



March 31, 2021

Sam DiTesta  
414 Costello Avenue  
Toronto, Ontario  
L7L 2W1

Dear Sam DiTesta,

**Purchaser:** Sam DiTesta  
**Vendor:** Goldpark (Pine Valley) Inc.  
**Property:** Pine Valley Forevergreen - Phase: 1  
**Address:**  
**Lot/Unit:** TestLot1

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

**UNAVOIDABLE DELAY EVENT HAS OCCURRED**

**RE: Purchase Agreement dated the 15th day of July, 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: LABOUR DISPUTE between local 183, Masonry Contractors and Stucco Contractors..
2. The Labour Dispute was declared on the 17th day of March, 2020. It may affect timing of delivery of your home in this way:

## **Due to labour and supply disruptions.**

3. It is possible that the Labour Dispute 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 labour dispute; but also,
  - 2) any additional period of delay due to after-effects caused by the labour dispute 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](http://www.tarion.com).

Dated this 31 day of March, 2021

Vendor: Goldpark (Pine Valley) Inc.



\*An "**Unavoidable Delay**" means a strike, fire, explosion, flood, act of God, civil insurrection, act of war, act of terrorism, **labour dispute 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.