

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)

Building 3A - 152 Sterling Road Suite 201, Toronto ON, M6R 2V7

(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:

Interior Alterations

(short description of the improvement)

to the above premises was substantially performed on Nov 15, 2024

(date substantially performed)

Date certificate signed: May 2, 2025

(payment certifier where there is one)

Ashkan Sayyadi

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

Name of owner: HTC Sterling Road Property 3 LTD & 5 LTD

Address for service: 81 Bay Street, Suite 3500, Toronto ON, M5J 0E7

Name of contractor: Clearspace Offices Inc.

Address for service: 901-20 Victoria St, Toronto ON M5C 2N8

Name of payment certifier (where applicable): Lawgic Engineer Limited

Address: 802-3100 Steele Ave E., Markham ON, L3R 8T3

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

150 Sterling Road 2FL, Toronto ON, M6R 0C6

(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)