

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

Construction Act

Canada, Ontario, City of Toronto, North York

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

1448 Lawrence Avenue E, North York, ON M4A 2S8

(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:

Victoria Terrace Shopping Center - Pad 4 - 1448 Lawrence Avenue E Commercial Development

(short description of the improvement)

to the above premises was substantially performed on September 8, 2022

(date substantially performed)

Date certificate signed: November 8, 2022



(payment certifier where there is one)

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

Name of owner: First Capital Asset Management

Address for service: 85 Hanna Avenue, Suite 400, Toronto, Ontario M6K 3S3

Name of contractor: Gregor Siteworks Ltd.

Address for service: 250 Rodinea Road, Vaughan ON, L6A 4P5

Name of payment certifier (where applicable): R.J. Burnside & Associates Limited

Address: 1465 Pickering Parkway, Pickering, ON L1V 7G7

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:
Victoria Terrace Shopping Center - Pad 4, 1448 Lawrence Avenue E, North York, ON M4A 2V6
(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)