

January 08, 2024

Ben Affleck  
Mascon Restorations Ltd.  
244 Dalton Avenue  
Kingston, Ontario K7K 6C3

Dear Mr. Affleck,

**RE: 2023 Podium Terrace Rehabilitation – 165 Ontario Street, Kingston, ON RJC No. TOR.121118.0015  
Contract Close-Out**

All parties (Frontenac Condominium Corporation No.11, Read Jones Christoffersen Ltd., and Mascon Restorations Ltd) have agreed that the work associated with the 2023 Podium Terrace 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 14 13 – Hot Rubberized Waterproofing
- Section 07 92 00 – Building Envelope Sealants

Please note that the Hot Rubberized Waterproofing 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 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.

Reviewed by:

A handwritten signature in black ink that reads 'Sami El-Haraki'.

Sami El-Haraki, B.Eng, EIT, CAHP Intern  
Engineering Intern  
Building Science and Restoration

A handwritten signature in black ink that reads 'Garrett Perkins'.

Garrett Perkins, B.ASc, P.Eng  
Project Engineer  
Department

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**

**KINGSTON**


**165 ONTARIO STREET  
KINGSTON, ONTARIO**

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

**2023 PODIUM TERRACE REHABILITATION**

to the above premises was substantially performed on **JANUARY 5, 2024**

Date certificate signed: **JANUARY 8, 2024**

  
.....  
(Payment Certifier)

Name of Owner: **BENDALE PROPERTY MANAGEMENT**

Address of Service: **919 Sydenham Road  
Kingston, ON K7M 3L7**

Name of Contractor: **MASCON RESTORATIONS LTD**

Address for Service: **244 Dalton Avenue  
Kingston, ON K7K 6C3**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **780 Midpark Drive, Suite 203  
Kingston, ON, K7M 7P6**

A. Identification of premises for preservation of liens:

**165 ONTARIO STREET  
KINGSTON, ON  
K7L 2Y6**