

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

Construction Act

Toronto, Ontario

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

57 Charles Street West, Toronto, Ontario, M5S 2X1

(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:


retrofit unit creation to residential tower

(short description of the improvement)

to the above premises was substantially performed on 2024-02-13

(date substantially performed)

Date certificate signed: 2024.02.15



(payment certifier where there is one)

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

Name of owner: bc/IMC Realty Corporation C/O QuadReal Residential Properties G.P. Inc.

Address for service: 4900-199 BAY STREET, TORONTO, ONTARIO, M5L 0A2, CANADA

Name of contractor: Ndreka Construction Ltd.

Address for service: 11001-57 CHARLES STREET, TORONTO, ONTARIO, M5S 2X1, CANADA

Name of payment certifier (where applicable): Mr. Andy Verhiel

Address: 305-67 Mowat Avenue, Toronto, Ontario, Canada, M6K 3E3

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

57 Charles Street West, Toronto, Ontario.

(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)