



Engineers

December 23, 2024

Mark Lesniak  
Maresco Limited  
2-171 Basaltic Road,  
Concord, ON, L4K 1G4

Mr. Lesniak,

**RE: Cladding Fastening – 50-90 Burnhamthorpe Rd, Mississauga, ON      RJC No. TOR.106671.0073**  
**Contract Close-Out**

All parties Dream Office Management Corp, Read Jones Christoffersen Ltd., and Maresco Ltd. have agreed that the work associated with the Sussex Center Cladding Fastening at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. Maresco 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
- Section 07 92 10 – Sealants and Caulking
- Section 08 44 13 – Aluminum Curtain Wall System

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.



Maresco Limited 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.

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, appearing to read 'Chowhan', written over a set of three horizontal lines.

Chitra Raj Singh Chowhan, M.Eng, EIT  
Engineering Intern  
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Jack Albert', written in a cursive style.

Jack, Albert, B.A.Sc, M.Eng, P.Eng, CPHD  
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 MISSISSAUGA**


**50-90 BURNHAMTHORPE ROAD  
MISSISSAUGA, ONTARIO, L5B 3C3**

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

**SUSSEX CENTRE CLADDING FASTENING**

to the above premises was substantially performed on **DECEMBER 16, 2024**

Date certificate signed: **DECEMBER 23, 2024**



.....  
(Payment Certifier)

Name of Owner: **Whiterock Property LP by its agent Dream Office Management**

Address of Service: **90 Burnhamthorpe Road W, Suite 206, Mississauga,  
Ontario, L5B 3C3**

Name of Contractor: **Maresco Limited**

Address for Service: **2-171 Basaltic Road, Concord  
Ontario, L4K 1G4**

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:

**50-90 BURNHAMTHORPE ROAD, MISSISSAUGA, ONTARIO, L5B 3C3**