

February 15, 2023

Roman Braverman
United Building Restoration Ltd.
1935 Silicone Drive
Pickering, Ontario L1W 3V7

Dear Mr. Braverman,

**RE: Column and Wall Impact Rehabilitation
76 Steelcase Road West, Markham, ON
Contract Close-Out**

RJC No. TOR.125909.0006

All parties (Menkes Property Management Services Ltd., Read Jones Christoffersen Ltd., and United Building Restoration Ltd.) have agreed that the work associated with the Column and Wall Impact 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 84 00 – Firestopping
- Section 09 91 13 – Structural Steel Repainting

Please note that the Steel Repainting System, Firestopping Sealant, and Fire Stopping Separation System 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.



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 was conducted on February 14, 2023, at which time no 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 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 'Ricky Chan'.

Ricky Chan
Engineering Intern
Building Science and Restoration

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

Arash Farazmand, P.Eng.
Restoration 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**

THE REGIONAL MUNICIPALITY OF YORK

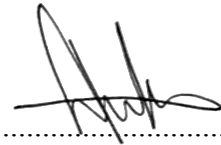
**76 STEELCASE ROAD WEST
MARKHAM, ONTARIO**

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

COLUMN AND WALL IMPACT REHABILITATION

to the above premises was substantially performed on **FEBRUARY 7, 2023**

Date certificate signed: **FEBRUARY 15, 2023**



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(Payment Certifier)

Name of Owner: **MENKES PROPERTY MANAGEMENT SERVICES LTD.**

Address of Service: **4711 Yonge Street, Suite 1400
Toronto, ON, M2N 7E4**

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

Address for Service: **1935 Silicone Drive
Pickering, ON, L1W 3V7**

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:

**76 STEELCASE ROAD WEST, MARKHAM, ONTARIO
CON 3 PT LT 2 REGD SURVEY R-4084 PT 6**