

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

*Construction Act*

City of Toronto

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

8 Spadina Ave, Toronto, ON M5V 2H6 ,Floor 23rd

(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:

Ripple Labs

(short description of the improvement)

to the above premises was substantially performed on March 14th, 2025

(date substantially performed)

Date certificate signed: April 4, 2025



(payment certifier where there is one)

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

Name of owner: Ripple Labs

Address for service: 8 Spadina Ave, Toronto, ON M5V 2H6 ,Floor 23rd

Name of contractor: Vestacon Limited

Address for service: 3 Bradwick Drive, Concord, ON L4K 2T4

Name of payment certifier (where applicable): B + H Architects

Address: 320 Bay St. #200, Toronto, ON M5H 4A6

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

Ripple Labs - 8 Spadina Ave, Toronto, ON M5V 2H6 ,Floor 23rd

(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)

April 4, 2025

Brandon Alisch  
Vestacon Limited  
3 Bradwick Drive  
Vaughan, On L4K 2T4

**Re:     *Ripple Labs - 8 Spadina, Toronto***  
***Our Project File 2411041***  
***Certificate of Substantial Performance***

Dear Brandon,

Please find enclosed Certificate of Substantial Performance for your execution, dated April 4, 2025 in accordance with the Newfoundland & Labrador Construction Association.

The Contractor shall publish a copy of the Certificate of Substantial Performance once in a construction trade newspaper, which commences the lien period. Therefore, the Contractor shall provide evidence of the publication together with their submittal for “release of holdback” that includes following:

1. Contractor's invoice – release of holdback request.
2. Certificate of Publication
3. WSIB
4. Statutory Declaration.

It is recommended you seek legal counsel familiar with jurisprudence as it relates to the Construction Act.

Sincerely,  
**B+H Architects Corp.**



Luca Visentin, Principal  
B.A.S., M.Arch., OAA, MRAIC

cc:     Katya Castellanos, James McCarthy - Vestacon                     Quinn Burke - JLL  
          Courtney Lowe, Michael Aragon, Lisa Nicholson - Ripple             Ryan Ward - B+H Architects