

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

*Construction Act*

**CITY OF VANCOUVER**

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

**1400 Lonsdale Avenue NORTH VANCOUVER BC V7M 2J1**

(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:

**Interior alteration to a retail building**

(short description of the improvement)

to the above premises was substantially performed on **12/May/2025**

(date substantially performed)

Date certificate signed: **12/May/2025**

Jackie Gallichan

Sr. Project Manager  
BGIS | Project Delivery Services



(payment certifier where there is one)

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

Name of owner: **Carin Investments Ltd.**

Address for service: **480-145 West 17th St. , V7M 3G4 Vancouver, British Columbia**

**BAYCREST GENERAL**

Name of contractor: **CONTRACTORS**

Address for service: **23 Railside Rd., Don Mills, Ontario, M3A 1B2**

Name of payment certifier (where applicable): **BGIS**

Address: **BGIS 175 14th Ave, Markham, ON L3R 0J2**

(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:

**BGIS 175 14th Ave, Markham, ON L3R 0J2**

(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)