

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)

270 The Kingsway, Unit 2B, Etobicoke M9A 3T7

(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 alterations to Unit 2B, retail and food preparation space

(short description of the improvement)

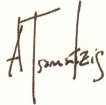
to the above premises was substantially performed on April 1, 2025

(date substantially performed)

Date certificate signed: May 8, 2025

Angela Tsementzis Architect

(payment certifier where there is one)



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

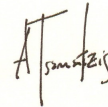
Name of owner: First Capital

Address for service: 85 Hanna Avenue, Unit 400, Toronto ON M6K 3S3

Name of contractor: Panacea Construction Ltd

Address for service: 1604 Middleton Street Pickering ON L1X 2L3

Name of payment certifier (where applicable): Angela Tsementzis Architect



Address: 1 - 1028 Shaw St Toronto ON M6G 3N1

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

270 The Kingsway, Unit 2B, Etobicoke M9A 3T7

(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)