

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

District of Nipissing, City of North Bay

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

1500 Fisher Street, North Bay, Ontario P1B 2H3

(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:

Northgate Shopping Centre – Base Building Fit-up Unit #190

(short description of the improvement)

to the above premises was substantially performed on June 17, 2024
(date substantially performed)

Date certificate signed: June 17, 2024



(payment certifier where there is one)

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

Name of owner: Morguard

Address of service: 1500 Fisher Street, North Bay, Ontario P1B 2H3

Name of contractor: Venasse Building Group

Address for service: 137 Ferris Drive, North Bay, Ontario P1B 8Z4

Name of payment certifier (where applicable): Mitchell Jensen Architects Inc.

Address: 124a Main Street East North Bay, ON P1B 1A8

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

See attached.

*(if a lien attaches to the premises, a legal description of the premises,
including all property identifier numbers and address for the premises)*

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

Click or tap here to enter text.

(if the lien does not attach to premises, the name and address of the person or body to whom the claim for lien must be given)

LEGAL DESCRIPTION

NORTHGATE SHOPPING CENTRE

PIN 49147-0116 (LT):

Parcel 15557 Section WF; Firstly: being part of Registered Plan M-189, Widdifield, designated as Parts 2 to 8 on Plan 36R-5419 and Part 1 on Plan 36R-9633; Secondly: part of Gordon Avenue, part of Rowell Avenue, part of Francis Avenue, part of lane, part of Lots 256, 257, 258, 297, 298, 299, 300, 311, 315, 316, 339, 340, 341, 342, 343, 344, 345, 346, Lots 312, 313 and 314 all on Plan M-189 Widdifield, and designated as Parts 1 and 2 on Plan 36R-5650 except Parts 5 to 9 on Plan 36R-10086; City of North Bay, District of Nipissing.

PIN 49147-0119 (LT):

Parcel 14857 Section WF; Firstly: part of Plan M-189, Widdifield and designated as Parts 1 to 20, 23, 24, 27, 28 and 46 on Plan 36R-5084; Secondly: part of Kenneth Avenue, part of Hammond Street, part of lane all on Plan M-189, Widdifield and designated as Parts 21, 22, 25, 26, 29 to 33, 36, 39 and 43 on Plan 36R-5084; Thirdly: part of Lot 495 on Plan M-189, Widdifield, designated as Part 38 on Plan 36R-5084; Fourthly: part of Lots 493, 494 and 495 on Plan M-189, Widdifield and designated as Part 42 on Plan 36R-5084; Fifthly: part of Lots 554 and 555 on Plan M-189, Widdifield and designated as Parts 34 and 35 on Plan 36R-5084; Sixthly: part of Lot 495 on Plan M-189, Widdifield and designated as Part 37 on Plan 36R-5084; Seventhly: part of Lot 464 on Plan M-189, Widdifield and designated as Part 40 on Plan 36R-5084; Eighthly: part of Lots 494 and 495 on Plan M-189, Widdifield and designated as Part 41 on Plan 36R-5084; Ninthly: part of Lots 554, 555 and 556 on Plan M-189, Widdifield and designated as Part 44 on Plan 36R-5084; Tenthly: part of Lot 554 on Plan M-189, Widdifield and designated as Part 45 on Plan 36R-5084; City of North Bay, District of Nipissing.

PIN 49147-0155 (LT):

Parcel 15557 Section WF; being part of Plan M-189, Widdifield, designated as Part 1 on Plan 36R-5419 except Parts 8 and 9 on Plan 36R-10086; City of North Bay, District of Nipissing.

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