



December 15, 2023

Mr. Roman Filipovych, Director
Complex Finishes Inc.
3010 Bloor Street West
Toronto, Ontario, M8X 0A4

email: filipovych@gmail.com

Re: BRM-00051577-BH Repairs to the Elevator Shafts (Hoist Ways) in the North Tower
Commerce Court at 25 King Street West, Toronto, Ontario,
(Substantial Performance)

Dear Roman,

Please find enclosed the Substantial Performance Certificate (Form 9) prepared by EXP Services Inc. (EXP) pertaining to the above noted project.

As indicated on the certificate, the date of substantial performance of the project is **December 12, 2023**. Payment of Holdback monies are processed in accordance with The Construction Act of Ontario, R.S.O 1990, c. C.30.

We trust the above is satisfactory; however, should you have any questions regarding the above, please do not hesitate to contact this office.

Sincerely,
EXP Services Inc.

A handwritten signature in blue ink, appearing to read "Daniel Grigoriu".

Daniel Grigoriu, P.Eng.
Project Manager– Structural Rehabilitation Group
Building Science

A handwritten signature in blue ink, appearing to read "Lou Maragna".

Lou Maragna, P.Eng.
Senior Project Manager– Structural Rehabilitation Group
Building Science

c.c. Mr. Adam Nodelman of QuadReal Property Group (QuadReal), email: Adam.Nodelman@quadreal.com
Mr. Domenic Dell'Aquila of EXP Services Inc. (EXP), email: domenic.dellaquila@exp.com

Attachments (1)

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)

25 King Street West, 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:


Repairs to the Elevator Shafts (Hoist Ways) in the North Tower

(short description of the improvement)

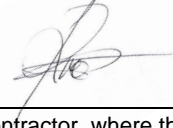
to the above premises was substantially performed on December 12, 2023

(date substantially performed)

Date certificate signed: December 15, 2023



(payment certifier where there is one - signature required)



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

Name of owner: bclMC Realty Corporation c/o QuadReal Property Group

Address for service: 199 Bay Street, Suite 1910, Toronto, Ontario M5L 1E2

Name of contractor: Complex Finishes Inc.

Address for service: 3010 Bloor Street West, Toronto, Ontario M8X 0A4

Name of payment certifier (where applicable): EXP Services Inc.

Address: 1595 Clark Boulevard, Brampton, ON L6T 4V1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Commerce Court North Tower, 25 King Street West, Toronto, Ontario

(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)