

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)

3495 Lawrence Avenue East, Scarborough, 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:

Cedarbrae Mall - Façade Renovation/Interior Renovation

(short description of the improvement)

to the above premises was substantially performed on September 15, 2023

(date substantially performed)

Date certificate signed: 2023-10-03



(payment certifier where there is one)

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

Name of owner: First Capital (Cedarbrae)
Corporation

Address for service: 85 Hanna Ave, Toronto, ON M6K 3S3

Name of contractor: Torque Builders Inc.

Address for service: 72 Corstate Ave, Vaughan, ON L4K 4X2

Name of payment certifier (where applicable): Scler Lee Borenstein +
Associates Architects Inc.

Address: 900-60 St. Clair Ave. E, Toronto, ON M4T 1N5

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

3495 Lawrence Avenue East, Scarborough, Ontario M1H 1B2

(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)