



July 11, 2022

Xcel Construction Limited  
255 Carrier Drive, 2nd Floor,  
Toronto, ON M9W 5Y8

**Attn: David Pusateri, President**

**email: dave@xcelconstruction.ca**

Dear David,

**Re: 410 Queens Quay West, Toronto – Garage Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Xcel Construction Limited has substantially completed the work at the above noted project on July 7, 2022. 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 September 6, 2022.

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 Elastomeric vehicular traffic coating – five (5) years.

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

Yours truly,

**Synergy Partners Consulting Ltd.**

  
Adam Balicki, P.Eng.  
Project Manager  
906-606-0747

  
Naj Jivaji, P.Eng.  
Project Director  
416-358-8037

cc: Adela Xhameta, Condominium Manager

e:aquaonqueensquay@crossbridgecs.com

Attachment: Certificate of Substantial Performance

19TR391F.Certificate.Substantial.Performance

FORM 9

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

*Construction Lien Act*

Toronto – East York

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

410 Queens Quay West, Toronto

*(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:

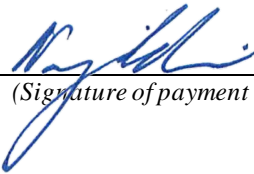
Localized Parking Garage Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: July 7, 2022

*(date substantially performed)*

Date certificate signed: July 11, 2022



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

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

Name of owner: TSCC 1485

Address for service: 410 Queens Quay West, Toronto, Ontario, M5V 3T1

Name of contractor: Xcel Construction Ltd.

Address for service: 255 Carrier Drive, 2<sup>nd</sup> Floor, Toronto, Ontario, 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:

410 Queens Quay, Toronto, Ontario, M9W 5Y8

*(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)*