

# 7 Catalina Drive, Hamilton ON

## Balcony Repairs Project



**Prepared by:**

Xcel Construction Limited  
255 Carrier Drive, 2<sup>nd</sup> Floor  
Toronto, ON M9W 5Y8  
Attn: Giancarlo Lagrasta

**Prepared by:**

Leading Edge Building Engineers Inc.  
August 17, 2023

Project No. 21-227

### Balcony Repairs - Certificate of Substantial Performance

---

Please find enclosed a copy of the Certificate of Substantial Performance for the above referenced project. Provided no liens have been registered against the property, statutory holdback for the project will become due in 60 days after publication.

Please forward the following documentation to our attention at your earliest convenience:

- Invoice for Release of Holdback, including a WSIB Clearance Certificate and Statutory Declaration.
- Confirmation of Publication with the Daily Commercial News
- Statement of Warranty Letter, including all applicable manufacturer/supplier warranties

In accordance with the CCDC Contract between the Contractor and the Owner, 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 two (2) years following the date of substantial completion. Upon receipt of the above required documentation, we shall review and issue a Certificate for Payment for Release of Holdback.

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

A handwritten signature in black ink, appearing to read 'D. Aleksov', is written over a light blue horizontal line.

Daniel Aleksov, P.Eng., BSS  
Principal  
Encl.: Form 9

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

*Construction Act*

**City of Hamilton**

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

**7 Catalina Drive, Hamilton ON L8G 2M4**

(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**

(short description of the improvement)

to the above premises was substantially performed on **August 14, 2023**

(date substantially performed)

Date certificate signed: **August 17, 2023**



(payment certifier where there is one)

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

Name of owner: **Lankin Investments**  
**Attn: Gary Peters**

Address for service: **6220 Hwy 7, Woodbridge, ON L4H 4G3**

Name of contractor: **Xcel Construction Ltd.**

Address for service: **Second Floor, 255 Carrier Dr, Etobicoke, ON M9W 5Y8**

Name of payment certifier (where applicable): **Leading Edge Building**  
**Engineers**

Address: **350 Creditstone Road, Unit 201, Vaughan ON, L4K 3Z2**

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

**Lankin Investments 6220 Hwy 7, Woodbridge, ON L4H 4G3**

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)