



March 2, 2022

Gerry McGroggan
1134 Claridge Lane
Etobicoke, Ontario
L4M 1A5

*** Sent via Email ***

Dear Gerry McGroggan,

Purchaser: Gerry McGroggan
Vendor: ROM Management Inc.
Property: Trailshead - Building: 1A
Address:
Lot/Unit: 1 Testing 1

First Notice - (s.5(b) Addendum)

UNAVOIDABLE DELAY EVENT HAS OCCURRED

Dear Homeowner:

The terms of your Purchase Agreement (see the Addendum) permit the Vendor to extend the date of closing or occupancy and other critical dates in certain circumstances, including where there has been an event and/or loss of construction time which amounts to an Unavoidable Delay.

PLEASE NOTE THAT:

1. An "Unavoidable Delay" event has occurred which may delay completion of your home. The specific "Unavoidable Delay" trigger event is as follows: COVID-19 Pandemic.
 - a) Due to the Provincewide Shutdown of Ontario notice on December 21, 2020, and effective December 26, 2020 and various amendments to this directive
2. It is possible that the pandemic may affect the completion and/or delivery schedule of the above-noted home.
3. It may affect timing of delivery of your home in this way:
 - a) Delays in municipal approvals
 - b) Delays in site servicing
 - c) Delays in Construction
4. You should be aware that the delay in completion of your home will include the combination of two (2) periods of time. The total delay will include both:
 - a) the period of time for direct impacts of the pandemic; but also,
 - b) any additional period of delay due to after-effects caused by the pandemic which are beyond reasonable control of the Vendor (the "Remobilization Period").
5. It is difficult at this stage to be certain if or how long the total delays may be and thus how the construction schedule for your Home will be affected. As of right now the estimated date of the delay ending is September 1st, 2022.



6. As more information becomes available, we will keep you informed of developments.

Notes:

A copy of **This Letter** will also be provided to you via registered mail.

An "**Unavoidable Delay**" means a strike, fire, explosion, flood, act of God, civil insurrection, act of war, act of terrorism or pandemic, plus any period of delay directly caused by the event, which is beyond the reasonable control of the builder and is not caused or contributed to by the fault of the builder.

As per Addendum 5(a): If Unavoidable Delay occurs, the Vendor may extend Critical Dates by no more than the length of the Unavoidable Delay Period, without the approval of the Purchaser and without the requirement to pay delayed closing compensation in connection with the Unavoidable Delay, provided the requirements of this section are met.

Yours Truly,

ROM Management Inc.

Gerry McGrogan

Contract Manager

For further information regarding the delay, please visit: www.tarion.com.

ROM Management Inc.