Link2Build ONTARIO

CERTIFICATE OF PUBLICATION

This is to certify that this official notice appeared at www.link2build.ca on

February 20, 2026

Form 9 - Certificate of Substantial Performance

Certificate of Substantial Performance of the Contract Under Section 32 of the Act (Construction Act)

Where the Premises is Situated
Toronto, ON

Where the Premises is Located
40 University Avenue, Suite# 600, Toronto, ON - M5J 1T1

This is to certify that the contract for the following improvement
Interior Alterations

To the above premises was substantially performed on
2/11/2026

Date Certificate Signed
2/18/2026

Name of Owner
University & Wellington Office Ltd. Partnership, by its general partner, 16509100 Canada Inc. and Triogreen East Ltd. Partnership, by its agent Morguard Investments Ltd.

Mailing Address of Owner
800 - 55 City Centre Drive, Mississauga, ON L5B 1M3

Name of Contractor
Clearspace Offices Inc.

Mailing Address of Contractor
901 - 20 Victoria Street, Toronto, ON, M5C 2N8

Name of Payment Certifier
Lawgic Engineering Ltd.

Mailing Address of Payment Certifier
3100 Steeles Avenue East, Toronto, ON, L3R 8T3

Type
A. Identification of premises for preservation of liens

Description
40 University Avenue, Suite# 600, Toronto, ON - M5J 1T1