

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

*Construction Act*

City of Toronto, Ontario, Canada

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

181 East Condominiums, 179-181 Sheppard Avenue East, Toronto - 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:


181 East Condominiums - Supply and Install Aluminum Windows and Doors

(short description of the improvement)

to the above premises was substantially performed on March 25th, 2025  
(date substantially performed)

Date certificate signed: March 25th, 2025

(payment certifier where there is one)

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

Name of owner: 179-181 Sheppard Avenue East Partnership

Address for service: 55 St. Clair Ave. West - Suite 200, Toronto-Ontario

Name of contractor: Fran-Car 2000 Inc. and Fran-Car Aluminum Inc. o/a Toro Aluminum

Address for service: 330 Applewood Crescent, Concord, Ontario L4K 4V2

Name of payment certifier (where applicable):

Address:

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

181 East Condominiums, 179-181 Sheppard Avenue East, Toronto - Ontario

(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, the name and address of the person or body to whom the claim for lien must be given)