

FORM 6

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT
UNDER SECTION 32 OF THE ACT**

Construction Lien Act

North York, Toronto

*(County/District or Regional Municipality/City or Borough of
Municipality of Metropolitan Toronto in which premises are situate)*

77 Finch Avenue East, Toronto

(Street address and city, town, etc. or, if there is no street address, the location of the premises)

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

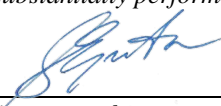
Parking Garage Roof Slab Waterproofing

(short description of the improvement)

to the above premise was substantially performed on: August 21, 2020

(date substantially performed)

Date certificate signed: August 28, 2020


(Signature of payment certifier where there is one)

*(Signature of owner and contractor, where there is no
payment certifier)*

Name of owner: bcIMC Realty Corporation c/o QuadReal Residential Properties Limited

Address for service: Commerce Court West, 199 Bay Street, Suite 2100 P.O. Box 373, CC Postal Station Toronto,
ON M5L 1G2

Name of contractor: Maxim Group General Contracting Limited

Address for service: 56 Gordon Collins Drive, Box 249, Gormley, ON L0H 1G0

Name of payment certifier: Synergy Partners Consulting Limited
(where applicable)

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

PLAN OF SURVEY OF LOTS 131, 132 AND 142 TO 153, BOTH INCLUSIVE, AND PART OF LOTS 130
AND 133 TO 141, BOTH INCLUSIVE, REGISTERED PLAN NO 2282 AND LOT 56 AND PART OF LOT 1,
REGISTERED PLAN NO 2399 CITY OF NORTH YORK MUNICIPALITY IF METROPOLITAN TORONTO
(where liens attach to premises, reference to lot and plan or instrument registration number)

B. Office to which claim for lien must be given to preserve lien:

(where liens do not attach to premises)