



July 24, 2023

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

Attn: David Pusateri, President

e: dave@xcelconstruction.ca

Dear David,

**RE: 262 - 320 Kingswood Drive, Kitchener – Balcony Repairs (Phase 2 – 2023)
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 July 14, 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 the 61st day after completion.

Please arrange for the City of Kitchener's assigned permit reviewer to visit site for their final inspection.

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 following items as specified or agreed by you:

- Elastomeric pedestrian coating – 5 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 "RK", is positioned above the printed name of the signatory.

Robin Klem, P.Eng.
Project Manager
905-220-5767

cc: Hogan Li, Centurion
cc: Steve Turner, Centurion

e: hli@centurion.ca
e: sturner@centurion.ca

Attachment: Certificate of Substantial Performance
21TR387F.csp01.substantial

FORM 9

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT
UNDER SECTION 32 OF THE ACT**

Construction Lien Act

City of Kitchener

*(County/District or Regional Municipality/City or Borough of
Municipality of Metropolitan Toronto in which premises are situate)*

262 - 320 Kingswood Drive

(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:

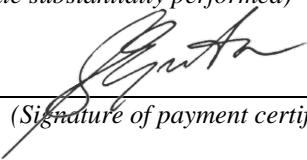
Balcony Repairs (Phase 2 – 2023)

(short description of the improvement)

to the above premise was substantially performed on: July 14, 2023

(date substantially performed)

Date certificate signed: July 24, 2023


(Signature of payment certifier where there is one)

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

Name of owner: Centurion Property Associates Inc.

Address for service: 25 Sheppard Avenue West, Suite 1800, Toronto, ON M2N 6S6

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:

262 - 320 Kingswood Drive, Kitchener

(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)