

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

Construction Act

City of Mississauga, Regional Municipality of Peel

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

6900 Maritz Drive, Mississauga, Ontario

(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:

Demolition of existing building and construction of a new single storey industrial building with an approximate area of 122,413 sf.

(short description of the improvement)

to the above premises was substantially performed on **March 13, 2025**

(date substantially performed)

Date certificate signed: **March 13, 2025**

(payment certifier where there is one)

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

Name of owner: **Derry Road Portfolio Inc.**

Address for service: **500-3625 Dufferin Street, Toronto, ON M3K 1N4**

Name of contractor: **Torque Builders Inc.**

Address for service: **72 Corstate Avenue, Vaughan, ON L4K 4X2**

Name of payment certifier (where applicable): **Baldassarra Architects Inc.**

Address: **20-30 Great Gulf Drive, Concord, ON L4K 0K7**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

6900 Maritz Drive, Mississauga, ON

(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:

(if the lien does not attach to the premises, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)