

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

Construction Act

City of Toronto

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

5951 Steeles Ave E, Scarborough, ON

.....
(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:

Earthworks

.....
(short description of the improvement)

to the above premises was substantially performed on July 31, 2024
.....
(date substantially performed)

Date certificate signed: September 13, 2024

.....
(payment certifier where there is one)

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

Name of owner: Jim Pattison Developments Ltd.

Address for service: 200-879 Marine Drive, North Vancouver, BC, V7P 1R7

Name of contractor: Prime Design Build Corporation

Address for service: 10-241 Applewood Crescent, Vaughan, ON, L4K 4E6

Name of payment certifier (where applicable): Cameron & Associates Management Inc.

Address: 39-300 New Toronto Street, Etobicoke, ON, M8V 2E8
.....
(Use A or B, whichever is appropriate)

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A. Identification of premises for preservation of liens:

5530, 5827 & 5951 Steeles Ave E, Scarborough, ON, Part of Lots 18 and 19 Concession 5 and Part of the Road Allowance between Lots 18 and 19 Concession 5, City of Toronto (see full legal descriptions attached).

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

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

.....
(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)

SCHEDULE "A"
THE PROPERTY

Legal Description of Property highlighted in Schedule F:

1. Part of Lot 19, Concession 5, Scarborough designated as Part 19 on Reference Plan 66R26833, City of Toronto; together with an easement over Part 35 on Reference Plan 66R23655 as described in AT1787250; together with an easement over Parts 24 and 25 on Reference Plan 66R23655 as described in AT1787250 being all of PIN 06050-0263(LT);
2. Part Lot 18, Concession 5, Scarborough designated as Parts 15 and 16 on Reference Plan 66R26833, City of Toronto; subject to an easement over Part 15 on Reference Plan 66R26833 as described in AT1787207; together with a Right of way over Part 32 on Reference Plan 66R23655 as described in AT1787644; together with an easement over Part 35 on Reference Plan 66R23655 as described in AT1787250; together with an easement over Parts 24 and 25 on Reference Plan 66R23655 as described in AT1787250 being all of PIN 06050-0272(LT);
3. Part Lot 18, Concession 5 and Part of the Road Allowance between Lots 18 and 19, Concession 5, Scarborough designated as Parts 17 and 18 on Reference Plan 66R26833, City of Toronto; subject to an easement over Part 17 on Reference Plan 66R26833 as described in AT1787207; Toronto; together with an easement over Part 35 on Reference Plan 66R23655 as described in AT1787250; together with an easement over Parts 24 and 25 on Reference Plan 66R23655 being part of PIN 06050-0264(LT) and
4. Part Lots 18 and 19, Concession 5; Part Road Allowance between Lots 18 and 19, Concession 5, as Closed by By-Law 406 designated as Parts 9, 10, 11, 12, 13 and 14 on Reference Plan 66R26833; City of Toronto; subject to an easement over Part 13 on Reference Plan 66R26833 as described in C981858. Scarborough; City of Toronto; subject to an easement over Part 14 on Reference Plan 66R26833 as described in AT1787207 ; Toronto; together with an easement over Part 35 on Reference Plan 66R23655 as described in AT1787250; together with an easement over Parts 24 and 25 on Reference Plan 66R23655 as described in AT1787250 being part of PIN 06050-0199(LT),

being approximately 18.355 acres.