

January 09, 2024

John Ienco  
Structural Contracting Ltd.  
14 Gormley Industrial Road  
PO Box 275, Gormley, ON L0H 1G0

Dear Mr. Ienco,

**RE: Podium Deck Leak Repairs**  
**240 Duncan Mill Road, North York, ON**  
**Contract Close-Out**

**RJC No. TOR.122047.0010**

All parties (AZDM Inc. C/O Forest Ridge Inc., Read Jones Christoffersen Ltd., and Structural Contracting Ltd.) have agreed that the work associated with the Podium Deck Leak 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

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.

The Contractor is required to submit maintenance manuals for the work performed as part of the Contract.

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.



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.

Prepared by:

A handwritten signature in black ink that reads 'Shiraz Uri'.

Shiraz Uri, B.Eng,  
Engineering Intern  
Building Science and Restoration  
Read Jones Christoffersen Ltd.

Reviewed by:

A handwritten signature in black ink that reads 'Paul Fritze'.

Paul Fritze, P.Eng  
Principal  
Building Science and Restoration  
Read Jones Christoffersen Ltd.

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**

**CITY OF TORONTO**

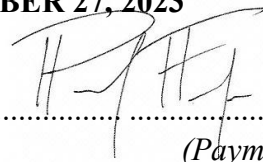
**240 DUNCAN MILL ROAD  
TORONTO, ONTARIO**

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

**PODIUM DECK LEAK REPAIRS**

to the above premises was substantially performed on **DECEMBER 27, 2023**

Date certificate signed: **JANUARY 9, 2024**



.....  
(Payment Certifier)

Name of Owner: **AZDM INC. C/O FOREST RIDGE INC.**

Address of Service: **240 Duncan Mill Road  
Toronto, ON M3B 3M4**

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

Address for Service: **14 GORMLEY INDUSTRIAL ROAD  
GORMLEY, ON 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:

**240 DUNCAN MILL ROAD, TORONTO, ON  
LT 82-83 PL 7607 NORTH YORK; PT LT 84 PL 7607 NORTH YORK PT 2, RS1284;  
TORONTO (N YORK), CITY OF TORONTO**