

November 03, 2022

Shahen Ananyan
Albatech Building Restoration Inc.
95 West Beaver Creek, Unit 7
Richmond Hill, Ontario L4B 1H2

Dear Shahen,

RE: 500 Richmond Street West, Toronto, ON
Podium Deck Rehabilitation
Contract Close-Out

RJC No. TOR.126710.0006

All parties (Metropolitan Toronto Condominium Corporation No. 1290, Read Jones Christoffersen Ltd., BSQ Landscape Architect and Albatech Building Restoration Inc.) have agreed that the work associated with the Podium Deck 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 92 10 – Sealants and Caulking

Please note that the Hot Rubberized Waterproofing Warranty is to be 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.

Albatech Building Restoration Inc. is required to submit 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 scheduled by Read Jones Christoffersen Ltd. on November 3, 2022. During the final walk-through, deficiencies were noted and a deficiency list will be issued shortly.

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 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 that reads 'Erin Holwell'.

Erin Holwell, P. Eng.
Restoration Engineer
Building Science and Restoration

A handwritten signature in black ink that appears to read 'Cliff Louis Li'.

Cliff Louis Li, 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**

CITY OF TORONTO

**500 RICHMOND STREET WEST
TORONTO, ONTARIO**

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

PODIUM DECK REHABILITATION

to the above premises was substantially performed on **NOVEMBER 3, 2022**

Date certificate signed: **NOVEMBER 3, 2022**



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(Payment Certifier)

Name of Owner: **METROPOLITAN TORONTO CONDMINUM
CORPORATION No. 1290**

Address of Service: **500 Richmond Street West
Toronto, Ontario M5V 3N4**

Name of Contractor: **ALBATECH BUILDING RESTORATION INC.**

Address for Service: **95 West Beaver Creek, Unit 7
Richmond Hill, Ontario L4B 1H2**

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:

500 Richmond Street West
Toronto, Ontario M5V 3N4