



A Rimkus Company

IRC Building Sciences Group

2121 Argenta Road, 4th Floor
Mississauga, Ontario, L5N 2X4
Tel: 905.607.7244, Fax: 905.607.7288
Toll Free: 1.888.607.5245

IRC Project No.: HR22-018IN-17423

January 18, 2023

Page 1 of 1

Atlas-Apex Roofing (Kitchener) Inc.
390 Trillium Drive,
Kitchener, ON
N9K 1X6

Tel: 519-894-4422

Email: jsless@atlas-apex.com

Attention: James Sless

RE: Close-Out Documents for **Zehrs Store No. 559**
1045 Paisley Road, Kitchener, ON
2022 Roof Rehabilitation Program

James,

This letter is to inform you that the above noted project is substantially complete. Attached is a copy of completed Form 9 Certificate of Substantial Performance for your records.

Kindly issue the following close-out documents:

1. Contractor's Warranty
2. Manufacturer's Warranty
3. Certificate of Publication

Please note that the warrantees **MUST** specify the **roof areas** and **square footage** completed for this project.

Once the required documentation is processed, you may forward them to our office for review and proper distribution. Final payment will be released once all close-out documents are received in good order.

Should you have questions or concerns, please contact our office.

Yours truly,

IRC Building Sciences Group

A handwritten signature in blue ink, appearing to read 'Paul Hartfiel'.

Paul Hartfiel
Corporate Accounts Manager

cc.- file

FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

City of Guelph

(County/District/Regional Municipality/Town/City in which premises are situated)

1045 Paisley Road, Guelph, ON, N1K 1X6

(street address and city, town, etc., or, if there is no street address, the location of the premises)

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

2022 Roof Rehabilitation – Roof Areas 1.3, 1.4, 1.5, 1.6, 2.1 & 3.1

(short description of the improvement)

to the above premises was substantially performed on

November 25, 2022

(date substantially performed)

Date certificate signed: **January 19, 2023**



(payment certifier where there is one)

(owner and contractor, where there is no payment
certifier)

Name of owner: **Choice Properties REIT**

Address for service: **700 St. Clair Ave E, Suite 22, Toronto, ON**

Name of contractor: **Atlas-Apex Roofing (Kitchener) Inc.**

Address for service: **390 Trillium Drive, Kitchener, ON, N2E 1W9**

Name of payment certifier (where applicable): **IRC Building Sciences Group**

Address: **2121 Argentia Road, Suite 401, Mississauga, Ontario, L5N 2X4**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

1045 Paisley Road, Guelph, ON, N1K 1X6

(if a lien attaches to the premises, a legal description of the premises,
including all property identifier numbers and addresses for the premises)

B. Office to which claim for lien must be given to preserve lien:

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be
given)