

## NOTICE OF SUBSTANTIAL COMPLETION

(BUILDER'S LIEN ACT OF ALBERTA)

In accordance with the contract between O&B Well Hospitality Inc. – O/A Lulu Bar and Shurway Contracting Ltd. for the renovation at:

423 Wellington Street West, Building 'A', Unit A112/210, Toronto, ON, M5V 1E7  
known commonly as Lulu Bar

The consultant certifies that a substantial portion of the work has been completed, and that monies withheld as directed by the contract and legislative requirements are due and payable in accordance with the time period and procedures stipulated by the Builders' Lien Act.

Dated and posted the 4<sup>th</sup> day of January, 2024.



**Kelly Morrison**

BA, MArch

Principal, Founding Partner

Copies to: Shurway Contracting Ltd – Chris Amaral, Fabjana Pjetra  
O&B Well Hospitality Inc. – Breanne Bayne

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

*Construction Act*

CANADA/ONTARIO/TORONTO

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

423 Wellington Street West, Convenience Address – 427 Wellington Street West Building 'A', Unit A112/210 Toronto ON M5V 1E7,  
(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 Alterations to construct Lulu Bar as per Plans and Specifications

(short description of the improvement)

to the above premises was substantially performed on December 13, 2023

(date substantially performed)

Date certificate signed:

Kelly Morrison

(payment certifier where there is one)

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

Name of owner: O&B Well Hospitality Inc - O/A Lulu Bar

Address for service: 303-2323 Yonge Street, Toronto, ON, M4P 2C9

Name of contractor: Shurway Contracting Ltd.

Address for service: 72 Crockford Blvd., Toronto, Ontario M1R 3C3

Name of payment certifier (where applicable): Frank Architecture & Interiors

Address: 602 Twelfth Avenue SW, Suite 910 Calgary, Alberta T2R 1J3

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

O&B Well Hospitality Inc - O/A Lulu Bar, 303-2323 Yonge Street, Toronto, ON, M4P 2C9

(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)