



June 7, 2024

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

Attention: Mr. Pusateri

**Re: 1209 Queen Street East, Toronto, ON
Exterior Fence Replacement
Substantial Performance**

Dear Mr. Pusateri.

Please find enclosed the Certificate of Substantial Performance for the above noted project. Please provide the following information prior to submitting the release of holdback:

1. All warranty papers for the work;
2. Proof of publication in the Daily Commercial News;
3. WSIB Clearance Certificate; and
4. Statutory Declaration for the release of holdback.

We trust this is the information you require at this time. Should you have any questions or concerns please do not hesitate to contact me.

Regards,

Prepared by:

A handwritten signature in black ink that reads 'S. Panday'.

Per: Shane Panday,
Technical Project Associate
Building Science and Restoration
Cell: 647-831-5045
E: spanday@abgengineering.ca

Reviewed by:

A handwritten signature in blue ink that reads 'A. Guadagnoli'.

Per: Anthony Guadagnoli, MBS., P.Eng., LEED AP
Principal – Building Science and Restoration
Tel: 289-806-3642
Cell: 647-388-9217
E: Anthony@abgengineering.ca

Encl. Certificate of Substantial Performance

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

Construction Act

City of Toronto

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

1209 Queen Street East, 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:

Exterior Fence Replacement at 1209 Queen Street East, Toronto, ON

(short description of the improvement)

to the above premises was substantially performed on **June 07, 2024**

(date substantially performed)

Date certificate signed: **June 7, 2024**



(payment certifier where there is one)

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

Name of owner: **YCC No. 442**

Address for service: **1209 Queen Street East, Toronto, ON M4M 3H4**

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

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

Name of payment certifier (where applicable): **ABG Engineering Inc.**

Address: **23-1111 Davis Drive, Suite 231 Newmarket, ON L3Y 9E5**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

City Sites Property Management Inc. – 4 Robert Speck Parkway, Suite 380
Mississauga, ON, L4Z 1S1

(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, the name and address of the person or body to whom the claim for lien must be given)