

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

Toronto

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

650 Lawrence Avenue West, Toronto

(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:

Exterior Wall Repairs

(short description of the improvement)

to the above premises was substantially performed on December 2, 2024

(date substantially performed)

Date certificate signed: January 23, 2025

Jeremy Chan, P.Eng.

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1511

Address for Service: c/o 360 Community Management Inc., 650 Lawrence Avenue West, Toronto, ON M6A 3E8

Name of contractor: Empire Building Restoration Inc.

Address for service: Unit 17 – 777 Warden Avenue, Toronto, Ontario M9W 1N1

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

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A. Identification of premises for preservation of liens:

Part of Block X on Registered Plan 5633, City of Toronto (formerly North York), more particularly designated as Parts 1 and 2 on Reference Plan 66R-20305, registered in the Land Titles Division of the Toronto Registry Office (No.66).

Part 2, Plan 66R-20305, subject to Easement in favour of The Bell Telephone Company of Canada as set out in Instrument Number NY256445 and continued under Notice of Claim registered by Bell Canada as Instrument Number TR003959.

Together with an Easement over and upon Part of Block X, Plan 5633, City of Toronto (formerly North York), designated as Part 3, Plan 66R-20305, as set out in Instrument Number CA728934.

Being all of Property Identification Number 10223-0085 (LT).

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

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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)