

October 17, 2022

Marius Byrski, Chief Estimator  
Maresco Limited  
71 Basaltic Rd,  
Concord, ON L4K 1G4

Dear Mr. Byrski,

**RE: Window Replacement – 549 Ridout St N, London  
Contract Close-Out & Substantial Performance**

**RJC No. TOR.124172.0001**

All parties (Middlesex Condominium Corporation No. 130, Read Jones Christoffersen Ltd., and Maresco Limited]) have agreed that the work associated with the Window Replacement 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 08 51 13 – Aluminum Windows

Please note that the window, glazing, and sealant warranties are to be joint warranties by the Installer and Manufacturer. Please submit certificates 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.

Prepared by:

A handwritten signature in black ink, appearing to read 'Kyle Brown'.

Kyle Brown, BEng, EIT  
Engineering Intern  
Building Science and Restoration

Reviewed by:

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

Jordan Swail, BEng, P.Eng., BSS  
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**

**CITY OF LONDON**

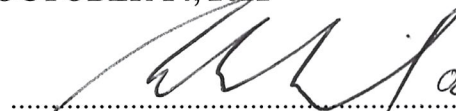
**549 RIDOUT STREET NORTH  
LONDON, ONTARIO**

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

**WINDOW REPLACEMENT**

to the above premises was substantially performed on **OCTOBER 14, 2022**

Date certificate signed: **OCTOBER 17, 2022**

  
.....  
(Payment Certifier)

Name of Owner: **MIDDLESEX CONDOMINIUM CORPORATION #130  
C/O ARNSBY PROPERTY MANAGEMENT LTD.**

Address of Service: **924 Oxford Street East,  
London, ON N5Y 3J9**

Name of Contractor: **MARESCO LIMITED**

Address for Service: **71 Basaltic Rd,  
Concord, ON L4K 1G4**

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

Address: **22 Frederick Street, Suite 1014  
Kitchener, ON, N2M 6H6**

A. Identification of premises for preservation of liens:

Parcel 54-1, Section 33-L-1032, Lots 54 and 55, Plan 1032, City of London, County of Middlesex  
Pts 1&2 on Plan 33R-5709