

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)

5140 Yonge Street, Toronto, Ontario

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

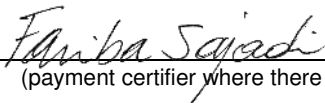
This is to certify that the contract for the following improvement:

Interior alterations

(short description of the improvement)

to the above premises was substantially performed on 27 March 2025
(date substantially performed)

Date certificate signed: 29 April 2025


(payment certifier where there is one)

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

Name of owner: TD Bank

Address for service: 5140 Yonge Street, Floor 16, Toronto, Ontario, M2N 6L7

Name of contractor: Quoin Construction Limited

Address for service: 2600 Skymark Avenue Bldg. 5, Suite 202, Mississauga, Ontario, L4W 5B2

Name of payment certifier (where applicable): HOK Inc.

Address: 400 University Avenue, Suite 2200, Toronto, Ontario, M5G 1S5

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:
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(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)

LEGAL DESCRIPTION

5140 Yonge Street, Toronto

In the City of North York, in the Municipality of Metropolitan Toronto, Parcel 10144-0084 (LT) being composed of part of Lot 17, Concession 1, West of Yonge Street, being designated as Parts 61, 64, 67, 76, 96, 193, 196, 200, 227, 239, 240, 319, 322, 323, 324, 330, 331, 332, 333, 334, 335, 336 and 337 on a reference plan deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as Plan 66R 17224.

P.I.N. 10144-0084 (LT)

Subject to the easements:

1. over those parts of Lot 17, Concession 1, West of Yonge Street, designated as Parts 61, 64, 67, 76, 96, 193, 196, 200, 227, 239, 240, 319, 322, 323, 324, 330, 331, 332, 333, 334, 335, 336, and 337 on Reference Plan 66R-17224 as set out in Instruments Nos. E010060 and E010061 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;

2. over those parts of Lot 17, Concession 1, West of Yonge Street, designated as Parts 64, 67, 227, 330, 331, 332, 334 and 335 on Reference Plan 66R-17224 as set out in Instruments Nos. E010064 and E010065 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;

3. over those parts of Lot 17, Concession 1, West of Yonge Street, designated as Parts 64, 67, 227, 330, 331, 332, 334 and 335 on Reference Plan 66R-17224 as set out in Instrument No. E010068 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;

4. over those parts of Lot 17, Concession 1, West of Yonge Street, designated as Parts 64, 67, 227, 330, 331, 332, 334, 335 and 337 on Reference Plan 66R-17224 as set out in Instrument No. E010069 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;

5. over those parts of Lot 17, Concession 1, West of Yonge Street, designated as Parts 64, 67, 227, 319, 330, 331, 332, 334 and 335 on Reference Plan 66R-17224 as set out in Instrument No. E010073 registered in the aforesaid Land Registry Office on the 6th day of June, 1996.

And together with the easements:

1. over those parts of Lots 1, 2, 3 and 43, Plan 3967, and those parts of Lots 17 and 18, Concession 1, West of Yonge Street, designated as Parts 8, 12, 31, 34, 38, 39, 54, 59, 60, 63, 65, 66, 70, 87, 89, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 113, 115, 117, 126, 133, 136, 137, 146, 153, 157, 163, 164, 165, 169, 174, 178, 179, 180, 181, 182, 191, 194, 195, 235, 243, 326, 328, 329, 338, 351 and 352 on Reference Plan 66R-17224 and Parts 8, 22, 49 and 61 on Reference Plan 66R-17225 as set out in Instruments Nos. E010062 and E010063 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;
2. over those parts of Lots 1, 2, 3 and 43, Plan 3967, and those parts of Lots 17 and 18, Concession 1, West of Yonge Street, designated as Parts 1, 2, 3, 4, 6, 11, 13, 14, 15, 17, 23, 24, 25, 26, 27, 28, 29, 44, 52, 53, 54, 55, 62, 64, 70, 72, 73, 74, 75, 84, 86, 87, 92, 94, 95, 98, 101, 102, 103 and 104 on Reference Plan 66R-17225 as set out in Instruments Nos. E010066 and E010067 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;
3. over those parts of Lot 18, Concession 1, West of Yonge Street, designated as Parts 41, 42, 188 and 231 on Reference Plan 66R-17224 as set out in Instruments Nos. E010070 and E010071 registered in the aforesaid Land Registry Office on the 6th day of June, 1996;
4. over those parts of Lot 17, Concession 1, West of Yonge Street, designated as Parts 77, 78, 108, 176 and 177 on Reference Plan 66R-17224 as set out in Instrument No. E010072 registered in the aforesaid Land Registry Office on the 6th day of June, 1996; and
5. over those parts of Lot 43, Plan 3967, and those parts of Lot 18, Concession 1, West of Yonge Street, designated as Parts 125 and 198 on Reference Plan 66R-17224 as set out in Instruments Nos. E010074 and E010075 registered in the aforesaid Land Registry Office on the 6th day of June, 1996.