

August 25, 2023

Cole Boersma  
Restorex Contracting Ltd.  
22 Bramwin Court, Unit B  
Brampton ON L6T 5G2

Dear Mr. Boersma,

**RE: Belle Nails Vehicle Impact Repairs – 5848 Malden Road, Windsor  
Contract Close-Out**

**RJC No. TOR.133489.0004**

All parties (CP REIT Ontario Properties Limited, Read Jones Christoffersen Ltd., and Restorex Contracting Ltd.) have agreed that the work associated with the Belle Nails Vehicle Impact Repairs 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 04 01 20 – Brick Masonry Restoration Repairs
- Section 08 51 13 – Aluminum Windows
- Section 08 81 00 – Glass and Glazing

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 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.

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 black ink, reading 'Kyle Brown'.

Kyle Brown, B.Eng., EIT, M.Eng  
Engineering Intern  
Building Science and Restoration

A handwritten signature in black ink, reading 'Ben Kraemer'.

Ben Kraemer, B.A.Sc., 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**

**TOWN OF LASALLE**

**5848 MALDEN ROAD,  
LASALLE, ONTARIO**

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

**BELLE NAILS VEHICLE IMPACT REPAIRS**

to the above premises was substantially performed on **August 24, 2023**

Date certificate signed: **August 25, 2023**

  
.....  
(Payment Certifier)

Name of Owner: **CP REIT ONTARIO PROPERTIES LIMITED**

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

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

Address for Service: **22 Bramwin Court, Unit B  
Brampton, ON, L6T 5G2**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **40 Weber Street East, Suite 800  
Kitchener, ON, N2H 6R3**

A. Identification of premises for preservation of liens:

**5848 Malden Road, LaSalle, ON, N9H 1S4**