

# CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF PRIME CONTRACT

(Pursuant to Prompt Payment and Construction Lien Act, Latest Revision)

**Certificate Number** [cert-677ed6bdbd001-677ed6bdbd004](#)

**Owner** To SmartREIT (Lethbridge II) Inc., [jlajeunesse@btcgroup.ca](mailto:jlajeunesse@btcgroup.ca)

**Project** Repairs to roof, canopy, EIFS, vinyl siding, metal flashings and stucco.

**Address** 327 BLUEFOX BLVD. NORTH, LETHBRIDGE, AB, T1H 6T3

In accordance with the contract dated **2024-10-11** between **SmartREIT (Lethbridge II) Inc., [jlajeunesse@btcgroup.ca](mailto:jlajeunesse@btcgroup.ca)**, the owner, and **Flynn Group of Companies, [Suzanne.Mooney@flynncompanies.com](mailto:Suzanne.Mooney@flynncompanies.com)**, the contractor, the contractor hereby certifies that, WITH EXCEPTION OF THE ITEMS LISTED ON THE ATTACHED PAGE.

1. The work or a substantial part thereof is ready for use.

AND

2. The work is to be done under the contract is capable of completion or correction at a cost of not more than:

**\$133,262.85**

The contractor and its subcontractors shall continue to work towards total completion. Holdback monies withheld under the contract are due and payable in accordance with the time period stipulated by the Prompt Payment and Construction Lien Act. Electronic posting of the signed Certificate via BuildWorks has been agreed to by the parties in accordance with the applicable contract or agreement.

**Signed By** Greg Porter **Date:** January 8, 2025, 2:11 pm

**Distribution** Owner  
Prime Consultant  
Buildworks Posting

ACA DOCUMENT C  
Supplementary 1  
03/1997  
Rev. 7/2022