

August 31, 2021

Marius Byrski  
Chief Estimator | Project Manager  
Maresco Limited  
2-171 Basaltic Road  
Concord, Ontario L4K 1G4

Dear Mr. Byrski,

**RE: Tower Curtain Wall Retrofit – Phase 4  
227 King Street South, Waterloo, ON  
Contract Close-Out**

**RJC No. TOR.116686.0017**

All parties, Sun Life Assurance Company of Canada c/o BentallGreenOak Ltd., Read Jones Christoffersen Ltd., and Maresco Limited, have agreed that the work associated with the Tower Curtain Wall Retrofit - Phase 4 at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance has been provided 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 Lien 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, 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 08 44 13 – Aluminum Curtain Wall System
- Section 08 81 00 – Glass and Glazing

Please note that the Sealant, and Glazing Unit Warranties are to be joint warranties by the Contractor 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.



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 'Jeff Stevens'.

Jeffrey Stevens, B.A.Sc., EIT  
Engineering Intern  
Building Science and Restoration

Reviewed by:

A handwritten signature in black ink, appearing to read 'Jordan Swail'.

Jordan Swail, B.E.Sc., P.Eng., B.S.S.  
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**

**REGIONAL MUNICIPALITY OF WATERLOO**

**227 KING STREET SOUTH  
WATERLOO, ONTARIO**

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

**TOWER CURTAIN WALL RETROFIT – PHASE 4**

to the above premises was substantially performed on **August 31, 2021**

Date certificate signed: **August 31, 2021**

  
.....  
(Payment Certifier)

Name of Owner: **SUN LIFE ASSURANCE COMPANY OF CANADA  
C/O BENTALLGREENOAK (CANADA) LIMITED  
PARTNERSHIP**

Address of Service: **227 King Street South  
Waterloo, Ontario, N2J 2C5**

Name of Contractor: **MARESCO LIMITED**

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

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

Address: **22 Frederick Street, Suite 1014  
Kitchener, Ontario, N2H 6M6**

A. Identification of premises for preservation of liens:

**Registered Plan 385, Lots 99-103, Lot 123, Lot 127, Lot 228, Lot 230, Lot 257, Part  
Lot 98, Part Lot 122, City of Waterloo, Regional Municipality of Waterloo**