

September 23, 2022

Carlo Mariani  
Structural Contracting Ltd.  
29 Gormley Industrial Avenue, PO Box 275  
Gormley, ON L0H 1G0

Dear Mr. Mariani,

**RE: Loading Dock Rehabilitation**  
**173 Lakeshore Road West, Oakville, ON**  
**Contract Close-Out**

**RJC No. TOR.129135.0002**

All parties (Choice Properties REIT, Read Jones Christoffersen Ltd., and Structural Contracting Ltd.) have agreed that the work associated with the Loading Dock 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 14 13 – Hot Rubberized Waterproofing
- Section 07 18 00 – Thin Traffic Deck Coating
- Section 07 18 15 – PMMA Traffic Deck Coating
- Section 07 91 00 – Expansion Joint Compression Seals
- Section 07 92 10 – Sealants and Caulking
- Section 07 95 00 – Expansion Joint Gland Seals

Please note that the Hot Rubberized Waterproofing, Thin Traffic Deck Coating, PMMA Traffic Deck Coating, Expansion Joint Compression Seals, Sealants and Caulking, and Expansion Joint Gland Seal 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.

Structural Contracting 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 September 12, 2022; during which no deficiencies were 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 blue ink, appearing to read 'Alex Federman'.

Alex Federman  
Engineering intern  
Building Science and Restoration

A handwritten signature in blue ink, appearing to read 'Jeremy Horst'.

Jeremy Horst, CET, LEED AP  
Principal, Group Leader  
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**

**CHOICE PROPERTIES REIT**

**173 LAKESHORE ROAD WEST  
OAKVILLE, ONTARIO**

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

**LOADING DOCK REHABILITATION**

to the above premises was substantially performed on **SEPTEMBER 12, 2022**

Date certificate signed: **SEPTEMBER 23, 2022**



(Payment Certifier)

Name of Owner: **CHOICE PROPERTIES REIT**

Address of Service: **22 St. Clair Avenue East, Suite 700  
Toronto, ON M4T 2S5**

Name of Contractor: **STRUCTURAL CONTRACTING LTD.**

Address for Service: **29 Gormley Industrial Avenue, PO Box 275  
Gormley, ON L0H 1G0**

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:

**173 Lakeshore Road West, Oakville, ON**