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December 3, 2025
24-0875

Devla Properties Inc.

Unit 1, 1049 Notre Dame Ave.
Sudbury, ON
P3A 0E2

Re: Certificate of Partial Substantial Performance
Stone Brook Suites - 870 Auger Ave., Sudbury ON

Attention: Peter Nault,

Attached to this letter is Form 9 – “Partial” Certificate of Substantial Performance of the Contract under section 32 of the Act.

TULLOCH hereby certifies that the Civil Site works, including water, sewer, stormwater management, as shown on the Issued for Construction (IFC) drawings dated March 21, 2025 under the professional seal of J. J. Donison, are substantially complete.

Asphalt and concrete works are complete between the site entrance and the accessory building/existing school conversion (roughly 100m east of Auger Ave.), and outstanding thereafter.

Landscaping works including fencing are outstanding throughout.

We note the date of partial substantial performance of December 3, 2025.

We trust you will find this acceptable. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,

Peter Derro, P.Eng.
Sudbury Civil Manager

TULLOCH

Attachment: Form 9 – “Partial” Certificate of Substantial Performance of the Contract under section 32 of the Act.

PARTIAL

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

Construction Act

Geographic Township of Neelon, City of Greater Sudbury, District of Sudbury

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

870 Auger Ave., Sudbury, ON P3A 4A6

(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:

Site Plan Control Agreement (SPCA) over subject property with Municipality (up to about 100m east of Auger Ave., Partially complete thereafter)

(short description of the improvement)

to the above premises was substantially performed on December 3, 2025

(date substantially performed)

Date certificate signed: December 3, 2025

N/A

(payment certifier where there is one)

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

Name of owner: Devla Properties Inc.

Address for service: Unit 1, 1049 Notre Dame Ave.

Name of contractor: Villano Construction

Address for service: 1648 Pioneer Road, Sudbury ON, P3G 1E2

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

Address: N/A

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Part of Lot 11, Concession 5 Geographic Township of Neelon, Registered Plan M-518

(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)