

December 23, 2024

Xcel Construction Ltd.
255 Carrier Drive, Second Floor
Etobicoke, ON M9W 5Y8

Attn: Nick Bressi, Vice-President

e: nick@xcelconstruction.ca

Dear Nick,

**Re: 333 Simcoe Street North, Oshawa – Front Entrance Waterproofing Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Xcel Construction Ltd. has completed the work at the above noted project on December 19, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on 61st day after completion.

Please arrange for Oshawa's assigned permit reviewer to visit site for their final inspection.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- 5 Years – Hot Fluid-Applied Rubberized Asphalt Waterproofing; and
- 4 Years – Asphalt Paving (due to use of HL3 for both lifts of asphalt).

Please contact us should you have any questions with regard to the above.

Yours truly,

Synergy Partners

A handwritten signature in black ink, appearing to read "Samriddhi".

Samriddhi Shrestha, B.A.Sc.
Project Associate
647-231-0570

A handwritten signature in black ink, appearing to read "Adam".

Adam Thompson, P.Eng., RRO.
Project Manager
647-533-5724

A handwritten signature in black ink, appearing to read "Robin".

Robin Klem, P.Eng.
Project Director
905-220-5767

cc: Juan Novoa, Centurion
24TR016D.CSP01

e: jnovoa@centurion.ca

FORM 9

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

Construction Lien Act

City of Oshawa

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

333 Simcoe Street North

(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:

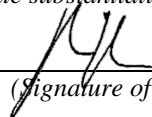
Front Entrance Waterproofing Repairs

(short description of the improvement)

to the above premise was substantially performed on: December 19, 2024

(date substantially performed)

Date certificate signed: December 23, 2024


(signature of payment certifier where there is one)

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

Name of owner: Centurion Property Associates

Address for service: 25 Sheppard Avenue West, Suite 1800, Toronto, ON M2N 6S6

Name of contractor: Xcel Construction Ltd.

Address for service: 255 Carrier Drive, 2nd Floor, Etobicoke, ON M9W 5Y8

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:

PT LT C1 SHEET 8 PL 335 OSHAWA AS IN D350255; S/T OS77362;

(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)