

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

Construction Act

Town of Ajax, Region Municipality of Durham

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

537 Kingston Road East, Ajax

(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:

Construction of Shell Industrial Warehouse/Distribution Facility Including All Exterior Landscaping,
Paving and Parking Pads with a GFA of ~1.25m-sqft

(short description of the improvement)

to the above premises was substantially performed on January 31, 2025

(date substantially performed)

Date certificate signed: April 28, 2025



(payment certifier where there is one)

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

Name of owner: 537 Kingston Road East (Ajax)
Holdings ULC.

Address for service: 121 King Street West, Suite 1200, Toronto, ON M5H 3T9

Name of contractor: TriAxis Construction Limited

Address for service: 2 Queen Elizabeth Blvd., Suite 100, Toronto, ON M8Z 1L8

Name of payment certifier (where applicable): Turner & Townsend

Address: 2 St. Clair Avenue West, Floor 12, Toronto, ON, M4V 1L5

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Parts 1 to 7 Inclusive Comprise All of PIN 26453-0683(LT) Part 8 and 9 Comprise Part of PIN 26453-0718(LT) Parts of Lots 3 and 4 Concession 1 (Geographic Township of Pikering) Town of Ajax, Regional Municipality of Durham

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)