

January 27, 2021

RATMAN GEORGES PARNANTHU & MARY SULAXSHANA RATMAN GEORGES
6 TREVINO CRESCENT
BRAMPTON, ON
L6P 1M1

*** Sent via Email ***

Dear RATMAN GEORGES PARNANTHU & MARY SULAXSHANA RATMAN GEORGES,

**Purchaser: RATMAN GEORGES PARNANTHU & MARY
SULAXSHANA RATMAN GEORGES**
Vendor: 2174372 Ontario Ltd.
Property: Northglen (H) - Building: Orchards
Address: Ronald Hooper Avenue
Lot/Unit: 18

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

UNAVOIDABLE DELAY EVENT HAS OCCURRED

RE: Purchase Agreement dated the 23rd day of August, 2020 including Addendum, and amendments, if any (the "Purchase Agreement") relating to the Home.

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.
2. The Pandemic was declared on the 11th day of March, 2020. It may affect timing of delivery of your home as a result of the lack of trades and municipal government closures.
3. It is possible that the pandemic may affect the completion and/or delivery schedule of the above-noted home.
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:
 - 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.

2174372 Ontario Ltd.

*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.