

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

Construction Act

Toronto, ON

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

145 King St W, Toronto ON, M5H 1J9

(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:

DDC Upgrades - 145 King St W

(short description of the improvement)

to the above premises was substantially performed on December 31, 2024

(date substantially performed)

Date certificate signed: Feb 14, 2025

GCMY Incorporated

(payment certifier where there is one)

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

bcIMC Realty Corporation

Name of owner: c/o QuadReal Property Group Limited Partnership

Address for service: 199 Bay Street, Suite 1910, Toronto, ON, M5L 1E2

Name of contractor: OPUS Mechanical Services Ltd.

Address for service: 21 Alex Ave, Unit 2, Vaughan ON L4L 5X2

Name of payment certifier (where applicable): GCMY Incorporated

Address: 20 Bay Street, Suite 1100, Toronto ON M5J 2N8

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

bcIMC Realty Corporation c/o QuadReal Property Group Limited Partnership

199 Bay St, Suite 1910, Toronto ON M5L 1E2

(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)