

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

Construction Act

City of Ottawa

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

390 Bank Street, Ottawa, Ontario, K2P, 1Y5

(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:

Construct a 10 storey, mixed-use building with 127 condo units, retail space, and 2 parking levels

(short description of the improvement)

to the above premises was substantially performed on January 31, 2025

(date substantially performed)

Date certificate signed: February 18, 2025

(payment certifier where there is one - signature required)


Matteo Scapillati

Digitally signed by Matteo Scapillati
DN: C=US, E=matteo.scapillati@doran.ca, O=Doran
Contractors limited, CN=Matteo Scapillati
Reason: I am approving this document
Date: 2025.02.12 15:27:50-05'00'

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

Name of owner: Urban Capital (James Street) Inc.

Address for service: 17 Nelson Street, Toronto, Ontario, M5V 0G2

Name of contractor: Doran Residential Contractors

Address for service: 3187 Albion Road South, Ottawa, Ontario, K1V 8Y3

Name of payment certifier (where applicable): _____

Address:

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

Urban Capital (James Street) Inc. 17 Nelson St. Toronto, ON M5V 0G2
(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)