

**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)


480-494 Yonge Street, Toronto, Ontario, M4Y1X5  
(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:

Construction Management for 40 Story residential building with 3 retails  
(short description of the improvement)

to the above premises was substantially performed on 01/25/2024  
(date substantially performed)

Date certificate signed: 01/02/2024

  
\_\_\_\_\_  
(payment certifier where there is one)

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

Name of owner: 494YongeStreetInc.c/oQuadRealPropertyGroup

Address for service: 199BayStreet,suite4900,Toronto,ONM5L1G2

Name of contractor: SKYGRiDConstructionInc.

Address for service: 5750 Explorer Drive, Suite 200, Mississauga, ON L4W 0A9

Name of payment certifier (where applicable): Altus Group

Address: 33 Yonge Street, Suite 500, Toronto, ON, M5E1G4 Canada

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

480-494YongeStreet,Toronto,Ontario,M4Y1X5

(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)