

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

Construction Act

St. Catharines

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

286 Bunting Road, St. Catharines, Ontario L2M 7S5

(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:

Base shell building

(short description of the improvement)

to the above premises was substantially performed on **December 9, 2025**

(date substantially performed)

Date certificate signed: **January 15, 2026**

(payment certifier where there is one)

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

Name of owner: **St. Catharines Equities Ltd.**

Address for service: **970 Lawrence Avenue West, Suite 503, Toronto, ON M6B 3A3**

Name of contractor: **Avcon Construction Inc.**

Address for service: **25 Scarsdale Road, Unit 6, Toronto, ON M3B 2R2**

Name of payment certifier (where applicable): **N/A**

Address:

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

286 Bunting Road, St. Catharines, Ontario L2M 7S5

(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)