

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

KITCHENER

(Country: District or Regional Municipality; City or Borough of Municipality of Metropolitan  
Toronto in which premises are situated)

123 PIONEER PARK DRIVE UNIT 202, 208, & 209 (KITCHENER)

(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:

OFFICE INTERIOR RENOVATION

(short description of the improvement)

NOVEMBER 4, 2021

to the above premises was substantially performed on (date substantially performed)

Date certificate signed: November 09/21 Choice Properties REIT  
(payment certifier where there is one)

Derrick Duncan D.Duncan

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

Name of Owner Choice Properties REIT

Address of service 700-22 St. Clair Avenue East Toronto, ON M4T 2S5

Name of contractor StuCor Construction Ltd.

Address for service 14 Commerce Place, St. Catharines, ON L2S 0B3

Name of payment certifier Choice Properties REIT  
(where applicable)

Address 700-22 St. Clair Avenue East Toronto, ON M4T 2S5

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

PLAN 1318 BLK G BLK F

(where liens attach to premises, references to lot and plan or instrument registration number)

B. Office to which claim in lien and affidavit must be given to preserve lien:

(where liens do not attach to premises)

(This is a sample of the Certificate of Substantial Performance, referred to as Appendix “A” in  
Stage 4 of the “OAA/OGCA Take-Over Procedures, Document No. 100)