

**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)

40 University Avenue, Unit 7 & 8, Toronto, Ontario, M5J 1T1

(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:

Unit 7&8 Landlord's Work and demising wall for Doughbox

(short description of the improvement)

to the above premises was substantially performed on JANUARY 25, 2023

(date substantially performed)

Date certificate signed: 2023-03-08

Matt Stretton - GetReal Architectural Services Inc.

(payment certifier where there is one)

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

Name of owner: University Equities Inc. c/o Triovest Realty Advisors Inc.

Address for service: 40 University Ave Toronto, ON M5J 1T1

Name of contractor: Base5 Construction Management Ltd.

Address for service: 105 Neames Crescent, Toronto, ON M3L 1K8

Name of payment certifier (where applicable): GetReal - Architectural Services Inc.

Address: 245 Fairview Mall Dr, Suite 102 North York, ON, M2J 4T1

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

40 University Ave Toronto, ON M5J 1T1

(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)