



March 2, 2022

Justa Testa
1134 Clapp Lane
MANOTICK, Ontario
K4M 1A5

* Sent via Email *

Dear Justa Testa,

Purchaser: Justa Testa
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

a) Due to the Provincewide Shutdown of Ontario notice on December 21, 2020, and effective December 26, 2020 and various amendments to this directive

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
 - 1) the period of time for direct impacts of the pandemic; but also,
 - 2) any additional period of delay due to after-effects caused by the pandemic which are beyond the vendor's reasonable control (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.
6. As more information becomes available, we will keep you informed of developments.

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

ROM Management Inc.

*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.