

December 05, 2023

Frank Di Giacomo, President
Edge Group Ltd.
14 Meteor Drive,
Etobicoke, ON M9W 1A4

Dear Frank,

**RE: 150 East Liberty Street– Targeted Glazing Repairs
Contract Close-Out**

RJC No. TOR.133226.0003

All parties (Toronto Standard Condominium Corporation No. 2371 c/o DEL Property Management., Read Jones Christoffersen Ltd., and Edge Group Ltd.) have agreed that the work associated the above-noted project 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 requirements outlined in the Contract Document, 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 specifications, specifically:

- Section 08 44 13 – Aluminum Curtain Wall System
 - Ten (10) year IGU manufacturer material warranty
 - Two (2) year Contractor's general warranty, including for any air/moisture related leaks

The warranty periods are outlined in in the applicable specification sections. All warranty periods shown in these sections are applicable and remain unchanged.

The holdback will become payable (60) days from the date of publication of the Certificate of Substantial Performance or date of Total Completion, whichever is earlier. Please include proof of publication and all warranties and maintenance manuals with your holdback invoice. It is expected that all required close-out document 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 be "OK" followed by a long horizontal stroke.

Kevin Obonyo, BASc, EIT
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink, appearing to be "A. Mucciarone" in a cursive style.

Andrea Mucciarone, MBSc, BSS
Associate
Building Science and Restoration

Encl. Certificate of Substantial Performance

Construction Act

R.S.O. 1990, Chapter C.30
Last Amendment: 2020, C.11, Sched. 5, S.14

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE
OF THE CONTRACT UNDER SECTION 32 OF THE ACT**

CITY OF TORONTO


**150 EAST LIBERTY AVENUE
TORONTO, ONTARIO**

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

150 EAST LIBERTY STREET – TARGETED GLAZING REPAIRS

to the above premises was substantially performed on **December 1, 2022**

Date certificate signed: **December 5, 2022**


.....
(Payment Certifier)

Name of Owner: **TSCC 2371 c/o DEL PROPERTY MANAGEMENT.**

Address of Service: **150 East Liberty Street,
Toronto, ON, M6K 3R5**

Name of Contractor: **EDGE GROUP LTD.**

Address for Service: **14 Meteor Drive,
Etobicoke, ON, M9W 1A4**

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:

150 EAST LIBERTY STREET, TORONTO, ONTARIO, M6K 3R5