

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

*Construction Act*

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

610 Surrey Lane, Burlington, ON L7T 3S6  
(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:

Townhouse Corridor Renovations  
(short description of the improvement)

to the above premises was substantially performed on January 26, 2024  
(date substantially performed)

Date certificate signed: Jan 27 2024

Andrea van der King   
(payment certifier where there is one) (owner and contractor, where there is no payment certifier)

Name of owner: bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc.

Address for service: 199 Bay Street, Suite 4900, P.O. Box 373, CC Postal Station, Toronto, ON M5L 1G2

Name of contractor: Torque Interiors Ltd.

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

Name of payment certifier (where applicable): Van der King Design Group Inc.

Address: 1105 Dundas St. E. Toronto, ON M4M 1R9

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens: 865 King, 875 King, 699 Marley, 645 Surrey, 871  
Warwick & 873 Warwick all in City of Burlington, ON  
(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)