

November 05, 2024

Ward Stevens
Edge Group Ltd.
14 Meteor Dr
Etobicoke ON M9W 1A4

Dear Mr. Stevens,

RE: 77 Quebec Parkade Podium Deck Corbel Beam and Soffit Repairs
77 Quebec Avenue, Toronto, ON
Contract Close-Out

RJC No. TOR.112635.0027

All parties – GWL Realty Advisors Residential Ltd., Read Jones Christoffersen Ltd., and Edge Group Ltd. – have agreed that the work associated with the Quebec Parkade Podium Deck Corbel Beam and Slab Soffit Repairs project at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. You are required by the terms of your Contract to take all appropriate measures to comply with the Contract Close-Out procedures outlined in the documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- All other Contractual Obligations

In addition to these items, you are also required to supply all guarantees, warranties, inspection certificates, maintenance manuals and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the specification, specifically:

- Section 01 78 36 – Warranties and Bonds
- Section 03 01 29 – Concrete Restoration – Pre-Packaged Material
- Section 09 91 19 – General Painting

Contractor is required to submit maintenance manuals and project record drawings for the work performed as part of the Contract. If a clean set of drawings is required for record drawing purposes please let RJC know.

A final walk-through inspection will be scheduled by Read Jones Christoffersen Ltd. During the final walk-through, any deficiencies will be noted.



The holdback will become payable 60 days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication and all warranties and maintenance manuals with your holdback invoice. It is expected that all deficiencies will be addressed and the required maintenance manuals and project record drawings will be provided prior to the holdback invoice becoming due.

We trust this information is satisfactory and self-explanatory; however, if you have any questions, please do not hesitate to call.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Reviewed by:

A handwritten signature in black ink, appearing to read 'Challiwell'.

Chris Halliwell
Structural Restoration Representative
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'B. Tersigni'.

Brett Tersigni, P. Eng.
Project Engineer
Building Science and Restoration

Encl. Certificate of Substantial Performance

Construction Act

R.S.O. 1990, Chapter C.30
Last Amendment: 2018, C.17, Sched. 8, S.1-20

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

GWL Realty Advisors Residential Inc.

**77 Quebec Avenue
Toronto, ONTARIO**

This is to certify that the Contract for the following improvement:

PARKADE CORBEL AND SOFFIT REPAIRS

to the above premises was substantially performed on **November 04, 2024**

Date certificate signed: **November 05, 2024**

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(*Payment Certifier*)

Name of Owner: **GWL Realty Advisors Residential Inc.**

Address of Service: **33 Yonge Street, Suite 1000
Toronto, ON M5E 1G4**

Name of Contractor: **Edge Group Ltd.**

Address for Service: **14 Meteor Drive
Etobicoke, ON M9W 1A4**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **100 University Avenue, North Tower, Suite 400
Toronto, ON M5J 1V6**

A. Identification of premises for preservation of liens:

**8-20, 39-50,
Block 1, Reg Plan 553**