

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)

37 Grosvenor Street, 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:

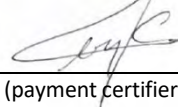
Parking Garage Leakage Repairs

(short description of the improvement)

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

(date substantially performed)

Date certificate signed: March 4, 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. 2037

Address for Service: c/o GPM Property Management Inc., 37 Grosvenor Street, Unit 205, Toronto, ON M4Y 3G5

Name of contractor: Clane Restoration Inc.

Address for service: 35 Haas Road, Toronto, Ontario M9W 3A1

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:

In the City of Toronto and Province of Ontario, being composed of Part of Lots 71 to 79 inclusive, according to a plan registered in the Registry Division of the Toronto Registry Office as Plan 159, designated as PARTS 1 and 3 on a plan of survey of record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-20909.

The easterly limit of Bay Street has been confirmed under the Boundaries Act by Plan BA-1890, registered as Instrument CT481606.

Subject to an easement in gross in favour of Rogers Cable Communications Inc. over Lots 71 to 79 on said Plan 159, designated as PARTS 1 and 3 on a plan of Survey of record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-20909, for the purposes as set out in Instrument AT1009541.

Subject to right of support in favour of the City of Toronto, their successors and assigns over Part of Lots 71 to 79 inclusive on said Plan 159, designated as PART 3 on said Plan 66R-20909 as set out in Instrument AT2052507.

Together with as easement in favour of the owners, their successors and assigns of Part of Lots 71 to 79 inclusive on said plan 159, designated as PARTS 1 and 3 on said Plan 66R-20909 over part of Lots 71 to 79 inclusive on said Plan 159, designated as PART 2 on said Plan 66R-20909 for the purpose of access as set out in Instrument AT2052507.

Being all of P.I.N. 21104-0181 (LT) Absolute.

(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)