

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)

225 King St. W., Suite 1003

(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 April 30, 2025

(date substantially performed)

Date certificate signed:

MAY 16/25

(payment certifier where there is one - signature required)

Signed by:

Matthew Bruk

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Matthew Bruk

Manager, Design and Construction

OPGI Management Limited Partnership

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

Name of owner: Oxford Properties Group

Address for service: Oxford Properties Group Inc., 100 Adelaide St. W., Suite 900, Tor, ON, M5H 0E2

Name of contractor: Urban Management Group

Address for service: 80 Carlauren Rd., Unit #14, Woodbridge, Ontario, L4L 7Z5

Name of payment certifier (where applicable):

Address:

(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:

Oxford Properties Group Inc., 100 Adelaide St. W., Ste, 900, Toronto, Ont, M5H 0E2

(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)