

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

Construction Act

Ottawa, ON

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

200 Elgin Street

(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:

Building Conversion

(short description of the improvement)

to the above premises was substantially performed on July 31st, 2026

(date substantially performed)

Date certificate signed: August 6, 2026

(payment certifier where there is one)

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

Name of owner: Elgar Holdings Inc.

Address for service: 20 James Street - Suite 100

Name of contractor: JBPA Developments Inc.

Address for service: 107 Pretoria Avenue

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

Address: 200 Elgin Street, Ottawa, ON, K2P 4L5

(Use A or B, whichever is appropriate)

- ☐ A. Identification of premises for preservation of liens:
PT LT 55 S/S NEPEAN ST. AND PT LT 55 N/S LISGAR ST. AND ALL LTS 56 & 57 N/S LISGAR ST. ON PLAN 2996, BEING PART 2 ON PLAN 4R-5640, OTTAWA. SUBJECT TO AND TOGETHER WITH RIGHTS AS IN LT494415. SUBJECT TO AN EASEMENT IN FAVOUR OF CARLETON CONDOMINIUM CORPORATION NO. 365 OVER LOT 55 SOUTH SIDE OF NEPEAN STREET AND LOT 55 NORTH SIDE OF LISGAR STREET PLAN 2996 AS IN LT1242133. SUBJECT TO AN EASEMENT AS IN OC1649094

PIN: 041150270

(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, a concise description of the premises, including addresses, and the name and address of the person or body to whom the claim for lien must be given)