

CERTIFICATE OF SUBSTANTIAL PERFORMANCE

Client: **Snow Street Apartments Ltd**
300-900 Lorimer Boulevard
Winnipeg, MB R3P 2V4

Contractor: **Penfor Construction**
94 Penner Drive
Blumenort, Manitoba

Project: **Fairway Woods Phase 3**
88 Snow Street
Winnipeg, Manitoba

Distribution:

Comm. No.: 17007

Company	Name	Email:
Penfor Construction	D. Serhal	danny.serhal@penforconstruction.com
Penfor Construction	R. MacGillivray	richard.macgillivray@penforconstruction.com
Snow Street Apartments Ltd	V. Spezzano	vince.spezzano@ashomes.mb.ca
Snow Street Apartments Ltd	D. Love	darren.love@ashomes.mb.ca
Affinity Architecture Inc.	E. Hanson	evan@affinityarch.com

Contract Date: December 01, 2023

Description of Contract Work:

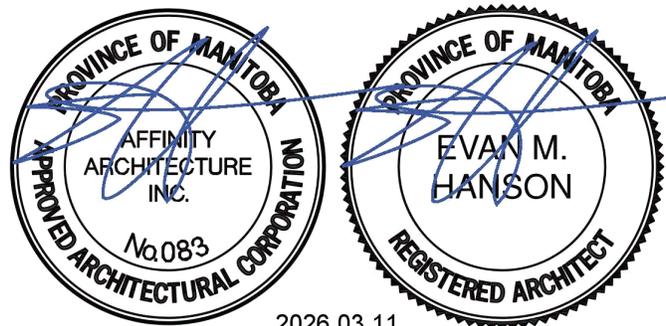
The work of the contract was substantially performed, within the meaning of the *Builders' Liens Act* on February 20, 2026, which is the date at which the contract warranty period begins; except that it shall begin for work that is incomplete at the date of substantial performance only when such incomplete work has been certified to be complete.

The Contractor's one-year warranty period shall end on March 20, 2027, except for uncompleted work.

The Certificate of Substantial Performance is valid only under the condition that the Contractor's Performance Bond and Liability Insurance are in force until the end of the warranty period, and is subject to the terms and conditions of *The Builders' Liens Act* of the Province of Manitoba.

The under signed hereby certifies that the above information is correct and that he is the person required or authorized under *The Builders' Liens Act* to give this certificate.

AFFINITY ARCHITECTURE INC.



2026.03.11

Evan Hanson, MAA, AAA, SAA, LEED-AP, Architect

March 11, 2026
Date

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