

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

*Construction Act*

City of St. Catherines

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

CRU 55A 221 Glendale Avenue, St. Catherines, ON, L2T 2K9

(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:

Landlord work to make CRU ready for new restaurant tenant

(short description of the improvement)

to the above premises was substantially performed on November 17th, 2021

(date substantially performed)

Date certificate signed: 24-Nov-2021



(payment certifier where there is one)

SIGN HERE

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

Name of owner: OPB Realty Inc.

Address for service: Cushman & Wakefield Asset Box 88, 1 Queen Street, Suite 300, Toronto, ON, MSC 2W5

Name of contractor: Fortis Construction Group Inc.

Address for service: 3070 Jefferson Blvd, Windsor, ON, N8T 3G9

Name of payment certifier (where applicable): MMC International Architects LTD.

Address: 390 Queen's Quay West, Suite 310, Toronto, ON, M5V 3A6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

CRU 55A 221 Glendale Avenue, St. Catherines, ON, L2T 2K9

(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)