

**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)

**145 King Street West, Toronto**

(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:

**Air Shaft Restoration**

(short description of the improvement)

to the above premises was substantially performed on **July 05, 2023**

(date substantially performed)

Date certificate signed: **July 25, 2023**

(payment certifier where there is one)

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

Name of owner: **QuadReal Property Group Ltd.**

Address for service: **145 King Street West, Suite 102, Toronto, ON M5H 1J8**

Name of contractor: **Modern Niagara Toronto Inc.**

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

Name of payment certifier (where applicable): **Smith and Andersen Consulting Engineering**

Address: **1100 - 100 Sheppard Ave. East, Toronto Ontario, M2N 6N5**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**QuadReal Property Group, 145 King Street West, Suite 102, Toronto, ON M5H 1J8, Attn: David Geravis**

(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)