

October 07, 2024

Vlad Bulban, Project Manager
Restorex Contracting Ltd.
22 Bramwin Crescent, Unit B
Brampton ON L6T 5G2

Dear Vlad,

RE: Phase 2 Overcladding – 1010 Broadview Avenue, Toronto
Contract Close-Out

RJC No. TOR.120166.0013

All parties (Arcanos Property Management Corporation, Read Jones Christoffersen Ltd., and Restorex Contracting Ltd.) have agreed that the work associated with the Phase 2 Overcladding 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, and inspection certificates 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 14 13 – Hot Rubberized Waterproofing
- Section 07 18 15 – PMMA/PUMA Traffic Deck Coating
- Section 07 24 00 – Exterior Insulation and Finish Systems
- Section 07 92 00 – Building Envelope Sealants
- Section 09 96 53 – Elastomeric Acrylic Wall coatings

Please note that the Hot Rubberized Waterproofing, PMMA/PUMA Traffic Deck Coating, and Building Envelope Sealants 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.



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 with your holdback invoice. It is expected that all deficiencies will be addressed 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 black ink, reading 'Cole Depner', is positioned above the printed name and title.

Cole Depner, BASc, 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**

CITY OF TORONTO

**1010 BROADVIEW AVENUE
TORONTO, ONTARIO**

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

PHASE 2 OVERCLADDING

to the above premises was substantially performed on **SEPTEMBER 4, 2024**

Date certificate signed: **OCTOBER 7, 2024**

.....
(Payment Certifier)

Name of Owner: **LUGANO VIEW LTD.**
c/o Arcanos Property Management Corporation

Address of Service: 542 Mount Pleasant Road, Suite 302
Toronto, ON M4S 2M7

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

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

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:

PLAN 1221 LOT 15 to 22 PT BLK A RPR4582 PART 1