



February 22, 2021

Anthony Montenegro & Darlene N Johnson
6 Arbuckle Way
Whitby ON, L1N 0C3

		REGISTERED DOMESTIC		RECOMMANDÉ RÉGIME INTÉRIEUR	
		CUSTOMER RECEIPT		REÇU DU CLIENT	
Destinataire					
Nom		A. Montenegro & D. Johnson			
Adresse		6 Arbuckle Way			
City / Prov. / Postal Code		Whitby ON L1N 0C3			
Declared Value		\$			
33-086-584 (17-12)		LOT 5-54 PH5 innisfil			
FOR DELIVERY CONFIRMATION		canadapost.ca		confirmation DE LA LIVRAISON	
		1888 550-6333		poster.canada.ca	
CPC Tracking Number		RN 350 356 075 CA			

First Notice – (s.5(b) Addendum)

UNAVOIDABLE DELAY EVENT HAS OCCURRED

TO: Anthony MONTENEGRO & Darlene N JOHNSON, (the Purchaser)

FROM: BELLAIRE PROPERTIES INC. (the Vendor)

HOME: LOT NO. 5-54,PH5, Plan 51M-1169, Stovell Crescent, Town of Innisfil

RE: Purchase Agreement dated the 21st day of December, 2020, including Addendum, and amendments, if any (the “Purchase Agreement”) relating to the Property

The terms of your Purchase Agreement (see Addendum) permit the Vendor to extend the date of closing 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

The Pandemic was declared on the 11th of March, 2020.

It **may affect** timing of delivery of your home in this way:

Impacts, if any, of this pandemic, will likely affect the construction and/or delivery schedule of any new homes being constructed, etc., this may include labour or materials supply disruptions, governmental permits and/or inspections may not be available.

2. It is possible that the pandemic may affect the completion and/or delivery scheduled of the above property.

3. 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 cause by the pandemic which are beyond the Vendor's reasonable control (the "Remobilization Period")
4. 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.
5. As more information becomes available, we will keep you informed of developments.
6. Enclosed is an information sheet prepared by Tarion warranty Corporation with helpful information

DATED This 22nd day of February, 2021

Bellaire Properties Inc.



Authorized Signer Officer

*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 by the fault of the builder.