

May 25, 2022

Roman Braverman  
United Building Restoration Ltd.  
501 Passmore Avenue, Unit 32  
Toronto Ontario M1V 5G4

Dear Roman,

**RE: P1 Level Localized Repairs**  
**110 Bloor Street West, Toronto, Ontario**  
**Contract Close-Out**

**RJC No. TOR.012806.0068**

All parties, ICC Property Management as Agents for and on behalf of MTCC No. 539, 110 Bloor Street West Inc. c/o Cushman Wakefield Asset Services ULD, Read Jones Christoffersen Ltd., and United Building Restoration Ltd., have agreed that the work associated with the P1 Level Localized Repairs 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 07 18 00 – Thin Traffic Deck Coating
- Section 07 18 15 – PMMA - Thin Traffic Deck Coating
- Section 07 92 10 – Sealants and Caulking
- Section 07 92 20 – Urethane Injected Crack Repairs
- Section 07 92 21 – Curtain Injection Foundation Waterproofing

Please note that the Thin Traffic Deck Coating, PMMA Thin Traffic Deck Coating, and Curtain Injection Foundation Waterproofing is to be a joint warranty by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. The warranty periods



are clearly outlined in Specification Section 01 78 36 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

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 was completed by all parties on May 19, 2022. During the walkthrough, all deficiencies were noted.

The holdback will become payable sixty (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.

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

Lucas Querengesser, E.I.T.  
Engineering Intern  
Building Science and Restoration

Reviewed by:

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

Sohrab Baba Karkhel, P.Eng.  
Associate  
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**

**ICC PROPERTY MANAGEMENT AS AGENTS FOR  
AND ON BEHALF OF MTCC No. 539**

**&**

**110 BLOOR STREET WEST INC. C/O CUSHMAN &  
WAKEFIELD ASSET SERVICES ULD**

**110 BLOOR STREET WEST  
TORONTO, ONTARIO**

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

**P1 LEVEL LOCALIZED REPAIRS**

to the above premises was substantially performed on **MAY 19, 2022**

Date certificate signed: **MAY 25, 2022**



.....  
(Payment Certifier)

Name of Owner: **ICC PROPERTY MANAGEMENT AS AGENTS FOR AND  
ON BEHALF OF MTCC No. 539**

Address of Service: **110 Bloor St. W., Toronto, ON, M5S 2W7**

Name of Owner: **110 BLOOR STREET WEST INC. C/O CUSHMAN &  
WAKEFIELD ASSET SERVICES ULD**

Address of Service: **20 Richmond St. E., Suite 310, Box 72, Toronto, ON, M5C 2R9**

Name of Contractor: **UNITED BUILDING RESTORATION LTD.**

Address for Service: **501 Passmore Avenue, Unit 32, Toronto Ontario M1V 5G4**

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:

**110 BLOOR ST. WEST, TORONTO**