

FORM 9

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

*Construction Lien Act*

Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

55 and 57 Charles Street West, Toronto

*(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:

Terrace Amenity Waterproofing and Soffit Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: June 28, 2024

*(date substantially performed)*

Date certificate signed: July 16, 2024



*(Signature of payment certifier where there is one)*

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

Name of owner: bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. and Azuria  
Group Inc. (1212763 Ontario Ltd.)

Address for service: 199 Bay Street, Suite 2100, P.O. Box 373, CC Postal Station, Toronto, ON M5L 1G2  
79 St. Clair Avenue East, Suite 201, Toronto, ON M4T 1M6

Name of contractor: Palmark Construction Ltd.

Address for service: 33 Haas Road, Toronto, ON M9W 3A2

Name of payment certifier: Synergy Partners Consulting Limited  
*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

55 and 57 Charles Street West, Toronto

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*