



September 16, 2022

Xcel Construction Ltd.
255 Carrier Drive, Second Floor,
Toronto, ON M9W 5Y8

Attn: Nick Bressi, Vice President

e: nick@xcelconstruction.ca

Dear Nick,

**RE: 45, 55, and 65 Huntingdale Boulevard, Toronto – Hydro Vault Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Xcel Construction Ltd. has completed the work at the above noted project on August 24, 2022. A copy of the Certificate of Substantial Performance is attached.

We are processing your final progress invoice and your invoice for release of holdback.

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 two (2) years.

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

Yours truly,

Synergy Partners Consulting Ltd.

A handwritten signature in black ink, appearing to read "Sean Davidson".

Sean Davidson, B.A.Sc.
Project Associate
647-831-9636

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

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

A handwritten signature in blue ink, appearing to read "Justin Ward".

Justin Ward, P.Eng.
Project Manager
416-899-5114

cc: Charles Singh, Property Manager

e: royalcrest.pm@nadlan-harris.com

Attachment: 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)*

45, 55, and 65 Huntingdale Boulevard

(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:

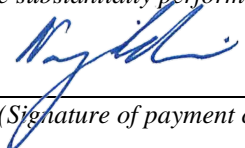
Hydro Vault Repairs

(short description of the improvement)

to the above premise was substantially performed on: August 24, 2022

(date substantially performed)

Date certificate signed: September 16, 2022


(Signature of payment certifier where there is one)

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

Name of owner: York Condominium Corporation 229

Address for service: c/o Nadlan-Harris Property Management Inc.

45 Huntingdale Boulevard, Toronto, ON M1W 2N8

Name of contractor: Xcel Construction Ltd.

Address for service: 255 Carrier Drive, Second 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:

45, 55, and 65 Huntingdale Boulevard, Toronto, ON M1W 2N8

(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)