



August 24, 2020

A-Con Construction Limited  
50 Simona Drive, Suite 101  
Bolton, Ontario, L7E 4H9

**Attention: Anthony Cacciola, P. Eng., President**

Dear Anthony:

**Subject: 20, 22, 24 Southport Street, Toronto  
Garage Ramp Renewal and Expansion Joint Repairs – Certificate of Substantial  
Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 45 days after publication of Substantial Performance. Receipt of the following information will also be required:

— Confirmation of Publication of Substantial Performance

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated December 20, 2018 between the Contractor and the Owner, and on the basis of several inspections with the Contractor, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction for less than the \$8,800 maximum limit required by the Construction Lien Act.

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 the ramp and expansion joints is five years.

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

Sincerely,

  
Len Gurunlian, M.Eng., P.Eng.  
Senior Project Manager

  
Greg Spangler, P.Eng.  
Senior Project Director

Encl. Certificate of Substantial Performance

Dist: [nick@aconconstruction.com](mailto:nick@aconconstruction.com); [mgtooffice@rogers.com](mailto:mgtooffice@rogers.com)

WSP Ref.: 181-03680-01



**Certificate of Substantial Performance**  
**Form 6**  
*Construction Lien Act*

CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT UNDER SECTION 32 OF THE ACT  
City of Toronto, Municipality of Metropolitan Toronto

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

20, 22, 24 Southport Street, 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:

Garage Ramp Renewal and Expansion Joint Repairs

*(short description of the improvement)*

To the above premises was Substantially  
Performed on:

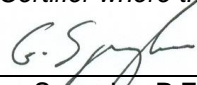
July 20, 2020

*(Date Substantially Performed)*

Date Certificate Signed: August 24, 2020

WSP Canada Inc.

*(Payment Certifier where there is one)*

  
Greg Spangler, P.Eng.  
Project Director

Name of Owner: Shared Facilities (MTCC 797, 806 and 835) c/o Crossbridge Condominium Services

Address for Service: 20 Southport Street, Toronto

Name of Contractor: A-Con Construction Limited

Address for Service: 50 Simona Drive, Toronto

Name of Payment  
Certifier: WSP Canada Inc.

Address for Service: 2300 Yonge Street, Toronto

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

Part of Lot 225 on a Plan registered in the Land Office for the Land Registry Division of Metropolitan Registry Toronto (No. 63) as Plan 2225, designated as parts 2, 11, 12, 13, 14, 15, 16, 17, 13, 40, 46, 43, 49, 53, 54, and 55 on a Plan of Survey of Record Deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as No. (the "Condominium Lands"). 66R-15342.

*(where liens attach to premises, reference to a lot and plan or instrument registration number)*

B. Office to which claims for lien and affidavit must be given to preserve lien:

*(where liens do not attach to premises)*