

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

Construction Act

Markham

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

318/320/322/326 John Street

(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:

Porch and Stairwell Renewal

(short description of the improvement)

to the above premises was substantially performed on December 21st, 2022 (date substantially performed)

Date certificate signed: December 23rd, 2022



(payment certifier where there is one - signature required)

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

Name of owner: York Region Standard Condominium Corporation No. 1189 c/o Connium Property Management

Address for Service: 80 Acadia Avenue, Suite 106, Markham, ON, L3R 9V1

Name of Contractor: United Building Restoration Ltd.

Address for Service: 1935 Silicone Drive, Pickering, ON, L1W 3V7

Name of payment certifier (where applicable): Sense Engineering Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON L6E 1M4

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
See 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)

- (h) **"Condominium A"** shall mean the 76 unit townhouse condominium created on that part of Part of Lots 1 and 3 on Plan 2382, designated as Parts 1 to 15 on Reference Plan 65R-29041, being York Region Standard Condominium Corporation No. 1104;
- (i) **"Condominium A Proportionate Share"** shall mean the share of the Thornhill Shared Facilities Costs (as hereinafter defined) to be borne and paid for by Condominium A in accordance with the terms and provisions of the Thornhill Reciprocal Agreement, which Condominium A Proportionate Share shall be a fraction based on the number of dwelling units in Condominium A compared to the total number of dwelling units and/or commercial/retail units in all of the Thornhill Condominiums registered from time to time;
- (j) **"Condominium B"** shall mean shall mean the 86 residential townhouse unit and 10 commercial unit condominium created on that part of Part of Lots 1 and 3 on Plan 2382, designated as Parts 16 to 21 on Reference Plan 65R-29041, being York Region Standard Condominium Corporation No. 1118;
- (k) **"Condominium B Proportionate Share"** shall mean the share of the Thornhill Shared Facilities Costs to be borne and paid for by Condominium B in accordance with the terms and provisions of the Thornhill Reciprocal Agreement, which Condominium B Proportionate Share shall be a fraction based on the number of dwelling units and commercial/retail units in Condominium B compared to the total number of dwelling units and/or commercial/retail units in all of the Thornhill Condominiums registered from time to time;
- (l) **"Condominium C"** shall mean the 58 unit townhouse condominium created on that part of Part of Lots 1 and 3 on Plan 2382, designated as Parts 22, 23, 24, 25 and 26 on Reference Plan 65R-29041, being York Region Standard Condominium Corporation No. 1127, and with Condominium A, Condominium B and Condominium C being hereinafter collectively referred to as the **"Townhouse Condominiums"**);
- (m) **"Condominium C Proportionate Share"** shall mean the share of the Thornhill Shared Facilities Costs (as hereinafter defined) to be borne and paid for by Condominium C in accordance with the terms and provisions of the Thornhill Reciprocal Agreement, which Condominium C Proportionate Share shall be a fraction based on the number of dwelling units in Condominium C compared to the total number of dwelling units and/or commercial/retail units in all of the Thornhill Condominiums registered from time to time;
- (n) **"Condominium D"** shall mean this condominium to be created on Part of Lots 1 and 3 on Plan 2382, designated as Parts 33 and 34 on Reference Plan 65R-29041, containing 128 residential townhouse units;
- (o) **"Condominium D Proportionate Share"** shall mean the share of the Thornhill Shared Facilities Costs (as hereinafter defined) to be borne and paid for by Condominium D in accordance with the terms and provisions of the Thornhill Reciprocal Agreement, which Condominium D Proportionate Share shall be a fraction based on the number of dwelling units in Condominium D compared to the total number of dwelling units and/or

