

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

Construction Act

City of Ottawa

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

90 Champagne Ave. South, Ottawa, ON K1S 5A5

(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:

14 storey apartment building with 239 residential units, amenity space on the ground floor and 3 levels of underground parking.

(short description of the improvement)

to the above premises was substantially performed on 2023-12-06

(date substantially performed)

Date certificate signed: 2023-12-12

(payment certifier where there is one)

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

Name of owner: Champagne (90) Apartments Inc.

STEVE DEMANCO
PRESIDENT JBPA DEVELOPMENT INC

Address for service: 50 Baywater Ave, Ottawa, Ontario K1Y 2E9

Name of contractor: JBPA Developments Inc.

Address for service: 107 Pretoria Avenue, Ottawa, ON K1S 1W8

Name of payment certifier (where applicable): Roderick Lahey Architect Inc.

Address: 56 Beech Street, Ottawa, Ontario K1S 3J6

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Lots 38 to 43 (inclusive) Lots 53 to 59 (inclusive) and part of the adjacent lane, Registered Plan 131037 City of Ottawa

(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)