



May 1, 2024

Skyline Windows & Railings  
395 Steelcase Rd. E.  
Markham, ON L3R 1G3

**Attn: Paul Marku, President**

**e: paul@skylinewr.com**

Dear Paul,

**Re: 100 Sprucewood Court, Toronto – Window & Balcony Door Replacement  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Skyline Windows & Railings has substantially performed the work at the above noted project on April 24, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, statutory declaration, and proof of publication of this Certificate.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on 61<sup>st</sup> day after publication.

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:

- Joint Sealants: 5 years
- Glazing Systems: 5 years
- Glazing: 10 years

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

Yours truly,

**Synergy Partners Consulting Ltd.**

  
Patrick Cutten, M.Eng., P.Eng.  
Project Manager  
416-624-0755

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

cc: Robert Jager, Director of Maintenance  
cc: Anna Lau, Maintenance and Special Projects Coordinator

e: rjager@parkprop.com  
e: alau@parkprop.com

Attachment: Certificate of Substantial Performance

22TR316C.let02.Certificate.Substantial.Performance

FORM 9

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

*Construction Lien Act*

Toronto

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

100 Sprucewood Court, 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:

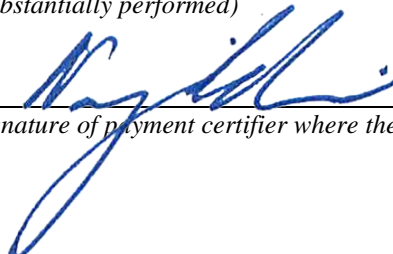
Window & Balcony Door Replacement

*(short description of the improvement)*

to the above premise was substantially performed on: April 24, 2024

*(date substantially performed)*

Date certificate signed: May 1, 2024

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

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

Name of owner: ARTEMIS HOLDINGS LIMITED C/O PARK PROPERTY MANAGEMENT INC.

Address for service: 16 Esna Park Drive, Suite 200, Markham, ON, L3R 5X1

Name of contractor: SKYLINE WINDOWS & RAILINGS

Address for service: 395 Steelcase Road East, Markham, ON L3R 1G3

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:

PT BLK B PLAN 66M1300 – CITY OF TORONTO

*(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)*