

November 30, 2021

Filipe Abrantes  
P.A.M. Gardens Non-Profit Housing Inc.  
29-685 Deveron Crescent  
London, Ontario N5Z 4S1

Project Name: Vida Gardens Housing Project  
Project No.: 18-22  
Project Address: 191 Commissioners Road West  
Permit No.: 20-017109

Re: Certificate of Substantial Performance

Dear Mr. Abrantes,

Please find enclosed the following:

1. Certificate of Substantial Performance, dated November 30, 2021,
2. Southside Construction (London) Limited letter of Substantial Performance, dated November 24, 2021.

Please do not hesitate to contact us if you require further information or clarification.

Sincerely,



Petar Sesar, Dipl.Arch.Tech  
Nicholson Sheffield Architects Inc.

Cc: Tim Wickens OAA MRAIC, Nicholson Sheffield Architects Inc.

**FORM 6**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**

*Construction Lien Act*

**County of Middlesex, City of London**

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

**191 Commissioners Road West, London, Ontario**

(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:

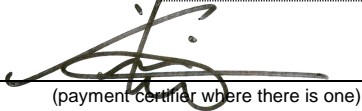
**To provide all labour, materials, tools, equipment, and supervision required to complete the work to the new 7 storey apartment building, Vida Gardens Affordable Housing Project.**

(short description of the improvement)

to the above premises was substantially performed on **November 30, 2021**

(date substantially performed)

Date certificate signed: **November 30, 2021**

  
(payment certifier where there is one)

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

Name of owner: **PAM Gardens Non Profit Housing Inc.**

Address for service: **29-685 Deveron Crescent, London, Ontario N5Z 4S1**  
**Southside Construction**

Name of contractor: **(London) Limited**

Address for service: **75 Blackfriars Street, London, Ontario N6H 1K8**  
**Nicholson Sheffield Architects**

Name of payment certifier (where applicable): **Inc.**

Address: **358 Talbot Street, London, Ontario N6A 2R6**

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:  
**191 Commissioners Road West Part Lot 4, Plan 193, Part 1, 33R7485, Except Parts 20 & 21, 33R8784; Part Lots 4, 5 & 15, Plan 193, Part 2, 33R7485, Except Parts 17 & 18, 33R8784; London/Westminster; City of London PIN 08397-0107**

(where liens attach to premises, reference to lot and plan number or instrument registration number)

- B. Office to which claim for lien must be given to preserve lien:

\_\_\_\_\_  
(where liens do not attach to premises)

November 24, 2021

Nicholson Sheffield Architects Inc.  
358 Talbot Street  
London, Ontario  
N6A 2R6

**ATTENTION:** *Mr. Peter Sesar*

**RE:** *Vida Gardens – 189 Commissioners Road West, London, Ontario*

Dear Sir:

We wish to advise that we have achieved substantial completion at the subject project.

Calculation of substantial performance.

3% of First \$1,000,000.00	=	30,000.00
2% of Second \$1,000,000.00	=	20,000.00
1% of Remaining Value of \$9,211,859.59	=	<u>92,118.60</u>
Work to be completed not to exceed		\$142,118.60



Balance of Work to be completed.

950	Painting	=	7,410.00
1550	Mechanical	=	<u>2,500.00</u>
			\$19,910.00

The cost to complete the project \$19,910.00 is lower than the \$142,118.60 required for substantial completion as per the Construction Lien Act.

Please issue your substantial completion certificate so we can advertise.

Yours truly,

**ALBERT FRIJIA, Project Manager**  
**Southside Construction (London) Limited**  
**AF/jv**