

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

*Construction Act*

Toronto

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

Station Place - 5249 Dundas St. W, Etobicoke ON, M9B 1A5

(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:

Anytime Fitness - Landlord work of executed lease agreement for Anytime Fitness tenant

(short description of the improvement)

to the above premises was substantially performed on September 30, 2024

(date substantially performed)

Date certificate signed: 10-21-2024

(payment certifier where there is one - signature required)

**John Little**

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

Digitally signed by John Little  
DN: C=CA, E=johnston.little@fcr.ca, O=First Capital  
REIT, CN=John Little  
Reason: I am approving this document  
Date: 2024.10.21 11:30:48-04'00'

Name of owner: Auckland and Main Urban Properties Inc.

Address for service: 109 Atlantic Ave., Suite 302B, Toronto, Ontario, L6K 1X4

Name of contractor: Carpcon Construction

Address for service: 5 Keefer Rd St.Catharines, ON L2M 6K4

Name of payment certifier (where applicable):

Address:

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

Station Place - 5249 Dundas St. W, Etobicoke ON, M9B 1A5

(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)