

December 20, 2023

Carlo Mariani, Project Manager
Structural Contracting Ltd.
29 Gormley Industrial Avenue, PO Box 275
Gormley, ON, L0H 1G0

Dear Mr. Mariani,

**RE: Parking Garage Rehabilitation – 22 St. Clair Avenue East, Toronto
Contract Close-Out**

RJC No. TOR.118984.0007

All parties (Choice Properties Limited Partnership, Read Jones Christoffersen Ltd., and Structural Contracting Ltd.) have agreed that the work associated with the Parking Garage 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 18 00 – Thin Traffic Deck Coating
- Section 07 18 15 – PMMA-PUMA Traffic Deck Coating
- Section 07 92 10 – Sealants and Caulking
- Section 07 92 20 – Urethane Injected Crack Repairs

Please note that the Thin Traffic Deck Coating, and PMMA-PUMA Traffic Deck Coating 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 inspection will be scheduled by Read Jones Christoffersen Ltd. During the final walk-through, any deficiencies will be noted.

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.

A handwritten signature in blue ink, appearing to read 'Luca Mortillaro', is positioned above the name and title of the sender.

Luca Mortillaro
Engineering Intern
Building Science and Restoration

Reviewed by:

A handwritten signature in black ink, appearing to read 'Sohrab Baba Karkhel', is positioned above the name and title of the reviewer.

Sohrab Baba Karkhel, B.Eng., P.Eng.
Associate
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**

CHOICE PROPERTIES LIMITED PARTNERSHIP

**22 ST CLAIR AVENUE EAST
TORONTO, ONTARIO**

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

PARKING GARAGE REHABILITATION

to the above premises was substantially performed on **DECEMBER 19, 2023**

Date certificate signed: **DECEMBER 20, 2023**



.....
(Payment Certifier)

Name of Owner: **CHOICE PROPERTIES LIMITED PARTNERSHIP**

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

Name of Contractor: **STRUCTURAL CONTRACTING LIMITED**

Address for Service: **29 Gormley Industrial Avenue
Gormley, Ontario L0H 1G0**

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:

**22 ST CLAIR AVENUE EAST
TORONTO, ONTARIO**