

Peel Condominium Corporation 327

300 Webb Drive, Mississauga, ON

Prepared for:

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

Prepared by:

Leading Edge Building Engineers Inc.

September 1, 2022
Project No. 21-177

Parking Garage Repairs

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 forward the following documentation to our attention 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
- Applicable Material Warranties as outlined in the Contract Documentation

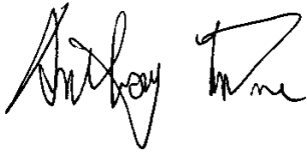
In accordance with the Contract dated March 01, 2022 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on August 29, 2022, the Consultant on behalf of the Owner, hereby certifies that:

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 Mississauga

(County/District/Regional Municipality/Town/City in which premises are situated)

300 Webb Drive, Mississauga, 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:

Parking Garage Repairs

(short description of the improvement)

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

(date substantially performed)

Date certificate signed: September 1, 2022



(payment certifier where there is one)

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

Name of owner: PCC 327 c/o
City Sites Property Management

Address for service: 4 Robert Speck Pkwy Suite 380, Mississauga, ON L4Z 1S1

Name of contractor: Xcel Construction Limited

Address for service: 255 Carrier Drive, Second Floor, Toronto, Ontario, M9W 5Y8

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

Address: 350 Creditstone Rd, Unit 201, Vaughan, ON L4K 3Z2

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

300 Webb Drive, Mississauga, ON L5B 3W3

(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)