



July 26, 2023

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

**Attn: David Pusateri, President**

**e: dave@xcelconstruction.ca**

Dear David,

**RE: 410 Queens Quay West, Toronto – Terrace Waterproofing Replacement  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Xcel Construction has completed the work at the above noted project on July 24, 2023. 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 23, 2023.

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 system (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 "A. Balicki".

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

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

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

cc: Adela Xhameta, Property Manager

e: aquaonqueensquay@crossbridgecs.com

Attachment: Certificate of Substantial Performance

19TR393D.csp.docx

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)*

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:

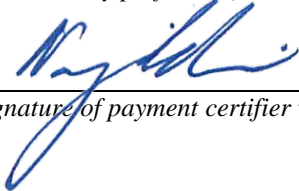
Terrace Waterproofing Replacement

*(short description of the improvement)*

to the above premise was substantially performed on: July 24, 2023

*(date substantially performed)*

Date certificate signed: July 26, 2023

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

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

Name of owner: TSCC 1485 – Aqua on Queens Quay c/o Crossbridge Condominium Services

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

Name of contractor: Xcel Construction Limited

Address for service: 255 Carrier Drive, Etobicoke 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:

410 Queens Quay West, Toronto ON M5V 3T1

*(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)*