



May 17, 2023

Xcel Construction Limited
255 Carrier Drive, 2nd floor
Toronto, Ontario M9W 5Y8

Attention: Giancarlo Lagrasta, Project Manager

Dear Giancarlo:

**Subject: 253 Wellesley Street East, Toronto
Townhouse #3 Wall Assembly Repairs – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
- WSIB Clearance Certificate; and
- Statutory Declaration.

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated March 22, 2023, between the Contractor and the Owner, on the basis of a joint inspection with the Contractor on May 5, 2023 and per the communication that the front entrance repair work was complete on May 12, 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 2 years.

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

Sincerely,

Stephanie Paitich, P.Eng.
Project Manager

Emily Haggarty, P.Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist: Tammy Banks Tammy.Banks@mprl.ca
Giancarlo Lagrasta giancarlo@xcelconstruction.ca

WSP Ref.: 221-08678-00



FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

City of Toronto, Ontario

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

253 Wellesley Street East

(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:

Townhouse #3 Wall Assembly Repairs

(short description of the improvement)

to the above premises was substantially performed on

May 12, 2023

(date substantially performed)

Date certificate signed: May 17, 2023

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: MTCC 1045 c/o Management Professionals Realty Limited

Address for service: 25 Whaley Drive, Toronto, ON, M8W 2N2

Name of contractor: Xcel Construction Limited

Address for service: 255 Carrier Drive, 2nd Floor, Toronto, ON, M9W 5Y8

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Toronto, ON, M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

parcel 3-2-3, Section AD-162, being

Firstly: all Lots of 1, 16, and 17, Plan 528, City of Toronto designated as Part 1, on Plan 66R-16139,

Secondly: Part of Block 4 on Plan D162, City of Toronto designated as Parts 1 and 2 on Plan 66R-16139.

Subject to an encroachments and overhanging eaves and cornice as set out in Instrument CT193595 in favour of the owners of the lands immediately to the east, their successors and assigns over part of Lot 3 designated as Part 2 on Plan 66R-16139

City of Toronto,

Municipality of Metropolitan Toronto

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)