

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

*Construction Act*

City of Toronto

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

25 King Street West, Toronto, Ontario M5L 2A1

(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:

Foundation Wall Repairs

(short description of the improvement)

to the above premises was substantially performed on July 13, 2021

(date substantially performed)

Date certificate signed: July 21, 2021

(payment certifier where there is one)

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

Name of owner: bcIMC Realty Corporation c/o QuadReal Property Group LP

Address for service: 1910 - 199 Bay Street, P.O. Box 101, Toronto, Ontario M5L 1E2

Name of contractor: Complex Finishes Inc.

Address for service: 010 Bloor Street West, P.O. Box 15515, Toronto, Ontario M8X 0A4

Name of payment certifier (where applicable): Stephenson Engineering Ltd.

Address: 2550 Victoria Park Avenue, Suite 602, North York ON M2J 5A9

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:  
25 King Street West, Toronto, Ontario M5L 2A1

(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)