

August 30, 2024

Vito Nardi  
Alliance Restoration 2012 Ltd.  
91 Parr Boulevard  
Bolton, ON L7E 4E3

Dear Vito Nardi

**RE: 2024 P3 Level Rehabilitation**  
**148 Cumberland Street, Toronto**  
**Contract Close-Out**

**RJC No. TOR.012362.0051**

All parties 148 Cumberland Court Holdings Ltd. c/o Citipark Inc., Read Jones Christoffersen Ltd., and Alliance Restoration 2012 Ltd. have agreed that the work associated with the 2024 P3 Level 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 92 10 – Sealants and Caulking

Please note that the Thin Traffic Deck Coating, and Sealants and Caulking 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 was completed on August 29, 2024 by Read Jones Christoffersen Ltd. (1) deficiencies were 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 be "K. Fung".

Kelvin Fung, BEng, EIT  
Engineering Intern  
Building Science and Restoration

Reviewed by:

A handwritten signature in blue ink, appearing to be "Beau Gaudreau".

Beau Gaudreau, BASc, P.Eng., LEED® AP  
Principal  
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**

**CITY OF TORONTO**

**148 CUMBERLAND STREET  
TORONTO, ONTARIO**

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

**2024 P3 LEVEL REHABILITATION**

to the above premises was substantially performed on **August 7<sup>th</sup>, 2024**

Date certificate signed: **September 3<sup>rd</sup>, 2024**

  
.....  
(Payment Certifier)

Name of Owner: **148 Cumberland Court Holdings Ltd. c/o Citipark Inc.**

Address of Service: **95 King Street East, Suite 500,  
Toronto, ON, M5C 1G4**

Name of Contractor: **Alliance Restoration 2012 Ltd.**

Address for Service: **91 Parr Boulevard,  
Bolton, ON L7E 4E3**

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:

**148 CUMBERLAND STREET, TORONTO, ON M5R 1A8**