interest @ 2% per month (24% per annum) charged on overdue accounts.			

SCHEDULE OF VALUES

No.: 2 DATE: 8-Jun-26

Inv No.: 7249

TO: Canadian Tire Corporation, Limited
8550 Goreway Dr.
Brampton, ON L6T 5J8

Project No.: 226-4038

Work Order:

ATTN: Alireza Sorooramini

Name: A.J. Billes - Bldg 2 - Spur Loop

Location: 8550 Goreway Dr. Bldg 2

Brampton, ON L6T 5J8

Contract: \$250,244.82

Changes to date \$44,283.18

Revised Contract \$294,528.00

TOTAL: \$294,528.00

TEL:

Progress Requisition No.		For the period ending: Monday, June 8, 2026						
2								
Code	Description of Work	Contract Amount	Extra Work CO	Total Completed This Period	Total Completed Previously	Total Completed To Date	Total %	Balance To Complete
	Pre-construction Services	18,118.64		10,065.91	8,052.73	18,118.64	100%	-
	Supervision	45,000.00		22,500.00	22,500.00	45,000.00	100%	-
	Fencing	3,590.00		1,795.00	1,795.00	3,590.00	100%	-
	Concrete works	124,981.88		62,490.94	62,490.94	124,981.88	100%	-
	Cleaning	2,641.72		2,641.72		2,641.72	100%	-
	Construction Manager's Fee	55,912.58		25,160.66	27,956.29	53,116.95	95%	2,795.63
	CHANGES					-		
CO 01R1	Scanning		1,869.00	-	1,869.00	1,869.00	100%	-
CO 02R1	Fence Screen & Printing		908.78	-	908.78	908.78	100%	-
CO 03-404	Granular Testing		1,962.77	1,962.77		1,962.77	100%	-
CO 04-404	Steel Plate		525.00	525.00		525.00	100%	-
CO 01	Added Privacy Screens		3,607.34	3,607.34		3,607.34	100%	-
CO 02	Radar Scanning - Spur Line 321		1,155.00	1,155.00		1,155.00	100%	-
CO 03	UPE Scanning - Spur Line 321		3,034.50	3,034.50		3,034.50	100%	-
CO 04	Fence - Area 321		523.95	523.95		523.95	100%	-
	Extra - CCN 03		30,696.84	30,696.84		30,696.84	100%	-
	Total	250,244.82	44,283.18	166,159.63	125,572.74	291,732.37	99%	2,795.63