



KJA Consultants Inc.  
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T117065  
February 06, 2025

ATTA Elevators Corporation  
8-40 North Rivermede Road  
Concord, Ontario  
L4K 2H3

**Attention: Julie House**  
**Modernization Manager**

**Reference: Spire, 33 Lombard Street, Toronto, Ontario**  
**Substantial Performance**  
**Our File: 228883**

Pursuant to the request of ATTA Elevators Corporation (the Contractor) for Certification of Substantial Performance of the Contract, we have reviewed the progress of the work as of December 6, 2024 and have determined, in accordance with the terms of the contract and the Construction Act, the work is substantially performed.

By copy of this letter and Form 9 Certificate of Substantial Performance (attached), we hereby request that the Contractor have the attached Form 9 Certificate of Substantial Performance published in a Construction Trade newspaper in order for the lien period to commence. The holdback monies will be due and payable upon expiry of the 60-day lien period following the date of publication, provided any liens have been satisfied, discharged or vacated.

The Contractor is to advise consultant and client of the publication date and provide the Certificate of Publication. The Contractor is also required to forward all of the necessary documentation with the application for release of holdback so that a Certificate of Payment can be issued.

Should you have any questions, please do not hesitate to contact this office.

Yours truly,  
**KJA Consultants Inc.**

A handwritten signature in blue ink, appearing to read 'Mohammad Askari', is written over a horizontal line.

Mohammad Askari, B. Sc.  
Senior Consultant

**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)

33 Lombard 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:

Modernization of Two Low-Rise Elevators

(short description of the improvement)

to the above premises was substantially performed on December 6, 2024

(date substantially performed)

Date certificate signed: February 6, 2025



KJA Consultants Inc.

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation 1864

Address for service: 33 Lombard Street, Toronto, Ontario | M5C 3H8

Name of contractor: ATTA Elevators Corporation

Address for service: 18-40 North Rivermede Road, Concord, Ontario | L4K 2H3

Name of payment certifier (where applicable): Mohammad Askari

Address: 325 Front Street West, Toronto, Ontario | M5V 2Y1

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

33 Lombard Street, Toronto, Ontario | M5C 3H8

(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)