

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

Construction Act

City of Markham

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

60 Idema Road, Markham, Ontario L3R 0T3

(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:

Steelcase New Industrial Warehouse Building 2

(short description of the improvement)

to the above premises was substantially performed on **April 4, 2025**

(date substantially performed)

Date certificate signed:



May 27, 2025

(payment certifier where there is one)

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

Name of owner: **QR Steelcase LP c/o QuadReal
Property Group**

Address for service: **199 Bay Street, Suite 4900, Toronto, ON M5L 1G2**

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

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

Name of payment certifier (where applicable): **Ware Malcomb. (WMA Inc)**

Address: **6220 Highway 7, Suite 300, Vaughan, Ontario L4H 0R1**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

60 Idema Road, Markham, Ontario L3R 0T3 - Building 2

(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)