

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

Toronto, ON

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

55 Charles Condo at 55 Charles St E, Toronto ON

(street address and city, town, etc., or, if there is no street address, the location of the premises)

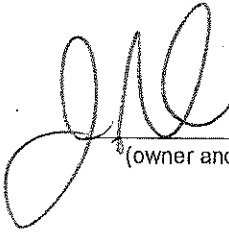
This is to certify that the contract for the following improvement:

**Concrete formwork**

(short description of the improvement)

to the above premises was substantially performed on May 31, 2024  
(date substantially performed)

Date certificate signed: June 12, 2024



DocuSigned by:  
Aidan Ball  
79C07F1C37784AE...

(payment certifier where there is one)

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

Name of owner: Mod Developments (Charles) LP

Address for service: 555 Richmond St. W., #1106, Toronto, ON M5V 3B1

Name of contractor: Avenue Building Corporation

Address for service: 50 Nixon Road, Bolton ON L7E 1W2

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

55 Charles St. E., Toronto, 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, 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)