

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

AURORA

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

201 EARL STEWART DRIVE (AURORA)

(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 & EXTERIOR RENOVATION FOR COMMERCIAL SPACE

(short description of the improvement)

to the above premises was substantially performed on MARCH 7, 2023
(date substantially performed)

Date certificate signed: March 07, 2023 Choice Properties REIT

(payment certifier where there is one)



(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:

**PCL 2-1 SEC 65M2873; LTS 2, 3 PL 65M2873; T/W PT LT 84 & 85, CON 1, PT 2
& 3, 65R14776 AS IN B41763B; S/T LT797093, LT797096 TOWN OF AURORA**

(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)