

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

**City of Pickering**

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

**1474 Baylay Street, Pickering ON, L1W 1L8**

(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:

**Supply & installation of Window, Curtain Wall & W/W System**

(short description of the improvement)

to the above premises was substantially performed on **May 24, 2024**

(date substantially performed)

Date certificate signed: June 06, 2024

(payment certifier where there is one)

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

Name of owner: **Universal City Two  
Developments Inc.**

Address for service: **150 Ferrand Dr. Suite 801, Toronto ON M3C 3E5**

Name of contractor: **Aluminum Window Designs Ltd.**

Address for service: **440 Hanlan Road, Woodbridge ON L4L 3P6**

Name of payment certifier (where applicable): **KIRKOR ARCHITECTS &  
PLANNERS**

Address: **20 DeBoers Drive, #400, Toronto, ON, M3J 0H1**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

1474 Baylay Street, Pickering, ON L1W 1L8

(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:

150 Ferrand Dr., Suite 801, Toronto, ON M3C 3E5

(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)