



May 5, 2022

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:

Vote to strike by LiUNA Local 183.

2. The Strike(s) began on the 2nd day of May, 2022. Those on strike as of now are:

Carpenters, carpet installers, tile installers, railing installers, drywall installers, insulation installers, and plumbers. It is possible that roofers will be on strike by the end of the week.

3. It is possible that the strikes(s) will 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,