

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

*Construction Act*

**City of Toronto in the Province of Ontario**

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

**Queen Central Condominiums, 90 Queen Street East, Toronto, ON M5C 1S6**

(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:

**Provisions for all Shoring Systems/ Caissons, and Excavation Works for Queen Central Condominiums,**

(short description of the improvement)

to the above premises was substantially performed on May 19, 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: **QM Developments Inc., on behalf of and as general partner of QM Developments LP**

Address for service: **26 Soho Street, Suite 300 Toronto, ON M5T 1Z7**

Name of contractor: **Astro Excavating Inc.**

Address for service: **645 Coronation Drive, Scarborough, ON M1E 2K4**

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

FIRSTLY: LOT 3 NORTH SIDE OF QUEEN STREET EAST PLAN 10A DESIGNATED AS PARTS 2, 3, 4 AND 5 ON PLAN 66R18932; SECONDLY: PART LOT 1 N/S QUEEN STREET, 2 N/S QUEEN STREET SECTION A PLAN 10A TORONTO, PART 1, PLAN 66R32298; THIRDLY: PART LOT 1 N/S QUEEN STREET AND PART LOT 2 N/S QUEEN STREET SECTION A PLAN 10A TORONTO, PART 2, PLAN 66R32298; FOURTHLY: LOTS 1-3 PLAN 247E TORONTO, PART 3, PLAN 66R32298; FIFTHLY: PART LOT 1 NORTH SIDE OF QUEEN STREET, PLAN 10A, PART 1, PLAN 66R30433; SIXTHLY: PART LOTS 1 & 2 NORTH SIDE OF QUEEN STREET, PLAN 10A, PART 2, PLAN 66R30433; CITY OF TORONTO

(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)