

**FORM 9**

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE  
CONTRACT UNDER SECTION 32 OF THE ACT  
CONSTRUCTION ACT**

CITY OF ST. CATHARINES

*(COUNTY/DISTRICT/REGIONAL MUNICIPALITY/TOWN/CITY IN WHICH PREMISES ARE SITUATED)*

525 WELLAND AVENUE, UNIT B1, ST. CATHARINES

*(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's work.

*(short description of the improvement)*

to the above premises was substantially performed on: 02/28/2023  
*(date substantially performed)*

Date certificate signed: 3/24/23



*(payment certifier where there is on)*

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

Name of owner: RETROCOM MID-MARKET PROPERTIES INC.

Address for service: 3200 HIGHWAY 7, VAUGHAN, ON L4K 5Z5

Name of Contractor: ELCORE CONSTRUCTION INC.

Address for service: 368 LAKE STREET, GRIMSBY, ON L3M 4M5

Name of payment certifier (where applicable): PAUL MARQUES ARCHITECT INC.

Address: 2610 WESTON ROAD, SUITE 207 TORONTO, ON M9N 2B1

*(use A or B, whichever is appropriate)*

**A.** Identification of premises for preservation of Liens:

AS PER ATTACHED SCHEDULE

**B.** Office to which claim for lien must be given to preserve lien:

**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

**Lincoln Value Mall**

Firstly:

**PIN No. 46322-0215 (LT)**

Part of Lot 181 and 182, CP Plan 5 (Geographic Township of Grantham), as set out in Instrument No. RO734610 save and except Part 1 on Reference Plan 30R-9075, City of St. Catharines, Regional Municipality of Niagara.

Subject to Instrument Nos. RO173671 and RO755621.

Land Titles Division of Niagara North (No. 30).

Secondly:

**PIN No. 46322-0216 (LT)**

Part of Lot 182, CP Plan 5 (Geographic Township of Grantham), being designated as Parts 1, 2, 4, 5, 6 and 7 on Reference Plan 30R-9074, City of St. Catharines, Regional Municipality of Niagara.

Subject to Instrument Nos. RO739523 and RO755621.

Land Titles Division of Niagara North (No. 30).

Thirdly:

**PIN No. 46322-0102 (LT)**

Part of Lot 188, CP Plan 5 (Geographic Township of Grantham), being designated as Parts 1, 2, 3 and 4 on Reference Plan 30R-2040, City of St. Catharines, Regional Municipality of Niagara.

Subject to Instrument Nos. RO372812, RO417812, RO418108, RO538274, RO608619 and RO755621.

Land Titles Division of Niagara North (No. 30).