

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

*Construction Act*

**CITY OF TORONTO, ONTARIO**

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

**308 JARVIS STREET, TORONTO, ONTARIO**

(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:

**Plumbing, Heating, Fire Protection & HVAC**

(short description of the improvement)

to the above premises was substantially performed on **March 16, 2025**

(date substantially performed)

Date certificate signed: **May 1, 2025**

(payment certifier where there is one)

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

**Contractor**

**Owner**

Name of owner: **JARVIS CARLTON LIMITED**  
**PARTNERSHIP**

Address for service: **200 KING STREET WEST, SUITE 1602, TORONTO, ONTARIO M5H 3T4**

Name of contractor: **University Plumbing & Heating Ltd.**

Address for service: **3655 Keele Street, Toronto, ON, M3J 1M8**

Name of payment certifier (where applicable): **N/A**

Address: **N/A**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**SEE APPENDIX A ATTACHED**

(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)

## SCHEDULE 'A'

### LEGAL DESCRIPTION

In the City of Toronto, being comprised of part of Park Lot 6, Concession 1, From The Bay, Township of York, designated as **PARTS 4 to 13 inclusive** on Reference Plan 66R-34254, being part of PIN 21102-0276(LT), hereinafter referred to as the **RESIDENTIAL CONDOMINIUM LANDS**.

For the purposes of this Schedule 'A', the lands described as in the City of Toronto, being comprised of part of Park Lot 6, Concession 1, From The Bay, Township of York, designated as **PARTS 1, 2 and 3** on Reference Plan 66R-34254, being part of PIN 21102-0276(LT), hereinafter referred to as the **RETAIL LANDS**.

**SUBJECT TO** an easement over the **RESIDENTIAL CONDOMINIUM LANDS** in favour of Rogers Communications Inc. as set out in Instrument No. AT6451602.

**SUBJECT TO** an easement over the **RESIDENTIAL CONDOMINIUM LANDS** in favour of Enbridge Gas Inc. as set out in Instrument No. AT6663630.

**SUBJECT TO** an easement over the **RESIDENTIAL CONDOMINIUM LANDS** in favour of Bell Canada as set out in Instrument No. AT6665167.