

FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

City of Oshawa, Regional Municipality of Durham

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

1565 Thornton Rd North, Oshawa, ON

(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:

New 499,665 square foot industrial building.

(short description of the improvement)

to the above premises was substantially performed on March 25, 2025

(date substantially performed)

Date certificate signed: March 26, 2025

(payment certifier where there is one)

Kyle Rickward

Digitally signed by Kyle Rickward
DN: c=CA,
e=krickward@panattoni.com,
cn=Kyle Rickward
Date: 2025.03.26 14:34:03-04'00'



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

Name of owner: CSPAC Industrial Thornton Woods LP, CSPAC Industrial Thornton Woods GP, INC.

Address for service: 401 The West Mall, Suite 1000, Toronto, ON M9C 5J5

Name of contractor: Nexrock Design Build Inc.

Address for service: 1-40 Snidercroft Rd, Concord, ON, L4K 0B5

Name of payment certifier (where applicable): _____

Address: _____

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

Lot 17, Concession 5, Part 1 & 2, Part of PIN 16264-0208 (LT) & PIN 16264-0211 (LT)

(if a lien attaches to the premises, a legal description of the premises,
including all property identifier numbers and addresses for the premises)

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

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)