

September 08, 2022

Altaf Chaudhary, P.Eng.
Department Manager – Building Rehabilitation Department
Duron Ontario Ltd.
1860 Shawson Drive
Mississauga, ON L4W 1R7

Dear Mr. Chaudhary,

**RE: Parking Garage Rehabilitation –18 King Street East, Toronto
Contract Close-Out**

RJC No. TOR.106984.0034

All parties (KS King and Victoria Inc. c/o Bentall Property Services (Ontario) Ltd., Read Jones Christoffersen Ltd., and Duron Ontario Ltd.) have agreed that the work associated with the Parking Garage Rehabilitation 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 Traffic Deck Coatings
- Section 07 81 00 – Sprayed on Fireproofing
- Section 07 92 10 – Sealants and Caulking
- Section 07 92 20 – Urethane Injected Crack Repairs

Please note that the Thin Traffic Deck Coating, PMMA Traffic Deck Coatings, Sprayed on Fireproofing, Sealants and Caulking, and Urethane Injected Crack Repair Warranties are to be joint warranties 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.

Duron Ontario Ltd. 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 conducted on August 26, 2022 with representatives from all parties. During the final walk-through, any 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.

Reviewed by:

A handwritten signature in black ink, appearing to read 'Alex Federman', is positioned above the name and title of the signatory.

Alex Federman
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Sohrab', is positioned above the name and title of the signatory.

Sohrab Baba Karkhel, B.Eng., 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**

**KS KING AND VICTORIA INC.
C/O BENTALL PROPERTY SERVICES (ONTARIO) LTD.**

**18 KING STREET EAST
TORONTO, ONTARIO**

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

PARKING GARAGE REHABILITATION

to the above premises was substantially performed on **AUGUST 26, 2022**

Date certificate signed: **SEPTEMBER 8, 2022**



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(Payment Certifier)

Name of Owner: **KS KING AND VICTORIA INC.
C/O BENTALL PROPERTY SERVICES (ONTARIO) LTD.**

Address of Service: **40 King Street West, P1 Level, PO Box 101
Toronto, ON, M5H 3Y2**

Name of Contractor: **DURON ONTARIO LTD.**

Address for Service: **1860 Shawson Drive
Mississauga, ON, L4W 1R7**

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:

**18 KING STREET EAST
TORONTO, ON, M5H 1A1**