

**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)

2340, 2450 & 2560 Morningside Ave, Toronto, 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: Morningside Business Centre

(short description of the improvement)

to the above premises was substantially performed on December 11, 2023

(date substantially performed)

Date certificate signed: January 3, 2024



(payment certifier where there is one)

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

Name of owner: Beedie ON (Morningside Ave)  
Property Ltd.

Address for service: Suite 1101 - 401 The West Mall, Etobicoke, ON M9C 5J5

Name of contractor: Maple Reinders Constructors  
Ltd.

Address for service: 2660 Argentia Rd., Mississauga, ON L5N 5V4

Name of payment certifier (where applicable): Turner & Townsend

Address: 2 St. Clair Avenue West, Floor 12, Toronto, ON, M4V 1L5

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:  
**06053-3719 (LT), being; CONSOLIDATION OF VARIOUS PROPERTIES: FIRSTLY: PART OF LOT 14, CONCESSION 4, DESIGNATED AS PARTS 1 AND 2, PLAN 66R20297; T/W A RIGHT OF WAY OVER PARTS 1 TO 6 BOTH INCLUSIVE, PLAN 66R19460 FOR ACCESS PURPOSES DESCRIBED IN E525293; SECONDLY: BLOCK 147, PLAN 66M2401; (SCARBOROUGH); SUBJECT TO AN EASEMENT OVER PART LOT 14, CONCESSION 4, PARTS 1 AND 2, 66R20297 AS IN AT5762538; SUBJECT TO AN EASEMENT OVER PARTS 2 & 3 PLAN 66R33337 AS IN AT6358987; 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)