

February 21, 2024

Jamie Muir  
SMID Construction Ltd.  
460 Finley Avenue  
Ajax, Ontario L1S 2E3

Dear Jamie Muir,

**RE: 206 Simcoe Street, Toronto, ON  
Parking Garage Repairs  
Contract Close-Out**

**RJC No. TOR.133267.0002**

All parties (GWL Realty Advisors, Read Jones Christoffersen Ltd., and SMID Construction Ltd.) have agreed that the work associated with the Parking Garage Repairs at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. SMID Construction Ltd. is 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.

SMID Construction Ltd. 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 black ink, appearing to read 'G. Flavien', is positioned above the name Gabrielle Flavien.

Gabrielle Flavien  
Internship Student  
Building Science and Restoration

Reviewed by:

A handwritten signature in black ink, appearing to read 'Pedro Ribeiro', is positioned above the name Pedro Ribeiro.

Pedro Ribeiro, C.E.T.  
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**

**CITY OF TORONTO**

**206 SIMCOE STREET  
TORONTO, ONTARIO**

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

**PARKING GARAGE REPAIRS**

to the above premises was substantially performed on **FEBRUARY 20, 2024**

Date certificate signed: **FEBRUARY 21, 2024**



.....  
(Payment Certifier)

Name of Owner: **THE CANADA LIFE ASSURANCE COMPANY, BY THEIR  
AGENT GWL REALTY ADVISORS**

Address of Service: **330 University Avenue, PMO S-2  
Toronto, ON M5G 1R8**

Name of Contractor: **SMID CONSTRUCTION LTD.**

Address for Service: **460 Finley Avenue  
Ajax, ON L1S 2E3**

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:

**206 SIMCOE STREET  
TORONTO, ONTARIO**