



September 12, 2022

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

Attn: David Pusateri, President

email: dave@xcelconstruction.ca

Dear David,

**Re: 200 Balliol Street, Toronto – Pool Mechanical Room Waterproofing Replacement
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Xcel Construction Limited has completed the work at the above noted project on August 12, 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 61st day after publication or completion.

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 waterproofing, which has a 5-year warranty.

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

Yours truly,

Synergy Partners Consulting Ltd.

A handwritten signature in blue ink, appearing to read "Gavin Lobo".

Gavin Lobo, P.Eng.
Project Manager
416-459-8465

A handwritten signature in blue ink, appearing to read "Naj Jivaji".

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

cc: Adam DeGasperi

e: adegasperi@greenwin.ca

Attachment: Certificate of Substantial Performance

21TR396.let02.certificate of substantial performance

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)*

200 Balliol Street 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:

Pool Mechanical Room Waterproofing Replacement

(short description of the improvement)

to the above premise was substantially performed on: August 12, 2022

(date substantially performed)

Date certificate signed: September 12, 2022



(Signature of payment certifier where there is one)

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

Name of owner: EPLCO Realty Group Ltd. c/o Greenwin Corp

Address for service: 19 Lesmill Road, Toronto ON, M3B 2T3

Name of contractor: Xcel Construction Limited

Address for service: 255 Carrier Drive, 2nd Floor, Toronto, ON 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:

PLAN 799 LOTS 29 TO 34, PLAN 365 PT LOTS 1 & 2

(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)