

FORM 9

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

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

75 Eastdale Avenue

*(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:


Mechanical Penthouse – Concrete & Waterproofing Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: November 22, 2023

*(date substantially performed)*

Date certificate signed: November 30, 2023

  
*(Signature of payment certifier where there is one)*

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

Name of owner: 75 Eastdale Inc. c/o LaSalle Investment Management, Cogir Real Estate SEC

Address for service: 2129 rue de Merlac, Quebec City, QC G1M 3V7

Name of contractor: Xcel Construction Limited

Address for service: 255 Carrier Drive, 2<sup>nd</sup> Floor, Toronto ON M9W 5Y8

Name of payment certifier: Synergy Partners Consulting Limited  
*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

Part of the 1 Foot Reserve Registered Plan 1351 & Lots 18 to 32 & Part of Lot 33 Registered plan 1910 Borough  
of East York, Municipality of Metropolitan Toronto

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*