

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 St West , 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:

25 King St West - Commerce Court North - New Supplementary Cooling System

(short description of the improvement)

to the above premises was substantially performed on December 21, 2022

(date substantially performed)

Date certificate signed: December 21, 2022



(payment certifier where there is one)

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

Name of owner: Quadreal Property Group

Address for service: 145 King Street West, Suite 102. Toronto, Ontario

Name of contractor: Modern Niagara

Address for service: 8125 Hwy 50, Vaughan Ontario L4H 4S6

Name of payment certifier (where applicable): The Mitchell Partnership Inc.

Address: 200 King Street W., Suite 310, Toronto, Ontario M5H 2T4

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

25 King St West, 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)