

# PETROFF

PETROFF PARTNERSHIP ARCHITECTS 10 AVIVA WAY STE 400 MARKHAM ON CANADA L6G 0G1 T:905.470.7000 F:905.470.2500 PETROFF.COM

June 12, 2025

April Dichuk  
Senior Manager, Retail Design & Construction  
EY Tower, Suite 900  
100 Adelaide St W  
Toronto, Ontario  
M5H 0E2

**Re: Certification of Substantial Performance**  
**UCM CRU DD21**  
**PPA Project No. 24111**

In accordance with Section 32 of the Construction Act, R.S.O. 1990, c.C.30, we have certified that Silcon Construction had substantially performed the work of above noted project on March 12, 2025. Enclosed herewith is a Certificate of Substantial Performance, a copy of which is being simultaneously forwarded to Silcon Construction who will make application for Release of Holdback, prepare and submit all "wrap up" documentation and work towards total performance of the contract.

Please be advised that the holdback monies are due and payable one day after termination of the prescribed sixty (60) day lien waiting period of which commences from the following date of publication of the certificate. The contractor shall publish a copy of the certificate once in a construction trade newspaper. Copy of notice of publication to be forwarded to Owner and the Architect. Once we have received proof of publication, we will issue a Certificate for Payment for the holdback amount.

Please note that the date of all warranties/guarantees will commence from March 14, 2025.

Yours truly,



**Francisco Cediell**, Architect OAA, MRAIC, AIA, NCARB  
Associate

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

*Construction Act*

Canada, Ontario, Newmarket

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

17600 Yonge Street, Newmarket 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:

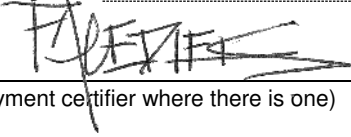
UCM - LLW DD21\_DD22 Back to Base

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

to the above premises was substantially performed on March 14, 2025

.....  
(date substantially performed)

Date certificate signed: June 12, 2025

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

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

Name of owner: Oxford Properties

Address for service: 17600 Yonge Street, Newmarket ON

Name of contractor: Silcon Construction

Address for service: 1990 Ellesmere Rd, Suite 4, Scarborough ON M1H 2W2

Name of payment certifier (where applicable): .....

Address: .....

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

17600 Yonge Street, Newmarket ON

.....  
(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:

.....  
(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)