



June 24, 2024

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

Attn: Nick Bressi, Vice President

e: nick@xcelconstruction.ca

Dear Nick,

**Re: 75 Eastdale Avenue, Toronto – Garage Shoring Repairs
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Xcel Construction Limited has substantially performed the work at the above noted project on May 24, 2024 . 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 July 24th, 2024.


Please arrange for the City of Toronto'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.

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

Yours truly,

Synergy Partners Consulting Ltd.


Maciek Lysiak-Janiak , B.Eng.
Senior Project Associate
647-303-6948


Matthew Gelowitz, B.Arch.Sci., M.A.Sc.
Project Manager
647-881-6252


Sam Evangelista, P.Eng.
Project Director
416-358-8149

cc: Liza Petkevitch, Project Manager, Technical Services
cc: Clyde Reid, Project Manager Technical Services

e: epetkevitch@cogir.net
e: clyde@xcelconstruction.ca

23TR067D.CSP

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)*

75 Eastdale Avenue

(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:

Garage Shoring Repairs

(short description of the improvement)

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

(date substantially performed)

Date certificate signed: June 24, 2024



(Signature of payment certifier where there is one)

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

Name of owner: 75 Eastdale Inc. c/o Cogir Real Estate SEC

Address for service: 385, rue Viger Ouest, Bureau 400, Montreal, QC H2Z 0C2

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:

Part of the 1 Foot Reserve Registered Plan 1351 & Lots 18 to 32 & Part of Lot 33 Registered plan 1910 Borough
of East York, Municipality of Metropolitan 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)