

October 16, 2024

Toto Babic  
Brada Construction Ltd.  
25 Advance Road  
Etobicoke, Ontario, M8Z 2S6

Dear Toto,

**RE: Coated Brick Rehabilitation – 65-85 Silver Springs Boulevard,  
Scarborough  
Contract Close-Out**

**RJC No. TOR.117966.0004**

All parties (Starlight Investments, Read Jones Christoffersen Ltd., and Brada Construction Ltd.) have agreed that the work associated with the coated bricks 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 92 00 – Building Envelope Sealants
- Section 09 96 53 – Elastomeric Acrylic Wall Coatings

Please note that the sealant and 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.



The holdback will become payable 60 days from the date of publication of the Certificate of Substantial Performance. Proof of publication and all warranties are to be included 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.

Reviewed by:

A handwritten signature in black ink, appearing to read 'Liam Bunka'.

Liam Bunka, BASc., EIT  
Engineering Intern  
Building Science and Restoration  
Read Jones Christoffersen Ltd.

A handwritten signature in black ink, appearing to read 'Tiffany Sun Dela Cruz'.

Tiffany Sun Dela Cruz, BASc., P.Eng., CPHD  
Project Engineer  
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**

**65-85 SILVER SPRINGS BOULEVARD  
TORONTO, ONTARIO**

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

**COATED BRICK REHABILITATION**

to the above premises was substantially performed on **October 7, 2024**

Date certificate signed: **October 16, 2024**



.....  
(Payment Certifier)

Name of Owner: **STARLIGHT INVESTMENTS**  
Address of Service: **1400-3280 Bloor Street West, Centre Tower  
Toronto, Ontario, M8X 2X3**

Name of Contractor: **BRADA CONSTRUCTION LTD.**  
Address for Service: **25 Advance Road  
Etobicoke, Ontario, M8Z 2S6**

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:

**65, 75, 85 SILVER SPRINGS BOULEVARD, TORONTO, ONTARIO**