

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)

160 Dwight Avenue, Unit 2, Etobicoke, Ontario M8V 0K2

(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:

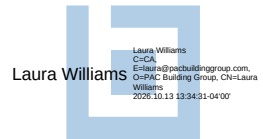
Interior industrial fit-up of Unit 2, comprising a dedicated office area and a shipping office

(short description of the improvement)

to the above premises was substantially performed on July 31, 2026

(date substantially performed)

Date certificate signed: October 13, 2026



(payment certifier where there is one)

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

Name of owner: bcIMC Realty Corporation

Address for service: c/o QuadReal Property Group Limited Partnership, 99 Bay Street, Suite 4900, Toronto, Ontario M5L 1G2

Name of contractor: PAC Building Group Corp.

Address for service: 7500 Martin Grove Road, Unit 6, Vaughan, Ontario L4L 8S9

Name of payment certifier (where applicable): Not applicable

Address: Not applicable

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

160 Dwight Avenue, Unit 2, Etobicoke, Ontario M8V 0K2

(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)