

January 13, 2025

Arguson MultiCon Inc.  
2655 North Sheridan Way, Suite 400  
Mississauga, ON L5K 2P8

**Attn: Reza Joorabchian, Project Manager**

**e: [reza@arguson.ca](mailto:reza@arguson.ca)**

Dear Reza,

**RE: 150 Bloor Street West, Toronto  
Podium Deck Waterproofing Replacement (Phase 1)  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Arguson MultiCon Inc. has substantially performed the work at the above noted project on November 29, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, statutory declaration, and proof of publication of this Certificate.

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

Please arrange for the City of Toronto'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 item as specified:

- Hot-Fluid Applied Rubberized Asphalt Waterproofing – 5 Years

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

Yours truly,

**Synergy Partners**



Lucas Mitrovic, B.A.Sc.  
Project Associate  
905-580-0892



Adam Parker, P.Eng.  
Project Manager  
416-200-3430



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



cc: Adamo Iannelli, Colliers  
cc: Sajev Manoharan, Colliers  
cc: Erin O'Hearn, Colliers  
cc: Mary Dunn, Colliers  
cc: Duerten Lindenbeck, Colliers  
cc: Elspeth Evans, Colliers  
cc: Luizza Sitarski, Colliers  
cc: Stephanie Paitich, Pontegadea  
cc: Wil Gonidis, MTCC 626  
cc: Alan Baker, MTCC 626

e: Adamo.Iannelli@colliers.com  
e: Sajev.Manoharan@colliers.com  
e: Erin.OHearn@colliers.com  
e: Mary.Dunn@colliers.com  
e: Duerten.Lindenbeck@colliers.com  
e: Elspeth.Evans@colliers.com  
e: Luizza.Sitarski@colliers.com  
e: StephanieP@pontegadea.com  
e: spm@renaissanceplaza.ca  
e: alanbaker@sympatico.ca

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FORM 9

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

*Construction Lien Act*

City of Toronto

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

150 Bloor Street West

*(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:

Podium Deck Waterproofing Replacement (Phase 1)

*(short description of the improvement)*

to the above premise was substantially performed on: November 29, 2024

*(date substantially performed)*

Date certificate signed: January 13, 2025



*(Signature of payment certifier where there is one)*

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

Name of owner: Colliers Macaulay Nicolls Inc. Acting as Agent for and on behalf of Pontegadea Canada Inc.

Address for service: 181 Bay Street, Suite 1400, Toronto, ON M5J 2V1

Name of contractor: Arguson MultiCon Inc.

Address for service: 2655 North Sheridan Way, Suite 400, Mississauga, ON L5K 2P8

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:

PCL 1-8 SEC A289; PT LT 1 E/S AVENUE RD PL 289 TORONTO; PT LANE PL 118E TORONTO; LT D PL  
118E TORONTO; LT E PL 118E TORONTO; PT LT A PL 118E

*(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)*