

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

OSHAWA

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

991 TAUNTON ROAD EAST (OSHAWA)

(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:

VACANT SPACE FITOUT WITH NEW MEZZANINE CONSTRUCTION

(short description of the improvement)

AUGUST 2, 2024

to the above premises was substantially performed on (date substantially performed)

Date certificate signed: X Aug-06-2024 (payment certifier where there is one)

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

Name of Owner Sobeys Capital Incorporated  
Address of service 4980 Tahoe Blvd., Mississauga, ON L4W 0C7  
Name of contractor StuCor Construction Ltd.  
Address for service 14 Commerce Place, St. Catharines, ON L2S 0B3  
Name of payment certifier Craig Kelsey  
(where applicable)

Address 4980 Tahoe Blvd., Mississauga, ON L4W 0C7

(Use A or B whichever is appropriate)

- A. Identification of premises for preservation of liens:  
PART LOTS 3 AND 4 CONCESSION 3, EAST WHITBY, PARTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14 AND 15 PLAN 40R26019;  
TOGETHER WITH AN EASEMENT OVER PART LOT 4 CONCESSION 3 EAST WHITBY, PART 1 ON 40R25881 IN FAVOUR OF PART 1 PLAN 40R26019 AS IN DR826948  
SUBJECT TO AN EASEMENT OVER PART LOTS 3 AND 4 CONCESSION 3 EAST WHITBY, PARTS 1, 2, 3, 4 AND 5 PLAN 40R26048 IN FAVOUR OF PART LOT 4 CONCESSION 3 EAST WHITBY, PARTS 1, 2, 3 AND 4 PLAN 40R25934 AS IN DR872445  
SUBJECT TO AN EASEMENT OVER PART LOT 4 CONCESSION 3 EAST WHITBY, PART 1 PLAN 40R26019 IN FAVOUR OF PART LOT 4 CONCESSION 3 EAST WHITBY, PART 1 PLAN 40R23287 AS IN DR890422  
SUBJECT TO AN EASEMENT OVER PARTS 3,4,5,6,8,9 AND 10 PLAN 40R26019

**IN FAVOUR OF PART LOT 4 CONCESSION 3, EAST WHITBY,  
PARTS 2, 6 AND 12 PLAN 40R23943 AND PARTS 1 AND 5  
PLAN 40R24229 OSHAWA AS IN DR561429 SUBJECT TO AN  
EASEMENT IN GROSS OVER PARTS 4 AND 8 PLAN 40R26019  
AS IN DR696776 SUBJECT TO AN EASEMENT IN GROSS  
OVER PARTS 6,7,10,11,12,13,14 AND 15 PLAN 40R26019 AS  
IN DR486216 SUBJECT TO AN EASEMENT IN GROSS OVER  
PARTS 12, 14 AND 15 PLAN 40R26019 AS IN DR755595  
SUBJECT TO AN EASEMENT OVER PARTS 12, 13 AND 14  
PLAN 40R26019 IN FAVOUR OF PART LOT 4 CONCESSION 3,  
EAST WHITBY PARTS 20 AND 23 PLAN 40R23943 OSHAWA  
AS IN DR756489 CITY OF OSHAWA**

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

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

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*(where liens do not attach to premises)*

(This is a sample of the Certificate of Substantial Performance, referred to as Appendix “A” in Stage 4 of the “OAA/OGCA Take-Over Procedures, Document No. 100)