

Form 6

Construction Lien Act

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

Toronto, Ontario

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

387 Bloor Street East, Toronto, Ontario, M4W 1H7(Hotel Entrance) and 395 Bloor Street East, Toronto, Ontario, M4W 0B4 (Residential Entrance)

(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:

Electrical - Section 16000

(short description of the improvement)

to the above premises was substantially performed on December 28th, 2022

(date substantially performed)

Date certificate signed: March 28th, 2023

(payment certifier where there is one)



Steven Muzzo - President/CEO - OZZ Electric Inc.

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

Name of owner Yorkville East Developments Inc.

Address for service 3100 Steeles Avenue, Markham, Ontario, L3R 8T3

Name of contractor OZZ Electric Inc.

Address for service 20 Floral Parkway, Concord, Ontario, L4K 4R1

Name of payment certifier

(where applicable)

Address

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

The PIN is 21107-0420(LT) - see attached for the complete legal description

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

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

(where liens do not attach to premises)

R.R.O. 1990, Reg. 175, Form 6

PROPERTY DESCRIPTION:

FIRSTLY: PART OF LOT 12, PLAN 132A, PART 1, 66R30308; SUBJECT TO AN EASEMENT AS IN AT6023116; SUBJECT TO AN EASEMENT AS IN AT6026049; CITY OF TORONTO; SECONDLY: PART LOTS 10 & 12PLAN 132A PART 2 66R30443; TOGETHER WITH PART 2 66R3234 AS IN NE1480 - EASEMENT NE1480 RELEASEDAS TO PART 1, PLAN 66R30308 AS IN AT6067706; TOGETHER WITH AN EASEMENT OVER PART 1 66R30443 AS IN AT5149924; SUBJECT TO AN EASEMENT AS IN AT6023116; SUBJECT TO AN EASEMENT AS IN AT6026049; SUBJECT TO AN EASEMENT OVER PARTS 1 AND 2, PLAN 66R32907 IN FAVOUR OF PART LOTS 10 & 12 PLAN 132A PART 1 66R30443 AS IN AT6201498; CITY OF TORONTO THIRDLY: PART LOT 11, PLAN 132A, PARTS 4, 5 AND 21, PLAN 66R-30250 ; TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 66R-3234 AS IN NE1480 - PARTIALLY RELEASED AS TO PART 1, PLAN 66R30308 AS IN AT6067706 ; SUBJECT TO AN EASEMENT OVER PART 4, PLAN 66R-30250 IN FAVOUR OF PART LOTS 11 AND 13, PLAN 132A, PARTS 1, 2, 3, 6, 7, 8, 11, 12, 13, 16, 17 AND 18, PLAN 66R-30250 AS IN AT5971021 ; SUBJECT TO AN EASEMENT AS IN AT6023116 ; SUBJECT TO AN EASEMENT AS IN AT6026049; CITY OF TORONTO; FOURTHLY: PART LOTS 11 AND 13, PLAN 132A, TORONTO, PARTS 1 AND 2, PLAN 66R-32916 ; TOGETHER WITH AN EASEMENT OVER PART 5, PLAN 66R-32916 AS IN CA803596 AS PARTIALLY RELEASED AS TO PART 1, PLAN 66R-30308 AS IN AT6067706 ; SUBJECT TO AN EASEMENT OVER PART 2, PLAN 66R-32916 IN FAVOUR OF PART LOTS 11 AND 13, PLAN 132A, PARTS 1, 2, 3, 6, 7, 8, 11, 12, 13, 16, 17 AND 18, PLAN 66R-30250 AS IN AT5971021 ; SUBJECT TO AN EASEMENT AS IN AT6023116 ; SUBJECT TO AN EASEMENT AS IN AT6026049; CITY OF TORONTO ; FIFTHLY: PART LOT 13, PLAN 132A, TORONTO, PARTS 3 AND 4, PLAN 66R-32916 ; TOGETHER WITH AN EASEMENT OVER PART 5, PLAN 66R-32916 AS IN CA803598 AS PARTIALLY RELEASED AS TO PART 1, PLAN 66R-30308 AS IN AT6067706 ; SUBJECT TO AN EASEMENT OVER PART 4, PLAN 66R-32916 IN FAVOUR OF PART LOTS 11 AND 13, PLAN 132A, PARTS 1, 2, 3, 6, 7, 8, 11, 12, 13, 16, 17 AND 18, PLAN 66R-30250 AS IN AT5971021 ; SUBJECT TO AN EASEMENT AS IN AT6023116 ; SUBJECT TO AN EASEMENT AS IN AT6026049; CITY OF TORONTO ; SIXTHLY: PART LOT 13, PLAN 132A, TORONTO, PARTS 19 AND 20, PLAN 66R-30250; SUBJECT TO AN EASEMENT OVER PART 19, PLAN 66R-30250 IN FAVOUR OF PART LOTS 11 AND 13, PLAN 132A, PARTS 1, 2, 3, 6, 7, 8, 11, 12, 13, 16, 17 AND 18, PLAN 66R-30250 AS IN AT5971021 ; TOGETHER WITH AN EASEMENT AS IN D297302 ; TOGETHER WITH AN EASEMENT OVER PARTS 7, 9, 14, 15, 29, 33, 35, 36, 37, 47, 48, 49, 50, 54 AND 77, PLAN 66R-16215 AS IN D302075 ; TOGETHER WITH AN EASEMENT AS IN D302075 ; TOGETHER WITH AN EASEMENT AS IN D313448 ; SUBJECT TO AN EASEMENT AS IN AT6023116 ; SUBJECT TO AN EASEMENT AS IN AT6026049; CITY OF TORONTO.; CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONSOLIDATION FROM 21107-0402, 21107-0408, 21107-0411, 21107-0417, 21107-0418, 21107-0419

PIN CREATION DATE:

2022/12/09

OWNERS' NAMES

CAPACITY SHARE

YORKVILLE EAST DEVELOPMENTS INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
EP71519	1950/07/12	AGREEMENT			THE CORPORATION OF THE CITY OF TORONTO	C
REMARKS: ENCROACHMENT						
EP74390	1951/03/20	AGREEMENT			THE CORPORATION OF THE CITY OF TORONTO	C
REMARKS: CONSTRUCTION						
EP115556	1960/07/07	AGREEMENT			THE MUNICIPALITY OF METROPOLITAN TORONTO	C
REMARKS: ENCROACHMENT						
EP117526	1961/06/01	BYLAW		THE CORPORATION OF THE CITY OF TORONTO		C
REMARKS: BY-LAW 1351						
CORRECTIONS: 'REGN. NUMBER' CHANGED FROM 'EP117562' TO 'EB117526' ON 2001/05/14 BY KARL WIERCINSKI. 'REGN. NUMBER' CHANGED FROM 'EB117526' TO 'EP117526' ON 2001/05/14 BY KARL WIERCINSKI.						
A384200	1973/03/09	NOTICE AGREEMENT				C
CA59837	1989/11/10	NOTICE		THE CORPORATION OF THE CITY OF TORONTO		C
CORRECTIONS: 'PARTY' CHANGED FROM 'THE CORPORATION OF THE CITY OF' TO 'THE CORPORATION OF THE CITY OF TORONTO' ON 1995/01/13 BY BOB MCKAIN. 'PARTY:						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		TORONTO' DELETED ON 1995/01/13 BY BOB MCKAIN.				
C709981	1991/05/24	NOTICE			THE CORPORATION OF THE CITY OF TORONTO THE MUNICIPALITY OF METROPOLITAN TORONTO	C
CA600092	1999/05/10	NOTICE			CITY OF TORONTO	C
CA671287	2000/06/16	CERT FIRST REGN LT			572550 ONTARIO LIMITED	C
E408092	2001/04/25	NOTICE		OWNER	CITY OF TORONTO	C
AT159664	2003/05/02	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	JEYAPRAGASAN, MANJULA	C
		REMARKS: GIVES PLAINTIFF RIGHT TO SIGN ON BEHALF OF CORPORATE DEFENDANT AND OTHER MATTERS				
AT3666779	2014/08/20	TRANSFER	\$3,536,220	1577021 ONTARIO LTD.	YORKVILLE EAST DEVELOPMENTS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
AT3666780	2014/08/20	TRANSFER	\$3,309,603	1570710 ONTARIO LTD.	YORKVILLE EAST DEVELOPMENTS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
AT3666781	2014/08/20	TRANSFER	\$18,700,000	BITTON, CLAUDE	YORKVILLE EAST DEVELOPMENTS INC.	C
AT3666782	2014/08/20	TRANSFER	\$7,375,544	2262814 ONTARIO LTD.	YORKVILLE EAST DEVELOPMENTS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
AT3666783	2014/08/20	TRANSFER	\$3,283,633	1577020 ONTARIO LTD.	YORKVILLE EAST DEVELOPMENTS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
AT4668486	2017/08/30	NOTICE		METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 1373 ALL THE FORMER OWNERS AS TENANTS IN COMMON		C
		REMARKS: NOTICE OF TERMINATION (UNDER SECTION 122(2) OF THE CONDOMINIUM ACT, 1998)				
AT4692478	2017/09/28	NOTICE	\$2	CITY OF TORONTO		C
AT4908585	2018/07/13	CHARGE	\$200,000,000	YORKVILLE EAST DEVELOPMENTS INC.	ROYAL BANK OF CANADA	C
AT4908586	2018/07/13	NO ASSGN RENT GEN		YORKVILLE EAST DEVELOPMENTS INC.	ROYAL BANK OF CANADA	C
		REMARKS: AT4908585				
66R30250	2018/08/13	PLAN REFERENCE				C
66R30443	2018/11/26	PLAN REFERENCE				C

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LAND
REGISTRY
OFFICE #66

21107-0420 (LT)

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PREPARED FOR LindsayK1
ON 2023/02/07 AT 15:12:09

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT5149923	2019/05/31	NOTICE		CITY OF TORONTO		C
AT5285521	2019/11/07	NOTICE	\$2	CITY OF TORONTO		C
AT5285523	2019/11/07	POSTPONEMENT		ROYAL BANK OF CANADA	CITY OF TORONTO	C
REMARKS: AT4908585, AT4908586 TO AT5285521						
AT5413424	2020/04/22	NOTICE	\$2	CITY OF TORONTO		C
REMARKS: SITE PLAN AMENDING AGREEMENT, AT5149923						
AT5603982	2020/12/18	CHARGE	\$56,500,000	YORKVILLE EAST DEVELOPMENTS INC.	BERKLEY INSURANCE COMPANY	C
AT5943463	2021/12/17	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	YORKVILLE EAST DEVELOPMENTS INC.	C
REMARKS: TERMINATES PART 1, 66R30308 AND VESTS IN YORKVILLE EAST DEVELOPMENTS INC., NOW ENTERED AS PIN 21107-0408						
AT5947126	2021/12/22	NOTICE	\$2	YORKVILLE EAST DEVELOPMENTS INC.	BERKLEY INSURANCE COMPANY	C
REMARKS: AT5603982						
AT5971021	2022/01/25	TRANSFER EASEMENT	\$2	YORKVILLE EAST DEVELOPMENTS INC.	CITY OF TORONTO	C
AT5971022	2022/01/25	POSTPONEMENT		ROGERS COMMUNICATIONS INC.	CITY OF TORONTO	C
REMARKS: AT4137715 TO AT5971021						
AT5971023	2022/01/25	POSTPONEMENT		ENBRIDGE GAS INC.	CITY OF TORONTO	C
REMARKS: AT5447890 TO AT5971021						
AT5971024	2022/01/25	POSTPONEMENT		ROYAL BANK OF CANADA	CITY OF TORONTO	C
REMARKS: AT4908585 TO AT5971021						
AT5971025	2022/01/25	POSTPONEMENT		BERKLEY INSURANCE COMPANY	CITY OF TORONTO	C
REMARKS: AT5603982 TO AT5971021						
AT6023116	2022/03/22	TRANSFER EASEMENT	\$2	YORKVILLE EAST DEVELOPMENTS INC.	ENBRIDGE GAS INC.	C
AT6026049	2022/03/24	TRANSFER EASEMENT	\$2	YORKVILLE EAST DEVELOPMENTS INC.	ROGERS COMMUNICATIONS INC.	C
AT6039240	2022/04/06	CHARGE	\$200,000,000	YORKVILLE EAST DEVELOPMENTS INC.	ROYAL BANK OF CANADA	C
AT6039241	2022/04/06	POSTPONEMENT		BERKLEY INSURANCE COMPANY	ROYAL BANK OF CANADA	C
REMARKS: AT5603982 TO AT6039240						
AT6062705	2022/04/29	LR'S ORDER		LAND REGISTRAR, TORONTO LAND REGISTRY OFFICE		C
REMARKS: AMENDS DESCRIPTION						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
AT6067706	2022/05/04	APL (GENERAL) REMARKS: NE1480 PARTIALLY RELEASED AS TO PART 1, 66R30308 66R30308		YORKVILLE EAST DEVELOPMENTS INC.	YORKVILLE EAST DEVELOPMENTS INC.	C
AT6142190	2022/07/27	TRANSFER REL&ABAND REMARKS: EP135777. AND A350680		505896 ONTARIO LIMITED	YORKVILLE EAST DEVELOPMENTS INC.	C
AT6184849	2022/09/19	LR'S ORDER REMARKS: AMENDING THE PROPERTY DESCRIPTION		LAND REGISTRAR, TORONTO LAND REGISTRY OFFICE		C
66R32907	2022/09/28	PLAN REFERENCE REMARKS: STRATA				C
66R32916	2022/09/29	PLAN REFERENCE				C
AT6193280	2022/09/29	APL ABSOLUTE TITLE REMARKS: AT6086434		YORKVILLE EAST DEVELOPMENTS INC.	YORKVILLE EAST DEVELOPMENTS INC.	C
AT6201015	2022/10/12	APL (GENERAL) REMARKS: RELEASE OF EPI35777, PARTIAL NE1480, CA803596, CA803598		YORKVILLE EAST DEVELOPMENTS INC.		C
AT6201498	2022/10/13	TRANSFER EASEMENT		YORKVILLE EAST DEVELOPMENTS INC.	CITY OF TORONTO	C
AT6201499	2022/10/13	POSTPONEMENT REMARKS: AT4908585 TO AT6201498		ROYAL BANK OF CANADA	CITY OF TORONTO	C
AT6201500	2022/10/13	POSTPONEMENT REMARKS: AT5603982 TO AT6201498		BERKLEY INSURANCE COMPANY	CITY OF TORONTO	C
AT6201501	2022/10/13	POSTPONEMENT REMARKS: AT6023116 TO AT6201498		ENBRIDGE GAS INC.	CITY OF TORONTO	C
AT6201502	2022/10/13	POSTPONEMENT REMARKS: AT6026049 TO AT6201498		ROGERS COMMUNICATIONS INC.	CITY OF TORONTO	C
AT6201503	2022/10/13	POSTPONEMENT REMARKS: AT6039240 TO AT6201498		ROYAL BANK OF CANADA	CITY OF TORONTO	C
AT6202753	2022/10/14	APL CONSOLIDATE		YORKVILLE EAST DEVELOPMENTS INC.		C

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