

# CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF PRIME CONTRACT

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

**Certificate Number** [cert-69a75fc5e4593-69a75fc5e4597](#)

**Owner** To MSGS Properties, 6801 50th Ave Red Deer Alberta

**Project** Construction of 40 rental units

**Address** 10 Lake St Red Deer County Alberta

In accordance with the contract dated **2026-02-27** between **MSGs Properties, 6801 50th Ave Red Deer Alberta**, the owner, and **Black Creek Developments, 2110 29 Beju industrial Drive sylvan lake Alberta**, 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:

**\$10 million**

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** Kelly Black creek **Date:** March 3, 2026, 3:31 pm

**Distribution** Owner  
Prime Consultant  
Buildworks Posting

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