

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

ORILLIA

(Country: District or Regional Municipality; City or Borough of Municipality of Metropolitan
Toronto in which premises are situated)

289 COLDWATER ROAD WEST (ORILLIA)

(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:

RENOVATION OF EXISTING CRU FOR NEW TENANT

(short description of the improvement)

NOVEMBER 8, 2024

to the above premises was substantially performed on (date substantially performed)

Date certificate signed: December 18, 2024 (payment certifier where there is one)

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

Name of Owner Choice Properties Limited Partnership The Weston Center

Address of service 700-22 St. Clair Avenue East Toronto, ON M4T 2S5

Name of contractor StuCor Construction Ltd.

Address for service 14 Commerce Place, St. Catharines, ON L2S 0B3

Name of payment certifier Nicholas Jay Architect (where applicable)

Address 120 Eglinton Ave E, Suite 1100, Toronto, ON M4P 1E2

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

PT LT 7 CON 4 SOUTH ORILLIA PT 1, 2 & 3, 51R7411, S/T RO1432457;
S/T RO374831 ASSIGNED BY SC1787955; ORILLIA

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

B. Office to which claim in lien and affidavit must be given to preserve lien:

(where liens do not attach to premises)

(This is a sample of the Certificate of Substantial Performance, referred to as Appendix "A" in
Stage 4 of the "OAA/OGCA Take-Over Procedures, Document No. 100)