

**Prepared for:**

A-Con Construction Limited  
50 Simona Drive, Suite 104  
Bolton, ON L7E 4H9

**Prepared by:**

Leading Edge Building Engineers Inc.

May 12, 2022

## **Common Area Landscaping Refurbishment Certificate of Substantial Performance**

---

Please find enclosed a copy of the Certificate of Substantial Performance for the above referenced project. Provided no liens have been registered against the property, statutory holdback for the project will become due in 60 days after publication.

Please provide the client with a hardcopy binder complete following documentation at your earliest convenience:

- Invoice for Release of Holdback, including a WSIB Clearance Certificate and Statutory Declaration.
- Confirmation of Publication with the Daily Commercial News
- Statement of Warranty Letter from A-Con Construction, including all applicable subtrade and manufacturer warranties as outlined in the contract documentation
- As-built drawings as outlined in the contract documentation
- O&M manuals for all applicable components as outlined in the contract documentation
  - Provide the building maintenance and property management staff with an on-site training session on maintenance operations for all applicable components.
- Irrigation system engineered shop drawings as outlined in the tender documentation
- Completion of the outstanding deficiencies observed prior to 60 days after publication.

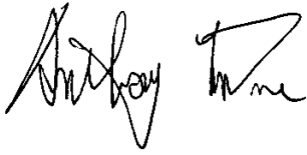
In accordance with the Contract dated January 18<sup>th</sup>, 2021, between the Contractor and the Owner, and on the basis of a final site inspection on April 29, 2022, the Consultant on behalf of the Owner, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
2. The Contract is deemed complete.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is two (2) years following the date of substantial completion. Upon receipt of the above required documentation, we shall review and issue a Certificate for Payment for Release of Holdback.

Should you have any questions or concerns, please do not hesitate to contact us.

Best Regards,

A handwritten signature in black ink, appearing to read "Anthony La Torre". The signature is fluid and cursive, with the first name "Anthony" written in a larger, more prominent script than the last name "La Torre".

Anthony La Torre, P.Eng., BSS  
Principal

Encl.: Certificate of Substantial Performance

**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)

361-373 Front Street West, Toronto, ON

(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:


Common Aea Landscaping Refurbishment

(short description of the improvement)

to the above premises was substantially performed on April 29, 2022

(date substantially performed)

Date certificate signed: April 29, 2022

  
(payment certifier where there is one)

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

Name of owner: TSCC 1438 c/o City Sites  
Property Management

Address for service: Management Office, 373 Front Street West, Toronto, ON, M5V 3R7

Name of contractor: A-Con Construction Ltd.  
50 Simona Drive, Suite 104

Address for service: Bolton, ON L7E 4H9

Name of payment certifier (where applicable): Leading Edge Building  
Engineers

Address: 5000 Yonge Street, Suite 1901, Toronto, ON M2N 7E9

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

373 Front Street West, Toronto, ON, M5V 3R7

(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)